

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: March 12, 2026

CALENDAR NO. 35,380

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HUGHES

AN ORDINANCE to establish a conditional use to permit a contractor storage yard, outdoor storage yard, and warehouse in the M-MU Maritime Mixed-Use District, for the property located at Tract A or H1, a roadway, and Lots 170, 172, 174, 176, 178, Faubourg de Montluzin, in the Third Municipal District, bounded by Chef Menteur Highway and Ridgeway Boulevard (Municipal Address: 19001 Chef Menteur Highway); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 12/26 was initiated by Corvus Estate Holdings, 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 conditional use in its report to the City Council dated January 23, 2026, presented in **Zoning Docket Number 12/26**; 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 one (1) waiver and two (2) provisos, as stated in Motion Number M-26-91 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 ORDAINS,** That
2 a conditional use to permit a contractor storage yard, outdoor storage yard, and warehouse in the M-MU
3 Maritime Mixed-Use District, for the property located at Tract A or H1, a roadway, and Lots 170, 172, 174,
4 176, 178, Faubourg de Montluzin, in the Third Municipal District, bounded by Chef Menteur Highway and
5 Ridgeway Boulevard (Municipal Address: 19001 Chef Menteur Highway); is hereby authorized and approved,
6 subject to the following waiver and provisos, as specifically set forth herein:

7 **WAIVER:**

8 1. The developer shall be granted a waiver of **Article 21, Section 21.6.N.1.a – Fence Height (AFTER**
9 **THE FACT) (Table 22-1) (3ft)** of the Comprehensive Zoning Ordinance, which requires seven feet
10 in fence height.

11 **PROVISOS:**

12 1. The proposed warehouse shall be constructed in compliance with all relevant standards of the M-MU
13 District, including building height, setback, and design requirements.

14 2. The Department of Safety and Permits shall issue no building permits or licenses for this project until
15 final development plans are approved by the City Planning Commission and recorded with the Office
16 of Conveyances. Failure to complete the conditional use process by properly recording plans within a
17 one year time period or failure to request an administrative extension as provided for in **Article 4,**
18 **Section 4.3.H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

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

1 **SECTION 3.** This Ordinance shall have the legal force and effect of authorizing this conditional use
2 after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely fulfilled
3 and complied with; and (2) all proviso(s) listed in Section 1, which impose a continuing or ongoing obligation
4 have begun to be fulfilled. Fulfilment of a continuing or ongoing obligation is based on the City Planning
5 Commission’s approval of the final site plan, which shall be submitted within one year of adoption of this
6 Ordinance by the City Council, unless extended as authorized by the Comprehensive Zoning Ordinance. The
7 Executive Director of the City Planning Commission shall verify that the development plan incorporate all
8 conditions set forth in this Ordinance and shall sign the plan to indicate final plan approval. The final approved
9 plan shall be recorded in the Office of the Clerk of Civil District Court for the Parish of Orleans, within 30
10 days of the date of final approval, and evidence of such recordation shall be submitted to the City Planning
11 Commission. No use or occupancy certificates or permits, other than the building permits needed to fulfill the
12 proviso(s), shall be issued until the final approved plan is recorded and evidence of recordation is submitted to

13 the City Planning Commission. If the development plan is not approved and recorded, within the timeframes
14 provided in the Comprehensive Zoning Ordinance, then this Ordinance shall be null and void with no legal
15 force or binding effect. Furthermore, if the requirements of Section 4.3.H.1 of the Comprehensive Zoning
16 Ordinance are not satisfied within the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive
17 Zoning Ordinance, the conditional use will expire, and this Ordinance will be null and void. The preceding
18 deadlines may 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-26-91**

CITY HALL: February 26, 2026

BY: COUNCILMEMBER HUGHES

SECONDED BY: COUNCILMEMBER HARRIS

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the City Planning Commission's report and recommendation of **approval, subject to one waiver and two provisos**, regarding **ZONING DOCKET 012/26**, initiated by Corvus Real Estate Holdings, LLC, requesting a conditional use to permit a contractor storage yard, outdoor storage yard, and warehouse in the M-MU Maritime Mixed-Use District, for the property located at Tract A or H1, a roadway, and Lots 170, 172, 174, 176, 178, Faubourg de Montluzin, in the Third Municipal District, bounded by Chef Menteur Highway and Ridgeway Boulevard (Municipal Address 19001 Chef Menteur Highway), is hereby received and the request is **APPROVED** as recommended by the City Planning Commission.

BE IT FURTHER MOVED, 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