

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: July 24, 2025

CALENDAR NO. 35,172

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to establish a conditional use to permit food processing in an RRE Rural Residential Estate District, on Parcel B, Stanton Plantation, Section 11, T13S, R25E, in the Fifth Municipal District, bounded by River Road/Patterson Drive, Willow Drive, Delacroix Road, and Stanton Road (Municipal Address: 10801 River Road); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 27/25 was initiated by Moones Landing, 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 a conditional use in its report to the City Council dated June 9, 2025, presented in **Zoning Docket Number 27/25;** and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and were granted approval, subject to six (6) provisos, as stated in Motion Number M-25-359 (Lying Over) of the Council of the City of New Orleans on July 10, 2025.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,** That
2 a conditional use to permit food processing in an RRE Rural Residential Estate District, on Parcel B, Stanton
3 Plantation, Section 11, T13S, R25E, in the Fifth Municipal District, bounded by River Road/Patterson Drive,
4 Willow Drive, Delacroix Road, and Stanton Road (Municipal Address: 10801 River Road); is hereby
5 authorized and approved, subject to the following provisos, as specifically set forth herein:

6 **PROVISOS:**

- 7 1. In accordance with **Article 20, Section 20.3.C.7.a (including Table 20-1)**, the developer shall
8 submit plans that indicate the maximum number of the following types of livestock animals that may
9 be permitted on agricultural use shall be in accordance with the standards provided in **Table 20-1**.
- 10 2. The plans submitted to the City Planning Commission for final approval shall indicate adherence
11 with **Article 8, Section 8.3 (Table 8-2)** in that the new construction shall meet the maximum building
12 height, bulk, and setback requirements for the R-RE District.
- 13 3. The developer shall also verify that all livestock shall be kept so as not to cause any adverse impact,
14 including but not limited to odor, noise, drainage, or pest infestation, on any other property. The
15 presence of any such impact constitutes a violation of this Ordinance and a public nuisance that the
16 Director of the Department of Safety and Permits and/or the Director of the Department of Health
17 may require to be abated at the expense of the owner of the livestock and/or the owner of the property
18 on which the livestock is kept, in addition to verifying that all livestock are kept in accordance with
19 the provisions of **Chapter 18 of the City Code**.
- 20 4. The developer shall verify that, per **Article 20.3.C.7.c:**
- 21 a. All livestock shall be kept within fences, corrals, barns, enclosures, or pens.
- 22 b. All livestock shall be provided sanitary and sound shelter, in accordance with Chapter 18 of
23 the City Code.
- 24 c. All agricultural uses with livestock shall provide an appropriate method of protecting
25 livestock in the event of flooding.
- 26 d. Agriculture use operators may include office and meeting spaces within structures on lots
27 with an agriculture use, so long as such structures are ancillary to the agriculture operation
28 and not the primary function of the land, and must be less than 20% of the entire land space
29 occupied by the agriculture operation.

30 5. The Department of Safety and Permits shall issue no building permits or licenses for this project until
31 final development plans are approved by the City Planning Commission and recorded with the Office
32 of Conveyances. Failure to complete the conditional use process by properly recording plans within
33 a one year time period or failure to request an administrative extension as provided for in **Article 4,**
34 **Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

35 6. The maximum number of poultry to be processed annually on-site shall be 12,000.

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

1 **SECTION 3.** This Ordinance shall have the legal force and effect of authorizing this conditional use
2 after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled
3 and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation
4 have begun to be fulfilled. Fulfilment of a continuing or ongoing obligation is based on the City Planning
5 Commission's approval of the final site plan, which shall be submitted within one year of adoption of this
6 Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The
7 Executive Director of the City Planning Commission shall verify that the development plan incorporate all
8 conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final
9 approved plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans,
10 within 30 days of the date of final approval, and evidence of such recordation shall be submitted to the City
11 Planning Commission. No use or occupancy certificates or permits, other than the building permits needed
12 to fulfill the proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation

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

ASSISTANT CLERK OF COUNCIL

ROLL CALL VOTE:
YEAS:
NAYS:
ABSENT:
RECUSED:

MOTION

NO. M-25-359

CITY HALL: June 26, 2025

BY: COUNCILMEMBER KING

SECONDED BY:

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 provisos, related to **ZONING DOCKET 27/25**, initiated by **MOONES LANDING, LLC**, requesting consideration of a conditional use to permit food processing in an RRE Rural Residential Estate District, on Parcel B, Stanton Plantation, Section 11, T13S, R25E, in the Fifth Municipal District, bounded by River Road/Patterson Drive, Willow Drive, Delacroix Road, and Stanton Road (Municipal Address: 10801 River Road), 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 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:

NAYS:

ABSENT:

RECUSED:

AND THE MOTION WAS ADOPTED.