

MEETING AGENDA
CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, OCTOBER 14, 2025
1:30 PM

CITY HALL, 1300 PERDIDO STREET
8TH FLOOR CONFERENCE ROOM

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 September 23, 2025 meeting

Business

2. **Zoning Docket 045/25 – *deferred from the September 23, 2025 meeting***
Applicant(s): Eshel Properties, LLC
Request: Affordable Housing Planned Development in an HU-RD2 Historic Urban Two-Family Residential District
Property description: Square 439, Lots 3, 4, and S or 20-21, in the Fourth Municipal District, bounded by Washington Avenue, South Johnson Street, South Prieur Street, and Toledano Street
Address(es): 3308 Washington Avenue
3. **Zoning Docket 049/25 – *deferred from the September 9, 2025 meeting***
Applicant(s): City Council Motion No. M-25-380
Request: Amendment to the text of Articles 1, 2, 3, 4, 19, and 26 of the Comprehensive Zoning Ordinance in order to streamline administrative processes, clarify unclear provisions, codify evolving practices, and consider the amendments included in Exhibit A, attached to City Council Motion No. M-25-280
4. **Zoning Docket 050/25 – *deferred from the September 23, 2025 meeting***
Applicant(s): City Council Motion No. M-25-396
Request: Text amendment to Article 18 of the Comprehensive Zoning Ordinance to create an overlay district to be named the Fairgrounds Overlay District, which shall encompass the area upon which the Fair Grounds Race Course & Slots currently sites, generally bounded by Gentilly Boulevard, Belfort Street/Avenue, Trafalgar Street, Desaix

Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, to prohibit all uses except fairgrounds and racetracks and to require that fairgrounds and racetracks be conditional uses with this overlay. As part of this zoning docket, the City Planning Commission is directed to review prior conditional uses granted on the site as well as custom and best practices to devise use standards for fairgrounds and racetracks which set forth allowable accessory uses.

5. **Zoning Docket 055/25**

Applicant(s): Orleans Parish School Board

Request: Conditional use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 12, Lots 1 through 7, A, B, C, and D, in the Sixth Municipal District, bounded by Annunciation Street, Arabella Street, Nashville Avenue, and Laurel Street

Address(es): 5703 Annunciation Street and 401 Nashville Avenue

6. **Zoning Docket 056/25**

Applicant(s): Almonaster Investments, LLC

Request: Conditional use to permit a gas station in a C-1 General Commercial District

Property description: The entirety of Square 873 in the Third Municipal District, bounded by Almonaster Avenue, Port Street, North Prieur Street, and North Roman Street

Address(es): 1841 Almonaster Avenue

7. **Zoning Docket 057/25**

Applicant(s): El Cortez Foods, LLC

Request: Conditional use to permit the expansion of a gas station in an HU-B1 Historic Urban Neighborhood Business District

Property description: Square 460, Plot A, in the Second Municipal District, bounded by Orleans Avenue, Moss Street, Saint Peter Street, and Hagan Street

Address(es): 3340 Orleans Avenue

8. **Property Acquisition 003/25**

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.

9. **Property Disposition 001/25**

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.

10. **Canal Street Study: Progress Report and Analysis of Current Issues**

The City Planning Commission is directed to conduct a public hearing and (1) compile and summarize previous studies executed as well as any advisory reports on the improvement of Canal Street between Claiborne Avenue and the Mississippi River to determine trends and key recommendations/findings, (2) highlight any recommendations from the 2018 City Planning Commission *Canal Street Study* that have been adopted or implemented to date including any works in progress, and (3) analyze and update new aspects of such, including, but not limited to:

- a. identifying key recommendations as well as any barriers that have prevented recommendations from being implemented;
- b. Identifying gaps in knowledge, resources, and considerations relevant to restoring Canal Street as a key destination in the City and that address any quality of life issues;
- c. Identifying opportunity sites for commercial or residential use, strategies to spur upper floor occupancy, as well as any key recommendations regarding retail attractions to the Canal Street corridor;
- d. Explore placemaking opportunities encouraging walkability, multi-modal forms of transportation, consistent landscaping, lighting, seating, and wayfinding that preserves historic architecture and character;
- e. Study transportation considerations including pedestrian safety, bicycling, bus and street car lines, and transit centers;
- f. Provide recommendations for regulatory or policy initiatives – including to the City Code, building code, state legislation, and the Comprehensive Zoning Ordinance – that could be implemented to best accomplish and implement key recommendations; and
- g. Identify strategies for revitalization of major corridors in other cities that could be utilized for Canal Street.

11. **Consideration of the proposed 2026 regular meeting schedule**

12. **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.