

**ORDINANCE**

**CITY OF NEW ORLEANS**

**CITY HALL: November 6, 2025**

**CALENDAR NO. 35,298**

**NO. \_\_\_\_\_ MAYOR COUNCIL SERIES**

**BY: COUNCILMEMBER HARRIS**

**AN ORDINANCE** to grant an amendment to Ordinance No. 30,208 MCS (Zoning Docket 80/24), which established a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, to amend proviso six to allow for additional flexibility to meet the parking requirements and to consider any waivers that are necessary to achieve this goal, on Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Avenue, and La Salle Street/Simon Bolivar Avenue (Municipal Addresses: 2300-2308 South Liberty Street, 2224-2226 Philip Street and 2229-2237 First Street); and otherwise to provide with respect thereto.

**WHEREAS, Zoning Docket Number 51/25** was initiated by City Council Motion No. M-25-400 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 amendment to Ordinance in its report to the City Council dated October 3, 2025, presented in **Zoning Docket Number 51/25**; and

**WHEREAS,** the changes were deemed necessary and in the best interest of the City of New Orleans and were approved by the City Council, and the use subject to six (6) provisos, as revised,

as stated in Motion Number M-25-542 of the Council of the City of New Orleans on October 23, 2025.

1           **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**  
2 **ORDAINS**, That Ordinance No. 30,208 MCS (Zoning Docket 80/24), which established a  
3 conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family  
4 Residential District, to amend proviso six to allow for additional flexibility to meet the parking  
5 requirements and to consider any waivers that are necessary to achieve this goal, on Square 317,  
6 Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in  
7 the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola  
8 Avenue, and La Salle Street/Simon Bolivar Avenue (Municipal Addresses: 2300-2308 South  
9 Liberty Street, 2224-2226 Philip Street and 2229-2237 First Street); is hereby amended, authorized  
10 and approved, subject to the following revised provisos, as specifically set forth herein:

11 **PROVISOS:**

- 12 1. In accordance with **Article 23, Section 23.3.B** and **Section 23.4**, the developer shall submit  
13 an updated detailed landscape plan prepared by a licensed Louisiana landscape architect,  
14 subject to review and approval of the City Planning Commission staff, indicating the  
15 following:
- 16 a. The genus, species, size, location, quantity, and irrigation of all proposed plant  
17 materials within both the site and the street right-of-way adjacent to the site, with  
18 applicable remarks and details.
  - 19 b. Approval from the staff of the Department of Parks and Parkways of any street trees  
20 planted within the public right-of-way adjacent to the petitioned site.

- 21 2. The Department of Safety and Permits shall issue no building permits or licenses for this  
22 project until final development plans are approved by the City Planning Commission and  
23 recorded with the Office of Conveyances. Failure to complete the conditional use process  
24 by properly recording plans within one year or failure to request an administrative extension  
25 as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will  
26 void the conditional use.
- 27 3. The plans submitted to the City Planning Commission for final approval shall indicate the  
28 installation of 7 required bicycle spaces, as set forth in **Article 22, Section 22.4.A (Table**  
29 **22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of  
30 bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section**  
31 **22.9** of the Comprehensive Zoning Ordinance. When submitting plans to the City Planning  
32 Commission for final approval, the developer shall provide documentation of all required  
33 approvals by the Department of Public Works for any bicycle spaces located in the public  
34 right-of-way.
- 35 4. Operations of the community center shall adhere to **Article 26** of the CZO in that a  
36 Community Center facility shall be used as a place of meeting, recreation, or social activity,  
37 and not operated for profit, which is open to the public.
- 38 5. Hours of operation shall be limited to 8am-9pm Sunday through Thursday and 8am-10pm  
39 Friday and Saturday.
- 40 6. The developer shall secure approval for parking 75 cars within 900 feet of the proposed  
41 location from the Department of Safety and Permits as a part of the permitting process.  
42 Developer will secure any necessary permits to perform work for the parking of 75 vehicles  
43 and shall obtain certificates of completion before the occupation license is obtained.

1           **SECTION 2.** Whoever does anything prohibited by this Ordinance or fails to do anything  
2 required to be done by this Ordinance shall be guilty of a misdemeanor. Upon conviction of such a  
3 misdemeanor, the individual shall be subject to a fine, imprisonment, or both, in accordance with  
4 Section 1-13 of the Code of the City of New Orleans. Such a conviction shall be cause for immediate  
5 cancellation of the Use and Occupancy Permit for the premises. Alternatively, the individual shall  
6 be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

1           **SECTION 3.** This Ordinance shall have the legal force and effect of authorizing this  
2 conditional use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have  
3 been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1, which impose  
4 a continuing or ongoing obligation have begun to be fulfilled. Fulfilment of a continuing or ongoing  
5 obligation is based on the City Planning Commission’s approval of the final site plan, which shall  
6 be submitted within one year of adoption of this Ordinance by the City Council, unless extended as  
7 authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning  
8 Commission shall verify that the development plan incorporate all conditions set forth in this  
9 Ordinance and shall sign the plan to indicate final plan approval. The final approved plan shall be  
10 recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30 days  
11 of the date of final approval, and evidence of such recordation shall be submitted to the City  
12 Planning Commission. No use or occupancy certificates or permits, other than the building permits  
13 needed to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence  
14 of recordation is submitted to the City Planning Commission. If the development plan is not  
15 approved and recorded, within the timeframes provided in the Comprehensive Zoning Ordinance,  
16 then this Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the  
17 requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within

18 the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance,  
19 the conditional use will expire, and this Ordinance will be null and void.

**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:**

**REDLINED VERSION**

**PROVISOS:**

1. In accordance with **Article 23, Section 23.3.B** and **Section 23.4**, the developer shall submit an updated detailed landscape plan prepared by a licensed Louisiana landscape architect, subject to review and approval of the City Planning Commission staff, indicating the following:
  - a. The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street right-of-way adjacent to the site, with applicable remarks and details.
  - b. Approval from the staff of the Department of Parks and Parkways of any street trees planted within the public right-of-way adjacent to the petitioned site.
2. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use.
3. The plans submitted to the City Planning Commission for final approval shall indicate the installation of 7 required bicycle spaces, as set forth in **Article 22, Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance. When submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required

approvals by the Department of Public Works for any bicycle spaces located in the public right-of-way.

4. Operations of the community center shall adhere to **Article 26** of the CZO in that a Community Center facility shall be used as a place of meeting, recreation, or social activity, and not operated for profit, which is open to the public.
5. Hours of operation shall be limited to 8am-9pm Sunday through Thursday and 8am-10pm Friday and Saturday.
6. ~~The applicant shall secure approval for parking 75 cars on the lots bearing municipal addresses 2233 Simon Bolivar Ave., 2237 Simon Bolivar Ave., and 2241 Simon Bolivar Ave. pursuant to Section 22.8.A.2.a of the Comprehensive Zoning Ordinance from the Department of Safety and Permits as part of the permitting process. Plans approved by the City Planning Commission shall also depict this parking. Applicant will secure any necessary permits to perform work on these lots to meet the requirements of 22.8.A.2.a for parking of 75 vehicles and shall obtain certificates of completion before the conditional use is permitted to commence.~~
6. **The developer shall secure approval for parking 75 cars within 900 feet of the proposed location from the Department of Safety and Permits as a part of the permitting process. Developer will secure any necessary permits to perform work for the parking of 75 vehicles and shall obtain certificates of completion before the occupation license is obtained.**

**MOTION**

**NO. M-25-542**

**CITY HALL: October 23, 2025**

**BY: COUNCILMEMBER HARRIS**

**SECONDED BY: COUNCILMEMBER KING**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS**, That the City Planning Commission's report and recommendation of **approval** subject to six (6) provisos, related to **ZONING DOCKET 051/25** for property located at Square 317, Lots A, B, 22, 23, 12, 13, A, C, and D, or Lots 8, 22, 23, 10, C, D, and three undesignated lots in the Fourth Municipal District, bounded by South Liberty Street, Philip Street, First Street, Loyola Street, and La Salle Street/Simon Bolivar Avenue, bearing municipal address 2300-2308 South Liberty Street, 2224-2226 Philip Street, and 2229-2237 First Street, initiated by City Council Motion No. M-25-400, requesting an amendment to Ordinance No. 30,208 MCS (Zoning Docket 80/24), which established a conditional use to permit a community center in an HU-RM1 Historic Urban Multi-Family Residential District, to amend proviso six to allow for additional flexibility to meet the parking requirement and to consider any waivers that are necessary to achieve this goal, 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 is directed to forward copies of this motion to the Council Land Use Officer, who 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:**

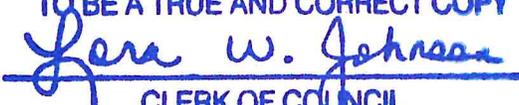
**YEAS: Giarrusso, Green, Harris, King, Morrell, Thomas - 6**

**NAYS: 0**

**ABSENT: Moreno - 1**

**RECUSED: 0**

**AND THE MOTION WAS ADOPTED.**

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