

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, DECEMBER 9, 2025

1:30 PM

CITY HALL, 1300 PERDIDO STREET
CITY COUNCIL CHAMBER, ROOM 1E07

The meeting will begin immediately following the conclusion of the City Council Quality of Life Committee meeting.

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. The Commission 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 November 11, 2025 meeting

Business

2. **Property Acquisition 003/25 – deferred from the October 28, 2025 meeting**
The acquisitions of (a) 900 Elmira Ave., designated as the front portions of lots 19 & 20 in square 260 of the 5th Municipal District; (b) 909-15 Homer St., designated as the rear portions of lots 19 & 20 in square 260 of the 5th Municipal District; (c) 3617 Third St., designated as part of lot 15 in square 459 of the 4th Municipal District; (d) 3621 Third St., designated as lots B, C, E, & F in square 459 of the 4th Municipal District; and (e) 3623 Third St., designated as lot G in square 459 of the 4th Municipal District. To be acquired by the City of New Orleans from NORA as part of an exchange for 2021 Danneel St.
3. **Property Disposition 001/25 – deferred from the October 28, 2025 meeting**
Reconsideration of the disposition of 2021 Danneel St., designated as lot A1 in square 293 of the 4th Municipal District, by the City of New Orleans. To be acquired by NORA as part of an exchange for five other properties further described in Property Acquisition 003-25. This disposition was previously considered as PD005-15.
4. **Zoning Docket 062/25**
Applicant(s): City Council Motion No. M-25-534
Request: Amendment to the text of Article 20, Section 20.3.SSS *Dwelling, Small Multi-Family Affordable* of the Comprehensive Zoning Ordinance to codify the eligibility of for-

sale affordable developments as part of this use; to allow small multi-family affordable developments to be occupied by multiple owners on one lot of record; to set affordability requirements for for-sale dwelling, small multi-family affordable uses; to amend Article 26 to ensure the definition Dwelling, Small Multi-Family Affordable is consistent with the foregoing; and to amend any other sections of the CZO required to accomplish these changes, including but not limited to use tables, bulk and yard standards, parking requirements, and on-site development standards.

5. **Zoning Docket 063/25**

Applicant(s): Danny M. Nassar

Request: Conditional use to permit the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District

Property description: Square 1539, Lot A or 11, in the Third Municipal District, bounded by North Broad Street, Duels Street, and Bruxelles Street

Address(es): 2037 North Broad Street

6. **Zoning Docket 064/25**

Applicant(s): Jane Place Neighborhood Sustainability Initiative, Inc.

Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 605, Lots 48, 49, 50, 51, and X-1 or Lot 25, 26, 27, 28, and the rear portions of original Lots 1 and 2, in the First Municipal District, bounded by Jane Alley, Banks Street, Palmyra Street, and South White Street

Address(es): 323-343 Jane Alley

7. **Zoning Docket 065/25**

Applicant(s): Rami Enterprise 2020, LLC

Request: Conditional use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 382, Lot 1 or 19, in the Fourth Municipal District, bounded by Washington Avenue, Magnolia Street, Clara Street, and Fourth Street

Address(es): 2701 Washington Avenue

8. **Zoning Docket 066/25**

Applicant(s): Dat Dogs Enterprises, LLC

Request: Conditional use to permit a standard restaurant over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 579, Lot A, in the Sixth Municipal District, bounded by Freret Street, Soniat Street, La Salle Street, and Robert Street

Address(es): 5030 Freret Steet and 2239 Soniat Street

9. **Zoning Docket 067/25**

Applicant(s): Crescent City Schools Foundation, Inc.

Request: Zoning change from an OS-N Neighborhood Open Space District to an HU-RD2 Historic Urban Two-Family Residential District

Property description: Lots B and C, Prosper Marigny Plantation, in the Fifth Municipal District, bounded by Lawrence Street, Pace Boulevard, Socrates Street, the Magellan Canal, and Morris F.X. Jeff Park

Address(es): 2701 Lawrence Street

10. **Transient Lodging Study**

The purpose of this study shall be to study the impacts and recommend updated regulations of Commercial Short Term Rentals and transient lodging uses, including but not limited to hotel/motel, timeshare, hostel, and bed and breakfasts.

Desire Line, LLC., will present their findings and recommendations from their review of transient lodging uses in New Orleans over the past ten months.

11. **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.