

ORDINANCE
CITY OF NEW ORLEANS

CITY HALL: May 7, 2026

CALENDAR NO. 35,431

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GREEN

AN ORDINANCE to effect a zoning change from an MU-1 Medium Intensity Mixed-Use District and an S-RD Suburban Two-Family Residential District to an OS-R Regional Open Space District and to establish a conditional use to permit a stadium, on Lot Y, on an undesignated square, in the Third Municipal District, bounded by Almonaster Avenue, Carver Rams Way (formerly Higgins Boulevard), Metropolitan Street, and Saint Ferdinand Street (Municipal Addresses: 4290 Almonaster Avenue and 3059 Carver Rams Way [formerly Higgins Boulevard]); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 32/26 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 zoning change and conditional use in its report to the City Council dated April 1, 2026, presented in **Zoning Docket Number 32/26**; and

WHEREAS, the recommendation of the City Planning Commission was upheld, 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 four (4) provisos, as stated in Motion Number M-26-154 of the Council of the City of New Orleans on April 23, 2026.

SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS That the Executive Director of the City Planning Commission be and is hereby directed to change the appropriate zoning district maps together with all the notations, references, and other information shown thereon, together with the lot line zoning districts maps referred to in Ordinance No. 4264 M.C.S., as amended by Ordinance No. 26413 M.C.S., as amended, the Comprehensive Zoning Ordinance of the City of New Orleans, for a zoning change from an MU-1 Medium Intensity Mixed-Use District and an S-RD Suburban Two-Family Residential District

8 to an OS-R Regional Open Space District, on Lot Y, on an undesignated square, in the Third
9 Municipal District, bounded by Almonaster Avenue, Carver Rams Way (formerly Higgins
10 Boulevard), Metropolitan Street, and Saint Ferdinand Street (Municipal Addresses: 4290
11 Almonaster Avenue and 3059 Carver Rams Way [formerly Higgins Boulevard]); in accordance
12 with Motion Number M-26-154 of the Council of the City of New Orleans, approved on April 23,
13 2026.

1 **SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, That a conditional use to permit a stadium, on Lot Y, on an undesignated square, in
3 the Third Municipal District, bounded by Almonaster Avenue, Carver Rams Way (formerly
4 Higgins Boulevard), Metropolitan Street, and Saint Ferdinand Street (Municipal Addresses: 4290
5 Almonaster Avenue and 3059 Carver Rams Way [formerly Higgins Boulevard]); is hereby
6 authorized and approved, subject to the following provisos, as specifically set forth herein:

- 7 1. The Department of Safety and Permits shall issue no building permits or licenses for this
8 project until final development plans are approved by the City Planning Commission and
9 recorded with the Office of Conveyances. Failure to complete the conditional use process
10 by properly recording plans within one year or failure to request an administrative
11 extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning
12 Ordinance will void the conditional use.
- 13 2. The plans submitted to the City Planning Commission for final approval shall indicate the
14 presence of the minimum required vehicle parking spaces, as set forth in **Article 22,**
15 **Section 22.4.A (Table 22-1)** of the Comprehensive Zoning Ordinance. The maximum
16 allowable number of vehicular parking spaces is 150% of the required minimum, in
17 accordance with **Article 22, Section 22.4.B** of the Comprehensive Zoning Ordinance. The
18 design of vehicle parking spaces shall comply with the requirements as set forth in **Article**
19 **22, Section 22.8** of the Comprehensive Zoning Ordinance.
- 20 3. The plans submitted to the City Planning Commission for final approval shall indicate the
21 installation of the minimum required bicycle parking spaces, as set forth in **Article 22,**
22 **Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning
23 Ordinance. The design of bicycle parking spaces shall comply with the requirements as set
24 forth in Article 22, Section 22.9 of the Comprehensive Zoning Ordinance. When

submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Department of Public Works for any bicycle spaces located in the public right-of-way.

4. The plans submitted to the City Planning Commission for final approval shall include a landscape plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:

- a. the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights-of-way within the site, with applicable remarks and details;
- b. compliance with all applicable landscape regulations in **Article 23** and elsewhere in the Comprehensive Zoning Ordinance including parking lot landscaping in **Article 23, Section 23.7** building foundation planting in **Article 23, Section 23.6** and buffer yard landscaping in **Article 23, Section 23.8**.

SECTION 3. 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 4. This Ordinance shall have the legal force and effect of authorizing this conditional use after: (1) all proviso(s) listed in Section 2, which impose a one-time obligation have been completely fulfilled and complied with; and (2) all proviso(s) listed in Section 2, 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 incorporates 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 Civil District 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. No use or occupancy certificates or permits, other than the 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
NO. M-26-154**

CITY HALL: April 23, 2026

BY: COUNCILMEMBER GREEN

SECONDED BY: COUNCILMEMBER WILLARD

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **approval** related to **ZONING DOCKET 32/26**, initiated by **ORLEANS PARISH SCHOOL BOARD**, requesting a Zoning Change from an MU-1 Medium Intensity Mixed-Use District and an S-RD Suburban Two-Family Residential District to an OS-R Regional Open Space District and a conditional use to permit a stadium, on Lot Y on an undesignated square in the Third Municipal District, bounded by Almonaster Avenue, Higgins Boulevard, Metropolitan Street, and Saint Ferdinand Street (**Municipal Address(es): 4290 Almonaster Avenue and 3059 Higgins Boulevard**), is received and the request is hereby **APPROVED**, subject to the four (4) provisos in the City Planning Commission staff report.

BE IT FURTHER MOVED, That the Clerk of Council 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