CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, DECEMBER 8, 2026, 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. 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 117/26
Applicant(s): Eden Chubb and AnnCaroline Chubb
Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District
Property description: Square 277, Lot B, in the Second Municipal District, bounded by Iberville Street, North Miro Stret, Bienville Street, and North Galvez Street
Address(es): 2231-2235 Iberville Street and 206 North Miro Street

Zoning Docket 118/26
Applicant(s): Richard Cahn
Request: Conditional use to permit a standard restaurant in the HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overly District
Property description: Square 135, Lots 1 and 3, in the Fourth Municipal District, bounded by Magazine Street, Josephine Street, Constance Street and Jackson Avenue
Address(es): 2126 Magazine Street

Zoning Docket 119/26
Applicant(s): Pommard, LLC
Request: Conditional use to permit commercial short-term rentals in an HMC-1 Historic Marigny/Tremé/Bywater Commercial District and the Transient Lodging Interim Zoning District
Property description: Square 248, Lots 6 and 7, in the Third Municipal District, bounded Burgundy, Piety, Desire, and Dauphine Streets
Address(es): 3308-3310 Burgundy Street and 835-841 Piety Street

Zoning Docket 120/26
Applicant(s): Steven Goulet and Diane Goulet
Request: Zoning change from an HU-RD1 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a conditional use to permit a cultural facility and a reception facility

Property description: Square 761, Lot H, in the Third Municipal District, bounded by Esplanade Avenue, North Derbigny Street, North Roman Street, and Kerlerec Street
Address(es): 1707 Esplanade Avenue

Zoning Docket 121/26
Applicant(s): City Council Motion M-26-432
Request: Amendment to the text of the Comprehensive Zoning Ordinance based on recommendations from the HR&A Advisors, Inc. and Studio Kiro report, as presented at the November 11, 2025 City Planning Commission meeting, as follows:

- Amend Articles 9, 10, 11, 12, 13, 14, 15, and 17 to reflect the study's recommended 5% unit set aside at 80% AMI levels in all inclusionary zoning subdistricts, including the "Core," "Strong," and "Transitional" as outlined on the official zoning map.
- Amend Article 26, Section 26.6 Definitions to align the term "Affordable Housing Development' with the proposed changes.
- Amend Article 28, Section 28.3.1 Affordable Housing Rental Development Use Standards and Guidelines, to align affordable housing set asides and area median income levels with the recommendations in the report.
- Amend Article 25, Section 28.5.1 Affordable Rental Housing Development Density Bonus to consider providing an up to fifty percent (50%) minimum area per dwelling unit reduction.
- Amend Article 28, Section 28.7 Parking Reductions to align the eligible parking reductions with the report's recommendations.

Zoning Docket 122/26
Applicant(s): 2834 LaSalle, LLC
Request: Amendment to the text of Article 18, Section 18.19 of the Comprehensive Zoning Ordinance to classify "recording studio" as a permitted use within the La Salle Street Overlay District

Zoning Docket 123/26
Applicant(s): City Council Motion M-26-438
Request: Amendment to the text of the Comprehensive Zoning Ordinance to incorporate recommendations from the Land Use Barriers Study.

Zoning Docket 124/26
Applicant(s): City Council Motion M-26-441
Request: Amendment to the text of the Comprehensive Zoning Ordinance to incorporate recommendations from the 2025 Canal Street Progress Report.

Zoning Docket 125/26
Applicant(s): 4112 Magazine, LLC
Request: Conditional Use to permit a commercial use (retail store) over 5,000 square feet in floor area in an HU-B1 Historic Urban Neighborhood Business District
Property description: Square 205, Lot 15 and part of Lot 15, in the Sixth Municipal District, bounded by Magazine Street, Marengo Street, Milan Street, and Constance Street
Address(es): 4112 Magazine Street

Zoning Docket 126/26
Applicant(s): Son of a Saint
Request: Conditional use to permit a community center in an HU-RD2 Historic Urban Two-Family Residential District
Property description: Square 354**,** Lot A, in the Second Municipal District, bounded by Saint Philip Street, North White Street, Belle Chasse Street, Ursulines Avenue, and North Broad Street
Address(es): 2751-2753 Saint Philip Street

Zoning Docket 127/26
Applicant(s): The Waldorf Parents Association
Request: Zoning change from an HU-RD1 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a Planned Development to enable the adaptive reuse of an existing institutional structure
Property description: Square 505, Lot 4-A, in the Sixth Municipal District, bounded by Peniston Street, Danneel Street, General Taylor Street, and South Saratoga Street
Address(es): 2010 Peniston Street

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, November 30.

November 18, November 25, and December 2, 2026

Robert Rivers, Executive Director