

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

**TUESDAY, MAY 13, 2025**  
**1:30 PM**

**CITY HALL, 1300 PERDIDO STREET**  
**CITY COUNCIL CHAMBER, ROOM 1E07BU**

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 May 13, 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 April 22, 2025 meeting

**Business**

2. **Design Review 016/25**  
**Applicant(s):** Louise S. McGehee School  
**Request:** Request for an amendment to an approved development plan (Ordinance No. 28,774 MCS; Zoning Docket 043/21) in accordance with Article 4, Section 4.5.F.2 of the Comprehensive Zoning Ordinance to permit an increase in the number of structures on the McGehee School campus  
**Property Description:** Square 212, Lot B-2, in the Fourth Municipal District, bounded by First Street, Philip Street, Prytania Street, and Saint Charles Avenue  
**Municipal address(es):** 1528-1540 Philip Street, 2303-2355 Prytania Street, and 2328-2344 Saint Charles Avenue
3. **Zoning Docket 024/25**  
**Applicant(s):** The Whitney on Carrollton, LLC  
**Request:** Conditional use to permit a hotel in an HU-MU Historic Urban Neighborhood Mixed-Use District  
**Property Description:** Square 151, the front portions of Lots 22 and 23, in the Seventh Municipal District, bounded by South Carrollton Avenue, Oak Street, Dublin Street, and Plum Street  
**Municipal address(es):** 1200 South Carrollton Avenue
4. **Zoning Docket 025/25**  
**Applicant(s):** Giving Hope, Inc.

**Request:** Zoning change from an LI Light Industrial District to an MU-1 Medium Intensity Mixed-Use District

**Property Description:** Square 31, Lot C-2-B-1, Gentilly Industrial District, in the Third Municipal District, bounded by Desire Parkway/Desire Street, Higgins Boulevard, Alvar Street, and Chickasaw Street

**Municipal address(es):** 3601 Desire Parkway/Desire Street

5. **Zoning Docket 026/25**

**Applicant(s):** 515 Toulouse, LLC

**Request:** Planned Development to permit the adaptive reuse of an existing industrial/commercial structure over 10,000 square feet in floor to include the following uses:

Restaurant (Standard) together with Live Entertainment – Secondary Use, Live Performance Venue, Reception Facility, and Bar; and an exception to the height limit to allow a maximum height of 57 feet.

**Property Description:** Square 26, Lot 6-A, in the Second Municipal District, bounded by Toulouse Street, Wilkinson Street, Chartres Street, and Decatur Street

**Municipal address(es):** 515-531 Toulouse Street and 516-520 Wilkinson Street

6. **2025 Mandatory Inclusionary Zoning (MIZ) Market Feasibility Analysis**

The 2025 Mandatory Inclusionary Zoning (MIZ) Market Feasibility Analysis will inform map changes to the MIZ boundary areas located within the official zoning map of the Comprehensive Zoning Ordinance and make recommended changes to the current MIZ regulations based on the study's findings. HR&A Advisors was contracted to complete the analysis under supervision of the City Planning Commission, and in coordination with Safety and Permits and other partners. The study will also consider the conversion of vacant office space to residential within the City's Central Business District and explore incentives that could create a viable conversion program.

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.