

**City Planning Commission**  
**Staff Report**  
**Tuesday, May 26, 2026**

**Zoning Docket 056-26**

**Prepared by:** Haley Webb

**Date:** May 27, 2026

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

**CC Deadline:** 60 days from receipt

**City Council District:** B – Harris

**Applicant:** Tony Montgomery and Nicolette Montgomery

**Request:** Conditional use to permit a commercial short-term rental in a CBD-2 Historic Commercial and Mixed-Use District and the Transient Lodging Interim Zoning District

**Property description:** Square 130, Lots 14 and 15, in the First Municipal District, bounded by Natchez Street, Magazine Street, Poydras Street, and Tchoupitoulas Street

**Municipal address(es):** 422 Natchez Street

**Description**

**Figure 1: Subject Site**



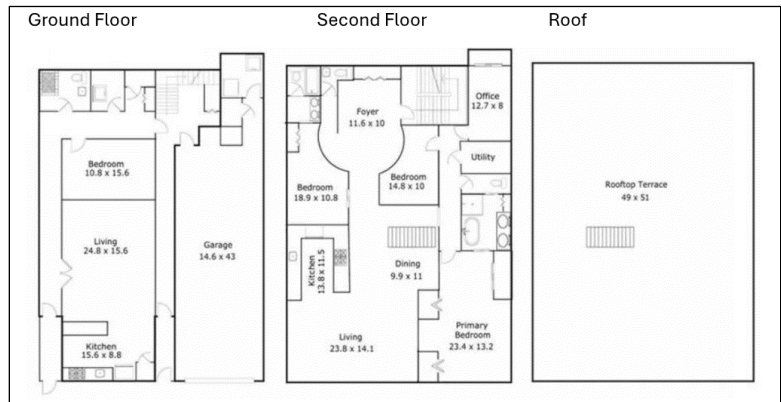
*(Source: Provided by Applicant)*

The subject property, located along Natchez Street in a CBD-2 Historic Commercial and Mixed-Use District and the Transient Lodging Interim Zoning District, is currently developed as two-story two-family dwelling.

The applicants are requesting to utilize the subject site as a commercial short-term rental. The site is currently undergoing repairs, and records indicate a commercial short-term rental license was applied for previously under former ownership.

The subject building is approximately 4,700 square feet and two-stories. Additionally, there are two off-street vehicular parking spaces provided.

**Figure 2: Floor Plans**



*(Source: Provided by Applicant)*

**Reason for Commission Review**

Per **Article 17, Section 17.3.A (Table 17-1: Permitted and Conditional Uses)**, a commercial short-term rental is a permitted use in the CBD-2 Historic Commercial and Mixed-Use District. Per City Council Motion M-25-530, which established the Transient Lodging Interim Zoning District, all transient lodging uses that are permitted by-right in the underlying zoning district are reclassified as conditional uses, while all transient lodging uses that are conditional uses in the underlying zoning district remain as conditional uses.

The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

**Evaluation of approval standards**

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

<b><i>The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.</i></b>	
<u>Met</u>	The Master Plan identifies the subject site as Mixed-Use Downtown, where the goal is to support and encourage a vibrant, 24-hour live-work-play environment in the Central Business District and provide areas to support a high-density office corridor. A commercial short-term rental falls into the range of uses intended for this area.
<b><i>The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.</i></b>	
<u>Met</u>	<p>The subject site is located within the CBD-2 Historic Commercial and Mixed-Use District where the proposed commercial short-term rental use would otherwise be permitted by-right.</p> <p>The CBD-2 District is intended to provide for the reuse of existing structures in historic districts and along prominent mixed-use corridors that frame the Central Business District<sup>1</sup>. It is fair to indicate that a commercial short-term rental is an appropriate use given the district’s purpose.</p>

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

<b><i>The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.</i></b>	
<u>Met</u>	All use standards outlined in Article 20, Section 20.3.LLL.2 and all environmental standards are required to be met at the time of license issuance.
<b><i>The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.</i></b>	
<u>Met</u>	The proposed commercial short-term rental is compatible with the character and integrity of adjacent development and neighborhoods as the site design is not changing, and a commercial transient use is being proposed. The proposed changes to the property are minor, such as installing a security system, and will be utilized as-is.
<b><i>Any variance of zoning standards meets the approval standards of Section 4.6.F<sup>2</sup>.</i></b>	
<u>Met</u>	There are not any variances being requested at this time.
<b><i>The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.</i></b>	
<u>Met</u>	The proposed commercial short-term rental does not pose a unique or detrimental use within the CBD-2 District.

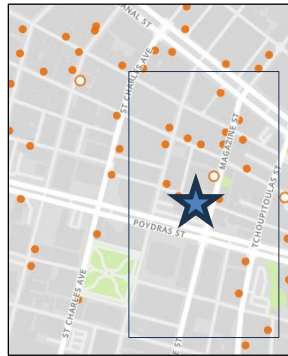
Additionally, Ordinance No. 30,652 MCS (Zoning Docket 006/25), which created Transient Lodging Interim Zoning District, requires that applications for transient lodging facilities be evaluated against the following additional approval standards.

<b><i>Will the proposed Transient Lodging Use reduce the amount of long-term housing, including affordable and workforce housing?</i></b>	
The proposed commercial short-term rental could reduce the amount of long-term housing as the structure is a two-family dwelling, however, there does not appear to be a recent history of the site being used for long-term housing.	
<b><i>Will the proposed Transient Lodging Use be located along a major arterial street or within 600 feet of a transit stop?</i></b>	
Yes. The site block is bounded by Natchez Street, Magazine Street, Tchoupitoulas Street, and a major arterial, being Poydras Street. There are two bus stops at the Magazine Street/Poydras Street intersection as well as the Poydras Street/Tchoupitoulas Street intersection.	
<b><i>How many additional Transient Lodging Uses exist within 1,000 feet of the subject property?</i></b>	
Per maps and data via the Short-Term Rental Administration's Registry of Short-Term Rentals <sup>3</sup> , there are several transient lodging uses within 1,000 feet of the subject property. See <b>Figures 3 and 4</b> below.	

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

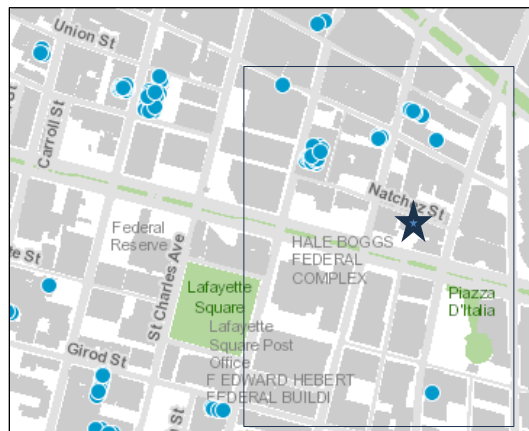
<sup>3</sup> [Short Term Rental Administration's Registry of Short-Term Rentals](#)

**Figure 3: Hotels Motels BBs within 1000 feet**



*(Source: Short Term Rental Administration)*

**Figure 4: STR Active Licenses**



*(Source: Short Term Rental Administration)*

### Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 056/26 subject to the following:

#### *Provisos*

1. The approval of the application is limited to Transient Lodging Use and any variances specifically granted as part of this application. With the exception of any variances that are specifically granted as part of this approval, the Transient Lodging Use shall be compliant with all relevant requirements of the zoning ordinance.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided

for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

**City Planning Commission Meeting (May 26, 2026)**

The staff summarized the application and presented its recommendation of approval. The applicant represented and petition and answered questions from the Commission.

Commissioner Steeg made a motion for approval, which was seconded by Commissioner Jackson and adopted.

**MOTION:**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 056/26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

*Provisos*

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YEAS: Hebert, Jackson, Steeg, Witry

NAYS: Poche

ABSENT: Flick, Joshi-Gupta, Kepper



# City of New Orleans Property Viewer

## 422 NATCHEZ ST, LA, 70130



## PROPERTY INFORMATION

### Building Number

### Unit Number

### Site Address

422 NATCHEZ ST, LA, 70130

### First Owner Name

MONTGOMERY TONY JOSEPH

### Second Owner Name

### Mailing Address

422 NATCHEZ STREET

### Mailing City

NEW ORLEANS

### Mailing State

LA

### Mailing Zip 5

70130

### Mailing Zip +4

### Use Code

### Property Description

SQ 130 LOT 14 22/22.6X59.5/60.7 LOT 15 22/23.6X60.7/61.9

### GeoPIN

41036856

### Tax Bill ID

104100606

### Lot

14-15

### Square

### BLOCK

130

### PARID

422-NATCHEZST

### Parcel Area (sq.ft.)

2662

### Parcel Dimensions (ft.)

44/45X61.9/59.5

Assessor Records and Sales/Transfer Information (<https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=422-NATCHEZST>)

## ZONING

### Zoning District

CBD-2

### Zoning Description

CBD-2 Historic Commercial and Mixed-Use District (<http://czo.nola.gov/article-17/>)

### Uses

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

## FUTURE LAND USE

### Future Land Use

DMU

### Future Land Use Description

Mixed-Use Downtown (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

## OVERLAYS AND INTERIM ZONING DISTRICTS

### Overlay / IZD Description

Maximum FAR Subject to Height Limit

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-17/#17-4-A>)

### Overlay / IZD Description

Maximum Height 50 ft.

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-17/#17-4-A>)

### Overlay / IZD Description

Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-22>)

### Overlay / IZD Description

Transient Lodging Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. ([https://czo.nola.gov/czo/media/IZD/2025/M-25-530-\(SUBSTITUTE-MOTION\).pdf](https://czo.nola.gov/czo/media/IZD/2025/M-25-530-(SUBSTITUTE-MOTION).pdf))

### Overlay / IZD Description

Data Center Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/czo/media/IZD/2026/M-26-63.pdf>)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.

## MANDATORY INCLUSIONARY ZONING

### Description

MIZ Mandatory Inclusionary Zoning Sub-Districts; Core Sub-District

View the CZO article on Mandatory Inclusionary Zoning. (<https://czo.nola.gov/article-28/>)

**LOCAL HISTORIC DISTRICTS**

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**Name**

Picayune Place

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**Ordinance**

MCS 6700

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**Jurisdiction**

CBDHDL

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**Control**

Full

**NATIONAL REGISTER OF HISTORIC PLACES**

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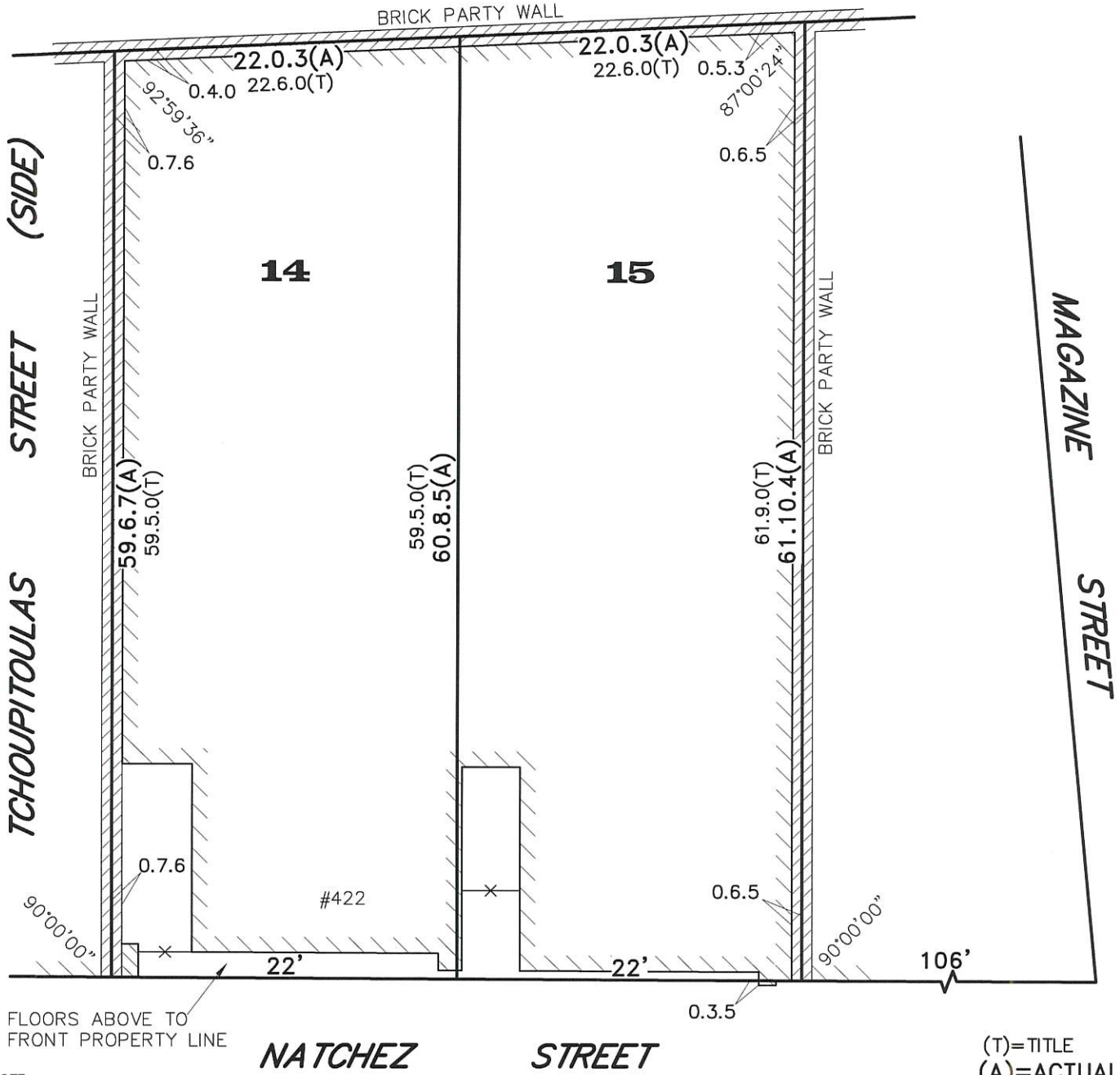
**Name**

Lower Central Business District

**BOUNDARY SURVEY OF  
LOTS 14 AND 15  
SQUARE 130  
FIRST DISTRICT  
ORLEANS PARISH, LA**



**POYDRAS STREET (SIDE)**



FLOORS ABOVE TO FRONT PROPERTY LINE

**NATCHEZ STREET**

(T)=TITLE  
(A)=ACTUAL

**NOTE:**  
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

**GENERAL NOTES**

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1  
REFERENCE PLAN #1: A PLAN OF SURVEY BY J.C. GANDOLFO DATED JUNE 11, 1947

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

**ELEVATION NOTES**

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 09/30/2016 FLOOD ZONE: X  
BASE FLOOD ELEVATION: N/A COMMUNITY PANEL: 22071C 0229 F



THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF TONY MONTGOMERY

**R.W. KREBS**  
**PROFESSIONAL LAND SURVEYING, LLC**  
**RICHMOND W. KREBS, SR., PLS**  
3445 N. CAUSEWAY BLVD, SUITE 201  
METAIRIE, LA. 70002  
PHONE: (504) 889-9616  
FAX: (504) 889-0916  
E-MAIL: [infonola@rwkrebs.com](mailto:infonola@rwkrebs.com)  
WEB: [www.rwkrebs.com](http://www.rwkrebs.com)

BY:

DATE: MARCH 6, 2026 DRAWN BY: NDK  
SCALE: 1" = 10' CHECKED BY: RWK  
JOB #: 260224

RICHMOND W. KREBS, SR., PLS, No. 4836

# SITE PLAN – 422 NATCHEZ STREET

**Property Address:** 422 Natchez Street, New Orleans, LA 70130

**Square/Lots:** Square 130, Lots 14 & 15

**Zoning:** CBD-2 – Central Business District

**Existing Conditions:**

The existing structure occupies the majority of the site and is attached via party walls on both sides. No changes to the building footprint or exterior are proposed.

**Setbacks (Existing Conditions):**

Front (Natchez Street): 0' (existing condition)

Side: 0' (party wall condition)

Rear: Approximately 0'–1' (varies per survey)

**Parking & Access:**

No off-street parking provided.

Access via Natchez Street.

Existing garage present (not used as dwelling unit).

**Surfaces & Structures:**

Site is fully improved with existing building and paved areas.

No additional structures or modifications proposed.

**Landscaping:**

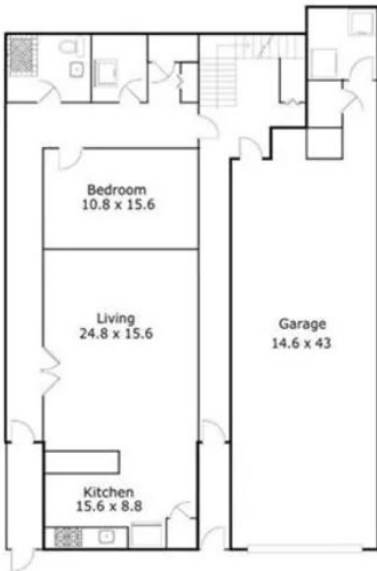
No landscaping changes proposed. No tree removal or site disturbance.

**Project Description:**

Conditional Use request to permit a Commercial Short-Term Rental (CSTR). No changes to site layout, footprint, or exterior conditions are proposed.

422 Natchez Street, New Orleans, LA 70130

Ground Floor



Second Floor



Roof







422

NO PARKING  
EXCEPT FOR  
DELIVERIES  
AND PICKUPS  
BY THE CITY OF PHOENIX



















## **Neighborhood Participation Program (NPP) Summary Report**

Property Address: 422 Natchez Street, New Orleans, LA 70130

Applicant: Tony Montgomery

Proposed Use: Short-Term Rental (STR)

Zoning District: CBD-2

### **1. Meeting Information**

Meeting Type: Neighborhood Participation Program (NPP) Meeting

Date of Meeting: 01/21/2026

Time: 6:00 pm

Location: 422 Natchez Street New Orleans, LA 70130

The meeting was conducted in accordance with the City of New Orleans Neighborhood Participation Program requirements.

### **2. Meeting Attendance**

Total number of attendees (excluding owner): 3

Applicant/Owner in attendance: Yes

A sign-in sheet was provided and includes the names, addresses, and contact information of all attendees.

### **3. Summary of Proposal Presented**

The applicant presented a development plan proposing to operate the property located at 422 Natchez Street as a Short-Term Rental (STR) in compliance with City of New Orleans regulations.

The proposal includes:

- Use of the existing structure with no expansion or exterior modifications
- Operation of the property as a professionally managed STR
- Compliance with all City licensing, safety, and operational requirements
- On-site management and oversight by the owner

The intent of the project is to maintain the character of the neighborhood while providing a well-managed short-term lodging option.

### **4. Summary of Comments and Concerns Raised**

During the meeting, attendees expressed minimal concerns regarding the proposed use.

The only concern raised by neighbors related to safety and security of the property.

No concerns were raised regarding noise, parking, property maintenance, or neighborhood compatibility.

## **5. Responses to Concerns**

The applicant addressed safety and security concerns by:

- Confirming installation of a security system with cameras
- Providing neighbors with direct contact information
- Stating that the owner works in the area and will be present on-site regularly

Neighbors were informed that any concerns could be addressed promptly by contacting the owner directly.

## **6. Ongoing Communication and Follow-Up**

The applicant committed to maintaining open communication with nearby residents and promptly addressing any issues.

Neighbors were informed they may contact the owner directly with concerns and that follow-up communication will occur if necessary.

## **7. Summary of Outcome**

The proposed STR use was presented clearly.

No opposition to the project was expressed.

Safety and security concerns were addressed satisfactorily.

No unresolved issues remain following the meeting.

## **8. Certification**

I certify that the above information accurately reflects the Neighborhood Participation Program meeting and discussions held regarding the proposed Short-Term Rental at 422 Natchez Street.

Submitted by:

Tony Montgomery

Phone: (337) 230-0229

Email: tmontgomery116@gmail.com

Date: 01/23/2026

Dear Neighbor,

You are invited to attend a Neighborhood Participation Program (NPP) meeting to discuss a proposed Short-Term Rental permit for the property located at 422 Natchez Street, New Orleans, LA 70130.

Date: Wednesday, January 21, 2026

Time: 6:00 pm

Location: 422 Natchez Street, New Orleans, LA 70130

The property owner is seeking approval to operate a Short-Term Rental (Commercial STR) use at this location. The property is zoned CBD-2 (Central Business District – General Commercial), where Short-Term Rental use is allowed subject to licensing review and regulatory compliance.

### **Conditional Use / Planned Development Description**

A conditional use to permit a Commercial Short-Term Rental in a CBD-2 Central Business District in accordance with Council Substitute Motion **M-25-530**. This request must be heard by the **City Planning Commission** and **City Council** at public meetings.

The existing building will remain in its current form, and no demolition or structural expansion is proposed. The property will comply with all applicable city requirements, including life-safety standards, licensing conditions, insurance coverage, and local operator requirements.

As part of the application process, the proposed permit will be reviewed by the Department of Safety & Permits, and — if applicable — the City Planning Commission and the City Council. A Neighborhood Participation Program meeting is being conducted to provide nearby residents, property owners, and community members an opportunity to learn more about the proposal and to share comments, questions, or concerns.

If the permit is approved, operation of the Short-Term Rental will begin following completion of all required inspections and issuance of the license.

This notice is being delivered to neighboring properties within the required notification radius. A sign-in sheet will be available at the meeting so attendees may provide contact information to receive updates regarding the application.

If you are unable to attend the meeting but would like to receive a summary or submit comments in advance, please feel free to contact me using the information below. We appreciate your time and look forward to your participation.

Sincerely,

Tony & Nicollette Montgomery

Owner – 422 Natchez Street

Phone: (337) 230-0229


Email: [tmontgomery116@gmail.com](mailto:tmontgomery116@gmail.com)

---

**Fw: Public Comment for 422 Natchez St**

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**From** CPCINFO <CPCINFO@nola.gov>  
**Date** Wed 5/13/2026 2:59 PM  
**To** Haley H Webb <Haley.Webb@nola.gov>

 1 attachment (50 KB)  
422 Natchez Street STR Comments Letter.pdf;

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**From:** Michael Sanderson <michael.sanderson@propertyone.com>  
**Sent:** Wednesday, May 13, 2026 11:54 AM  
**To:** CPCINFO <CPCINFO@nola.gov>  
**Cc:** Paul Buckley <oneholein1@gmail.com>; Gene Krejci <gkrejci@beyerconstruction.com>; Jim Estabrook <j.estabrook@estabrookmotors.com>  
**Subject:** Public Comment for 422 Natchez St

**EMAIL FROM EXTERNAL SENDER:** DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, please use the **Phish Alert Report** button in your Outlook to send this message to Security.

Good afternoon,

On behalf of members of the Walle Building community, I am writing regarding the proposed conditional use permit application for a commercial short-term rental at 422 Natchez Street (ZD056-26), scheduled for hearing before the City Planning Commission on May 26, 2026.

Please see the attached opposition letter submitted on behalf of neighboring owners and the Board of Directors in 410 Natchez Street, "Walle Building."

The Walle Building community remains concerned about the continued expansion of transient-use properties immediately adjacent to owner-occupied residential buildings within this area of the CBD. Residents are particularly concerned about the cumulative impacts associated with additional short-term rental activity, including increased noise, rooftop gatherings, traffic congestion, rideshare activity, parking strain, and disruption to the residential character of the neighborhood.

While the surrounding area already experiences significant tourism activity, many nearby residents believe the addition of another commercial short-term rental operation will further diminish the livability and stability of the immediate community.

We respectfully request that the City Planning Commission consider these concerns and deny the requested conditional use permit application for 422 Natchez Street.

Thank you for your time and consideration. Please let me know if any additional information is needed.

Sincerely,  
Michael Sanderson  
Property One, Inc.  
On behalf of the Walle Building Community



**Michael Sanderson**

Property Manager

t: 504.681.3410

3500 N Causeway Blvd, Suite 600

Metairie, LA 70002

Property One, Inc. is licensed in LA, AL, GA & MS



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To the New Orleans City Planning Commission,

I am writing to oppose the requested conditional use permit for a commercial short-term rental at 422 Natchez Street (ZD056-26).

I own and reside in the neighboring condominium property and am concerned about the cumulative impact another transient-use property will have on the immediate area. While this part of the CBD already contains hotels and tourism-related activity, that existing tourism pressure is precisely why many residents are concerned about adding additional high-occupancy short-term rentals directly adjacent to owner-occupied homes and condominiums.

Unlike professionally managed hotels designed for large-scale guest turnover, this proposal appears likely to create additional noise, rooftop gatherings, congestion, rideshare traffic, parking strain, and disruption for nearby full-time residents. The surrounding blocks already experience significant pressure from tourism activity, and this proposal would further erode the remaining residential character and livability of the neighborhood.

Our condominium association itself prohibits short-term rentals in order to preserve residential stability and quality of life for residents, which reflects the concerns many nearby owners have regarding further expansion of transient-use properties immediately adjacent to residential buildings.

This property was previously occupied by a longtime resident and neighbor. Converting it into another commercial short-term rental operation changes the balance of the area in a way many nearby residents do not support.

For these reasons, I respectfully ask the Commission to deny the requested conditional use permit.

Thank you for your consideration.

Sincerely,

---

**422 Natchez St**

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**From** Martha Price <marthaprice504@gmail.com>

**Date** Mon 5/18/2026 9:50 AM

**To** CPCINFO <CPCINFO@nola.gov>

**EMAIL FROM EXTERNAL SENDER:** DO NOT click links, or open attachments, if sender is unknown, or the message seems suspicious in any way. DO NOT provide your user ID or password. If you believe that this is a phishing attempt, please use the **Phish Alert Report** button in your Outlook to send this message to Security.

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Thank you for your consideration.

Sincerely,



Building/Construction  
Related Permit



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

## LAND-USE REQUEST APPLICATION

**Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant.**

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

Address of Property for which this application is being filed. 422 Natchez Street New Orleans, LA 70130

### APPLICANT INFORMATION

Applicant Identity:  Property Owner  Agent

Applicant Name Tony Montgomery

Applicant Address 409 Bay Meadow Lane

City Lafayette State Louisiana Zip 70507

Applicant Contact Number (337) 230-0229 Email tmontgomery116@gmail.com

### PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name \_\_\_\_\_

Property Owner Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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

### SPECIFIC ZONING REQUEST

Conditional Use request to permit a Commercial Short-Term Rental (CSTR) within a CBD-2 Central Business District, in accordance with Article 17 of the Comprehensive Zoning Ordinance.

### PROPERTY LOCATION

Square Number(s) 130 Lot Number(s) 14-15

Bounding Streets Natchez Magazine, Tchoupitoulas Poydras

Zoning CBD-2 Municipal District 1

Tax Bill Number 104100606 Planning District Central Business District

### DESCRIPTION OF PROJECT (Attachments are acceptable)

The applicant is requesting approval for a Commercial Short-Term Rental (CSTR) at the property located at 422 Natchez Street, New Orleans, LA 70130. The proposed use will allow the existing building to be operated as a short-term rental in accordance with the City of New Orleans Comprehensive Zoning Ordinance and all applicable Short-Term Rental regulations. No changes to the building footprint, structure, or exterior are proposed. The property will be professionally managed, and all operational, safety, and neighborhood standards will be observed. A local contact will be available at all times to address any concerns. The request is consistent with the permitted uses within the CBD-2 zoning district and is intended to operate in a manner compatible with the surrounding neighborhood.



Building/Construction  
Related Permit




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

## LAND-USE REQUEST APPLICATION

### ACKNOWLEDGMENTS

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

Owner Signature  Date 1/26/2026

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

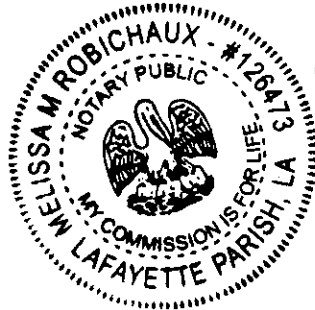
If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on 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 26 day of JANUARY

My Commission expires DEATH





**Melissa M Robichaux**  
Notary Public #126473  
Lafayette, Louisiana

City Planning Commission Speaker Card #7

Date: 5-26-20

I would like to speak regarding CPC Docket: 050 . 26

**IN SUPPORT**

Name: Tony Montgomery

Address: 422 Natchez St. New Orleans, LA

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: 