

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

**TUESDAY, MARCH 24, 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 March 10, 2026 meeting

Business

2. **Zoning Docket 030/26**
Applicant(s): Octavia-Laurel, LLC
Request: Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1A Historic Urban Neighborhood Business District and conditional use to permit a standard restaurant in the HU-B1A Use Restriction Overlay District
Property description: Square 187, Lots 1, 2, and 3, in the Sixth Municipal District, bounded by Octavia Street, Laurel Street, Constance Street, and Jefferson Avenue
Address(es): 5433 Laurel Street and 509-515 Octavia Street
3. **Zoning Docket 031/26**
Applicant(s): Joseph H. Babington et al.
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 24, Lot 2, in the Fourth Municipal District, bounded by Third Street, Tchoupitoulas Street, Rousseau Street, and Fourth Street
Address(es): 424-428 Third Street
4. **Zoning Docket 032/26**
Applicant(s): Orleans Parish School Board
Request: Zoning change from an MU-1 Medium Intensity Mixed-Use District and an S-RD Suburban Two-Family Residential District to an OS-R Regional Open Space District and a conditional use to permit a stadium
Property description: Lot Y on an undesignated square in the Third Municipal District, bounded by Almonaster Avenue, Higgins Boulevard, Metropolitan Street, and Saint Ferdinand Street
Address(es): 4290 Almonaster Avenue and 3059 Higgins Boulevard

5. **Zoning Docket 033/26**
Applicant(s): Gabrielle Nguyen
Request: Conditional use to permit a single-family residence in a GPD General Planned Development District
Property description: Square 128, Lots 20 through 23 and 32 through 25 (proposed Lot 21A), Orleans Tract, in the Fifth Municipal District, bounded by Van Buren Street, Jackson Street, Woodland Highway, and Maumas Avenue
Address(es): 3803-3909 Van Buren Street. The lots are identified as 16634 Van Buren Street and 63304 Jackson Street by the Assessor

6. **Zoning Docket 034/26**
Applicant(s): City Council Motion No. M-26-53
Request: Text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district called the Behrman Mixed-Use Integrity Overlay District, the intent of which is to ensure that any multi-family developments proposed within the S-MU Suburban Neighborhood Mixed-Use District and the MU-1 Medium Intensity Mixed-Use District bounded by Wall Boulevard, Holiday Drive, and General De Gaulle Drive contain non-residential uses which align with the mixed-use goal of those districts.

7. **Zoning Docket 035/26**
Applicant(s): City Council Motion No. M-26-54
Request: Text amendment to amend Article 19 of the Comprehensive Zoning Ordinance to create an interim zoning district called the Behrman Mixed-Use Integrity Interim Zoning District, the intent of which is to temporarily prohibit the use of multi-family dwellings within the S-MU Suburban Neighborhood Mixed-Use District and the MU-1 Medium Intensity Mixed-Use District, bounded by Wall Boulevard, Holiday Drive, and General De Gaulle Drive, that do not incorporate non-residential uses occupying at least 50% of the ground-floor area until the CPC has considered the implementation of an overlay zoning district that ensures any proposed developments within the affected area align with the mixed-use goal of those districts.

8. **Zoning Docket 036/26**
Applicant(s): City Council Motion No. M-26-62
Request: Text amendment to the Comprehensive Zoning Ordinance to define “data centers” and any related uses, to consider whether these uses should be permitted or conditional in any zoning district or overlay, and to implement appropriate use and design standards for these uses if applicable, including but not limited to density requirements, soundproofing and safety measures, and any other regulation necessary to preserve the quality of life of nearby residents, businesses and institutions.

9. **Zoning Docket 037/26**
Applicant(s): City Council Motion No. M-26-63
Request: Text amendment to amend Article 19 of the Comprehensive Zoning Ordinance to create an interim zoning district called the Data Center Interim Zoning District, for the purpose of prohibiting the issuance of any occupational licenses or otherwise permit the operation of data centers.

10. **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.