

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MARCH 10, 2026

1:30 PM

**CITY HALL, 1300 PERDIDO STREET
CITY COUNCIL CHAMBER, ROOM 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 February 24, 2026 meeting

Business

2. **Zoning Docket 014/26 - *deferred from the February 24 meeting***
Applicant: 2400 Napoleon Avenue, LLC
Request: Amendment to Ordinance No. 29,359 MCS (Zoning Docket 084/22, which granted a conditional use to permit a reception facility over 10,000 square feet in an HU-MU Historic Urban Neighborhood Mixed-Use District) to permit a Planned Development authorizing a Live Performance Venue
Property description: Square 584, Lot 1A-3, in the Sixth Municipal District, bounded by La Salle Street, Freret Street, Jena Street, and Napoleon Avenue
Address(es): 2400 Napoleon Avenue
3. **Zoning Docket 020/26**
Applicant(s): City Council Motion No. M-26-8
Request: Text amendment to:
 - Amend Article 10 of the Comprehensive Zoning Ordinance to reclassify Adult Live Performance Venue from a permitted use to a conditional or prohibited use in the VCE Vieux Carré Entertainment District
 - Amend Article 25 of the Comprehensive Zoning Ordinance to add the following subsection to Section 25.3:
"25.3.H RELOCATION OF NONCONFORMING ADULT LIVE PERFORMANCE VENUES IN THE VCE DISTRICT
A legal nonconforming Adult Live Performance Venue may be relocated to a new lot within the VCE Vieux Carré Entertainment District, provided it meets all of the following criteria:
 - a. The square footage of the new location is less than or equal to the square footage of the prior location, as measured by the gross floor area dedicated to the Adult

Live Performance Venue use.

b. The person obtaining the new Adult Live Performance Venue occupational license must be the same person surrendering the Adult Live Performance Venue license at the prior location, in accordance with Section 30-2 of the Code of Ordinances.

c. Upon relocation, the nonconforming status shall transfer to the new location, but the prior location shall lose its nonconforming status and may not resume the use without full compliance with current zoning regulations.

d. If the use is discontinued or abandoned for a continuous period of 180 days at either the prior or new location, the nonconforming status is lost in accordance with Section 25.3.C."

4. **Zoning Docket 021/26**

Applicant(s): La Marie, LLC

Request: Conditional use to permit a commercial short term rental in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District

Property description: Square 154, Lot 3, in the Fifth Municipal District, bounded by Brooklyn Avenue, Homer Street, Newton Street, and Teche Street

Address(es): 926-928 Brooklyn Avenue

5. **Zoning Docket 022/26**

Applicant(s): James T. Cali and Aimee C. Cali

Request: Conditional use permit a commercial short term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District

Property description: Boathouse #84, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain

Address(es): 8112 Breakwater Drive

6. **Zoning Docket 023/26**

Applicant(s): James T. Cali and Aimee C. Cali

Request: Conditional use permit a commercial short term rental in an S-LM Lake Area Marina District and the Transient Lodging Interim Zoning District

Property description: Boathouse #85, whose dimensions are 25 feet fronting on Breakwater Drive, and 25 feet fronting on the water and 80 feet in length from the street-side boundary, within the Municipal Yacht Harbor Marina of Lake Pontchartrain

Address(es): 8114 Breakwater Drive

7. **Zoning Docket 024/26**

Applicant(s): Ernest N. Morial New Orleans Exhibition Hall Authority

Request: Text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district called the Convention Center Hotel Overlay District affecting the area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park. The overlay district would create new regulations affecting the permitted land uses, allowable building heights, floor area ration (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements.

8. **Zoning Docket 025/26**
Applicant(s): Rouse Land Company
Request: Text amendment to amend Article 24 of the Comprehensive Zoning Ordinance to create permissions, size restrictions, and other regulations for detached signage that extends over driveways or other entry/exit points to a site in zoning districts, including the MU-1 Medium Intensity Mixed-Use District

9. **Zoning Docket 026/26**
Applicant(s): 420 Julia Property Holder, LLC
Request: Conditional use permit a social club in CBD-6 Urban Core Neighborhood Intensity Mixed-Use District
Property description: Square 123, Lot SE, in the First Municipal District, bounded by Constance Street, Julia Street, Saint Joseph Street, and Tchoupitoulas Street
Address(es): 420 Julia Street

10. **Zoning Docket 027/26**
Applicant(s): 1039 Constance, LLC
Request: Conditional use permit a hotel in CBD-3 Cultural Arts District and the Transient Lodging Interim Zoning District
Property description: Square 137, Lot C, in the First Municipal District, bounded by Constance Street, Poeyfarre Street, John Churchill Chase Street, and Magazine Street
Address(es): 1039 Constance Street

11. **Zoning Docket 028/26**
Applicant(s): 521 St. Joseph, LLC
Request: Conditional use permit a hotel in CBD-6 Urban Core Neighborhood Intensity Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Square 161, Lot 6, in the First Municipal District, bounded by Saint Joseph Street, Camp Street, Julia Street, and Magazine Street
Address(es): 521 Saint Joseph Street

12. **Zoning Docket 029/26**
Applicant(s): 527 St Joseph, LLC
Request: Conditional use permit a hotel in CBD-5 Urban Core Neighborhood Intensity Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Square 161, Lots 1 and 2, in the First Municipal District, bounded by Saint Joseph Street, Camp Street, Julia Street, and Magazine Street
Address(es): 527 Saint Joseph Street

13. **Subdivision Docket 009/26**
Applicant(s): Housing Authority of New Orleans
Request: Resubdivision of Lot 1-A in Square 535 and Lot 1-A in Square 540 into Lot 1-A-1 in Square 535 and Lot 1-A-1 in Square 540
Property Description: First Municipal District and bounded by Earhart Boulevard, South Galvez Street, Clio Street, and South Tonti Street
Address(es): 3400 and 3500 Earhart Boulevard

14. **Subdivision Docket 018/26**
Applicant(s): Agustin Garcia Caballero Munge
Request: Resubdivision of Lots 29A and 31 into Lots 29B and 31A
Property Description: The Arbors Subdivision, Fifth Municipal District and bounded by Arbor Lane, River Road, Jack Wyman Road, and Red Bay Place
Address(es): 32-38 Arbor Lane

15. **Cannabis, Tobacco and Nicotine Study**
The City Planning Commission is directed to conduct a study on retail establishments that sell cannabis, tobacco and nicotine products and to provide recommendations regarding updated regulation of these uses, including but not limited to the definition of the new uses, use standards, signage regulations, and density restrictions, as applicable.

16. **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.