

**ORDINANCE**

**CITY OF NEW ORLEANS**

**CITY HALL: September 25, 2025**

**CALENDAR NO. 35,244**

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

**BY: COUNCILMEMBERS HARRIS AND KING**

**AN ORDINANCE** to establish a conditional use to permit a warehouse in a Mardi Gras den in an MU-1 Medium Intensity Mixed-Use District, on Square 22, Lot 9-A, in the Fourth Municipal District, bounded by Tchoupitoulas Street, Sixth Street, Seventh Street, and Saint Thomas Street (Municipal Addresses: 2901-2917 Tchoupitoulas Street, 418-436 Sixth Street, 2918 Saint Thomas Street, and 435-439 Seventh Street); and otherwise to provide with respect thereto.

**WHEREAS, Zoning Docket Number 39/25** was initiated by Semreh Club, Inc. 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 August 15, 2025, presented in **Zoning Docket Number 39/25**; 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 six (6) provisos, as stated in Motion Number M-25-466 of the Council of the City of New Orleans on September 11, 2025.

1           **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY ORDAINS,**  
2           That a conditional use to permit a warehouse in a Mardi Gras den in an MU-1 Medium Intensity Mixed-  
3           Use District, on Square 22, Lot 9-A, in the Fourth Municipal District, bounded by Tchoupitoulas Street,  
4           Sixth Street, Seventh Street, and Saint Thomas Street (Municipal Addresses: 2901-2917 Tchoupitoulas  
5           Street, 418-436 Sixth Street, 2918 Saint Thomas Street, and 435-439 Seventh Street); is hereby  
6           authorized and approved, subject to the following provisos, as specifically set forth herein:

7 **PROVISOS:**

- 8 1. The developer shall consolidate the lots associated with the site into a single lot of record  
9 through the City Planning Commission. The developer shall submit a complete application for  
10 the resubdivision prior to City Planning Commission sign-off on final plans. The approved  
11 subdivision shall be recorded with the Clerk of Civil District Court’s Land Records Division  
12 prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.
- 13 2. The plans submitted to the City Planning Commission for final approval shall show compliance  
14 with the 20% permeability requirement of **Article 15, Section 15.3.A.1 (Table 15-2: Bulk and**  
15 **Yard regulations)** of the Comprehensive Zoning Ordinance.
- 16 3. The plans submitted to the City Planning Commission for final approval shall indicate all off-  
17 street and on-street parking in accordance with **Article 22, Section 22.4** and **Section 22.8** of the  
18 Comprehensive Zoning Ordinance.
- 19 4. The plans submitted to the City Planning Commission for final approval shall indicate the  
20 installation of the minimum required bicycle parking spaces, as set forth in **Article 22, Section**  
21 **22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance.  
22 The design of bicycle parking spaces shall comply with the requirements as set forth in **Article**  
23 **22, Section 22.9** of the Comprehensive Zoning Ordinance. When submitting plans to the City  
24 Planning Commission for final approval, the developer shall provide documentation of all  
25 required approvals by the Department of Public Works for any bicycle spaces located in the  
26 public right-of-way.
- 27 5. The plans submitted to the City Planning Commission for final approval shall indicate the  
28 presence of the minimum required loading spaces, as set forth in **Article 22, Section 22.7 (Table**  
29 **22-3)** of the Comprehensive Zoning Ordinance. The design of loading spaces shall comply with  
30 the requirements as set forth in **Article 22, Section 22.10** of the Comprehensive Zoning  
31 Ordinance.

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

1 **SECTION 2.** Whoever does anything prohibited by this Ordinance or fails to do anything  
2 required to be done by this Ordinance shall be guilty of a misdemeanor. Upon conviction of such a  
3 misdemeanor, the individual shall be subject to a fine, imprisonment, or both, in accordance with Section  
4 1-13 of the Code of the City of New Orleans. Such a conviction shall be cause for immediate cancellation  
5 of the Use and Occupancy Permit for the premises. Alternatively, the individual shall be subject to  
6 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  
2 use after: (1) all proviso(s) listed in Section 1, which impose a one-time obligation have been completely  
3 fulfilled and complied with and (2) all proviso(s) listed in Section 1, which impose a continuing or  
4 ongoing obligation have begun to be fulfilled. Fulfilment of a continuing or ongoing obligation is based  
5 on the City Planning Commission's approval of the final site plan, which shall be submitted within one  
6 year of the effective date of this Ordinance, unless extended as authorized by the Comprehensive Zoning  
7 Ordinance. The Executive Director of the City Planning Commission shall verify that the development  
8 plan incorporates all conditions set forth in this Ordinance and shall sign the plan to indicate final plan  
9 approval. The final approved plan shall be recorded in the Office of the Clerk of Civil District Court for  
10 the Parish of Orleans, within 30 days of the date of final approval, and evidence of such recordation  
11 shall be submitted to the City Planning Commission. No use or occupancy certificates or permits, other  
12 than the building permits needed to fulfill the proviso(s), shall be issued until the final approved plan is  
13 recorded and evidence of recordation is submitted to the City Planning Commission. If the development

14 plan is not approved and recorded, within the timeframes provided in the Comprehensive Zoning  
15 Ordinance, then this Ordinance shall be null and void with no legal force or binding effect. Furthermore,  
16 if the requirements of Section 4.3.H.1 of the Comprehensive Zoning Ordinance are not satisfied within  
17 the timeframe allotted by Sections 4.3.H.1 and 4.3.H.2 of the Comprehensive Zoning Ordinance, the  
18 conditional use will expire, and this Ordinance will be null and void.

**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:**