

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: March 12, 2026

CALENDAR NO. 35,390

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE to establish a conditional use to permit a reception facility with outdoor live entertainment (secondary use) in an HU-B1 Historic Urban Neighborhood Business District, on Square 395, Lots 5 and Pt. 6, in the Second Municipal District, bounded by Bienville Avenue, North Dupre Street, North Gayoso Street, and Conti Street (Municipal Address: 2915 Bienville Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 8/26 was initiated by 2915 Bienville Properties, 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 conditional use in its report to the City Council dated January 23, 2026, presented in **Zoning Docket Number 8/26**; 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 two (2) provisos, as stated in Motion Number M-26-95 of the Council of the City of New Orleans on February 26, 2026.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS,** That a conditional use to permit a reception facility with outdoor live entertainment
3 (secondary use) in an HU-B1 Historic Urban Neighborhood Business District, on Square 395,

4 Lots 5 and Pt. 6, in the Second Municipal District, bounded by Bienville Avenue, North Dupre
5 Street, North Gayoso Street, and Conti Street (Municipal Address: 2915 Bienville Street); is
6 hereby authorized and approved, subject to the following provisos, as specifically set forth
7 herein:

8 **PROVISOS:**

- 9 1. In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the
10 below use standards:
- 11 i. A general admission fee or any other monetary donations (payment at the door
12 to the general public) for entrance is prohibited, with the exception of fundraisers
13 or events for bona fide non-profit organizations, places of worship or
14 educational facilities.
 - 15 ii. Outdoor live entertainment-secondary use is a separate use and subject to
16 separate approval. Additionally, the reception facility must remain open while
17 any live entertainment takes place. Indoor live entertainment is subject to a
18 closed doors and windows policy.
 - 19 iii. Outdoor lighting shall be directed away from adjacent residentially zoned
20 property.
 - 21 iv. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight
22 Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.
- 23 2. The Department of Safety and Permits shall issue no building permits or licenses for
24 this project until final development plans are approved by the City Planning
25 Commission and recorded with the Office of Conveyances. Failure to complete the

26 conditional use process by properly recording plans within a one-year time period or
27 failure to request an administrative extension as provided for in **Article 4, Section 4.3.H**
28 of the Comprehensive Zoning Ordinance will void the conditional use approval.

1 **SECTION 2.** Whoever does anything prohibited by this Ordinance or fails to do
2 anything required to be done by this Ordinance shall be subject to whatever civil liabilities,
3 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
3 have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 1,
4 which impose a continuing or ongoing obligation have begun to be fulfilled. Fulfilment of a
5 continuing or ongoing obligation is based on the City Planning Commission's approval of the
6 final site plan, which shall be submitted within one year of adoption of this Ordinance by the
7 City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The
8 Executive Director of the City Planning Commission shall verify that the development plan
9 incorporate all conditions set forth in this Ordinance and shall sign the plan to indicate final
10 plan approval. The final approved plan shall be recorded in the Office of the Clerk of Civil
11 District Court for the Parish of Orleans, within 30 days of the date of final approval, and
12 evidence of such recordation shall be submitted to the City Planning Commission. No use or
13 occupancy certificates or permits, other than the building permits needed to fulfill the
14 proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation
15 is submitted to the City Planning Commission. If the development plan is not approved and
16 recorded, within the timeframes provided in the Comprehensive Zoning Ordinance, then this

17 Ordinance shall be null and void with no legal force or binding effect. Furthermore, if the
18 requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied
19 within the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning
20 Ordinance, the conditional use will expire, and this Ordinance will be null and void. The
21 preceding deadlines may be extended via motion in accordance with the Comprehensive Zoning
22 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-26-95

CITY HALL: February 26, 2026

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 two (2) provisos**, related to **ZONING DOCKET 8/26**, initiated by 2915 Bienville Properties, LLC., requesting consideration of a conditional use to permit a Reception facility with outdoor live entertainment (secondary use), an HU-B1 Historic Urban Neighborhood Business District, on Square 395, Lot 5 and Pt. 6, in the Second Municipal District, bounded by Bienville Avenue, North Dupre Street, North Gayoso Street, and Conti Street (**Municipal Address: 2915 Bienville Street**), is hereby **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: Green, Harris, Hughes, King, McCarron, Morrell, Willard - 7

NAYS: 0

ABSENT: 0

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY



CLERK OF COUNCIL