

**MEETING AGENDA**  
**CITY PLANNING COMMISSION REGULAR MEETING**

**TUESDAY, JANUARY 28, 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 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, the disposition and acquisition of City property, and subdivision applications.

**Minutes**

1. Adoption of the minutes of the January 14, 2025 meeting

**Business**

2. **Zoning Docket 003/25 – *deferred from the January 14, 2025 meeting***  
**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
3. **Zoning Docket 004/25 – *deferred from the January 14, 2025 meeting***  
**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
4. **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

5. **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

6. **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

7. **Extension Request for Subdivision Docket 129/23**

A request for an extension of the deadline to obtain final approval of Subdivision Docket 129/23

**Applicant:** Ernest N. Morial Convention Center

**Proposal:** Resubdivision of Squares RP-1, RP-2, 20-B, 40, RP-3, CC-2, and 41 in the First Municipal District and bounded by Orange Street, Tchoupitoulas Street, Calliope Street, Convention Center Boulevard, Henderson Street, and Port of New Orleans Place into Parcels (lots) 2A, 2B, 2C, 3A, 3B, 3C, 4, 5, 5B, 6A, 6B, 7, and 8.

**Location:** Squares RP-1, RP-2, 20-B, 40, RP-3, CC-2, and in the First Municipal District and bounded by Tchoupitoulas Street, the Pontchartrain Expressway access ramp right-of-way, Convention Center Boulevard, Henderson Street, and Orange Street.

**Addresses:** 1301 Convention Center Boulevard, 1400 South Peters Street, 1455 South Peters Street, 301 Race Street, 1465 South Peters Street, 1500 Tchoupitoulas Street, 1510 Tchoupitoulas Street, 1528 Tchoupitoulas Street, 417 Orange Street, 431 Orange Street, 400 Race Street, and 351, Orange Street

8. **Canal Street Study: Progress Report and Analysis of Current Issues**

The City Planning Commission is directed to conduct a public hearing and (1) compile and summarize previous studies executed as well as any advisory reports on the improvement of Canal Street between Claiborne Avenue and the Mississippi River to determine trends and key recommendations/findings, (2) highlight any recommendations from the 2018 City Planning Commission *Canal Street Study* that have been adopted or implemented to date including any works in progress, and (3) analyze and update new aspects of such, including, but not limited to:

- a. identifying key recommendations as well as any barriers that have prevented recommendations from being implemented;

- b. Identifying gaps in knowledge, resources, and considerations relevant to restoring Canal Street as a key destination in the City and that address any quality of life issues;
- c. Identifying opportunity sites for commercial or residential use, strategies to spur upper floor occupancy, as well as any key recommendations regarding retail attractions to the Canal Street corridor;
- d. Explore placemaking opportunities encouraging walkability, multi-modal forms of transportation, consistent landscaping, lighting, seating, and wayfinding that preserves historic architecture and character;
- e. Study transportation considerations including pedestrian safety, bicycling, bus and street car lines, and transit centers;
- f. Provide recommendations for regulatory or policy initiatives – including to the City Code, building code, state legislation, and the Comprehensive Zoning Ordinance – that could be implemented to best accomplish and implement key recommendations; and
- g. Identify strategies for revitalization of major corridors in other cities that could be utilized for Canal Street.

9. **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.