

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, OCTOBER 13, 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 091/26

Applicant(s): West Rigolets Lighthouse, LLC

Request: Zoning Change from an NA Natural Area District to an M-MU Maritime Mixed-Use District and conditional uses to permit commercial short term rentals and a cultural facility

Property description: Square 227, Lot X, in the Third Municipal District, bounded by Chef Menteur Highway, Hospital Road, and Lake Pontchartrain.

Address(es): 27501 Chef Menteur Highway

Zoning Docket 099/26

Applicant(s): Gardens on the Corner, LLC

Request: Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 191, Lot A or Part of Lots 17 and 18, in the First Municipal District, bounded by Melpomene Street, Prytania Street, Thalia Street, and Saint Charles Avenue

Address(es): 1431-1435 Prytania Street and 1513 Melpomene Street

Zoning Docket 100/26

Applicant(s): City Council Motion No. M-26-284

Request: Amendment to the text of the Comprehensive Zoning Ordinance regarding fence and wall regulations to add the neighborhoods of Lake Terrace and Lake Oaks to Section 21.6.N.2.a and to delete Section 21.6.N.4.

Zoning Docket 101/26

Applicant(s): Sivuri Investments, LLC

Request: Conditional use to permit a bar in an HU-MU Historic Urban Neighborhood Mixed-Use District

Property description: Square 579, Lot B, in the Sixth Municipal District, bounded by Freret Street, Robert Street, Soniat Street, and LaSalle Street

Address(es): 5010 Freret Street

Zoning Docket 102/26

Applicant(s): Bauer & Company, Inc.

Request: Conditional use to permit a car wash in the MU-1 Medium Intensity Mixed-Use District

Property description: Squares 547 and 548, Lot P, in the Seventh Municipal District, bounded by South Carrollton Avenue, Edinburgh Street, Palm Street, and Short Street

Address(es): 3505-3509 South Carrollton Avenue, 8025 Edinburgh Street, and 8000-8024 Palm Street

Zoning Docket 103/26

Applicant(s): John W. Mers and Candrea Baker Mers

Request: Conditional Use to permit a principal bed and breakfast in a HU-RM1 Historic Urban Neighborhood Multi-Family Residential District

Property description: Square 232, Lot A or 7, in the Fourth Municipal District, bounded by Saint Charles Avenue, Second Street, Third Street, and Carondelet Street

Address(es): 2501-2503 Saint Charles Avenue and 1600 Second Street

Zoning Docket 104/26

Applicant(s): 4525 Old Gentilly Investment, LLC

Request: Conditional use to permit the retail sale of packaged alcoholic beverages in an C-2 Auto-Oriented Commercial District and an SC Suburban Corridor Use Restriction Overlay District

Property description: Lot N-1-A, St. Geme Plantation, in the Third Municipal District, bounded by Old Gentilly Road, Chef Menteur Highway, B Street, and Louisa Street

Address(es): 4525 Old Gentilly Road

Zoning Docket 105/26

Applicant(s): St. Claude Holdings, LLC

Request: Amendment to Ordinance No. 27,823 MCS (Zoning Docket 50/2018) to grant a conditional use to permit a wine shop in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District

Property description: Square 373, Lot A1, in the Third Municipal District, bounded by Saint Claude Avenue, Elysian Fields Avenue, Marginy Street, and North Rampart Street

Address(es): 1001-1009 Elysian Fields Avenue and 2201-2221 North Rampart Street

Zoning Docket 106/26

Applicant(s): 1726 St Charles, LLC

Request: Conditional use to permit a bar in an MU-1 Medium Intensity Mixed-Use District

Property description: Square 200, Lot 2, in the First Municipal District, bounded by Saint Charles, Euterpe Street, Polymnia Street, and Prytania Street

Address(es): 1726-1728 Saint Charles Avenue

Zoning Docket 107/26

Applicant(s): Retif/Jefferson Davis, LLC

Request: Conditional Use to permit the retail sale of packaged alcoholic beverages in a C-1 General Commercial District

Property description: Square F, Lots 24, 25, 26, 27, and Y, in the Sixth Municipal District, bounded by South Norman C. Francis Parkway, Martin Luther King Jr. Boulevard, Vendome Place, and Grape Street

Address(es): 1501-1509 Norman C. Francis Parkway

Zoning Docket 108/26

Applicant(s): City Council Motion No. M-26-344

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 18, Section 18.20.A to change the boundaries of the Magazine Street Use Restriction Overlay District to not include the portion of Magazine Street from the intersection of Magazine Street and Washington Avenue to the intersection of Magazine Street and Napoleon Avenue

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, October 5.

September 23, September 30, and October 7, 2026

Robert Rivers, Executive Director