MOTION

NO. M-21-373

CITY HALL: <u>October 7, 2021</u>

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY:

BE IT MOVED BY THE CITY COUNCIL OF THE CITY OF NEW ORLEANS,

That the report and **unfavorable recommendation** of the City Planning Commission on

ZONING DOCKET 44/21 – CITY COUNCIL MOTION NO. M-21-102 – Requesting to

amend Article 18 - Overlay Districts - to establish a new overlay district named the *University*

Area Off-Street Parking Overlay, the intent of which is to require off-street vehicular parking for

any increase in the number of existing bedrooms, for all properties located in the area generally

bounded by:

Cecil Street, a straight line connecting Cecil Street to Monticello Avenue, Monticello Avenue, to

Leake Avenue, to River Drive, to Riverview Drive, to East Drive, to Tchoupitoulas Street,

turning north on Nashville Avenue, turning west on South Claiborne Avenue, connecting to

South Carrollton Avenue, turning east on Tulane Avenue/Airline Highway connecting to

Palmetto Street, to Northline Street, to Monticello, to Cecil Street, is hereby **overruled**.

Accordingly, the Applicant's request is **granted**, subject to the modifications below. The

University Area Off-Street Parking Overlay requirements are as follows:

1. One (1) off-street parking space is required per new bedroom. "Bedroom" shall be

    defined as an enclosed room that cannot be used for any other purpose such as a kitchen,

    bathroom, dining room, or laundry room. Any room not explicitly labeled as a kitchen,

    bathroom, dining room, or laundry room shall be counted as a bedroom.

2. This off-street parking requirement shall apply to new construction, and any renovations of existing structures that result in an increase in existing bedrooms, as determined by the Department of Safety and Permits.

3. This off-street parking requirement shall not apply to new construction dwelling units with four (4) or fewer bedrooms, or renovations of existing dwelling units where the total number of bedrooms is fewer than four (4) as determined by the Department of Safety and Permits.

4. Any increase in bathrooms where the total number is more than two full and one half (2.5) per dwelling unit shall be prohibited in this overlay, as determined by the Department of Safety and Permits.

5. "Full Bathroom" shall be defined as an enclosed room with plumbing for a sink, toilet, and bathtub and/or shower. "Half Bathroom" shall be defined as an enclosed room with plumbing for a sink and toilet.

6. This off-street parking requirement shall only apply to properties zoned HU-RD1, HU-RD2, HU-RS, HU-RM1, and HU-RM2 as determined by the City Planning Commission and the Department of Safety and Permits.

7. All residentially-zoned properties with a homestead exemption shall be exempt from this overlay.

8. This off-street parking requirement shall not apply to any residential Affordable Housing development, as determined by the Department of Safety & Permits, that meets the following criteria:

   a. Any affordable housing development must set aside 50% of all units at 60% AMI or below.

b. Each affordable unit must have an affordability period of 20 years.

c. Any affordable housing development must have a covenant or deed restriction limiting the future sales price of each affordable unit to the initial sales price plus 5% for the entire 20-year affordability period. This covenant or deed restriction must be disclosed to prospective buyers.

9. Each additional parking space, as required by this overlay, must be a permeable surface as defined in Section 22.8.E in the Comprehensive Zoning Ordinance.

10. Waivers of these off-street parking requirements restrictions may be considered by the Board of Zoning Adjustments.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion and the report of the City Planning Commission to the City Attorney's Office for preparation of an ordinance to effectuate this request.

THE FOREGOING MOTION WAS READ IN FULL, ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED