

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, MAY 26, 2026

1:30 PM

**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 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 May 12, 2026 meeting

Business

2. **Zoning Docket 042/26 – deferred from the April 28, 2026 meeting**
Applicant(s): Council Motion No.M-26-93
Request: Text Amendment to the Comprehensive Zoning Ordinance to amend the definition of “dwelling, small multi-family affordable” in Section 26.6 to include not only affordable housing units offered for rental but also dwellings offered as permanently affordable, for-sale housing by not-for-profit community land trusts offering long-term ground leases respective of owners and lessors, and consider related additional amendments to set reasonable requirements for this use, including but not limited to amendments to the use standards contained in Section 20.3.SSS and the use tables throughout the CZO.
3. **Zoning Docket 047/26 – deferred from the May 12, 2026 meeting**
Applicant(s): City Council Motion No. M-26-104
Request: Text amendment to Article 24, Section 24.14.B.2d of the Comprehensive Zoning Ordinance to exempt the existing billboard located at 100 Poydras Street from the list of prohibited locations for billboards
4. **Zoning Docket 053/26**
Applicant(s): Bearchild Company, LLC
Request: Conditional use to permit a commercial short term rental in a C-2 Auto-Oriented Commercial District and the Transient Lodging Interim Zoning District
Property description: Square 359, Lot C, in the First Municipal District, bounded by Reverend John Raphael Jr. Way, Clio Street, Earhart Boulevard, and Freret Street
Address(es): 1131-1133 Reverend John Raphael Jr. Way

5. **Zoning Docket 054/26**
Applicant(s): WDG, LLC
Request: Conditional Use to allow a commercial use (office) over 5,000 square feet in floor area in an S-LB2 Lake Area Neighborhood Business District
Property description: Square 22, Lots 11 through 13, Homedale Park Annex, in the Second Municipal District, bounded by Canal Street, Greenwood Street, Vicksburg Street, and Weiblen Street
Address(es): 5325 Canal Boulevard

6. **Zoning Docket 055/26**
Applicant(s): Gabrielle Riles
Request: Zoning change from an HU-B1 Historic Urban Neighborhood Business District to a HU-MU Neighborhood Mixed-Use District and a conditional use to permit a reception facility
Property description: Square 766, Lot 1, in the Third Municipal District, bounded by Saint Bernard Avenue, North Derbigny Street, London Avenue, New Orleans Street, and North Roman Street
Address(es): 1701 Saint Benard Avenue

7. **Zoning Docket 056/26**
Applicant(s): Tony Montgomery and Nicolette Montgomery
Request: Conditional use to permit a commercial short term rental in a CBD-2 Historic Commercial and Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Square 130, Lots 14 and 15, in the First Municipal District, bounded by Natchez Street, Magazine Street, Poydras Street, and Tchoupitoulas Street
Address(es): 422 Natchez Street

8. **Zoning Docket 057/26**
Applicant(s): MMJSS Holdings, LLC
Request: Amendment to the text of Section 24.13.G.3.d *Retail Facilities in the VCS and VCS-1 Districts* to alter the signage regulations for retail centers owned or controlled by a single entity, not anchored by a major department store, unified by a specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area devoted primarily to diverse retail, food, and entertainment facilities.

9. **Subdivision Docket 039/26**
Applicant(s): 6600 Old Gentilly Road, LLC
Request: Resubdivision of Lot Y and portions of Lots A, B, C, and D, and Parcel 15-2 into Lot Y-1
Property Description: Sections 39 and 40, Township 12 South, Range 12 East, Southeastern Land District East of Mississippi River, Third Municipal District, bounded by Old Gentilly Road, the L&N railroad right-of-way, and Jourdan Road
Address(es): 6600 Old Gentilly Road

10. **Subdivision Docket 047/26**
Applicant(s): Robert Haley and Shelly Haley
Request: Resubdivision of Lots 28 and 29 into Lot 29-A
Property Description: Chef Menteur Subdivision, Third Municipal District and bounded by Chef Menteur Highway, the northern boundary of the Chef Menteur Subdivision, the Marques Canal, and the southern boundary of the Chef Menteur Subdivision

Address(es): 21740-21750 Chef Menteur Highway

11. **Subdivision Docket 048/26**

Applicant(s): Algiers Development District

Request: Resubdivision of Lot 1 into Lots 2 and 3

Property Description: Square 517, Federal City, Fifth Municipal District and bounded by Raphael Semmes Street, Hunley Street, Constitution Street, Savage Street, and Guadalcanal Street

Address(es): 755 Raphael Semmes Street

12. **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.