

ORDINANCE
CITY OF NEW ORLEANS

CITY HALL: September 25, 2025

CALENDAR NO. 35,246

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBERS HARRIS AND KING

AN ORDINANCE to establish a conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed-Use District and the rescission of Ordinance No. 17,870 MCS (Zoning Docket 090/96), on Square 504, Lots 25 and 6 or Lots 11, A, the rear portion of original 12, and 6, in the Seventh Municipal District, bounded by Olive Street, Short Street, Forshey Street, and South Carrollton Avenue (Municipal Addresses: 8020 Olive Street and 3322 Short Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 41/25 was initiated by Ascension Depaul Services 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 conditional use in its report to the City Council dated August 15, 2025, presented in **Zoning Docket Number 41/25**; and

WHEREAS, 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, subject to six (6) provisos, as stated in Motion Number M-25-467 of the Council of the City of New Orleans on September 11, 2025.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,**
2 That a conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood
3 Mixed-Use District and the rescission of Ordinance No. 17,870 MCS (Zoning Docket 090/96), on
4 Square 504, Lots 25 and 6 or Lots 11, A, the rear portion of original Lots 12, and 6, in the Seventh
5 Municipal District, bounded by Olive Street, Short Street, Forshey Street, and South Carrollton Avenue

(Municipal Addresses: 8020 Olive Street and 3322 Short Street); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

PROVISOS:

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The developer shall consolidate the lots associated with the site into a single lot of record through the City Planning Commission. The developer shall submit a complete application for the resubdivision prior to City Planning Commission sign-off on final plans. The approved subdivision shall be recorded with the Clerk of Civil District Court's Land Records Division prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.
3. The plans submitted to the City Planning Commission for final approval shall show adherence to applicable vehicle parking design regulations of **Article 22, Section 22.8** of the Comprehensive Zoning Ordinance
4. The plans submitted to the City Planning Commission for final approval shall include a landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:
 - a. The genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights of-way within the site, with applicable remarks and details;

- b. Compliance with all applicable landscape regulations in **Article 23** and elsewhere in the Comprehensive Zoning Ordinance including parking lot landscaping in **Article 23, Section 23.7** and **Article 23, Section 23.9**.

5. All parking lots shall meet the following requirements:

- a. The parking lot shall be used solely for the parking of passenger vehicles for periods of less than one (1) day and cannot be used as an off-street loading area.
- b. No sale, display, repair, or service of any kind is permitted in any parking lot.
- c. Signs shall comply with the regulations of **Section 24.12**, or for Historic Core Districts, **Section 24.13**.
- d. No buildings other than those for shelter of attendants or payment kiosks are permitted in a parking lot. The allowable shelters shall not exceed ten (10) feet in height and fifty (50) square feet in area.
- e. The parking lots shall be screened and landscaped in accordance with the requirements of **Article 23**.
- f. The parking lot shall be kept free from refuse and debris. All landscape shall be maintained in a healthy growing condition.
- g. Parking lots in the VCS or VCS-1 Districts are conditional uses on existing vacant lots only.
- h. A parking lot shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following:
- i. The parking lot shall provide exterior security cameras, the location of which shall be indicated in the plan.
- ii. Security and operation plans may be revised by the property owner or licensed operator. New plans shall be resubmitted for approval.

6. The plans submitted to the City Planning Commission for final approval shall show the installation of one electrical vehicle charging station, in accordance with **Article 20, Section 20.3.00** of the Comprehensive Zoning Ordinance.

SECTION 2. That Ordinance No. 17,870 MCS (Zoning Docket 090/96) is hereby rescinded.

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

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

16 if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within
17 the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the
18 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: