

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JANUARY 14, 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 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, the disposition and acquisition of City property, and subdivision applications.

Minutes

1. Adoption of the minutes of the December 10, 2024 meeting

Business

1. 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

2. 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

3. 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

4. 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

5. 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 36, 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

6. 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

7. 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

8. Subdivision Docket 114/24

Applicant(s): St. Paul Church of God in Christ

Proposal: Resubdivide Lots D-2, D-3, D-4, D-5, R-2, and H-1 into Lots H-2, H-3, D-6, D-7, and D-8

Property description: Square 340, in the Third Municipal District, bounded by Forstall Street, North Rampart Street, Reynes Street, and Saint Claude Avenue

Municipal Address(es): 5020-5030 Saint Claude Avenue and 1020-1030 Forstall Street

9. **Subdivision Docket 115/24**
Applicant(s): Susan Silbernagel
Proposal: Resubdivide Lot 23 and part of 24 into Lots 23A and 23B
Property description: Square 377, in the Second Municipal District, bounded by General Haig Street, Brooks Street, Orleans Avenue, and Kenilworth Street
Municipal Address(es): 5801-5803 General Haig Street

10. **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.