

## MEETING AGENDA

### CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, NOVEMBER 11, 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. The Commission 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 October 28, 2025 meeting

#### Business

2. **Property Acquisition 003/25 – deferred from the October 28, 2025 meeting**  
The acquisitions of (a) 900 Elmira Ave., designated as the front portions of lots 19 & 20 in square 260 of the 5th Municipal District; (b) 909-15 Homer St., designated as the rear portions of lots 19 & 20 in square 260 of the 5th Municipal District; (c) 3617 Third St., designated as part of lot 15 in square 459 of the 4th Municipal District; (d) 3621 Third St., designated as lots B, C, E, & F in square 459 of the 4th Municipal District; and (e) 3623 Third St., designated as lot G in square 459 of the 4th Municipal District. To be acquired by the City of New Orleans from NORA as part of an exchange for 2021 Danneel St.
3. **Property Disposition 001/25 – deferred from the October 28, 2025 meeting**  
Reconsideration of the disposition of 2021 Danneel St., designated as lot A1 in square 293 of the 4th Municipal District, by the City of New Orleans. To be acquired by NORA as part of an exchange for five other properties further described in Property Acquisition 003-25. This disposition was previously considered as PD005-15.
4. **Zoning Docket 060/25**  
**Applicant(s):** Old Land Orleans, LLC  
**Request:** Conditional use to permit an outdoor storage yard in a GPD General Planned Development District  
**Property description:** Square 151, Lots 6, 7, 8, Woodland Heights, in the Third Municipal District, bounded by Old Gentilly Road, Almonaster Avenue, and Read Boulevard  
**Address(es):** 10760 Old Gentilly Road

5. **Zoning Docket 061/25**

**Applicant(s):** Park Place Shopping Center, LLC

**Request:** Amendment to Ordinance No. 28,097 MCS (Zoning Docket 032/19) for a conditional use to permit the operation of a previously constructed drive-through facility in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Property description:** An undesignated portion of ground on Square 617, in the Second Municipal District, bounded by City Park Avenue, North Anthony Street, North Bernadotte Street, Saint Louis Street, and Toulouse Street

**Address(es):** 512 City Park Avenue

6. **Zoning Docket 053/25 – request by applicant for reconsideration of denial**

**Applicant(s):** 5330 St Claude Investment, LLC

**Request:** Amendment to Ordinance No. 28,075 MCS (Zoning Docket 144/18), which established a conditional use to permit the retail sale of packaged alcoholic beverages, to permit a gas station in an HU-MU Historic Urban Neighborhood Mixed-Use District

**Property description:** Square 337, part of Lot 2 and Lots 3 through 12 or Lot 35, in the Third Municipal District, bounded by Saint Claude Avenue, Andry Street, Egania Street, Alice Court, and North Rampart Street

**Address(es):** 5330 Saint Claude Avenue

7. **2025 Mandatory Inclusionary Zoning (MIZ) Market Feasibility Analysis**

The City contracted with HR&A Advisors, Inc. (HR&A) at the beginning of the year to conduct a market analysis of the current MIZ policy, and to provide recommendations for any changes to the policy. This includes a review of the incentives and financial impacts of the MIZ requirements. The scope of the study also includes analysis of the conversion of vacant office spaces to residential uses within the Central Business District. HR&A Advisors will present the market analysis findings, and propose recommendations for both the existing MIZ policy, and the office to residential conversion study streams.

8. **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.