

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JANUARY 14, 2025, 1:30 P.M.

PUBLIC HEARING

CITY HALL, 1300 PERDIDO STREET

CITY COUNCIL CHAMBER (CITY HALL - 1E07)

The City Planning Commission, in accordance with the provisions of Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hold a public hearing on January 14, 2025 at 1:30 pm. The public hearing will consider the following proposed amendments to the Comprehensive Zoning Ordinance of the City of New Orleans.

Materials for these items may be viewed via <https://onestopapp.nola.gov/>

The public comment deadline is 5 pm on the Monday that is 8 days before the meeting date.

Zoning Docket 001/25

Applicant(s): NOLA Commercial Properties, LLC

Request: Amendment to Ordinance No. 29,547 MCS (Zoning Docket 021/23, which granted a conditional use to permit a reception facility in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District) to now grant a conditional use to permit a bar in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Property description: Square 636, Lot C1, in the Third Municipal District, bounded by North Claiborne Avenue, Pauger Street, North Robertson Street, and Saint Anthony Street

Address(es): 1830-1840 North Claiborne Avenue and 2224 Pauger Street

Zoning Docket 002/25

Applicant(s): Quentella M. Richards

Request: Zoning change from an HI Heavy Industrial District to a C-2 Auto-Oriented Commercial District

Property description: Square 720, Lot 22, in the Third Municipal District, bounded by Kentucky Street, North Claiborne Avenue, Poland Ave, North Derbigny Street

Address(es): 1600 Kentucky Street

Zoning Docket 003/25

Applicant(s): Rinky Dink Enterprises, LLC

Request: Zoning change from an HU-RM2 Historic Urban Multi-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District

Property description: Square 391, Lots A or 9 or 9, R, and an undesignated lot, in the First Municipal District, bounded by Magnolia Street, Erato Street, Clio Street, and South Robertson Street

Address(es): 1238 Magnolia Street

Zoning Docket 004/25

Applicant(s): C&R IV Realty Investments, LLC

Request: Zoning change from an S-RS Suburban Single-Family Residential District to an S-RD Suburban Two-Family Residential District

Property description: Square 1110, Lots 2 and 3, in the Third Municipal District, bounded by Saint Maurice Avenue, North Galvez Street, North Miro Street, and Tricou Street

Address(es): 2109-2113 Saint Maurice Avenue

Zoning Docket 005/25

Applicant(s): Ephraim C. Opara, Jr.

Request: Conditional use to permit a single-family residence in a GPD General Planned Development District

Property description: Square 168, Lot 37-A or Lots 37 and 38, Riverside Subdivision, in the Fifth Municipal District, bounded by Paul Street, Woodland Highway, Bryson Street, and Henderson Street

Address(es): 3710 Paul Street

Zoning Docket 006/25

Applicant(s): Tri-Meg Properties, LLC

Request: Conditional use to permit a neighborhood commercial establishment in a HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 611, Lot 2, the Second Municipal District, bounded by Iberville Street, Bienville Street, North Bernadotte Street, and North Saint Patrick Street

Address(es): 4705-4707 Iberville Street

Zoning Docket 007/25

Applicant(s): Sankofa Community Development Corporation

Request: Conditional use to permit an accessory parking lot in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 424, Lot 2, in the Third Municipal District, bounded by Forstall Street, Marais Street, Reynes Street, and Saint Claude Avenue

Address(es): 1122 Forstall Street

In person public comment:

The City Planning Commission, in accordance with Article 4 of the Comprehensive Zoning Ordinance, Ordinance No. 4,264 M.C.S., as amended, will hear proponents and opponents to the above proposed changes to the Comprehensive Zoning Law of the City of New Orleans. All interested parties are encouraged to attend and all relevant comments concerning the proposed changes are encouraged. The CPC has established public hearing rules within its Administrative Rules, Policies, & Procedures, which are available on the CPC website (www.nola.gov/cpc).

Written public comment

You may also submit written comments to the Executive Director in advance by mail (1300 Perdido Street, 7th floor, New Orleans LA 70112) or email (CPCinfo@nola.gov). All written comments must be received by 5 p.m. on Monday, December 2.

December 25, 2024; January 1, 2025; and January 8, 2025

Robert Rivers, Executive Director