

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, SEPTEMBER 9, 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 9, 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 Tuesday that is 7 days before the meeting date.

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

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

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

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.

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

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 Tuesday, September 2.

August 20, 27, and September 3, 2025

Robert Rivers, Executive Director