

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: January 8, 2026

CALENDAR NO. 35,327

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GIARRUSSO

AN ORDINANCE to establish a conditional use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District, on Square 12, Lots 1 through 7, A, B, C, and D, in the Sixth Municipal District, bounded by Annunciation Street, Nashville Avenue, Arabella Street, and Laurel Street (Municipal Addresses: 5703 Annunciation Street and 401 Nashville Avenue); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 55/25 was initiated by Orleans Parish School Board 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 November 12, 2025, presented in **Zoning Docket Number 55/25**; 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 two (2) waivers and seven (7) provisos, as stated in Motion Number M-25-668 (AS AMENDED) of the Council of the City of New Orleans on December 18, 2025.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS,** That a conditional use to permit a secondary educational facility in an HU-RD2
3 Historic Urban Two-Family Residential District, on Square 12, Lots 1 through 7, A, B, C, and D,

4 in the Sixth Municipal District, bounded by Annunciation Street, Nashville Avenue, Arabella
5 Street, and Laurel Street (Municipal Addresses: 5703 Annunciation Street and 401 Nashville
6 Avenue); is hereby authorized and approved, subject to the following waivers and provisos, as
7 specifically set forth herein:

8 **WAIVERS:**

- 9 1. The developer shall be granted a waiver of **Article 22, Section 22.4.A (Table 22-1)**
10 **Parking Requirements**, which requires twenty-five (25) off-street parking spaces to be
11 provided, to allow only nine (9) off-street parking spaces to be provided.
- 12 2. The developer shall be granted a waiver of **Article 24, Section 23.8 Buffer Yards**, which
13 requires a ten foot (10') buffer yard along the Laurel Street-side property line between the
14 parking area and the adjacent residentially zoned property, to permit no buffer yard.

15 **PROVISOS:**

- 16 1. The Department of Safety and Permits shall issue no building permits or licenses for this
17 project until final development plans are approved by the City Planning Commission and
18 recorded with the Clerk of Civil District Court's Land Records Division. Failure to
19 complete the conditional use process by properly recording plans within one year or failure
20 to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the
21 Comprehensive Zoning Ordinance will void the conditional use approval.
- 22 2. In accordance with **Article 20.3.Z Educational Facility** the developer shall submit
23 architectural drawings for review and approval by City Planning Commission staff
24 indicating a traffic plan. A traffic plan shall include the following components: circulation
25 routes for school bus, motor vehicle, bicycle and pedestrian transportation modes; ingress
26 and egress locations for each transportation mode; curb side usage; locations and capacity

- 27 of all off-street parking and loading spaces; for primary and secondary educational
28 facilities, student pick-up and drop-off locations shall also be shown along with a plan for
29 staff supervision and traffic control during peak hours; and an inventory of school zone
30 signage, pedestrian beacons, crosswalk striping and ADA compliance shall be included.
- 31 3. The plans submitted to the City Planning Commission for final approval shall include a
32 landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive
33 Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape
34 architect. This landscape plan shall indicate the following:
- 35 a. The genus, species, size, location, quantity, and irrigation of all existing and
36 proposed plant materials within both the common areas and the street rights of-way
37 within the site, with applicable remarks and details.
- 38 b. Compliance with all applicable landscape regulations in Article 23 and elsewhere
39 in the Comprehensive Zoning Ordinance including building foundation planting.
- 40 4. The developer shall obtain the applicable approvals from the Department of Public Works,
41 the Department of Parks and Parkways, and any other relevant agency for the modifications
42 and landscape to the public right-of-way. This may require the proposed head-in on-street
43 parking spaces to be replaced with parallel on-street parking spaces.
- 44 5. Performances, concerts, and all other performance-related activities within the auditorium
45 shall be limited to 37 days per calendar year.
- 46 6. Performances, concerts, and all other performance-related activities within the auditorium
47 shall cease by 10 p. m.
- 48 7. The dumpster shall be emptied three times per week. The dumpster shall be emptied
49 between 7 a. m. and 8 p. m.

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

20 be null and void. The preceding deadlines may be extended via motion in accordance with the
21 Comprehensive Zoning 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

(AS AMENDED)

NO. M-25-668

CITY HALL: December 18, 2025

BY: COUNCILMEMBER GIARRUSSO

SECONDED BY: COUNCILMEMBER THOMAS

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and **favorable recommendation**, subject to four provisos, for **ZONING DOCKET 55/25 – Orleans Parish School Board**, requesting a Conditional Use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District, on Square 12, Lots 1 through 7, A, B, and C, in the Sixth Municipal District, bounded by Annunciation Street, Nashville Avenue, Arabella Street, and Laurel Street (Municipal Address: **5703 Annunciation Street and 401 Nashville Avenue**), is approved and the request is **granted** subject to the two waivers and four provisos within the City Planning Commission report, and the additional four provisos listed below:

* * *

5. Performances, concerts, and all other performance-related activities within the auditorium shall be limited to 37 days per calendar year.

6. Performances, concerts, and all other performance-related activities within the auditorium shall cease by 10 p.m.

7. The dumpster shall be emptied three times per week. The dumpster shall be emptied between 7 a.m. and 8 p.m.

BE IT FURTHER MOVED, That the Clerk of Council shall 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 the 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, King, Moreno, Morrell, Thomas - 5

NAYS: 0

ABSENT: Green, Harris - 2

RECUSED: 0

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

AND THE MOTION WAS ADOPTED.

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