

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: June 24, 2026

CALENDAR NO. 35,474

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to rescind Ordinance No. 26,276 MCS (Zoning Docket 123/14) and grant a planned development which authorizes the expansion of an indoor amusement facility, on Square 337, Lots 3A and 3-A1, in the Second Municipal District, bounded by North Broad Street, North Dorgenois Street, Saint Peter Street, and Toulouse Street (Municipal Addresses: 636-650 North Broad Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 39/26 was initiated by Art House NOLA, Inc. and Get the Gorilla, 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 amendment in its report to the City Council dated April 29, 2026, presented in **Zoning Docket Number 39/26**; and

WHEREAS, the recommendation of the City Planning Commission was upheld, and the changes were deemed necessary and in the best interest of the City of New Orleans and the request was approved with modification by the City Council, subject to three (3) exceptions and three (3) provisos, as stated in Motion Number M-26-232 of the Council of the City of New Orleans on June 4, 2026.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,**

2 That Ordinance No. 26,276 MCS (Zoning Docket 123/14) is hereby rescinded, as indoor amusement
3 facilities are allowed by-right within the HU-MU District and no longer require conditional use approval.

1 **SECTION 2.** A planned development which authorizes the expansion of an indoor amusement
2 facility, on Square 337, Lots 3A and 3-A1, in the Second Municipal District, bounded by North Broad
3 Street, North Dorgenois Street, Saint Peter Street, and Toulouse Street (Municipal Addresses: 636-650

North Broad Street); is hereby approved, subject to the following exceptions and provisos, as specifically set forth herein:

EXCEPTIONS:

1. In accordance with **Article 5, Section 5.2.D General Standards for Planned Developments** of the Comprehensive Zoning Ordinance the developer shall be granted an exception of **Article 12, Section 12.3.A.1 (Table 12-2: Bulk & Yard Regulations) Maximum Total Floor Area – Commercial Use** to allow an indoor amusement facility to be greater than 10,000 square feet in total floor area.
2. In accordance with **Article 5, Section 5.2.D General Standards for Planned Developments** of the Comprehensive Zoning Ordinance the developer shall be granted an exception of all on-site parking requirements in **Article 22, Section 22.4.A (Table 22-1) Off-Street Parking Requirements** to support the expansion of an adaptive reuse of the historic structure in accordance with the Planned Development process.
3. In accordance with **Article 5, Section 5.2.D General Standards for Planned Developments** of the Comprehensive Zoning Ordinance, the developer shall be granted an exception of all minimum permeable open space in **Article 12, Section 12.3.A.1 (Table 12-2)**.

PROVISOS:

1. 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 Planned Development approval.

2. In accordance with **Article 20.3.E Amusement Facility, Indoor or Outdoor** – the developer shall submit a noise abatement plan, a security and operations plan, and surrounding area information to be reviewed by the Director of Safety and Permits, and all other relevant City agencies prior to permitting.

3. The developer shall indicate the installation of the minimum required bicycle parking spaces, as set forth in **Article 22, Section 22.6 (Table 22-1)** of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission. The design of bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance.

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 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. 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 recorded and evidence of recordation

13 is submitted to the City Planning Commission. If the development plan is not approved and recorded, within
14 the timeframes provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and
15 void with no legal force or binding effect. Furthermore, if the requirements of Article 4, Section 4.3.H.1 of
16 the Comprehensive Zoning Ordinance are not satisfied within the timeframe allotted by Article 4, Sections
17 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the conditional use will expire, and this
18 Ordinance will be null and void. The preceding deadlines may be extended via motion in accordance with
19 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-26-232**

CITY HALL: June 4, 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 exceptions and five provisos, by the City Planning Commission on **ZONING DOCKET NO. 39/26** initiated by **ART HOUSE NOLA, INC. AND GET THE GORILLA, LLC**, requesting an amendment to Ordinance No. 26,276 MCS (Zoning Docket 123/14) to permit a planned development authorizing the expansion of an indoor amusement facility, located on Square 337, Lots 3A and 3-A1, in the Second Municipal District, bounded by North Broad Street, North Dorgenois Street, Saint Peter Street, and Toulouse Street (**Municipal address: 636-650 North Broad Street**), is hereby received and the request is approved as recommended by the City Planning Commission with the following modifications:

1. Exceptions 1 and 2 are approved as recommended.

2. A third exception is approved, as follows:

“In accordance with Section 5.2.D General Standards for Planned Developments of the Comprehensive Zoning Ordinance, the developer shall be granted an exception of all minimum permeable open space in Section 12.3.A.1 (Table 12-2).”

3. Provisos 1 through 4 are approved as recommended.

4. Proviso 5 is deleted.

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 COUNCIL WAS CALLED TO ORDER, AND THE COUNCIL CERTIFIED ON THE ADOPTION THEREOF, AND RESULTED AS FOLLOWS:

YEAS: Harris, Hughes, King, McCarron, Morrell, Willard - 6

NAYS: 0

ABSENT: Green - 1

RECUSED: 0

AND THE MOTION WAS ADOPTED.



CLERK OF COUNCIL

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