

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

HELENA MORENO
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

City Planning Commission
Staff Report
Tuesday, April 28, 2026

Zoning Docket 043-26

Prepared by: Cameron Boissiere

Date: 04/29/2026

Deadline for CPC action: 06/27/2026

CC Deadline: 60 days from receipt

City Council District: B – Harris

Applicant: ABC Nola, LLC

Request: Zoning Change from an HU-RD2 Historic Urban Two-Family Residential District to a C-2 Auto-Oriented Commercial District

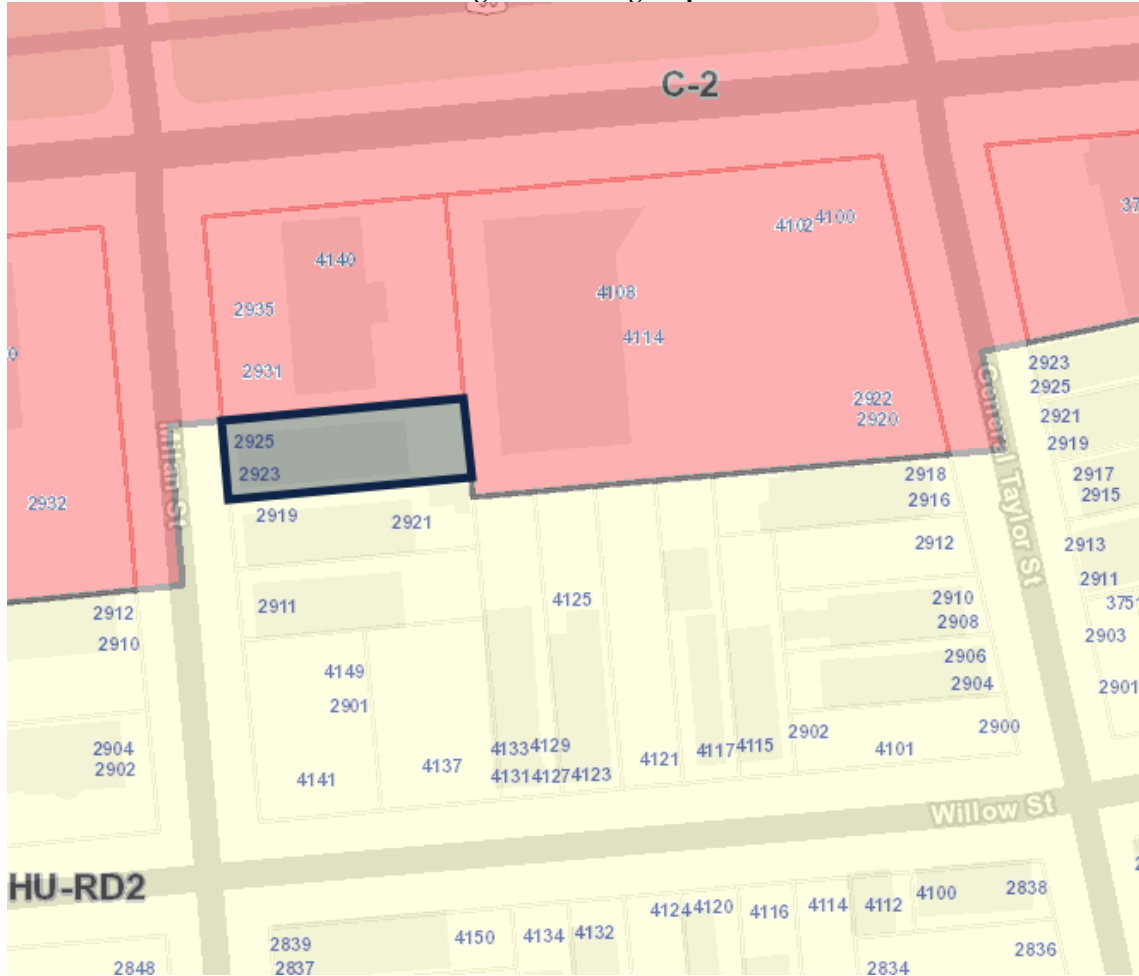
Property Description: Square 669, Lot C, in the Sixth Municipal District, bounded by South Claiborne Avenue, Willow Street, General Taylor Street and Milan Street

Address: 2923 Milan Street

Description

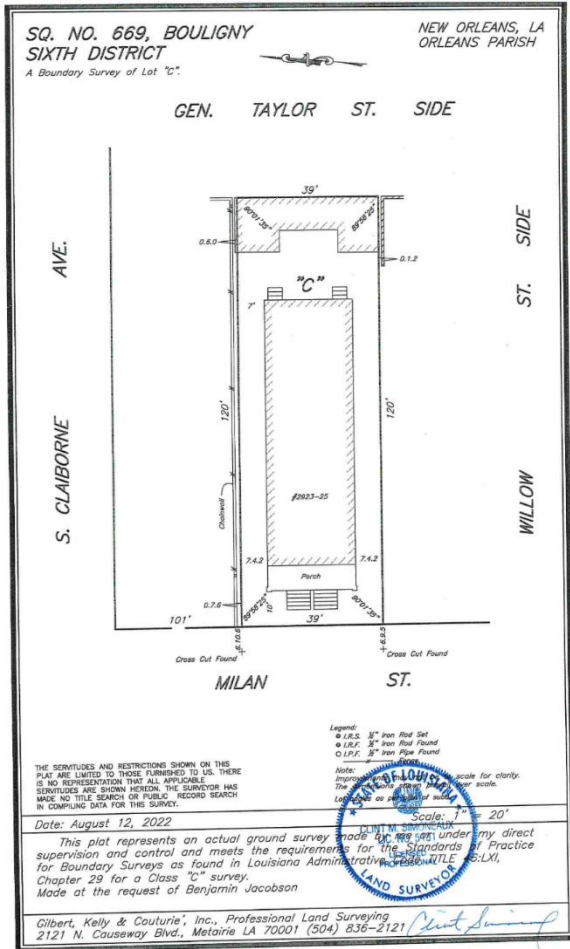
The petitioned site is located on a local street perpendicular to the South Claiborne Avenue corridor within the Milan neighborhood. The applicant proposes to rezone the property to expand permitted uses and allow flexibility for future commercial development consistent with the surrounding C-2 district.

Figure 1: Zoning Map



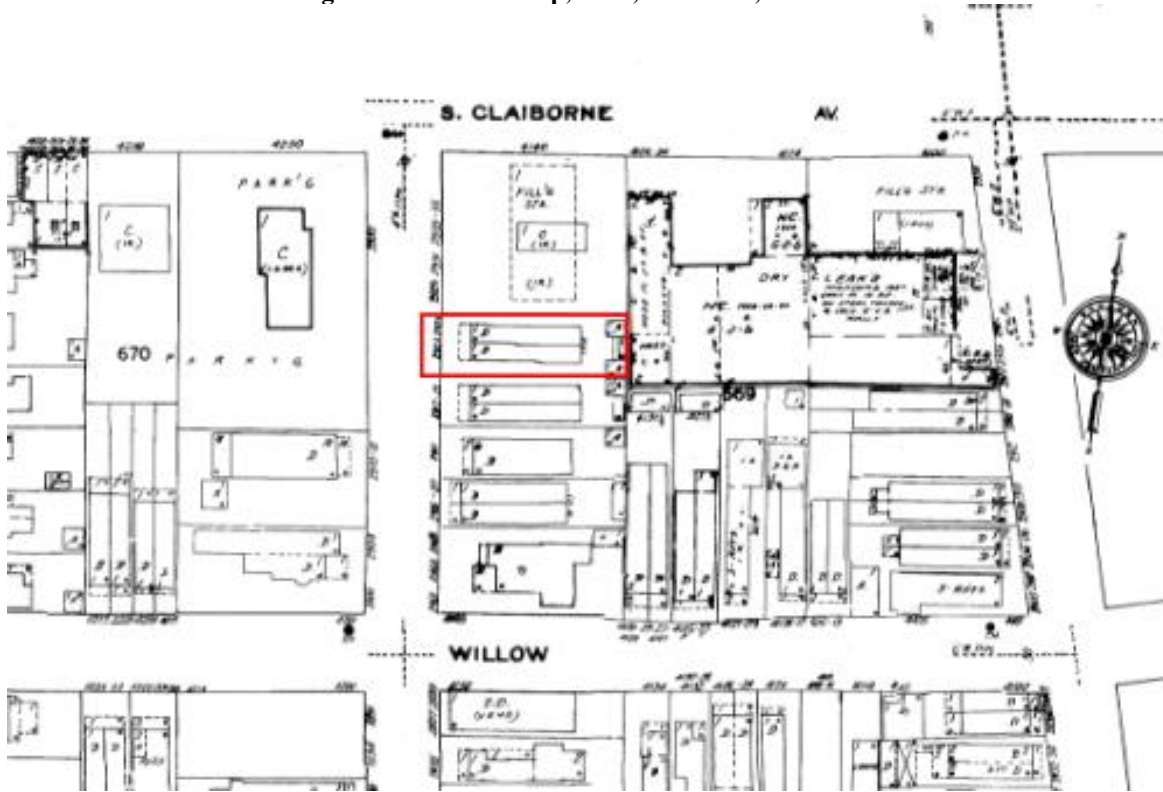
Lot C is approximately 4,200 square feet and is currently developed as a two-family dwelling. Adjacent uses include a residential structure, a gas station at the corner of South Claiborne Avenue and Milan Street, and a fast-food restaurant located across Milan Street along the same corridor frontage. Given its location at the edge of a major arterial corridor and its proximity to multiple high-intensity commercial uses, the site experiences conditions that make residential use under the existing HU-RD2 unattractive, although this condition is not unusual, occurring at most locations where a residential district borders an intense commercial corridor.

Figure 2: Survey



Source: provided by applicant

Figure 3: Sanborn Map, 1994, Volume 5, Sheet 519



Reason for Commission Review

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 4, Section 4.2.D.3** Action by City Planning Commission of the Comprehensive Zoning Ordinance.

Analysis

Background

The site’s zoning and land use history is as follows, based on the City Planning Commission’s records.

Zoning: 1929 – E Commercial
 1953 – F Heavy Commercial District
 1970 – C-1 General Commercial District
 Current – HU-RD2 Historic Urban Two-Family Residential District

Land Use: 1929 – Two Family – Rowhouses Not Over Two Stories
 1949 – Two Family Residential
 1999 – Residential – Single/Two-Family¹

¹ The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific, so it does not necessarily indicate the use of this particular property in 1999.

Purpose of the rezoning

The purpose of the rezoning is to align the subject property with the established commercial land use pattern along the South Claiborne Avenue corridor and the higher-intensity commercial zoning that directly abuts the site. While there are no specific intentions or development plans for the site, the applicant acknowledged that an adjacent commercial operator has an interest in purchasing the property should commercial zoning be approved. According to the applicant in the NPP Invitation, rezoning the property to C-2 would allow for uses that are more consistent with the site's immediate context, support a logical extension of the existing commercial district, and facilitate a more appropriate transition between the corridor and adjacent residential areas. The request is not tied to a specific development proposal but is intended to provide appropriate zoning flexibility for future use of the property in a manner that reflects its location and surrounding conditions.

Anticipated impact on surrounding land uses

The site is directly adjacent to high-intensity commercial uses and is situated along the South Claiborne Avenue corridor, which is characterized by significant traffic volumes, commercial activity, lighting, and noise. As a result, the property already experiences conditions typically associated with commercial environments rather than interior residential blocks. The degree of impact, however, is also dependent on the end use of the site. In the event of a low-intensity use, such as an office, the site would function as an intensity transition between the higher-intensity use of a gas station and the residential structures on the adjacent side of the property. If the site is used in a more intense manner, it would not create a transition zone, and would shift the impacts of the high-intensity commercial zoning to the adjacent residential property, effectively perpetuating the problem rather than solving it.

Spot zoning policy

The request is a spot zone based on the Commission's definition of spot zone in its Administrative Rules, Policies, & Procedures document.² This proposal is a spot zone, as it would convert a singular residential HU-RD2 site, into a commercially zoned C-2 site.

The terms "spot zone" and "spot zoning" refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting preferential treatment to those spot zoned parcels which is not also granted to similar surrounding properties. Due to this preferential treatment, the Commission is generally not supportive of spot zoning.

Spot zoning can include the establishment of a new zoning district for a single property (or relatively small number of properties), as well as the expansion of an existing zoning district when the expansion has the effect of granting a certain property (or small number of properties) preferential treatment that is not also granted to surrounding similarly situated properties. As a policy, the City Planning Commission will generally object to requests for spot zones. (However, in some instances, the City Planning Commission will be supportive of spot zones that are supported by the Historic Non-Conforming Use Policy. An analysis of the proposed zoning against the Historic Non-Conforming Use Policy is provided below:

² See pages 52-54 of the City Planning Commission's Administrative Rules, Policies, and Procedures, available at: https://nola.gov/city-planning/rules-and-regulations/rules-regulations-documents/2014_05_19_final_rules_document/

General

A. The request is consistent with the Plan for the 21st Century.

The request does not meet this criterion. While the site's former zoning was historically commercial, the Sanborn map from 1994 shows its use as a two-family structure. The future land use designation allows neighborhood serving retail, where previous commercial use is verified. As the site does not have a history of commercial use, the proposal is not consistent with the Master Plan.

B. The petition is in harmony with the historic character of the surrounding neighborhood.

The request does not meet this criterion. While the property has a history of commercial zoning, it has historically been used as a residential structure. In the surrounding historic context, commercial zoning is generally limited to major corridors or corner parcels with historic commercial structures. The proposed rezoning would extend commercial zoning into the interior of a predominantly residential block, deviating from this pattern and the historic land use structure of the neighborhood.

C. The request serves a neighborhood need.

The request does not meet this criterion. As there is no proposed development at the time, the speculation of the future use is limited by the existing site's lot area, however, could in theory provide an additional small-scale commercial use. The requested C-2 District would allow for a wider range of commercial uses, however, as there is no plan for development, it cannot be determined that the use will serve a neighborhood need. Additionally, the existing residential in the surrounding area has access to the commercial uses along the South Claiborne Avenue corridor.

D. The property has a history of non-residential use.

The request does not meet this criterion, as staff was unable to determine a history of non-residential use.

Specific

Historically commercial properties are often developed with the following characteristics:

- a. The building is built to the sidewalk and frames the corner.*
- b. The building entrance is visible from both streets, typically at an angle at the corner.*
- c. The building has an overhang, gallery, balcony, or canopy over the sidewalks.*
- d. The building has display windows, rather than large blank walls.*

The proposal does not meet any of these criteria as the site is currently developed as a two-family dwelling.

The petitioned zoning classification must be the most restrictive available to accommodate the class of uses to serve the neighborhood.

This criterion is not met. The requested C-2 Auto-Oriented Commercial District is not the least intensive of the commercial districts, nor is it the most restrictive zoning classification available for this site.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text or map amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council shall consider the standards contained in **Article 4, Section 4.2.E Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed amendment is compatible with the Master Plan and Future Land Use Map.

This standard is not met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines outlined in Chapter 13: Land Use Plan of the Master Plan, and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. “Chapter 13: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Residential Historic Core.” The goal, range of uses, and development character for that designation are copied below:

Residential Low Density Pre-war

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Businesses, traditional corner stores, and mixed use may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed zoning change to C-2 Auto-Oriented Commercial District is **not consistent** with the goal and range of uses for the **Residential Low Density Pre-war** future land use category which intends to preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Applying the C-2 designation to the subject site would introduce a level and range of permitted uses that exceeds what is contemplated under the FLUM and would undermine the preservation of the surrounding residential character. These goals of the FLUM designation can only be accomplished by maintaining the current residential zoning.

The proposed amendment is compatible with the place designations of this Ordinance.

This standard is met.

The requested zoning change would go from a Historic Urban Neighborhoods Residential District to a Commercial Center and Institutional Campus District. Commercial Center and Institutional Campus Districts are used in areas of the city with “historic urban” place designations and zoning schemes as well as areas of the city with “suburban” place designations and zoning schemes. Thus, there is a compatibility with the proposed zoning and the site’s historic urban place designation.

The proposed amendment is compatible with existing use and zoning of nearby property.

This standard is not met.

While the subject property is located adjacent to a parcel zoned C-2 along the South Claiborne Avenue corridor, the broader pattern of development and zoning in the immediate area remains predominantly residential, particularly along Milan Street. Commercial zoning in this area is generally limited to the South Claiborne Avenue corridor and corner parcels, forming a defined edge between commercial and residential uses. As the subject site is located within the interior of a residential block, extending C-2 zoning to this parcel would shift that established boundary further into the neighborhood rather than reinforce the existing edge condition, and is therefore not consistent with the surrounding zoning pattern.

The proposed amendment promotes the public health, safety and welfare of the City.

This standard is not met.

The proposal is not consistent with the Master Plan, which was conceived with the intent of promoting the public health, safety and welfare of the City, in this case, through the preservation of historic residential neighborhoods. Introducing a higher intensity commercial zoned lot into a residential neighborhood could negatively affect the welfare of surrounding residents.

The proposed amendment is a more suitable zoning classification for the property than the current classification.

This standard is not met.

The staff does not believe that the proposed zoning classification is more suitable than the existing one because the existing lot dimensions and situation is clearly intended for a residential structure for which it was built. Although limited non-residential uses may be compatible at this location, the proposed zoning permits a broader range and intensity of commercial uses than necessary, and more restrictive zoning options are available to accommodate limited commercial activity while maintaining compatibility with surrounding residential uses.

Based upon the length of time that the property in question has been vacant, the proposed amendment is a more suitable zoning classification for the property than the current classification considered in the context of development in the area where the property is located.

The subject property is currently developed with a two-family residential structure and is not vacant. As such, there is no evidence that prolonged vacancy or underutilization necessitates a change in zoning.

The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.

This standard is not met. The proposed amendment does not correct an error or reflect a change of policy.

The proposed amendment benefits the citizens of the City as a whole.

This amendment would only affect the subject property and its immediate surroundings, not the City as a whole.

The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.

This standard is not met.

The proposed amendment is driven by the desire to achieve the intent and purposes of the applicant, not Ordinance and the Master Plans, as the goals of the FLUM designation may already be accomplished by the current residential zoning classification. Preserving the historic residential character of the surrounding neighborhood would achieve the goals of the Ordinance and the Master Plan.

The proposed amendment does not create a significant number of nonconformities.

This standard is met. Because both the existing zoning and the proposed zoning of the site allow established two-family residential uses, the zoning change would not result in the existing use becoming non-conforming.

The proposed amendment is compatible with the trend of development, if any, in the general area of the property in question.

This standard is not met.

While there are commercial uses in the general area, including auto-oriented businesses immediately adjacent to the site, these uses have historically been situated at intersections to provide a transition into surrounding residential areas. The subject property, designed for a two-family dwelling, is not suited for the broader range and intensity of commercial activity allowed under C-2 zoning.

Staff Recommendation

The staff recommends **DENIAL** of the zoning change.

CITY PLANNING COMMISSION MEETING (April 28, 2026)

The staff summarized the application and presented its recommendation of denial. The applicant provided supplemental materials (printed poster board) that required a suspension of the rules and a motion to receive the additional documents. The applicant argued that the petitioned site is one parcel that appears to be “carved out” of the existing C-2 zoning directly adjacent to the property; the applicant also addressed the concerns with the neighboring gas station, noting that while the property does not have plans for development, the owner would be seeking the same request regardless of their involvement. The Commission received public comments in opposition of the request from members of the community, with the primary concerns centering around the encroachment of additional commercial zoning and losing the residential character of the neighborhood if the rezoning were approved.

There was general discussion among the Commission, questioning if the applicant had any ideas for potential uses in the future. The applicant mentioned potential uses of office space or neighborhood retail and also noted that it is harder to place a tenant in the property if the future tenant is responsible for a zoning change to allow their use. Commissioner Poché made a motion to deny the application as recommended by the staff. Commission Steeg seconded the motion, which was adopted.

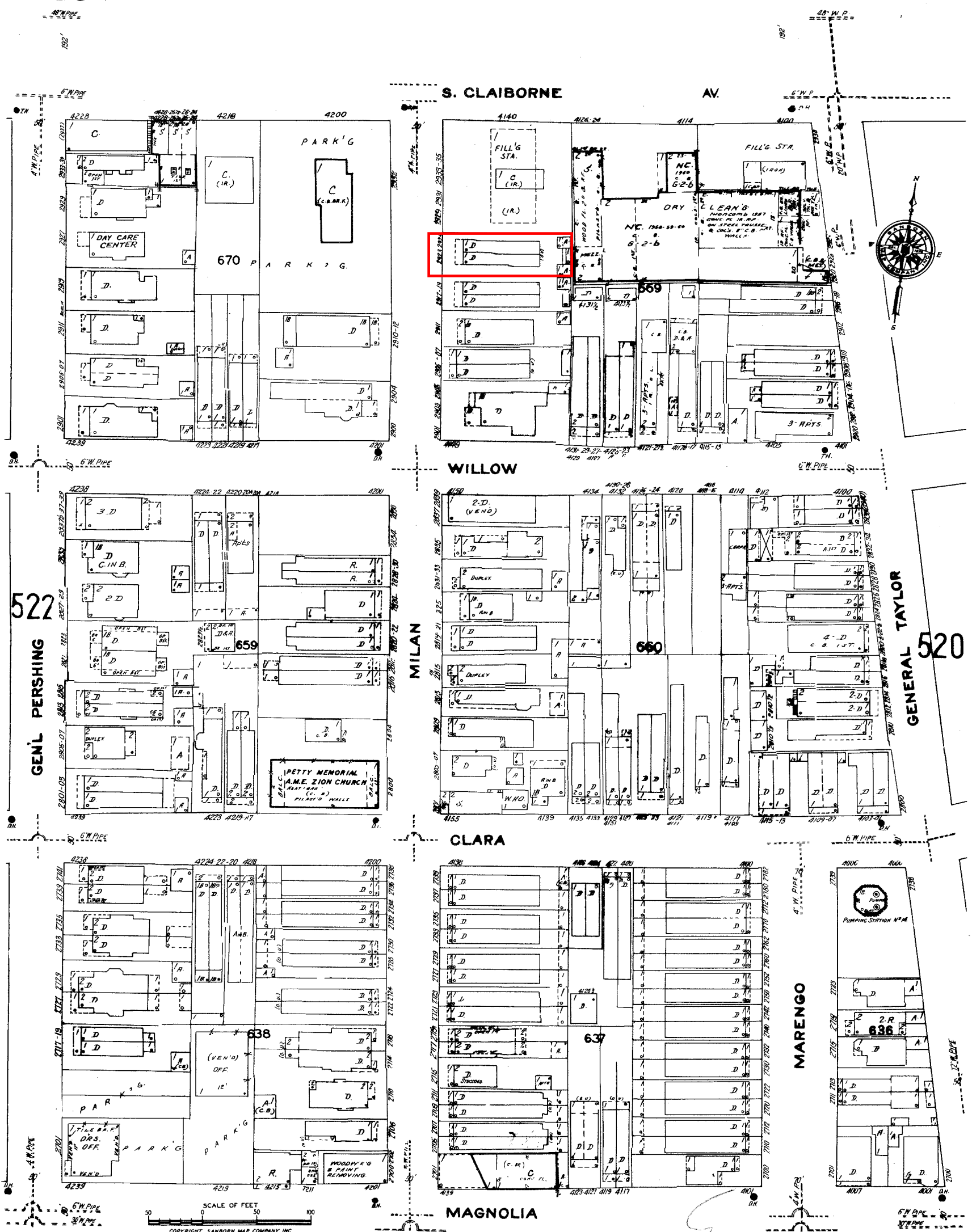
MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 043/26 IS HEREBY RECOMMENDED FOR DENIAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Hebert, Jackson, Jordan, Joshi-Gupta, Poché, Steeg, Witry

NAYS: None

ABSENT: Flick, Kepper



515

516

GILBERT, KELLY & COUTURIÉ**Professional Land Surveying**

2121 N. Causeway Blvd.
 Suite 121
 Metairie, LA 70001
 Phone (504) 836-2121
 Fax (504) 832-1158

INVOICE

Date	Invoice #
8/15/2022	167226

BENJAMIN JACOBSON
 2318 OCTAVIA STREET
 NEW ORLEANS, LA 70115

Owner Name:
 Client File #:
 Ordered By: BEN 504-301-1002
 Phone: 504-301-1002
 Alt. Phone: 504-581-5005
 Fax: None
 Email: BENJACOBSONRE@GMAIL.COM

Service Description	Price
Survey <small>Address: 2923-25 MILAN STREET Subdivision: BOULIGNY District: SIXTH Square: 669 Lot: C Parish: ORLEANS</small>	\$550.00
TOTAL INVOICE	\$550.00
PAYMENTS	\$0.00
BALANCE DUE	\$550.00

Please return copy of this invoice with your payment!

**SQ. NO. 669, BOULIGNY
SIXTH DISTRICT**

NEW ORLEANS, LA
ORLEANS PARISH

A Boundary Survey of Lot "C".



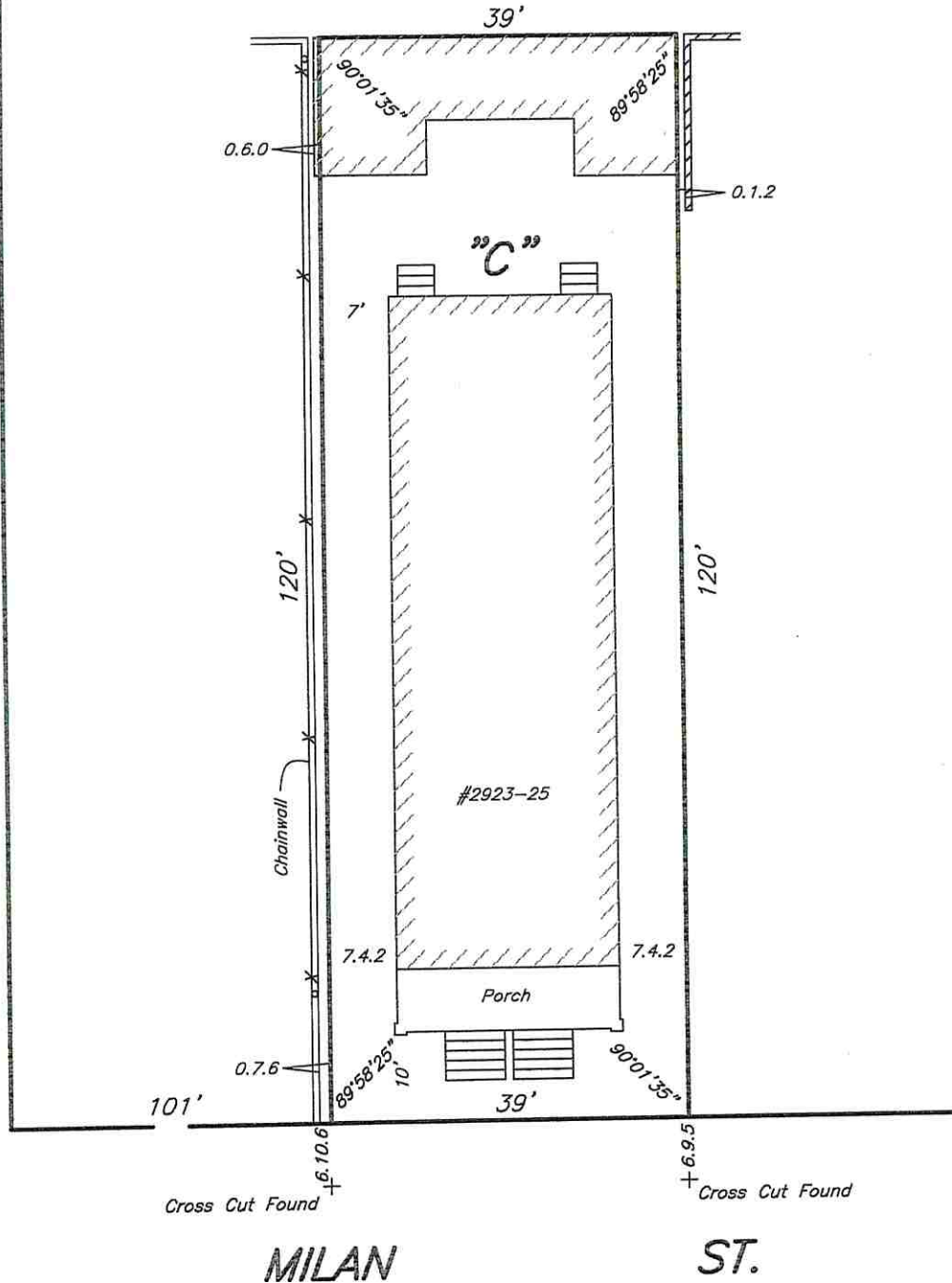
GEN. TAYLOR ST. SIDE

AVE.

S. CLAIBORNE

ST. SIDE

WILLOW



Legend:

- I.R.S. 1/2" Iron Rod Set
- I.R.F. 1/2" Iron Rod Found
- I.P.F. 1/2" Iron Pipe Found
- x — fence

Note:
Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.
Lot angles as per plan of subdivision.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

Date: August 12, 2022

This plat represents an actual ground survey made by me on 8/12/22 under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code Title 46:LXI, Chapter 29 for a Class "C" survey.
Made at the request of Benjamin Jacobson



Gilbert, Kelly & Couturie, Inc., Professional Land Surveying
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

Clint Simoneaux

City Planning Commission Speaker Card 7

Date: 4-28-26

I would like to speak regarding CPC Docket: 043/26

IN OPPOSITION

Name: Rosalind Richard

Address: 2626 MILAN 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: Rosalind Richard

City Planning Commission Speaker Card #7

Date: 4/29/26

I would like to speak regarding CPC Docket: 043/26

IN SUPPORT

Name: Jacob Glover

Address: 2923 Milan Street

I am the applicant for this docket

I'd like to cede my time to: _____

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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: Jacob Glover

City Planning Commission Speaker Card #7

Date: 4/28/26

I would like to speak regarding CPC Docket: 210043-26

IN OPPOSITION

Name: MRS MARION DANIELS

Address: 2912 MILAN ST

I am the applicant for this docket

I'd like to cede my time to: _____

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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: Marion Daniels

City Planning Commission Speaker Card #7

Date: 4/28/2026

I would like to speak regarding CPC Docket: 043-26

IN OPPOSITION

Name: Jesse Martinez

Address: 2639 MILAN

I am the applicant for this docket

I'd like to cede my time to: MRS Marion Daniels

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: _____

City Planning Commission Speaker Card

7

Date: 4/28/26

I would like to speak regarding CPC Docket: ZD043-26

IN OPPOSITION

Name: Kirey L. Lamplli

Address: 2911 Milan St NOLA 70115

I am the applicant for this docket

I'd like to cede my time to: ~~Not speaking~~ Denise Burns

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

Date: 4-28-2026

I would like to speak regarding CPC Docket: ZD043-26

IN OPPOSITION

Name: Joyce Russell

Address: 2917 Milan 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: Joyce Russell

City Planning Commission Speaker Card

7

Date: 04/28/26

I would like to speak regarding CPC Docket: ZD043-26

IN OPPOSITION

Name: Kobir Hingorani Punjabi

Address: 2911 Milan St. New Orleans, LA 70115

I am the applicant for this docket

I'd like to cede my time to: I do not want to speak

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

Date: _____

#7

I would like to speak regarding CPC Docket: ZD043-26

IN OPPOSITION

Name: Denise Burns

Address: 4133 Willow 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: Denise Burns

City Planning Commission Speaker Card #7

Date: 4/28/24

I would like to speak regarding CPC Docket: 24326

IN OPPOSITION

Name: Linda Bordenave

Address: 2720 General Pershing 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: Linda Bordenave

City Planning Commission Speaker Card #7

Date: 4/28/24

I would like to speak regarding CPC Docket: 21043-26

IN OPPOSITION

Name: Joseph Peychaud

Address: 2626 Milan St.

I am the applicant for this docket

I'd like to cede my time to: Joyce Russell

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: Joseph Peychaud

OPPOSITION PETITION:

2923 Milan St Rezoning

Please see names, responses, and comments below collected as of Monday, April 20, 2026 in response to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. In total, **71 responses were collected in opposition** via Google Form survey, and the link can be found [here](#).

Protect Our Neighborhood: Oppose Commercial Rezoning at 2923 / 2925 Milan Street

We, the undersigned residents of Milan Street, the Climana Neighborhood, and the surrounding Uptown area, write to express our opposition to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. The HU-RD2 designation, the property's current zoning, protects the historic characteristics of the neighborhood and reserves the property for residential use. By contrast, the C-2 designation, the property's potential new zoning, is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking.

As neighbors who live near this property, we are deeply concerned about this proposed zoning change. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood. Specific concerns include:

- Milan is a one-way street. In order for vehicles to get to this property from Claiborne, they would have to either turn the wrong way down a one-way street or drive through our residential neighborhood.

- Litter and debris from an additional large-scale, auto-oriented commercial business will blow into our yards and clog drains and catch basins, creating eyesores and increasing the potential for street flooding. We already have this problem from the business located on Claiborne. An additional large-scale, auto-oriented commercial business will only make matters worse.
- A new large-scale, auto-oriented commercial business will increase the nighttime light pollution in the neighborhood. We already struggle with this from the businesses located on Claiborne.
- A large-scale, auto-oriented commercial business will increase the noise pollution and bring it from the businesses on Claiborne further into our neighborhood.

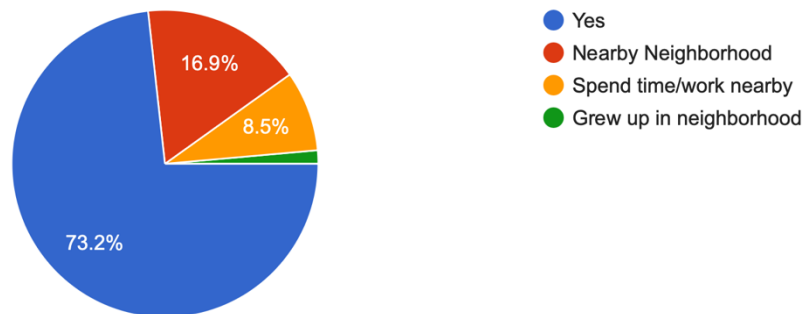
Rezoning this property to C-2 would remove an important residential buffer, introduce commercial intensity incompatible with the surrounding neighborhood, and set a precedent for future commercial encroachment beyond the Claiborne corridor.

We are further concerned that the rezoning request is not tied to a specific proposed use. Without a defined plan, neighbors and decision-makers cannot meaningfully evaluate impacts related to lighting, traffic, noise, or safety.

For these reasons, we respectfully urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.

Do you live in the Milan St area / Climana Neighborhood or nearby?

71 responses



Timestamp	Full Name	Address	Email Address	Do you live in the Milan St area / Climana Neighborhood or nearby?	Additional Comments
2/11/2026 17:11:22	Christopher Hines	4124 Willow Street 70115	christopher.m.hines@gmail.com	Yes	
2/11/2026 17:48:50	Leith McMenamin	1216 Dublin Street	leithmaria@gmail.com	Nearby Neighborhood	
2/11/2026 17:49:52	Kiley Laemml	2911 Milan St	klaemml@gmail.com	Yes	
2/11/2026 18:09:42	Adam Reilly	732 Eleonore Street Apt A New Orleans, LA 70115	Adam.Joseph.reilly@gmail.com	Spend time/work nearby	
2/11/2026 18:13:41	Claire Cook	4320 S Liberty	Clairecook317@icloud.com	Yes	
2/11/2026 18:30:34	Ruby Ward	1915 Napoleon Ave	rubyward137@gmail.com	Nearby Neighborhood	
2/11/2026 19:58:28	Kabir Hingorani Punjabi	2911 Milan St, New Orleans, LA 70115	kabir.hingorani@gmail.com	Yes	
2/11/2026 20:22:52	Terrell Davis	2912 Milan	tdavis19994@gmail.com	Yes	My family and some neighbors have been living in the Milan neighborhood and area for over 4 decades keep that address as a house it's enough open property that are considered commercial in that area for lease no need to turn that address into one it's already a fast food chain and gas station within 50 feet of that house and other houses that's enough foot and vehicle traffic as is no need for more
2/11/2026 21:51:21	Quina Alexander	2919 Milan st	Quinaalex@hotmail.com	Yes	
2/11/2026 22:10:00	Joyce rousell	2917-2919 milan street	joyceupt@gmail.com	Yes	I oppose the rezoning because it would be a nuisance in our neighborhood and I live next door
2/12/2026 8:18:32	Janel N. Bankston	7310 Hansbrough St.	janeldee39@gmail.com	Spend time/work nearby	Please keep the neighborhood a neighborhood.
2/12/2026 13:48:19	Denise Burns	4133 Willow St., New Orleans, LA 70115	dm burns75@gmail.com	Yes	I am 100% against any business taking the place of existing residential property. The reasons have been made clear. An eroding buffer between commercial property and our homes, traffic, crime, trash, light and noise pollution, and a hit to our property values. These kinds of plans have already negatively impacted our city. I don't want to be a part of this.
2/12/2026 14:57:41	Brad Cline	Bywater, New Orleans, 70117	jbcline79@gmail.com	Spend time/work nearby	Thoughtful rezoning. Not more commercial property in our neighborhoods. Certainly not more gas stations!
2/12/2026 14:59:59	Anna Leigh Pumpelly	1306 arts street		Spend time/work nearby	
2/12/2026 15:08:36	zevi ryan	1526 N Villere st	zryan04@gmail.com	Nearby Neighborhood	
2/12/2026 22:40:36	Dashanique santiago	7300 poplar street Arabi la 70032	dashaniquelee02@gmail.com	Spend time/work nearby	
2/16/2026 10:26:16	Carly Bulger	4000 perrier st		Nearby Neighborhood	
2/27/2026 17:34:35	Alison Diboll	3611 Carondelet Street NOLA 70115	adiboll@flambeaux.com	Yes	
2/27/2026 19:22:38	Rosalind Magee Peychaud	2626 Milan Street	rozpey@gmail.com	Yes	I DONT support the zoning change.
2/27/2026 22:21:21	Christine Rivers	2529 Marengo St, New Orleans LA 70115	mrreginaldrivers24@gmail.com	Yes	With the lack of affordable housing it is so unwise to change this zoning to commercial. Please keep our neighborhood housing options intact!
2/28/2026 7:55:56	Marie Rachal	4007 St Charles		Yes	Totally opposed
2/28/2026 17:42:35	Absinthia Vermut	2512 General Pershing Street	absinthia@gmail.com	Yes	
3/1/2026 17:23:56	Anna Mueller	2818 Milan St.	mueller.annac@gmail.com	Yes	
3/1/2026 22:10:08	Denise Burns	4133 Willow St	dm burns75@gmail.com	Yes	I absolutely oppose rezoning for this fragile residential area. The reason presented to us at the small gathering is of a personal nature and does not reflect the needs of the people who live in our neighborhood. The property being discussed was previously ALWAYS residential. The new owners purchased a group of properties which included this double. They are not getting the return on their investment they deem appropriate and would like to change the zoning in order to see a larger return. Sounds like a personal problem. In NO WAY does it serve the residents to allow commercial property to eat further into our neighborhood. A commercial space on Milan would mean more traffic on a residential one way street and further diminish a sense of home for those of us close enough to contend with the encroachment of noise, light pollution, trash, and crime. As I sat on my neighbors porch on Milan this evening and visited with her family I realized that THIS is what I am fighting for. I am tired of the lowest common denominator winning in this city. Our standards must be set higher, not lower. Keep our homes places where we can entertain our neighbors, walk with safety, enjoy our yards without feeling like we are on a landing strip, close our eyes at night without blackout products, sleep without the noise of commerce or the threat of crime. NO FURTHER COMMERCIAL ZONING ON MILAN!!
3/2/2026 0:32:37	Renee Piper	2730 General Pershing	renee piper@gmail.com	Yes	
3/2/2026 7:37:13	Ross Dessauer	2423 Milan St	red4925@hotmail.com	Yes	
3/2/2026 9:30:01	German Roque	4121 Willow St New Orleans , La	germanroque317@gmail.com	Yes	
3/2/2026 9:30:33	German Roque	4121 Willow St. New Orleans	germanroque317@gmail.com	Yes	
3/2/2026 10:16:21	linda easterlin	7800 Spruce St	linda@easterlincomm.com	Yes	
3/2/2026 13:15:45	Melody White	2038 Marengo St	melody7464@gmail.com	Nearby Neighborhood	
3/2/2026 14:08:08	Cheryl Grace	7324 Nelson St	cheryl.grace1980@gmail.com	Nearby Neighborhood	This c=zoning change would not be allowed to happen!!!!
3/3/2026 2:39:34	Mary Harrison	5244 Prytania St	watersharrisonm@gmail.com	Nearby Neighborhood	I strongly oppose changing this zoning from residential to commercial!!
3/3/2026 15:42:27	Jesse Martinez	2639 Milan St.	jzmar59@gmail.com	Yes	We've worked hard to keep the area residential and do not need additional car traffic and noise in our neighborhood.
3/3/2026 23:01:34	Carol Leake	503 Henry Clay Avenue	carolleake@gmail.com	Nearby Neighborhood	I'm always opposed to the commercialization of residential neighborhoods.
3/4/2026 15:33:50	William Perrault	2634 Milan St	WCPERRAULT@GMAIL.COM	Yes	
4/15/2026 11:53:05	Susan Frank	19 Versailles Blvd		Nearby Neighborhood	
4/15/2026 12:58:52	Jenelle Stobof	4437 s liberty street	Jnmnslobof@hotmail.com	Nearby Neighborhood	
4/15/2026 16:00:17	Dr. Jeffrey Luria	2821 Milan Street, New Orleans, LA 70115	jeffreyluria@gmail.com	Yes	
4/15/2026 18:01:02	Eugene W. Huffstutler	1419 Milan, Apt. 103	genehuffstutler@yahoo.com	Yes	Parking is already a problem in our neighborhood!

4/15/2026 19:31:44	Loretta Howard	2813 Milan Street	lorettahoward25@yahoo.com	Yes	That is unexceptable to allow this gas station that has rif rafs hanging around there to take a home and tear it down for a gas station mess. I've been here over 30 yrs in this neighborhood my house is up For Sale can't wait for a buyer to leave this money grubbing city. It's just ridiculous your answer to them should have been NO from the jump.
4/15/2026 22:22:01	Anna Mueller	2818 Milan St New Orleans, LA 70115	mueller.annac@gmail.com	Yes	I oppose this zoning change proposal as it will negatively impact the safety, environment and overall appeal of my neighborhood.
4/15/2026 22:37:18	Alissa Barkus	2213 Marengo	Lissamer@hotmail.com	Yes	
4/16/2026 7:45:13	Joan Jensen	2830 Oclavia St. New Orleans La. 70115	jjensen@tulane.edu	Nearby Neighborhood	This area is already very congested because of the numerous medical facilities and stores on Claiborne. This project would make traffic even worse.
4/16/2026 12:02:39	Sanaya McNeil	South Bengal Rd.		Grew up in neighborhood	
4/17/2026 0:36:12	Mehl Cimini	4024 Baronne St.	melcim53@gmail.com	Yes	I am strongly against this proposed zoning change. Businesses infiltrating family oriented neighborhoods should not be allowed. I feel such a zoning change would ruin the cohesiveness and ambiance of this long established neighborhood. This happens far too often and ruins the character of the neighborhood from which it will never recover. Preservation of long standing neighborhoods, so characteristic of uptown New Orleans and that have housed generations of families, is of utmost importance. Please don't allow this zoning change to happen.
4/17/2026 13:45:35	Linda Bordenave	2720 General Pershing ST		Yes	The Climana Neighborhood Association is vehemently opposed to the request for a zoning change at 2923/25 Milan St. Our neighborhood is surrounded by commercial streets on all sides, Claiborne, Freret, Louisiana, and Napoleon. Overlooking the existing boundaries and encroaching into our neighborhood would set a terrible precedent for us, would increase traffic, and we would lose needed housing stock. We urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.
4/17/2026 14:17:27	William Perrault	2634 Milan St, New Orleans, LA	WCPERRAULT@GMAIL.COM	Yes	
4/17/2026 14:48:22	Kurston Melton	2507 General Taylor Street	kurston.melton@gmail.com	Yes	
4/17/2026 15:48:56	Adam Kancher	2537 General Taylor Street, New Orleans, Louisiana 70115	kancher@gmail.com	Yes	
4/18/2026 14:33:21	Joseph E Peychaud Jr	2626 Milan St NOLA 70115	josephpeychaud@gmail.com	Yes	President - Climana Neighborhood Association
4/19/2026 13:06:17	Gwendolyn D. Stewart-Woods	2620 Milan Street New Orleans, LA 70115		Yes	
4/20/2026 8:30:34	Kate Levin	2515 Milan st		Yes	
4/20/2026 13:02:00	Janel Bankston	7310 Hansbrough St	Janeldee39@gmail.com	Spend time/work nearby	My Family still lives in the neighborhood
4/21/2026 16:31:31	Sherah Alaimo	2733 Peniston St New Orleans LA 70115	sdalaimo@gmail.com	Yes	Strongly oppose this rezoning. This is a neighborhood with children and families. We are not an auto business zone.
4/22/2026 15:00:53	Jesse Martinez	2639 Milan Street	jzmar59@gmail.com	Yes	I oppose the rezoning because the city has a housing shortage and we don't need to convert available housing to a business. The rezoning would increase traffic through our street, reduce neighborhood parking for residents, increase noise and disrupt the quality of life of our residents.
4/25/2026 19:38:02	Patricia Luria	2821 Milan Street New Orleans, LA 70115	patricialuria@yahoo.com	Yes	I am opposed to rezoning. I believe its effect will be devastating to the neighborhood.
4/25/2026 19:52:31	Dr. Jeffrey Luria	2819 Milan Street	jeffryluria@gmail.com	Yes	
4/26/2026 11:57:02	ROSALIND MAGEE PEYCHAUD	2626 Milan St	rozpey@gmail.com	Yes	Please don't compromise our neighborhood by allowing another business to encroach on us.
4/27/2026 14:03:02	Lisa A. Pagniucci	2619 Marengo St	lisapagniucci@gmail.com	Yes	Thank you Climana for this leadership
4/27/2026 15:19:18	Sherah Alaimo	2733 Peniston St New Orleans 70115	sdalaimo@gmail.com	Yes	This zoning request would be disastrous to our family neighborhood. We have children, families and pets that use the sidewalks and streets to play, exercise and live. This type of zoning would not only be an eyesore and a danger to our community, but would also use up precious parking, as many of our homes are multi-family and do not have off-street parking. Please, keep our neighborhood for families, not for businesses.
4/27/2026 15:21:53	lee d wester	2639 milan	lewes13@gmail.com	Yes	
4/27/2026 15:55:02	Patricia Luria	2821 Milan Street	patricialuria@yahoo.com	Yes	
4/27/2026 16:09:35	Rachel Luria	2815 Milan St	rachelluria1@gmail.com	Yes	
4/27/2026 16:29:20	Rashida Petersen	2615 Milan Street, New Orleans, LA 70115	rashida.petersen@gmail.com	Yes	
4/27/2026 17:30:59	Bridgette Overton	4210 Magnolia Street	bridgette.overton@gmail.com	Yes	I am in complete and total concurrence with the Climana Neighborhood Association regarding this zoning concern.
4/27/2026 17:53:13	Bridgette Overton	4210 Magnolia Street	bridgette.overton@gmail.com	Yes	I am in complete and total concurrence with the Climana Neighborhood Association's concerns regarding this matter. -THANK YOU!
4/27/2026 18:23:07	Katherine Knight	2824 Milan St New Orleans, LA 70115	Evergreen_42@me.com	Yes	Do not want to rezone
4/27/2026 18:24:03	Denise Burns	4133 Willow St, New Orleans, LA 70115	dmburns75@gmail.com	Yes	I am adamantly opposed to any additional commercial encroachment into our residential area. We are fighting to hold onto our property values, our safety, our parking, our traffic our feeling of community. We need more protection against urban sprawl, not less. More protected, safe, walkable community spaces. This would open the door to more loitering, trash, traffic (on a one way, residential street), light, noise and air pollution. My neighbors and friends fight hard everyday to enjoy their property. We don't want to have to fight the city in order to continue to do so.

4/27/2026 21:17:53	Cliff Williams	2727-29 General Pershing St	Cwms504@yahoo.com	Yes	I oppose commercial rezoning. Keep our neighborhood residential.
4/27/2026 22:41:07	BARBARA C. DUHE	2625 MARENGO STREET	bduhe@hotmail.com	Nearby Neighborhood	We are currently in the process of having our streets improved. With the new and increased traffic that will support commercial development, street deterioration in our nearby neighborhood will once again become an unappreciated and undesirable issue.
4/28/2026 11:10:13	Dina Perrault	2634 Milan St	dzperrault@gmail.com	Yes	

Fw: Opposition to Rezoning – 2923 Milan St (Docket 043/26)

From CPCINFO <CPCINFO@nola.gov>

Date Mon 4/20/2026 3:49 PM

To Julia I Nickle <Julia.Nickle@nola.gov>

 1 attachment (203 KB)

Opposition Petition-Commercial Rezoning 2323:2925 Milan St (Responses).pdf;

From: Kiley Laemmli <klaemmli@gmail.com>

Sent: Monday, April 20, 2026 3:39 PM

To: CPCINFO <CPCINFO@nola.gov>

Cc: Stephen K. Kroll <skroll@nola.gov>; Bryce Slocumb <Bryce.Slocumb@nola.gov>; Lesli Harris <Lesli.Harris@nola.gov>; Dominique Lang Jackson <Dominique.Jackson@nola.gov>; Linda Bordenave <lindabordenave@gmail.com>

Subject: Opposition to Rezoning – 2923 Milan St (Docket 043/26)

Hello,

I am writing to reiterate my opposition to the proposed rezoning of 2923 Milan Street from HU-RD2 to C-2 (Docket 043/26), and **to submit a petition and response summary signed by 53 nearby residents who also oppose this rezoning.**

I previously submitted comments during the Neighborhood Participation Program process and wanted to ensure my position is included in the City Planning Commission record.

This request is inconsistent with the residential character of Milan Street, undermines the intended buffer between Claiborne Avenue and the surrounding neighborhood, and is not tied to a specific proposed use, making it difficult to evaluate potential impacts. Recent lighting impacts from the adjacent gas station further demonstrate how sensitive this location is to increased commercial intensity.

Thank you for your time and consideration. I've also copied Council Member Harris and other members of her office who I'd previously communicated with, as well as Linda Bordenave, the Secretary for the Climana Neighborhood Association.

Sincerely,

Kiley Laemmli

2911 Milan St, New Orleans, LA 70115

klaemml@gmail.com

(504) 905-8690

OPPOSITION PETITION:

2923 Milan St Rezoning

Please see names, responses, and comments below collected as of Monday, April 20, 2026 in response to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. In total, 53 responses were collected in opposition via Google Form survey, and the link can be found [here](#).

Protect Our Neighborhood: Oppose Commercial Rezoning at 2923 / 2925 Milan Street

We, the undersigned residents of Milan Street, the Climana Neighborhood, and the surrounding Uptown area, write to express our opposition to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. The HU-RD2 designation, the property's current zoning, protects the historic characteristics of the neighborhood and reserves the property for residential use. By contrast, the C-2 designation, the property's potential new zoning, is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking.

As neighbors who live near this property, we are deeply concerned about this proposed zoning change. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood. Specific concerns include:

- Milan is a one-way street. In order for vehicles to get to this property from Claiborne, they would have to either turn the wrong way down a one-way street or drive through our residential neighborhood.

- Litter and debris from an additional large-scale, auto-oriented commercial business will blow into our yards and clog drains and catch basins, creating eyesores and increasing the potential for street flooding. We already have this problem from the business located on Claiborne. An additional large-scale, auto-oriented commercial business will only make matters worse.
- A new large-scale, auto-oriented commercial business will increase the nighttime light pollution in the neighborhood. We already struggle with this from the businesses located on Claiborne.
- A large-scale, auto-oriented commercial business will increase the noise pollution and bring it from the businesses on Claiborne further into our neighborhood.

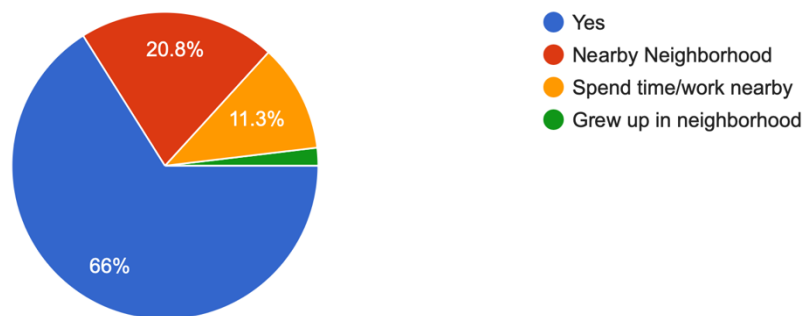
Rezoning this property to C-2 would remove an important residential buffer, introduce commercial intensity incompatible with the surrounding neighborhood, and set a precedent for future commercial encroachment beyond the Claiborne corridor.

We are further concerned that the rezoning request is not tied to a specific proposed use. Without a defined plan, neighbors and decision-makers cannot meaningfully evaluate impacts related to lighting, traffic, noise, or safety.

For these reasons, we respectfully urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.

Do you live in the Milan St area / Climana Neighborhood or nearby?

53 responses



Timestamp	Full Name	Address	Email Address	Do you live in the Milan St area / Climana Neighborhood or nearby?	Additional Comments
2/11/2026 17:11:22	Christopher Hines	4124 Willow Street 70115	christopher.m.hines@gmail.com	Yes	
2/11/2026 17:48:50	Leith McMenamin	1216 Dublin Street	leithmaria@gmail.com	Nearby Neighborhood	
2/11/2026 17:49:52	Kiley Laemml	2911 Milan St	klaemml@gmail.com	Yes	
2/11/2026 18:09:42	Adam Reilly	732 Eleonore Street Apt A New Orleans, LA 70115	Adam.Joseph.reilly@gmail.com		Spend time/work nearby
2/11/2026 18:13:41	Claire Cook	4320 S Liberty	Clairecook317@icloud.com	Yes	
2/11/2026 18:30:34	Ruby Ward	1915 Napoleon Ave	rubyward137@gmail.com	Nearby Neighborhood	
2/11/2026 19:58:28	Kabir Hingorani Punjabi	2911 Milan St., New Orleans, LA 70115	kabir.hingorani@gmail.com	Yes	
2/11/2026 20:22:52	Terrell Davis	2912 Milan	tdavis19994@gmail.com	Yes	My family and some neighbors have been living in the Milan neighborhood and area for over 4 decades keep that address as a house it's enough open property that are considered commercial in that area for lease no need to turn that address into one it's already a fast food chain and gas station within 50 feet of that house and other houses that's enough foot and vehicle traffic as is no need for more
2/11/2026 21:51:21	Quina Alexander	2919 Milan st	Quinaalex@hotmail.com	Yes	
2/11/2026 22:10:00	joyce rousell	2917-2919 milan street	joyceup@gmail.com	Yes	i oppose the rezoning because it would be a nuisance in our neighborhood and i live next door
2/12/2026 8:18:32	Janel N. Bankston	7310 Hansbrough St.	janeldee3@gmail.com		Spend time/work nearby Please keep the neighborhood a neighborhood.
2/12/2026 13:48:19	Denise Burns	4133 Willow St., New Orleans, LA 70115	dmbrns75@gmail.com	Yes	I am 100% against any business taking the place of existing residential property. The reasons have been made clear. An eroding buffer between commercial property and our homes, traffic, crime, trash, light and noise pollution, and a hit to our property values. These kinds of plans have already negatively impacted our city. I don't want to be a part of this.
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2/27/2026 19:22:38	Rosalind Magee Peychaud	2626 Milan Street	rozpey@gmail.com	Yes	I DONT support the zoning change.
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2/28/2026 7:55:56	Marie Rachal	4007 St Charles		Yes	Totally opposed
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4/17/2026 13:45:35	Linda Bordenave	2720 General Pershing St		Yes	The Climana Neighborhood Association is vehemently opposed to the request for a zoning change at 2923/25 Milan St. Our neighborhood is surrounded by commercial streets on all sides, Claiborne, Freret, Louisiana, and Napoleon. Overlooking the existing boundaries and encroaching into our neighborhood would set a terrible precedent for us, would increase traffic, and we would lose needed housing stock. We urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.
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4/19/2026 13:06:17	Gwendolyn D. Stewart-Woods	2620 Milan Street New Orleans, LA 70115		Yes	
4/20/2026 8:30:34	Kate Levin	2515 Milan st		Yes	
4/20/2026 13:02:00	Janel Bankston	7310 Hansbrough St	Janeldee39@gmail.com	Spend time/work nearby	My Family still lives in the neighborhood

Date of Report: February 13, 2026

Project Name: 2923 Milan Zoning Change (No official "Project Name")

Contact: Aaron Kazanoff, aaron@benburka.com, 504-301-1002, 25 Walnut Street, New Orleans, LA 70118

Overview

This report provides the results of the implementation of the Neighborhood Participation Program for the property located at 2923 Milan Street. The applicant intends to file an application to rezone the property from HU-RD2 (Historic Urban Two-Family Residential District) to C-2 (General Commercial District) to permit commercial uses more in line with the high-traffic, high-density commercial uses that surround the property on three sides.

This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities were provided for stakeholders to learn about and comment on the proposed zoning change. Comments, sign-in sheets, written correspondence, and related materials are attached.

Neighborhood Meeting

Location — 2923 Milan Street, New Orleans, LA 70115

Date and Time — Thursday, January 29th, 2026 at 5:30 pm

- Roughly 15 neighbors in attendance, with some people coming in and out. Some attendees opted not to sign in to sign in sheet, resulting in 9 sign-ins

Correspondence and Telephone Calls

- Jan 14, 2026 - meeting notices mailed to NPP contact list and emailed to neighborhood associations and the district councilmember.
- All correspondence since the time of the NPP notification was received electronically. Dated and timestamped correspondence attached

Results

164 persons were invited to the meeting via mail. Roughly 25 of the notification letters sent to addressees listed as "Current Resident" were returned to sender, or otherwise returned as undeliverable. Two neighborhood groups, the CPC, and the office of City Councilmember Lesli Harris were notified electronically.

Concerns, issues, and problems expressed by attendees, neighbors in correspondence:

- Potential expansion of the adjacent gas station or other existing commercial operators onto the site.
- Increased traffic, parking strain along Milan Street
- Additional lighting impacts on nearby residential properties.
- Noise associated with commercial activity.
- Trash, litter, and sanitation impacts.
- Insufficient fencing or buffering between commercial and residential properties.
- Overall compatibility of C-2 zoning with the adjacent residential neighborhood.

How concerns, issues, and problems will be addressed:

- The applicant clarifies that no specific development application or site plan is being submitted at this time. The applicant does acknowledge that an adjacent commercial operator has an interest in purchasing the property should commercial zoning be approved. The current application, however, is limited to a zoning classification change and does not include a specific redevelopment proposal. The applicant would seek this zoning change regardless of any particular purchaser or end-use, as the request is based on the property's location within an established high-traffic commercial corridor and its adjacency to high-intensity commercial uses on three sides which creates significant challenges for any residential use required under existing zoning.
- Any future commercial use of the property would be required to comply with all applicable provisions of the Comprehensive Zoning Ordinance, including use regulations, buffering requirements, lighting standards, fencing, screening, and operational requirements.
- If the property is redeveloped in the future, site design elements such as lighting placement, trash enclosures, security measures, access points, and buffering would be subject to City review to mitigate impacts on adjacent residential properties. Additionally, the applicant is willing to accept reasonable site-related conditions of approval as part of the rezoning to ensure compatibility with adjacent residential properties, including enhanced buffering, fencing, landscaping, and screening measures beyond minimum code requirements.
- Traffic circulation and site access would remain subject to City regulations and any required agency review.
- With respect to overall compatibility, the applicant believes C-2 zoning is appropriate given the property's location along the South Claiborne Avenue commercial corridor and its adjacency to high-intensity commercial uses on three sides. The site directly abuts an operating gas station to the north, automotive retail to the west, and fast food restaurant to the west. Additionally, commercial development extends beyond the parcel on both sides, effectively isolating the property from the interior residential fabric of the neighborhood. Due to its

immediate exposure to arterial traffic volumes, continuous commercial operations, lighting, and automotive activity typical of a major corridor, the site presents substantial compatibility challenges for continued residential occupancy under the existing HU-RD2 designation. The requested zoning would align the property with the established commercial land use pattern rather than maintain a residential classification that is inconsistent with the site's environmental and operational context.

Concerns, issues, and problems that will not be addressed and why:

- Detailed operational matters such as hours of operation, final site layout, lighting placement, and circulation patterns cannot be fully addressed at this time because the current application is limited to a zoning classification change and does not include a specific development proposal.
- Any future redevelopment of the property would be subject to applicable City regulations and any conditions of approval imposed as part of the rezoning process

January 14, 2026

Dear Neighbor: My company owns the property located at 2923 Milan Street. We are seeking a zoning change for this property from HU-RD2 (Historic Urban Two-Family Residential District) to C-2 (General Commercial District). See Article 11, Section 11.2 *and* See Article 15, Section 15.2 for a summary of permitted uses in the existing and proposed zoning districts.

The property is currently zoned HU-RD2, which allows for two-family residential use. We have found that there is little to no market demand for residential use at this location. Given the site's immediate context and surrounding conditions, residential use no longer appears to be a practical or appropriate fit.

The property is directly adjacent to a gas station and is located along the Claiborne Avenue corridor, an area characterized by extremely high traffic volumes and high-intensity commercial activity. The surrounding properties on three sides are high-intensity commercial in nature, and the site functions as a transition point between commercial and residential areas. We believe that rezoning this parcel to C-2 will allow it to be used in a manner that is more consistent with the surrounding land uses and will help create a more appropriate buffer between commercial and residential zones.

Our request is not tied to a specific proposed use at this time. Rather, we are seeking C-2 zoning to allow flexibility for future commercial uses that align with the existing character of the area and bring the property back into productive commerce.

Because you are a nearby neighbor or otherwise have an interest in the neighborhood, I am inviting you to a meeting where you can learn more about the proposed zoning change and share any questions or concerns. This meeting is required before we submit our application to the City Planning Commission, and the request will ultimately be heard by both the City Planning Commission and the City Council.

The meeting will take place:
2923 Milan Street, New Orleans, LA 70115
Thursday, January 29th, 2026 at 5:30 pm

This letter is being delivered through U.S. Mail and/or hand delivery. At the meeting, we will provide a sign-in sheet to collect email addresses so that we can keep interested parties informed as the process moves forward. If you are unable to attend the meeting and would like additional information, or if you have any questions or comments, please feel free to contact me.

Sincerely,

Aaron Kazanoff
aaron@benburka.com
504-301-1002

NPP MEETING COMMENT CARD

DATE: 1/29/2026
NAME/ADDRESS OF PROJECT: 4121 Willow St
COMMENT/QUESTION: No Commercial Property
CONTACT (OPTIONAL) NAME: German Page
EMAIL: german.page317@gmail.com
ADDRESS:

NPP MEETING COMMENT CARD

DATE: 1/29/26
NAME/ADDRESS OF PROJECT: 2923-25 Milan St
COMMENT/QUESTION: Against / oppose any zoning change and/or commercial property
CONTACT (OPTIONAL) NAME: Raber Hingorani
EMAIL:
ADDRESS:

NPP MEETING COMMENT CARD

DATE: 1/29/26
NAME/ADDRESS OF PROJECT: 2923 Milan St
COMMENT/QUESTION: Please refer to incoming email. Strongly opposed.
CONTACT (OPTIONAL) NAME: Kiley Laemmli
EMAIL: Kiley@thecolumns.com
ADDRESS: 2911 Milan St - 7015

NPP MEETING COMMENT CARD

DATE: 1/29/26
NAME/ADDRESS OF PROJECT: 2923 Milan
COMMENT/QUESTION: Strong concerns about the traffic, light pollution, + noise pollution that would result from a zoning change to commercial.
CONTACT (OPTIONAL) NAME: Chris Hines
EMAIL: christopher.m.hines@gmail.com
ADDRESS: 4124 Willow Street 7015

NPP MEETING COMMENT CARD

DATE: 1/29/26
NAME/ADDRESS OF PROJECT: 2923 Milan
COMMENT/QUESTION: No commercial zone at this residential space * please see email
CONTACT (OPTIONAL) NAME: Denise Burns
EMAIL: dmburns75@gmail.com
ADDRESS: 4127-33 Willow St 7015

Residents and Current Owners within 300 Ft Radius - Delivery Method Hand Delivery or USPS

Name	Mailing Address	Mailing City	Mailing St
Sylvia Jacquot	2828 Milan St	New Orleans	LA
Current Resident	2830 Milan St	New Orleans	LA
Jeanette Preston	2833 Milan St	New Orleans	LA
Current Resident	2831 Milan St	New Orleans	LA
Trunkle Emma Marie	2834 Milan St	New Orleans	LA
Dana Robertson	2835 Milan St	New Orleans	LA
Owen Curtis Roberts	2836 Gen Taylor St	New Orleans	LA
Current Resident	2836 General Taylor St	New Orleans	LA
Dwayne A Nicholson	ET Als 2837 Milan St	New Orleans	LA
Current Resident	2837 Milan St	New Orleans	LA
Ritz Craig J	ET Al 604 Little Farms Ave	New Orleans	LA
Current Resident	2838 General Taylor St	New Orleans	LA
Current Resident	2839 Milan St	New Orleans	LA
Terry Smith	2900 3rd St Apt 2	New Orleans	LA
Current Resident	2848 Milan St	New Orleans	LA
Spencer John B	PO Box 1298	Highlands	NC
Current Resident	2900 General Taylor St	New Orleans	LA
Roland J Lambert	2901 Gen Pershing St	New Orleans	LA
Current Resident	2901 General Pershing St	New Orleans	LA
Spear Jasmine	2904 Milan St	New Orleans	LA
Current Resident	2902 Milan St	New Orleans	LA
Vincent J Sr Butler	2016 Lakeshore Blvd	Slidell	LA
Current Resident	2904 General Taylor St	New Orleans	LA
Carol T Daniels	2907 Gen Pershing St	New Orleans	LA
Current Resident	2905 General Pershing St	New Orleans	LA
Current Resident	2906 General Taylor St	New Orleans	LA
Current Resident	2907 General Pershing St	New Orleans	LA
Williams Anthony	ET Al 92 Milledge Rd	Augusta	GA
Current Resident	2908 General Taylor St	New Orleans	LA
Donna Daniels Myers	2911 Gen Pershing St	New Orleans	LA
Current Resident	2909 General Pershing St	New Orleans	LA
Current Resident	2910 General Taylor St	New Orleans	LA
Willie T Daniels	2912 Milan St	New Orleans	LA
Current Resident	2910 Milan St	New Orleans	LA
Current Resident	2911 General Pershing St	New Orleans	LA
Darleen J Levy	832 St Louis St	New Orleans	LA
Current Resident	2911 General Taylor St	New Orleans	LA
Kiley Elizabeth Laemmli	2911 Milan St	New Orleans	LA
Anthony Williams	2525 Gen Taylor St	New Orleans	LA
Current Resident	2912 General Taylor St	New Orleans	LA
Current Resident	2913 General Taylor St	New Orleans	LA
Narendren Jayawickramarajeh	500 Westlake Park Blvd	Houston	TX
Current Resident	2915 General Taylor St	New Orleans	LA
Walker Debra	7260 Voyageur Dr	New Orleans	LA

Current Resident	2916 General Taylor St	New Orleans	LA
Current Resident	2917 General Taylor St	New Orleans	LA
Current Resident	2918 General Taylor St	New Orleans	LA
Tevin Tyron Rapp	2919 Gen Taylor St	New Orleans	LA
Current Resident	2919 General Taylor St	New Orleans	LA
Emma F Alexander	2919 Milan St	New Orleans	LA
Current Resident	2921 General Taylor St	New Orleans	LA
Current Resident	2923 General Taylor St	New Orleans	LA
ABC Nola LLC	25 Walnut St	New Orleans	LA
Current Resident	2923 Milan St	New Orleans	LA
Current Resident	2925 General Taylor St	New Orleans	LA
Current Resident	2925 Milan St	New Orleans	LA
Al H Management LLC	4517 Folse Dr	Metairie	LA
Current Resident	2931 Milan St	New Orleans	LA
Wendy's Properteis LLC	C/O Property Tax - Cindy St	Dublin	OH
Current Resident	2932 Milan St	New Orleans	LA
Current Resident	2935 Milan St	New Orleans	LA
4127 S Claiborne Spe LLC	C/O Joseph Stebbins 4127 S	New Orleans	LA
Current Resident	3011 Milan St	New Orleans	LA
Current Resident	3011 Milan St Apt 101	New Orleans	LA
Current Resident	3011 Milan St Apt 102	New Orleans	LA
Current Resident	3011 Milan St Apt 103	New Orleans	LA
Current Resident	3011 Milan St Apt 104	New Orleans	LA
Current Resident	3011 Milan St Apt 105	New Orleans	LA
Current Resident	3011 Milan St Apt 106	New Orleans	LA
Current Resident	3011 Milan St Apt 107	New Orleans	LA
Current Resident	3011 Milan St Apt 108	New Orleans	LA
Current Resident	3011 Milan St Apt 109	New Orleans	LA
Current Resident	3011 Milan St Apt 110	New Orleans	LA
Current Resident	3011 Milan St Apt 111	New Orleans	LA
Current Resident	3011 Milan St Apt 112	New Orleans	LA
Current Resident	3011 Milan St Apt 201	New Orleans	LA
Current Resident	3011 Milan St Apt 202	New Orleans	LA
Current Resident	3011 Milan St Apt 203	New Orleans	LA
Current Resident	3011 Milan St Apt 204	New Orleans	LA
Current Resident	3011 Milan St Apt 205	New Orleans	LA
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Current Resident	3011 Milan St Apt 208	New Orleans	LA
Current Resident	3011 Milan St Apt 209	New Orleans	LA
Current Resident	3011 Milan St Apt 210	New Orleans	LA
Current Resident	3011 Milan St Apt 211	New Orleans	LA
Current Resident	3011 Milan St Apt 212	New Orleans	LA
Current Resident	3011 Milan St Apt 213	New Orleans	LA
Current Resident	3011 Milan St Apt 301	New Orleans	LA
Current Resident	3011 Milan St Apt 302	New Orleans	LA
Current Resident	3011 Milan St Apt 303	New Orleans	LA

Current Resident	3011 Milan St Apt 304	New Orleans	LA
Current Resident	3011 Milan St Apt 305	New Orleans	LA
Current Resident	3011 Milan St Apt 306	New Orleans	LA
Current Resident	3011 Milan St Apt 307	New Orleans	LA
Current Resident	3011 Milan St Apt 308	New Orleans	LA
Current Resident	3011 Milan St Apt 309	New Orleans	LA
Current Resident	3011 Milan St Apt 310	New Orleans	LA
Current Resident	3011 Milan St Apt 311	New Orleans	LA
Current Resident	3011 Milan St Apt 312	New Orleans	LA
Current Resident	3011 Milan St Apt 313	New Orleans	LA
Current Resident	3011 Milan St Apt 401	New Orleans	LA
Current Resident	3011 Milan St Apt 402	New Orleans	LA
Current Resident	3011 Milan St Apt 403	New Orleans	LA
Current Resident	3011 Milan St Apt 404	New Orleans	LA
Current Resident	3011 Milan St Apt 405	New Orleans	LA
Current Resident	3011 Milan St Apt 406	New Orleans	LA
Current Resident	3011 Milan St Apt 407	New Orleans	LA
Current Resident	3011 Milan St Apt 408	New Orleans	LA
Current Resident	3011 Milan St Apt 409	New Orleans	LA
Current Resident	3011 Milan St Apt 410	New Orleans	LA
Current Resident	3011 Milan St Apt 411	New Orleans	LA
Current Resident	3011 Milan St Apt 412	New Orleans	LA
Current Resident	3011 Milan St Apt 413	New Orleans	LA
3750 South Claiborne LLC	10 Rue Royale	Metairie	LA
Current Resident	3750 S Claiborne Ave	New Orleans	LA
Sunrise LLC	C/O Auto Zone Inc 3873 De	Memphis	TN
Current Resident	4100 S Claiborne Ave	New Orleans	LA
Current Resident	4101 Willow St	New Orleans	LA
Current Resident	4108 S Claiborne Ave	New Orleans	LA
Zenobia Coleman	4112 Willow St	New Orleans	LA
Anderson Clarence J Jr Anderson Constance P	7510 Dalewood Rd	New Orleans	LA
Current Resident	4113 Willow St	New Orleans	LA
Adriane Michelle Butler	4114 Willow St	New Orleans	LA
Current Resident	4115 Willow St	New Orleans	LA
Amber L Alderson	4116-18 Willow St	New Orleans	LA
Current Resident	4116 Willow St	New Orleans	LA
Langford Ashley Brooke	4117 Willow St	New Orleans	LA
Ashley Gregory Price	4120 Willow St	New Orleans	LA
German E Roque	Etal 4121 Willow St	New Orleans	LA
Current Resident	4121 Willow St	New Orleans	LA
MJW Homes LLC	1013 Farragut St	New Orleans	LA
Current Resident	4123 Willow St	New Orleans	LA
Christopher M Hines	4124 Willow St	New Orleans	LA
Current Resident	4127 S Claiborne Ave	New Orleans	LA
Denise Bohall Burns	4133 Willow St	New Orleans	LA
Current Resident	4127 Willow St	New Orleans	LA
Current Resident	4129 Willow St	New Orleans	LA

Current Resident	4131 Willow St	New Orleans	LA
Property Tax Assistance of America LLC	1016 Canal St	New Orleans	LA
Current Resident	4132 Willow St	New Orleans	LA
Felecia A Watts	ET Al 4134 Willow St	New Orleans	LA
Current Resident	4134 Willow St	New Orleans	LA
Current Resident	4137 Willow St	New Orleans	LA
Current Resident	4140 S Claiborne Ave	New Orleans	LA
Current Resident	4141 Willow St	New Orleans	LA
Current Resident	4200 S Claiborne Ave	New Orleans	LA
Brumfield Edward Jr	C/O Greymorr La LLC 5002	Omaha	NE
Current Resident	4201 S Claiborne Ave	New Orleans	LA
Metro Plaza La LLC	P O Box 290315	Tampa	FL
Current Resident	4217 Willow St	New Orleans	LA
Christian Gregory SR Christian Cynthia C	4220 Willow St	New Orleans	LA
Alonzo Atkins	ET Al 4221 Willow St	New Orleans	LA
Current Resident	4221 Willow St	New Orleans	LA
Current Resident	4222 S Claiborne Ave	New Orleans	LA
Alfred E III Harrell	Etals 6170 Monaarch Ave	Baton Rouge	LA
Current Resident	4222 Willow St	New Orleans	LA
Current Resident	4223 Willow St	New Orleans	LA
Current Resident	4224 Willow St	New Orleans	LA
Afc Enterprises Inc	C/O Ryan LLC PO Box 46018	Houston	TX
Current Resident	4226 S Claiborne Ave	New Orleans	LA
Current Resident	4228 S Claiborne Ave	New Orleans	LA
Current Resident	4238 S Claiborne Ave	New Orleans	LA
Current Resident	4239 Willow St	New Orleans	LA

102

Neighborhood Organizations -- Email Delivery

Organization Name: Climana Neighborhood Association

Point of Contact: Joseph E. Peychaud, Jr

Phone Number: -

Email: josephpeychaud@gmail.com

Street Address: -

City: -

Zip: 70115

Organization Name: Freret - Milan Neighbors United

Point of Contact: Stan Norwood

Phone Number: 504-723-9361

Email: neighborsunited.listserve@gmail.com

Street Address: 2015 Valence Street

City: New Orleans

Zip: 70115

[DISTRICT B] City Council Representative - Delivery Method Email Preferred

Council Member

Lesli Harris

Council Member Address

City Hall, Room 2W10

Council Member Email

Lesli.Harris@nola.gov

Council Member Phone

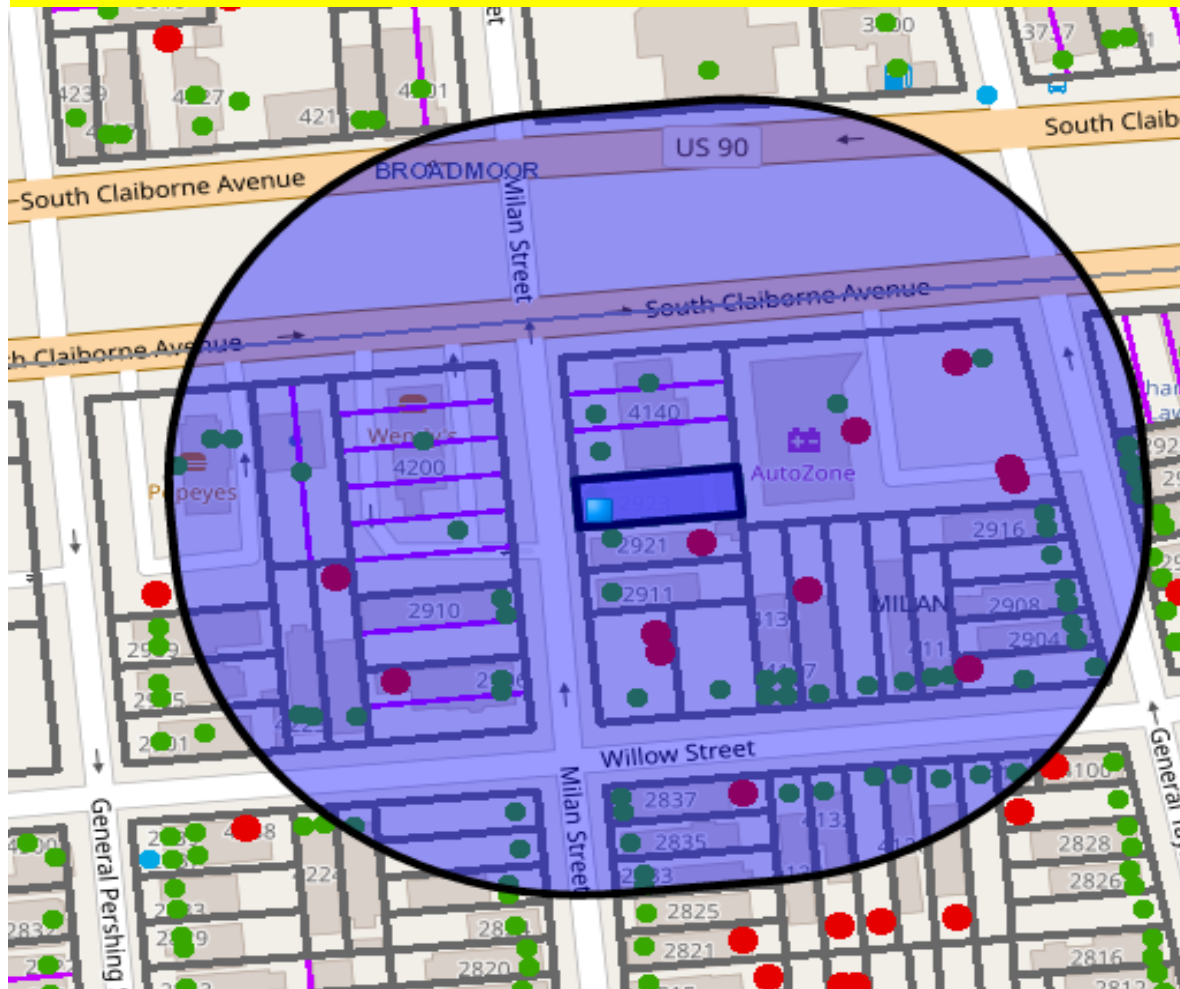
(504) 658-1020

City Planning Commission - Delivery Method Email Preferred

Email Address

CPCinfo@nola.gov

Buffer Area



Mail

Mailing Zip

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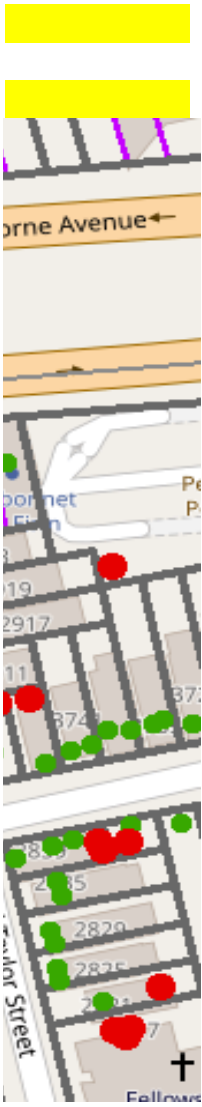
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NPP Notification - 2923 Milan Street

1 message

Jake Glover <jake@benburka.com>

Wed, Jan 14, 2026 at 12:39 PM

To: Lesli Harris <Lesli.Harris@nola.gov>, Aaron Kazanoff <aaron@benburka.com>

Councilwoman Harris / Harris Team,

See attached for notice of NPP Meeting related to our request for a zoning change at the property located at 2923 Milan Street.

I was going to add Liz Holman to this as well, but it looks like she may no longer be handling land use for your office? — let me know if there is someone else we should pass this along to.

Please let us know if you have any questions.

Jake



JAKE GLOVER
25 Walnut Street
New Orleans, LA 70118
(504) 301-1002

 **2923 Milan Notification (1).pdf**
66K

NPP Notification - 2923 Milan Street

2 messages

Jake Glover <jake@benburka.com>
To: cpcinfo@nola.gov

Wed, Jan 14, 2026 at 12:40 PM

CPC Team,

See attached for notice of NPP Meeting related to our request for a zoning change at the property located at 2923 Milan Street.

Please let us know if you have any questions.

Jake

**JAKE GLOVER**
25 Walnut Street
New Orleans, LA 70118
(504) 301-1002

 **2923 Milan Notification (1).pdf**
66K

Mitchell S Kogan <Mitchell.Kogan@nola.gov>

Wed, Jan 14, 2026 at 1:10 PM

To: Jake Glover <jake@benburka.com>, CPCINFO <CPCINFO@nola.gov>

Good Afternoon,

Please note that the letter has been received and meets all NPP notice requirements.

Thank you,

Mitchell S. Kogan

he/him/his

City Planner | New Orleans City Planning Commission

Office of Business and External Services

1300 Perdido Street, 7th Floor | New Orleans, LA 70112

(504) 658-7004 (office) | mitchell.kogan@nola.gov**Please be advised that all email correspondence is subject to the state's public records laws.****RESOURCES:**[Frequently asked questions](#)[Application forms](#)[Property Viewer](#) (check the zoning of a property)[Comprehensive Zoning Ordinance](#)[One Stop App](#)

From: Jake Glover <jake@benburka.com>
Sent: Wednesday, January 14, 2026 12:40 PM
To: CPCINFO <CPCINFO@nola.gov>
Subject: NPP Notification - 2923 Milan Street

[Quoted text hidden]



2923 / 2925 Milan St - NPP Comments

1 message

Hingorani Punjabi, Kabir <khingora@tulane.edu>

Wed, Feb 11, 2026 at 4:19 PM

To: "aaron@benburka.com" <aaron@benburka.com>, "jake@benburka.com" <jake@benburka.com>

Mr. Aaron and Members of the Review Committee,

I am writing as a resident of Milan Street to formally oppose the proposed rezoning of 2923 / 2925 Milan Street from HU-RD2 (Historic Urban Two-Family Residential) to C-2 (General Commercial).

Milan Street is an interior residential block with a consistent residential zoning pattern. Introducing a C-2 designation on a single parcel would create a commercial island in the middle of a residential street. That is not a cohesive planning decision; it is spot zoning that benefits one property owner while placing the long-term burden on surrounding residents.

The request is also not tied to a specific site plan or defined use. Without clarity on the intended development, there is no meaningful way for neighbors—or decision-makers—to evaluate impacts related to traffic, lighting, noise, hours of operation, drainage, or public safety. Granting the most permissive commercial classification in the absence of that information effectively transfers future risk to the neighborhood.

There is additional concern that the adjacent gas station may seek to expand operations onto this parcel. While no formal proposal is currently before the Commission, recent upgrades to the existing station have already increased light spillover into nearby homes. That experience underscores how sensitive this location is to intensified commercial activity and how directly residential livability can be affected.

Approving this rezoning would also establish a precedent for incremental commercial encroachment along Milan Street and nearby residential blocks, undermining the stability and expectations that existing zoning is intended to protect.

For these reasons, I respectfully request that the proposed rezoning be denied. I appreciate the opportunity to submit this comment for the public record and will continue to follow the application as it proceeds.

Kabir Hingorani Punjabi
SEVIS Manager, Office of International Students and Scholars
Tulane University
6901 Willow St
504.865.5208 | khingora@tulane.edu
oiss.tulane.edu/oiss

Re: 2923 / 2925 Milan St - NPP Comments

1 message

Aaron Kazanoff <aaron@benburka.com>
To: "kiley@thecolumns.com" <kiley@thecolumns.com>, Jake Glover <jake@benburka.com>
Cc: "klaemmli@gmail.com" <klaemmli@gmail.com>

Thu, Feb 5, 2026 at 3:24 PM

Received, thanks.

**AARON KAZANOFF**

25 Walnut Street
New Orleans, LA 70118
(504) 301-1002

Licensed in the State of Louisiana

On Thu, Feb 5, 2026 at 3:19 PM kiley@thecolumns.com <kiley@thecolumns.com> wrote:

Hi Aaron et al,

I am reaching out to follow up in writing, as indicated on the comment cards at the Neighborhood Participation Program meeting, with regards to the proposed rezoning of 2923 / 2925 Milan Street from HU-RD2 (Historic Urban Two-Family Residential District) to C-2 (General Commercial District).

As Milan Street residents on this same block, we want to clearly state our strong opposition to the requested rezoning. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood.

Milan Street is an interior residential street with a consistent residential zoning pattern, and the proposed change would introduce a commercial district that is incompatible with the surrounding context. Rezoning a single interior parcel to C-2 would constitute spot zoning benefitting a single private owner at the expense of the neighborhood and public interest, rather than a coherent, area-wide land-use decision. The assertion that rezoning this parcel would "help create a more appropriate buffer between commercial and residential zones" is frankly ludicrous and insulting to the residents and home owners of this neighborhood.

We are further concerned that the rezoning request is not tied to a specific proposed use or site plan. Without a defined use, it is not possible for neighbors or decision-makers to meaningfully evaluate whether the rezoning would be compatible with surrounding residential properties or whether potential impacts, such as lighting, noise, traffic, hours of operation, and safety, could be adequately mitigated. Granting maximum commercial zoning in the absence of this information shifts all future impacts onto the neighborhood.

In addition, neighbors have been informed through multiple conversations that the adjacent gas station already has plans to acquire this property, with the intention of expanding to a 16-pump station. While no formal application has been filed to that effect, this, coupled with the lack of a specific proposed use, obviously heightens our concerns. Recent renovations at the gas station have already resulted in the installation of high-intensity exterior lighting that spills directly onto our nearby residential properties (including the current parcel in question). These impacts already affect residential livability and demonstrate how sensitive this location is to commercial activity.

Finally, approval of this rezoning would set a precedent for additional commercial zoning requests along Milan Street as well as other nearby residential areas, eroding the established residential character of the block and destabilizing long-standing zoning expectations.

We appreciate the opportunity to participate in the process and wanted to ensure our position is clearly stated for the record. We intend to continue participating as the application moves forward.

Sincerely,

Kiley Laemmli

klaemmli@gmail.com
2911 Milan St, New Orleans, LA 70115

SANDSTONE

Kiley Laemmli
Regional GM.

Sandstone Ltd
[\(504\) 905 8690](tel:(504)9058690)
kiley@thecolumns.com



NPP Notification - 2923 Milan Street

1 message

Jake Glover <jake@benburka.com>

Wed, Jan 14, 2026 at 12:27 PM

To: "NeighborsUnited.ListServe@gmail.com" <NeighborsUnited.ListServe@gmail.com>, Aaron Kazanoff <aaron@benburka.com>

Stan,

See attached for notice of NPP Meeting regarding our request for a zoning change at the property located at 2923 Milan Street.

Jake



JAKE GLOVER
25 Walnut Street
New Orleans, LA 70118
(504) 301-1002

 **2923 Milan Notification (1).pdf**
66K

NPP Notification - 2923 Milan Street

1 message

Jake Glover <jake@benburka.com>

Wed, Jan 14, 2026 at 12:25 PM

To: "josephpeychaud@gmail.com" <josephpeychaud@gmail.com>, Aaron Kazanoff <aaron@benburka.com>

Joseph,

See attached for notice of NPP Meeting regarding our request for a zoning change at the property located at 2923 Milan Street.

Jake



JAKE GLOVER
25 Walnut Street
New Orleans, LA 70118
(504) 301-1002

 **2923 Milan Notification (1).pdf**
66K

CHARBONNET

LAW FIRM, LLC

3750 SOUTH CLAIBORNE AVENUE
NEW ORLEANS, LOUISIANA 70125-4695
TELEPHONE: (504) 897-3700
FAX: (504) 891-3741

ROBERT P. CHARBONNET, JR.
ROBERT P. CHARBONNET
JACK J. CHARBONNET
JAMES S. REES, IV
RICHARD D. RONIGER, II
DESIREE M. CHARBONNET of Counsel

PLEASE REPLY TO NEW ORLEANS OFFICE
Attorney's direct email: bob@charbonnetlawfirm.com

501 CLEARVIEW PARKWAY
METAIRIE, LOUISIANA 70001-4626
TELEPHONE NO. (504) 888-2227
FAX NO. (504) 456-3469

January 28, 2026

City of New Orleans
ATTN: PLANNING & ZONING
1300 Perdido Street
7th floor
New Orleans, LA 70112

RE: Re-Zoning of 2923 Milan Street, New Orleans, LA

Dear Sir or Madam:

It is my understanding an application is being made to have the zoning of the property located at 2923 Milan Street, New Orleans, LA 70115 changed to C-2 (General Commercial District) as indicated by the copy of correspondence attached hereto which I received in connection with same.

While I do not oppose most business developments my concern with this particular matter is that the Zoning would allow for a barroom and this property would allow for very little parking. If you check, the general area will reflect that there is an upcoming in the renovation and even construction of new homes in this exact area.

I believe the owner who has requested this change would do better to see if he could sell his property to owner of the property where the gasoline service station fronts on S. Claiborne Avenue and then have the entire property re-subdivided into one lot in the event the service station wanted to have more space for parking, additional pumps and/or expansion of their current mini miscellaneous food service located on the gasoline service station property.

Yours very truly,


ROBERT P. CHARBONNET

RPC/bbd
Enclosure



Re: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

From Kiley Laemmli <klaemmli@gmail.com>

Date Thu 2/5/2026 3:33 PM

To Stephen K. Kroll <skroll@nola.gov>; Elizabeth D Holman <elizabeth.holman@nola.gov>; Bryce Slocumb <Bryce.Slocumb@nola.gov>

Cc Lesli Harris <Lesli.Harris@nola.gov>

Hi Stephen and all,

Please see below for record of comment sent via email to Ben+Burka (aaron@benburka.com) following the NPP meeting last week.

Best,
Kiley

Hi Aaron et al,

I am reaching out to follow up in writing, as indicated on the comment cards at the Neighborhood Participation Program meeting, with regards to the proposed rezoning of 2923 / 2925 Milan Street from HU-RD2 (Historic Urban Two-Family Residential District) to C-2 (General Commercial District).

As Milan Street residents on this same block, we want to clearly state our strong opposition to the requested rezoning. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood.

Milan Street is an interior residential street with a consistent residential zoning pattern, and the proposed change would introduce a commercial district that is incompatible with the surrounding context. Rezoning a single interior parcel to C-2 would constitute spot zoning benefitting a single private owner at the expense of the neighborhood and public interest, rather than a coherent, area-wide land-use decision. The assertion that rezoning this parcel would "help create a more appropriate buffer between commercial and residential zones" is frankly ludicrous and insulting to the residents and home owners of this neighborhood.

We are further concerned that the rezoning request is not tied to a specific proposed use or site plan. Without a defined use, it is not possible for neighbors or decision-makers to meaningfully evaluate whether the rezoning would be compatible with surrounding residential properties or whether potential impacts, such as lighting, noise, traffic, hours of operation, and safety, could be adequately mitigated. Granting maximum commercial zoning in the absence of this information shifts all future impacts onto the neighborhood.

In addition, neighbors have been informed through multiple conversations that the adjacent gas station already has plans to acquire this property, with the intention of expanding to a 16-pump station. While no formal application has been filed to that effect, this, coupled with the lack of a specific proposed use, obviously heightens our concerns. Recent renovations at the gas station have already resulted in the installation of high-intensity exterior lighting that spills directly onto our nearby residential properties (including the current parcel in question). These impacts

already affect residential livability and demonstrate how sensitive this location is to commercial activity.

Finally, approval of this rezoning would set a precedent for additional commercial zoning requests along Milan Street as well as other nearby residential areas, eroding the established residential character of the block and destabilizing long-standing zoning expectations.

We appreciate the opportunity to participate in the process and wanted to ensure our position is clearly stated for the record. We intend to continue participating as the application moves forward.

Sincerely,

Kiley Laemmli

From: Stephen K. Kroll <skroll@nola.gov>
Date: Tuesday, December 23, 2025 at 3:57 PM
To: Kiley Laemmli <klaemmli@gmail.com>, Elizabeth D Holman <elizabeth.holman@nola.gov>, Bryce Slocumb <Bryce.Slocumb@nola.gov>
Cc: Lesli Harris <Lesli.Harris@nola.gov>
Subject: Re: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

I'm not aware of anything aside from the zoning change. I'll see who on CPC has communicated with the applicant and pass along any info I receive.

From: Kiley Laemmli <klaemmli@gmail.com>
Sent: Tuesday, December 23, 2025 12:28:04 PM
To: Elizabeth D Holman <elizabeth.holman@nola.gov>; Bryce Slocumb <Bryce.Slocumb@nola.gov>; Stephen K. Kroll <skroll@nola.gov>
Cc: Lesli Harris <Lesli.Harris@nola.gov>
Subject: Re: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

Thank you, Liz. Please let me know of any updates. My neighbors and I are all obviously very concerned about this, and the timing really feels like there's an attempt to sneak it under the holiday radar.

Best,
Kiley

From: Elizabeth D Holman <elizabeth.holman@nola.gov>
Date: Thursday, December 18, 2025 at 9:30 AM
To: Bryce Slocumb <Bryce.Slocumb@nola.gov>, Stephen K. Kroll <skroll@nola.gov>, klaemmli@gmail.com <klaemmli@gmail.com>
Cc: Lesli Harris <Lesli.Harris@nola.gov>
Subject: Re: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

Good morning,

Thanks for your concern. I'm looping in CPC to address your question. Stephen, do you know if there are any other requests coming along with the zoning change request at 2923 Milan St?

Thanks,

Liz Holman

Get [Outlook for iOS](#)

From: Bryce Slocumb <Bryce.Slocumb@nola.gov>
Sent: Thursday, December 18, 2025 9:26 AM
To: Elizabeth D Holman <elizabeth.holman@nola.gov>
Cc: Lesli Harris <Lesli.Harris@nola.gov>
Subject: Re: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

From: Kiley Laemmler <klaemmler@gmail.com>
Sent: Wednesday, December 17, 2025 5:16:42 PM (UTC-06:00) Central Time (US & Canada)
To: Lesli Harris <Lesli.Harris@nola.gov>
Subject: Immediate Concern: NPP Filed to Rezone 2923 Milan St (Project #25-1828)

Dear Councilmember Harris,

I am writing because I have just become aware that a Neighborhood Participation Program (NPP) has been initiated for Project #25-1828, proposing a zoning change from HU-RD2 to C-2 for 2923 Milan St, with the applicant listed as ABC Nola LLC.

This proposed rezoning is obviously extremely concerning for myself and my neighbors. Milan Street is a historic residential block, currently zoned HU-RD2 and subject to the HUC Historic Urban Corridor Use Restriction Overlay, which exists specifically to protect residential neighborhoods from commercial encroachment off major corridors like South Claiborne Avenue. A change from HU-RD2 to C-2 on this block would eliminate the residential buffer that protects our homes and would fundamentally alter the character, safety, traffic conditions, and property values (radically) of our street. It also raises serious concerns about facilitating future commercial expansion from Claiborne Avenue into an interior residential neighborhood. On a personal note, as a 6 yr owner and resident of this address, it is horrifying to think that after the years of investment and hard work put into maintaining and improving the property, especially through Covid, Hurricane Ida, and the wild street flooding experienced that has required massive foundational repairs, we could be facing not only a completely diminished quality of life, but also a total loss of value and inability to recoup.

Can you please confirm whether any additional zoning, conditional use, or redevelopment applications are anticipated in connection with this property or nearby parcels and ensure that nearby homeowners are fully notified and able to participate in all stages of review related to this rezoning request?

Please know that I, along with other immediate neighbors, are paying close attention to this application and intend to actively participate in the Neighborhood Participation Program and any subsequent City Planning Commission or City Council proceedings.

Thank you for your time and for your continued work on behalf of District B neighborhoods. I would appreciate the opportunity to speak with a member of your staff if helpful.

Sincerely,

Kiley Laemml
2911 Milan Street
New Orleans, LA

504-905-8690
klaemml@gmail.com



concerns re: proposed rezoning of 2923 Milan Street (project #25-1828)

From Christopher Hines <christopher.m.hines@gmail.com>

Date Sun 2/22/2026 9:21 AM

To Stephen K. Kroll <skroll@nola.gov>; Elizabeth D Holman <elizabeth.holman@nola.gov>; Bryce Slocumb <Bryce.Slocumb@nola.gov>

Cc Lesli Harris <Lesli.Harris@nola.gov>

Good morning.

I live at 4124 Willow Street, less than a block from 2923 Milan Street. I attended the public meeting held on January 29, 2026 related to the proposed rezoning of the property from HU-RD2 (historic, urban two-family residential district) to C-2 (auto-oriented commercial district).

The representatives of the property owners who were present at the public meeting did not have (or did not share) any concrete plans for the property beyond the zoning change. Without knowing what type of business the owners propose to create at this address, it was hard for us as neighborhood residents to provide meaningful feedback and participation.

However, I would like to summarize and reiterate the concerns that I and other neighbors expressed at this meeting about the potential rezoning. Several of us also wrote comments and submitted them at the meeting. I have not seen them included with the other documents on OneStop yet.

1. Milan Street is a one-way street. In order for vehicles to get to this property from Claiborne Avenue, which one would assume they would have to do if the property became a commercial district, they would have to either turn the wrong way down a one-way street or drive through our residential neighborhood. Either of these options creates a dangerous traffic condition in our residential neighborhood where many children live and play outside.
2. Litter and debris from another commercial business will blow into our yards and clog drains and catch basins, creating eyesores and increasing street flooding, which is already a concern in the neighborhood. We already have this problem from businesses located on Claiborne Avenue. An additional commercial business will only make matters worse.
3. Another commercial business in our neighborhood will likely increase nighttime light pollution and noise pollution in our neighborhood. Again, we already have this problem from the businesses on Claiborne Avenue. We do not want further encroachment into our neighborhood.

I would also like to address the letter submitted by the Charbonnet Law Firm and dated January 28, 2026. In it, Mr. Charbonnet, seemingly out of nowhere, proposes that the property be sold to the owner of the neighboring gas station that fronts Claiborne Avenue, re-subdivided, and rezoned so that the gas station can expand its operations. Interestingly, employees of the gas station have, on numerous occasions, told neighbors that they plan to do just that - purchase the property and expand the gas station's footprint. Additionally, the owner of the gas station was hanging out around the property during the public meeting and chatting with the representatives of the owners immediately before the meeting. All these circumstances have led me to believe that there may be some long-term

plan related to the expansion of the gas station onto this property that is not being publicly shared but that is secretly in the works.

I, and all the neighbors who were present at the public meeting, expressed strong opposition to the expansion of the gas station onto this property and into our neighborhood. Expanding the gas station into our neighborhood would bring about the worst of all of our concerns described above and change the nature of our residential neighborhood.

For these reasons, I oppose the rezoning of 2923 Milan Street.

Sincerely,
Christopher Hines
4124 Willow Street

ROBERT P. CHARBONNET

3750 S. Claiborne Avenue

New Orleans, LA 70125

504-897-3700

April 14, 2026

New Orleans City Planning Commission
ATTN: ROBERT D. RIVERS, Executive Director
1300 Perdido Street, Suite 7w03
New Orleans, LA 70112

FIRST CLASS MAIL
and
EMAIL: CPCinfo@nola.gov

RE: Proposed Zoning change to 2923 Milan St., New Orleans, LA
Hearing scheduled for: Monday, April 28, 2026

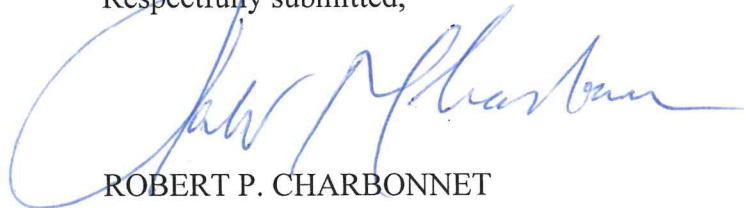
Dear Mr. Rivers:

I enclose herewith copy of Notice of an upcoming Public Hearing I received regarding the above referenced matter.

I own the property located at 3750 S. Claiborne Avenue, which is located at the corner of S. Claiborne Avenue and General Taylor Street, which is approximately 1 block from the subject property at 2923 Milan Street.

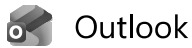
I oppose this change in zoning for the reason that I do not believe the subject property would have sufficient parking to support a commercial entity at that location UNLESS the request was being made to add this property to the contiguous property located on the S. Claiborne Avenue side of the subject property.

Respectfully submitted,



ROBERT P. CHARBONNET

RPC/bbd



Outlook

Fw: public comment for April 28, 0226 zoning meeting re: 2923 Milan Street; zoning docket 043/26

From CPCINFO <CPCINFO@nola.gov>

Date Tue 4/14/2026 2:21 PM

To Valerie A. McMillan <Valerie.McMillan@nola.gov>

Valerie McMillan (*she/her*) MPH, MSUS

Community Engagement Planner | City Planning Commission

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

"We must endure a bowl full of adversity, to appreciate a cup full of joy." – Buddhist proverb

Please be advised that all email correspondence is subject to the state's public records laws.

BE AWARE OF FRAUDULENT EMAIL SCHEMES

****Legitimate emails from the City of New Orleans will originate from a @nola.gov email address****

RESOURCES:

[Application Forms](#)

[Property Viewer](#) (check the zoning of a property)

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

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[City Planning Commission - YouTube](#)

From: Christopher Hines <christopher.m.hines@gmail.com>

Sent: Tuesday, April 14, 2026 1:56 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: public comment for April 28, 0226 zoning meeting re: 2923 Milan Street; zoning docket 043/26

Good afternoon.

I am unable to attend the meeting on April 28th at 1:30pm, but I wanted to submit this public comment.

I live at 4124 Willow Street, less than a block from 2923 Milan Street. I attended the public meeting held on January 29, 2026 related to the proposed rezoning of the property from HU-RD2 (historic, urban two-family residential district) to C-2 (auto-oriented commercial district).

The representatives of the property owners who were present at the public meeting did not have (or did not share) any concrete plans for the property beyond the zoning change. Without knowing what type of business the owners propose to create at this address, it was hard for us as neighborhood residents to provide meaningful feedback and participation.

However, I would like to summarize and reiterate the concerns that I and other neighbors expressed at this meeting about the potential rezoning. Several of us also wrote comments and submitted them at the meeting.

1. Milan Street is a one-way street. In order for vehicles to get to this property from Claiborne Avenue, which one would assume they would have to do if the property became a commercial district, they would have to either turn the wrong way down a one-way street or drive through our residential neighborhood. Either of these options creates a dangerous traffic condition in our residential neighborhood where many children live and play outside.
2. Litter and debris from another commercial business will blow into our yards and clog drains and catch basins, creating eyesores and increasing street flooding, which is already a concern in the neighborhood. We already have this problem from businesses located on Claiborne Avenue. An additional commercial business will only make matters worse.
3. Another commercial business in our neighborhood will likely increase nighttime light pollution and noise pollution in our neighborhood. Again, we already have this problem from the businesses on Claiborne Avenue. We do not want further encroachment into our neighborhood.

I would also like to address the letter submitted by the Charbonnet Law Firm and dated January 28, 2026. In it, Mr. Charbonnet proposes that the property be sold to the owner of the neighboring gas station that fronts Claiborne Avenue, re-subdivided, and rezoned so that the gas station can expand its operations. Interestingly, employees of the gas station have, on numerous occasions, told neighbors that they plan to do just that - purchase the property and expand the gas station's footprint. Additionally, the owner of the gas station was hanging out around the property during the public meeting and chatting with the representatives of the owners immediately before the meeting. All these circumstances have led me to believe that there may be some long-term plan related to the expansion of the gas station onto this property that is not being publicly shared but that is secretly in the works.

I, and all the neighbors who were present at the public meeting, expressed strong opposition to the expansion of the gas station onto this property and into our neighborhood. Expanding the gas station into our neighborhood would bring about the worst of all of our concerns described above and change the nature of our residential neighborhood.

For these reasons, I oppose the rezoning of 2923 Milan Street.

Sincerely,
Christopher Hines
4124 Willow Street

Cameron Boissiere

From: Linda Bordenave <lindabordenave@gmail.com>
Sent: Monday, April 20, 2026 4:37 PM
To: CPCINFO
Cc: Joseph Peychaud; Rosalind Peychaud; Dina Perrault; Kurston Melton_Web; Geoffrey Stewart; Gloria Walker, Neighbor; Rashida Petersen; Wayne Woods; NikkiHefko@gmail.com; Pierre Hamy; Jesse Martinez; Lewest13@gmail.com; Kiley Laemml; CLIFF WILL; chris@williamslitigation.com; dbyb6671@aol.com; Gwen Woods; wcperrault@gmail.com; kancher@gmail.com
Subject: Re: Rezoning of 2923 Milan Street (Project #25-1828)
Attachments: 2923 Milan Opposition (1).docx

Dear City Planning Team,

Please find attached a letter from the Climana Neighborhood Association stating our strong opposition to the requested rezoning of 2923 Milan Street. Thank you for your attention to this matter.

Respectfully,

Linda Bordenave
Secretary for the Climana Neighborhood Association



Linda Bordenave

Associate Broker

504.300.0700 ([office](#))

504.975.1531 ([mobile](#))

linda@reverealtors.com | linda.reverealtors.com

1477 Louisiana Ave. Suite 101 | New Orleans, LA | 70115



March 16, 2026

Dear Council Members,

We are writing to express our concern and strong opposition to rezoning the multifamily dwelling located at 2923 Milan. The residents and members of the Climana Neighborhood Association are vehemently opposed to the requested zoning change. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood. We also feel it would set a precedent for future encroachment into our neighborhood

Milan Street is an interior residential street with a consistent residential zoning pattern, and the proposed change would introduce a commercial district that is incompatible with the surrounding area. Rezoning a single interior parcel to C-2 would constitute spot zoning benefitting a single private owner at the expense of the neighborhood and public interest, rather than a coherent, area-wide land-use decision. The assertion that rezoning this parcel would "help create a more appropriate buffer between commercial and residential zones" is frankly ludicrous and insulting to the residents and homeowners of this neighborhood.

We appreciate the opportunity to participate in the process and want to ensure that our position is clearly stated for the record. We intend to continue participating as the application moves forward.

Respectfully,

The Climana Neighborhood Association

Cameron Boissiere

From: Stephen K. Kroll
Sent: Monday, April 20, 2026 4:23 PM
To: Cameron Boissiere
Cc: CPCINFO
Subject: Fw: Opposition to Rezoning – 2923 Milan St (Docket 043/26)
Attachments: Opposition Petition-Commercial Rezoning 2323:2925 Milan St (Responses).pdf

Cameron, please add this as an attachment to the report in the pre-CPC meeting folder.

From: Kiley Laemmli <klaemmli@gmail.com>
Sent: Monday, April 20, 2026 3:40 PM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Stephen K. Kroll <skroll@nola.gov>; Bryce Slocumb <Bryce.Slocumb@nola.gov>; Lesli Harris <Lesli.Harris@nola.gov>; Dominique Lang Jackson <Dominique.Jackson@nola.gov>; Linda Bordenave <lindabordenave@gmail.com>
Subject: Opposition to Rezoning – 2923 Milan St (Docket 043/26)

Hello,

I am writing to reiterate my opposition to the proposed rezoning of 2923 Milan Street from HU-RD2 to C-2 (Docket 043/26), and **to submit a petition and response summary signed by 53 nearby residents who also oppose this rezoning.**

I previously submitted comments during the Neighborhood Participation Program process and wanted to ensure my position is included in the City Planning Commission record.

This request is inconsistent with the residential character of Milan Street, undermines the intended buffer between Claiborne Avenue and the surrounding neighborhood, and is not tied to a specific proposed use, making it difficult to evaluate potential impacts. Recent lighting impacts from the adjacent gas station further demonstrate how sensitive this location is to increased commercial intensity.

Thank you for your time and consideration. I've also copied Council Member Harris and other members of her office who I'd previously communicated with, as well as Linda Bordenave, the Secretary for the Climana Neighborhood Association.

Sincerely,

Kiley Laemmli

2911 Milan St, New Orleans, LA 70115
klaemmli@gmail.com
(504) 905-8690

OPPOSITION PETITION:

2923 Milan St Rezoning

Please see names, responses, and comments below collected as of Monday, April 20, 2026 in response to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. In total, 53 responses were collected in opposition via Google Form survey, and the link can be found [here](#).

Protect Our Neighborhood: Oppose Commercial Rezoning at 2923 / 2925 Milan Street

We, the undersigned residents of Milan Street, the Climana Neighborhood, and the surrounding Uptown area, write to express our opposition to the proposed rezoning of **2923 / 2925 Milan Street** from **HU-RD2 (Historic Urban Two-Family Residential)** to **C-2 (General Commercial)** under Project #25-1828. The HU-RD2 designation, the property's current zoning, protects the historic characteristics of the neighborhood and reserves the property for residential use. By contrast, the C-2 designation, the property's potential new zoning, is intended for large-scale, auto-oriented commercial uses and strip commercial developments, which require significant parking.

As neighbors who live near this property, we are deeply concerned about this proposed zoning change. We believe that it would fundamentally alter the character, safety, traffic conditions, and property values in the neighborhood. Specific concerns include:

- Milan is a one-way street. In order for vehicles to get to this property from Claiborne, they would have to either turn the wrong way down a one-way street or drive through our residential neighborhood.

- Litter and debris from an additional large-scale, auto-oriented commercial business will blow into our yards and clog drains and catch basins, creating eyesores and increasing the potential for street flooding. We already have this problem from the business located on Claiborne. An additional large-scale, auto-oriented commercial business will only make matters worse.
- A new large-scale, auto-oriented commercial business will increase the nighttime light pollution in the neighborhood. We already struggle with this from the businesses located on Claiborne.
- A large-scale, auto-oriented commercial business will increase the noise pollution and bring it from the businesses on Claiborne further into our neighborhood.

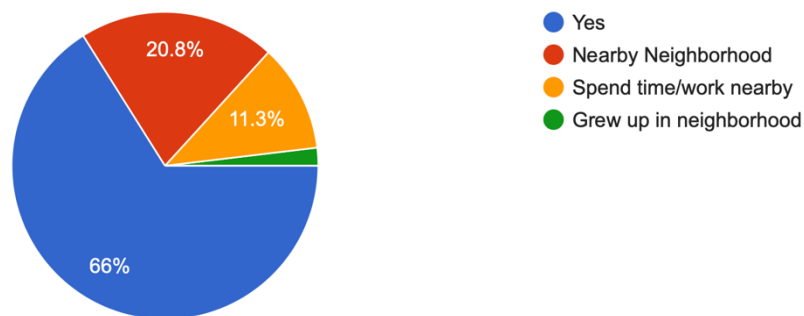
Rezoning this property to C-2 would remove an important residential buffer, introduce commercial intensity incompatible with the surrounding neighborhood, and set a precedent for future commercial encroachment beyond the Claiborne corridor.

We are further concerned that the rezoning request is not tied to a specific proposed use. Without a defined plan, neighbors and decision-makers cannot meaningfully evaluate impacts related to lighting, traffic, noise, or safety.

For these reasons, we respectfully urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.

Do you live in the Milan St area / Climana Neighborhood or nearby?

53 responses



Timestamp	Full Name	Address	Email Address	Do you live in the Milan St area / Climana Neighborhood or nearby?	Additional Comments
2/11/2026 17:11:22	Christopher Hines	4124 Willow Street 70115	christopher.m.hines@gmail.com	Yes	
2/11/2026 17:48:50	Leith McMenamin	1216 Dublin Street	leithmaria@gmail.com	Nearby Neighborhood	
2/11/2026 17:49:52	Kiley Laemml	2911 Milan St	klaemml@gmail.com	Yes	
2/11/2026 18:09:42	Adam Reilly	732 Eleonore Street Apt A New Orleans, LA 70115	Adam.Joseph.reilly@gmail.com		Spend time/work nearby
2/11/2026 18:13:41	Claire Cook	4320 S Liberty	Clairecook317@icloud.com	Yes	
2/11/2026 18:30:34	Ruby Ward	1915 Napoleon Ave	rubyward137@gmail.com	Nearby Neighborhood	
2/11/2026 19:58:28	Kabir Hingorani Punjabi	2911 Milan St., New Orleans, LA 70115	kabir.hingorani@gmail.com	Yes	
2/11/2026 20:22:52	Terrell Davis	2912 Milan	tdavis19994@gmail.com	Yes	My family and some neighbors have been living in the Milan neighborhood and area for over 4 decades keep that address as a house it's enough open property that are considered commercial in that area for lease no need to turn that address into one it's already a fast food chain and gas station within 50 feet of that house and other houses that's enough foot and vehicle traffic as is no need for more
2/11/2026 21:51:21	Quina Alexander	2919 Milan st	Quinaalex@hotmail.com	Yes	
2/11/2026 22:10:00	joyce rousell	2917-2919 milan street	joyceup@gmail.com	Yes	i oppose the rezoning because it would be a nuisance in our neighborhood and i live next door
2/12/2026 8:18:32	Janel N. Bankston	7310 Hansbrough St.	janeldee3@gmail.com		Spend time/work nearby Please keep the neighborhood a neighborhood.
2/12/2026 13:48:19	Denise Burns	4133 Willow St., New Orleans, LA 70115	dmbrns75@gmail.com	Yes	I am 100% against any business taking the place of existing residential property. The reasons have been made clear. An eroding buffer between commercial property and our homes, traffic, crime, trash, light and noise pollution, and a hit to our property values. These kinds of plans have already negatively impacted our city. I don't want to be a part of this.
2/12/2026 14:57:41	Brad Cline	Bywater, New Orleans, 70117	jbcline79@gmail.com		Spend time/work nearby Thoughtful rezoning. Not more commercial property in our neighborhoods. Certainly not more gas stations!
2/12/2026 14:59:59	Anna Leigh Pumpelly zevi ryan	1306 arts street 1526 N Villere st	zryan04@gmail.com		Spend time/work nearby Nearby Neighborhood
2/12/2026 22:40:36	Dashanique santiago	7300 poplar street Arabi la 70032	dashaniquelee02@gmail.com		Spend time/work nearby
2/16/2026 10:26:16	Carly Bulger	4000 perrier st			Nearby Neighborhood
2/27/2026 17:34:35	Alison Diboll	3611 Carondelet Street NOLA 70115	adiboll@flambeaux.com	Yes	
2/27/2026 19:22:38	Rosalind Magee Peychaud	2626 Milan Street	rozpey@gmail.com	Yes	I DONT support the zoning change.
2/27/2026 22:21:21	Christine Rivers	2529 Marengo St, New Orleans LA 70115	mreginaldrivers24@gmail.com	Yes	With the lack of affordable housing it is so unwise to change this zoning to commercial. Please keep our neighborhood housing options intact!
2/28/2026 7:55:56	Marie Rachal	4007 St Charles		Yes	Totally opposed
2/28/2026 17:42:35	Absinthia Vermut	2512 General Pershing Street	absinthia@gmail.com	Yes	
3/1/2026 17:23:56	Anna Mueller	2818 Milan St.	mueller.annac@gmail.com	Yes	
3/1/2026 22:10:08	Denise Burns	4133 Willow St	dmbrns75@gmail.com	Yes	I absolutely oppose rezoning for this fragile residential area. The reason presented to us at the small gathering is of a personal nature and does not reflect the needs of the people who live in our neighborhood. The property being discussed was previously ALWAYS residential. The new owners purchased a group of properties which included this double. They are not getting the return on their investment they deem appropriate and would like to change the zoning in order to see a larger return. Sounds like a personal problem. In NO WAY does it serve the residents to allow commercial property to eat further into our neighborhood. A commercial space on Milan would mean more traffic on a residential one way street and further diminish a sense of home for those of us close enough to contend with the encroachment of noise, light pollution, trash, and crime. As I sat on my neighbors porch on Milan this evening and visited with her family I realized that THIS is what I am fighting for. I am tired of the lowest common denominator winning in this city. Our standards must be set higher, not lower. Keep our homes places where we can entertain our neighbors, walk with safety, enjoy our yards without feeling like we are on a landing strip, close our eyes at night without blackout products, sleep without the noise of commerce or the threat of crime. NO FURTHER COMMERCIAL ZONING ON MILAN!!
3/2/2026 0:32:37	Renee Piper	2730 General Pershing	reneedpiper@gmail.com	Yes	
3/2/2026 7:37:13	Ross Dessauer	2423 Milan St	red4925@hotmail.com	Yes	
3/2/2026 9:30:01	German Roque	4121 Willow St New Orleans , La	germanroque317@gmail.com	Yes	
3/2/2026 9:30:33	German Roque	4121 Willow St. New Orleans	germanroque317@gmail.com	Yes	
3/2/2026 10:16:21	linda easterlin	7800 Spruce St	linda@easterlincomm.com	Yes	
3/2/2026 13:15:45	Melody White	2038 Marengo St	melody7464@gmail.com		Nearby Neighborhood
3/2/2026 14:08:08	Cheryl Grace	7324 Nelson St	cheryl.grace1980@gmail.com		Nearby Neighborhood
3/3/2026 2:39:34	Mary Harrison	5244 Prytania St	watersharrisonm@gmail.com		Nearby Neighborhood
3/3/2026 15:42:27	JesseMartinez	2639 Milan St.	jzmar159@gmail.com	Yes	I strongly oppose changing this zoning from residential to commercial!! We've worked hard to keep the area residential and do not need additional car traffic and noise in our neighborhood.
3/3/2026 23:01:34	Carol Leake	503 Henry Clay Avenue	carolleake@gmail.com		Nearby Neighborhood
3/4/2026 15:33:50	William Perrault	2634 Milan St	WCPERRAULT@GMAIL.COM	Yes	I'm always opposed to the commercialization of residential neighborhoods.
4/15/2026 11:53:05	Susan Frank	19 Versailles Blvd			Nearby Neighborhood
4/15/2026 12:58:52	Jenelle Slobof	4437 s liberty street	Jnmslobof@hotmail.com		Nearby Neighborhood
4/15/2026 16:00:17	Dr. Jeffrey Luria	2821 Milan Street, New Orleans, LA 70115	jeffryluria@gmail.com	Yes	
4/15/2026 18:01:02	Eugene W. Huffstutler	1419 Milan, Apt. 103	genehuffstutler@yahoo.com	Yes	Parking is already a problem in our neighborhood!
4/15/2026 19:31:44	Loretta Howard	2813 Milan Street	lorettahoward25@yahoo.com	Yes	That is unexceptable to allow this gas station that has rif raf hanging around there to take a home and tear it down for a gas station mess. I've been here over 30 yrs in this neighborhood my house is up For Sale can't wait for a buyer to leave this money grubbing city. It's just ridiculous your answer to them should have been NO from the jump.
4/15/2026 22:22:01	Anna Mueller	2818 Milan St. New Orleans, LA 70115	mueller.annac@gmail.com	Yes	I oppose this zoning change proposal as it will negatively impact the safety, environment and overall appeal of my neighborhood.
4/15/2026 22:37:18	Alissa Bartkus	2213 Marengo	Lissamer@hotmail.com	Yes	
4/16/2026 7:45:13	Joan Jensen	2830 Octavia St. New Orleans La. 70115	jjensen@tulane.edu		Nearby Neighborhood
4/16/2026 12:02:39	Sanaya McNeil	South Bengal Rd.			Grew up in neighborhood

4/17/2026 0:36:12	Mehl Cimini	4024 Baronne St.	melcim53@gmail.com	Yes	I am strongly against this proposed zoning change. Businesses infiltrating family oriented neighborhoods should not be allowed. I feel such a zoning change would ruin the cohesiveness and ambiance of this long established neighborhood. This happens far too often and ruins the character of the neighborhood from which it will never recover. Preservation of long standing neighborhoods, so characteristic of uptown New Orleans and that have housed generations of families, is of utmost importance. Please don't allow this zoning change to happen.
4/17/2026 13:45:35	Linda Bordenave	2720 General Pershing St		Yes	The Climana Neighborhood Association is vehemently opposed to the request for a zoning change at 2923/25 Milan St. Our neighborhood is surrounded by commercial streets on all sides, Claiborne, Freret, Louisiana, and Napoleon. Overlooking the existing boundaries and encroaching into our neighborhood would set a terrible precedent for us, would increase traffic, and we would lose needed housing stock. We urge the City Planning Commission and City Council to deny the proposed rezoning and preserve the residential character of our neighborhood.
4/17/2026 14:17:27	William Perrault	2634 Milan St., New Orleans, LA	WCPERRAULT@GMAIL.COM	Yes	
4/17/2026 14:48:22	Kurston Melton	2507 General Taylor Street	kurston.melton@gmail.com	Yes	
4/17/2026 15:48:56	Adam Kancher	2537 General Taylor Street, New Orleans, Louisiana 70115	kancher@gmail.com	Yes	
4/18/2026 14:33:21	Joseph E Psychaud Jr	2626 Milan St NOLA 70115	josephpsychaud@gmail.com	Yes	President - Climana Neighborhood Association
4/19/2026 13:06:17	Gwendolyn D. Stewart-Woods	2620 Milan Street New Orleans, LA 70115		Yes	
4/20/2026 8:30:34	Kate Levin	2515 Milan st		Yes	
4/20/2026 13:02:00	Janel Bankston	7310 Hansbrough St	Janeldee39@gmail.com	Spend time/work nearby	My Family still lives in the neighborhood



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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: https://www.nola.gov/city-planning/neighborhood-participation-program/
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.)

If site plans are required, 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



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LAND-USE REQUEST APPLICATION

Please submit complete applications via email to 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 checked="" type="checkbox"/> Completed application with all required information & signed by owner or authorized agent.	Required	Required	Required
<input checked="" type="checkbox"/> Authorization from Property Owner. 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 checked="" type="checkbox"/> Accurate survey or legal description showing or describing the legal boundaries of the site.		Required	Required
<input checked="" type="checkbox"/> Photographs of the subject site(s) and building(s).		Required	Required
<input checked="" type="checkbox"/> Neighborhood Participation Program Documents 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="checkbox"/> Site Plan 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="checkbox"/> Landscape Plans 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="checkbox"/> Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
<input type="checkbox"/> Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
<input type="checkbox"/> Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
<input type="checkbox"/> Design Advisory Committee (DAC) Recommendation , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



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LAND-USE REQUEST APPLICATION

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

Address of Property for which this application is being filed. 2923 Milan Street, New Orleans, LA 70117

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name ABC Nola LLC

Applicant Address 25 Walnut Street, New Orleans, LA

City New Orleans State LA Zip 70118

Applicant Contact Number 504-301-1002 Email hello@benburka.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

The applicant requests a zoning change from HU-RD2 to C-2 for the property at 2923 Milan Street.

PROPERTY LOCATION

Square Number(s) 669 Lot Number(s) c/003

Bounding Streets Claiborne Ave Willow St General Taylor St

Zoning _____ Municipal District 6

Tax Bill Number 614340204 Planning District Milan

DESCRIPTION OF PROJECT (Attachments are acceptable)

The project consists of a request to change the zoning classification from HU-RD2 to C-2 in order to permit commercial uses consistent with the established commercial character of properties located on three sides of the site.




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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 3/3/26

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 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.

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 3rd day of March, 2026

My Commission expires upon death



Peter S. Thriffley, Jr.
Notary Public, Bar No. 32731
State of Louisiana
My Commission is for Life

ABC Nola LLC
1900 Cadiz Street, Unit A
New Orleans, LA 70115
October 17th, 2023

City Planning Commission
1300 Perdido Street, #7
New Orleans, LA 70112

Subject: Authorization for Jacob Glover to Act on Behalf of ABC Nola LLC


To Whom It May Concern,

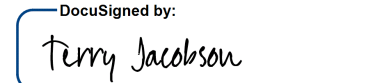
This letter is written on behalf of the members of ABC Nola LLC to formally grant permission and authorization to Jacob Glover, one of our partial owners, to act on our behalf in matters related to the company, including the signing of zoning change documents and any other relevant land-use actions.

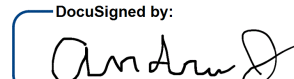
He will be authorized to sign, negotiate, and execute all necessary documents and agreements on our behalf concerning the aforementioned zoning change and any related matters. This authorization is effective immediately.

If there are any additional requirements or documentation needed to formalize this arrangement, please do not hesitate to inform us, and we will promptly provide the necessary details. Thank you for your attention to this matter.

Sincerely,

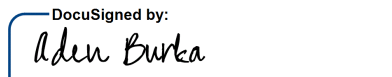
DocuSigned by:

155BB7837E0F447...
Ben Jacobson
Member (via Side Street LLC)
ABC Nola LLC


DocuSigned by:

8CE52FD26F8A456...
Terry Jacobson
Member (via Side Street LLC)
ABC Nola LLC


DocuSigned by:

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Andrew Jacobs
Member
ABC Nola LLC

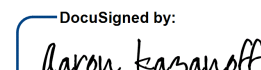
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6194FE85BF3D44F...
Casey Burka
Member (via Burka USA LLC)
ABC Nola LLC

DocuSigned by:

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Aden Burka
Member (via Burka USA LLC)
ABC Nola LLC

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Jacob Glover
Member
ABC Nola LLC

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Sarah MacCurdy
Member
ABC Nola LLC

DocuSigned by:

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Aaron Kazanoff
Member
ABC Nola LLC



















