

ORDINANCE
CITY OF NEW ORLEANS

CITY HALL: July 23, 2026

CALENDAR NO. 35,517

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to establish a conditional use to permit a reception facility in an HU-B1 Historic Urban Neighborhood Business District, on Square 766, Lot 1, in the Third Municipal District, bounded by Saint Bernard Avenue, North Derbigny Street, London Avenue, New Orleans Street, and North Roman Street (Municipal Address: 1701 St. Bernard Avenue); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 55/26 was initiated by Gabrielle Riles 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 June 11, 2026, presented in **Zoning Docket Number 55/26**; and

WHEREAS, the changes were deemed necessary and in the best interest of the City of New Orleans and the request was granted approval by the City Council, subject to two (2) provisos, as stated in Motion Number M-26-276 of the Council of the City of New Orleans on July 9, 2026.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS, That a conditional use to permit a reception facility in an HU-B1 Historic Urban Neighborhood Business District, on Square 766, Lot 1, in the Third Municipal District, bounded by Saint Bernard Avenue, North Derbigny Street, London Avenue, New Orleans Street, and North Roman Street (Municipal Address: 1701 St. Bernard Avenue); is hereby authorized and approved, subject to the following provisos, as specifically set forth herein:

PROVISOS:

1. In accordance with **Article 20, Section 20.3.WW**, the reception facility is subject to the below use standards:

- i. A general admission fee or any other monetary donations (payment at the door to the general public) for entrance is prohibited, with the exception of fundraisers or events for bona fide non-profit organizations, places of worship or educational facilities.
- ii. Outdoor live entertainment-secondary use is a separate use and subject to separate approval. Additionally, the reception facility must remain open while any live entertainment takes place. Indoor live entertainment is subject to a closed doors and windows policy.
- iii. Outdoor lighting shall be directed away from adjacent residentially zoned property.
- iv. Indoor hours of operation are restricted to 10:00 a.m. to 12:00 a.m. midnight Sunday through Thursday and 10:00 a.m. to 4:00 a.m. Friday through Saturday.

2. 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.

SECTION 2. Whoever does anything prohibited by this Ordinance or fails to do anything required to be done by this Ordinance shall be subject to whatever civil liabilities, penalties, or remedies the law prescribes.

SECTION 3. 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. Fulfillment 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 adoption of this Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The Executive Director of the City Planning Commission shall verify that the development plan incorporate 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 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.

12 No 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 Article 4,
17 Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within the timeframe
18 allotted by Article 4, Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the
19 conditional use will expire, and this Ordinance will be null and void. The preceding deadlines may
20 be extended via motion in accordance with the 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
NO. M-26-276

CITY HALL: July 9, 2026

BY: COUNCILMEMBER KING

SECONDED BY: COUNCILMEMBER WILLARD

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the report and recommendation of approval, subject to two provisos, by the City Planning Commission on **ZONING DOCKET NO. 55/26** initiated by **GABRIEL RILES**, requesting a conditional use to permit a reception facility in an HU-B1 Historic Urban Neighborhood Business District, on Square 766, Lot 1, in the Third Municipal District, bounded by Saint Bernard Avenue, North Derbigny Street, London Avenue, New Orleans Street, and North Roman Street (**Municipal Address(es): 1701 Saint Bernard Avenue**), is hereby received and the request is approved subject to the two recommended provisos.

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

RECUSED: 0

AND THE MOTION WAS ADOPTED.

**THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY**



CLERK OF COUNCIL

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