

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MAY 13, 2025

PUBLIC HEARING: 1:30PM

**CITY COUNCIL CHAMBER
(CITY HALL – 1E07)**

THE CITY PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON TUESDAY, MAY 13, 2025, AT 1:30PM IN THE CITY COUNCIL CHAMBER (CITY HALL – 1E07) ON THE 2025 MANDATORY INCLUSIONARY ZONING MARKET ANALYSIS.

2025 MANDATORY INCLUSIONARY ZONING (MIZ) MARKET ANALYSIS PRELIMINARY PRESENTATION – HR&A Advisors, under supervision by the City Planning Commission, and in coordination with Safety and Permits and other partners, is working to deliver an analysis of the existing Mandatory Inclusionary Zoning (MIZ) policy as described in Article 28 of the CZO. On April 26, 2022, it was determined that a market feasibility analysis is needed to inform changes to the adopted MIZ map and to consider policy modifications based on the following:

- Zoning Districts
- Market Feasibility
- Neighborhoods
- Construction costs
- Other necessary variables

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. The study team will consider the previous feasibility analysis by HR & A Advisors in February 2019 to inform any changes and make recommendations accordingly.

The purpose of this preliminary presentation for the MIZ Market Analysis is for informational purposes only, and for the public to provide input that can inform the study.

THE CITY PLANNING COMMISSION WILL HEAR ALL INTERESTED PARTIES WHO WISH TO SPEAK ON THE MANDATORY INCLUSIONARY ZONING MARKET ANALYSIS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS ARE ENCOURAGED. THE CPC WILL FOLLOW THE PUBLIC HEARING RULES ESTABLISHED WITHIN ITS ADMINISTRATIVE RULES, POLICIES AND PROCEDURES. YOU MAY SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR BY EMAIL TO CPCINFO@NOLA.GOV. THE DEADLINE FOR WRITTEN COMMENTS FOR THIS INITIAL PUBLIC HEARING IS 5PM, MONDAY, MAY 5, 2025; HOWEVER, WRITTEN COMMENTS WILL CONTINUE TO BE ACCEPTED THROUGHOUT THE STUDY TIMEFRAME, AT LEAST THROUGH 5PM, MONDAY, JUNE 23, 2025.

April 23, 30, and May 7, 2025

Robert Rivers, Executive Director