

## MEETING AGENDA

### CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MAY 14, 2024

1:30 PM

CITY HALL, 1300 PERDIDO STREET  
CITY COUNCIL CHAMBER, ROOM 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 May 14, 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.

#### Order of Business

The order of business at the hearing shall be as follows:

- a. Call to order and roll call, with recording of members present.
- b. Approval of Minutes
- c. Reading of the Hearing Rules
- d. Presentation of Dockets.
  - i. Staff Presentation
  - ii. Applicant Presentation
  - iii. Questions from Members
- e. Consideration of dockets
- f. Public Comment
  - i. Rebuttal by Applicant
  - ii. Questions from Members
  - iii. Voting
- g. Adjournment

#### Minutes

1. Adoption of the minutes of the April 23, 2024 meeting

#### Business

2. **Zoning Docket 034/24 – *Deferred from the April 9, 2024 regular meeting***  
**Applicant:** 217 South Rendon, LLC  
**Request:** Affordable Housing Planned Development in an HU-RD2 Historic Urban Two-Family Residential District

**Property description:** Square 682, Lots 16 through 19, in the First Municipal District, bounded by South Rendon Street, Cleveland Avenue, Palmyra Street, and South Norman C. Francis Parkway

**Municipal address(es):** 217 South Rendon Street and 3300 Cleveland Avenue

3. **Zoning Docket 038/24**

**Applicant(s):** City Council Motion No. M-24-91

**Request:** Amendment to Article 26, Section 26.6 of the Comprehensive Zoning Ordinance to read as follows (additions to the current text of CZO are underlined; deletions are shown as strikethroughs) and to amend the use standards for “wine shop” in Article 20, Section 20.3.PPP accordingly.

Wine Shop. An establishment whose principal business is the sale of wine ~~made from grapes~~, and where the sales of wine ~~made from grapes~~ (for on or off-premises consumption) occupies produces seventy-five (75) percent or more of the gross floor area revenue for said establishment, ~~where only wine made from grapes and/or food products are sold or served for consumption on or off premises, where fifty (50) percent or more of the publicly accessible gross floor area is used to display wines for retail sale.~~ Wine shops may sell food, beer, liquor, and other alcoholic beverages aside from wine, but the onsite consumption of beer, wine and liquor shall not occupy more than twenty-five (25) percent of the gross floor public area of the establishment. but where neither live entertainment nor gambling are provided, where package liquor products are not advertised outside nor off the premises in any place visible from the exterior of the premises, and where smoking is prohibited in all indoor areas. Alcohol products shall not be advertised in any place visible from the exterior of the premises.

4. **Zoning Docket 039/24**

**Applicant:** Owen Riley Investments, LLC

**Request:** Conditional use to permit a bar in an HU-MU Historic Urban Neighborhood Mixed-Use District and an AC-1 Arts and Culture Overlay District

**Property description:** Square 344, Lot 20-A or 20, in the Second Municipal District, bounded by North Broad Street, Barracks Street, North Dorgenois Street, and Governor Nicholls Street

**Municipal address(es):** 1234-1236 North Broad Street

5. **Zoning Docket 040/24**

**Applicant:** 1901 Sophie, LLC

**Request:** Conditional use to permit alcoholic beverage sales in an existing standard restaurant in an HU-B1 Historic Urban Neighborhood Business District

**Property description:** Square 143, Lots 21 and 22, in the Fourth Municipal District, bounded by Sophie Wright Place, Saint Mary Street, Camp Street, Saint Andrew Street

**Municipal address(es):** 1901-1907 Sophie Wright Place and 1130 Saint Mary Street

6. **Zoning Docket 041/24**

**Applicant:** Early Start Child Care and Development Academy, LLC

**Request:** Conditional use to permit a child care center (large) in an S-RS Single-Family Residential District

**Property description:** Square F, Lot 25A, Lake Forest, in the Third Municipal District, bounded by Read Boulevard, Andover Drive, Rockton Circle East, and Weaver Road

**Municipal address(es):** 7100 Read Boulevard

7. **Zoning Docket 042/24**

**Applicant:** VRE 3535 Magazine, LLC

**Request:** Conditional use to permit commercial use (retail/office) over 10,000 square feet in floor area in an HU-B1 Historic Urban Neighborhood Business District

**Property description:** Square 220, Lot 8-A, in the Sixth Municipal District, bounded by Magazine Street, Foucher Street, Aline Street, and Camp Street

**Municipal address(es):** 3535 Magazine Street and 1111 Foucher Street

8. **Zoning Docket 043/24**

**Applicant:** Exponent Development Group, LLC

**Request:** Conditional use to permit commercial use (hotel) over 10,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Property description:** Square 290, Lots A, 18, 20, and 21, in the Fourth Municipal District, bounded by Oretha Castle Haley Boulevard, Josephine Street, Danneel Street, and Jackson Avenue

**Municipal address(es):** 2101-2117 Oretha Castle Haley Boulevard

9. **Zoning Docket 044/24**

**Applicant:** ALFRA 949 Harrison, LLC

**Request:** Conditional use to permit a standard restaurant over 5,000 square feet in floor area with the sale of alcoholic beverages in an S-LB1 Suburban Lake Area Neighborhood Business District and the rescission of Ordinance No. 24,737 MCS (Zoning Docket 110/11)

**Property description:** Square 237, Lots 23 through 26, in the Second Municipal District, bounded by Harrison Avenue, Argonne Boulevard, Bragg Street, and General Haig Street

**Municipal address(es):** 949 Harrison Avenue and 6301 Argonne Boulevard

8. **Subdivision Docket 036/24**

**Applicant(s):** JJ & TT, LLC

**Proposal:** Resubdivide Lots D, E, P, Q, R, and C-1 into Lots C2 and D-1

**Property description:** Square A, Entrance Park No. 1, Third Municipal District and bounded by Downman Road, Hayne Boulevard, Alabama Street, and Wales Street

**Municipal Address(es):** 7933-8009 Downman Road and 7932-7940 Alabama Street

9. **Subdivision Ratifications**

This ratification includes applications that have not yet been certified by the staff and where the Commission is ratifying the staff determination that the application may be reviewed and approved administratively.