

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 22, 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 August 25 and September 8, 2026 meetings

Business

2. **Zoning Docket 098/26**

Applicant(s): City Council Motion No. M-26-272

Request: Amendment to the text of the Comprehensive Zoning Ordinance to implement, with certain modifications, the Commission's recommendations from its Cannabis, Tobacco, and Nicotine Study.

3. **Street Name Change 002/26**

The proposal is to rename Piety Street, bounded by Carver Rams Way and Florida Avenue to Robert H Tucker Street. The street is approximately 3,686 feet in length and would affect 117 lots and 149 addresses.

4. **Transfer of Development Right Study**

The Transfer of Development Rights Study is a request by City Council Motion M-19-195 for the City Planning Commission to conduct a public hearing and study to provide recommendations for a Transfer of Development Rights mechanism in the Comprehensive Zoning Ordinance, as described within the 2018 Canal Street Study recommendations, and within the 2025 Canal Street Progress Report, for the purpose of facilitating the renovation and maintenance of historic structures within the Central Business Districts.

5. **Subdivision Docket 098/26**

Applicant(s): Mount Tabor Baptist Church

Request: Re-subdivision of Lot 5-A into Lots 5A1 and 5A2

Property description: Square 37, Third Municipal District, bounded by Franklin Avenue, Jasmine Street, Iris Street, and Wisteria Street

Address(es): 4118-4128 Franklin Avenue

6. **Subdivision Docket 099/26**

Applicant(s): Magnolia Market Place II, LLC

Request: Re-subdivision of Lot M into Lots M-1 and C

Property description: Square 405-A, Fourth and Sixth Municipal Districts, bounded by South Claiborne Avenue, Clara Street, Sixth Street, Toledano Street, and Washington Avenue

Address(es): 2900 South Claiborne Avenue

7. **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.