

**City Planning Commission**  
**Preliminary Staff Report**  
**Tuesday, February 24, 2026**

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**Zoning Docket 027-26**

**Prepared by:** Valerie McMillan

**Date:** February 25, 2026

**Deadline for CPC action:** April 25, 2026

**CC Deadline:** 60 days from receipt

**City Council District:** B – Harris

**Applicant:** 1039 Constance LLC

**Request:** Conditional use to permit a hotel in a CBD-3 Cultural Arts District and the Transient Lodging Interim Zoning District

**Property description:** Square 137, Lot C, in the First Municipal District, bounded by Constance Street, Poeyfarre Street, John Churchill Chase Street, and Magazine Street

**Municipal address(es):** 1039 Constance St.

Description
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The subject property, located on Constance Street in a CBD-3 Cultural Arts District and the Transient Lodging Interim Zoning District, is currently developed as a four-story commercial building with a floor area of about 16,560 square feet. The site is situated upon one lot of record with an area of approximately 4,981 square feet.

The applicants propose to convert the existing commercial structure into a hotel, which is a change in use from the previous short-term rental that operated at the site. No additions or alterations to the site's existing footprint are proposed. Current building plans do not indicate any off-street parking or short-term bicycle parking.

The proposed hotel will contain nine units: Unit 1 has three bedrooms; Unit 2 has three bedrooms; Unit 3 has two bedrooms; Unit 4 has three bedrooms; Unit 5 has two bedrooms; Unit 6 has three bedrooms; Unit 7 has two bedrooms; Unit 8 has two bedrooms; Unit 9 has two bedrooms.

Figure 1: Subject Site



(Source: NOLA Assessor Data)

### Reason for Commission Review

Per **Article 17, Section 17.3.A (Table 17-1: Permitted and Conditional Uses)**, a hotel is a permitted use in the CBD-3 Historic Commercial and 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.

***The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.***

Met

The Master Plan identifies the subject site as Mixed-Use Downtown Core, where the goal is to support and encourage a vibrant 24-hour live-work-play environment in the Central Business District (CBD) and to encourage a mix of transit, retail and pedestrian uses. A hotel falls into the range of uses intended for this area.

<b><i>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</i></b>	
<u>Met</u>	The subject site is located within the CBD-3 Cultural Arts District where the proposed hotel use would otherwise be permitted by-right.  The CBD-3 District is intended to support the vitality of the Central Business District as a destination for residents and visitors <sup>1</sup> . It is fair to indicate that a hotel is an appropriate use given the district's purpose.
<b><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></b>	
<u>Met</u>	There are not any use standards outlined in Article 20 regarding hotels in the CBD-3 District; however, all environmental standards are required to be met.
<b><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></b>	
<u>Met</u>	The proposed hotel is a change of use from the previous commercial short-term rental, which operated at the site. No alterations are proposed to the site's building. As the structure is to be unaltered, it will continue to help preserve the character of the surrounding neighborhood.
<b><i>Any variance of zoning standards meets the approval standards of Section 4.6.F<sup>2</sup>.</i></b>	
<u>Met</u>	Staff is unaware of any variances currently proposed for this request. Any site deficiencies will be evaluated as part of Safety and Permits' review.
<b><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></b>	
<u>Met</u>	The proposed hotel does not pose a unique or detrimental use within the CBD-3 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.

<b><i>Will the proposed Transient Lodging Use prevent the development of long-term housing, including affordable and workforce housing?</i></b>	
Staff is unable to forecast the future use of this property, as that will be determined by market forces.	

<sup>1</sup> Article 17, Section 17.2.B: "CBD-2 Historic Commercial and Mixed-Use District: The CBD-2 Historic Commercial and Mixed-Use District is intended to provide for the reuse of existing structures in historic districts and along prominent mixed-use corridors that frame the Central Business District. Buildings in the CBD-2 District provide small floor plates for office, retail, institutional, and residential uses that support the vitality of the Central Business District as a destination for residents and visitors. The CBD-2 District addresses unique corridors and historic districts within the Central Business District, including Convention Center Boulevard, the Picayune Place Historic District, and the central portion of Canal Street."

<sup>2</sup> [Article 4, Section 4.6.F Approval Standards](#)

As the site will be utilized as a hotel, conversion into long-term housing would be possible as infrastructure will already be in place to better support residential uses.

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

The proposed hotel will not reduce the amount of long-term housing as the site most recently operated as a commercial short-term rental and did not provide long-term housing.

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

Yes. The site block is bounded by Constance St., Poeyfarre St., John Churchill St. and a major arterial, being Magazine Street. A transit stop for the Magazine bus is located at the corner of Magazine and Poeyfarre Sts.

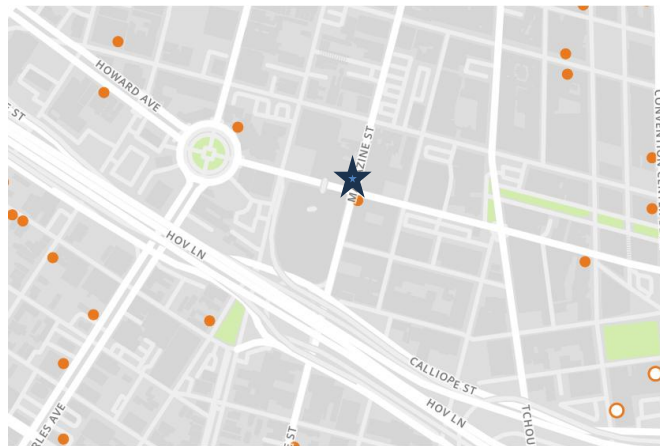
***Has the subject property been adjudicated liable of City Code violations related to prior Transient Lodging Uses?***

Staff did not identify an adjudication of the site liable of City Code violations.

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

Per the Short-Term Rental Administration's Registry of Short-Term Rentals<sup>3</sup> (see Figures 2 and 3), there are several transient lodging uses within 1,000 feet of the subject property.

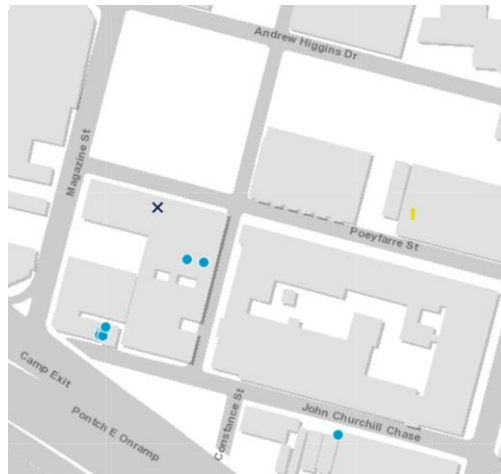
**Figure 2: Hotels Motels BBs within 1000 feet**



(Source: Short Term Rental Administration)

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

**Figure 3: Short Term Rentals within 1000 feet**



**Staff Recommendation**

The staff recommends **APPROVAL** of Zoning Docket 027/26 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.

**CITY PLANNING COMMISSION MEETING (MARCH 10, 2026)**

The staff summarized the application and presented its recommendation of approval. The applicant’s representative spoke in support of the request. There was public comment in support of the request.

Commissioner Flick made a motion for approval, which was seconded by Commissioner Jordan and unanimously adopted.

**MOTION:**

**BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 027-26 IS HEREBY RECOMMENDED FOR APPROVAL, SUBJECT TO TWO**

PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

*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.

YEAS: Flick, Jordan, Joshi-Gupta, Poche, Steeg, Witry

NAYS: None

ABSENT: Kepper



**City of New Orleans Property Viewer**  
**1039 CONSTANCE ST, LA, 70130**



**PROPERTY INFORMATION**

**Building Number**  
 \_\_\_\_\_

**Unit Number**  
 \_\_\_\_\_

**Site Address**  
 1039 CONSTANCE ST, LA, 70130

**First Owner Name**  
 1039 CONSTANCE LLC

**Second Owner Name**  
 \_\_\_\_\_

**Mailing Address**  
 527 ST JOSEPH ST

**Mailing City**  
 NEW ORLEANS

**Mailing State**  
 LA

**Mailing Zip 5**  
 70130

**Mailing Zip +4**  
 \_\_\_\_\_

**Use Code**  
 \_\_\_\_\_

**Property Description**  
 SQ 137 LOT C CONSTANCE 115 2X43 2 3 STORY BRICK PROP WAS NEVER INCREASED DUE TO THE 2004 SALE-DM

**GeoPIN**  
 41142222

**Tax Bill ID**  
 102103407

**Lot**  
 \_\_\_\_\_

**Square**  
 \_\_\_\_\_

**BLOCK**  
 137

**PARID**  
 1039-CONSTANCEST

**Parcel Area (sq.ft.)**  
 4979

**Parcel Dimensions (ft.)**  
 115x43

Assessor Records and Sales/Transfer Information (<https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=1039-CONSTANCEST>)

**ZONING**

**Zoning District**  
 CBD-3

**Zoning Description**  
 CBD-3 Cultural Arts District (<http://czo.nola.gov/article-17/>)

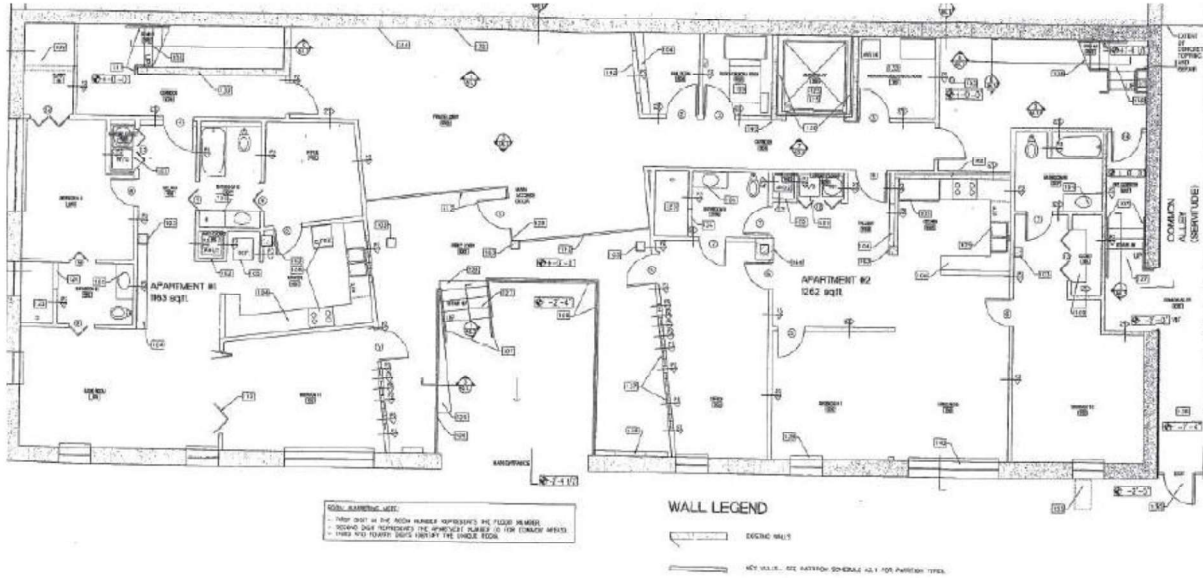
**Uses**  
 Permitted and Conditional Uses (<http://czo.nola.gov/article-17#17-3>)

**FUTURE LAND USE**

**Future Land Use**  
 DCN-MU

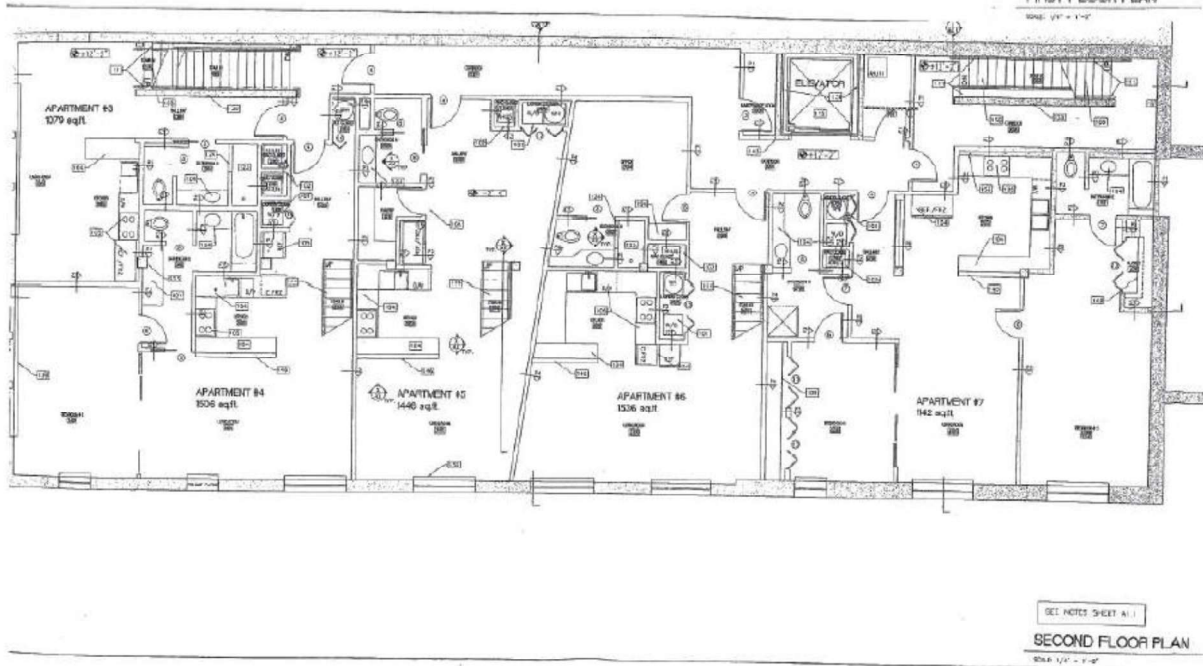
**Future Land Use Description**  
 Mixed-Use Downtown Core Neighborhood (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

# FLOOR PLANS



**FIRST FLOOR PLAN**

SCALE: 1/8" = 1'-0"



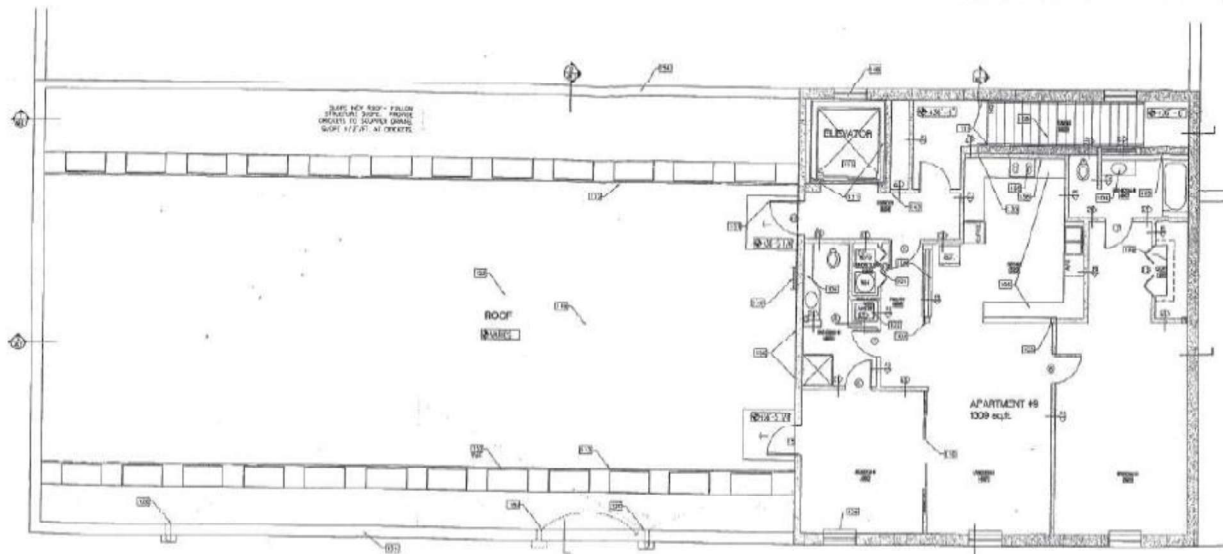
## FLOOR PLANS (CONT.)



SEE NOTES SHEET A.1.1

THIRD FLOOR PLAN

SCALE 1/8" = 1'-0"



SEE NOTES SHEET A.1.1

FOURTH FLOOR AND MAIN ROOF PLAN

SCALE 1/8" = 1'-0"



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## 1039 Constance St. (conditional Use Application)

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**From** Cortizas, Richard

**To** Lesli Harris <Lesli.Harris@nola.gov>

**Cc** CPCINFO <CPCINFO@nola.gov>; Cortizas, Richard <rcortizas@joneswalker.com>

 1 attachment (37 KB)

1039 constance npp meeting letter.pdf;

Dear Councilmember Harris,

Please find attached a NPP Meeting Notice which we mailed today to all of the neighboring addresses as provided by the City Planning staff. A courtesy copy is provided to you in accordance with the CPC guidelines.

Our team looks forward to working with you on this proposed exciting development. Please do not hesitate to contact me should you have any questions.

Thank you,

Richard

**Richard Cortizas**

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

[rcortizas@joneswalker.com](mailto:rcortizas@joneswalker.com)



Jones Walker LLP  
201 St. Charles Ave, Ste 5100  
New Orleans, LA 70170  
[joneswalker.com](http://joneswalker.com)

**1039 Constance St.  
New Orleans, La. 70130**

12/22/25

Dear Neighbors:

On behalf of the property owner of 1039 Constance St New Orleans, La. 70130 (1039 Constance St. LLC) we are pleased to invite our neighbors to a Neighborhood Participation Program (NPP) meeting for a presentation on a proposed application for a Conditional Use to allow a hotel at 1039 Constance St. The property is zoned CBD-3 which allows a hotel use as a permitted right. However, the City-wide Transient Lodging Interim Zoning District mandates that all new hotel use applications be made by Conditional Use application.

As part of the NPP approval procedures our application must be heard by the Planning Commission and the City Council.

Because you are a neighbor or otherwise interested in the neighborhood, we are inviting you to a NPP meeting where you can learn more about the plans and present questions or concerns. This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses, so that we can keep you updated if there are any changes to the plans.

***The NPP meeting will take place:  
Thursday January 15, 2026 at 4:00 pm  
At 527 St. Joseph St New Orleans, La. 70130***

If you are unable to attend and would like to receive information from the meeting, or if you have any additional questions or comments, please contact Richard Cortizas at [rcortizas@joneswalker.com](mailto:rcortizas@joneswalker.com) or (504) 582-8372.

We hope to see you at the meeting.

Sincerely,

A handwritten signature in black ink, appearing to be a stylized name, possibly "Richard Cortizas".

1039 Constance LLC



Outlook

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**1039 Constance St (Conditional Use Application)**

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**From** Cortizas, Richard**To** warehousedna@gmail.com <warehousedna@gmail.com>**Cc** CPCINFO <CPCINFO@nola.gov>; Cortizas, Richard <rcortizas@joneswalker.com>

1 attachment (37 KB)

1039 constance npp meeting letter.pdf;

Dear Warehouse District Neighborhood Association C/O Troy Dupuis,

Please find attached a NPP Meeting Notice which we mailed today to all of the neighboring addresses as provided by the City Planning staff. A courtesy copy is provided to you in accordance with the CPC guidelines.

Our team looks forward to working with you on this proposed exciting development. Please do not hesitate to contact me should you have any questions.

Thank you,

Richard

**Richard Cortizas**

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

[rcortizas@joneswalker.com](mailto:rcortizas@joneswalker.com)

1/23/26, 11:41 AM

Inbox - Ava Monnet - Outlook

Jones Walker LLP  
201 St. Charles Ave, Ste 5100  
New Orleans, LA 70170  
[joneswalker.com](http://joneswalker.com)



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## 1039 Constance (Conditional Use Application)

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**From** Cortizas, Richard

**To** ddd@downtownnola.com <ddd@downtownnola.com>

**Cc** CPCINFO <CPCINFO@nola.gov>; Cortizas, Richard <rcortizas@joneswalker.com>

 1 attachment (37 KB)

1039 constance npp meeting letter.pdf;

Dear Downtown Development District,

Please find attached a NPP Meeting Notice which we mailed today to all of the neighboring addresses as provided by the City Planning staff. A courtesy copy is provided to you in accordance with the CPC guidelines.

Our team looks forward to working with you on this proposed exciting development. Please do not hesitate to contact me should you have any questions.

Thank you,

Richard

**Richard Cortizas**

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

[rcortizas@joneswalker.com](mailto:rcortizas@joneswalker.com)



1/23/26, 11:41 AM

Inbox - Ava Monnet - Outlook

Jones Walker LLP  
201 St. Charles Ave, Ste 5100  
New Orleans, LA 70170  
[joneswalker.com](http://joneswalker.com)



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## 1039 Constance St. photos

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**From** Cortizas, Richard <rcortizas@joneswalker.com>

**Date** Mon 1/19/2026 4:01 PM

**To** Cortizas, Richard <rcortizas@joneswalker.com>









**Richard Cortizas**  
Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

[rcortizas@joneswalker.com](mailto:rcortizas@joneswalker.com)



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**FW: [EXTERNAL] Re: from Dorothy Clyne 1039 Constance Street, New Orleans**

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**From** Cortizas, Richard <rcortizas@joneswalker.com>  
**To** Bourg, Elizabeth <ebourg@joneswalker.com>

Please add to file for 1039 Constance NPP responses.

**Richard Cortizas**

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

[rcortizas@joneswalker.com](mailto:rcortizas@joneswalker.com)



Jones Walker LLP  
201 St. Charles Ave, Ste 5100  
New Orleans, LA 70170  
[joneswalker.com](http://joneswalker.com)

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**From:** Cortizas, Richard  
**Sent:** Tuesday, January 13, 2026 3:31 PM  
**To:** The Cotton Mill Board of Directors <thecottonmill.boardofdirectors@gmail.com>  
**Cc:** Lee Ann Mayo <lmayo@capitolresourcesllc.com>; DOROTHY CLYNE <dorothyclyne@bellsouth.net>; lesli.harris@nola.gov; Bourg, Elizabeth <ebourg@joneswalker.com>; Cortizas, Richard <rcortizas@joneswalker.com>  
**Subject:** Re: [EXTERNAL] Re: from Dorothy Clyne 1039 Constance Street, New Orleans

Hi Do and Lee Ann,

Apologies for the delayed response. The property is staying the same. There is no change regarding the use or intensity of the building, except that the technical classification will now be a hotel.

There will be no increase in intensity of use or number of rooms. However, the building will now be required to be staffed at all times of operations.

A hotel is currently a permitted use in the CBD-3 District. But because of a transient lodging over-layer district- we are required to go through the Conditional Use process.

Per the owners:

1. Shall remain 9 units total.
2. The owners are not associated with Constance Loft.
3. The owners are in the process of updating the security camera system and updating the system.
4. No short term rentals.
5. Staffing will now be provided/required at all times of operations.

Again, apologies for the delayed response. I am available to conference and discuss with you at your convenience. And will update you after the NPP meeting as well.

Thank you.

Richard

**Richard Cortizas**

Partner and Chief Culture and Inclusion Officer

D: 504.582.8372

[rcortizas@joneswalker.com](mailto:rcortizas@joneswalker.com)

On Jan 13, 2026, at 9:48 AM, The Cotton Mill Board of Directors <[thecottonmill.boardofdirectors@gmail.com](mailto:thecottonmill.boardofdirectors@gmail.com)> wrote:

Richard,

Not sure if you saw this email from my neighbor Lee Ann Mayo - I am on the cotton Mill board and would like to attend the meeting on the 15th but we have a JP Morgan client function at the same time. Is there an opportunity to meet with the developers in advance? Or on another day? Historically, developers have asked to meet with the Cotton Mill because we are such a large organization. We have space to accommodate as well. Please let me know what you think, Do

Dorothy M. Clyne  
504-908-2911  
[Dorothyclyne@bellsouth.net](mailto:Dorothyclyne@bellsouth.net)

On Tue, Jan 13, 2026 at 8:43 AM Lee Ann Mayo <[lmayo@capitolresourcesllc.com](mailto:lmayo@capitolresourcesllc.com)> wrote:

Richard,

Good morning.

I wanted to follow up with you about my questions below regarding the proposed hotel project at 1039 Constance Street and the NPP scheduled for Thursday of this week.

Thanks so much.

Lee Ann Mayo  
[920 Poeyfarre Street, Unit 414](#)  
[New Orleans, LA 70130](#)  
601-918-7189

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**From:** Lee Ann Mayo <[lmayo@capitolresourcesllc.com](mailto:lmayo@capitolresourcesllc.com)>  
**Sent:** Tuesday, December 30, 2025 2:09 PM  
**To:** [rcortizas@joneswalker.com](mailto:rcortizas@joneswalker.com)  
**Cc:** Lee Ann Mayo <[lmayo@capitolresourcesllc.com](mailto:lmayo@capitolresourcesllc.com)>  
**Subject:** [1039 Constance Street, New Orleans](#)

Richard,

Good afternoon.

I'm an owner at the Cotton Mill at [920 Poeyfarre Street](#) and have a few questions for you about the 1039 Constance Street mail we received from you dated 12/22/2025.

I'm not sure we can attend the NPP meeting January 15, 2026 at 4:00 pm but have forwarded the letter to the Cotton Mill Board and building manager.

1. What type of hotel is being considered for [1039 Constance Street](#)?
2. Will staff be onsite? If yes, what hours?
3. What about parking?

4. It was my understanding that currently, [1039 Constance Street](#) is operated as a STR with LiivUP NOLA or Domio? [david.starks@staydomio.com](mailto:david.starks@staydomio.com)
5. Will the entrance to the hotel be on Poeyfarre as currently being operated?
6. How many units are currently in [1039 Constance Street](#)? On the onestop app, it indicates 9 units?
7. What's the difference between commercial STR and hotel for this property?
8. Is this project associated with Constance Lofts or is it separate ownership?
9. One of the issues we wrestle with in this area is car break-ins and crime. What plans does this new hotel have for crime cameras and better lighting?
10. What price points will be used for the hotel?
11. I'm assuming this will require City of New Orleans and/or City Council approval?
12. What about the CBD HDLC and PRC?

Those are the questions that immediately came to our mind but I'm sure we may have more.

Thank you for the outreach and we look forward to getting more information.

Lee Ann Mayo

[920 Poeyfarre, Unit 414](#)

[New Orleans, LA 70130](#)

601-918-7189

Thursday, January 15, 2026  
NPP Meeting - 1039 Constance Street

NAME/ORGANIZATION please print	Email Address	Address
1 JOSEPH FERTITA	JFERTITA19@GMAIL.COM	527 ST JOSEPH STREET NOLA 70130
2 Troy Dupuis	warehousedua@gmail.com	1111 S Peters St #111 NOLA 70130
3 Ilianna Kwasko	IHK@Kwasko.com	920 Poyfarr St #101 NOLA
4 Rod Kuloske	Rod@Kuloske.com	920 POYFARR #101 NOLA 70130
5		
6		
7		
8		
9		
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11		
12		

**1039 Constance, LLC  
NPP Meeting**

Meeting Location: 527 St. Joseph Street, New Orleans, LA  
Re: Neighborhood Participation Program (NPP) Meeting Notes  
Date: January 15, 2026  
Scheduled Time: 4:00 p.m.  
Meeting Commenced: 4:08 p.m.  
Meeting Concluded: 5:34 p.m.

Applicant Representatives in Attendance:

Joseph Fertitta and Todd Guerin, 1039 Constance St., LLC  
Richard Cortizas and Elizabeth Bourg, Jones Walker LLP

Neighbors/Guests in Attendance:

Troy Dupuis, Ilianna Kwaske, and Rod Kwaske.

Meeting Summary:

Richard Cortizas introduced Jay Fertitta and Todd Guerin (1039 Constance St., LLC).

Richard Cortizas explained the purpose of the NPP meeting: to inform neighbors of a proposed Conditional Use application that would allow the existing Commercial Use to operate as a Hotel as required by City of New Orleans Transient Lodging Over-lay District.

The noted that the notes of this meeting will become a report and part of the Conditional Use application. Richard explained the Conditional Use review and approval process per the City's Comprehensive Zoning Ordinance.

Troy Dupuis: Asked for information regarding the building's history and floor lay-out.

Jay Fertitta: Explained that the building is the same since Katrina (2005) and consists of 9 units.

Troy Dupuis: Asked about the size of the units and the parking.

Jay Fertitta: Explained that there are 3 units with 3 bedrooms, 3 units with 2 bedrooms, 2 smaller units under 1,000 sq. feet and 1 penthouse unit. The penthouse unit does not have roof access. The parking will remain the same. The sprinkler system already meets the La. Fire Life Safety Code requirements.

Rod Kwaske: Asked about Short Term Rentals.

Jay Fertitta: Explained that will be a hotel fully staffed as required by the city.

Richard Cortizas: A hotel has more strict oversight. A hotel requires staffing. A hotel has higher safety standards. A hotel does have a different tax requirement.

Ilianna Kwaske: Asked about the use of the property, about using a code pad lock. She mentioned she has seen more police patrols and security in the area in general.

Jay Fertitta: Commented ownership has installed more monitoring (cameras) and ensuring a secure location.

Richard Cortizas: That a hotel is less likely to be able to be used as a party house as is with STR's.

Troy Dupuis: Asked about a trash plan.

Jay Fertitta: Commented that it will be required as part of the permitting of the hotel and Conditional Use.

Troy Dupuis: Asked about a hotel being permitted to have a bar.

Richard Cortizas: Commented that not under the Conditional Use application. A bar would require a separate permit.

Troy Dupuis: Asked signage.

Jay Fertitta: Commented that the signage will stay the same.

Todd Guerin: Commented that the hotel will be managed by ownership.

Richard Cortizas: Thanked all and meeting concluded.



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

## LAND-USE REQUEST APPLICATION

### LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: <a href="https://www.nola.gov/city-planning/neighborhood-participation-program/">https://www.nola.gov/city-planning/neighborhood-participation-program/</a>
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

**If no site plan or title restriction is required, submit your application for permitting.**  
**If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)**

<b>If site plans are required,</b> revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

### LAND-USE FEE SCHEDULE

- Zoning Change:
  - Lots 0-4,999 sq ft \$1,000
  - Lots 5,000-24,999 sq ft \$2,000
  - Lots 25,000-74,999 sq ft \$3,000
  - Lots 75,000 sq ft or more \$4,000
- Conditional Use/Planned Development:
  - Structures between 0-4,999 sq ft \$1,160
  - Structures between 5,000-24,999 sq ft \$2,320
  - Structures between 25,000-74,999 sq ft \$3,480
  - Structures of 75,000 sq ft or more \$4,640
- Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
  - No increase in floor area \$500
  - Increase in floor area \$700
- Text Amendment: \$1,500



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

## LAND-USE REQUEST APPLICATION

Please submit complete applications via email to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will **not** be accepted and will be returned to the applicant.

ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
<input type="radio"/> <b>Completed application</b> with all required information & signed by owner or authorized agent.	Required	Required	Required
<input type="radio"/> <b>Authorization from Property Owner.</b> If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
<input type="radio"/> <b>Accurate survey or legal description</b> showing or describing the legal boundaries of the site.		Required	Required
<input type="radio"/> <b>Photographs</b> of the subject site(s) and building(s).		Required	Required
<input type="radio"/> <b>Neighborhood Participation Program Documents</b> including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.	Required	Required	Required
<input type="radio"/> <b>Site Plan</b> of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
<input type="radio"/> <b>Landscape Plans</b> including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
<input type="radio"/> <b>Architectural Elevations</b> of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
<input type="radio"/> <b>Floor Plan(s)</b> of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
<input type="radio"/> <b>Recommendations or approvals</b> from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
<input type="radio"/> <b>Design Advisory Committee (DAC) Recommendation</b> , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



Building/Construction  
Related Permit



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

## LAND-USE REQUEST APPLICATION

Please submit complete applications via email to [CPCinfo@nola.gov](mailto:CPCinfo@nola.gov) or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application:  Text Amendment  Zoning Change  Conditional Use/Planned Development

Address of Property for which this application is being filed. 1039 CONSTANCE ST, LA, 70130

### APPLICANT INFORMATION

Applicant Identity:  Property Owner  Agent

Applicant Name Richard Cortizas

Applicant Address 201 St. Charles Ave Suite 5100

City New Orleans State Louisiana Zip 70170

Applicant Contact Number 504-582-8372 Email rcortizas@joneswalker.com

### PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name 1039 CONSTANCE LLC

Property Owner Address 527 ST JOSEPH ST

City NEW ORLEANS State Louisiana Zip 70130

Property Owner Contact Number \_\_\_\_\_ Email \_\_\_\_\_

### SPECIFIC ZONING REQUEST

Conditional Use to allow a hotel use in a CBD-3 District.

### PROPERTY LOCATION

Square Number(s) 137 Lot Number(s) 087

Bounding Streets John Churchill Chase Poeyfarre Magazine

Zoning CBD-3 Municipal District 1

Tax Bill Number 102103407 Planning District 1

### DESCRIPTION OF PROJECT (Attachments are acceptable)

Commercial property formerly permitted for STR being converted to hotel use (CBD-3). Transient Interim Overlay District.



Building/Construction  
Related Permit



Received by _____
Sign Provided <input type="radio"/> Date _____
Tracking Number _____

# LAND-USE REQUEST APPLICATION

## ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Agent Signature \_\_\_\_\_ Date \_\_\_\_\_

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resoluition authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_

My Commission expires \_\_\_\_\_

**1039 Constance St  
Legal Description**

Lot C, Square 137, First District of the City of New Orleans, State of Louisiana, together with all buildings and improvements thereon, specifically a 3 1/2 story masonry and wooden warehouse building described as municipal address 1039 Constance Street, New Orleans, Louisiana.

**WRITTEN CONSENT OF MANAGER/MEMBER OF  
1039 CONSTANCE, LLC**

**LAND USE APPLICATIONS**

The undersigned, being a manager and member (the “**Member**”) of **1039 CONSTANCE, LLC**, a Louisiana limited liability company (the “**Company**”), acting pursuant to the laws of the State of Louisiana does hereby consent to and adopt the following recitals and resolutions:

**WHEREAS**, the Company owns Lot 087, First Municipal District, City of New Orleans bearing the municipal nos. 1039 Constance Street, New Orleans, Louisiana (the “**Property**”); and

**WHEREAS**, the Company intends to submit a Land-Use Request Application for a conditional use permit to the City of New Orleans for the Property.

**NOW, THEREFORE BE IT RESOLVED**, that the Manager/ Member hereby authorizes and approves of the submission and completion of a Land-Use Request Application to the City of New Orleans for a conditional use permit and the execution and recordation with the Clerk of Court of any related documents and plans on behalf of the Company with respect to the Property.

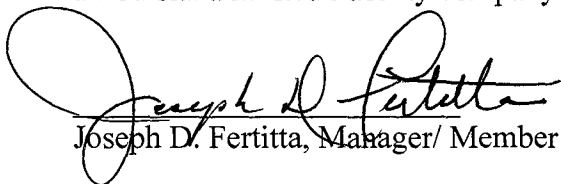
**FURTHER RESOLVED**, that the Land-Use Request Application for a conditional use permit for the Property is hereby approved, authorized and accepted, and that in connection therewith, that either **Joseph D. Fertitta** or **Todd J. Guerin** (each an “**Authorized Person**”) is hereby authorized, empowered and directed to execute and deliver, on behalf of the Company, the Land-Use Request Application and such other documents related thereto;

**FURTHER RESOLVED**, that either Authorized Person is hereby authorized and directed to take all such further action and to execute and deliver all such further instruments and documents in the name and on behalf of the Company as in his judgment shall be necessary, proper and advisable in order to fully carry out the intent and to accomplish the purposes of the foregoing resolutions; and

**FURTHER RESOLVED**, that any and all actions previously taken by either Authorized Person, on behalf of the Company, in respect to the transactions contemplated by the foregoing resolutions are hereby ratified, approved and confirmed in all respects.

**IN WITNESS WHEREOF**, the undersigned, being the sole Member of the Company has caused this Written Consent to be executed as of the 16<sup>th</sup> day of January 2026.

**By: 1039 CONSTANCE, LLC**,  
a Louisiana limited liability company

  
Joseph D. Fertitta, Manager/ Member

## 1039 Constance

ADDRESS::

1039 Constance Street,  
New Orleans, Louisiana 70130

LEGAL:  
Louisiana

Lot C, Square 137, City of New Orleans,

BRIEF DESCRIPTION OF  
IMPROVEMENTS:

A Mixed-Use Property

The subject property is 16,560± square feet, currently short-term rental facility known as 1039 Constance, within the New Orleans Warehouse District. It is along the southwest corner of Constance Street and Poeyfarre Street, just north of US Highway 90, on a 4,981± square foot (0.114± acre) parcel of land in New Orleans, LA. The site is rectangular, with 43' of frontage along the west side of Constance Street and 115' of frontage along the south side of Poeyfarre Street. The building was constructed in the early 1900s as a warehouse. It has since been renovated (most recently in 2007) to its current configuration with a mix of 2- and 3-bedroom units, each with multiple baths.

## **Floor Descriptions**

1039 Constance St is a 4-story building with 9 units

### **Floor One:**

Floor one has two units Labeled One and Two

Unit 1 has 3 bedrooms

Bedroom 1 has two Single beds

Bedroom 2 has one Queen bed

Bedroom 3 has one Queen bed

There are 2 full baths

Unit 2 has 3 bedrooms

Bedroom 1 has one Queen bed

Bedroom 2 has one Queen bed

Bedroom 3 has one Queen bed

There are 2 full baths

### **Floor Two:**

Floor 2 has 5 units Labeled 3,4,5,6,7

Unit 3 has 2 bedrooms

Bedroom 1 has one Queen bed

Bedroom 2 has one Queen bed

There are 2 full baths

Unit 4 has 3 bedrooms

Bedroom 1 has one Queen bed

Bedroom 2 has one Queen bed

Bedroom 3 has one Queen bed

There are 2 full baths

Unit 5 has 2 bedrooms

Bedroom 1 has one Queen bed

Bedroom 2 has one Queen bed

There are 2.5 baths

Unit 6 has 3 bedrooms

Bedroom 1 has one Queen bed

Bedroom 2 has one Queen bed

Bedroom 3 has one Queen bed

There are 3 full baths

Unit 7 has 2 bedrooms

Bedroom 1 has one Queen bed

Bedroom 2 has one Queen bed

There are 2 full baths

**Floor Three:**

Unit 8 has 2 bedrooms (Penthouse)

Bedroom 1 has one Queen bed

Bedroom 2 one Queen bed

There are 2 full baths

**Floor Four:**

Unit 9 has 2 bedrooms (Penthouse)

Bedroom 1 has one Queen bed

Bedroom 2 has one Queen beds

There are 2 full baths

Floor one also has an elevator to all 4 floors with a lobby and 2 storage rooms

The lobby will be staffed by two employees to cover 24/7

City Planning Commission Speaker Card

10

Date : 3/10

I would like to speak regarding CPC Docket : 027/26

**IN SUPPORT**

Name: RICHARD Cortizac

Address: 1039 Constance St

I am the applicant for this docket

I'd like to cede my time to: \_\_\_\_\_

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

10

Date : 3/10/26

I would like to speak regarding CPC Docket : 027/26

**IN SUPPORT**

Name: Jeffrey Good

Address: 201 St. Charles Ave., NOLH 70170

I am the applicant for this docket

I'd like to cede my time to: Richard Cortizos

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]