

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: November 6, 2025

CALENDAR NO. 35,299

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE to establish a conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed-Use District, on Square 189, Lots 3 and 4, in the First Municipal District, bounded by Prytania Street, Erato Street, Camp Street, and Thalia Street (Municipal Address: 1316 Prytania Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 52/25 was initiated by Victor R. Farrugia 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 October 3, 2025, presented in **Zoning Docket Number 52/25**; 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-25-543 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 a conditional use to permit a parking lot (principal use) in an HU-MU Historic
3 Urban Neighborhood Mixed-Use District, on Square 189, Lots 3 and 4, in the First Municipal District,
4 bounded by Prytania Street, Erato Street, Camp Street, and Thalia Street (Municipal Address: 1316

5 Prytania Street); is hereby authorized and approved, subject to the following provisos, as specifically
6 set forth herein:

7 **PROVISOS:**

- 8 1. The Department of Safety and Permits shall issue no building permits or licenses for this
9 project until final development plans are approved by the City Planning Commission and
10 recorded with the Office of Conveyances. Failure to complete the conditional use process by
11 properly recording plans within a one-year time period or failure to request an administrative
12 extension as provided for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance
13 will void the conditional use approval.
- 14 2. The plans submitted to the City Planning Commission for final approval shall show adherence
15 to applicable vehicle parking design regulations of **Article 22, Section 22.8** of the
16 Comprehensive Zoning Ordinance.
- 17 3. The plans submitted to the City Planning Commission for final approval shall include a
18 landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning
19 Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect.
20 This landscape plan shall indicate the following:
 - 21 a. the genus, species, size, location, quantity, and irrigation of all existing and proposed
22 plant materials within both the common areas and the street rights-of-way within the
23 site, with applicable remarks and details; and
 - 24 b. compliance with all applicable landscape regulations in Article 23 and elsewhere in
25 the Comprehensive Zoning Ordinance including parking lot landscaping in **Article 23,**
26 **Section 23.7** and **Article 23, Section 23.9.**

- 27 4. The plans submitted to the City Planning Commission for final approval shall be revised to
28 demonstrate compliance with buffer yard requirements as well as providing landscape islands
29 at the end of every row per **Section 23.8** and **23.7.C**, respectively.
- 30 5. All parking lots shall meet the following requirements:
- 31 a. The parking lot shall be used solely for the parking of passenger vehicles for periods
32 of less than one (1) day and cannot be used as an off-street loading area.
- 33 b. No sale, display, repair, or service of any kind is permitted in any parking lot.
- 34 c. Signs shall comply with the regulations of **Section 24.12**, or for Historic Core
35 Districts, **Section 24.13**.
- 36 d. No buildings other than those for shelter of attendants or payment kiosks are permitted
37 in a parking lot. The allowable shelters shall not exceed ten (10) feet in height and fifty
38 (50) square feet in area.
- 39 e. The parking lots shall be screened and landscaped in accordance with the requirements
40 of **Article 23**.
- 41 f. The parking lot shall be kept free from refuse and debris. All landscape shall be
42 maintained in a healthy growing condition.
- 43 g. Parking lots in the VCS or VCS-1 Districts are conditional uses on existing vacant lots
44 only.
- 45 h. A parking lot shall submit a security and operation plan, to be reviewed by the Director
46 of Safety and Permits, and all other relevant City agencies, with the following:
- 47 i. The parking lot shall provide exterior security cameras, the location of which
48 shall be indicated in the plan.

49 ii. Security and operation plans may be revised by the property owner or licensed
50 operator. New plans shall be resubmitted for approval.

51 6. The plans submitted to the City Planning Commission for final approval shall show the
52 installation of one electrical vehicle charging station, in accordance with **Article 20, Section**
53 **20.3.OO** of the Comprehensive Zoning Ordinance.

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 be
6 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 be
6 submitted within one year of the effective date of this Ordinance, unless extended as authorized by
7 the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission
8 shall verify that the development plan incorporates all conditions set forth in this Ordinance and shall
9 sign the plan to indicate final plan approval. The final approved plan shall be recorded in the Office
10 of the Clerk of Civil District Court for the Parish of Orleans, within 30 days of the date of final
11 approval, and evidence of such recordation shall be submitted to the City Planning Commission. No
12 use or occupancy certificates or permits, other than the building permits needed to fulfill the

13 proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is
14 submitted to the City Planning Commission. If the development plan is not approved and recorded,
15 within the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall
16 be null and void with no legal force or binding effect. Furthermore, if the requirements of Section
17 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by
18 Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will
19 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:

MOTION

NO. M-25-543

CITY HALL: October 23, 2025

BY: COUNCILMEMBER HARRIS

SECONDED BY: COUNCILMEMBER GIARRUSSO

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 052/25** for property located at Square 189, Lots 3 and 4 in the First Municipal District, bounded by Prytania Street, Erato Street, Camp Street, and Thalia Street, bearing municipal address 1316 Prytania Street, initiated by Victor R. Farrugia, requesting a conditional use to permit a parking lot (principal use) in an HU-MU Historic Urban Neighborhood Mixed Use District, 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, Moreno, Thomas - 6

NAYS: 0

ABSENT: Morrell - 1

RECUSED: 0

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lera W. Johnson
CLERK OF COUNCIL

AND THE MOTION WAS ADOPTED.