

**MEETING AGENDA**

**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, JUNE 14, 2022**

**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 June 14, 2022 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 May 24, 2022 meeting

**Business Recommended for Action**

2. **Zoning Docket 032/22**  
**Applicant(s):** Kenneth C. John, Jr.  
**Request:** Conditional use to permit a small child care center in an S-RD Suburban Two-Family Residential District  
**Overlay district(s):** Small Multi-family Affordable Short Term Rental Interim Zoning District  
**Property description:** Square 8, Lots 1 and 2, Doncost-Gabriel Tract, in the

Third Municipal District, bounded by Flake Avenue, Grant Street, Leeds Street, and Laine Avenue

**Address(es):** 4600 Flake Avenue

3. **Zoning Docket 035/22**

**Applicant(s):** T.H.P. of New Orleans, Inc.

**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

**Overlay district(s):** Magazine Street Use Restriction Overlay District; CPC Character Preservation Corridor Design Overlay District; Small Multi-Family Affordable Short Term Rental Interim Zoning District

**Property description:** Square 123, Lot A, in the Fourth Municipal District, bounded by Magazine Street, Pleasant Street, Constance Street, and Harmony Street

**Address(es):** 3224-3226 Magazine Street, 1033 Pleasant Street

4. **Subdivision Docket 020/22**

**Applicant(s):** Mary O'Brien, Pat O'Brien, Derbigny XI, LLC, Patricia O'Brien, Derbigny VII, LLC, and Derbigny VIII, LLC

**Request:** Re-subdivide Lots A, 2, 8, 9, 10, 1, and 2 into Lots A1, 2A, 8A, 9A, and 10A

**Property Description:** Square 762, Third Municipal District, bounded by Kerlerec Street, North Roman Street, Columbus Street, and North Derbigny Street

**Municipal address(es):** 1717 Kerlerec Street, 1716 Columbus Street, 1455-1457 North Derbigny Street, 1471-1473 North Derbigny Street, 1475-1477 North Derbigny Street, and 1483 North Derbigny Street

5. **Zoning Docket 041/22**

**Applicant(s):** Mark Christopher Boren

**Request:** Conditional use to permit a commercial short-term rental in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District

**Overlay district(s):** Multi-Modal/Pedestrian Corridor

**Property description:** Square 218, an undesignated lot or Lots 12 and 13, in the First Municipal District, bounded by Saint Charles Avenue, Girod Street, Julia Street, and Carondelet Street

**Address(es):** 731 Saint Charles Avenue, Unit 406

6. **Zoning Docket 042/22**

**Applicant(s):** City Council Motion M-22-155

**Request:** Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 22, Section 22.11.B.2 to authorize the director of the Department of Public Works to permit curb cuts wider than twenty-four (24) feet for two-way circulation, and twelve (12) feet for one-way circulation, provided that circumstances require wider curb cuts for turning efficiency and safety.

7. **Zoning Docket 043/22**

**Applicant(s):** City Council Motion M-22-156

**Request:** Zoning change from an HU-RM1 Historic Urban Multi-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District

**Overlay district(s):** Small Multi-Family Affordable Short Term Rental Interim Zoning District

**Property description:** Square 248, Lot C and D or 12 and 13, in the Sixth Municipal District, bounded by Washington Avenue, Baronne Street, Fourth Street, and Carondelet Street

**Address(es):** 1735-1737 Washington Avenue

8. **Zoning Docket 045/22**

**Applicant(s):** Judith Graffeo Goodman

**Request:** Conditional use to permit a minor motor vehicle service and repair facility in an MU-1 Medium Intensity Mixed-Use District and an HUC Historic Urban Corridor Use Restriction Overlay District

**Overlay district(s):** HUC Historic Urban Corridor Use Restriction Overlay District; Small Multi-family Affordable Short Term Rental Interim Zoning District

**Property description:** Square 703, Lots 7, 8, 9, O, N, and M, in the First Municipal District, bounded by Tulane Avenue, South Clark Street, d’Hemecourt Street, and South Genois Street

**Address(es):** 3501-3511 Tulane Avenue, 601-633 South Clark Street

9. **Reconsideration of Subdivision Docket 098/18**

**Applicant(s):** Housing Authority of New Orleans

**Request:** Re-subdivide Undesignated Parcel between squares 186 & 159; Undesignated Parcel between squares 159 & 156; Undesignated Parcel between Squares 156 & 129; Undesignated Parcel C between squares 185 & 160; Undesignated Parcel between squares 160 & 155; Undesignated Parcel B between squares 155 & 130; and Undesignated Parcel between the eastern side of Crozat Street and N. Robertson Street into the proposed streets: Portions of N. Villere Street, Marais Street and Treme Street between Iberville & Bienville Streets; Portions of N. Villere Street, Marais Street and Treme Street between Bienville & Conti Streets; and Portion of Bienville Street between the eastern side of Crozat Street and N. Robertson Street.

10. **Subdivision Docket 054/22**

**Applicant(s):** Katherine Winters and Thomas Shlosam

**Request:** Re-subdivide Lots A and M into Lot A1

**Property Description:** Square 298, Sixth Municipal District, bounded by Coliseum Street, Soniat Street, Chestnut Street, and Dufossat Street

**Municipal address(es):** 5129 Chestnut Street

11. **Subdivision Docket 057/22**

**Applicant(s):** Than Van Bui

**Request:** Re-subdivide Lots and 2 into Lot 157-C into Lots X-1-A, A-Z-1, A-Z-2, and A-Z-3

**Property Description:** Undesignated Square, Lot 157-C, Third Municipal District, bounded by Chef Menteur Highway, Bullard Avenue, North Adams Court, and Pressburg Street

**Municipal address(es):** 11755 Chef Menteur Highway

### **Business Recommended for Deferral**

12. **Zoning Docket 044/22**

**Applicant(s):** City Council Motion M-22-159

**Request:** Amendment to Ordinance No. 28,666 MCS [Zoning Docket 012/21, which granted a conditional use to permit a bar with live entertainment (secondary use) in an HU-MU Historic Urban Neighborhood Mixed-Use District] to now authorize a two-way curb cut along Lafitte Street through a waiver of Article 18, Section 18.17.C.3.

**Overlay district(s):** GC Greenway Corridor Design Overlay District; EC Enhancement Corridor Design Overlay District; AC-1 Arts and Culture Diversity Overlay District

**Property description:** Square 360, Lot 3-A, in the Second Municipal District, bounded by North Broad Street, Lafitte Street, Toulouse Street, and North White Street

**Address(es):** 601-615 North Broad Street, 2701-2707 Lafitte Street, and 2716 Toulouse Street

13. **Zoning Docket 046/22**

**Applicant(s):** The National World War II Museum, Inc.

**Request:** Amendment to Ordinance No. 27, 166 MCS (Zoning Docket 076/16) to permit the expansion of the planned development designation that is applied to the National World War II Museum to also include 1042 Magazine Street (Lot B on Square 137) as well as the rescission of Ordinance No. 24,077 MCS (Zoning Docket 038/10)

**Overlay district(s):** Multi-Modal/Pedestrian Corridor

**Property description:** Square 159-A, Lot W-1; Square 136, Lots 1WW-A and 1WW-B; and Square 137, Lot B, in the First Municipal District, bounded by Andrew Higgins Drive, Camp Street, Constance Street, and Calliope Street/Pontchartrain Expressway

**Address(es):** 1042 Magazine Street, 1001-1061 Magazine Street, 1000-1024 Magazine Street, and 1011 Poeyfarre Street