

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, JULY 14, 2026

1:30 PM

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 Commission 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 June 9 and June 23, 2026 meetings

Business

2. **Zoning Docket 059/26 – *deferred from the June 9, 2026 meeting***
Applicant(s): Three GSI, LLC
Request: Conditional Use to permit a Commercial Short Term Rental in an HU-MU Historic Urban Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Square 425, Lots 15 and 16, in the Sixth Municipal District, bounded by Louisiana Avenue, Carondelet Street, Toledano Street and Saint Charles Avenue
Address(es): 1622 Toledano Street
3. **Zoning Docket 066/26 – *deferred from the June 23, 2026 meeting***
Applicant(s): Beau Land Co, LLC
Request: Conditional Use to permit a Commercial Short Term Rental in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and the Transient Lodging Interim Zoning District
Property description: Square 377, Lot D, in the Third Municipal District, bounded by Joseph Guillaume Place, Pauger Street, North Rampart Street, and Saint Anthony Street
Address(es): 1822 Joseph Guillaume Place
4. **Zoning Docket 067/26**
Applicant(s): Mid-City Redevelopment, LLC
Request: Conditional use to permit a car wash in an MU-1 Medium Intensity Mixed-Used District and EC Enhancement Corridor Design Overlay District
Property description: Square 762, Lots 11, 12, 13, 14, 18, 19, 20, 21-A, 22-A, 23-B, 23, 24, 25, 26, 27, and 28, in the First Municipal District, bounded by Tulane Avenue, South Pierce Street, Ulloa Street, and South Carrollton Avenue
Address(es): 4118-4126 South Carrollton Avenue, 4036-4052 Ulloa Street, 4041-4051 Tulane Avenue

5. **Zoning Docket 068/26**
Applicant: BD OZ CBD NOLA, LLC
Request: Conditional Use to permit a hotel in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Square 234, Lots B and L, in the First Municipal District, bounded by Baronne, Girod, Carondelet and Julia Streets
Address(es): 727 Carondelet Street
6. **Zoning Docket 069/26**
Applicant(s): 750 Carondelet Investors, LLC
Request: Conditional use to permit an indoor amusement facility in a CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District
Property description: Square 218, Lot A-1, in the First Municipal District, bounded by Julia Street, Carondelet Street, Saint Charles Avenue and Girod Street
Address(es): 750 Carondelet Street
7. **Zoning Docket 070/26**
Applicant(s): Nitetrippers, LLC
Request: Text Amendment to amend Article 26, Section 26.6 and Article 20, Section 20.3.JJ to allow secondary live entertainment with service and sale of alcoholic beverages for on site consumption at a recording studio, only if approved via conditional use.
8. **Zoning Docket 071/26**
Applicant(s): Nitetrippers, LLC
Request: Conditional use to permit secondary live entertainment with service and sale of alcoholic beverages for on site consumption at a recording studio, in an HU-MU Historic Urban Neighborhood Mixed-Use District
Property description: Square 44, Lot 4, in the Fourth Municipal District, bounded by Jackson Avenue, Phillip Street, Rousseau Street and Saint Thomas Street.
Address(es): 514 Jackson Avenue
9. **Zoning Docket 072/26**
Applicant(s): City Council Motion No. M-26-177
Request: Amendment to the text of Article 5 of the Comprehensive Zoning Ordinance to allow the development of new structures as part of the adaptive reuse of an existing industrial, commercial, or institutional structure within a planned development.
10. **Zoning Docket 073/26**
Applicant(s): Franciscan Poor Clares
Request: Planned Development to permit the adaptive reuse of a monastery into multi-family dwellings in an HU-RD2 District and the CPC Character Preservation Corridor Design Overlay District
Property description: Square 27, Lot 1, in the Sixth Municipal District, bounded by Magazine Street, Henri Clay Avenue, Constance Street and Calhoun Street
Address(es): 720 Henry Clay Avenue

11. **Subdivision Docket 067/26**

Applicant(s): Earnest N. Morial Convention Center and City of New Orleans

Request: Square 12-A, Square 24-A, Square 25, Square 26, and a portion of John Churchill Chase Street in Lot P in Square 26-A and Lot H in Square 25

Property description: First Municipal District and bounded by Convention Center Boulevard,, Gaiennie Street, South Peters Street, and Andrew Higgins Drive

Address(es): 1101 Convention Center Boulevard, 350 John Churchill Chase Street, 1000 South Peter Street

12. **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.