

MEETING AGENDA
CITY PLANNING COMMISSION REGULAR MEETING
TUESDAY, SEPTEMBER 9, 2025
3:00 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 on September 9, 2025 at 3:00 pm. The public hearing 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 August 26, 2025 meeting

Business

2. **Zoning Docket 045/25**
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 046/25**
Applicant(s): R & S Auto Service, Inc.
Request: Conditional use to permit the retail sale of packaged alcoholic beverages in an HU-MU Historic Urban Neighborhood Mixed-Use District
Property Description: Square 458, Lot A, in the Second Municipal District, bounded by Hagan Street, Moss Street, and Toulouse Street
Address(es): 501-519 Hagan Street
4. **Zoning Docket 047/25**
Applicant(s): 530 Powder, LLC
Request: Conditional use to permit a reception facility with outdoor live entertainment (secondary use) in an HU-MU Historic Urban Neighborhood Mixed-Use District
Property Description: Square 86, Lots 20 through 23, in the Fifth Municipal District, bounded by Powder Street, Alix Street, Bouny Street, and Eliza Street

Address(es): 530 Powder Street

5. Zoning Docket 048/25

Applicant(s): City Council Motion No. M-25-358

Request: Amendment to the text of Article 7 of the Comprehensive Zoning Ordinance as follows:

- Add “Dwelling, Established Single-Family” as a permitted use under Section 7.2.A Permitted and Conditional Uses
- Add “Home Based Child Care, Small” as a permitted use under Section 7.2.A Permitted and Conditional Uses.

6. Zoning Docket 049/25

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

7. 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.