

Planning Advisory Committee

September 17, 2025

Meeting Minutes

Members Present:

Chair – Rachael Berg

City Planning Commission – Cameron Boissiere

The Department of Real Estate and Records – Ashley Spangenberg

Parks and Parkways – Lillian Haggerty

Department of Safety and Permits – Todd Breckman

Department Public Works – Louis Haywood

Sewage and Waterboard – LaJoyce Steib

Historic District Landmarks Commission – Tracy St. Julien and Michael Firicano

The City Planning Commission chair called the meeting to order by describing the function of the PAC, to consider the technical merits of projects in order to inform the City Planning Commission's decision.

Item #1 – Minutes from the March 19, 2025, PAC meeting

The minutes from the March 2025, PAC meeting were considered for adoption. The representative from the Department of Public Works made a motion to accept the minutes from the March 19, 2025, PAC meeting. The motion was seconded by the Department of Safety and Permits and unanimously adopted.

Item number 2 – Consideration of Subdivision 044-25

A representative from the City Planning Commission explained the requested subdivision is located in New Orleans East in an S-RS Suburban Single-Family Residential District. The proposal includes 17 new lots of record slated for single-family development. The new subdivision involves the creation of a street that connects to Dwyer Road and ends in a stub street where the adjacent lot begins, which is a vacant parcel that the applicant also owns.

The applicant explained that the original intention for the lot was to construct a community center to support the neighboring place of worship; however, because the church independently constructed a community center, the applicant revised the proposal to develop the property for residential use. The applicant further stated that the new lots are intended for family members rather than for private sale. During discussion, the representative from the Department of Public Works (DPW) noted that the subdivision may terminate in a "T" street, but civil drawings must be submitted for review to confirm compliance with applicable code and development regulations. The representative from Parks and Parkways advised that tree plantings will be required along the interior street. A motion of no objection was offered by the HDLC representative, subject to further review by DPW, Parks and Parkways, and the City Planning Commission, and was seconded by the DPW representative.

Item number 3 – Consideration of Property Acquisition 003/25

The representative from the City Planning Commission explained the property acquisition in question is part of a property swap with the 4th item, Property Disposition 001-25. The two items were discussed simultaneously.

The property swap would result in the New Orleans Redevelopment Authority (NORA) obtaining one property from the City of New Orleans – 2021 Daneel Steet – in exchange for five properties from NORA – 900 Elmira St., 909-915 Homer St. and 3617-3623 Third Street. The two properties in Algiers Point, 900 Elmira St. and 909-915 Homer St. are slated for use as a community park and managed/maintained by the New Orleans Recreation Department (NORD). Two of the properties located in Central City, 3621 and 3623 Third Street, will be stormwater management projects. The third property in Central City, 3617 Third St. will remain vacant and maintained by the Department of Parks and Parkways.

The Representative from the Office of Community Assets and Investments went into further detail regarding the history and impetus for this property exchange. The Algiers Point community has been vying for a community park for several years at 900 Elmira and 909-915 Homer St., but NORA doesn't have the proper insurance to create or maintain it.

The Committee did not have further questions about the property acquisition. The representative from the Historic District Landmarks Commission made a motion to approve the property acquisition subject to further review from the City Planning Commission and the Historic District Landmarks Commission. The Department of Safety and Permits seconded the Motion which was adopted unanimously.

Item number 4 – Consideration of Property Disposition 001-25

The representative from the City Planning Commission stated this disposition was part of a property swap with Item number 3, Property Acquisition 003-25. The City is requesting to dispose of 2021 Danneel Street, a property that was considered for disposal in 2015 (Property Disposition 005-15) but never completed the process. This site was historically used as a park but has since become undermaintained and locked off from public use. The site has a deed restriction limiting the property's use to a park; however, there is no slated immediate use for this site if NORA takes ownership.

The committee did not have questions regarding the property disposition. The Historic District Landmarks Commission made a motion to approve the property disposition subject to further review from the City Planning Commission. The Department of Safety and Permits seconded the motion which was unanimously adopted.