

# City Planning Commission

## Staff Report

Tuesday, April 28, 2026

### Zoning Docket 044-26

Prepared by: Robin Jones

Date: 04/22/2026

Deadline for CPC action: 06/27/2026

CC Deadline: 60 days from receipt

City Council District: B - Harris

**Applicant:** Lisan Shell, LLC

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

**Property Description:** Square 389, Lots 12 and 13 in the Fourth Municipal District and bounded by Jackson Avenue, South Claiborne Avenue, Josephine Street, and Willow Street.

**Address:** 2819-2821 Jackson Avenue

### Description

The subject property is a 9,540 square-foot interior lot that has been undeveloped since at least 2007.

Figure 1: Zoning Map



Figure 2: Zoning Map (wider area)

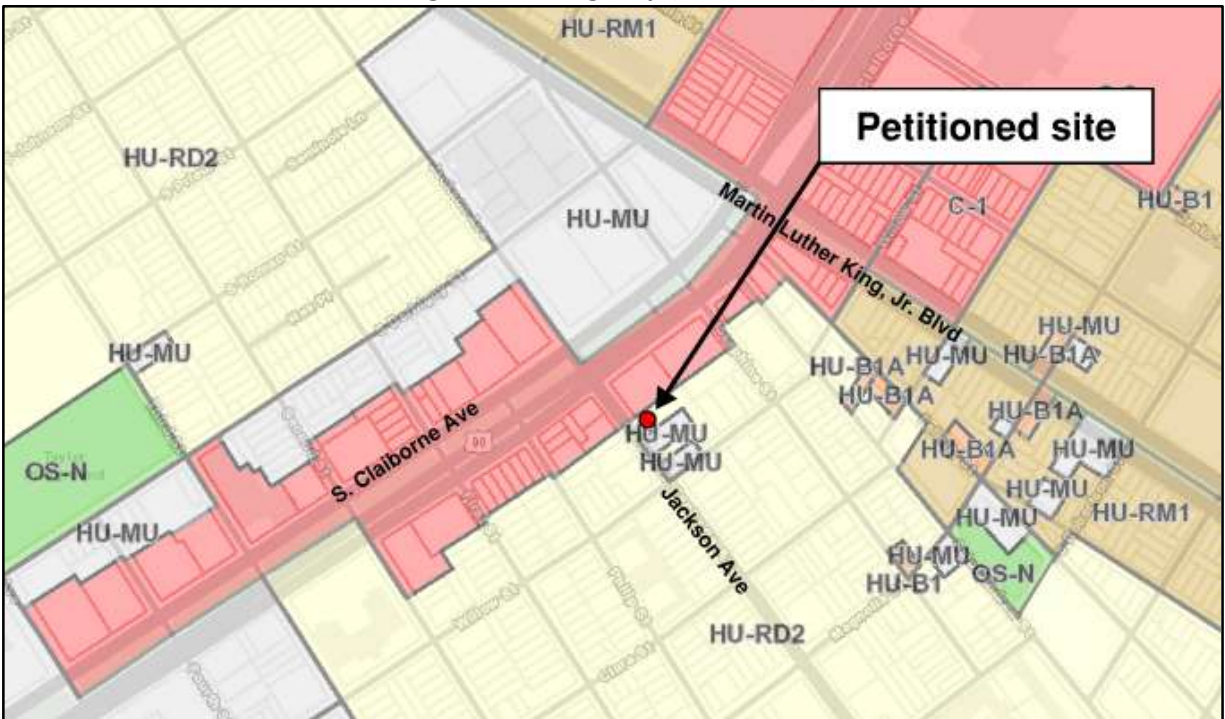
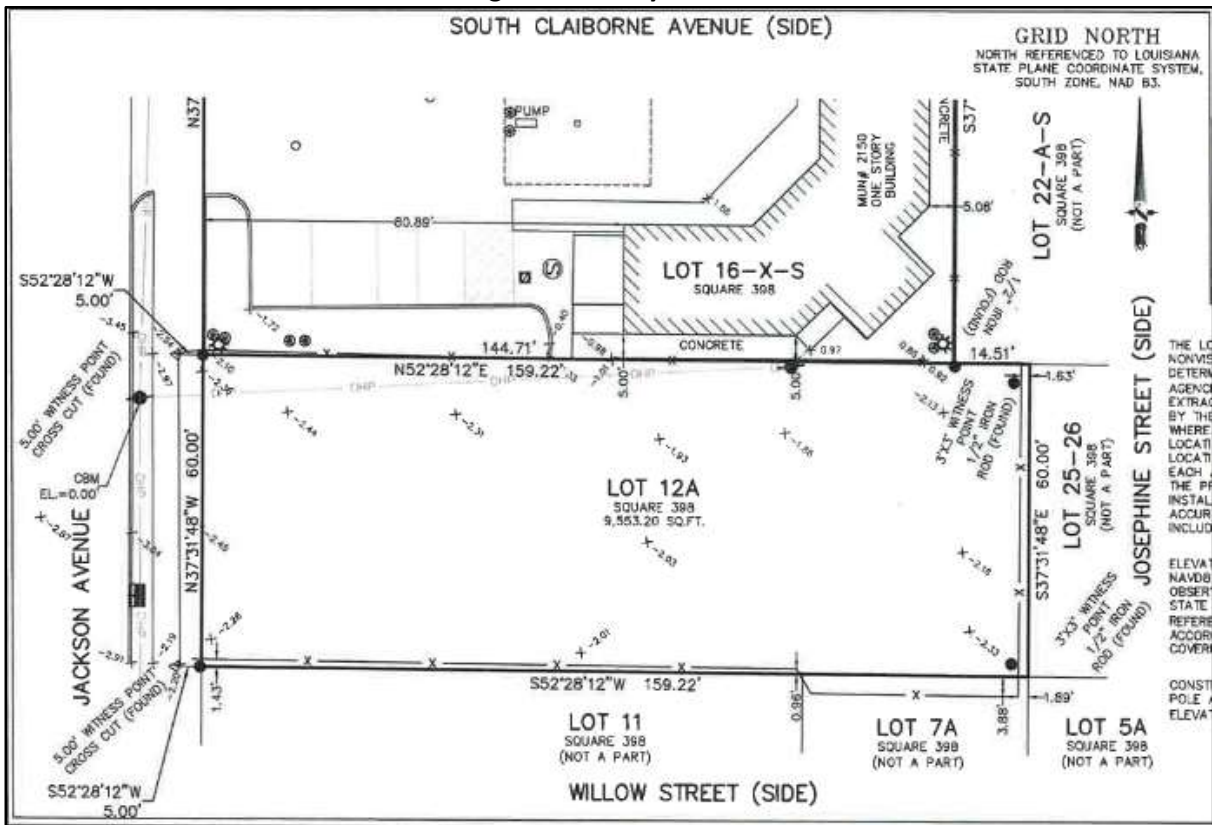


Figure 2: Survey Detail<sup>1</sup>



<sup>1</sup> From survey prepared by Yu-Chiao Lo, PLS and dated 12/18/2025

## Reason for Commission Review

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 4, Section 4.2.D.3** Action by City Planning Commission of the Comprehensive Zoning Ordinance.

## Analysis

### Background

The site's zoning and land use history is as follows, based on the City Planning Commission's records.

*Zoning:*            1929 – B Multi-Family Residential  
                         1953 – E Neighborhood Shopping District  
                         1970 – C-1 Commercial  
                         Current – HU-RD2 Historic Urban Two-Family Residential

*Land Use:*        1929 – Two Family – Rowhouses Not Over Two Stories  
                         1949 – Multi-Family Residential  
                         1999 – Commercial<sup>2</sup>

### Purpose of the rezoning

Changing the subject property's zoning classification from HU-RD2 to HU-MU will allow the (currently undeveloped) site to be developed with two (2) new mixed-use buildings that will feature commercial uses on the ground floor level and residential use above. Although certain non-residential uses are already permitted as a conditional use in the HU-RD2 zoning district, those uses (Neighborhood Commercial Establishments or NCEs) require the site to contain an existing building possessing specific structural and historical characteristics. Thus, a vacant lot cannot be developed for NCE use, so a zoning change is the only means by which a non-residential use can be established at the subject property.

### Anticipated impact on surrounding land uses

Given the site's proximity to a major commercial corridor along South Claiborne Avenue, the anticipated impact of the requested zoning change from HU-RD2 to HU-MU would be negligible, especially as pertains to non-residential uses, which already exist in the 2800 block of Jackson Avenue: there is a traditional corner store at 2801 Jackson Avenue. Furthermore, given the abundance of two- and multifamily dwellings along this section of Jackson Avenue, the addition of two (2) or three (3) additional dwelling units would likewise have only a negligible effect.

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<sup>2</sup> The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific, so it does not necessarily indicate the use of this particular property in 1999.

## Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

### ***The proposed amendment is compatible with the Master Plan and Future Land Use Map.***

This standard is not met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines outlined in Chapter 13: Land Use Plan of the Master Plan, and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. "Chapter 13: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Residential Low Density Pre-War." The goal, range of uses, and development character for that designation are copied below:

#### **Residential Low Density Pre-War**

**Goal:** Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

**Range of Uses:** New development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Businesses, traditional corner stores, and mixed use may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

**Development Character:** New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed zoning change is **not consistent** with the goal and range of uses for the **Residential Low-Density Pre-War** future land use category which intends to preserve and promote residential development and only encourages residential-serving businesses where a history of commercial use

exists. This is not the case with the petitioned site, which is currently vacant, and according to Sanborn Maps from the early to mid- 20<sup>th</sup> century, was always developed with residences.

***The proposed amendment is compatible with the place designations of this Ordinance.***

This standard is met.

The requested zoning change would go from an Historic Urban Two-Family Residential district to an Historic Urban Mixed-Use district, both of which fall under the Residential Low Density Pre-War place designation.

***The proposed amendment is compatible with existing use and zoning of nearby property.***

This standard is met.

The subject lot and surrounding properties use have always, at different times in the past, featured mixed uses. Furthermore, the abutting property on the right (southeast) side of the subject lot is already zoned HU-MU. The zoning change would simply mirror the existing zoning and uses of the surrounding properties.

***The proposed amendment promotes the public health, safety and welfare of the City.***

This standard is met.

The proposal is consistent with the Master Plan, which was conceived with the intent of promoting the public health, safety and welfare of the City.

***The proposed amendment is a more suitable zoning classification for the property than the current classification.***

This standard is met.

The staff believes that the proposed zoning classification is neither more nor less suitable than the existing one because of the surrounding area's existing and prior mixed land uses. As such, a non-residential design or use would not be out of character of the surrounding neighborhood.

***Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.***

This standard is met.

As mentioned above, the surrounding area is characterized by mixed land uses. Considering the petitioned site is directly abutting commercial uses and commercial or mixed-use zoning districts on 2 sides, a mixed-use district is arguably a more suitable zoning classification than a purely residential district.

***The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.***

This standard is met.

The proposed amendment does not correct an error or reflect a change of policy.

***The proposed amendment benefits the citizens of the City as a whole.***

This standard is met.

This zoning change would not have any impact on the City as a whole.

***The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.***

This standard is met.

Although the goals of the FLUM designation can already be accomplished by the current residential zoning classification, the zoning change would expand the range of uses in a manner that still would preserve the historic residential and mixed-use character of the surrounding neighborhood.

***The proposed amendment does not create a significant number of nonconformities.***

This standard is met.

The amendment would not create any nonconformities.

***The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.***

This standard is met.

Most of the recent development in the area has been along the nearby South Claiborne Avenue commercial corridor. Accordingly, a zoning change that promotes lower-impact non-residential uses would be very compatible, while also bringing a property that has been vacant since at least 2007 back into residential use.

#### **Staff Recommendation**

The staff recommends **DENIAL** of the zoning change from an HU-RD2 Historic Urban Two-Family Residential District to HU-MU Historic Urban Mixed-Use District.

#### **City Planning Commission Meeting (April 28, 2026)**

The lead planner summarized the request and presented its recommendation of denial. The applicant spoke in support of the request, no one spoke in opposition.

There was general discussion among the Commission, with Commission Poché noting that given the subject property's position between the gas station on South Claiborne Avenue and a commercial building and use on the abutting property at 2809-2815 Jackson Avenue, it is highly unlikely that anyone would ever wish to develop the subject property with a single- or two-family dwelling. Commissioner Steeg made a motion to approve against staff recommendation. Commission Joshi-Gupta seconded the motion, which was adopted.

**MOTION:**

**BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 044-26 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.**

**YEAS:** Hebert, Jackson, Jordan, Joshi-Gupta, Poché, Steeg, Witry

**NAYS:** none

**ABSENT:** Flick, Kepper