

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MAY 26, 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 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

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

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

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

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.

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, May 18.

May 6, May 13, and May 20, 2026

Robert Rivers, Executive Director