

City Planning Commission
Staff Report
Tuesday, April 14, 2026

Zoning Docket 038-26

Prepared by: Sarah C. King

Date: April 21, 2026

Deadline for CPC action: June 13, 2026

CC Deadline: 60 days from receipt

City Council District: E- Hughs

Applicants: Michael Sullivan and Danelle Sullivan

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: Lots 18, Lake Catherine Land Company-Three, in the Third Municipal District

Municipal address(es): 25800 Chef Menteur Highway

Description

Figure 1: Subject Site



(Source: Provided by the applicant)

The subject property, located on the East side of Chef Menteur Highway abuts Lake Saint Catherine in an M-MU Maritime Mixed-Use District and the Transient Lodging Interim Zoning District, is currently developed as single-family dwelling that is raised 15’8” from the ground.

The subject site is approximately 29,986 square feet that includes a 1,896 square feet of single-family dwelling, 2 off-street parking spaces, a fishing pier, and boat dock located on the property.

The property is licensed under the previous owner for use as a commercial short-term rental through April 24, 2026. See STR license #23-CSTR-00812. The applicants recently acquired the property and are seeking a conditional use permit, which would create a permanent zoning entitlement for a commercial STR.

Reason for Commission Review

Per **Article 14, Section 14.2.A (Table 14-1: Permitted and Conditional Uses)**, a commercial short-term rental is a permitted use in the M-MU Maritime Mixed-Use District. Per City Council Motion M-25-530, which established the Transient Lodging Interim Zoning District, all transient lodging uses that are permitted by-right in the underlying zoning district are reclassified as conditional uses, while all transient lodging uses that are conditional uses in the underlying zoning district remain as conditional uses.

The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

<i>The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.</i>	
<u>Met</u>	The Master Plan identifies the subject site as Mixed-Use Maritime, where the goal is to preserve and provide areas for maritime-related residential and commercial uses. A commercial short-term rental fall into the range of uses intended for this area.
<i>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</i>	

<u>Met</u>	<p>The subject site is located within the Mixed-Use Maritime District where the proposed commercial short-term rental use would otherwise be permitted by right.</p> <p>The M-MU District is intended to address environmentally compatible residential and non-residential development in areas adjacent to wetlands and waterbodies, generally located in areas of the city with higher elevation and near existing access roads. The M-MU District is mixed-use in nature, where residential uses are found close to water-related non-residential uses such as fishing camps, seafood processing facilities, and marinas.¹</p> <p>It is fair to indicate that a commercial short-term rental is an appropriate use given the district's purpose.</p>
<i>The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.</i>	
<u>Met</u>	All use standards outlined in Article 20, Section 20.3.LLL.2 and all environmental standards are required to be met at the time of license issuance.
<i>The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.</i>	
<u>Met</u>	The proposed commercial short-term rental was previously licensed and operated for several years. There are not any proposed changes to the property and will be utilized as-is.
<i>Any variance of zoning standards meets the approval standards of Section 4.6.F².</i>	
<u>Not met</u>	There are not any variances being requested at this time.
<i>The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.</i>	
<u>Met</u>	The proposed commercial short-term rental does not pose a unique or detrimental use within the M-MU District.

Additionally, City Council motion M-25-530, which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

<i>Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?</i>
The ultimate use of the site will be dictated by its highest and best use. It is likely that the property's

¹ Article 8, Section 8.1.B: "The purpose of the M-MU Maritime Mixed-Use District is to address environmentally compatible residential and non-residential development in areas adjacent to wetlands and waterbodies, generally located in areas of the city with higher elevation and near existing access roads. The M-MU District is mixed-use in nature, where residential uses are found close to water-related non-residential uses such as fishing camps, seafood processing facilities, and marinas."

² [Article 4, Section 4.6.F Approval Standards](#)

highest and best use is as a short-term rental, not as a long-term rental.

Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?

The proposed commercial short-term rental could reduce the amount of long-term housing as the structure is a single-family dwelling; however there does not appear to be a recent history of the site being used for long-term housing.

Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?

No. The site block is bound by Chef Menteur Highway and Lake Catherine. The closest bus stop is located at the intersection of Michoud Blvd and Chef Menteur Highway, which is approximately 29.5 miles from the subject site.

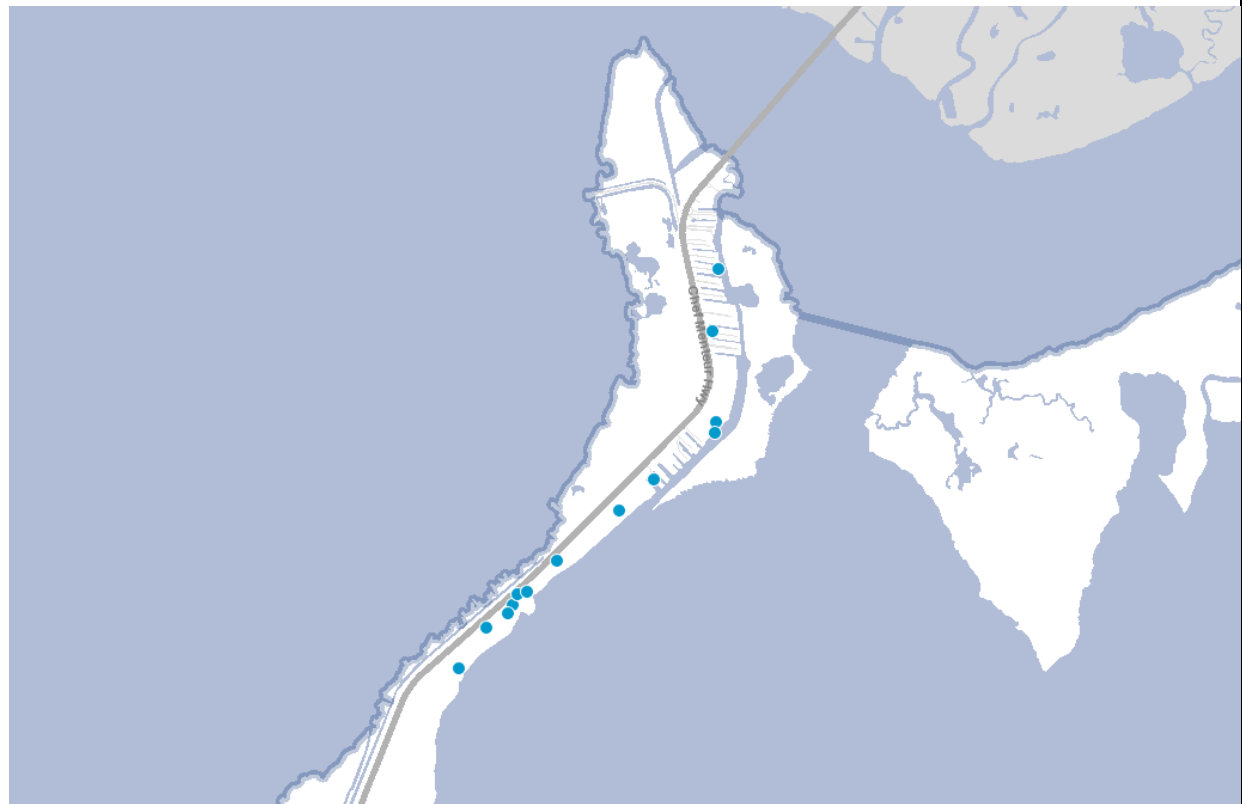
Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?

Per OneStop, there does not appear to be a record of the subject site being adjudicated liable of City Code violations.

How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?

Per maps and data via the Short-Term Rental Administration's Registry of Short-Term Rentals³, there are several STR lodging use within 1,000 feet of the subject property in the general vicinity. See **Figures 3** below . There are no hotels in the vicinity.

Figure 1: Active licensed STRs in immediate vicinity



³ [Short Term Rental Administration's Registry of Short-Term Rentals](#)

(Source: Short Term Rental Administration)

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 038/26 subject to the following:

Provisos

1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Lodging Use shall be compliant with all relevant requirements of the zoning ordinance.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.
- 3.

City Planning Commission Meeting (April 14, 2026)

The staff summarized the application and presented its recommendation of approval subject to two (2) provisos. The Commission received public comment from the applicant speaking in support of the request. Commissioner Witry asked CPC staff to clarify the provisos, CPC staff responded accordingly explaining that the request shall follow all requirements of the CZO and STR Bureau policies. There were no constituents present to speak in opposition of this item.

Commissioner Steeg made a motion to approve the application as recommended by the staff. Commission Kepper seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 038/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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YEAS: Jackson, Joshi-Gupta, Kepper, Poche, Steeg, Witry

NAYS: None

ABSENT: Flick, Hebert, Jordan