

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, SEPTEMBER 8, 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 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

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

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

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

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

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

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

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

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: Prairie Lands All That Portion of Fort Pike Military Reservation In Section 19 T S10 S R 15 E, in the Third Municipal District, bounded by North Claiborne Avenue, Columbus Street, North Robertson Street and Kerlerec Street

Address(es): 1515 Kerlerec Street

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/Treme/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

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

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

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

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

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

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

Zoning Docket 097/26

Applicant(s): Sedrick Gilbert

Request: Amendment to the text of the Comprehensive Zoning Ordinance to amend Article 16, Section 16.2 to allow Motor Vehicle Service and Repair as a permitted use in the BIP Business-Industrial Park District

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, August 31.

August 19, August 26, and September 2, 2026

Robert Rivers, Executive Director