

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MAY 13, 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 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.

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.

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

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

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

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

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, May 5.

April 23, April 30, and May 7, 2025

Robert Rivers, Executive Director