

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, AUGUST 12, 2025
1:30 PM

CITY HALL, 1300 PERDIDO STREET
CITY COUNCIL CHAMBER, ROOM 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 August 12, 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, the disposition and acquisition of City property, and subdivision applications.

Minutes

1. Adoption of the minutes of the July 22, 2025 meeting

Business

2. **Design Review 045/25**
Applicant(s): Orleans Parish School Board
Request: Amendment to an approved development plan (Ordinance No. 26,958 MCS; Zoning Docket 023/16) in accordance with Article 4, Section 4.5.F.2 of the Comprehensive Zoning Ordinance to permit an increase in the number of structures on the Edna Karr school campus to include an athletics field, bleachers, lighting, and related facilities.
Property Description: Lot H-5-A, Cazelar Plantation, in the Fifth Municipal District, bounded by General Meyer Avenue, Patterson Drive, Nie Parkway, and Tropic Drive
Municipal address(es): 4400-4460 General Meyer Avenue
3. **Zoning Docket 038-25**
Applicant(s): Gayle Boudousquie
Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District
Property description: Square 141, Lot 4, in the Fourth Municipal District, bounded by Sophie Wright Place, Camp Street, Felicity Street, and Saint Mary Street
Address(es): 1817-1819 Sophie Wright Place
4. **Zoning Docket 039/25**
Applicant(s): Semreh Club, Inc.
Request: Conditional use to permit a Mardi Gras den in an MU-1 Medium Intensity Mixed-Use District

Property Description: Square 22, Lots 1, 4, 9, Pt. of Lot 2, Lots 1, D, 2, E-3, 4-A, Pt. of Lot 4, Lot 5, Lots 4, 7, 9, A, B, A-2, A-3, and A-4 (all of which are proposed to be consolidated into pro-posed Lot 1A), in the Fourth Municipal District, bounded by Tchoupitoulas Street, Sixth Street, Saint Thomas Street, and Seventh Street

Address(es): 2901-2917 Tchoupitoulas Street, 418-436 Sixth Street, 2918 Saint Thomas Street, and 435-439 Seventh Street

5. **Zoning Docket 040/25**

Applicant(s): City Council Motion No. M-25-249

Request: Zoning change from an S-B2 Pedestrian-Oriented Corridor Business District to an S-MU Suburban Neighborhood Mixed-Use District

Property Description: Squares M, N, O, and P and the adjacent former rights-of-way, in the Fifth Municipal District, bounded by Behrman Place, Bender Boulevard, Rhine Street, and General De Gaulle Drive

Address(es): 3601 Behrman Place

6. **Zoning Docket 041/25**

Applicant(s): Ascension DePaul Services

Request: Conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed-Use District and the rescission of Ordinance No. 17,870 MCS (Zoning Docket 090/96

Property Description: Square 504, Lot 25 and 6 or Lots 11, A, the rear portion of original Lot 12, and 6, in the Seventh Municipal District, bounded by Olive Street, Short Street, Forshey Street, and South Carrollton Avenue

Address(es): 8020 Olive Street and 3322 Short Street

7. **Subdivision Docket 058/25**

Applicant(s): DSG Properties, LLC

Request: Resubdivision of Lot X into Lots X-1, X-2, X-3, X-4, X-5, X-6, X-7, X-8, X-9, and X-10.

Property Description: Square 1503, Third Municipal District and bounded by Allen, Hope, Annette, and Law Streets

Address(es): 2601 Allen Street

6. **Subdivision Ratifications**

This ratification includes applications that have not yet been certified by the staff and where the Commission is ratifying the staff determination that the application may be reviewed and approved administratively.