

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MARCH 10, 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 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."

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

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

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

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.

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

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

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

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

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

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, March 2.

February 18, February 25, and March 4, 2026

Robert Rivers, Executive Director