

**CITY PLANNING COMMISSION PUBLIC HEARING NOTICE**

**TUESDAY, JANUARY 9, 2024, 1:30 P.M.**

**PUBLIC HEARING**

**CITY HALL, 1300 PERDIDO STREET**

**CITY COUNCIL CHAMBER (CITY HALL - 1E07)**

**The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on January 9, 2024 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Ordinance of the City of New Orleans, the disposition and acquisition of City property, and subdivision applications.**

**Materials for these items may be viewed via <https://onestopapp.nola.gov/>**

**The public comment deadline is 5 pm on the Monday that is 8 days before the meeting date.**

**Zoning Docket 001/24**

**Applicant(s):** Gail Crawford del Corral

**Request:** Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District

**Property description:** Square 709, Lot 17 in the First Municipal District, bounded by South Telemachus Street, Canal Street, Cleveland Avenue, and South Genois Street

**Address(es):** 130 South Telemachus Street

**Zoning Docket 002/24**

**Applicant(s):** City Council Motion No. M-23-525

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to address regulatory and administrative barriers experienced by early child care and education (ECE) providers, to streamline the zoning approval process and expedite the expansion of ECE facilities in New Orleans, and to make recommendations for other amendments. This includes consideration of the following changes:

- Consider the creation of a single “child care center” use standard in lieu of a small and large designation;
- Change the use permissions to make small and large child care centers permitted uses in additional residential and non-residential zoning districts;
- Change the definition to make small and large child care centers a permitted accessory use for all institutional uses;
- Modify the non-conforming use regulations to permit under-utilized school buildings to be converted to child care centers without a conditional use approval;

- Eliminate the variance requirements for a child care center that reuses an existing building in a residential district;
- Modify or reduce use standards and parking requirements for child care centers; and
- Reduce lot size, setback, and bulk and yard requirements for child care centers in residential zoning districts.

**Zoning Docket 003/24**

**Applicant(s):** City Council Motion No. M-23-528

**Request:** Conditional use to permit a child care center (small) in an HU-RD2 Historic Urban Two-Family Residential District

**Property description:** Square 32, Lots 11 through 14, in the Fifth Municipal District, bounded by Olivier Street, Alix Street, Pelican Avenue, and Vallette Street

**Address(es):** 342 Olivier Street

**Zoning Docket 004/24**

**Applicant(s):** La Vang Pearl, Inc.

**Request:** Conditional use to permit a neighborhood commercial establishment in an HU-RD1 Historic Urban Two-Family Residential District

**Property description:** Square 77, Lot 15-A, in the Seventh Municipal District, bounded by Saint Charles Avenue, Cherokee Street, Hampson Street, and Lowerline Street

**Address(es):** 7457 Saint Charles Avenue

**Zoning Docket 005/24**

**Applicant(s):** Wal-Mart Real Estate Business Trust

**Request:** Conditional use to permit a fast food restaurant with drive-through facilities in a C-3 Heavy Commercial District and the SC Suburban Corridor Use Restriction Overlay District

**Property description:** Lot 2-A-1 on Square ES-1, Section C, Elmwood Subdivision, in the Fifth Municipal District, bounded by Behrman Highway, Behrman Avenue, Bender Boulevard, and the Donner Canal

**Address(es):** 4001 Behrman Highway

**Zoning Docket 006/24**

**Applicant(s):** Tonave, LLC

**Request:** Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District

**Property description:** Square 129, Lot 12, in the Seventh Municipal District, bounded by Oak Street, Adams Street, Hillary Street, and Zimpel Street

**Address(es):** 7634 Oak Street and 1125 Adams Street

**Zoning Docket 007/24**

**Applicant(s):** 2138 Mag, LLC

**Request:** Conditional use to permit a standard restaurant in a HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District

**Property description:** Square 135, Pt. Lots 1/3 or an undesignated lot, in the Fourth Municipal District, bounded by Magazine Street, Jackson Avenue, Constance Street, and Josephine Street

**Address(es):** 2138-2140 Magazine Street and 1031-1041 Jackson Avenue

**Zoning Docket 008/24**

**Applicant(s):** HMP Properties, LLC

**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District

**Property description:** Square 195, Lot P or Lots 5 and 6, in the First Municipal District, bounded by Terpsichore Street, Euterpe Street, Prytania Street, and Saint Charles Avenue

**Address(es):** 1518 Terpsichore Street

**Zoning Docket 009/24**

**Applicant(s):** Xavier University of Louisiana

**Request:** Zoning change from an EC Educational Campus District to a C-3 Heavy Commercial District and an amendment to the text of the Comprehensive Zoning Ordinance to exempt this property from the EC Enhancement Corridor Design Overlay District and the HUC Historic Urban Corridor Use Restriction Overlay District

**Property description:** Square 772, a portion of Lot X (proposed to be re-subdivided into Lot X1), in the First Municipal District, bounded by South Carrollton Avenue, Palmetto Street, Short Street, and Interstate 10.

**Address(es):** 3801 South Carrollton Avenue

**Zoning Docket 010/24**

**Applicant(s):** 2801 N. Robertson Street, LLC; St. Ferdinand Holdings, LLC

**Request:** Zoning change from an LI Light Industrial District to an MU-1 Medium Intensity Mixed-Use District

**Property description:** Lots 1 through 16 and 28 through 32 on Square 608; Lots A and B on Square 650; as well as the portion of North Robertson Street between the two squares, all of which are in the Third Municipal District, and bounded by North Claiborne Avenue, Press Street, Saint Ferdinand Street, and North Villere Street

**Address(es):** 2800-2840 North Claiborne Avenue; 2800 North Robertson Street and 2801-2839 North Robertson Street; 1407-1437 Saint Ferdinand Street, 1515-1523 Saint Ferdinand Street; 2865 North Villere Street

**Zoning Docket 011/24**

**Applicant(s):** Michalopoulos Foundation; St. Ferdinand Holdings, LLC

**Request:** Zoning change from an LI Light Industrial District to an MU-1 Medium Intensity Mixed-Use District

**Property description:** Square 784, Lots 1 through 12 and 21, in the Third Municipal District, bounded by North Derbigny Street, Press Street, North Roman Street, and Saint Ferdinand Street

**Address(es):** 1701-1741 Saint Ferdinand Street

**Zoning Docket 012/24**

**Applicant(s):** Salgado Adgenor

**Request:** Conditional use to permit a bar over 3,000 square feet in floor area in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District and an AC-1 Arts and Culture Diversity Overlay District

**Property description:** Square 6, Lot 4 and Pt. Lots 5 and 6 or Lot 4, the greater portion of Lot 5, and an undesignated lot, in the Third Municipal District, bounded by Chartres Street, Frenchmen Street, Decatur Street, and Elysian Fields Avenue

**Address(es):** 2100-2102 Chartres Street and 525-535 Frenchmen Street

**Zoning Docket 013/24**

**Applicant(s):** 1220 Columbus Street, LLC

**Request:** Conditional use to permit a three-unit multi-family residence in an HMR-3 Historic Marigny/Tremé/Bywater Residential District

**Property description:** Square 382, Lot 9 or 18, in the Third Municipal District, bounded by Columbus Street, Henriette Delille Street, Kerlerec Street, and Marais Street

**Address(es):** 1220-1222 Columbus Street

**Zoning Docket 014/24**

**Applicant(s):** Daniel Shipp and Megan Davis

**Request:** Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Mixed-Use District

**Property description:** Square 114, Lot 7, in the Fifth Municipal District, bounded by Opelousas Avenue, Pacific Avenue, Elmira Avenue, and Evelina Street

**Address(es):** 934 Opelousas Avenue and 631-635 Pacific Avenue

**Zoning Docket 015/24**

**Applicant(s):** Timothy Norton

**Request:** Zoning change from an HU-B1 Historic Urban Neighborhood Business District to C-1 General Commercial District

**Property description:** Square 464, Lot N, in the Seventh Municipal District, bounded by Earhart Boulevard, Colapissa Street, Short Street, and Fern Street

**Address(es):** 7908-7912 Earhart Boulevard

**The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hear proponents and opponents to the above proposed changes to the Comprehensive Zoning Law of the City of New Orleans. All interested parties are encouraged to attend and all relevant comments concerning the proposed changes are encouraged. The CPC has established public hearing rules within its Administrative Rules, Policies, & Procedures, which are available on the CPC website ([www.nola.gov/cpc](http://www.nola.gov/cpc)). You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7<sup>th</sup> floor, New Orleans LA 70112) or email ([CPCinfo@nola.gov](mailto:CPCinfo@nola.gov)). All written comments must be received by 5 p.m. on the Monday eight days prior to the hearing date.**

December 20, 2023; December 27, 2023; January 3, 2024

Robert Rivers, Executive Director