

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

Executive Summary

Zoning Docket 036/26

Applicant: City Council Motion No. M-26-62

Request: Text amendment to the Comprehensive Zoning Ordinance to define “data centers” and any related uses, to consider whether these uses should be permitted or conditional in any zoning district or overlay, and to implement appropriate use and design standards for these uses if applicable, including but not limited to density requirements, soundproofing and safety measures, and any other regulation necessary to preserve the quality of life of nearby residents, businesses and institutions.

Location: This affects properties citywide.

Summary: Motion No. M-26-62 is a request to develop a text amendment to the Comprehensive Zoning Ordinance to establish regulatory zoning guidelines for data centers, including definitions, use permissions, and use standards. The motion includes considerations for density requirements, soundproofing, and other safety measures.

Data centers are a quickly evolving type of land use that states and localities across the country are attempting to regulate. This is resulting in a varied approach to regulations, with jurisdictions taking more or less restrictive approaches to data centers based on their communities’ needs. In researching the topic, the staff has determined that regulations must address a series of considerations.

It is important to make size-based distinctions between types of data centers.

Regulations governing data centers in New Orleans must first contend with the fact that data centers can vary greatly in their size and, as their size increases, so too do their impacts. There are localized impacts that are confined to the immediate surroundings, such as noise and aesthetics, and those that are experienced across the larger community, such as the cost of utilities. At one end of the size spectrum are small “enterprise” style facilities dedicated to one business’s (or entity’s) computing needs and exist as a small room (even a closet). At the other end are huge “hyperscale” facilities like the Hyperion Data Center being constructed in Richland Parish in Northwest Louisiana, which is 4 million square feet and will also consume more power than the entire City of New Orleans. A data center’s size correlates to its impacts.

There are also variations in the services that data centers provide. Some centers are focused on cloud storage for multiple businesses (co-location facilities), while others are designed for AI data processing and can quickly “scale” their capacity (hence the term “Hyperscale”) to meet demand.

Overview of the local permitting process

The process for new buildings or uses to obtain approval for electrical loads goes through the utility provider, Entergy New Orleans. The Department of Safety and Permits has little oversight in this process, except for confirming that Entergy has provided a letter (if needed) confirming intent for a new customer.

Data center regulations must consider utility impacts

Data Centers can be high energy-use facilities that can ultimately overwhelm existing energy providers. Because of this, states and municipalities have included energy-specific regulations in the zoning code, like setting maximums for total energy consumption. Larger data centers may also use water cooling systems to reduce energy consumption which can create pressure on the municipal water supply.

While the City’s zoning ordinance contemplates scale, design, landscaping, screening, use intensity, noise, traffic, occupancy, and other factors, the zoning ordinance does not generally regulate land uses based on the availability and cost of energy or water. To advise the City Planning Commission on potential utility impacts, staff convened a Data Center Working Group with members from internal departments and external service providers to provide subject matter expertise to guide the development of the regulations.

Proposed regulations

It should be noted that the International Code Council which manages the International Building Code (IBC) is in the process of developing specific guidelines for Data Centers to clarify the building occupancy classification and identify gaps in existing code and provide a best practice recommendation. The work is being conducted by the G12 Data Centers Guideline Committee.¹

With the current information available, and based on research and conversations with stakeholders, staff proposes a regulatory structure which creates four (4) classifications for data center uses: Accessory, Small, Medium and Large or Hyperscale, and develops permissions, and siting standards accordingly. The proposal prohibits data centers that are large or hyperscale.

Master Plan:

The proposal is not in conflict with the Land Use Element of the Master Plan and therefore is consistent with the Master Plan.

Recommendation:

¹ [G12 – Data Centers - ICC](#)

The staff recommends **APPROVAL** of the proposed text amendment.

City Planning Commission
Preliminary Staff Report
Tuesday, July 28, 2026

Zoning Docket 036-26

Prepared by: Laura Bryan, Sabine Lebailleur, Stephen Kroll, Mitchell Kogan

Date: July 21, 2026

Deadline for CPC action: 10/23/26

CC Deadline: 120 Days

City Council District: All

Applicant: City Council Motion No. M-26-62

Request: Text amendment to the Comprehensive Zoning Ordinance to define “data centers” and any related uses, to consider whether these uses should be permitted or conditional in any zoning district or overlay, and to implement appropriate use and design standards for these uses if applicable, including but not limited to density requirements, soundproofing and safety measures, and any other regulation necessary to preserve the quality of life of nearby residents, businesses and institutions.

Property Description: This affects properties citywide.

Description

Motion M-26-62 is a request to amend the Comprehensive Zoning Ordinance to establish definitions, use permissions, use standards or any building, development or design standards for “Data Centers” and related uses. The motion includes considerations for density requirements, soundproofing, and other safety measures.

This request was largely submitted in response to a potential data center in New Orleans East that sought a zoning change to permit the construction of offices that would be used as a data center. In a previous consideration, the Chief Zoning Official noted that data centers are not contemplated in the CZO and a text amendment would be necessary to define and create zoning district permissions for them . This requested text amendment would establish appropriate permissions and requirements.

Data Centers are unusual uses in that their greatest negative impacts are largely felt regionally, as opposed to the highly-localized land use impacts (such as noise, occupancy, traffic, scaling, lighting, design, landscaping, security, etc.) that are anticipated and addressed by the zoning ordinance. In fact, the primary impacts of data centers are not traditional land use impacts at all, but rather utility impacts in which the energy and water usage demanded by data centers can exceed that which can be supported by the utility infrastructure. Thus, the creation of zoning regulations for data centers must acknowledge and address their utility impacts, including requiring the review and approval of individual data centers by utility providers.

With the Council’s approval, staff was able to extend the timeline for this report and convene a working group with representatives from Entergy, the Department of Safety and Permits, the Sewerage and Water Board, the City Council and the City Council’s Utility Regulatory Office (CURO), the Department of

ZD 036/26

Information Technology and Innovation, and Department of Property Management to discuss each entity's needs and review process for these large commercial uses. The staff held three meetings over several months and continued researching impacts and land use requirements for data centers.

Reason for Commission Review

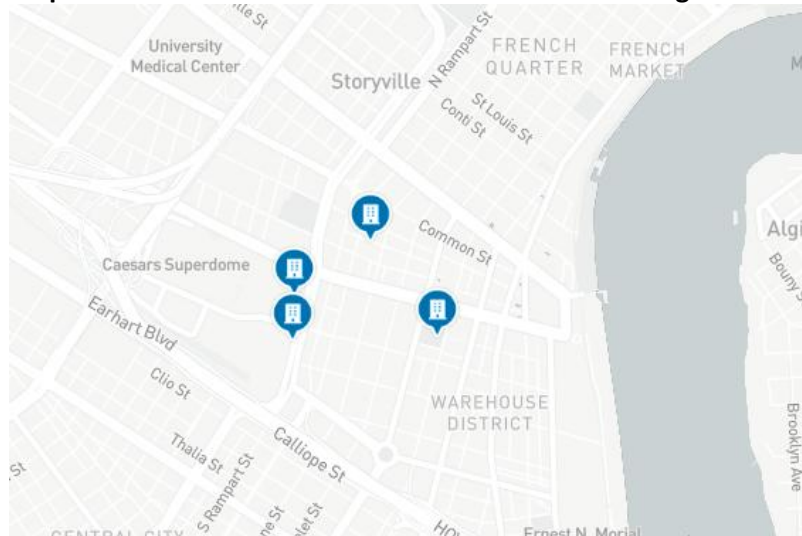
The City Planning Commission is required to make a recommendation on all amendments to the text of the Comprehensive Zoning Ordinance prior to City Council action, in accordance with **Article 4, Section 4.2.D.3, Action by City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

1. Overview of types of data centers

While data centers at a massive scale are a recent phenomenon, smaller versions of data centers have existed for a while. Companies traditionally stored their data in server rooms within their office spaces or buildings, but that practice has shifted to externally managed data centers. There are already examples in New Orleans of these externally-managed data centers. While they vary in size and energy consumption, they are not nearly as large as hyperscale centers that are often discussed in the news. Online listings from DataCenterMap.com show at least four data center locations within the downtown area under three company names: Lumen, Cogent, and Fogo Solutions. Lumen is listed as occupying two commercial spaces in the CBD, one at 639 Loyola and another at 1250 Poydras Street (Suite 550). Cogent occupies space at 650 Poydras Street and Fogo Solutions is listed at 935 Gravier Street, 10th Floor. They can be visualized on the map below. Staff was unable to connect with any of the providers directly to receive information on their sizes, energy consumption or specific services offered.

Map 1: Data Center Locations in New Orleans According to DataCenterMap.com



Source: DataCenterMap. June 2026. <https://www.datacentermap.com/>

These facilities are all within typical central business district multi-story office buildings. The land use impacts from this type of data center are limited, as the uses produce very limited levels of activity and

noise and their water and energy consumption is limited by their small size. Staff is concerned by the fewer number of employees in data centers than most businesses, which reduces the contributions to street-level activity that gives the central business district its characteristic vibrancy.

These four data centers could be categorized as Colocation or Cloud data centers, in which a company or entity pays a fee to these entities to manage their data storage and processing. Alternatively, companies can host their data storage and processing on-site. Data Centers that do this are typically referred to as Enterprise data centers whereby the entity has an in-house data center that supports the company's needs. For example, City Hall once contained a data center on the 3rd floor until after Hurricane Ida. Since then, the City has contracted its data storage needs to DartPoints. While DartPoints does not have a location in New Orleans, they have sites in two cities in Louisiana and in four other states. The City's data is specifically managed from a location in Baton Rouge, with redundancies in Shreveport.

The DartPoints site in Baton Rouge has a typology more akin to a commercial strip-center or outdoor mall although the tenants seem more business-focused in nature than retail. Their impacts are the use of space for a tenant with fewer employees than originally intended - as is similar to impacts in downtown areas.

The greatest impacts are not from smaller scale data center facilities occupying previously vacant retail or office space, but large data centers that have the potential for high-load energy consumption, potentially large water consumption, potentially noxious noise emissions, and other air quality concerns. These utility impacts are largely outside of the land use impacts which staff finds to be minimal at smaller scales.

2. Regulatory Examples

Municipalities and states nationwide are updating and amending zoning policies and regulations regarding data centers as development and construction of data centers has rapidly increased. In some cases, the variation in the size of data centers discussed above has affected how data centers are regulated, with different permissions created for smaller and larger data centers. Examples from regulations in other jurisdictions were used to inform the regulations ultimately proposed by staff. Those jurisdictions and a summary of their regulations are provided below for reference.

Albemarle County, VA

Data Centers up to 40,000 square feet are permitted in Industrial zoning districts. Special Use Permits are required in commercial districts. Accessory Data Centers (data centers serving a primary use) are permitted on the same site as the primary use as long as it does not exceed 25% of the primary use's gross floor area

Atlanta, GA

All Data Centers are required to go through the special use permit process and must be located at least 2,000 feet from each other and half-mile from a high-capacity transit stop. New applications are required to submit at a minimum:

- Water consumption plan
- Water conservation and sustainability plan
- Energy Consumption Plan
- Transmission line impact assessment
- Tree preservation and reforestation plan
- Stormwater Management Plan

The zoning text makes size distinctions between data centers *that are not a part of a unified plan* (<150,000 sf per floor) and data centers that *are part of a unified development plan* (<300,000 sf per floor). Building use conversions for structures older than 50 years are allowed as long as the data center use does not occupy more than 50% of the total project floor area and other occupancy uses must be permitted prior to the data center occupancy permit.

DeKalb County, GA

DeKalb County is currently under a data center moratorium which was set to expire June 23, but was extended for 100-days, until the end of September. During this time staff is developing and proposing new regulations, which are available online. The new regulations divide the Data Center use into five types:

- Data center, Accessory: <2,000sf and must be located on parcels zoned Office-Institutional and Office-Distribution
- Data center, Minor: <20,000 sf and does not have a substation.
- Data center, Medium: 20,000 sf – 100,000 sf and may have a substation.
- Data center, Major: 100,000 sf – 500,000 sf and has a substation.
- Data center, Campus: Contiguous development of one or multiple buildings with a maximum disturbed area not to exceed 1M sf.

Minor and Medium are permitted by right in Light Industrial and Heavy Industrial districts; and permitted by Special Land Use Permit for Office-Institutional and Office-Distribution. Major data centers and campus data centers are only permitted by Special Land Use Permit in Light Industrial or Heavy Industrial zoning districts that are also Light Industrial or Heavy Industrial Future Land Use Designations, and prohibited within 2,640 feet (or half-mile) from high-capacity transit stop. Major/Campus Data Centers are required 100 feet of transitional buffer, a 20-foot-wide landscaped buffer yard, and a minimum 8 foot high wall along all property lines. Siting is limited to 500 feet from a park or trail; or a mixed-use or residentially zoned parcel (except when a major roadway abuts the property line, then 300 feet). There are design requirements for medium/major/campus data centers where they are located within 300 feet of publicly accessible right-of-way (ROW). A closed-loop cooling system is required for all data centers to reduce water consumption. All Data Center types require a special use permit (except for Accessory) and all applications for data centers are required to include:

- Noise Impact Assessment
- Water Consumption and Sustainability Plan
- Energy Consumption and Sustainability Plan
- Lighting Plan
- Transmission Line Impact Assessment
- Tree Preservation and Reforestation Plan
- Stormwater Management Plan
- Sewer Plan
- Owner shall submit an annual compliance report that details any changes to, and continuation of all, assessments submitted with an application and demonstrating compliance and monitoring of all application requirements and conditions of zoning to the Director of Planning and Sustainability prior to January 1 each year.

Lawton, OK

In Lawton, OK, Data Centers less than 2 mw are permitted by right “subject to written clearance from the local electrical provider that there is sufficient infrastructure in place to safely support the use

without negatively impacting service to existing customers” in Restricted Manufacturing and Warehouse Districts (I-1) and other more intense Industrial Districts (I-2, I-3 and I-4). Data Centers at 2 mw or greater must seek special approval and are only allowed in I-4 Heavy Industrial Districts.

Madison, WI

In January 2026 the Council in Madison voted on a moratorium for data centers greater than 10,000 sf as a principal or primary use of a property.

Seattle, WA

In June 2026 the Council passed a Moratorium for data centers over 20 MVA (megavolt-ampere) which translates to 16-18 mw, after apparently four companies approached the local electrical utility, Seattle City Light, to construct five large data centers².

Staff also reviewed the [PennFutures Model Ordinance](#) which proposes definitions and guidelines for the construction of data centers that could be adopted by cities nationwide. The language provided was intended to be used as a template and includes placeholder text for specifics. It creates two categories for data centers, primary or accessory uses, and no categorizations based on energy consumption, square footage or water consumption. The model ordinance includes detailed regulations regarding sound, noise and vibrations and the specific testing methods and decibel allowances; dimensional standards, landscaping and screening requirements, power supply and water feasibility confirmation.

3. Data Center Utility Impacts

Energy Use

The impact of greatest concern in discussions of data centers is that of energy and the impacts that a new facility could have on residents. The large hyperscale facilities being announced and constructed consume tremendous amounts of energy, at least the amount of the entire city of New Orleans, and more than double in some cases.

Power generation on-site is typically considered when the scale of the facility is very large. Facilities nationwide are generating their own electricity, which can prove to have significant impacts to the surrounding community and region including increased noise, air quality concerns, and other impacts³.

Locally, the process for new buildings or uses to obtain approval for electrical loads goes through the utility provider, Entergy New Orleans. Once received, Entergy will review the proposal and provide a response confirming if the expected load could be met. The utility prepares for some growth each year to allow increased services and new customers, and there are certain areas developed with more capacity that could more quickly service new larger load clients, like the central business district and some other commercial or industrial areas. Largely, residential areas would not have the proper infrastructure to service large new customers.

Water Consumption

² [Seattle passes moratorium on new data centers amid national backlash | The Seattle Times](#)

³ At least one individual we met with suggested alternative energy sources could warrant a separate use designation however staff was unable to find comparable approaches in other cities and a zoning interpretation from December 2005 concluded that the type of energy source has no bearing on the use definition.

Some data centers use liquid chilling systems to reduce their energy consumption and overall costs. This is usually by an Open Loop system or a Closed Loop system. An Open Loop system requires more water and can result in more waste and pollution than a Closed Loop system. The cooling system can strain local water supply when the utility cannot keep up with demand. Given the city's location adjacent to water bodies, there is ample access to water, but careful consideration should be given to the type of cooling system, and the ability of the local utility (or other supply mechanism) to support the needs.

4. Stakeholders and Conversations

Data centers are unlike many types of land uses regulated by the zoning ordinance in that their impacts can be most intensely experienced in the availability and cost of energy and water, which are regulated outside of the zoning ordinance. Thus, any set of zoning regulations for data centers must be set within a larger regulatory framework that considers the impacts of data centers on utilities. Initially, staff convened meetings with internal agencies including the Department of Safety and Permits, ITI, CURO, Entergy, Office of Community Development, Office of Economic Development; and external stakeholders including: DartPoints, Williams Architects, The Data Center, etc. Staff participated in convenings with C40 and Climate Mayor, and heard from administrators and elected officials in other cities with case studies in Chicago, IL; Austin, TX; Lansing, MI; Madison, WI; Melbourne, Victoria BC; Miami, FL, etc.

Data Center Working Group

After conversations with multiple agencies and interest groups, staff requested more time to complete ZD036-26 from the City Council. A 6-month extension was granted in April 2026⁴, and staff convened a working group to craft regulations with the support from critical entities. Staff held three convenings: May 13, June 17 and July 8, to discuss data centers broadly, and to learn from each agency about their unique concerns or oversight of the use. The participants included staff from the following entities: the Department of Safety and Permits, the Department of Property Management, CURO, City Council, Entergy, and SWBNO.

5. Reason for text amendment

The City Council motion and the City Council's comments when discussing the motion at the City Council Special Meeting on January 28, 2026, indicate that this motion is in response to a proposal for a zoning change in New Orleans East for the purpose of allowing construction of an office to be used as a data center. The Department of Safety and Permits determined that a Data Center use does not exist in the CZO and an amendment would be necessary. The proposal received public attention after the applicant hosted the neighborhood participation program meeting. The Council put forth an Interim Zoning District (ZD037-26) to prohibit any future data centers in the City, and this motion for ZD036-27 to consider the text amendment to set regulations and use permissions for data centers.

6. Existing Regulations and Changes Proposed by Applicant

Existing regulations

The City Council is implemented the Data Center Interim Zoning District by Ordinance which will begin the one-year moratorium – however, the IZD has been in effect since the motion was passed. That language

4 M-26-174

prohibits all new data centers citywide. The IZD establishes a general definition for data centers that could be permanently transferred to the Definitions in Article 24 as a result of this text amendment.

Data Center. A physical room, building, facility, or group of facilities designed and used primarily for the housing, operation, and maintenance of computer servers, network infrastructure, or data storage systems, and associated mechanical, electrical, and cooling equipment, for the purpose of processing, storing, managing, transmitting, or distributing digital data. The term includes colocation data centers, retail data centers, enterprise data centers, cloud computing data centers, hyperscale data centers, data mining facilities or other similarly functioning facility, but does not include server rooms or telecommunications equipment rooms accessory to a primary non-data-center use and occupying less than 2,000 square feet.

Regulations proposed by the Council motion

The Council Motion does not provide specific verbiage for the text amendment. Through the course of research and study, staff discovered the range of sizes, energy consumption, and end user for data centers. To more clearly express the gradations, staff has coordinated with the working group to propose the following categories of Data Centers: Accessory, Small, Medium, and Hyperscale. The definitions are based on both square footage and energy consumption (mw). Staff also propose Use Standards to ensure that the new uses are approved by CURO, have proper design reviews, conform to the landscaping requirements and underlying bulk and yard requirements, are 500 feet from residentially zoned properties, etc. All the proposed changes are **bolded** and underlined below.

Article 24 Definitions

Data Center. A physical room, building, facility, or group of facilities designed and used primarily for the housing, operation, and maintenance of computer servers, network infrastructure, or data storage systems, and associated mechanical, electrical, and cooling equipment, for the purpose of processing, storing, managing, transmitting, or distributing digital data. The term includes colocation data centers, retail data centers, enterprise data centers, cloud computing data centers, hyperscale data centers, data mining facilities or other similarly functioning facility. Accessory data centers, which may include server rooms or telecommunications equipment rooms, and are ancillary uses to a primary non-data-center use may occupy up to 2,000 square feet (sf), but no more than 25% of the gross floor area (gfa) of the primary use.

- A. Data Center, Small. Small data centers must be no greater than 20,000 sf in area and consume no more than 5 mw of power.**
- B. Data Center, Medium. Medium data centers must be no greater than 100,000 sf in area and consume no more than 20 mw of power.**
- C. Data Center, Large and Hyperscale. A data center greater than 100,000 sf and consuming greater than 20 mw of power is prohibited citywide.**

Article 20 USE STANDARDS

20.3.AAAA Data Centers

- **All data center applications must be pre-reviewed by the Council Utility Regulatory Office, Entergy, and the Sewerage and Water Board through procedures created by those entities. The purpose of the pre-review is to determine whether sufficient utility service can be supplied to the proposed data center. A statement of review must be submitted as part of the application materials.**
- **General Impact Assessment. The applicant shall provide an assessment of anticipated impacts including expected electrical load and water usage, expected noise levels at property lines, any backup power generation on-site, any traffic impacts, any water consumption impacts; and a description of all mitigation efforts.**
- **Building and Site Design.**
 - **Facilities shall be within enclosed structures. Any outdoor equipment shall be surrounded by masonry walls and parapets at least as high as the equipment to eliminate visibility of the equipment from public streets or adjacent properties.**
 - **Structures must comply with the bulk and yard regulations of the underlying zoning district.**
 - **Landscaping shall be installed along each street frontage and must comply with all landscaping and screening regulations in Article 23.**
- **Density and Distance Restrictions. All data center facilities must be located at least 500 feet from any residentially-zoned property. In LI, HI, MI and BIP all data centers must be at least 500 feet from each other. In all CBD districts only one data center is permitted per building.**
- **Any facility approved by way of Conditional Use must seek re-approval for any expansion of the use, either physical square footage, increase in consumption of energy or water, or other expansion.**
- **A medical or educational campus that is subject to the Institutional Master Plan requirements of Article 15 may seek an entitlement to a data center by way of the conditional Institutional Master Plan process.**
- **On-site power generation is prohibited except for backup supply purposes.**

In determining which zoning districts would allow Small or Medium Data Centers, staff proposes different regulations for each. Small Data Centers have more limited impacts in that they are physically smaller and the energy demand is generally less, which allows them to occupy facilities that appear outwardly to be like other business or commercial space. There are examples nationwide of data center uses occupying empty office spaces (typically less than one floor), and others of data centers occupying abandoned strip centers. Because staff is proposing distance restrictions requiring new centers to be at least 500 feet from a residentially zoned property, staff believes both siting examples could apply in New Orleans. Staff considered the use permissions of similar uses (Batching Plants, Industrial Facilities, District Energy Systems, Solar Energy Systems, Water and Sewerage Treatment Facilities, Wind Farms, and others) to inform the use permissions for each type of data center.

Staff proposes Small data centers be conditionally permitted in districts within Article 15 Commercial Center & Institutional Districts, Article 16 Centers for Industry and Article 17 Central Business Districts.

Medium Data Centers, which are proposed to be larger and consume more power, are proposed to be conditionally allowed only in the Industrial Districts under Article 16: Centers for Industry, and in CBD-7 which is intended for large-scale bio science developments and supportive services. Due to the Plaza Tower site, staff considered expanding medium data centers as conditional uses into the CBD-1 district but did not ultimately recommend this change. Also, staff considered the Planned Development mechanism (from Article 5) as a means for the adaptive reuse of existing structures in the CBD area, but the mechanism does not include properties in the Central Business District.

Large or Hyperscale data centers are prohibited citywide (and so no use table changes are required for this use).

Proposed Use Changes to the Use Tables in Articles 15, 16 and 17:

	ARTICLE 15 Commercial Center & Institutional Campus Districts									ARTICLE 16 Centers for Industry				ARTICLE 17 Central Business Districts						
Uses	C-1	C-2	C-3	MU-1	MU-2	EC	MC	MS	LS	LI	HI	MI	BIP	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7
Data Centers, Small	C	C	C			C	C	C	C	C	C	C	C	C	C	C				C
Data Centers, Medium										C	C	C	C							C

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council are required to consider the standards in **Table 4-1: Standards for Zoning Amendments** 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 met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Land Use Element (Chapter 13) of the City's 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 in the 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.

The proposed regulations would affect properties in multiple Future Land Use Designations across the City:

Regulations affecting the C-1 District must be consistent with the Neighborhood Commercial (NC), the General Commercial (GC), and the Mixed-Use Medium Density (MUM) FLUM designations.

Regulations affecting the C-2 and C-3 Districts must be consistent with the General Commercial (GC) and Mixed-Use High Density (MUH) FLUM designations.

Regulations affecting the EC District must be consistent with the Mixed-Use Low Density (MUL), Mixed-Use Medium Density (MUM), Mixed-Use High Density (MUH), and Institutional (INS) FLUM designations.

Regulations affecting the MC District must be consistent with the Mixed-Use Medium Density (MUM), Mixed-Use High Density (MUH), and Institutional (INS) FLUM designations.

Regulations affecting the MS District must be consistent with the Mixed-Use Low Density (MUL), Mixed-Use Medium Density (MUM), and Institutional (INS) FLUM designations.

Regulations affecting the LS District must be consistent with the Mixed-Use Health/Life Sciences Neighborhood (MUHLS) FLUM designation.

Regulations affecting the LI District must be consistent with the Industrial and Institutional FLUM designations.

Regulations affecting the HI and MI Districts must be consistent with the Industrial FLUM designations

Regulations affecting the BIP District must be consistent with the Business Center (BC) FLUM designation.

Regulations affecting the CBD-1, CBD-2 District must be consistent with the Mixed-Use Downtown (DMU) FLUM designation.

Regulations affecting the CBD-3, CBD-5, and CBD-6 Districts must be consistent with the Mixed-Use Downtown (DMU) and Mixed-Use Downtown Core Neighborhood (DCNMU) FLUM designations.

Regulations affecting the CBD-4 District must be consistent with the Mixed-Use Downtown (DMU) and Downtown Exposition (DE) FLUM designations.

The goal, range of uses, and development character for each designation are copied below:

NEIGHBORHOOD COMMERCIAL

Goal: Provide areas for small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas.

Range of Uses: Retail and professional service establishments serving local neighborhood area residents. Single and two-family dwellings are allowed. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Common uses include small groceries, restaurants, barber shops/salons, clothing boutiques, banks, pharmacies, and small health professional offices. Conversion to multifamily, commercial, or mixed use may be allowed for certain existing historical institutional or other non-residential buildings.

Development Character: Buildings are oriented to the sidewalk (parking in rear where possible) with maximum heights related to the character of the street. Landscaping is required for parking

lots facing the street. Incorporate risk reduction and adaptation strategies in the built environment.

GENERAL COMMERCIAL

Goal: Increase the availability of retail services and amenities (and increase retail tax base) within the City of New Orleans, especially in areas that are currently underserved by retail, with existing and new medium- and large-scale commercial establishments and shopping centers.

Range of Uses: Larger commercial structures including shopping and entertainment centers typically anchored by large supermarkets, department stores or big-box style establishments with supportive retail, services, offices, surface or structured parking, and limited dwellings above the ground floor. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Structures oriented to the street where possible to encourage both pedestrian and automobile traffic. Sites are limited to accessible locations along major city roadways or highways with minimal negative impact on surrounding residential areas, often in proximity to transit. Incorporate risk reduction and adaptation strategies in the built environment.

DOWNTOWN EXPOSITION

Goal: To provide areas of downtown that will house and support high-volume visitor traffic at major trade and spectator venues including the Convention Center and Superdome.

Range of Uses: Convention center, sports/entertainment arenas/complexes and supporting uses such as hotels, and office space within the CBD. Transit and transportation facilities are allowed. Residential, agricultural, and stormwater management uses are also allowed.

Development Character: The scale (height and massing) of new development will vary depending on location and proximity to historic districts. Incorporate risk reduction and adaptation strategies in the built environment.

BUSINESS CENTER

Goal: Provide areas to serve as regional employment centers outside of the Central Business District.

Range of Uses: Professional office and/or light industrial parks (warehouse, distribution and storage centers). Large retail centers are not permitted but supportive retail and services are allowed. Transit and transportation facilities, agricultural, and stormwater management uses are allowed.

Development Character: Structures often in “business park” settings, typically with surface parking. Landscaping and buffers required, particularly when proximate to residential areas. Incorporate risk reduction and adaptation strategies in the built environment.

INDUSTRIAL

Goal: Retain land to further strengthen port activity, maritime-related activities, manufacturing and other uses that provide jobs and opportunities for New Orleans’ residents.

Range of Uses: Heavy manufacturing, maritime uses, water treatment and transfer, large warehousing/distribution facilities, stormwater management, and limited commercial uses are allowed. Transit and transportation facilities are allowed. Urban mixed use developments are allowed.

Development Character: Often located near rail and highway infrastructure, massing and bulk will vary depending on location, however, proper buffers/standards required, particularly when

abutting residential neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED-USE LOW DENSITY

Goal: Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.

Range of Uses: Low-density single-family, two-family and multifamily residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied depending on surrounding neighborhood character. 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.

MIXED-USE MEDIUM DENSITY

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. 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.

MIXED-USE HIGH DENSITY

Goal: Encourage compact, walkable, transit-oriented (or transit-ready) neighborhood centers with medium-to-high density multifamily residential, office, and commercial services at key, underutilized, centrally located parcels within neighborhoods and along edges.

Range of Uses: Medium- to high-density multifamily residential, office, hotel and commercial retail. Limited light industrial uses (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: These areas will provide proper transitions to surrounding areas with lower densities/heights. Many structures will require ground-floor retail with residences or offices or both on upper floors. 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.

MIXED-USE DOWNTOWN

Goal: 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.

Range of Uses: High density office, multifamily residential, hotel, government, institutional entertainment and retail uses. No new heavy or light industrial uses allowed. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The scale of new development will vary depending on location within the CBD and will be determined by appropriate height and massing, particularly near historic districts. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED USE DOWNTOWN CORE NEIGHBORHOOD

Goal: Encourage and support a compact, walkable, transit-oriented, mixed-use neighborhood at the core of the city.

Range of Uses: A mix of residential, office, commercial, hotel, retail, and service uses. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The scale of new development will vary depending on location, with taller development generally encouraged along the edges of the CBD and new development that is sensitive to the scale of the neighborhood encouraged within the interior of the area. Incorporate risk reduction and adaptation strategies in the built environment.

MIXED-USE HEALTH/LIFE SCIENCES NEIGHBORHOOD

Goal: Provide areas for hospitals, offices, supportive retail and residential uses to create a vibrant neighborhood center with job growth in the medical care and research sectors.

Range of Uses: Hospitals, offices, residential (single-family, two-family, and multifamily along major corridors), and supporting neighborhood retail/services. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed.

Development Character: The scale of new development will vary depending on location and will be determined by the appropriate height and massing. Special attention needed to ensure appropriate transitions from higher density corridors (i.e., Tulane Avenue) to surrounding historic, low density neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

INSTITUTIONAL

Goal: Preserve and enhance existing large-scale institutions such as health care, education (colleges and universities), detention centers and other facilities.

Range of Uses: Hospitals, colleges, universities, military and public detention facilities with large campus-like facilities. Smaller-scale, local houses of worship, public and private schools, police and fire stations, emergency and community centers are included in residential, commercial and

mixed-use areas, as they are essential components of neighborhood life. Transit and transportation facilities, agricultural, and stormwater management uses are allowed.

Development Character: Large-scale, coordinated campus development with appropriate transitions to surrounding uses and neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

The common thread between these designations is that they are suited for business-focused commercial uses like office space, institutional uses, industrial uses or manufacturing uses. The intention to provide space for this type of occupancy is suitable for the use of data centers as accessory, small or medium designations which staff are recommending are permitted subject to additional site restrictions. All large or hyperscale data centers are prohibited which would have the greatest negative impacts on the community if allowed. The proposed FLUM categories are not primarily Residential, but are encouraged to provide uses that support industry and the economy.

Thus, although the Master Plan is silent on data centers as a specific use or industry, data centers are not in direct conflict with the goals of these Master Plan FLUM categories.

While only Chapter 13 of the Master Plan has the “force of law,” the Master Plan contains other chapters that do not have the force of law but which provide policy guidance. Chapter 9: Enhancing Prosperity and Opportunity includes Goal 4 as “Fostering of emerging industries to expand economic opportunity”. While more specifically this goal is targeting medical and life sciences and film industry, data centers could be considered an emerging industry that could be fostered to expand economic opportunity.

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

This standard is met. The text amendment would not alter the place designation of the zoning district.

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

This standard is met. The proposed text amendment seeks to ensure that while small data centers can be constructed in areas that are well-suited to their operations, no large data centers which could have neighborhood, local, or regional impacts would be developed. The proposed set of regulations promotes public health, safety and welfare of the City.

The proposed amendment is compatible with the intent and general regulations of this Ordinance.

This standard is met. The intent is to create regulations that provide for sensitive occupancy of structures and land, the proposed regulations provide for the appropriate restrictions to ensure data centers, when constructed are done so in a way that is compatible with the existing community and neighborhood pattern.

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

This standard is met. The amendment corrects an omission and reflects a change in policy.

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

This standard is met. The proposed amendments protect the citizens of New Orleans from excessive development impacts from large data center facilities, while providing the appropriate guidelines for small scale data centers to be developed.

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

This standard is met. The Ordinance and Master Plan intend to provide a regulatory structure for development on private property. The neighborhood and regional impacts from data centers vary greatly depending on the scale of the facility. The proposed regulations prohibit any large facilities that would have the potential for negative impacts. Staff has found much smaller data center facilities to be appropriate uses, particularly when serving offices, hospitals, or educational institutions. The proposed text amendment provides a workable way to achieve the intent and purpose of the zoning ordinance and the master plan, to mitigate negative impacts and to regulate use and size of development on private property.

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

The standard is met. The result of this amendment would move nonconforming properties to conforming statuses if approved as recommended.

City Planning Commission (March 24, 2026)

At the March 24, 2026, City Planning Commission Meeting, the staff presented the text amendment request and the recommendation of 30 day deferral. Members of the public spoke in opposition to data centers as allowed uses. Commissioner Flick commented on the lack of proper regulatory codes and processes for data centers. Commissioner Joshi-Gupta expressed concern about allowing the use in New Orleans. Commissioner Flick made a motion to defer the request until the April 28th meeting which was seconded by Commissioner Joshi-Gupta, and the motion passed.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 036/26 IS HEREBY DEFERRED TO THE APRIL 28th CITY PLANNING COMMISSION MEETING.

YEAS: Flick, Jordan, Kepper, Poché, Joshi- Gupta, Witry

NAYS: None

ABSENT: Steeg

City Planning Commission (April 28, 2026)

At the April 28, 2026, City Planning Commission Meeting, the staff presented the text amendment request and explained the City Council had approved a motion granting a 6-month extension at the meeting on April 23 (M-26-174) and staff recommended deferral until July 28, 2026. Commissioner Joshi-Gupta made a motion to defer the request until July 28th, seconded by Commissioner Poche and the motion passed.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 036/26 IS HEREBY DEFERRED TO THE JULY 28th CITY PLANNING COMMISSION MEETING.

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

NAYS: None

ABSENT: Flick, Kepper

Staff Recommendation

Staff recommend **APPROVAL** of Zoning Docket 036/26. The proposed text additions are indicated by bolded and underlined text.

Article 24 DEFINITIONS

Data Center. A physical room, building, facility, or group of facilities designed and used primarily for the housing, operation, and maintenance of computer servers, network infrastructure, or data storage systems, and associated mechanical, electrical, and cooling equipment, for the purpose of processing, storing, managing, transmitting, or distributing digital data. The term includes colocation data centers, retail data centers, enterprise data centers, cloud computing data centers, hyperscale data centers, data mining facilities or other similarly functioning facility. Accessory data centers, which may include server rooms or telecommunications equipment rooms, and are ancillary uses to a primary non-data-center use may occupy up to 2,000 square feet (sf), but no more than 25% of the gross floor area (gfa) of the primary use.

- D. Data Center, Small. Small data centers must be no greater than 20,000 sf in area and consume no more than 5 mw of power.**
- E. Data Center, Medium. Medium data centers must be no greater than 100,000 sf in area and consume no more than 20 mw of power.**
- F. Data Center, Large and Hyperscale. A data center greater than 100,000 sf and consuming greater than 20 mw of power is prohibited citywide.**

Article 20 USE STANDARDS

20.3.AAAA Data Centers

- **All data center applications must be pre-reviewed by the Council Utility Regulatory Office, Entergy, and the Sewerage and Water Board through procedures created by those entities. The purpose of the pre-review is to determine whether sufficient utility service can be supplied to the proposed data center A statement of review must be**

submitted as part of the application materials.

- General Impact Assessment. The applicant shall provide an assessment of anticipated impacts including expected electrical load and water usage, expected noise levels at property lines, any backup power generation on-site, any traffic impacts, any water consumption impacts; and a description of all mitigation efforts.
- Building and Site Design.
 - Facilities shall be within enclosed structures. Any outdoor equipment shall be surrounded by masonry walls and parapets at least as high as the equipment to eliminate visibility of the equipment from public streets or adjacent properties.
 - Structures must comply with the bulk and yard regulations of the underlying zoning district.
 - Landscaping shall be installed along each street frontage and must comply with all landscaping and screening regulations in Article 23.
- Density and Distance Restrictions. All data center facilities must be located at least 500 feet from any residentially-zoned property. In LI, HI, MI and BIP all data centers must be at least 500 feet from each other. In all CBD districts only one data center is permitted per building.
- Any facility approved by way of Conditional Use must seek re-approval for any expansion of the use, either physical square footage, increase in consumption of energy or water, or other expansion.
- A medical or educational campus that is subject to the Institutional Master Plan requirements of Article 15 may seek an entitlement to a data center by way of the conditional Institutional Master Plan process.
- On-site power generation is prohibited except for backup supply purposes.

ARTICLES 15, 16, 17

	ARTICLE 15 Commercial Center & Institutional Campus Districts									ARTICLE 16 Centers for Industry				ARTICLE 17 Central Business Districts						
<i>Uses</i>	C-1	C-2	C-3	MU-1	MU-2	EC	MC	MS	LS	LI	HI	MI	BIP	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7
Data Centers, Small	C	C	C			C	C	C	C	C	C	C	C	C	C	C	C			C
Data Centers, Medium										C	C	C	C							C

MOTION

NO. M-26-62

CITY HALL: January 28, 2026

BY: COUNCILMEMBERS MORRELL AND HUGHES (BY REQUEST)

WHEREAS, the City of New Orleans wishes to protect its citizens from any harms or negative externalities that may arise from the improper siting of data centers, server farms, crypto-currency mining facilities, and other facilities designed or used primarily to house information technology infrastructure for the storage, management, processing, and transmission of digital data (collectively “Data Centers”); and

WHEREAS, the Comprehensive Zoning Ordinance does not currently address Data Centers; and

WHEREAS, it is possible that some uses within the Data Center umbrella could be permitted, subject to appropriate zoning controls; **NOW, THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission is directed to conduct a public hearing to consider amendments to Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance, to amend the Comprehensive Zoning Ordinance to define Data Centers and any related uses, to consider whether these uses should be permitted or conditional in any zoning district or overlay, and to implement appropriate use and design standards for these uses if applicable, including but not limited to density requirements, soundproofing and safety measures, and any other regulation necessary to preserve the quality of life of nearby residents, businesses and institutions, as applicable.

BE IT FURTHER MOVED, That the requirement to participate in the Neighborhood Participation Program is waived given the additional opportunity for public comment and debate at the Council level, and application fees in the amount of \$1,500.00 are hereby waived.

BE IT FURTHER MOVED, That in the process of reviewing this amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes to the proposed regulations and any existing corresponding regulations in the Comprehensive Zoning Ordinance, as amended, to establish consistency and continuity with the format of the existing zoning code, to add references wherever references are customary, needed and/or appropriate, to make the appropriate adjustments to clarify any ambiguities or mistakes, and to make adjustments deemed necessary in light of public testimony resulting from this review.

**THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED
ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:**

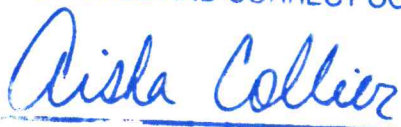
YEAS: Green, Harris, Hughes, King, Morrell, Willard - 6

NAYS: 0

ABSENT: McCarron - 1

RECUSED: 0

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

CLERK OF COUNCIL

MOTION

NO. M-26-174

CITY HALL: April 23, 2026

BY: COUNCILMEMBERS MORRELL AND HUGHES

WHEREAS, on January 28, 2026, the Council passed Motion M-26-62 directing the City Planning Commission to consider amendments to Ordinance No. 4264 M.C.S., as amended, the Comprehensive Zoning Ordinance, to define Data Centers and any related uses, to consider whether these uses should be permitted or conditional in any zoning district or overlay, and to implement appropriate use and design standards for these uses if applicable, including but not limited to density requirements, soundproofing and safety measures, and any other regulation necessary to preserve the quality of life of nearby residents, businesses and institutions, as applicable; and

WHEREAS, in the course of considering these amendments, the City Planning Commission has found that it would be most beneficial to undertake a more extensive study to work with various governmental stakeholders to ensure that the recommended amendments appropriately consider the complex considerations presented by these uses; and

WHEREAS, the Interim Zoning District created by M-26-63 remains in place and will ensure that no new data centers may be created during the pendency of this text amendment process; **NOW, THEREFORE**

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the deadline for the City Planning Commission to consider text amendments as directed by Motion M-26-62 is hereby extended to six months from the date of this Motion.

THE FOREGOING MOTION WAS READ IN FULL; THE ROLL WAS CALLED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.

Data Center Public Comment

From Brandy T Williams <brandyhwilliams@me.com>

Date Sun 4/19/2026 7:11 AM

To CPCINFO <CPCINFO@nola.gov>

Re: Data Center

To: Executive Director

Good morning,

As a resident of Orleans Parish, I stand in complete opposition of the proposed data center. The use of natural resources and the destruction of our fragile ecosystem stands at the top of my mind for reasons to oppose this project. Further, this administration's sneaky tactics in getting this proposal fast tracked are extremely alarming.

Sincerely,

Brandy Williams

Orleans Parish- New Orleans East

Sent from my iPhone



Outlook

Recycling and data centers

From David Burley <david.burley@selu.edu>

Date Tue 3/24/2026 12:56 PM

To CPCINFO <CPCINFO@nola.gov>

Please approve recycling and NO to data centers. It is difficult to attract new businesses and other industry when you only say yes to more dirty industry that pollutes and causes cancer.

Thank you

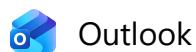
--

David Burley, Ph.D.
Associate Professor of Environmental Sociology
Southeastern Louisiana University
SLU 10686
Hammond, LA 70402
985.549.5037 (office)
985.549.5961 (fax)
david.burley@selu.edu

Peace,

It does not mean to be in a place
where there is no noise, trouble or
hard work.

It means to be in the midst of those
things and still be calm in your
heart.



No to all data centers!

From Anita Sanchez-Giles <anitasanchezgiles@icloud.com>

Date Tue 3/24/2026 1:27 PM

To CPCINFO <CPCINFO@nola.gov>

Please vote no to ANY and ALL DATA centers in the city of New Orleans!

And please keep our recycling programs in place.

Thank you

Anita Sanchez

409 S Solomon St

NOLA 70119



2 new Data Centers in New Orleans

From elizabeth stahel <elizabethstahel@yahoo.com>

Date Tue 3/24/2026 3:42 PM

To CPCINFO <CPCINFO@nola.gov>

Hello- I live in New Orleans and am adamantly opposed to having data centers created here.

Jobs are temporary.

They are incredibly expensive- especially in this heat- and will tax our already overtaxed electrical systems.

They say that it will cost consumers nothing extra- HA!

New Orleans is already drowning. We do not need to take on risky ventures.

The fraud in LA is so bad, that it is almost ensured that corners will be cut.....

Sincerely,

M Elizabeth Stahel
1656 Joseph St., Apt F
New Orleans, LA 70115

Cell- 504.231.4500

[Sent from Yahoo Mail for iPhone](#)



Fw: Data Centers

From CPCINFO <CPCINFO@nola.gov>
Date Tue 3/24/2026 10:18 AM
To Ava Monnet <Ava.Monnet@nola.gov>

From: Robert Desmarais Sullivan <chezdesmarais@gmail.com>
Sent: Tuesday, March 24, 2026 9:59 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Data Centers

Dear Sir or Madame:

Environmentally, esthetically and economically, data centers are known to be gigantic impositions in a cityscape that diminishes quality of life and requires enormous production of electrical energy. I am opposed to their construction anywhere, but above all I am opposed to their construction within a city.

For over ten thousand years, humans have constructed communities without cataloguing the eye color and cranial dimensions of every citizen. It may be modern heresy to say it, but we do not need to maintain enormous data banks to function as a civilized society. Data centers are gold mines for the construction companies that build them and for the tech companies that use them, but they are unwanted intrusions on privacy for the rest of us.

I invite you to do your damndest to block data centers everywhere.

**ROBERT DESMARAIS
7826 South Claiborne Avenue
New Orleans LA 70125**



Outlook

Fw: recycling, yes.

From CPCINFO <CPCINFO@nola.gov>

Date Tue 3/24/2026 10:18 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: carltoncorp3@aol.com <carltoncorp3@aol.com>

Sent: Tuesday, March 24, 2026 10:04 AM

To: CPCINFO <CPCINFO@nola.gov>

Subject: recycling, yes.

Data centers no



Fw: Data Centers

From CPCINFO <CPCINFO@nola.gov>
Date Tue 3/24/2026 11:33 AM
To Ava Monnet <Ava.Monnet@nola.gov>

From: John Koeferl <johnkoeferl@gmail.com>
Sent: Tuesday, March 24, 2026 11:11 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Data Centers

Please exclude data centers from Orleans Parish.
That is, NO Data Centers allowed
Thank you.
John Koeferl



Fw: Zoning

From CPCINFO <CPCINFO@nola.gov>
Date Tue 3/24/2026 11:34 AM
To Ava Monnet <Ava.Monnet@nola.gov>

From: Tiffany French <tiffanylfrench@proton.me>
Sent: Tuesday, March 24, 2026 11:32 AM
To: CPCINFO <CPCINFO@nola.gov>
Subject: Zoning

Hello. I am a resident of New Orleans, and I would like to lodge my opposition to data centers in the city. They are terrible for the environment, will steal our resources and increase our bills, and will not create enough jobs to justify the farm they do.

Thank you,
Tiffany French
2326 N Robertson St.

Sent from [Proton Mail](#) for Android.

Laura B. Bryan

From: Jesse George <jesse@all4energy.org>
Sent: Thursday, July 16, 2026 9:42 AM
To: Laura B. Bryan
Cc: Robert D. Rivers; Larry W. Massey Jr.; Logan Atkinson Burke; KD Minor; Frederick Bell Jr.; Dasjon Jordan
Subject: Re: Data Centers
Attachments: Data Center Regulation in Louisiana - Alliance for Affordable Energy.pdf

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.

Hi Laura,

My apologies for the delay in getting this to you. We hope that it can still be helpful as you finalize your recommendations to the Commission. Please let me know if you have any questions or require any additional information.

Sincerely,

Jesse

On Tue, Jun 23, 2026 at 10:46 AM Laura B. Bryan <Lbbryan@nola.gov> wrote:

Hi Jesse,

My apologies I believe you sent this while I was on vacation. Please do send anything you have along! We are planning to post the report on 7/21 0 which means there is still time to incorporate things. And we can attach the report you provide as an attachment in the full report.

Thanks,

Laura

From: Jesse George <jesse@all4energy.org>
Sent: Tuesday, June 9, 2026 1:24 PM
To: Laura B. Bryan <Lbbryan@nola.gov>; Robert D. Rivers <rdrivers@nola.gov>; Larry W. Massey Jr. <lmmassey@nola.gov>

Cc: Logan Atkinson Burke <logan@all4energy.org>; KD Minor <kd@all4energy.org>; Frederick Bell Jr. <frederick@all4energy.org>; Dasjon Jordan <dj@broadcommunityconnections.org>

Subject: Data Centers

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.

Greetings CPC Staff,

I am writing to follow up on our previous conversation around data centers. During that conversation, you asked for a position paper from the Alliance for Affordable Energy. We are in the process of preparing that document and should have it to you by the end of the month. Our understanding is that your recommendations are due to the CPC on 7/21. Please let us know if this is adequate time for consideration.

Also during our previous conversation, we discussed the working group that the Council ordered to be formed to assist in guiding your recommendations. Has that working group begun meeting? If so, does it include any community representation as we had suggested? Thank you for any information you can provide.

Sincerely,

--

Jesse S. George

New Orleans Policy Director

Alliance for Affordable Energy

4505 S. Claiborne Ave.

New Orleans, LA 70125

(504) 208-9761

www.all4energy.org

"While there is a lower class, I am in it, while there is a criminal element, I am of it, and while there is a soul in prison, I am not free." - Eugene V. Debs

--

Jesse S. George
New Orleans Policy Director
Alliance for Affordable Energy
4505 S. Claiborne Ave.
New Orleans, LA 70125
(504) 208-9761
www.all4energy.org

"While there is a lower class, I am in it, while there is a criminal element, I am of it, and while there is a soul in prison, I am not free." - Eugene V. Debs



Data Center Regulation in New Orleans

The creation of the policies and the expansion of the infrastructure to support industrial-sized data centers across the state is raising real concerns about energy use, water demand, and community impacts. As we see with the construction of Meta's data center in Richland Parish, with the three newly announced Amazon campuses in Caddo/Bossier, and Hut8's partnership with Anthropic in West Feliciana, both Big Tech and our monopolized utilities stand to make [incredible profits](#) from positioning these hyperscalers in our region, while the communities they insert themselves into are taking on all the risk and footing the bill.

1) Hyperscalers

Though data centers have been around for years for computational use, AI growth and its need for more infrastructure are driving the recent proliferation of hyperscalers in the U.S. With this growth also comes an increase in the size and scale of data centers, meaning more energy and water consumption to power these buildings. The data center load of small, singular enterprise and colocation centers dwarfs in comparison to hyperscale data centers spearheaded by [Amazon, Google, Microsoft and Meta, which is roughly 60-70% of new data center load](#). This sudden jump in data center construction and capacity load is leading to residential and customer impacts, utility grid strains and environmental costs.

2) Transparency

Data centers are concentrated in several regions in the U.S., particularly Virginia, California and Texas, and are leading to unforeseen consequences. Hyperscale data center expansion represents a threat on multiple fronts to communities around the country. Louisiana is a new frontier for data centers with three high profile hyperscale campuses currently in progress. Meta's two hyperscalers in Richland Parish, Hut 8's River Bend campus in West Feliciana Parish, and Amazon's Stateline Data Center promise local jobs, unprecedented economic development and further investments into the areas where they are sited, but shroud many details of these projects in [secrecy](#) from the public. According to reporting by [Gulf States Newsroom](#), records show that at least one official for every single parish in the state has signed a non-disclosure agreement, as well as staff members at the Louisiana Public Service Commission, the elected body responsible for regulating utilities in the 63 parishes other than Orleans.

3) Stranded Assets

With the unprecedented demand for these large loads, it has become common practice for technology companies to submit redundant bids, making it difficult for utilities and regulators to distinguish between actual projects and speculative ones. This speculative overbuilding raises the risk of what is known as a stranded asset, or a resource that is unable to generate sufficient returns to repay the invested capital. When a company is able to leave these assets stranded, costs are then shifted to the remaining customer base, resulting in a direct and sometimes dramatic increase in their utility bills. Utilities, on the other hand, are no longer considering stranded assets to be a

harmful scenario as the surplus of generation assets *might* meet the need of future generations, or spur future economic growth within their footprint. Entergy Louisiana in fact believes that we could [consider it a blessing](#).

4) Jobs Promises

Hyperscale data centers are built to operate mostly independent of human maintenance and presence, thus the [majority of jobs](#) associated with data centers are short-term and low-paying construction, janitorial and maintenance jobs. Louisiana regulators seem to give little long-term thought to data centers, as evidenced by a rushed LPSC approval in August 2025 to build three natural gas plants to power Hyperion while disregarding environmental and economic costs to residents. This echoes a national precedent of data center deals behind closed doors that will start to reap consequences for Louisiana ratepayers. [Louisiana's data center policies](#) also remain minimal, only requiring a minimum of 50 state jobs and tax breaks lasting 20-30 years.

5) Water Usage

Hyperscale centers come with heavy environmental and community impacts due to the amount of resources needed to continuously power these massive campuses with high demand for productivity. Intense water use to generate electricity and then power cooling systems has led to [dry taps for residents](#) in areas with data centers. Medium sized centers use the equivalent of 1,000 households a day, while Meta estimates one of its hyperscale centers in Arizona uses 56 million gallons of water. Residents are already seeing the effects of data centers in their communities wreaking havoc on supply and are reduced to second-class customers. A high reliance on fossil fuels and water for electricity creates an impending disaster for communities across the nation.

6) Public Health

The rapid increase in hyperscale data centers is resulting in a reversal of many of the clean emissions standards set forth by governments and utilities alike, recommitting communities to an over-reliance on fossil-fuel energy sources. By 2030, air pollution from data centers alone could cause an additional [600,000 asthma cases](#) annually in the US and an estimated 1,300 premature deaths. In Memphis, the home of xAI's Colossus data center, the use of unpermitted gas turbines has dramatically increased the levels of pollution in surrounding communities. A study of data center proliferation in the area concluded the health impacts linked to air pollution, including new and worsening asthma, nonfatal heart attacks, hospital visits, missed school days, and premature deaths could cost taxpayers over [\\$30 million in health damages](#).

Regulators and policymakers have a duty to shield ratepayers from increased utility rates, unnecessary pollution and economic woes. Requiring renewable energy sources and better taxation systems that control data center expansion while holding corporations accountable to the communities where they build could bring many benefits to the places where AI data centers have taken hold.

To protect ratepayers and future generations in Louisiana, the Alliance recommends the following guidelines for hyperscale data center regulators:

1. No New Fossil Fuels
2. Unique mandatory utility tariffs for **large computational loads**
3. Utilities and developers pay their fair share of infrastructure costs and risks
4. Customer Parent-company involvement in all regulatory proceeding.
5. Proper risk assessment throughout the lifecycle of a project
6. Transparent regular reporting on power usage, emissions, and water
7. Mandatory right to shut down during emergencies

8. Public health impact mitigation

Considerations for the City Planning Commission:

1. Regulatory or permitting guardrails for on-site diesel or gas generation
2. Ordinances to mitigate noise pollution
3. Proactive measures to combat microbial contamination of city water resources
4. Strong enforcement mechanisms for non-compliance

For over four decades, the Alliance for Affordable Energy has been a longstanding advocate for reliable, resilient, and affordable energy, and we see this as being fundamental to the well being of all New Orleanians. We are happy to make ourselves available for any questions, and we look forward to being an available resource to the Planning Commission. The Alliance offers these considerations and guidelines with the understanding that the City Planning Commission may not have jurisdiction related to things like air pollution. We hope the CPC and ultimately the Council identify and implement measures to ensure the best possible quality of life for New Orleanians.

Resources:

[Comments in response to the LPSC large load guidelines](#) (Alliance for Affordable Energy, Union of Concerned Scientists, and Earthjustice)

[North Star Data Center Policy Toolkit](#)

[Louisiana Data Centers: Financing And Energy Overview](#)

[Electricity Demand and Grid Impacts of AI Data Centers: Challenges and Prospects](#)

[The Misguided Stampede to Build Gas Power Plants](#)

[Cloudy Data, Costly Deals: How Poorly States Disclose Data Center Subsidies](#)

8 36/26

GENERAL MATTERS & COMMITTEE SPEAKER CARD		(please print clearly)		Date: <u>3/24/26</u>
Presiding Officer: I would like to speak regarding the following item...				
Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):	Support	Oppose	Info. Only	
8		✓		
Name: <u>Emily Walsh</u>				
Address: <u>4222 Freer St</u>				
Representing: <u>self</u>				
Remarks: _____				
(Please see speaker time rules on reverse of card)				
Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance				

4

GENERAL MATTERS & COMMITTEE SPEAKER CARD

(please print clearly)

Date: _____

Presiding Officer:

I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order
of business or report):

Support

Oppose

Info. Only

8 cmo
m-26-62

☐☒☐

Name:

TERENCE GILES

Address:

5440 Grand Bay Driv

Representing:

PSL

Remarks:

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

GENERAL MATTERS & COMMITTEE SPEAKER CARD

(please print clearly)

Date: 3/24/20

Presiding Officer:

I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):

Support

Oppose

Info. Only

Agenda Item 8
CC motion
M-26-62

☐
☒
☐

Name: Ahmed Jaber

Address: 4909 Burgundy New Orleans, LA 70117

Representing: Party For Socialism & Liberation

Remarks: Data Center

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

GENERAL MATTERS & COMMITTEE SPEAKER CARD

(please print clearly)

Date: 3/24/26

Presiding Officer:

I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order
of business or report):

Support

Oppose

Info. Only

8 CC MOTION
M-26-62☐☒☐Name: Cecilia HammondAddress: 141 S Gayoso St New Orleans 70119Representing: Louisiana Party for socialism and liberation

Remarks: _____

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

GENERAL MATTERS & COMMITTEE SPEAKER CARD

(please print clearly)

Date: 3/24/26

Presiding Officer:

I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order
of business or report):

Support

Oppose

Info. Only

8 CC motion
M-26-62

☐☒☐Name: Kieran SpencerAddress: 1339 Saint Roch Ave. New Orleans, LA 70117Representing: Louisiana PSL

Remarks: _____

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

GENERAL MATTERS & COMMITTEE SPEAKER CARD		(please print clearly)	Date: 03/24/26
Presiding Officer: I would like to speak regarding the following item...			
Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):	Support	Oppose	Info. Only
zoning docket 036/26 motion no.-26-62	☒	☒	☐
unrave			
Name: Angelle Bradford Rosenberg			
Address: 1822 Urquhart Street New Orleans, LA 70116			
Representing: Sierra Club Delta Chapter			
Remarks:			
(Please see speaker time rules on reverse of card)			
Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance			

GENERAL MATTERS & COMMITTEE SPEAKER CARD

(please print clearly)

Date: 3/24/2026

Presiding Officer:

I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order
of business or report): #90 20036-26

Support

Oppose

Info. Only

I support the prohibition
of data center in the city,
B20 in any case. ~~I~~
~~To be removed from agenda~~

☐☐☒Name: Edith RomeroAddress: 1918 General Taylor St

Representing: _____

Remarks: _____

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

GENERAL MATTERS & COMMITTEE SPEAKER CARD

(please print clearly)

Date: 03/24/26

Presiding Officer:

I would like to speak regarding the following item...

Agenda Item & Page Number (motion, resolution, ordinance, order
of business or report):

Support

Oppose

Info. Only

8, 9

☐☒☐

Name:

Osa Adun

Address:

9217 Applesd.

Representing:

Remarks:

When the zoning district is complete

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance

8+9 3/26

GENERAL MATTERS & COMMITTEE SPEAKER CARD		(please print clearly)	Date: <u>3/24/2026</u>
Presiding Officer: I would like to speak regarding the following item...			
Agenda Item & Page Number (motion, resolution, ordinance, order of business or report):	Support	Oppose	Info. Only
Agenda item # <u>8+9</u>	☐	☒	☐
Name: <u>Gary Crockett</u>			
Address: <u>462 Lakeshore Parkway</u>			
Representing: <u>Concerned Citizens of New Orleans</u>			
Remarks: <u>Concerns of Data Center in population dense areas</u>			
(Please see speaker time rules on reverse of card)			
Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance			

City Planning Commission Speaker Card

Date: 3/24/26

I would like to speak regarding CPC Docket: 036/26 & 037/26

IN OPPOSITION

Name: Sheila Tahir

Address: Midcity, New Orleans

☒ 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: Sheila Tahir

City Planning Commission Speaker Card

Date: 3/24/26

I would like to speak regarding CPC Docket: 036/26

IN OPPOSITION

Name: Elan Bailey Lee-yun Bay-lee

Address: 2000 Lakeshore Drive

☒ 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: E Bailey

City Planning Commission Speaker Card

Date: 3-24-2026

I would like to speak regarding CPC Docket: 036 + 037

IN OPPOSITION

Name: Jonathan Anthony Roberts

Address: 4928 Chrysler St NOLA 70127

☒ 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: JAR

City Planning Commission Speaker Card

Date: 3/24/26

I would like to speak regarding CPC Docket: 8 036/26

IN OPPOSITION

Name: Y. Frank Southall

Address: 3111 Palmyra St

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Sheila Tahir

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

Date: 09/20/20

I would like to speak regarding CPC Docket: 445

INFORMATION ONLY

Name: Osa Adun

Address: 9217 Apple St. Louisville

☐ 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: Osa Adun

City Planning Commission Speaker Card

Date: 09/28

I would like to speak regarding CPC Docket: 445

INFORMATION ONLY

Name: Eian Bailey

Address: 2000 Lakeshore Drive

☒ 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: Eian Bailey