

MOTION

NO. M-19-6

CITY HALL: January 10, 2019

BY: COUNCILMEMBERS GISLESON PALMER, BANKS AND NGUYEN

WHEREAS, the Council of the City of New Orleans has adopted a series of ordinances to define, categorize, and regulate Short Term Rentals (STR), which became effective April 1, 2017; and

WHEREAS, the current and prior City Councils both submitted motions for a Short Term Rental Study, via M-18-86 and M-18-194, which has led the City Planning Commission (CPC) to undertake a thorough study, approved by CPC on October 3, 2018; and

WHEREAS, the City Council is proposing updates to the City's existing STR regulations, found in the Comprehensive Zoning Ordinance (CZO) and City Code, to reflect CPC's analysis and data from the Cities of New Orleans, Austin, Charleston, Nashville, and Savannah; and

WHEREAS, while the City Council wishes to move forward on a set of baseline STR regulations, it wishes to continue analyzing ways for the City to use STRs to incentivize economic development in targeted areas; **NOW THEREFORE**

JAN 11 30

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is hereby directed to conduct a study on the possibility of special programs or conditions that would allow for the issuance of two or more Residential STR licenses to a single license holder to incentivize economic development in certain areas of the City, without imposing secondary effects relative to its residential fabric. In the course of its study and review, the CPC should analyze data specific to New Orleans, as well as the cause and effect of similar programs in other cities. CPC should consider and recommend provisions including but not limited to:

- The creation of an Economic Development Incentive STR Zone, possibly to be created as an overlay zoning district;
- The size of any such zone;
- The cap on the total number of Residential STR licenses within any such zone;

- The cap on the number of Residential STR licenses per owner within any such zone; and
- The possibility of a “grandfather” provision to allow any existing or prior Temporary or Commercial license holders whose license lapsed during the pendency of the Short Term Rental Interim Zoning District to regain one or more licenses for use in the Economic Development Incentive STR Zone.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is hereby directed to collaborate with City Office of Community Development and any other agency deemed useful in the course of its work on this study.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is hereby directed to conduct and complete the study within ¹²⁰~~270~~ days (approximately ⁴~~nine~~ months) of the passage of this motion and conduct the public hearing within ⁶⁰~~180~~ days of the passage of this motion.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That in the process of conducting a public hearing and study on the possibility of an Economic Development Incentive STR Zone in the City of New Orleans as provided herein, the City Planning Commission and staff are directed and granted the flexibility to expand the scope of the study and make any and all legal and appropriate recommendations deemed necessary in light of study, review, and public testimony resulting from this motion.

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

YEAS:

NAYS:

ABSENT:

AND THE MOTION WAS ADOPTED.