

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, DECEMBER 9, 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. 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 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.

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

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

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

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 Street and 2239 Soniat Street

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

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 1.

November 19, November 26, and December 3, 2025

Robert Rivers, Executive Director