

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JANUARY 28, 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 28, 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 008/25

Applicant(s): Thomas E. Schwab

Request: Conditional use to permit the sale of alcoholic beverages in a specialty restaurant in HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 393, Lot 9 or Lots A, B, and C, in the Third Municipal District, bounded by Saint Roch Avenue, Marais Street, Saint Claude Avenue, and Spain Street

Address(es): 1126-1128 Saint Roch Avenue and 2362-2364 Marais Street

Zoning Docket 009/25

Applicant(s): Angela S. Dix, Verlin J. Dix, Jr., and Triple A Dix Enterprises, LLC

Request: Zoning change from an S-RS Suburban Single-Family Residential District to an MU-2 High Intensity Mixed-Use District

Property description: Lot 63-A or Pt. Lot 62, Lot 63, and Pt. Lot 64 and Lots 67 through 72 on Square 81, bounded by Marr Avenue, Behrman Avenue, Donner Drive, Anson Street, and the Westbank Expressway; Lots 5 through 12 on Square 93, bounded by Marr Avenue, Arizona Street, Behrman Highway, and Elmwood Park Drive, in the Third Municipal District

Address(es): 2410, 2419, 2422, 2423, 2300, 2310 and 2455 Marr Avenue

Zoning Docket 010/25

Applicant(s): Quality Recycling, LLC

Request: Conditional use to permit a construction and demolition debris recycling facility in an HI Heavy Industrial District

Property description: Square 802, Lots A and B-1, in the Third Municipal District, bounded by North Derbigny Street, and North Roman Street

Address(es): 4501 North Derbigny 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, January 20.

January 8, January 15, and January 22, 2025

Robert Rivers, Executive Director