

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: April 9, 2026

CALENDAR NO. 35,416

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE to effect a zoning change an HU-RM1 Historic Urban Multi-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District and to establish a conditional use to permit the retail sale of packaged alcoholic beverages, on Square 259, Lots B and Pt. 10, in the Fourth Municipal District, bounded by Baronne Street, Washington Avenue, Dryades Street, and Fourth Street (Municipal Addresses: 2727-2733 Baronne Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 15/26 was initiated by Adams Baronne Property, LLC and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval of the requested zoning change and conditional use in its report to the City Council dated March 9, 2026, presented in **Zoning Docket Number 15/26**; and

WHEREAS, the recommendation of the City Planning Commission was upheld, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved by the City Council, as stated in Motion Number M-26-135 of the Council of the City of New Orleans on March 26, 2026.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS,** That the Executive Director of the City Planning Commission be and is hereby

3 directed to change the appropriate zoning district maps together with all the notations, references,
4 and other information shown thereon, together with the lot line zoning districts maps referred to
5 in Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26413 M.C.S., as amended, the
6 Comprehensive Zoning Ordinance of the City of New Orleans, for a zoning change from an HU-
7 RM1 Historic Urban Multi-Family Residential District to an HU-MU Historic Urban
8 Neighborhood Mixed-Use District, on Square 259, Lots B and Pt. 10, in the Fourth Municipal
9 District, bounded by Baronne Street, Washington Avenue, Dryades Street, and Fourth Street
10 (Municipal Addresses: 2727-2733 Baronne Street); in accordance with Motion Number M-26-135
11 of the Council of the City of New Orleans, approved on March 26, 2026.

1 **SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, That a conditional use to permit the retail sale of packaged alcoholic beverages, on
3 Square 259, Lots B and Pt. 10, in the Fourth Municipal District, bounded by Baronne Street,
4 Washington Avenue, Dryades Street, and Fourth Street (Municipal Addresses: 2727-2733 Baronne
5 Street); is hereby authorized and approved.

1 **SECTION 3.** This Ordinance shall have the legal force and effect of authorizing this
2 conditional use after the City Planning Commission's approval of the final site plan, which shall
3 be submitted within one year of adoption of this Ordinance by the City Council, unless extended
4 as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City
5 Planning Commission shall sign the plan to indicate final plan approval. The final approved plan
6 shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within
7 30 days of the date of final approval, and evidence of such recordation shall be submitted to the
8 City Planning Commission. No use or occupancy certificates or permits shall be issued until the
9 final approved plan is recorded and evidence of recordation is submitted to the City Planning

10 Commission. If the development plan is not approved and recorded, within the timeframes
11 provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with
12 no legal force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the
13 Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Sections
14 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and
15 this Ordinance will be null and void. The preceding deadlines may be extended via motion in
16 accordance with the Comprehensive Zoning Ordinance.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:

DISAPPROVED: _____

MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT:

RECUSED:

MOTION

NO. M-26-135

CITY HALL: March 26, 2026

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER MORRELL

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the City Planning Commission's report and recommendation of approval related to **ZONING DOCKET 15/26**, initiated by Adams Baronne Property, LLC, requesting a zoning change from an HU-RM1 Historic Urban Multi-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a conditional use to permit the retail sale of packaged alcoholic beverages, for Square 259, Lots B and Pt. 10, in the Fourth Municipal District, bounded by Baronne Street, Washington Avenue, Dryades Street, and Fourth Street (**Municipal Addresses: 2727-2733 Baronne Street**), is hereby received and the request is **APPROVED**.

BE IT FURTHER MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, that the Clerk of Council shall forward copies of this motion to the Law Department, which is directed to prepare an ordinance to effectuate this motion and is granted flexibility to make any changes necessary to achieve the will of the Council as set forth in this motion.

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

YEAS: Green, Harris, King, Morrell, Willard - 5

NAYS: 0

ABSENT: Hughes, McCarron - 2

RECUSED: 0

AND THE MOTION WAS ADOPTED.

**THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY**



CLERK OF COUNCIL

h:\clerk_of_council\docs\joycelyn\council\motions-resolutions\2026\march 26 m-135.docx