

CITY PLANNING COMMISSION  
CITY OF NEW ORLEANS

HELENA MORENO  
MAYOR

ROBERT D. RIVERS  
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.  
DEPUTY DIRECTOR

**City Planning Commission**  
**Final Staff Report**  
**Tuesday, May 12, 2026**

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**Zoning Docket 048/26**

**Prepared by:** Ava Monnet

**Date:** May 18, 2026

**Deadline for CPC action:** 07/11/26

**CC Deadline:** 60 Days from Receipt

**City Council District:** All

**Applicant(s):** City Council Motion No. M-26-105

**Request:** Text amendment to the Comprehensive Zoning Ordinance to:

- Define “Park Concession Facility” as an accessory use and structure located within a public or quasi-public park that is operated by, or under a contractual agreement with, a public entity or quasi-public entity that owns or manages the park. The facility provides food, beverage, including alcoholic beverages for consumption on premises, and related items primarily to park visitors, event attendees, and members of the general public accessing the park.
- Prescribe on-site development standards for park concession facilities as described below:
  - a. The park concession facility shall be located within a park with a total land area of not less than three (3) contiguous acres, regardless of zoning district boundaries.
  - b. The cumulative gross area of the facility plus any associated outdoor service or seating area shall not exceed five percent (5%) of the total park land area.
  - c. Alcoholic beverages may be sold for on-premise consumption. Prepared food must be available for all hours when alcoholic beverages are offered.
  - d. Operation of a Park Concession Facility shall be permitted only during the posted operating hours of the park, or if no hours of operation are posted for the park, between the hours of 7:00 am and 10:00 pm. Extended hours for specific events may be authorized on through the City’s special event permitting process.

**Location:**

The proposed text amendment would affect regulations applied to parks in VCP and OS-R Districts.

Description
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Zoning Docket 048/26 is a request by City Council Motion No. M-26-105 for a text amendment to **Article 21** of the Comprehensive Zoning Ordinance, that would add new on-site development standards for park concession facilities, creating **Section 21.6.JJ**. The motion would also add a new definition, Park Concession Facilities, to **Article 26**.

The Motion asks that CPC staff to 1. amend **Article 26** of the Comprehensive Zoning Ordinance to define “Park Concession Facility” as an accessory use and structure located within a public or quasi-public park that is operated by, or under a contractual agreement with, a public entity or quasi-public entity that owns or manages the park. The facility provides food, beverages, including alcoholic beverages for consumption on premises, and related items primarily to park visitors, event attendees, and members of the general public accessing the park; 2. prescribe on-site development standards for park concession facilities in **Article 21**.

### Reason for Commission Review

The City Planning Commission is required to make a recommendation on all amendments to the text of the Comprehensive Zoning Ordinance prior to City Council action, in accordance with **Article 4, Section 4.2.D.3 Action by City Planning Commission** of the Comprehensive Zoning Ordinance.

### Analysis

#### *Reason for text amendment*

VCP Districts allow for parks, public facilities and other associated uses in the Vieux Carré and along the Vieux Carré riverfront. OS-R Districts are a classification for parks that are intended to draw visitors from across the region as opposed to locally. These would include, but are not limited to, City Park, Audubon Park, Lincoln Beach, as well as the newly opened Goldring-Waldenberg Riverfront Park. While City Council Motion M-26-105 would apply to all parks in the VCP and OS-R District, the impetus for this motion is the Goldring-Waldenberg Riverfront Park.

In addition to creating the accessory use, the motion provides potential on-site development standards to ensure that the services are provided at locations that are appropriate in nature and would ensure minimal impact to the surrounding areas and residents.

#### *Affected Area*

The proposed text amendment would affect parks in the VCP and OS-R districts.

### Changes Proposed by Applicant

Council Motion M-26-105 instructs the consideration of the following amendments:

- i. Defining “Park Concession Facility” as an accessory use and structure located within a public or quasi-public park that is operated by, or under a contractual agreement with, a public entity or quasi-public entity that owns or manages the park. The facility provides food, beverage, including alcoholic beverages for consumption on premises, and related items primarily to park visitors, event attendees, and members of the general public accessing the park.

- ii. Prescribing on-site development standards for Park Concession Facilities as described below:
  - a. The park concession facility shall be located within a park with a total land area of not less than three (3) contiguous acres, regardless of zoning district boundaries.
  - b. The cumulative gross area of the facility plus any associated outdoor service or seating area shall not exceed five percent (5%) of the total park land area.
  - c. Alcoholic beverages may be sold for on-premise consumption. Prepared food must be available for all hours when alcoholic beverages are offered.
  - d. Operation of a Park Concession Facility shall be permitted only during the posted operating hours of the park, or if no hours of operation are posted for the park, between the hours of 7:00 am and 10:00 pm. Extended hours for specific events may be authorized on through the City’s special event permitting process.

**Staff Analysis**

The VCP District is intended to provide for parks, public facilities and associated uses in the Vieux Carré and along the Vieux Carré riverfront. The OS-R Districts is designed for large parks that draw visitors from the entire region. The zoning ordinance states that regional parks include a variety of recreational areas and uses, but also include ancillary commercial activities, including restaurants. Allowing concession facilities would serve the dual purpose of providing additional revenue to these destinations as well as amenities for users. Additionally, many parks throughout the city enjoy the use of concession stands as shown below. While concession stands are present in parks throughout the city, they have not been formalized in the zoning ordinance. This amendment would remedy that situation.

**Figure 1: Goretti Park Concession Stand**



The proposed on-site development standards will serve the purpose of ensuring the facilities are appropriately placed and are limited to a suitable percentage of the park. Additionally, by regulating hours and alcohol sales, they will safeguard against potential negative impacts.

Staff recommends approval of the proposed amendments to the CZO, with one caveat. Staff recommends that the four (4) proposed on-site development standards that would result in changes to **Article 21, Section 6**, be moved to **Article 20, Section 3** as use standards. Due to the proposals being specific to parks in the VCP and OS-R districts, placement of these standards in the use standards section of the CZO is more appropriate. Lastly, the inclusion of the term “park concession facility” in **Article 26** provides a framework that gives additional clarity to the newly created use standards.

## Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on any zoning text amendment are matters of legislative discretion. In making their recommendation and decision, the City Planning Commission and the City Council are required to consider the standards in **Table 4-1: Standards for Zoning Amendments** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

### **The proposed amendment is compatible with the Master Plan and Future Land Use Map.**

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Chapter 13: Land Use Plan of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. The VSP and OS-R Districts are solely affiliated with the “Parkland and Open Space” future land use category. The goal, range of uses, and development character for the designation, as taken from Chapter 13 of the Master Plan, are copied below:

#### **PARKLAND AND OPEN SPACE**

**Goal:** Provide areas for parks, recreational facilities and open space networks owned by public or semi-public entities while offering the opportunity to utilize such spaces for stormwater management measures.

**Range of Uses:** Parks, playgrounds, recreation facilities and athletic fields; neutral grounds and passive open spaces, agricultural uses, rain gardens, bioswales and other stormwater management measures. In large parks, a variety of passive and active recreation facilities, cultural facilities, and supportive commercial uses may be allowed.

**Development Character:** Ranges from programmatic parks and indoor and outdoor recreational areas to preserved open space, with the opportunity to provide for stormwater management measures. Incorporate risk reduction and adaptation strategies in the built environment.

Supportive commercial uses are specifically stated allowable within the range of uses portion of this land use designation. Given this fact, concession stands would be compatible with the Master Plan and FLUM

### **The proposed amendment is compatible with the place designations of this Ordinance.**

This standard is met. The proposed amendment is limited in its scope and does not affect the place designations in the zoning ordinance.

### **The proposed amendment promotes the public health, safety and welfare of the City.**

The purpose of the amendment would allow concession sales in a controlled environment, with standards in place that would mitigate negative impacts. The use standards put in place, including the limit on times of alcohol sales and where alcohol can be consumed, are intended to promote the health, safety and welfare of visitors to the park and the surrounding area.

**The proposed amendment is compatible with the intent and general regulations of this Ordinance.**

This standard is met. The Comprehensive Zoning Ordinance (CZO) is intended to implement the policy goals and recommendations of the Master Plan. Commercial uses are within the stated range of uses for the Parkland and Open Space classification. This amendment will define and set parameters for an allowable use, while acknowledging the unique position parks that attract visitors from the entirety of the region and/or within the Vieux Carré play.

**The proposed amendment corrects an error or omission, adds clarification to existing requirements, or reflects a change in policy.**

This standard is met. The motion proposes a change in policy by allowing a use that does not currently exist in the ordinance. Sales of food and beverages in regional parks have been allowed on a piecemeal basis, with no current policy related to the use. Creating a category for and use standards pertaining to park concession facilities in regional parks (and those in the Vieux Carré) allows for more uniformity and ease in the permitting process.

**The proposed amendment benefits the citizens of the City as a whole.**

This standard is met. Parks in the VSP and OS-R districts are open to the public. They proposed concession facilities would be an amenity anyone can enjoy.

**The proposed amendment provides a more workable way to achieve the intent and purposes of this Ordinance and the Master Plan.**

This standard is met. The proposed amendment achieves the intent and purposes of the Comprehensive Zoning Ordinance and the Master Plan by formalizing a use that is envisioned in both.

**The proposed amendment does not create a significant number of nonconformities.**

This standard is met. The proposed amendment does not create any nonconformities.

### **Staff Recommendation**

Staff recommend **APPROVAL** of Zoning Docket 048/26 with the following zoning text changes. The proposed text additions are indicated by bold, underlined text:

#### **ARTICLE 26**

**Park Concession Facility. An accessory use and structure located within a public or quasi-public park that is operated by, or under a contractual agreement with, a public entity or quasi-public entity that owns or manages the park. The facility provides food, beverage, including alcoholic beverages for consumption on premises, and related items primarily to park visitors, event attendees, and members of the general public accessing the park.**

**ARTICLE 20.3.AAAA Parks and Playgrounds**

**In the OS-R Regional Open Space District and VCP Vieux Carré Park District, parks may include accessory concession facilities subject to the following requirements:**

- a. **The park concession facility shall be located within a park with a total land area of not less than three (3) contiguous acres, regardless of zoning district boundaries.**
- b. **The cumulative gross area of the facility plus any associated outdoor service or seating area shall not exceed five percent (5%) of the total park land area.**
- c. **Alcoholic beverages may be sold for on-premise consumption. Prepared food must be available for all hours when alcoholic beverages are offered.**
- d. **Operation of a Park Concession Facility shall be permitted only during the posted operating hours of the park, or if no hours of operation are posted for the park, between the hours of 7:00 am and 10:00 pm. Extended hours for specific events may be authorized on through the City’s special event permitting process.**

**CPC MEETING (May 12, 2026)**

Staff presented recommendation for approval of the text ammendment. Two people spoke in favor of the recommendation. There was questioning from the Board regarding alcohol sales. Staff answered questions. Jordan made a motion for approval. Kepper seconded. The motion passed unanimously.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 048-26 IS HEREBY RECOMMENDED FOR APPROVAL. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Hebert, Jackson, Jordan, Joshi-Gupta, Steeg, Witry, Flick, Kepper

NAYS: None

ABSENT: Poche’

**MOTION**

**NO. M-26-105**

**CITY HALL: March 12, 2026**

**BY: COUNCILMEMBER KING**

**SECONDED BY: COUNCILMEMBER HARRIS**

**BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS,** That the City Planning Commission is directed to conduct a public hearing to consider amendments to the Comprehensive Zoning Ordinance (Ordinance No. 4,264 M.C.S., as amended by Ordinance No. 26,413 M.C.S. and subsequent amendments) to add a new Section 21.6.JJ to Article 21 and a new definition to Article 26 to permit Park Concession Facilities as accessory uses only in the VCP and OS-R Districts subject to specific standards, as follows:

"Article 21 ON-SITE DEVELOPMENT STANDARDS

\* \* \*

21.6 ACCESSORY STRUCTURES AND USES

\* \* \*

21.6.JJ PARK CONCESSION FACILITY

Park Concession Facilities are permitted accessory uses only in the VCP and OS-R Districts and only where all of the following criteria are satisfied:

- a. The Park Concession Facility shall be located within a park with a total land area of not less than three (3) contiguous acres, regardless of zoning district boundaries.
- b. The cumulative gross floor area of the facility plus any associated outdoor service or seating area shall not exceed five percent (5%) of the total park land area.

- c. Alcoholic beverages may be sold for on-premise consumption. Prepared food must be available for sale during all hours when alcoholic beverages are offered.
- d. Operation of a Park Concession Facility shall be permitted only during the posted operating hours of the park, or if no hours of operation are posted for the park, between the hours of 7:00 a.m. and 10:00 p.m. Extended hours for specific events may be authorized only through the City's special event permitting process.

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#### Article 26 DEFINITIONS

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#### Article 26.6 DEFINITIONS

\* \* \*

Park Concession Facility. An accessory use and structure located within a public or quasi-public park that is operated by, or under a contractual agreement with, a public entity or quasi-public entity that owns or manages the park. The facility provides food, beverages, including alcoholic beverages for consumption on premises, and related items primarily to park visitors, event attendees, and members of the general public accessing the park.”

**BE IT FURTHER MOVED,** That the requirement to conduct a Neighborhood Participation Program pursuant to Comprehensive Zoning Ordinance Section 4.2.D is hereby waived to expedite the review and implementation of these amendments, as alternative opportunities for public input are available, including the public hearing to be conducted by the City Planning Commission as directed herein, in-person consultation with Council staff during regular business hours in Room 2W70 of City Hall, and direct contact via phone at (504) 658-1030.

**BE IT FURTHER MOVED**, That the application fee of \$1,500 to effectuate this request be and is hereby waived; and

**BE IT FURTHER MOVED**, That in the process of studying and reviewing the proposed amendment, the City Planning Commission staff is directed and granted the flexibility to make all appropriate changes relative to this request to ensure consistency and continuity and to make need and/or appropriate adjustments deemed necessary stemming from the study and review of this request.

**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 - 6

**NAYS:** 0

**ABSENT:** Willard - 1

**RECUSED:** 0

**AND THE MOTION WAS ADOPTED.**

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THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY



CLERK OF COUNCIL

City Planning Commission Speaker Card

4

Date: 5/12/26

I would like to speak regarding CPC Docket: 048/26

**IN SUPPORT**

Name: CHIMENE SAGUY - AUDUBON

Address: 6500 MAGAZINE ST NOLA 70118

I am the applicant for this docket

I'd like to cede my time to: \_\_\_\_\_

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Chimene Saguy

City Planning Commission Speaker Card

4

Date: 5/12/26

I would like to speak regarding CPC Docket: ZD: 048/26

**IN SUPPORT**

Name: JACKSON KIRBY - AUDUBON

Address: 6500 MAGAZINE ST. NOLA 70118

I am the applicant for this docket

I'd like to cede my time to: \_\_\_\_\_

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: J Kirby