

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, SEPTEMBER 23, 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 September 23, 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.

Zoning Docket 050/25

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.

Zoning Docket 051/25

Applicant(s): City Council Motion No. M-25-400

Request: Amendment to Ordinance No. 30,208 MCS (Zoning Docket 80/24), which established a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, to amend proviso six to allow for additional flexibility to meet the parking requirement and to consider any waivers that are necessary to achieve this goal.

Property description: Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Avenue, and La Salle Street/Simon Bolivar Avenue

Address(es): 2300-2308 South Liberty Street, 2224-2226 Philip Street, and 2229-2237 First Street

Zoning Docket 052/25

Applicant(s): Victor R. Farrugia

Request: Conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property Description: Square 189, Lots 1 or A, 2 or B or P, 3, and 4, in the First Municipal District, bounded by Prytania Street, Erato Street, Camp Street, and Thalia Street

Address(es): 1300-1316 Prytania Street

Zoning Docket 053/25

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, Eganina Street, Alice Court, and North Rampart Street

Address(es): 5330 Saint Claude Avenue

Zoning Docket 054/25

Applicant(s): Tullis Investments, LLC

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

Property description: Lot 20-A1, Section 20, Tall Timbers, in the Fifth Municipal District, bounded by Woodland Drive, Tullis Drive, and Woodland Highway

Address(es): 4500 Woodland Drive

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, September 15.

September 3, 10, and 17, 2025

Robert Rivers, Executive Director