

CITY PLANNING COMMISSION  
CITY OF NEW ORLEANS

HELENA MORENO  
MAYOR

ROBERT D. RIVERS  
EXECUTIVE DIRECTOR

January 23, 2026

Honorable President and Members  
New Orleans City Council  
City Hall - Civic Center  
1300 Perdido Street  
New Orleans, La. 70112

**Re: Transmittal of City Planning Commission Reports**

The City Planning Commission, at its meeting of January 13, 2026, acted on the following zoning docket, property acquisitions, and property dispositions.

Item	Request	Address(es), if applicable	CPC Recommendation	Council District	Council Deadline
<b>Property Acquisition 003/25</b>	<p>The acquisitions of (a) 900 Elmira Ave., designated as the front portions of lots 19 &amp; 20 in square 260 of the 5th Municipal District; (b) 909-15 Homer St., designated as the rear portions of lots 19 &amp; 20 in square 260 of the 5th Municipal District; (c) 3617 Third St., designated as part of lot 15 in square 459 of the 4th Municipal District; (d) 3621 Third St., designated as lots B, C, E, &amp; F in square 459 of the 4th Municipal District; and (e) 3623 Third St., designated as lot G in square 459 of the 4th Municipal District. To be acquired by the City of New Orleans from NORA as part of an exchange for 2021 Danneel St.</p> <p>Transmitted for information only.</p>	900 Elmira Ave	Approval subject to two (2) provisos	C	None

<b>Property Disposition 001/25</b>	Reconsideration of the disposition of 2021 Danneel St., designated as lot A1 in square 293 of the 4th Municipal District, by the City of New Orleans. To be acquired by NORA as part of an exchange for five other properties further described in Property Acquisition 003/25. This disposition was previously considered as PD005/15.  Transmitted for Council action.	2021 Danneel St	Approval	B	None
<b>Zoning Docket 067/25</b> Crescent City Schools Foundation, Inc.	Zoning change from an OS-N Neighborhood Open Space District to an HU-RD2 Historic Urban Two-Family Residential District	2701 Lawrence Street	Modified Approval	C	60 days from receipt
<b>Zoning Docket 001/26</b> Earl Myers, Jr.	Conditional use to permit a reception facility with outdoor live entertainment (secondary use) in an HU-B1 Historic Urban Neighborhood Business District	2300 Philip Street	Approval subject to four (4) provisos	B	60 days from receipt
<b>Zoning Docket 002/26</b> Isaiah Byrd and Angeonita Byrd	Conditional use to permit a single-family residence in a GPD General Planned Development District	3350 Oliver Street	Approval subject to three (3) provisos	C	60 days from receipt
<b>Zoning Docket 004/26</b> Icannotstandthistown, LLC and the City of New Orleans	Planned development for the adaptive reuse of an existing brewery over 10,0000 square feet in floor area as an amusement facility	3935-3943 Martin Luther King, Jr. Boulevard, 3940 Thalia Street, and	Approval subject to two (2) exceptions and two (2) provisos	B	60 days from receipt

	(indoor and outdoor) in a C-1 General Commercial District and an HU-MU Historic Urban Neighborhood Mixed Use District and the rescission of Ordinance No. 28,218 MCS (Zoning Docket 046/19) and Ordinance No. 28,601 MCS (Zoning Docket 089/20)	1400 South Broad Street			
<b>Zoning Docket 005/26</b> Russell J. Frank	Zoning change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and a conditional use to permit outdoor live entertainment (secondary use) in conjunction with a hotel in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District. The applicant seeks a waiver of the limitation on operating hours to permit operating hours of 9 am to 10 pm on weekdays and 10 am to 12 midnight on weekends.	1608-1620 Dumaine Street, 816-834 North Claiborne Avenue	Effective denial for lack of legal majority	C	60 days from receipt
<b>Zoning Docket 006/26</b> City Council Motion No. M-25-530	Text amendment to Article 19 of the Comprehensive Zoning Ordinance to establish an Interim Zoning District called the Transient Lodging Interim Zoning District to require conditional use approval for hotels/motels; hostels; short-term rentals, commercial; timeshares; bed and breakfasts,	Not applicable	Modified Approval	All	60 days from receipt

	principal and accessory in all zoning districts citywide where they are otherwise permitted.				
<b>Zoning Docket 007/26</b> City Council Motion No. M-25-567	Text amendment to the Comprehensive Zoning Ordinance to: Define “dwelling, shipping container” as a dwelling constructed wholly or partially from one or more repurposed shipping containers. Prescribe use standards for shipping container dwellings, including but not limited to the following: “In S-RS Suburban Single-Family Residential Districts, Shipping Container Dwellings shall be subject to the following requirements: c. The exterior walls of such structures shall be clad in permitted building materials, including but not limited to wood siding, stucco, brick, fiber cement panels, or corrugated metal panels. The cladding shall fully obscure the seams, corrugation, markings, and original metal surface of the shipping container from view. d. Roof surfaces that originate from the container unit shall be obscured or concealed by an additional roof structure, such as a pitched or parapet roof, so as not to be visibly	Not applicable	Denial	All	60 days from receipt

	identifiable as a container.” Adding shipping container dwellings as a permitted or conditional use to zoning district use tables as appropriate.				
<b>Zoning Docket 008/26</b> 2915 Bienville Properties, LLC	Conditional use to permit a reception facility in an HU-B1 Historic Urban Neighborhood Business District	2915 Bienville Avenue	Approval subject to two (2) provisos	B	60 days from receipt
<b>Zoning Docket 009/26</b> Grace 9999, LLC	Conditional use to permit a standard restaurant in an HU-B1 Historic Urban Neighborhood Business District and the Magazine Street Use Restriction Overlay District	3329 Magazine Street	Approval subject to three (3) provisos	B	60 days from receipt
<b>Zoning Docket 010/26</b> Wilson Canal II, LLC	Amendment to Ordinance No. 8,046 MCS (Zoning Docket 51/80) for a conditional use to permit a motor vehicle dealership, small in a CBD-4 Exposition District	333 Canal Street	Approval subject to two (2) provisos	C	60 days from receipt
<b>Zoning Docket 011/26</b> Corvus Real Estate Holdings, LLC	Amendment to Article 8, Section 8.2 and Table 8-1 of the Comprehensive Zoning Ordinance to classify "contractor storage yard," "outdoor storage yard," and "warehouse" as conditional uses in the M-MU Maritime Mixed-Use District	Not applicable	Approval	E	60 days from receipt

<b>Zoning Docket 012/26</b> Corvus Real Estate Holdings, LLC	Conditional use to permit a contractor storage yard, outdoor storage yard, and warehouse in the M-MU Maritime Mixed-Use District	19001 Chef Menteur Highway	Approval subject to one (1) waiver and two (2) provisos	E	60 days from receipt
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Respectfully,



Robert D. Rivers

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