

Section	Summary of Change	Need for Change	Current Text	Proposed Change
Article 3 amendments				
Purpose: Refine the NPP regulations to be easier for the public to understand				
3.5 (new section)	Create a dedicated section for NPP procedures	Resolve inconsistencies between NPPs for different application types and create authoritative citation	None	<i>See word document</i>
Purpose: Make a legal requirement for the existing NoticeMe public notice system.				
3.6 (new section)	Codify the requirement for an electronic notification system	Ensures that NoticeMe or an equivalent system is used for land use	None	<u>3.6 Electronic Notification System. City Planning Commission staff will maintain an electronic notification system capable of providing notice of all land use actions specified in the Comprehensive Zoning Ordinance to interested parties. This system may require participants to sign up and to indicate which notices they are interested in receiving. The City's NoticeMe system shall be deemed to fulfill this requirement, or the City Planning Commission may designate an alternative system if NoticeMe becomes unavailable for a considerable length of time or otherwise does not meet the requirements herein. The unavailability or failure of such a system shall not be reason to invalidate any application or action taken under this ordinance.</u>
Purpose: Create limitations on zoning appeal re-applications that are consistent with limitations on other re-applications				
3.2.E.1	Add zoning appeals		1. An application for a zoning text or map amendment, conditional use, planned development, or variance that has been denied will not be reviewed or heard within two (2) years of the date of denial unless substantial new evidence is available or a significant mistake of law or of fact affected the prior denial. The official charged with receiving applications in Table 3-1 shall decide whether the subsequent application is appropriate for resubmittal before expiration of the two (2) year wait requirement.	1. An application for a zoning text or map amendment, conditional use, planned development, <u>zoning appeal</u> or variance that has been denied will not be reviewed or heard within two (2) years of the date of denial unless substantial new evidence is available or a significant mistake of law or of fact affected the prior denial. The official charged with receiving applications in Table 3-1 shall decide whether the subsequent application is appropriate for resubmittal before expiration of the two (2) year wait requirement.
Article 4 amendments				
Purpose: Enhance public notice of decisions and appeal rights				
4.10.E.1	Specify that interpretations must be available online and through NoticeMe and must include statement of the right to appeal	Ensure that interpretations are publicly available, that interested parties are notified of new interpretations for appeal purposes, and provide additional information to applicants	All applications for a zoning text interpretation shall be filed with the Director of the Department of Safety and Permits in accordance with the requirements in Section 3.2. The Director of the Department of Safety and Permits shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Director of the Department of Safety and Permits has the authority to request additional information prior to rendering an interpretation. The Director of the Department of Safety and Permits shall maintain a written record of all interpretations.	All applications for a zoning text interpretation shall be filed with the Director of the Department of Safety and Permits in accordance with the requirements in Section 3.2. The Director of the Department of Safety and Permits shall review a request for an interpretation and render the written interpretation within forty-five (45) days of receipt of a complete application. The Director of the Department of Safety and Permits has the authority to request additional information prior to rendering an interpretation. The Director of the Department of Safety and Permits shall maintain a written record of all interpretations <u>and shall make all interpretations available on their publicly-accessible website. The Director of the Department of Safety and Permits shall also provide notice of interpretations to interested parties through the City's electronic notification system. All interpretations issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.</u>
4.10.F.3 (new section)	Require DSP to include appeal deadline in zoning interpretations	Provide additional information to applicants	None	<u>3. All formal interpretation decisions by the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.</u>
4.7.D.2.c (new section)	Codifies how decision is memorialized	Current text is silent, provides public clarity	None.	<u>c. The decision on an application for a minor map adjustment shall be communicated to the applicant in writing and shall be made available on OneStop and the City's electronic notification system for any interested parties.</u>
4.8.B.	Add language that any written communication from DSP is appealable	Clarity on longstanding interpretation	Appeals may be filed concerning any decision of the Director of the Department of Safety and Permits on the following applications of this Ordinance: 1. The decision of the Director of the Department of Safety and Permits on zoning verifications. 2. The decision of the Director of the Department of Safety and Permits on Zoning Ordinance interpretations. 3. The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance.	Appeals may be filed concerning any decision of the Director of the Department of Safety and Permits on the following applications of this Ordinance: 1. The decision of the Director of the Department of Safety and Permits on zoning verifications. 2. The decision of the Director of the Department of Safety and Permits on Zoning Ordinance interpretations. 3. The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance. <u>These decisions need not be formal, and any written communication of such a decision, including but not limited to an email or LAMA approval or disapproval, shall be considered appealable.</u>
4.9.D.2	Specify that LAMA approvals and denials constitute zoning verifications	Recognize existing practice and set accurate expectations	The Director of the Department of Safety and Permits issues a zoning verification as part of a building permit, certificate of occupancy, or business license.	The Director of the Department of Safety and Permits issues a zoning verification as part of a building permit, certificate of occupancy, or business license. <u>These verifications may take the form of an approval or denial in the City's permit review system (LAMA).</u>
4.9.E	Require DSP to include appeal deadline in zoning verifications	Provide additional information to applicants	An interested party may appeal the zoning verification decision by the Director of the Department of Safety and Permits to the Board of Zoning Adjustments within forty-five (45) days of the decision.	An interested party may appeal the zoning verification decision by the Director of the Department of Safety and Permits to the Board of Zoning Adjustments within forty-five (45) days of the decision. <u>All verifications issued by the Director of the Department of Safety and Permits must contain a statement explaining that there is a right to appeal to the Board of Zoning Adjustments and the deadline to do so.</u>
Purpose: Create a process for regular CZO updates				

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.2.G (new section)	Add section requiring CPC to report to council annually on proposed changes to code	Makes the "omnibus amendment" process routine	None	By June 1 of each year, the City Planning Commission will transmit a report to the City Council containing recommended administrative amendments to the Comprehensive Zoning Ordinance. These recommended amendments shall not reflect policy changes, but shall consist of amendments which would achieve one of the following goals, as well as a statement of the necessity for each change. 1. Provide clarity to existing text of the Comprehensive Zoning Ordinance; 2. Correct an error or address a conflict in the existing text of the Comprehensive Zoning Ordinance; or 3. Codify an interpretation of the Department of Safety and Permits.
Purpose: Makes minor technical amendments to improve CZO language around the City Council consideration of a zoning ordinance				
4.2.C	Clarify what actions Council is required to take	More accurate than existing language	The City Council shall take formal action on requests for zoning text or map amendments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter.	The City Council shall may take formal action on requests for zoning text or map amendments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. The City Council shall receive the Commission's recommendation related to requests for zoning text or map amendments and shall calendar said requests for hearing in accordance with Section 4.2.D.4.
4.2.Chart	Correct lie-over period after council introduction of ordinance to 20 days	Current reference to 21 days conflicts with charter requirements	Introduction of Ordinance by City Council. The Ordinance will layover a minimum of 21 days before adoption.	Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of 21 20 days before adoption.
4.2.Chart	Change motion to approve/approve with modifications to draft ordinance	Revise language to match proposed 4.2.D.4.a changes	Motion to Approve / Motion to Approve with Modifications / Motion to Deny	Motion to Approve Direct the Preparation of an Ordinance / Motion to Approve with Modifications / Motion to Deny
4.2.D.4.a	Recognize the purpose of the motion phase as directing the preparation of an ordinance, delete language regarding outcome with no legal majority	Clarify the purpose of the motion phase to set public expectations and accord with case law	a. The City Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial sixty (60) days from receipt of a City Planning Commission recommendation. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.	a. The City Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial determine by motion whether the zoning docket should be heard as an ordinance within sixty (60) days from receipt of a City Planning Commission recommendation. This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested amendment, or shall deny the amendment application. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received, or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.
4.2.D.4.b	Delete sentence regarding outcome with no legal majority	Recognize changes made to similar sections regarding CPC failure to reach legal majority	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.
4.2.D.4.c	Provides process for ordinances which are not introduced after passage of a motion	Reconcile proposed changes to 4.2.D.4.a and remove provisions duplicative of Charter requirements	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by motion shall mean that the application is denied.	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion under 4.2.D.4.a shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by passed the motion shall mean that the application is denied.
4.3.C	Clarify what actions Council is required to take	More accurate than existing language	The City Council, after receiving a recommendation from the City Planning Commission, shall take formal action on requests for conditional uses, in accordance with Sections 5-406 and 5-407 of the City Charter.	The City Council, after receiving a recommendation from the City Planning Commission; shall may take formal action on requests for conditional uses after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. The City Council shall receive the Commission's recommendation related to requests for conditional uses and shall calendar said requests for hearing in accordance with Section 4.3.D.4.
4.3.Chart	Correct lie-over period after council introduction of ordinance to 20 days	Current reference to 21 days conflicts with charter requirements	Introduction of Ordinance by City Council. The Ordinance will layover a minimum of 21 days before adoption.	Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of 21 20 days before adoption.
4.3.Chart	Change motion to approve/approve with modifications to draft ordinance	Revise language to match proposed 4.2.D.4.a changes	Motion to Approve / Motion to Approve with Modifications / Motion to Deny	Motion to Approve Direct the Preparation of an Ordinance / Motion to Approve with Modifications / Motion to Deny

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.3.D.4.a	Recognize the purpose of the motion phase as directing the preparation of an ordinance, delete language regarding outcome with no legal majority	Clarify the purpose of the motion phase to set public expectations and accord with case law	a. The City Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial sixty (60) days from receipt of a City Planning Commission recommendation. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.	a. The City Council shall hold a public hearing in accordance with its rules and take action by motion of approval, modified approval, or denial determine by motion whether the zoning docket should be heard as an ordinance within sixty (60) days from receipt of a City Planning Commission recommendation. <u>This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested conditional use as well as any needed provisos or waivers, or shall deny the conditional use application.</u> The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received, or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation:
4.3.D.4.b	Delete sentence regarding outcome with no legal majority	Recognize changes made to similar sections regarding CPC failure to reach legal majority	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.
4.3.D.4.c	Provides process for ordinances which are not introduced after passage of a motion	Reconcile proposed changes to 4.2.D.4.a and remove provisions duplicative of Charter requirements	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by motion shall mean that the application is denied.	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion under 4.3.D.4.a shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by passed the motion shall mean that the application is denied.
4.4.C	Clarify what actions Council is required to take	More accurate than existing language	The City Council, after receiving a recommendation from the City Planning Commission, shall take formal action on requests for planned developments, in accordance with Sections 5-406 and 5-407 of the City Charter.	The City Council, after receiving a recommendation from the City Planning Commission; shall may take formal action on requests for planned developments after receiving a recommendation from the City Planning Commission, in accordance with Sections 5-406 and 5-407 of the City Charter. <u>The City Council shall receive the Commission's recommendation related to requests for planned developments and shall calendar said requests for hearing in accordance with Section 4.4.E.4.</u>
4.4.Chart	Correct tie-over period after council introduction of ordinance to 20 days	Current reference to 21 days conflicts with charter requirements	Introduction of Ordinance by City Council. The Ordinance will layover a minimum of 21 days before adoption.	Introduction of Ordinance by City Council. The Ordinance will lay over a minimum of 21 20 days before adoption.
4.4.Chart	Change motion to approve/approve with modifications to draft ordinance	Revise language to match proposed 4.2.D.4.a changes	Motion to Approve / Motion to Approve with Modifications / Motion to Deny	Motion to Approve Direct <u>the Preparation of an Ordinance</u> / Motion to Approve with Modifications / Motion to Deny
4.4.E.4.a	Recognize the purpose of the motion phase as directing the preparation of an ordinance, delete language regarding outcome with no legal majority	Clarify the purpose of the motion phase to set public expectations and accord with case law	a. The City Council shall hold a public hearing in accordance with Sectio 3.4 and take action by motion of approval, modified approval, or denial sixty (60) days from receipt of a City Planning Commission recommendation. The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation.	a. The City Council shall hold a public hearing in accordance with Section 3.4 and take action by motion of approval; modified approval, or denial determine by motion whether the zoning docket should be heard as an ordinance within sixty (60) days from receipt of a City Planning Commission recommendation. <u>This motion shall direct the preparation of an ordinance effectuating the zoning change, specifying any changes to be made from the requested amendment, or shall deny the amendment application.</u> The City Council may not take official action upon any application requiring a recommendation of the City Planning Commission until the report of the Commission has been received, or, if the City Planning Commission has failed to act by a vote of the majority of the Commission members, once the application has been forwarded to the City Council without recommendation:
4.4.E.4.b	Delete sentence regarding outcome with no legal majority	Recognize changes made to similar sections regarding CPC failure to reach legal majority	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.	b. If the City Council fails to take action by motion sixty (60) days from receipt of the City Planning Commission recommendation, the application is denied. If the application is forwarded to the City Council without recommendation from the City Planning Commission and the City Council fails to take action by motion sixty (60) days from the date it received the application, the application is denied.
4.4.E.4.c	Provides process for ordinances which are not introduced after passage of a motion	Reconcile proposed changes to 4.2.D.4.a and remove provisions duplicative of Charter requirements	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by motion shall mean that the application is denied.	If the City Council takes action by motion of approval or modified approval, the City Council may forward the motion to the City Law Department for preparation of an ordinance. If the ordinance is introduced by the City Council, the ordinance shall lay over for a minimum of twenty (20) days following introduction before the Council may adopt it. The City Council's adoption of a motion under 4.4.E.4.a shall not be construed as an approval of a zoning matter unless and until an ordinance is introduced and adopted in accordance with the Charter; introduction of an ordinance does not indicate the City Council's approval of a zoning matter. Should a Council office elect not to introduce an ordinance despite passage of a motion directing the preparation of an ordinance, they shall notify the Clerk of Council of this intention in writing within sixty (60) days of the passage of the motion. Failure by the City Council to take action on a zoning ordinance within ninety (90) days of the date the City Council took action by passed the motion shall mean that the application is denied.
Purpose: Eliminate unnecessary administrative barriers				

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.2.D.3.c	Add language allowing Council to provide for more time	Enables Council to ensure adequate review and public engagement for complex amendments	The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing. The City Planning Commission may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for recommending denial. If the City Planning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the City Council without recommendation of no legal majority. The City Planning Commission's written recommendations, together with the staff report and recommendation, if any, shall be filed with the Clerk of the City Council.	The City Planning Commission shall recommend approval, modified approval, or denial sixty (60) days from the opening of the public hearing. For amendments initiated by Council motion, the City Council may provide for a longer period than sixty (60) days for good cause. The City Planning Commission may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for recommending denial. If the City Planning Commission fails to act by a vote of the majority of the Commission members, the application will be forwarded to the City Council without recommendation of no legal majority. The City Planning Commission's written recommendations, together with the staff report and recommendation, if any, shall be filed with the Clerk of the City Council.
4.3.E.4	Provide longer period before expiration of conditional use, add deadline to submit plans	Recognize realities of current financing and construction industries and consolidate all requirements pertaining to expiration in one section	a. For new construction, the conditional use approval will expire within three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. b. For conditional uses approved for existing structures or for a parcel of land where no structure is planned, if the use has not been established within a period of three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the conditional use will expire.	a. <u>Plans Deadline. For all conditional uses, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date of the ordinance granting the conditional use. b. Construction/Use Deadline. (i)</u> For new construction, the conditional use approval will expire within three (3) five (5) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. b. (ii) For conditional uses approved for existing structures or for a parcel of land where no structure is planned, if the use has not been established within a period of three (3) five (5) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the conditional use will expire.
4.3.H.2.a	Provide for one administrative extension request to CPC Executive Director and one extension request to council for each deadline	Clarify current process	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a conditional use approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of either the plans deadline or the construction/use deadline for a conditional use approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below. Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.
4.3.H.2.b	Provide for council extension of either deadline, including extensions longer than one year	Clarify current process	The holder of a conditional use may petition the City Council for a longer extension of time. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension.	The holder of a conditional use may petition the City Council <u>for an extension of time longer than the Executive Director of the City Planning Commission may authorize. The holder of a conditional use may also petition the City Council for a second extension of either/both the plans deadline or the construction/use deadline.</u> A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following the public hearing, the City Council shall render its decision whether to terminate or extend the approval, taking into account hardship to the applicant or property owner, changes in surrounding circumstances that have occurred since the original approval, and the likelihood that substantial construction will occur during any period of extension. <u>by motion within sixty (60) days of receipt of the request.</u>
4.4.I.1	Provide longer period before expiration of planned development, add deadline to submit plans	Recognize realities of current financing and construction industries and consolidate all requirements pertaining to expiration in one section, ensure consistency with conditional uses	a. The planned development will expire within three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. b. For planned developments approved for existing structures, if the planned development has not been established within a period of three (3) years from the date the Executive Director of the City Planning Commission approves the final drawings for a conditional use, then the planned development will expire.	a. <u>Plans Deadline. For all planned developments, plans stamped as approved by the City Planning Commission must be recorded in the Conveyance Records of Orleans Parish within two (2) years of the effective date of the ordinance granting the planned development. b. Construction/Use Deadline. (i)</u> For new construction, the planned development approval will expire within three (3) five (5) years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development if a building permit has not been issued and substantial construction has not been commenced, and no request for an extension of time is pending. b. (ii) For planned developments approved for existing structures <u>or for a parcel of land where no structure is planned,</u> if the planned development has not been established within a period of three (3) five (5) years from the date the Executive Director of the City Planning Commission approves the final drawings for a planned development, then the planned development will expire.
4.6.d.2	Adding 3- and 4- unit developments to the NPP exemption	Barrier for small MF housing developments	All applications for variances, with the exception of applications for variances involving a single-family or two-family dwelling, shall include a Project Neighborhood Participation Program (Project NPP). During a time of declared emergency by the Governor or Mayor, when in-person meetings are not an available option, the City Planning Commission Director shall be authorized to require teleconferencing, virtual, or other remote meeting formats to satisfy NPP requirements.	All applications for variances, with the exception of applications for variances involving a single-family or two-family a dwelling <u>with under 5 residential units,</u> shall include a Project Neighborhood Participation Program (Project NPP). During a time of declared emergency by the Governor or Mayor, when in-person meetings are not an available option, the City Planning Commission Director shall be authorized to require teleconferencing, virtual, or other remote meeting formats to satisfy NPP requirements.
Purpose: Improve approval standards for zoning applications				

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.2.E (Table 4-1)	Remove references to place designations	Place designations are not meaningfully defined in the CZO and do not provide helpful standards of analysis	2. The proposed amendment is compatible with the place designations of this Ordinance.	2. The proposed amendment is compatible with the place designations of this Ordinance.
4.3.A	Clarify public need justification for conditional uses	Additional explanation is helpful	However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.	However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land, and of as well as the public need for or public benefit of the particular use at the particular location, if any.
4.6.C.3	Amend BZA Approval Standards	Provide additional clarity to applicants	The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following: 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the same zoning district. 2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. 3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property. 4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated. 5. The variance, if granted, will not alter the essential character of the locality. 6. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience. 7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s). 8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. 9. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.	[Delete existing text; not reproduced here to preserve space.] The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following: A. The basic elements for a variance exist because the below standards have been met: 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other land or structures in the same zoning district. 2. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property. 3. Literal interpretation of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance. 4. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party. 5. Strict adherence to the regulation by the owner or their agent would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience. 8. The impacts of granting a variance are acceptable because the below standards are met: 1. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or otherwise similarly situated. 2. The variance, if granted, will not alter the essential character of the locality. 3. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located. 4. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion of nearby streets, increase the danger of fire, or otherwise endanger the public safety.
Purpose: Improve notice and content of waivers and provisos				
4.3.E.1	Add language preventing provisos that restate the CZO	Ensure that provisos do not contain outdated general CZO requirements	The City Planning Commission may recommend and the City Council may impose such conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of the conditional use as deemed necessary for the protection of the public health, safety, and welfare.	The City Planning Commission may recommend and the City Council may impose such conditions and restrictions upon the establishment, location, design, construction, maintenance, and operation of the conditional use as deemed necessary for the protection of the public health, safety, and welfare. Said restrictions and conditions, codified as provisos, shall not merely restate the text of the Comprehensive Zoning Ordinance.
4.3.E.4	Specify that waivers must be noticed by motion directing preparation of ordinance if they do not appear in the CPC's report	Ensure notice to the public of any potential waivers associated with a conditional use	The City Council may grant a variance from specific zoning standards otherwise applicable to the use by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. However, the City Council cannot waive or modify any approval standards of this section.	The City Council may grant a variance waiver from specific zoning standards otherwise applicable to the use by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. However, the City Council cannot waive or modify any approval standards of this section or any other section for which variances may not be granted under the terms of this Ordinance. Any waiver which was not considered by the City Planning Commission must be included in the motion directing the preparation of an ordinance described in 4.3.D.4.a.
Purpose: Codify interpretations that have been made by the Department of Safety and Permits				
4.4.1.2.a	Provide for one administrative extension request to CPC Executive Director and one extension request to council for each deadline	Clarify current process	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a planned development approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below.	Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of either the plans deadline or the construction/use deadline for a planned development approval for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. A request made after the original period of validity but within one (1) year of the original period of validity must be considered by the City Planning Commission. An extension for a period in excess of one (1) year may be granted only by the City Council in accordance with Paragraph b below. Any extension that does not meet all of these conditions may only be granted by the City Council in accordance with Paragraph b below.
4.4.1.2.b	Provide for council extension of either deadline, including extensions longer than one year	Clarify current process	The holder of a planned development may petition the City Council for a longer extension of time. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the City Council. Following	The holder of a planned development may petition the City Council for a longer extension of time or for a second extension of either deadline. A request for extension shall be made in writing within the original period of validity. The City Council shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by
4.7.B	Create a threshold for what constitutes a minor map adjustment	Resolve unclear text and codify DSP interpretation	Applications for minor map adjustments may be initiated by a property owner in the city or a person expressly authorized in writing by a property owner, the City Planning Commission, Director of the Department of Safety and Permits, and the City Council in the following instances:	Applications for minor map adjustments may be initiated by a property owner in the city, a person expressly authorized in writing by a property owner, the City Planning Commission, Director of the Department of Safety and Permits, or the City Council in the following instances, provided that the adjustment results in a change to no more than 15% of the total area of the lots affected by the adjustment.
Amend section 4.5.F to clean up	Make clear that reductions in scope can be admin approved; reconcile lot coverage/floor area			Revise 4.5.F

Section	Summary of Change	Need for Change	Current Text	Proposed Change
19.3.C.2	Delete in entirety; renumber remaining sections accordingly	Allows for emergency action (purpose of IZDs)	Prior to the initiation of the City Council motion, the City Councilmember sponsoring the motion shall follow the procedure established in Section 4.2 for zoning map amendments. If the interim zoning district or moratorium is initiated "by request," the sponsoring City Councilmember may designate the requestor to fulfill the Project NPP requirements.	Prior to the initiation of the City Council motion, the City Councilmember sponsoring the motion shall follow the procedure established in Section 4.2 for zoning map amendments. If the interim zoning district or moratorium is initiated "by request," the sponsoring City Councilmember may designate the requestor to fulfill the Project NPP requirements.
Purpose: Clarify CPC design review requirements and processes				
4.5.B.11	Clarifies the requirements as to when and to what extent site plan and design review are required for developments located in historic districts.	Provide clarity as to what areas do or do not require site plan review	When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt.	When a property is located within the Vieux Carré Historic District or within the Historic Districts Landmark Commission's full control Historic Districts, those developments are exempt from site plan and design review, but are subject to the review procedures of the Vieux Carré Commission or Historic Districts Landmark Commission, as applicable. Properties within full control local historic districts are not exempt from design review of site design by the City Planning Commission Executive Director or Design Advisory Committee. Properties within partial control local historic districts are not exempt from design review. Properties with the RIV Riverfront Design Overlay District are not exempt. When a property is located within the Vieux Carré Historic District, developments upon the property are exempt from site plan and design review by the City Planning Commission. However, such developments are subject to the site plan and design review procedures of the Vieux Carré Commission. When a property is located within the Historic Districts Landmark Commission's full control Historic Districts, developments upon the property are subject to site plan review procedures established by the City Planning Commission. Such developments are further subject to review procedures established by the Historic Districts Landmark Commission. Unless otherwise specified by law, when a property is located within the Historic Districts Landmark Commission's partial control local Historic Districts, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission. When a property is located within the RIV Riverfront Design Overlay District, developments upon the property are subject to site plan and design review procedures established by the City Planning Commission.
4.5.B.3.b	Delete standard requiring Design Review for all developments within the block of major intersections	Requires design review for residentially-zoned property not subject to overlay, causing unnecessary process	b. Developments on lots within the entirety of each block located at the major intersections along a design overlay district identified in Article 18.	b. Developments on lots within the entirety of each block located at the major intersections along a design overlay district identified in Article 18.
4.5.D.3 (New Section)	Include time limit for design reviews	No time limit in text currently, allows design reviews to sit for extended periods of time	None	4.5.D.3 The applicant shall have a maximum of one (1) year from the date of the application submittal to meet the stated conditions for approval in 4.5.E. At the written request of the applicant, the Executive Director may grant an extension not to exceed one (1) year. If the stated conditions have not been met by the expiration of this period, the application will be deemed denied.
Purpose: Rectify inconsistencies with the language used for changes to approved plans that may be allowed by CPC staff, City Planning Commission, or City Council				
4.5.F.2	Remove references to "total building coverage"	Undefined term not used elsewhere in CZO	The City Planning Commission, upon recommendation of other applicable City departments or commissions, may approve the following changes: a. Increases in total building coverage of any structure beyond twenty percent (20%) in any part of the development plan. b. Increases in height of any individual structure beyond ten percent (10%) and up to twenty percent (20%) of the approved height of said structure, provided that the requested height does not exceed the height limit established in the district. c. Increases in the number of structures permitted in any part of the development plan. All applications for amendments to approved Conditional Use plans requiring City Planning Commission approval shall include a Project Neighborhood Participation Program (Project NPP) in accordance with Article 4, Section 4.3.D.2 Pre-Application Meeting and Project Neighborhood Participation Program.	The City Planning Commission, upon recommendation of other applicable City departments or commissions, may approve the following changes: a. Increases in total building coverage of any structure beyond twenty percent (20%) in any part of the development plan. a. Any increase in floor area of structures beyond 20% that does not exceed the bulk regulations of the underlying zoning district. b. Increases in height of any individual structure beyond ten percent (10%) and up to twenty percent (20%) of the approved height of said structure, provided that the requested height does not exceed the height limit established in the district. c. Increases in the number of structures permitted in any part of the development plan. All applications for amendments to approved Conditional Use plans requiring City Planning Commission approval shall include a Project Neighborhood Participation Program (Project NPP) in accordance with Article 4, Section 4.3.D.2 Pre-Application Meeting and Project Neighborhood Participation Program.
Purpose: Clarify the variance process				
4.6.C.6 (New Section)	Allow the City Planning Commission to grant variances in connection with a subdivision	Two separate processes are currently required to achieve this--BZA and CPC hearings.	None	4.6.C.6 The City Planning Commission may grant a variance from specific zoning standards otherwise applicable to the subdivision by this Ordinance to secure the general objectives of this section, provided however that any such shall be based on a finding that the case meets the approval standards of Section 4.6.F. The Commission cannot waive or modify any approval standards of this section.
4.6.C.7 (New Section)	Prohibit variances of design review standards in overlays	These standards are reviewable by executive director and variance standards can be considered in that review	None	4.6.C.7 The additional design review approval standards of Article 18 shall not be subject to variances by the Board of Zoning Adjustments.

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.6.D.3.c	Set clear deadlines for BZA action	BZA cases can currently be deferred indefinitely	c. The Board of Zoning Adjustments may approve, approve with modifications, or deny the application within forty-five (45) days of the close of the public hearing. The Board of Zoning Adjustments may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for denial.	c. The Board of Zoning Adjustments may approve, approve with modifications, or deny the application within forty-five (45) days of the close of the public hearing. The Board of Zoning Adjustments may also vote to defer action within City Charter required timeframes in cases where it discovers applicants have not submitted complete and accurate information, including but not limited to errors or omissions in following the Project NPP. The failure to resolve a finding of incomplete or inaccurate information may be grounds for denial. deny, or defer the application. No item may be deferred for longer than a total of 180 days, including all individual deferrals of shorter time periods. Any item deferred for longer than 180 days will be deemed denied for deferral past deadline.
4.6.H	Clarify time limit for appeal of BZA to Civil District Court	Current text is not in alignment with state enabling legislation	An aggrieved party may appeal the Board of Zoning Adjustments' decisions on variance applications to the Orleans Parish Civil District Court within thirty (30) days of the Board of Zoning Adjustments' decision.	An aggrieved party may appeal the Board of Zoning Adjustments' decisions on variance applications to the Orleans Parish Civil District Court within thirty (30) days of the filing of the decision in the office of the Board of Zoning Adjustments' decision.
4.6.G (new section)	Provide introductory text	Administrative change	None	Termination of approval of a variance for failure to obtain final approval, a building permit or to commence the use, or an extension of the time is governed as follows:
4.6.G.1	Specifies actions required to prevent variance expiration	Clarity for applicants	1. A variance expires one (1) year from the date of approval unless a building permit is obtained within such period and substantial construction is started or the use is commenced within such period. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance for a period not to exceed one (1) year upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below.	4.6.G.1 EXPIRATION a. The Board of Zoning Adjustments' approval of a A variance is valid for expires one (1) year from the resolution "Filed" date, if the Executive Director of the City Planning Commission, or their designee, has not signed the development plan indicating final approval, or has not authorized an extension of time submitted by such date by the holder of the variance, in accordance with Article 4, Section 4.7, the variance approval will expire. b. A variance expires if approval unless if a building permit is not obtained within such period and substantial construction is started, or the use is commenced within such period two (2) years of the date of the Executive Director of the City Planning Commission's, or their designee's, final approval unless an extension of time at the holder of the variance's request, submitted by such date, is authorized by the Executive Director of the City Planning Commission, or their designee, or by the Board of Zoning Adjustments, in accordance with Article 4, Section 4.
4.6.G.2	Provide process for variance extensions	Clarity for applicants	2. The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met.	4.6.G.2 EXTENSION OF TIME a. Unless otherwise prohibited, the Executive Director of the City Planning Commission may extend the time for expiration of a variance for a period not to exceed one (1) additional year from either of the following deadlines upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year from either of the below dates may be granted only by the Board of Zoning Adjustments in accordance with number 2 b. below. i. One (1) year from the Board of Zoning Adjustments' approval as indicated by the resolution "Filed" date; or ii. Two (2) years from the Executive Director of the City Planning Commission's, or their designee's, final approval date upon a showing of good cause by the applicant. A request for extension shall be made in writing within the original period of validity. An extension for a period in excess of one (1) year may be granted only by the Board of Zoning Adjustments in accordance with number 2 below. b. The holder of a variance may petition the Board of Zoning Adjustments for a longer extension of time not to exceed two (2) additional years from the date of the Executive Director of the City Planning Commission's, or their designee's, final approval. A request for extension shall be made in writing within the original period of validity. The Board shall hold a public hearing and decide whether to extend the time period. Notice for the public hearing is required in accordance with Article 3, Section 3.3. The applicant and the owner of record of the property shall be notified of a public hearing to be conducted by the Board of Zoning Adjustments. Following the public hearing, the Board shall render its decision whether to grant an extension of such period with good cause shown, subject to verification that the approval standards of Paragraph F above are still met.
4.8.D	Add additional detail about completeness and sufficiency review of appeal applications	Current text is silent, provides public clarity	Upon the filing of an application for an appeal of a Director of the Department of Safety and Permits or Executive Director of the City Planning Commission decision, the Board of Zoning Adjustments shall conduct a public hearing in accordance with Sections 3.4 and make a final decision within forty-five (45) days from the date the public hearing is closed. The Director of the Department of Safety and Permits or the Executive Director of the City Planning Commission shall produce all papers, correspondence, and records requested by the Board of Zoning Adjustments for any hearing or meeting held by the Board. The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.	1. Applications for appeal of the decision of the Director of the Department of Safety and Permits or Executive Director of the City Planning Commission shall be made in writing to the Board of Zoning Adjustments within forty-five (45) days of the decision. 2. The Board of Zoning Adjustments will review the application for completeness and shall consult with the Law Department to determine whether the application is ripe for review by the Board, not moot, or otherwise unable to be heard. If the application is determined to be incomplete, unripe, moot, or otherwise unhearable, this determination will be conveyed to the applicant by the Board of Zoning Appeals in writing. Notwithstanding this determination, the Department of Safety and Permits or other interested parties may present arguments to the Board that an application is incomplete, unripe, moot, or otherwise unhearable and the Board may make a finding in accordance with this argument rather than rule on the merits of the appeal. 3. Once the appeal is determined to be complete and hearable, it shall be docketed for hearing by the Board of Zoning Adjustments and the Department of Safety and Permits will be notified of the pendency of the appeal in writing. 4. No less than ten (10) business days before the hearing, the Department of Safety and Permits shall provide their entire record relating to the appeal, including but not limited to all papers, correspondence, records and other documents to the Board of Zoning Adjustments and the applicant. This record may be provided digitally.

Section	Summary of Change	Need for Change	Current Text	Proposed Change
4.8.E	Provide separate section for standard of review	Administrative change to provide better organization	An appeal stays all administrative proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.	An appeal stays all administrative proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued. <u>The Board shall owe no deference to interpretations by the Director of the Department of Safety and Permits. In reviewing factual determinations, by the Director, the Board must determine, based upon the totality of the record evidence, that the Director committed clear error and that the error was material to the Director's determination.</u>
4.8.E - 4.8.G (new section)	Provide separate section for standard of review, renumber sections accordingly	Administrative change to provide better organization	4.8.E Stay of Proceedings; 4.8.F Appeals	4.8.E Standard of Review Stay of Proceedings 4.8.F Stay of Proceedings Appeals <u>4.8.G Appeals</u>
4.8.F	Renumbered section, clarity regarding when stays apply	Administrative change to provide better organization, additional details for clarity	An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.	An appeal stays all administrative <u>enforcement</u> proceedings in furtherance of the action appealed from, unless the Director of the Department of Safety and Permits certifies to the Board of Zoning Adjustments, after the notice of appeal is filed, by reason of facts stated in the certificate, that a stay would, in the Director's opinion, cause imminent peril of life or property. In such case, proceedings may not be stayed after application to the Board or to the Civil District Court and notice to the Director of the Department of Safety and Permits, for due cause shown thereon, unless a restraining order is issued.
4.8.G (new section)	Renumbered section	Administrative change to provide better organization	None	<u>An aggrieved party may appeal the Board of Zoning Adjustments' decisions on zoning appeals to the Orleans Parish Civil District Court within thirty (30) days of the Board's decision.</u>
<u>Purpose: Make updates to facilitate the administration of the zoning ordinance</u>				
4.9.D.4.e (new section)	Add payment of application fee to application requirements	Recognizes code change in 70-564	None	<u>e. Required application fees. If any. Application fees may not be waived by the Director of the Department of Safety and Permits.</u>
Add new section in Article 3, Article 4, or Article 6 re: mapping land use actions	There's a regulation that CUs have to be mapped within 30 days but not one for zoning changes, minor map adjustments	Make the 30 day mapping requirement apply for all changes to the map	Delete 4.3.J.in its entirety	Add section that says "Within thirty (30) days of receiving evidence of the recording of an approved conditional use/planned development or within thirty (30) days of receiving the approval of a zoning map amendment or minor map adjustment, the Official Zoning Map shall be modified to reflect such change. Additionally, within thirty (30) days of receiving determination that a conditional use/planned development has been expired or rescinded by the City Council, the Official Zoning Map shall be modified to reflect such change.
4.9.D.4	Remove the word material	Administrative cleanup to make language flow	The interested party shall submit an application containing the following material, unless waived by the Director of the Department of Safety and Permits:	The interested party shall submit an application containing the following material , unless waived by the Director of the Department of Safety and Permits:
4.Table (Table 4-3)	Update table to reflect changes, correct table number	Administrative change to ensure consistency in code	Table 4-2: Administrative Summary Table *** Application Filing and Completeness Determination / Zoning Appeal: Director of the Department of Safety and Permits	Table 4- 2 <u>3</u> : Administrative Summary Table *** Application Filing and Completeness Determination / Zoning Appeal: Director of the Department of Safety and Permits <u>Executive Director of the City Planning Commission</u>
4.8.B.3		Clarify language to reflect city charter language - 5-408(2)	3. The decision of the Director of the Department of Safety and Permits on permits issued under the Comprehensive Zoning Ordinance.	Make consistent with the Charter's language