

ORDINANCE
CITY OF NEW ORLEANS

CITY HALL: April 9, 2026

CALENDAR NO. 35,418

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER KING

AN ORDINANCE to establish a conditional use to permit a hotel in a CBD-2 Historic Commercial and Mixed-Use District and the Transient Lodging Interim Zoning District, on Square 66, Lots A, 1, and Lot 20 or an undesignated lot, in the Second Municipal District, bounded by Iberville Street, Bourbon Street, Canal Street, and Royal Street (Municipal Address: 716 Iberville Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 18/26 was initiated by The Three Girls, 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 March 9, 2026, presented in **Zoning Docket Number 18/26**; 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-26-132 of the Council of the City of New Orleans on March 26, 2026.

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,** That
2 a conditional use to permit a hotel in a CBD-2 Historic Commercial and Mixed-Use District and the Transient
3 Lodging Interim Zoning District, on Square 66, Lots A, 1, and Lot 20 or an undesignated lot, in the Second
4 Municipal District, bounded by Iberville Street, Bourbon Street, Canal Street, and Royal Street (Municipal
5 Address: 716 Iberville Street); is hereby authorized and approved, subject to the following waiver and provisos,
6 as specifically set forth herein:

7 **WAIVER:**

8 1. A waiver of the required short-term bicycle spaces outlined in **Article 22, Section 22.4.A, Table 22-**
9 **1 Off-Street Vehicle and Bicycle Parking Requirements.**

10 **PROVISOS:**

11 1. The approval of the application is limited to Transient Lodging Use and any variances specifically
12 granted as part of this application. With the exception of any variances that are specifically granted as
13 part of this approval, the Transient Lodging Use shall be compliant with all relevant requirements of
14 the zoning ordinance.

15 2. The Department of Safety and Permits shall issue no building permits or licenses for this project until
16 final development plans are approved by the City Planning Commission and recorded with the Office
17 of Conveyances. Failure to complete the conditional use process by properly recording plans within a
18 one year time period or failure to request an administrative extension as provided for in **Article 4,**
19 **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-26-132**

CITY HALL: March 26, 2026

BY: COUNCILMEMBER KING

SECONDED BY: COUNCILMEMBER HARRIS

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. 18/26** initiated by **THE THREE GIRLS, LLC**, requesting a Conditional Use to permit a hotel in a CBD-2 Historic Commercial and Mixed-Use District and the Transient Lodging Interim Zoning District, Square 66, Lots A, 1, and Lot 20 or an undesignated lot, in the Second Municipal District, bounded by Iberville Street, Bourbon Street, Canal Street, and Royal Street (**municipal address: 716 Iberville Street**), is hereby received and the request is approved subject to the two recommended provisos and waiver of the required short-term bicycle spaces outlined in Article 22, Section 4.A, Table 22-1 Off-Street Vehicle and Bicycle Parking Requirements.

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, King, Morrell, Willard - 5

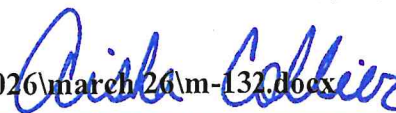
NAYS: 0

ABSENT: Hughes, McCarron - 2

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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