

**MOTION**

**NO. M-26-196**

**CITY HALL: May 21, 2026**

**BY: COUNCILMEMBER HARRIS**

**SECONDED BY:**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS**, that, having received the City Planning Commission's report and **effective denial for lack of a legal majority** regarding **ZONING DOCKET 14/26**, initiated by 2400 Napoleon Avenue, LLC, requesting consideration of an Amendment to Ordinance No. 29,359 MCS (Zoning Docket 084/22, which granted a conditional use to permit a reception facility over 10,000 square feet in an HU-MU Historic Urban Neighborhood Mixed-Use District) to permit a Planned Development authorizing a Live Performance Venue, on Square 584, Lot 1A-3, in the Sixth Municipal District, bounded by La Salle Street, Freret Street, Jena Street, and Napoleon Avenue (**Municipal Address: 2400 Napoleon Avenue**), the request is hereby **APPROVED AND MODIFIED** as follows:

1. The development shall remain primarily a reception and private-event facility. Ticketed live performances shall not exceed 33% of all events hosted at the facility annually, ensuring that for each ticketed live performance there are at least two reception events.
2. The operator may host ticketed live performances provided only if the development remains primarily a reception facility. Should the development cease to operate as a primarily reception and private-event facility for a period of more than six months, except in a *force majeure* event, the facility shall be prohibited from hosting ticketed live performance events.
3. Live performance events shall be limited to a maximum of 13 per quarter.

4. Ticketed live performances shall conclude no later than 10:00 pm Sunday through Thursday and 12:00 am Friday and Saturday.
5. All live performance events shall be limited to a maximum of 800 attendees.
6. The operator shall maintain a minimum of one security guard for every 250 guests attending a ticketed live performance event.
7. During each event, the operator shall maintain a manager on duty with a publicly available cellular telephone number that may be used by neighbors to report concerns. The manager shall make reasonable efforts to respond to issues in real time during events.
8. Following each event, the operator shall perform street cleaning, including, but not limited to, sweeping, trash removal, and other reasonable measures to maintain the cleanliness of the public right-of-way around the perimeter of the property, including on:
  - a. Napoleon Avenue (West Side) between Freret Street and South Liberty Street; and
  - b. La Salle Street between Napoleon Avenue and Jena Street.
9. The development shall secure a traffic study for submission to the City of New Orleans for consideration of turning La Salle Street into a one-way street in the direction of downtown.

**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:**

**NAYS:**

**ABSENT:**

**AND THE MOTION WAS ADOPTED.**