

**ORDINANCE**

**CITY OF NEW ORLEANS**

**CITY HALL: March 12, 2026**

**CALENDAR NO. 35,382**

**NO. \_\_\_\_\_ MAYOR COUNCIL SERIES**

**BY: COUNCILMEMBER KING**

**AN ORDINANCE** to establish a conditional use to permit a single-family residence in a GPD General Planned Development District, on Square 171, Lots 50 through 54, Riverside Subdivision, in the Fifth Municipal District, bounded by Oliver Street, Rankin Street, Paul Street, and the Mississippi River (Municipal Address 3350 Oliver Street); and otherwise to provide with respect thereto.

**WHEREAS, Zoning Docket Number 2/26** was initiated by Isaiah Byrd and Angeonita Byrd 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 2/26**; 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 three (3) provisos, as stated in Motion Number M-26-79 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 single-family residence in a GPD General  
3   Planned Development District, on Square 171, Lots 50 through 54, Riverside Subdivision, in

4 the Fifth Municipal District, bounded by Oliver Street, Rankin Street, Paul Street, and the  
5 Mississippi River (Municipal Address 3350 Oliver Street), is hereby authorized and approved,  
6 subject to the following provisos, as specifically set forth herein:

7 **PROVISOS:**

- 8 1. The Department of Safety and Permits shall issue no building permits or licenses for  
9 this project until final development plans are approved by the City Planning  
10 Commission and recorded with the Clerk of Civil District Court's Land Records  
11 Division. Failure to complete the conditional use process by properly recording plans  
12 within one year or failure to request an administrative extension as provided for in  
13 **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the  
14 conditional use approval.
- 15 2. The developer shall consolidate the lots associated with the site into a single lot of record  
16 through the City Planning Commission. The developer shall submit a complete  
17 application for the resubdivision prior to City Planning Commission sign-off on final  
18 plans. The approved subdivision shall be recorded with the Clerk of Civil District  
19 Court's Land Records Division prior to the issuance of a Certificate of Occupancy by  
20 the Department of Safety and Permits.
- 21 3. The plans submitted to the City Planning Commission for final approval shall indicate  
22 the presence of one off-street parking space in a permitted location, such as the rear or  
23 side yard of the property, in accordance with the requirements as set forth in **Article 22,**  
24 **Section 22.8** of the Comprehensive Zoning Ordinance.

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-26-79**

**CITY HALL: February 26, 2026**

**BY: COUNCILMEMBER KING**

**SECONDED BY: COUNCILMEMBER MCCARRON**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,** That the report and recommendation of approval, subject to three provisos, by the City Planning Commission on **ZONING DOCKET NO. 2/26** initiated by **ISAIAH BYRD AND ANGEONITA BYRD**, requesting a Conditional Use to permit a single-family residence in a GPD General Planned Development District, on Square 171, Lots 50 through 54, Riverside Subdivision, in the Fifth Municipal District, bounded by Oliver Street, Rankin Street, Paul Street, and the Mississippi River (**municipal address: 3350 Oliver Street**), is hereby received and the request is approved subject to the three 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**

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**CLERK OF COUNCIL**