

CITY PLANNING COMMISSION  
**CITY OF NEW ORLEANS**

HELENA MORENO  
MAYOR

ROBERT D. RIVERS  
EXECUTIVE DIRECTOR

April 29, 2026

Honorable President and Members  
New Orleans City Council  
City Hall - Civic Center  
1300 Perdido Street  
New Orleans, La. 70112

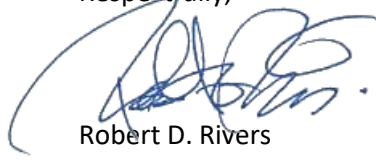
**Re: Transmittal of City Planning Commission Reports**

The City Planning Commission, at its meeting of April 14, 2026, acted on the following zoning dockets.

Item	Request	Address(es), if applicable	CPC Recommendation	Council District	Council Deadline
<b>Zoning Docket 024/26</b> Ernest N. Morial New Orleans Exhibition Hall Authority	Text amendment to Article 18 of the Comprehensive Zoning Ordinance to establish a new overlay district called the Convention Center Hotel Overlay District affecting the area generally bounded by Convention Center Boulevard, Andrew Higgins Drive, South Peters Street, and the Mississippi River Heritage Park. The overlay district would create new regulations affecting the permitted land uses, allowable building heights, floor area ration (FAR) limits, design standards, bicycle parking requirements, loading space requirements, curb cut allowances, signage restrictions, and exterior lighting requirements.	Not applicable	Approval	B	60 days from receipt

<b>Zoning Docket 038/26</b> Michael Sullivan and Danelle Sullivan	Conditional use to permit a commercial short-term rental in an M-MU Maritime Mixed-Use District and the Transient Lodging Interim Zoning District	25800 Chef Menteur Highway	Approval with 2 provisos	E	60 days from receipt
<b>Zoning Docket 039/26</b> Art House NOLA, Inc. and Get the Gorilla, LLC	Amendment to Ordinance No. 26,276 MCS (Zoning Docket 123/14) to permit a planned development authorizing the expansion of an indoor amusement facility	636-650 North Broad Street	Approval with 2 exceptions and 5 provisos	D	60 days from receipt
<b>Zoning Docket 040/26</b> 2613 Marais, LLC	Conditional use permit a commercial short term rental in an HU-MU Historic Urban Neighborhood Mixed-Use District and the Transient Lodging Interim Zoning District	2613-2615 Marais Street	Approval	C	60 days from receipt
<b>Zoning Docket 041/26</b> City Council Motion M-26-72	Zoning change from S-RS Single-Family Residential District to any zoning designation that encourages commercial use and is compatible with the NC Neighborhood Commercial Future Land Use Map designation of the subject area, including but not limited to S-B1 Suburban Business District, S-B2 Pedestrian-Oriented Corridor Business District, and C-1 General Commercial District	Not applicable	Approval to an S-MU Suburban Neighborhood Mixed-Use District	C	60 days from receipt

Respectfully,

A handwritten signature in blue ink, appearing to read 'R.D. Rivers', with a large, sweeping flourish on the left side.

Robert D. Rivers

RDR/skk/rb