

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

June 11, 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

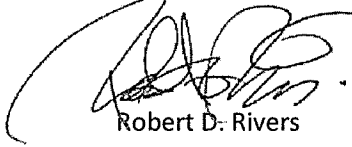
The City Planning Commission, at its meeting of May 26, 2026, acted on the following zoning dockets.

Item	Request	Address(es), if applicable	CPC Recommendation	Council District	Council Deadline
Zoning Docket 042/26 Council Motion No.M-26-93	Text Amendment to the Comprehensive Zoning Ordinance to amend the definition of “dwelling, small multi-family affordable” in Section 26.6 to include not only affordable housing units offered for rental but also dwellings offered as permanently affordable, for-sale housing by not-for-profit community land trusts offering long-term ground leases respective of owners and lessors, and consider related additional amendments to set reasonable requirements for this use, including but not limited to amendments to the use standards contained in Section 20.3.SSS and the use tables throughout the CZO.	Not applicable	Approval	All	60 days from receipt

Zoning Docket 053/26 Bearchild Company, LLC	Conditional use to permit a commercial short term rental in a C-2 Auto-Oriented Commercial District and the Transient Lodging Interim Zoning District	1131-1133 Reverend John Raphael Jr. Way	Approval with 2 provisos	B	60 days from receipt
Zoning Docket 054/26 WDG, LLC	Conditional Use to allow a commercial use (office) over 5,000 square feet in floor area in an S-LB2 Lake Area Neighborhood Business District	5325 Canal Boulevard	Approval with 1 proviso	A	60 days from receipt
Zoning Docket 055/26 Gabrielle Riles	Zoning change from an HU-B1 Historic Urban Neighborhood Business District to a HU-MU Neighborhood Mixed-Use District and a conditional use to permit a reception facility	1701 Saint Benard Avenue	Approval with 2 provisos	C	60 days from receipt
Zoning Docket 056/26 Tony Montgomery and Nicolette Montgomery	Conditional use to permit a commercial short term rental in a CBD-2 Historic Commercial and Mixed-Use District and the Transient Lodging Interim Zoning District	422 Natchez Street	Approval with 2 provisos	B	60 days from receipt
Zoning Docket 057/26 MMJSS Holdings, LLC	Amendment to the text of Section 24.13.G.3.d <i>Retail Facilities in the VCS and VCS-1 Districts</i> to alter the signage regulations for retail centers owned or controlled by a single entity, not anchored by a major department store, unified by a specific architectural theme and consisting of a major public or private space, with more than 55,000 square feet of enclosed gross leasable area devoted primarily to	Not applicable	Modified Approval	C	60 days from receipt

	diverse retail, food, and entertainment facilities.				
--	---	--	--	--	--

Respectfully,



Robert D. Rivers

RDR/skk/rb