

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

April 1, 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

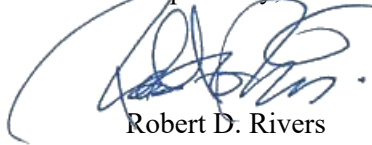
The City Planning Commission, at its meeting of March 24, 2026, acted on the following zoning dockets.

Item	Request	Address(es), if applicable	CPC Recommendation	Council District	Council Deadline
Zoning Docket 031/26 Joseph H. Babington et al.	Conditional use to permit a commercial short term rental in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District	424-428 Third Street	Denial	B	60 days from receipt
Zoning Docket 032/26 Orleans Parish School Board	Zoning change from an MU-1 Medium Intensity Mixed-Use District and an S-RD Suburban Two-Family Residential District to an OS-R Regional Open Space District and a conditional use to permit a stadium	4290 Almonaster Avenue and 3059 Higgins Boulevard	Approval with 4 provisos	D	60 days from receipt
Zoning Docket 033/26 Gabrielle Nguyen	Conditional use to permit a single-family residence in a GPD General Planned Development District	3803-3909 Van Buren Street. The lots are identified as 16634 Van Buren Street and 63304	Approval subject to 3 provisos	C	60 days from receipt

		Jackson Street by the Assessor			
Zoning Docket 034/26 City Council Motion No. M-26-53	Text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district called the Behrman Mixed-Use Integrity Overlay District, the intent of which is to ensure that any multi-family developments proposed within the S-MU Suburban Neighborhood Mixed-Use District and the MU-1 Medium Intensity Mixed-Use District bounded by Wall Boulevard, Holiday Drive, and General De Gaulle Drive contain non-residential uses which align with the mixed-use goal of those districts.	Not applicable	Approval	C	60 days from receipt
Zoning Docket 035/26 City Council Motion No. M-26-54	Text amendment to amend Article 19 of the Comprehensive Zoning Ordinance to create an interim zoning district called the Behrman Mixed-Use Integrity Interim Zoning District, the intent of which is to temporarily prohibit the use of multi-family dwellings within the S-	Not applicable	Approval	C	60 days from receipt

	<p>MU Suburban Neighborhood Mixed-Use District and the MU-1 Medium Intensity Mixed-Use District, bounded by Wall Boulevard, Holiday Drive, and General De Gaulle Drive, that do not incorporate non-residential uses occupying at least 50% of the ground-floor area until the CPC has considered the implementation of an overlay zoning district that ensures any proposed developments within the affected area align with the mixed-use goal of those districts.</p>				
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Respectfully,



Robert D. Rivers

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