

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JULY 14, 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 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

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

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

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.

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

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.

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

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, July 6.

June 24, July 1, and July 8, 2026

Robert Rivers, Executive Director