

City Planning Commission

Staff Report

Tuesday, June 9, 2026

Zoning Docket 062-26

Prepared by: Julia Nickle

Date: 06/02/2026

Deadline for CPC action: 08/09/2026

CC Deadline: 60 days from receipt

City Council District: D – Green

Applicant: James Beard

Request: Zoning Change from an HU-RS Historic Urban Single-Family Residential District to an HU-RD2 Historic Urban Two-Family Residential District

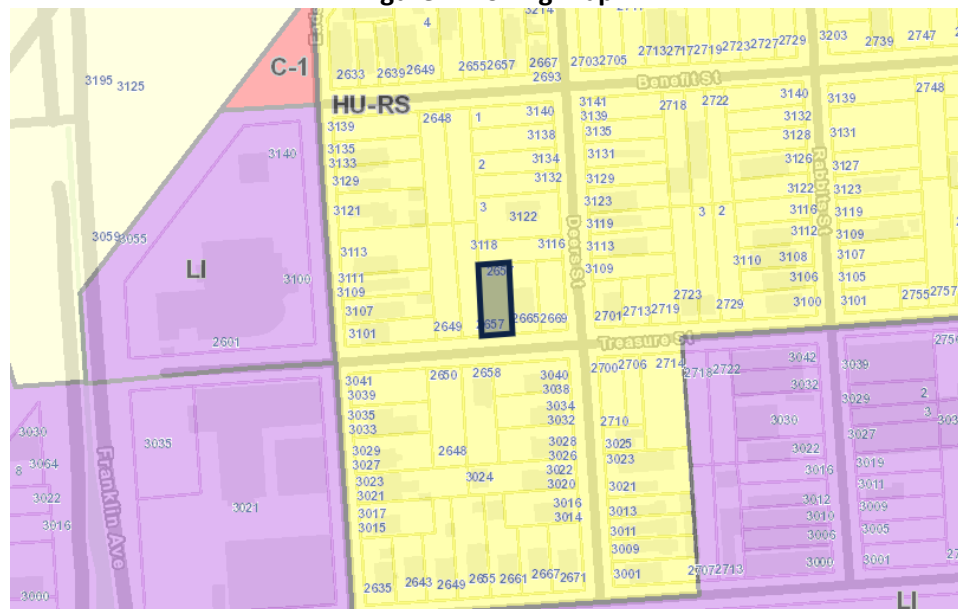
Property Description: Square 1981, Lot V, in the Third Municipal District, bounded by Treasure, Deers, Benefit and Eads Streets

Address: 2657-2659 Treasure Street

Description

The petitioned site is located in the northern portion of the St. Roch neighborhood, two blocks from Franklin Ave. It is currently vacant and abuts one single-family dwelling to the east and vacant land to the west. The surrounding blockface is half vacant, half single-family dwellings, with the exception of two-family dwellings fronting Eads St. The petitioned Lot V measures approximately 44' by 96' totaling 4,224 square feet in area. The applicant expresses a desire to develop a two-family dwelling on the lot.

Figure 1: Zoning Map



Source: PropertyViewer

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 – "Unrestricted" Regulations Allow Any Use
 1953 – B Two-Family District
 1970 – Two-Family Residential
 Current – HU-RS Historic Urban Single-Family Residential

Land Use: 1929 – Residence – Single-Family
 1949 – Residence – Two-Family
 1999 – Residential – Single-Family

Purpose of the rezoning

The rezoning from a single-family residential district to a two-family residential district is intended to allow for the construction of a two-family home. While the existing HU-RS District allows single- and established two-family dwellings, the site has been vacant since at least 2011. Per the use standards for established two- and multi-family dwellings outlined in Article 20, Section 20.3.W, it is implied that a structure must exist on the property for the designation of established two-family dwelling to be dealt. Therefore, the subject site would be unable to obtain such a determination. The surrounding residential area is also zoned HU-RS with the exception of light industrial activity to the southwest, zoned LI – Light Industrial District.

Anticipated impact on surrounding land uses

The purpose of the HU-RD2 Two-Family Residential District is to provide for two-family development on smaller lots in older, densely populated urban sections of the City, mixed with detached single-family dwellings. This district also allows higher residential densities when a project is providing significant public benefits such as long-term affordable housing. As such it only allows a very limited amount of land uses, such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods. Two-family residences are not uncommon to more historic, dense residentially areas, however, these circumstances don't reflect the subject site's current reality, which is today far less compact. While the proposed zoning change would effectively expand the range of uses allowed, it is not likely to negatively impact the surrounding residential uses. Land use impacts that often negatively impact residential areas are caused by massing, noise or traffic. In that regard, while a two-family residence would have more impact than a vacant lot, it would have only slightly more impact than a single-family residence. The proposed zoning change

resulting in an overall negative impact to the surrounding area would be disputable.

Spot zoning policy

The request is considered a spot zone based on the Commission's definition of spot zone in its Administrative Rules, Policies, & Procedures document¹, and does not meet the Historic Non-Conforming Use Policy criteria. Therefore, staff are compelled to recommend the request for denial.

The terms "spot zone" and "spot zoning" refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting preferential treatment to those spot zoned parcels which is not also granted to similar surrounding properties. Due to this preferential treatment, the Commission is generally not supportive of spot zoning.

Spot zoning can include the establishment of a new zoning district for a single property (or relatively small number of properties), as well as the expansion of an existing zoning district when the expansion has the effect of granting a certain property (or small number of properties) preferential treatment that is not also granted to surrounding similarly situated properties. As a policy, the City Planning Commission will generally object to requests for spot zones. (However, in some instances, the City Planning Commission will be supportive of spot zones that are supported by the Historic Non-Conforming Use Policy. An analysis of the proposed zoning against the Historic Non-Conforming Use Policy is provided below:

Criteria:

- A. *The request is consistent with the Plan for the 21st Century.*
- B. *The petition is in harmony with the historic character of the surrounding neighborhood.*
- C. *The request serves a neighborhood need.*
- D. *The property has a history of non-residential use*

Historically commercial properties are often developed with the following characteristics:

- a. *The building is built to the sidewalk and frames the corner.*
- b. *The building entrance is visible from both streets, typically at an angle at the corner.*
- c. *The building has an overhang, gallery, balcony, or canopy over the sidewalks.*
- d. *The building has display windows, rather than large blank walls.*

The petitioned zoning classification must be the most restrictive available to accommodate the class of uses to serve the neighborhood.

The site's proposed use is compatible with the future land use designation, which permits two-family residences. Therefore, the request is in alignment with the goals and range of uses of the existing FLUM. A two-family residential zoning designation at this site could be harmonious with the history and land use of the surrounding neighborhood, however, allowing this lot to be rezoned does not follow the typical pattern of the surrounding historic neighborhood, where residential zoning is primarily restricted to single-family dwellings. The lot may be reasonably developed as-is to produce more single-family

¹ See pages 52-54 of the City Planning Commission's Administrative Rules, Policies, and Procedures, available at: https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/

housing for the neighborhood; therefore, the request does not meet a neighborhood need. Insofar as non-residential use, the request does not meet this criterion as staff was neither able to determine a history of non-residential use, nor is commercial rezoning the subject of this request. Further, the site is currently undeveloped. Finally, the last criterion is also unmet, as the HU-RD1 District is the most restrictive zoning district available for the request at hand (not HU-RD2).

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 Single-Family Pre War.” The goal, range of uses, and development character for that designation are copied below:

Residential Single-Family Pre War

Goal: Preserve the character and scale of pre-war (WWII) residential areas that currently have a variety of housing types and sizes and allow for compatible infill development.

Range of Uses: Single and two-family residences, townhomes, and multifamily 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 developments 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. New two-family and town home developments may be allowed in planned communities. 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 conform to the general character and scale of surrounding neighborhoods. These areas are primarily located along major roadways, often with bus or streetcar service—existing or planned—that can support higher densities. 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 goal of the Residential Single-Family Pre War FLUM is to preserve an array of housing typologies and

allow infill development compatible to the surrounding area. While the development of “higher density” residential is considered, it is only considered within the context of historic commercial adaptive reuse. However, staff does not consider two-family residential dwellings to fall under this category, as this is intended primarily for larger historic structures to be developed in a way that is publicly beneficial. Two-family residences compatible with the scale and character of the surrounding residential neighborhood are explicitly contemplated in the goals of the RLD-PRE place designation. Therefore, the request is in alignment with the goals and range of uses of the existing FLUM.

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

This standard is met.

The requested zoning change would change the site from a Historic Urban Single-Family Residential District to a Historic Urban Two-Family Residential District, which both fall under the Historic Urban Neighborhoods Residential Districts place designation whose purpose is described in Article 11 of the CZO. It explicitly contemplates two-family residences as suitable development and permits even higher density housing under certain conditions.

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

This standard is not met.

The site is currently vacant but was historically developed with both single- and two-family dwellings. All surrounding uses aside from the abutting light industrial activity are residential, both single- and two-family, and are therefore compatible with the proposed use of a two-family dwelling. However, the spot zoning policy preempts this request from being recommended for approval, therefore the proposed amendment is not compatible with the existing zoning of nearby property.

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

This standard is met.

The proposal will bring a vacant site back into commerce in a manner compatible with the surrounding neighborhood. The uses that are allowed in the proposed zoning district are all meant to be compatible with historic residential neighborhoods, and the proposed use would provide a public benefit by way of bolstering housing stock.

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

This standard is not met.

Per the spot zoning policy, the proposed zoning classification is not as suitable as the existing one as it does not match any existing zoning abutting or surrounding the site. No nearby parcels are also zoned HU-RD2.

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 not met.

The petitioned site was formerly developed with a single-family residence, then a two-family, then a single-family again; both of which are compatible with the RLD-PRE FLUM. The structure was demolished sometime between 2010 and 2011, and there has been little to no development in the immediate surroundings since. Ultimately, the absence of the former structure is what is preempting the applicant from rights to developing the property as a two-family dwelling, considering its history. However, the applicant may still opt to develop the property as a single-family dwelling. Therefore, the proposed zoning classification isn't more or less suitable in the context of the period of vacancy.

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

This standard is not met.

The proposed amendment would 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 neither met nor unmet.

This zoning change would not have much 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 not met.

While the proposed HU-RD2 Historic Urban Two-Family Residential District is appropriate under the Residential Single-Family Pre-War FLUM, the amendment would not further support the overall intent of the zoning ordinance and Master Plan as it would create a spot zone.

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

This standard is not met.

The amendment would create a nonconformity by way of spot zoning.

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.

There hasn't been a particular trend of development in the area, which is predominantly residential with industrial uses nearby. The proposed amendment is compatible with residential uses.

Staff Recommendation

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

City Planning Commission (June 9, 2026)

The request was heard at the CPC meeting on June 9, 2026. Staff summarized the application and presented the recommendation for denial. The applicant spoke in favor of the request, noting the site's residential history and their stewardship of the neighborhood. Commissioner Witry asked after the presence of other doubles on the street, to which the applicant responded that there was only one residence currently to speak of. There were three comments in opposition of the request, all citing unwanted potential commercial activity and difficulty accessing the street, and the latter citing issues with the NPP notification system. The applicant rebutted, suggesting that the street access could be remediated. Commissioner Hebert asked after the intention of the request, and whether the applicant had considered developing a single-family dwelling, to which the applicant responded that their intention was to rent out the double, and that a single would not be financially viable. Commissioner Steeg asked staff to confirm the number of bedrooms permitted in an HU-RD2 zoning district, to which staff responded that it was not straightforward. Commissioners Witry and Joshi-Gupta asked whether the applicant could adjust their plans to achieve their goals, to which Commissioner Steeg responded no. Commissioner Steeg made a motion to accept staff's recommendation of approval, and the motion was seconded by Commissioner Kepper. Commissioners clarified the intent of the motion, and that the request would result in a spot zone. Commissioner Jordan further clarified that this particular issue and neighborhood should be considered in the upcoming master planning process, and Commissioner Poché encouraged the applicant to review the City's spot zoning policy.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 062/26 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

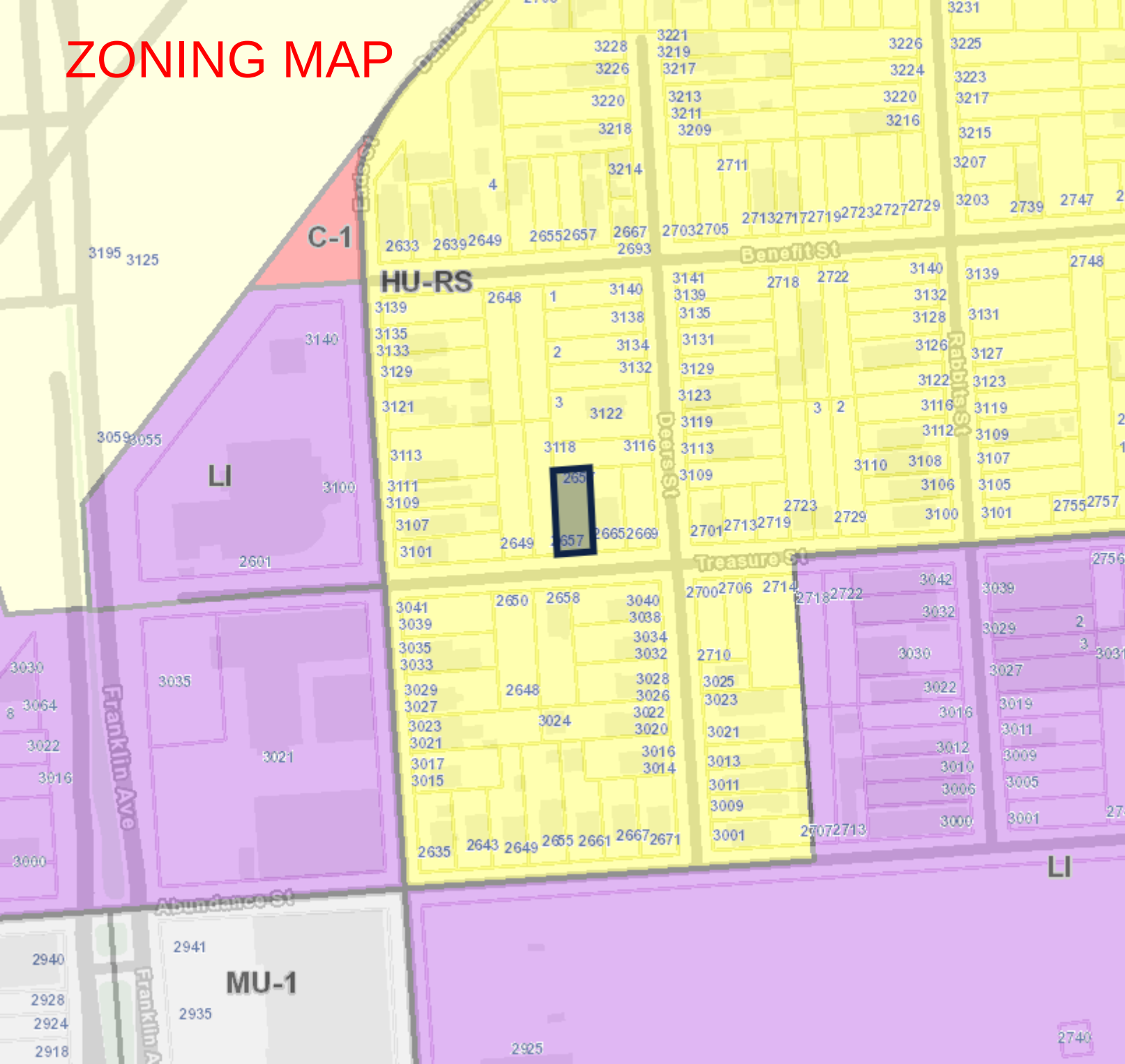
YEAS: Kepper, Steeg

NAYS: Flick, Hebert, Jackson, Jordan, Joshi-Gupta, Poché, Witry

ABSENT: None

The motion did not pass, resulting in effective denial for lack of legal majority.

ZONING MAP



warranty of title which **SELLER** has or may have against all preceding owners and vendors, the following described property, the possession and delivery of which **BUYER** acknowledges:

LEGAL DESCRIPTION:

ONE CERTAIN LOT OF GROUND, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging, or in anywise appertaining, situated in the THIRD DISTRICT of the CITY of NEW ORLEANS, State of Louisiana, Parish of Orleans, in SQUARE NO. 1981, bounded by Treasure, Deers, Benefit and Eads (formerly Hunters) Streets, which said lot of ground is designated by the LETTER "V", commences at a distance of seventy eight feet, eight inches, no lines (78'8"0") from the corner of Treasure and Deers Streets and measures thence forty four feet, no inches, no lines (44'0"0") front on Treasure Street, same width in the rear, by a depth of ninety six feet, no inches, no lines (96'0"0") between equal and parallel lines; and is composed of part of originals Lots 20, 21 and 22; all according to sketch of survey by Gilbert, Kelly & Couturie, Errol E. Kelly, Surveyor, dated September 27, 1978 .

The improvements thereon bear the Municipal Nos. **2659-61** Treasure Street

(hereinafter the "**Property**").

The Property is conveyed together with and shall include all buildings, other improvements, component



CIN# : 748916

Chelsey Richard Napoleon
CLERK OF CIVIL DISTRICT COURT
INST #. 2024-36185 12/05/2024 10:38:32 AM
TYPE: S 7 PG(S)

NPP Report

The NPP meeting was on March 6, 2026, at Pontilly café at 6 PM. The meeting was originally at Gentilly Public library but due to being close it was relocated to the café. The meeting had a total number of 12 people who attended. During the meeting people were given time to express their concerns. The concerns were as follows:

1. Concern that more people in the neighborhood would cause traffic leaving the neighborhood. Because most people exit the neighborhood to Franklin St. and not Peoples st due to the fact the train is often blocking that exit.
2. People were concerned that changing the zoning would lead to unwanted zoning changes such as commercial zoning.
3. Some believe I was building a 4 plex.

The meeting allowed me to listen to their concerns and address their concerns with solutions. I talk about the train blocking the exit from Peoples st. I explain to a woman how to contact the company of that train line and explain to the train company that their train is blocking their exit. Before the woman was attempting to contact city of New Orleans but through other conversation she and I have a new strategic for this solution.

For the second and third concern about the unwanted zoning changes and the idea of a 4 plex. I reinforce that my project was only going to be a 2-family home. For the people who believe that changing my zoning would lead to other zoning changes. I explain that zoning changes are done on a case-by-case basis. Changing one zone does not mean the entire neighborhood will change. During this conversation, I learned that people were ok with me to build a 2- family home but they want me to be grandfather into HU-RD2 zone. They believe me being grandfathering in would protect to rest of the neighborhood. I attempted to acquiesce to their request but unfortunately, I couldn't be grandfather into HU-RD2 zone.

I am remaining available to anyone in the neighborhood. If any changes are made to this project everyone on the contact list will be mailed a letter informing them of the change. Lastly, I gave all the attendees on the contact list my number and email for if they would like to discuss more about their concerns.

Sign In Sheet

Class, Seminar, Meeting or Event Name

NPP Community Meeting

DATE: 3/6/26

#	Print Name	Address	Phone #	E-Mail
1	Linda Harris	3128 Peoples Ave	982-8272	
2	Cheryl Fox	3128 Peoples Ave		
3	Cheryl Harris	3128 Peoples Ave		
4	GORGAN CHARMAL	2748 Sage St	504-333-0306	
5	Dorothy Davis	2750 Sage St	111111	
6	M.L. Leget	3016 Peoples Ave	504-330-0459	
7	MARION J. SPENCER	2768 Sage St	816-456-0360	
8	Doree Washington	3122 Deers St		
9	Louise Scott	1764 Sage St	298-4441	
10	Bonnie Lewis	3914 Peoples Ave	504-331-1310	
11	FRISSELLA Lewis	3224 Peoples	504-905-8449	
12	Yvonne Rieja			
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NPP Meeting Comment Card

Date: 3-6-26

Name/Address of Project: Linda Harris 3128 Peoples Ave

Comment/Question: no section or four complex
single home when they were
now if you want to put the
section there you can buy me
out, not staying in the project

Contact Information (optional): Linda Harris
Name email
linda.harris@gmail.com
3128 Peoples Ave
Address

NPP Meeting Comment Card

Date: 3-6-26

Name/Address of Project: _____

Comment/Question: _____

I do not approve of you
changing our zoning to build
multi family homes
a single home yes).

Contact Information (optional): M. Ledet
Name email
3016 Peoples Ave
Address

Cameron Boissiere

From: James Beard <jamesbeard20@gmail.com>
Sent: Tuesday, April 7, 2026 2:45 PM
To: Cameron Boissiere
Subject: Fwd: Neighborhood Participation Program
Attachments: NPP community meeting invitation.docx

Please see below

----- Forwarded message -----

From: James Beard <jamesbeard20@gmail.com>
Date: Mon, Feb 2, 2026 at 9:13 AM
Subject: Neighborhood Participation Program
To: <pastorjrw@aol.com>, <edgewoodheights@gmail.com>, <cpcinfo@nola.gov>, <eugene.green@nola.gov>
Cc: Sabine E. Lebailleux <selebailleux@nola.gov>

Dear All,

I am emailing you to inform you that I have mail out letters for the NPP. I have attached a copy of what I mailed out.

thank you,

James Beard

NPP Community Meeting Invitation (Zoning change)

January 31, 2026

Dear Neighbor,

James Beard owns the property at 2657-59 Treasure St and would like to build a two-family residence on the lot. The site is located in a HU-RS Historic Urban Single-Family Residential District, in which two-family dwellings are not permitted, according to Article 11, Section 11.2 of the Comprehensive Zoning Ordinance. Therefore, we are applying for a zoning change from HU-RS Historic Urban Single-Family Residential District to an HU-RD2 Historic Urban Two-Family Residential District, the uses of which are outlined in Article 11 of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at Public Meetings.

Because you are a nearby neighbor or interested in the neighborhood, I am inviting you to a meeting where you can learn more about what I propose. You will have the opportunity to ask questions and voice any concerns. My application must be heard by the City Planner Commission and the City Council office. I must do this, in order, to submit the application to the city planning commission.

This meeting will take place:

Date: March 6, 2026

Time: 6:00 pm

Location: Norman Mayer Library (3001 Gentilly Blvd, New Orleans, LA 70122)

This letter is being delivered through U.S. mail and hand-delivered. At the meeting, I will provide a sign-in sheet to obtain email addresses, so that I'll be able to update you if there are any changes. If you are unable to attend and would like to receive information about the meeting, please feel free to contact me. My contact information is listed below. I hope to see you soon.

Sincerely,

James Beard

504-458-3557

Email: jamesbeard20@gmail.com



5-26-26

From: Edgewood Heights Homeowners Association
Priscilla Llopis – President
3224 Peoples Avenue
New Orleans, LA 70122
edgewoodheights@gmail.com

To: CPC Executive Director
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

Re: James Beard “Owner”
2372 Industry Street
New Orleans, LA 70122

Re: 2657/59 Treasure Street
NOLA, 70122

Re: **Addendum to March 03, 2026, Letter to CPC Executive Director**

Subject: Supplement to Opposition Letter Regarding Zoning Change

Hello,

I hope this message finds you well. I am writing to provide a detailed supplement to the opposition letter that was sent to the Executive Director of the City Planning Commission (CPC) on March 3, 2026. It is important to note that the Edgewood Heights Association has not received any correspondence regarding the opportunity to hear from both the proponents and opponents concerning the proposed amendments to the Comprehensive Zoning Law of the City of New Orleans.

The proposal put forth by Mr. Beard seeks significant change to the zone for our entire community in the cul-de-sac. Specifically, he is requesting that the zoning classification be changed from **HU-RS (Historic Single-Family Residential) to HU-RD2 (Historic Urban Two-Family Residential District)**. This alteration could have substantial implications for our neighborhood, and it is crucial that all affected residents have the opportunity to voice their concerns.

This is also our concern:

1. Investors and builders frequently exhibit a lack of consideration for the residents within our community, and they are not compelled to prioritize our interests. This detachment raises concerns about the impact of ongoing developments on those of us who call this area home. It is imperative that city planning officials take into account the significant disruptions that these changes may impose on residents, who are already grappling with the complexities of a transforming neighborhood. I encourage you to review the previous correspondence, dated March 2, 2026, submitted to the City Planning Commission by the Edgewood Heights Association, which outlines our concerns in greater detail.
2. We are opposed to changing our HU-RM1 Historic District to Purposed of the HU-RM2 Multi-Family Residential District
3. HU-RM2 proposes a variety of housing types, such as townhouses and lower-density multi-family dwellings
4. Mr. Beard expresses his desire to revert his property to a former Two-Family Dwelling, yet this decision poses significant disruptions to the surrounding community. Our neighborhood is actively engaged in a persistent struggle to preserve the integrity of our HU-RS Single-Family Historic District, which is vital to maintaining our community's character and cohesion.
5. Mr. Beard is permitted to utilize the DWELLING, classified as an Established Multi-Family Property under the P, C4 zoning category. This is possible because he has maintained his status as a two-family dwelling, allowing him to operate under the existing zoning regulations without requiring any modifications.
6. HU-RM2 District will provide moderate-density low-rise multi-family development of up to four stories, as well as townhouse developments
7. Higher land uses are a transition from what we are used to
Proposed changes would increase the maximum number of attached townhouse units permitted in the HU-RD2 zoning district, allowing for a total of six units to be constructed on the smaller-sized property.
8. Changes in Zoning Variances & Setbacks
9. This HU-RD2 can provide for a Social Club or Lodge within the Community
10. Residential Care Facility within our small area

Regrettably, Edgewood Heights Association did not receive any notification of the zoning meeting date or any pertinent deadlines from either the City's Zoning Office or Mr. Beard. The only information we obtained was during the Neighborhood Participation Program (NPP) meeting on March 6, 2026. Since that time, there has been a noticeable lack of follow-up or additional information, leaving us in the dark about crucial developments in zoning.

We strongly believe that the interests and perspectives of the Edgewood Heights community are vital, and we want to ensure that our concerns are taken into account during this important process. Therefore, we kindly request clarification on the current status of all new zoning proposals and any forthcoming opportunities for public comment. As an engaged Community and Association, we would like to highlight that we have not yet received a formal request regarding Zoning Docket 062/26 within the designated timeframe to express our opposition, which concludes on May 1, 2026. We appreciate your attention to this matter and look forward to your prompt response.

To emphasize our concerns, we would like to highlight that we have not received any notification regarding a Zoning Hearing date from the City Planning Commission. This update is crucial for our participation in discussions surrounding the Community Zoning Amendment. On May 22, 2026, Mrs. Llopis, who serves as the President of the Edgewood Heights Association, reached out to Mr. Beard to express her concern about the lack of communication regarding the meeting date. It is essential for residents—many of whom have cherished their homes in our neighborhood for 50 to 60 years—to be informed about the proposed changes that could profoundly impact their community. This information is not just important; it is vital for ensuring that everyone has a voice in the future of our area.

In her conversation with Mr. Beard, he expressed his concerns regarding the Neighborhood Participation Program (NPP). He noted that the notification letter, dispatched on February 2, 2026, was deemed sufficient notice for the zoning meeting scheduled for June 9, 2026, at 1:30 PM. This is without community notification. We found out from CPC that any final opposition from residents should be submitted by June 1, 2026.

We are expressing our concerns regarding one of our residents, who received a CPC notice on May 21, four months later. This communication was selectively addressed to not even a handful of residents, as no one else received notification, raising significant questions about its effectiveness in reaching the broader community. Mrs. Llopis highlighted that such limited outreach falls short of the fundamental obligation to keep all neighborhood residents well-informed. Furthermore, she noted that the Association's attempts to communicate the new meeting dates were inadequate, ultimately fueling concerns about its overall commitment to actively engaging and keeping the community updated on important matters. This lack of transparency and inclusion may hinder trust and collaboration, essential for a thriving neighborhood.

We strongly advocate establishing clear policies to effectively notify our community of the dates of City Planning "Zoning" meetings, particularly regarding any changes affecting community zoning within our area 70122. It is crucial that these meetings be scheduled appropriately after the Neighborhood Planning Project (NPP) meetings, allowing ample time for residents to prepare and participate, especially senior residents.

As our Association is an active participant in the NOTICEME notification system and a subscriber to the ONE STOP platform for daily updates on permits and various community communications relevant to the 70122 area, we are deeply disappointed that we did not receive any notifications concerning this significant zoning issue.

It is of utmost importance that all residents are kept well informed about matters that directly affect our neighborhood. Equipping our community with timely information is essential to ensure every resident has the opportunity to voice their opinions and concerns about any proposed developments that could affect our local environment and quality of life.

Sincerely, Priscilla Llopis – President
edgewoodheights@gmail.com

504-905-8449

NEW ORLEANS LA 700

New Orleans City Planning Commission

1300 Perdido Street, Suite 7W03

New Orleans, LA 70112

20 MAY 2026 AM 1 L

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 on JUNE 9, 2026 at 1:30 pm. CITY HALL, 1300 PERDIDO STREET, CITY COUNCIL CHAMBERS (1E07). The public hearing 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.

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.

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 pm on Monday, JUNE 1.

Zoning Docket 062/26

Applicant(s): James Beard

Request: Zoning Change from an HU-RS Historic Urban Single-Family Residential District to an HU-RD2 Historic Urban Two-Family Residential District

Property Description: Square 1981, Lot V, in the Third Municipal District bounded by Trempe, Iberville, Iberville and Esplanade Streets

Address: 2612-2619 Trempe Street, Dist. 3, HU-RS, 2612-2619 Trempe Street



03-02-26

From: Edgewood Heights Homeowners Association
Priscilla Llopis - President
3224 Peoples Avenue
New Orleans, LA 70122

To: James Beard, "Owner"
2372 Industry Street
New Orleans, LA 70122

Re: Letter of Opposition

Dear James Beard, I am reaching out on behalf of the Edgewood Heights Homeowners Association Board of Directors to express our sincere gratitude for your interest in our community. It is always invigorating to see new development plans in New Orleans, and your work could contribute to our city.

However, after careful consideration, we must strongly oppose the proposed zoning change in Edgewood Heights from HU-RS Single Residential District Pre-War to HU-RM1 Multi-Family "Townhomes." This letter explains our decision. Our charming neighborhood, rich in history and home to homes built a century ago, embodies a unique character and community spirit that we cherish deeply.

We encourage you to look at our Articles of Incorporation, which we affectionately call our "Charter." This document is available at www.sos.la.gov under the name Edgewood Heights Association. ARTICLE X grants our Board of Directors the responsibility to uphold the covenants and rules that ensure the community functions at its best. This framework is vital in maintaining the peaceful atmosphere that Edgewood Heights residents value.

As specified in our charter, all proposals for new buildings or zoning changes to any residence or lot must receive approval from both the Board of Directors and City Planning. For your convenience, we have included the relevant sections from our Articles of Incorporation regarding single-family homes and from our Covenant. However, to fully understand the guidelines, I strongly encourage you to visit the Louisiana Secretary of State's website. This will provide you with a detailed view of the regulations and procedures to follow. If you have further questions or need additional information, feel free to reach out!

During our discussions, we chose not to address the properties at 2657 and 2659 Treasure Street, NOLA 70122, because our primary concern lies with the zoning change proposal. Our community has covenants that establish its character and standards. Should you wish to appeal the Board's decision, we invite you to present your case directly to us. We appreciate your perspective and are committed to listening to your concerns.

The primary goal of the Edgewood Homeowners Association is to foster a thriving, secure environment in collaboration with all residents. Our community has preserved the current single-family residential status. Changing Zoning to multi-family "Townhomes" could introduce challenges that might detract from the reputation of the improving and supportive atmosphere we have worked tirelessly to create. We know how important it is to uphold and enhance the quality of life for our residents, particularly our senior neighbors, who have enjoyed the benefits of our historically established community.

Given our awkward access routes, we have only one way in and out of our community: Abundance Street to Franklin Avenue. Unfortunately, the additional route is unreliable; Peoples and Florida Avenue are impractical because the railroad blocks the tracks daily. Thus, a Zoning change could lead to ***increased/additional*** congestion and strain on our community infrastructure, which we are committed to maintaining and improving. We are expecting a new commercial establishment to open soon on Franklin Avenue and Abundance Street, which will continue to strain traffic through the only one-way entrance and exit of our neighborhood.

It is genuinely heartwarming to see residents working together to uplift our neighborhood. We passionately believe that focusing on developing ***additional single-family homes*** in HU-RS aligns with the community's needs and desires. Strengthening our neighborhood by building and enhancing our existing properties will foster a sense of pride and belonging among our community members.

As part of the city permit application process, we will submit this ***Letter of Opposition*** to highlight our collective stance regarding the zoning change. Alongside this letter, we will include signatures from homeowners and residents who share our perspective, ensuring the Department of Permits, City Planning, and the City Council understand our firm commitment to maintaining the integrity of the Edgewood Heights Neighborhood.

We genuinely appreciate your understanding in this matter, and I hope we can navigate this situation amicably. Please feel free to reach out if you would like to discuss this further or explore potential avenues for collaboration that would benefit both parties.

Warm regards,
Priscilla Llopis -- 504-905-8449
President of Edgewood Heights Association - - edgewoodheights@gmail.com



Received by _____
Sign Provided ☐ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will **not** be accepted and will be returned to the applicant.

ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
☒ Completed application with all required information & signed by owner or authorized agent.	Required	Required	Required
☒ Authorization from Property Owner. If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
☒ Accurate survey or legal description showing or describing the legal boundaries of the site.		Required	Required
☒ Photographs of the subject site(s) and building(s).		Required	Required
☒ Neighborhood Participation Program Documents including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
☐ Site Plan of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
☐ Landscape Plans including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
☐ Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
☐ Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
☐ Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
☐ Design Advisory Committee (DAC) Recommendation , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



Building/Construction
Related Permit



Received by	_____
Sign Provided ☐ Date	_____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ☐ Text Amendment ☒ Zoning Change ☐ Conditional Use/Planned Development

Address of Property for which this application is being filed. 2657-59 Treasure St

APPLICANT INFORMATION

Applicant Identity: ☒ Property Owner ☐ Agent

Applicant Name James Beard

Applicant Address 2372 Industry St.

City New Orleans State Louisiana Zip 70122

Applicant Contact Number (504) 458-3557 Email jamesbeard20@gmail.com

PROPERTY OWNER INFORMATION ☒ SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Requesting zoning change to HU-R2 Historic Urban Two-Family Residential District

PROPERTY LOCATION

Square Number(s) _____ Lot Number(s) _____

Bounding Streets _____

Zoning _____ Municipal District _____

Tax Bill Number _____ Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)



Building/Construction
Related Permit



Received by	_____
Sign Provided ☐ Date	_____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature

James Beaud

Date

4/3/26

Agent Signature

Date

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this _____ day of _____

My Commission expires _____

Description of Project

The plan of the project is to build a two-family home. The home will be a 3 bedroom and 2 baths on both sides with off street parking. During the NPP meeting some people were concerned that a 4 unit was going to be built but that is not going to happen. Only a two-family home will be built. I believe this project will help develop the area while prioritizing families.

City Planning Commission Speaker Card

Date: 6-9-26

I would like to speak regarding CPC Docket: 062/26

IN OPPOSITION

Name: Russella Llopis

Address: 3014 Deers Street

☐ I am the applicant for this docket

☒ I'd like to cede my time to: 062/26

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Russella Llopis

City Planning Commission Speaker Card

Date: 6/9/26

I would like to speak regarding CPC Docket: 062-26

IN SUPPORT

Name: Janner Beard

Address: 2657-2659 Treasures

☒ I am the applicant for this docket

☒ I'd like to cede my time to: _____

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☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

Date: 06-09-26

I would like to speak regarding CPC Docket: _____

IN OPPOSITION

Name: Deegee Washington

Address: 3122 Deers St

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Deegee Washington

City Planning Commission Speaker Card

Date: 6-9-26

I would like to speak regarding CPC Docket: 062/26

IN OPPOSITION

Name: Brian Llopis

Address: 3014 Deer St

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

☐ Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Brian Llopis