

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, JUNE 9, 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 058/26

Applicant(s): Allison & Glenn, Inc.

Request: Conditional use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District

Property description: Square 464, Lots 15 and 16, in the Seventh Municipal District, bounded by Earhart Boulevard, Short Street, Fern Street, and Oleander Street

Address(es): 7979 Earhart Street and 3127 Short Street

Zoning Docket 059/26

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

Zoning Docket 060/26

Applicant(s): Pou Properties, LLC

Request: Conditional Use to permit a standard restaurant in the HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District.

Property description: Square 153, Lot A, in the Fourth Municipal District, bounded by Sixth, Seventh, Camp and Magazine Streets

Address(es): 2901 Magazine Street

Zoning Docket 061/26

Applicant(s): Ignatius J. Morales, Jr.

Request: Conditional use to permit a neighborhood commercial establishment in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 17, Lot 21A, in the Sixth Municipal District, bounded by Camp, Audubon, Magazine and Broadway Streets

Address(es): 139 Broadway Street

Zoning Docket 062/26

Applicant(s): James Beard

Request: Zoning Change from an HU-RS Historic Urban Single-Family Residential District to an HU-RD2 Historic Urban Two-Family Residential District

Property Description: Square 1981, Lot V, in the Third Municipal District, bounded by Treasure, Deers, Benefit and Eads Streets

Address(es): 2657-2659 Treasure Street

Zoning Docket 063/26

Applicant(s): Wells One Investments, LLC

Request: Conditional use to permit a bed-and-breakfast (accessory) in an HU-MU Historic Urban Mixed-Use District and the Transient Lodging Interim Zoning District

Property Description: Square 211, Lot A, in the First Municipal District, bounded by Carondelet Street, Thalia Street, Saint Charles Avenue and Martin Luther King Jr. Boulevard

Address(es): 1428 Carondelet 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, June 1.

May 20, May 27, and June 3, 2026

Robert Rivers, Executive Director