

MEETING AGENDA
CITY PLANNING COMMISSION REGULAR MEETING
TUESDAY, JULY 8 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 July 8, 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 June 24, 2025 meeting

Business

2. **Zoning Docket 033/25**
Applicant(s): Ombra NOLA, LLC
Request: Conditional use to permit a bar in a CBD-6 Urban Core Neighborhood Intensity Mixed-Use District
Property Description: Square 51, Lot 35 or 48, in the First Municipal District, bounded by Andrew Higgins Drive, South Diamond Street, South Peters Street, and Tchoupitoulas Street
Address(es): 325 Andrew Higgins Drive
3. **Zoning Docket 034/25**
Applicant(s): Gregory J. Williams
Request: Amendment to Ordinance No. 25,560 MCS (Zoning Docket 039/13) to permit the expansion of a reception facility in an S-B1 Suburban Neighborhood Business District
Property Description: Square 2316, Lot X1, in the Third Municipal District, bounded by Sere Street, Gibson Street, Duplessis Street, and Lafreniere Street
Address(es): 1484 Sere Street
4. **Zoning Docket 035/25**
Applicant(s): Michael Eugene Wilson and Christopher M. Randall
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District

Property Description: Square 5, Lot A, in the Fifth Municipal District, bounded by L.B. Landry Avenue, Lawrence Street, Le Boeuf Street, and Ptolemy Street
Address(es): 1527 L.B. Landry Avenue

5. **Zoning Docket 036/25**

Applicant(s): 1122 OCH, LLC

Request: Affordable Housing Planned Development in an MU-2 High Intensity Mixed-Use District

Property Description: Square 254, Lots 2, 3 and 4, and a portion of original Lot 9, in the First Municipal District, bounded by Oretha Castle Haley Boulevard, Calliope Street, Baronne Street, and Clio Street

Address(es): 1122 Oretha Castle Haley Boulevard

6. **EPA Clean-up Plan and ABCA for Municipal Auditorium's remediation project**

Municipal Auditorium is currently being supported with environmental assessment and remediation funding coordinated by the City Planning Commission's Brownfield Program. Phase I and Phase II Environmental Site Assessments are currently complete. City Planning Commission's Brownfield Program applied for and was awarded additional remediation funding in the amount of \$250k from LDEQ to continue remediation support for this culturally and architecturally significant structure. To accept the additional funding, CPCBP is required to submit additional documentation for public review. These documents include the Analysis of Brownfield Cleanup Alternatives or ABCA and an EPA Clean-up Plan.

According to the EPA, the Analysis of Brownfield Cleanup Alternatives (ABCA) is a report that compares site cleanup options based on site-specific conditions, effectiveness, feasibility and cost. The ABCA describes briefly, the background of the site, as well as the current conditions, in addition to evaluating applicable regulations, cleanup standards and potential alternatives. The document is currently available for public comment and review.

According to the EPA, the Clean-up Plan is a document outlining the detailed steps needed to remediate a site contaminated by hazardous waste. The plan commonly includes various stages such as, assessment, remediation, site design and layout, maintenance, community engagement, land use controls and other factors. This plan serves as an important guide and ensures the successful completion of the environmental process. The document is currently available for public comment and review.

7. **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.