

CITY PLANNING COMMISSION  
CITY OF NEW ORLEANS

LATOYA CANTRELL  
MAYOR

ROBERT D. RIVERS  
EXECUTIVE DIRECTOR

November 12, 2025

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**

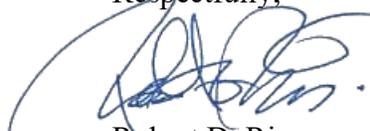
The City Planning Commission, at its meeting of October 28, 2025, acted on the following zoning dockets.

Item	Request	Address(es), if applicable	CPC Recommendation	Council District	Council Deadline
<b>Zoning Docket 049/25</b> City Council Motion No. M-25-380	Amendment to the text of Articles 1, 2, 3, 4, 19, and 26 of the Comprehensive Zoning Ordinance in order to streamline administrative processes, clarify unclear provisions, codify evolving practices, and consider the amendments included in Exhibit A, attached to City Council Motion No. M-25-280	Not Applicable	Approval	All	60 days from receipt
<b>Zoning Docket 050/25</b> City Council Motion No. M-25-396	Text amendment to Article 18 of the Comprehensive Zoning Ordinance to create an overlay district to be named the Fairgrounds Overlay District, which shall encompass the area upon which the Fair Grounds Race Course & Slots currently sites, generally bounded by Gentilly Boulevard,	Not Applicable	Approval	A	60 days from receipt

	<p>Belfort Street/Avenue, Trafalgar Street, Desaix Boulevard, St. Louis Cemetery No. 3, St. Vincent Street, Verna Court, and Fortin Street, to prohibit all uses except fairgrounds and racetracks and to require that fairgrounds and racetracks be conditional uses with this overlay. As part of this zoning docket, the City Planning Commission is directed to review prior conditional uses granted on the site as well as custom and best practices to devise use standards for fairgrounds and racetracks which set forth allowable accessory uses.</p>				
<p><b>Zoning Docket 055/25</b> Orleans Parish School Board</p>	<p>Conditional use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District</p>	<p>5703 Annunciation Street and 401 Nashville Avenue</p>	<p>Approval with 2 waivers and 4 provisos</p>	<p>A</p>	<p>60 days from receipt</p>
<p><b>Zoning Docket 056/25</b> Almonaster Investments, LLC</p>	<p>Conditional use to permit a gas station in a C-1 General Commercial District</p>	<p>1841 Almonaster Avenue</p>	<p>Denial</p>	<p>D</p>	<p>60 days from receipt</p>

<b>Zoning Docket 058/25</b> 3014 Dauphine, LLC	Amendment to the text of Article 10, Section 10.2.A and Table 10-1 of the Comprehensive Zoning Ordinance to classify reception facilities as conditional uses in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District	Not Applicable	Approval	C	60 days from receipt
<b>Zoning Docket 059/25</b> 3014 Dauphine, LLC	Conditional use to permit a reception facility in the HM-MU Historic Marigny/Tremé/Bywater Mixed-Use District	3010-3014 Dauphine Street	Approval with 1 waiver and 3 provisos	C	60 days from receipt
<b>Amendment to the 2026-2030 Capital Improvement Plan</b>	Consideration of amendments to the 2026-2030 Capital Improvement Plan to include five additional requests received after the deadline.	Not applicable	Approval	All	Not applicable

Respectfully,



Robert D. Rivers

RDR/skk/rb