

MEETING AGENDA

CITY PLANNING COMMISSION REGULAR MEETING

TUESDAY, SEPTEMBER 8, 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, 2026 meeting

Business

2. **Zoning Docket 081/26**
Applicant(s): City Council Motion No. M-26-254
Request: Zoning change from an HU-B1A Historic Urban Neighborhood Business District to an HU-RD2 Historic Urban Two-Family Residential 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 082/26**
Applicant(s): City Council Motion No. M-26-229
Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend all necessary articles to implement the findings of the Transient Lodging Study, with specified modifications as described in City Council Motion No. M-26-229
4. **Zoning Docket 083/26**
Applicant(s): City Council Motion No. M-26-268
Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 17, Figure 17-2 Maximum Building Height and Figure 17-3 Maximum Floor Area Ratio to limit the allowable height to 35 feet for the property located on Square 26 in the First Municipal District
Property description: Square 26, in the First Municipal District, bounded by Convention Center Boulevard, Gaiennie Street, South Peters Street, and John Churchill Chase Street
Address(es): 350 John Churchill Chase Street
5. **Zoning Docket 084/26**
Applicant(s): JJJAGS Holdings, LLC

Request: Conditional use to permit a commercial short-term rental in an MU-2 High Intensity Mixed-Use District and the Transient Lodging Interim Zoning District

Property description: Square 557, Lots N/046, in the First Municipal District, bounded by Gravier Street, South Tonti Street. Braddish Aly and South Rocheblave Street

Address(es): 2407 Gravier Street

6. **Zoning Docket 085/26**

Applicant(s): Moto Julia, LLC

Request: Conditional use to permit a Commercial Short Term Rental in the CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District and the Transient Lodging Interim Zoning District

Property description: Square 257, Lots 2, 3, Half of 2 and Half of 2, in the First Municipal District, bounded by, Julia Street, O'Keefe Avenue, Girod Street and Baronne Street

Address(es): 901-909 Julia Street and 751 Baronne Street

7. **Zoning Docket 086/26**

Applicant: Junk Drawer Coffee, LLC

Request: Conditional Use to permit a neighborhood commercial establishment in a HU-RD1 Historic Urban Neighborhood Two-Family Residential District

Property description: Square 43, Lot 9-A, in the Sixth Municipal District, bounded by Panola, Audubon, Spruce and Broadway Streets

Address(es): 2045 Broadway Street

8. **Zoning Docket 087/26**

Applicant(s): 3157 Tchoup, LLC

Request: Conditional use to permit a live performance venue and the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District

Property description: Square 19, Lot A, in the Fourth Municipal District, bounded by Harmony Street, Tchoupitoulas Street, Ninth Street, and St Thomas Street

Address(es): 3157 Tchoupitoulas Street

9. **Zoning Docket 088/26**

Applicant(s): Bonne Terre Property, LLC

Request: Conditional use to permit a Neighborhood Commercial Establishment in an HMR-3 Historic Marigny/Treme/Bywater Residential District.

Property description: Square 238, Lot 4, in the Third Municipal District, bounded by Burgundy, Lesseps, Dauphine, and Poland Streets

Address(es): 814 Poland Avenue

10. **Zoning Docket 089/26**

Applicant(s): Christopher Meehan

Request: Conditional Use to permit a Multi-Family Dwelling – Limited to 4 Units Maximum in an HMR-3 Historic Marigny/Treme/Bywater Residential District.

Property description: Square 630, Lot C or 19, in the Third Municipal District, bounded by North Claiborne Avenue, Columbus Street, North Robertson Street and Kerlerec Street

Address(es): 1515 Kerlerec Street

11. **Zoning Docket 090/26**
Applicant(s): Beau Land Co, LLC
Request: Conditional Use to permit a Commercial Short Term Rental in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and the Transient Lodging Interim Zoning District
Property description: Square 369, Lot B or Pt. 7, in the Third Municipal District, bounded by Saint Claude Avenue, Saint Roch Avenue, North Rampart Street, and Music Street
Address(es): 2404-2406 Saint Claude Avenue
12. **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
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
13. **Zoning Docket 092/26**
Applicant(s): Crescent West, LLC
Request: Zoning Change from an S-RS Single-Family Residential District to a C-3 Heavy Commercial District
Property description: Square 72, Lots 16, 17, 18, 29, 30 and 31, in the Fifth Municipal District, bounded by Wagner Street, Erle Street, Hendee Street and General de Gaulle Drive
Address(es): 1723 General de Gaulle Drive
14. **Zoning Docket 093/26**
Applicant: Saint Joseph Society of the Sacred Heart
Request: Conditional Use to permit the expansion of a secondary educational facility in a HU-RD2 Historic Urban Neighborhood Two-Family Residential District
Property description: Square 1507, Lots A, B, 6, and 7, in the Third Municipal District, bounded by George Nick Connor Drive, Law Street, Hope Street, and Republic Street
Address(es): 2600-2606 George Nick Connor Drive and 1863-1869 Law Street
15. **Zoning Docket 094/26**
Applicant(s): Lake Catherine Investments, LLC
Request: Conditional use to permit a commercial short term rental in an M-MU Maritime Mixed-Use District and the Transient Lodging Interim Zoning District
Property description: Lot 540, Cedar Bayou Subdivision, in the Third Municipal District, bounded by Chef Menteur Highway, Bayou Delasaire, Chef Menteur Pass, and the Rigolets
Address(es): 24855 Chef Menteur Highway
16. **Zoning Docket 095/26**
Applicant(s): S Z & S, LLC
Request: Conditional use to permit a motor vehicle service and repair facility (minor) in an S-B1 Neighborhood Business District
Property description: Square 11, Lot 16, Pine Village, in the Third Municipal District, bounded by Downman Road, Dwyer Road, and Babylon Street
Address(es): 4901 Downman Road

17. **Zoning Docket 096/26**

Applicant(s): Shel-Shar Properties, LLC

Request: Conditional use to permit a commercial short term rental in an M-MU Maritime Mixed-Use District and the Transient Lodging Interim Zoning District

Property description: Lot 7, Lake Catherine Land Company - Three, Section 36, T10S R14E, in the Third Municipal District, bounded by Chef Menteur Highway and Lake Saint Catherine

Address(es): 25894 Chef Menteur Highway

18. **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.