

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

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**City Planning Commission
Staff Report
Tuesday, September 23, 2025**

Zoning Docket 051-25

Prepared by: Ava Monnet

Date: September 17, 2025

Deadline for CPC action: November 22, 2025

City Council District: Harris

Applicant: City Council Motion No. M-25-400

Request: Amendment to Ordinance No. 30,208 MCS (Zoning Docket 80/24), which established a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, to amend proviso six to allow for additional flexibility to meet the parking requirement and to consider any waivers that are necessary to achieve this goal.

Property description: Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Avenue, and La Salle Street/Simon Bolivar Avenue

Municipal addresses: 2300-2308 South Liberty St., 2224-2226 Philip St., and 2229-2237 First St.

Description

The subject property, located at the intersections of S. Liberty and Philip Streets and Simon Boliver Ave, in a HU-RM1 Historic Urban Multi-Family Residential District, is currently undeveloped. The site consists of nine lots of record and has a combined area of approximately 27,882 square feet. The site is the subject of ZD080-24, which proposed constructing a two-story community center, The Greater Works Family Life Center, which will be operated by Greater St. Stephen Ministries. The facility will offer day care, multi-purpose meeting rooms, a kitchen, library, conference rooms, and a large entertainment space with a stage. The Commission approved ZD080-24 subject to three waivers and five provisos. The first waiver stated, "The developer shall be granted a waiver of **Article 22, Section 22.4 (Table 22-1) – Required Off-Street Vehicle Parking** of the comprehensive zoning ordinance, which requires four (4) parking spaces plus (1) parking spaces per 300 square feet of GFA over the first 1,000 square feet for a total of 74 parking spaces."

The ordinance approved at Council (30,208 MCS) made changes to what was approved by the Commission. The parking waiver was eliminated and a sixth proviso was added. The sixth proviso require off-site parking, reading, "The applicant shall secure approval for parking 75 cars on the lots bearing

municipal addresses 2233 Simon Bolivar Ave., 2237 Simon Bolivar Ave., and 2241 Simon Bolivar Ave. pursuant to **Section 22.8.A.2.a** of the Comprehensive Zoning Ordinance from the Department of Safety and Permits as a part of the permitting process. Applicant will secure any necessary permits to perform work on these lots to meet the requirements of 22.8.A.2.a for the parking of 75 vehicles and shall obtain certificates of completion before the conditional use is permitted to commence.”

The applicant is unable to accommodate the required parking within the stipulations of proviso 6 because there is not enough room at the specified properties to provide the 75 parking spaces. Thus, the Council approved Motion No. M-25-400, requesting the CPC amend proviso six to allow additional flexibility to meet the parking requirement and to consider any waivers that are necessary to achieve that goal. Staff has rescinded the 300-foot maximum boundary and extended that requirement to 900 feet for off-site vehicle parking in order to meet the minimum parking requirement. In addition, the developer will be required to obtain the 75 parking spaces prior to the certificate of occupancy for the community center, so that the spaces do not need to be provided while construction is occurring.

Reason for Commission Review

Per **Article 4, Section 4.5.F-Changes to Approved Plans** outlines the procedures by which an approved development plan can be amended. **Section 4.5.F.3** states the City Council, upon recommendation of the City Planning Commission, may approve “all other” changes to approved development plans. Given that the amending of provisos is not mentioned in modifications that can be approved by the Executive Director or the Commission, Council approval is required. The City Planning Commission is required to make a recommendation on all conditional use applications or modifications that require Council action, prior to that action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

The proposed community center and associated parking lot have already been deemed appropriate by the Commission and City Council. The purpose of this application is to modify that approval in order to accommodate the required parking.

The staff finds it to be appropriate to loosen the requirements of the parking proviso. It is not possible for the required parking to be provided on-site, which is why the staff recommended the requirement be waived when originally reviewing the community center under Zoning Docket 080/24. The Council was concerned that some parking should be provided to accommodate the center’s users, and so it added a proviso requiring off-site parking to be provided. When the applicant attempted to submit plans showing compliance with the provisos, it discovered that there was not sufficient room at the off-site locations to provide the 75 required spaces.

Given the Council’s desire for the required off-street parking to be provided, the only way for this to be done is to broaden the geographic area where these spaces may be located. The staff recommends expanding the area where the parking may be provided to a 900 (approximately 3 block) radius of the site, which will make it possible to fulfill the requirement.

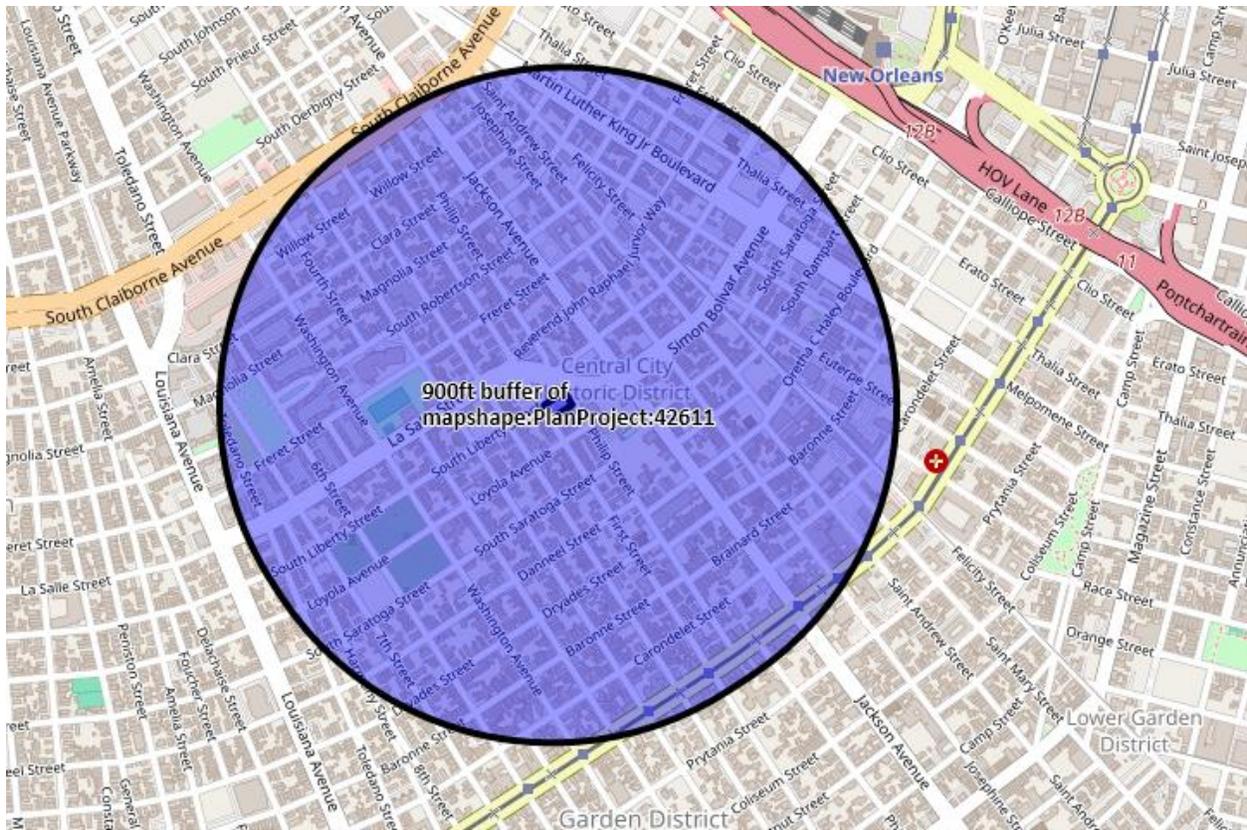


Figure 1. Properties within 900' of the site.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Residential Medium Density Pre-War.” The goal, range of uses, and development character for that designation are copied below.

MIXED-USE LOW DENSITY

Goal: Preserve the character and scale of pre-war (WWII) residential areas that currently have a variety of housing types and sizes and allow for compatible infill development

Range of Uses: Single and two-family residences, townhomes, and multifamily dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Businesses, traditional corner stores and mixed-use developments may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) are also allowed. New two-family and town home developments may be allowed in planned communities. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

Development Character: New development will conform to the general character and scale of surrounding neighborhoods. These areas are primarily located along major roadways, often with bus or streetcar service—existing or planned—that can support higher densities. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

It has already been determined (as part of the staff analysis of Zoning Docket 080/24) that the community center use fits within the general goal, range of uses and development character of the “Residential Medium Density, Pre-War” designation, which includes “community facilities.” The modification of the parking requirement does not affect this determination.

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

This standard is met. It has already been found that the proposed community center is consistent with the general purpose and intent of the applicable zoning district regulations in Zoning Docket 080/24. The modification of the parking requirement does not affect this determination.

The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.

This standard is met. It has already been determined that the proposed use meets all applicable environmental performance standards listed in **Article 21, Section 21.3** and there are no use standards applicable to community centers in **Article 20**. The modification of the parking requirement doesn’t affect this determination.

The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and, as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.

This standard is met. Expansion of the allowable off-site parking boundary does not alter this approval standard being met by the original application.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

This is not applicable. No variances are needed given the content of the proposed amendment. In the staff report for Zoning Docket 080/24, the staff recommended a variance to waive the parking requirement entirely, but the Council did not elect to grant this variance.

The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

This standard is met. None of the revisions made to proviso six would be detrimental to the public health, safety and welfare, or result in material damage or prejudice to other property in the vicinity.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 051-25 subject to six (6) provisos:

Provisos

1.) In accordance with Article 23, Section 23.3.B and Section 23.4, the applicant shall submit an updated detailed landscape plan prepared by a licensed Louisiana landscape architect, subject to review and approval of the City Planning Commission staff, indicating the following:

a) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street right-of-way adjacent to the site, with applicable remarks and details.

b) Approval from the staff of the Department of Parks and Parkways of any street trees planted within the public right-of-way adjacent to the petitioned site.

2.) The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in Article 4, Section 4.3.H.2 of the Comprehensive Zoning Ordinance will void the conditional use.

3.) The plans submitted to the City Planning Commission for final approval shall indicate the installation of 7 required bicycle spaces, as set forth in Article 22, Section 22.4.A (Table 22-1) and Article 22, Section 22.6 of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in Article 22, Section 22.9 of the Comprehensive Zoning Ordinance. When submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Department of Public Works for any bicycle spaces located in the public right-of-way.

4.) Operations of the community center shall adhere to Article 26 of the CZO in that a Community Center facility shall be used as a place of meeting, recreation, or social activity, and not operated for profit, which is open to the public.

5.) Hours of operation shall be limited to 8am-9pm Sunday through Thursday and 8am-10pm Friday and Saturday.

~~6.) The applicant shall secure approval for parking 75 cars on the lots bearing municipal addresses 2233 Simon Bolivar Ave., 2237 Simon Bolivar Ave., and 2241 Simon Bolivar Ave. pursuant to Section 22.8.A.2.a of the Comprehensive Zoning Ordinance from the Department of Safety and Permits as part of the permitting process. Plans approved by the City Planning Commission shall also depict this parking. Applicant will secure any necessary permits to perform work on these lots to meet the requirements of 22.8.A.2.a for parking of 75 vehicles and shall obtain certificates of completion before the conditional use is permitted to commence.~~

6.) The applicant shall secure approval for parking 75 cars within 900 feet of the proposed location from the Department of Safety and Permits as a part of the permitting process. Applicant will secure any necessary permits to perform work for the parking of 75 vehicles and shall obtain certificates of completion before the occupation license is obtained.

City Planning Commission meeting (September 23, 2025)

The staff summarized the application and presented its recommendation of approval. Commissioner Jordan made a motion for approval and Commissioner Flick seconded. The motion approved unanimously.

MOTION: BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 051/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO SIX (6) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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YEAS: Jordan, Lunn, Stewart, Witry, Flick, Joshi-Gupta, Brown

NAYS: None

ABSENT: Steeg