

CITY PLANNING COMMISSION  
CITY OF NEW ORLEANS

LATOYA CANTRELL  
MAYOR

ROBERT D. RIVERS  
EXECUTIVE DIRECTOR

January 2, 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 December 9, 2025, acted on the following zoning dockets.

Item	Request	Address(es), if applicable	CPC Recommendation	Council District	Council Deadline
<b>Zoning</b> <b>Docket 062/25</b> City Council Motion No. M- 25-534	Amendment to the text of Article 20, Section 20.3.SSS Dwelling, Small Multi-Family Affordable of the Comprehensive Zoning Ordinance to codify the eligibility of for-sale affordable developments as part of this use; to allow small multi-family affordable developments to be occupied by multiple owners on one lot of record; to set affordability requirements for for-sale dwelling, small multi-family affordable uses; to amend Article 26 to ensure the definition Dwelling, Small Multi-Family Affordable is consistent with the foregoing; and to	Not applicable	Modified Approval	All	60 days from receipt

	amend any other sections of the CZO required to accomplish these changes, including but not limited to use tables, bulk and yard standards, parking requirements, and on-site development standards.				
<b>Zoning Docket 063/25</b> Danny M. Nassar	Conditional use to permit the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District	2037 North Broad Street	Approval subject to one (1) proviso	D	60 days from receipt
<b>Zoning Docket 064/25</b> Jane Place Neighborhood Sustainability Initiative, Inc.	Zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District	323-343 Jane Alley	Approval	B	60 days from receipt
<b>Zoning Docket 065/25</b> Rami Enterprise 2020, LLC	Conditional use to permit a hotel over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District	2701 Washington Avenue	Approval subject to three (3) provisos	B	60 days from receipt
<b>Zoning Docket 066/25</b> Dat Dogs Enterprises, LLC	Conditional use to permit a standard restaurant over 5,000 square feet in floor area in an HU-MU Historic Urban Neighborhood Mixed-Use District	5030 Freret Steet and 2239 Soniat Street	Approval subject to three (3) provisos	B	60 days from receipt

Respectfully,

A handwritten signature in blue ink, appearing to read "R.D. Rivers", with a stylized flourish above the name.

Robert D. Rivers

RDR/skk/rb