

**City Planning Commission Meeting
Tuesday, October 28, 2014**

**CPC Deadline: 12/12/2014
CC Deadline: 01/13/2015
Council District: E - Gray**

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 099/14

Prepared by: Dubravka Gilic
Date: October 13, 2014

I. GENERAL INFORMATION:

Applicant: Wal-Mart Real Estate Business Trust

Request: This is a request for a Conditional Use to permit a fast food restaurant in a B-2 Neighborhood Business District, an SC Shopping Center District, an ENORC Eastern New Orleans Renaissance Corridor District overlay, and an HUC Highway Urban Corridor District overlay.

Location: The petitioned property is located on Section 26, Lot 4-C-1 in the Third Municipal District, bounded by Bullard Avenue, I-10 Service Road and Lake Forest Boulevard. The municipal address is 6020 Bullard Avenue. (PD 9)

Description: The subject site is a vacant rectangular parcel located near the southwest corner of the intersection of Bullard Avenue and the Interstate 10 Service Road. The site has approximately 280 feet of frontage on Bullard Avenue, a depth of approximately 150 feet, and an area of 45,991 square feet (1.06 acres). Prior to Hurricane Katrina, the site was a part of the campus of the Lakeland Medical Center, the large portion of which is now redeveloped with a Wal-Mart retail store.

The proposed 3,395 square feet fast food restaurant will have pedestrian access from Bullard Avenue and vehicular access from an interior road that leads to the Wal-Mart parking lot. The restaurant will have an outdoor dining area, two drive-up windows, and 46 off-street parking spaces. Extensive landscaping has been proposed for the site.

Why is City Planning Commission action required?

Fast food restaurants are classified as conditional uses within the B-2 Neighborhood Business District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. **What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?**

The large part of the petitioned property site is located within the B-2 Neighborhood Business District that forms the intersection of Bullard Avenue and the Interstate 10 Service Road. The petitioned property is one of the two, large and vacant outparcels located along Bullard Avenue, in front of the Wal-Mart store. The other parcel is currently undeveloped. A small part of the petitioned site is a part of an L-shaped SC Shopping Center District located near the southwest corner of the intersection of Bullard Avenue and the Interstate 10 Service Road. This SC District formerly served as the campus of Lakeland Medical Center. The large part of the district has recently been redeveloped with a Wal-Mart big box retail store, while an “excess property” on the River side of the site has been set aside for future development.

The SC Shopping Center District and the B-2 District are two of a series of commercial districts that flank Bullard Avenue between Hayne Boulevard and Chef Menteur Highway. The parcels are generally developed with contemporary, suburban-style commercial buildings that were built in the last few decades. Most of these commercial buildings are low-slung, single-story structures constructed of masonry and concrete which are positioned in the center or the rear of lots, beyond deep paved parking lots. The structures are occupied by a variety of automobile-oriented retail, service, and restaurant uses that predominantly serve residents of the surrounding neighborhoods. These retail and service uses vary significantly in size, including small businesses located within strip-style shopping centers as well as somewhat larger retail stores, including pharmacies and “medium box” retail stores. The districts feature a mix of fast food restaurants, which typically have drive-thru facilities, and standard restaurants.

Aside from these commercial districts lining Bullard Avenue, most of the surrounding area is characterized by low-density residential subdivisions that are included within expansive RS-1 and RS-2 Single-Family Residential Districts. These subdivisions were developed in the later decades of the 20th Century and feature the physical characteristics typical of post-World War II suburban development. The subdivisions have straight and curvilinear streets, some of which are oriented around man-made lakes. Lots are typically rectangular or wedge-shaped and of consistent width and depth. They are developed with single-family residences that have contemporary architectural features and are situated beyond front setbacks that uniformly measure about twenty feet in depth. Off-street parking spaces are uniformly provided, either in attached garages or on paved driveways.

B. What is the zoning and land use history of the site?

Zoning:

1929 – "L" Unrestricted District
1953 – "A" Single-Family Residential District
1970 – RM-2 Multiple-Family Residential District/
RS-1 Single-Family Residential District
Current – SC Shopping Center District ¹/
Eastern New Orleans Renaissance Corridor District overlay
HUC Highway Urban Corridor District overlay

Land Use:

1929 – Undeveloped
1949 – Undeveloped
1999 – Commercial

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

The subject site has been the subject of multiple zoning actions which include the conditional use ordinances that were recently rescinded by the ZD106/12.

Zoning Docket 54/82 was a request for a zoning change from an RM-2 Multiple-Family Residential District and an RS-1 Single-Family Residential District to SC Shopping Center District and a corresponding development plan for a hospital. The ordinance did not specify a municipal address. The City Planning Commission recommended no action.

The request was subsequently approved by the City Council. *This zoning change and development plan was authorized by Ordinance 8,965 MCS.*

Zoning Docket 62/84 was a request for a conditional use to permit a helipad in an SC Shopping Center District. The ordinance did not specify a municipal address. The City Planning Commission recommended no action. The request was subsequently approved by the City Council. *This conditional use was authorized by Ordinance 10,384 MCS.*

Administrative Amendment to Zoning Docket 54/82² was a request for an amendment to aspects of the development plan for an SC Shopping Center District approved under Zoning Docket 54/82 (Ordinance 8,965 MCS) to allow for modifications to parking areas, drop-off lanes, storage areas, and other aspects of the development. The ordinance

¹ The site was rezoned by Ordinance 8,965 MCS (Zoning Docket 54/82)

² It should be noted that this administrative amendment was referred to as "Administrative Amendment to Zoning Docket 54/82" and was not given a new zoning docket number.

did not specify a municipal address. The City Planning Commission recommended modified approval of the request, which was subsequently approved by the City Council. *This amendment was authorized by Ordinance 12,686 MCS.*

Zoning Docket 23/88 was a request for an amendment to the development plan for an SC Shopping Center District approved under Zoning Docket 54/82 (Ordinance 8,965 MCS) to allow for the establishment of a hospital. The ordinance did not specify a municipal address. The City Planning Commission recommended modified approval of the request, which was subsequently approved by the City Council. *This amendment was authorized by Ordinance 12,751 MCS.*

Zoning Docket 106/12 was a request for the rescission of conditional use Ordinances 10,384 MCS, 12,751 MCS and 12,686 MCS, with any subsequent administrative amendments, to allow the development of a Wal-Mart retail store in an SC Shopping Center District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately 0.1 miles from the subject site*

In the past several years, there have been the following conditional use applications for sites within approximately five (5) blocks of the site:

Zoning Docket 055/13 was a request for a conditional use to permit the sale of alcoholic beverages for consumption on-premises at a reception hall in a C-2 General Commercial District and within the Eastern New Orleans Renaissance Corridor District overlay and the Eastern New Orleans Renaissance Corridor Interim Zoning District. The municipal address is 7030 Bullard Avenue. The request was recommended for approval by the City Planning Commission. It subsequently died for lack of action by the City Council. *This site is located approximately 0.5 miles from the subject site.*

Zoning Docket 129/12 was a request for a conditional use to permit a retail development greater than 7,500 square feet in floor area, in a C-1 and C-2 General Commercial District, and within the Eastern New Orleans Renaissance Corridor Interim Zoning District. The municipal address is 6011 Bullard Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately 0.3 miles from the subject site.*

Zoning Docket 100/12 was a request for a conditional use to permit the sale of alcoholic beverages for consumption on-premises at a reception hall in a C-2 General Commercial District and within the Eastern New Orleans Renaissance Corridor District overlay and the Eastern New Orleans Renaissance Corridor Interim Zoning District. The municipal address is 7030 Bullard Avenue. The request was recommended for approval by the City Planning Commission. It subsequently died for lack of action by the City Council. *This site is located approximately 0.5 miles from the subject site.*

Zoning Docket 81/12 was a request for a text amendment to of the Comprehensive Zoning Ordinance, No. 4,264 MCS, as amended, to amend Article 18, Section 18.51, Eastern New Orleans Renaissance Corridor Interim Zoning District (ENORC IZD) to classify all retail uses within C-1 and C-2 General Commercial Districts and B-1 and B-2 Neighborhood Business Districts with a gross floor area equal to or greater than 7,500 square feet as conditional uses. There are multiple municipal addresses. The City Planning Commission recommended modified approval of the request. The City Council approved the request as originally proposed. *This text amendment would modify the uses that are authorized in the Eastern New Orleans Renaissance Corridor Interim Zoning District, within which the subject site is located.*

Zoning Docket 048/12 was a request for a zoning change for all properties currently located within any RM Multiple-Family Residential Zoning District designation in the area bounded by the Industrial Canal, Lake Pontchartrain, the St. Tammany and St. Bernard Parish lines, to RM-2E Eastern New Orleans Multiple-Family Residential District. There were multiple municipal addresses. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *The nearest RM Multiple-Family Residential Districts which were rezoned to RM-2E Multiple-Family Residential Districts under this request are located approximately 0.6 miles from the subject site.*

These zoning actions, particularly Zoning Dockets 106/12 and 129/12, are reflective of an effort among developers to locate large “big box” style retail developments within the Bullard Avenue commercial corridor.

In recent years, there have also been a number of text amendments (some with corresponding zoning changes) related to the Eastern New Orleans Renaissance Corridor District overlay and the Eastern New Orleans Renaissance Corridor Interim Zoning District:

Zoning Docket 89/09 was a request for an amendment to the text of the Comprehensive Zoning Ordinance, number 4,264 M.C.S., as amended, to establish the Eastern New Orleans Renaissance Corridor Interim Zoning District which is intended to augment the existing standards in the ENORC Eastern New Orleans Renaissance Corridor District, HUC Highway Urban Corridor District, and UC Urban Corridor District regulations (where the UC is applied in New Orleans East). The City Planning Commission recommended modified approval of the request, which was subsequently approved by the City Council. *This text amendment created the Eastern New Orleans Renaissance Corridor Interim Zoning District, within which the subject site is located.*

Zoning Docket 66/08 was a request for a text amendment to the Comprehensive Zoning

Ordinance, No. 4264 M.C.S., as amended, to amend the areas of applicability of the Eastern New Orleans Renaissance Corridor District overlay and a map change to extend the boundaries of the Eastern New Orleans Renaissance Corridor District overlay in accordance with the corresponding text amendment. There are multiple municipal addresses. The request was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *This text amendment and map change expanded the Eastern New Orleans Renaissance Corridor District overlay within which the site is located, causing it to include the area bounded by Bullard Avenue, Hayne Boulevard, the Jahncke Canal and Chef Menteur Highway.*

Zoning Docket 43/06 was a request for a text amendment to Article 10, Section 10.2 “Bullard Avenue Urban Corridor District” of the Comprehensive Zoning Ordinance to rename the district as the “Eastern New Orleans Renaissance Corridor District,” to change all appropriate references within the district regulations, and to expand the area of applicability to include lots fronting on Crowder and Read Boulevards from Hayne Boulevard to Chef Menteur Highway and a map change to apply the Eastern New Orleans Renaissance Corridor District as an overlay to all lots fronting on Crowder and Read Boulevards from Hayne Boulevard to Chef Menteur Highway. There are multiple municipal addresses. The request was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *This text amendment modified the name, boundaries, and regulations of the Eastern New Orleans Renaissance Corridor District overlay within which the site is located.*

The text amendments indicate a trend towards expanding the corridors throughout New Orleans East, augmenting the design standards, and requiring additional review for specific uses, with increasing focus on commercial development.

D. What are the comments from the design review section?

The applicant is proposing to develop a new fast food, drive through restaurant on a 1.05 acre site fronting Bullard Avenue. The site is an outer parcel of the large 18+ acres site recently developed with a Wal-Mart retail store. Vehicular access to the restaurant will be from the rear, interior drive that leads to the Wal-Mart parking lot. Pedestrian access to the site will be from Bullard Avenue, via a handicap accessible ramp.

The restaurant building will comprise an area of 3,395 square feet and will be located centrally on the site with parking on all four sides. A drive through lane will split to allow for two reader/order boards and two drive-up windows. Entrances to the restaurant will be from the Bullard Avenue and from the Wal-Mart store sides. An outdoor seating area will be on the south side of the site.

The project provides 46 off-street parking spaces while 23 are required. There is no designated loading zone on the site. An enclosed trash area is proposed at the northwestern corner of the site.

The project has been reviewed in terms of its compliance with the standards of **Article 10, Sections 10.2** Eastern New Orleans Renaissance Corridor District (ENORC) and **Article 10, Sections 10.3** Highway Urban Corridor (HUC). The ENORC District standards are more restrictive than the HUC standards, and as such were referenced in this report. This section will present items found to be consistent and inconsistent with the ENORC District standards.

Site Plan: Building Orientation and Access Issues

The proposed fast food restaurant will be located on an outer parcel of the large 18+ acres site recently developed with a Wal-Mart retail store. Vehicular access to the Wal-Mart site and to the fast food restaurant is by two private drives off of Bullard Avenue. The northern one is the main entryway that leads to the Wal-Mart entrance; the southern, secondary access road that sits at the riverside property line, leads to the Wal-Mart loading area.

The proposed fast food restaurant site is framed by these two private drives which provide vehicular access to the site. The restaurant is oriented toward the southern, secondary access road without making the necessary connection with the Wal-Mart main entrance. The staff believes that this flow in the site design can easily be addressed by a simple rotation of the restaurant building by 180 degrees. As a result, the restaurant will be orientated toward the main Wal-Mart entrance and its entrances and outdoor seating will be next to the pedestrian walkway that leads to the Wal-Mart store. This layout will also ensure safe and convenient pedestrian connection and access to the restaurant. The proposed pedestrian access to the site from Bullard Avenue should remain unchanged. The staff recommends the following:

- The applicant shall revise the site plan to orient the fast food restaurant toward the main Wal-Mart entrance road and to create a safe and convenient pedestrian connection with the adjacent Wal-Mart store pedestrian walkway.

Setbacks, Screening and Landscaping

Article 10, Sections 10.2 and 10.3 require a twenty foot setback and landscaped buffer zone for all development fronting Bullard Avenue. The proposed fast food restaurant will meet the stated setback and landscaping standards. The project will also meet screening standards, which require screening of the vehicular use areas from the public right-of-way and screening of the trash area. As proposed, the trash area will be next to the pedestrian walkway from Bullard Avenue to the Wal-Mart store. Despite it being behind a six foot tall, split face CMU block wall, the trash area should be relocated to the less visible, south side of the site. The relocation will be in line with the earlier discussed restaurant orientation issue and with recommendation to rotate the building by 180 degrees. This relocation will improve the appearance of the site as one is entering

the main Wal-Mart site. To ensure that the site is cleaned of litter on a regular basis, the applicant should provide a detailed litter abatement program for review and approval by the Sanitation Department. Therefore, should the application be recommended for approval it should be subject to the following provisos:

- The trash enclosure area shall be relocated to the south side of the site.
- The applicant shall provide to the City Planning Commission a litter abatement program letter approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type, and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street right-of-way. The name and phone number of the owner/operator of the restaurant shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

Signage:

Article 10, Section 10.2.8 permits one (1) attached sign per street frontage with a permitted sign area calculated as one (1) square foot per linear foot of building width up to a maximum of 70 square feet each. The project proposes three attached signs, one facing Bullard Avenue, another one facing the Wall Mart store, and one facing the pedestrian walkway leading to the Wal-Mart store. Based on the conceptual signage plans shown in the elevation drawings, all three signs are well below the stated maximum size. The project, however, exceeds the maximum permitted number of attached signs, since the structure has only one official street frontage, the Bullard Avenue one. The other three sides of the site are framed by private, interior roadways, which technically do not qualify as street frontages. The staff believes that given the size of the site (1/2 of the traditional city square), building orientation and the fact that private driveways function as de facto streets, the project should be granted a waiver of the maximum permitted number of attached signage.

- The applicant shall be granted a waiver of **Article 18, Section 18.15.10** of the Comprehensive Zoning Ordinance to permit three (3) attached signs.

Article 10, Section 10.2.9 allows each development within the ENORC District one detached sign per street frontage. The allowable sign area is calculated as one (1) square foot of sign area per one (1) linear foot of lot width (street frontage) up to a maximum of 70 square feet for sites smaller than two (2) acres. The maximum permitted height of the detached sign is twelve (12) feet. The sign must be setback from the public right-of-way a distance at least equal to the height of the sign.

The proposed site plan indicates location of a single detached sign at the intersection of Bullard Avenue and a private drive leading to the Wal-Mart store. Except for the 12 foot

setback from the adjacent roadways, no other information related to size and design of the sign has been presented. The project signage should meet the standards of **Article 10, Sections 10.2.8 and 10.2.9.**

- All future signage shall comply with standards of **Article 10, Sections 10.2.8 and 10.2.9.**

Building Design:

Article 10, Section 10.2.10 requires numerous design elements to be incorporated with new construction and limits the types of materials that can be used. It requires the use of multiple materials, textures or colors to add visual interest to facades. Color change, texture change, material change or wall articulations of no less than two (2) feet repeating at intervals of no more than twenty (20) feet. The ground floor transparency of sixty (60) percent is also one of the design requirements. The use of exterior insulated finish system (EIFS) is prohibited. The project design meets all of the requirements of the stated section, except for the use of EIFS. Therefore,

- The applicant shall revise the project elevations to replace EIFS with stucco.

- E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?**

Traffic

The site is behind the street frontage on Bullard Avenue which is a major street according to the *Plan for the 21st Century: New Orleans 2030 Major Streets Plan*. Bullard Avenue is a six-lane, two-way roadway divided by a neutral ground with turning lanes onto Interstate 10 and the Interstate 10 Service Road. There is a public transit route along Bullard Avenue. The businesses that are adjacent to the interstate are accessed via the I-10 Service Road which is a two-way, two-lane divided road. Traffic in this area is moderate and the roadways had begun to experience higher traffic volumes with the opening of Wal-Mart. Each building in the vicinity has access to off-street parking areas.

Off-Street Parking and Loading

According to **Article 15, Section 15.2**, one off-street parking space shall be provided per one hundred fifty square feet of floor area for restaurants in medium density districts like B-2. The project is required to provide 23 off-street parking spaces while it proposes 46. As noted in the Design Review section, the excess parking spaces can be used to include the pedestrian walkways and additional landscaping. The additional spaces are unnecessary, particularly given the large amount of off-street parking available at the adjacent Wal-Mart site.

No designated loading zone has been proposed. The restaurant of this size is required to provide one off-street loading space.

- The applicant shall submit revised site plan that indicates the provision of one (1) off-street loading space.

While bicycle parking is not required by ENORC District standards, the staff believes that the project will benefit from the inclusion of bicycle parking for customers and employees. The submitted site plans do not indicate any bicycle parking spaces on the site. These spaces can be provided in the parking lot, which has an excessive number of off-street parking spaces.

- The applicant shall install bicycle parking racks capable of accommodating at least five (5) bicycles. The applicant shall modify the site plan to indicate the presence of such racks.

F. Are there any comments from other agencies, departments or committees?

This item was presented to the Planning Advisory Committee at its meeting on October 8, 2014. The applicant presented the request to the committee. The representative of the Department of Public Works said that project needs to provide sidewalks along the public rights-of-way. The City Planning staff explained that except for Bullard Avenue, the site fronts on private drives. She further stated that pedestrian access to the site needs to be improved.

The committee passed a motion of no objection subject to further review by the City Planning Commission.

G. What effects or impacts would the proposed conditional use have on adjacent properties?

Fast food restaurants, particularly those with drive-thru facilities, can have impacts associated with both their design, which usually features ample signage, large parking areas, deep setbacks, and other site and building design characteristics that can be inconsistent and visually discordant with surrounding development and with the goals of the Master Plan which supports walkable, mixed-use environments. Other, operational impacts associated with most fast food restaurants include litter, as food is often consumed off-premises using disposable containers, large volumes of traffic throughout the day and evening, and noise associated with vehicles queuing at drive-thru facilities. Because of these potential impacts, their presence is regulated through the conditional use process in many zoning districts, including the B-2 District.

As noted above, the petitioned site is an outparcel of the larger, 18+ acre site that has

recently been redeveloped with a Wal-Mart big box store. The Wal-Mart site, as well as a portion of the petitioned site are zoned SC Shopping Center District which allows fast food, drive-thru restaurants as of right. Just as the uses that are permitted in the SC District are allowed specifically because they are appropriate in terms of traffic and parking for the SC District, they are also appropriate for the district in terms of the levels and types of activity that they generate. Despite the fact that the larger part of the petitioned property is zoned B-2 Neighborhood Business District, the overall character and locational attributes of the site (its size, location on a major thoroughfare, the adjacent large scale development) are more in line with the SC Shopping District zoning designation. Therefore, the proposed fast food restaurant is not expected to generate much additional vehicular traffic around the site, given its location along the major arterial roadway and its adjacency to the Wal-Mart retail store. The potential for the types of operational impacts, including traffic and noise, onto the adjacent properties is not expected. Given these relatively inoffensive operational characteristics, the staff believes that if the operator ensures that any litter associated with to-go orders is properly disposed of, the proposed fast food restaurant should not have any negative effect on the adjacent properties.

III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century*?

“Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “General Commercial.” The goal, range of uses, and development character for that designation are copied below:

GENERAL COMMERCIAL

Goal: Increase the availability of retail services and amenities (and increase retail tax base) within the City of New Orleans, especially in areas that are currently underserved by retail, with existing and new medium- and large-scale commercial establishments and shopping centers.

Convert suburban style commercial strips and malls into walkable mixed-use centers
Promote walkable, mixed-use environments.

Range of Uses: Larger commercial structures including shopping and entertainment centers typically anchored by large supermarkets, department stores or big-box style establishments with supportive chain retail and surface or structured parking.

Development Character: Structures oriented to the street where possible to encourage both pedestrian and automobile traffic. Sites are limited to accessible locations along major city roadways or highways with minimal negative impact on surrounding residential areas, often in proximity to transit.

The Master Plan does not specifically address fast food establishments within the

“General Commercial” land use category; however, principles governing retail uses can be interpreted as applicable to other commercial establishments within the category.

The proposed conditional use is **consistent with** the goal and range of uses of the **General Commercial** future land use category. Adjacent land uses to the proposed site include big box retailers, convenience stores and pharmacies, fast food restaurants, and small retail and entertainment venues. Fast food, drive-thru restaurant fits within the intense range of uses described in the General Commercial designation. Therefore, the staff believes **the proposed use is consistent with the Master Plan.**

The project however must further demonstrate consistency with the following goals of the Master Plan as stated in “Chapter 14: Land Use Plan” of the Master Plan, Goals and related policies for Neighborhoods:

Goal 1: Promote smart growth land use pattern in New Orleans and the region.

Policies: Convert suburban style commercial strips and malls into walkable mixed-use centers;
Promote walkable, mixed-use environments.

IV. SUMMARY

Zoning Docket 099/14 is a request for a Conditional Use to permit a fast-food restaurant in a B-2 Neighborhood Business District, an SC Shopping District, an ENORC Eastern New Orleans Renaissance Corridor District overlay, and an HUC Highway Urban Corridor District overlay. The subject site is a rectangular parcel located near the southwest corner of the intersection of Bullard Avenue and the Interstate 10 Service Road. The site is an outparcel of the recently developed 18+ acres Wal-Mart site. The proposed 3,395 square feet fast food restaurant will have pedestrian access from Bullard Avenue and vehicular access from the rear interior road that leads to the Wal-Mart parking lot. The restaurant will have an outdoor dining area, two drive-up windows, and 46 off-street parking spaces. An extensive landscaping has been proposed for the site.

The staff is supportive of the conditional use request to allow fast food restaurant on the site, given its size, location on a major thoroughfare, and the type and intensity of the large scale development nearby. However, the staff has recommended a number of changes to the development plan intended to improve the site orientation and connection with the adjacent Wal-Mart store while also improving the pedestrian and bicycle access to the site. The additional provisos should ensure compliance with the CZO standards and should mitigate potential impact of litter, usually associated with fast food establishments. With all the recommended provisos, the staff believes that the proposed use would be appropriate for the site and compatible with surrounding properties.

V. PRELIMINARY STAFF RECOMMENDATION³

The staff recommends **APPROVAL** of Zoning Docket 099/14 subject to the following one (1) waiver and eight (8) provisos:

Waiver:

1. The applicant shall be granted a waiver of **Article 18, Section 18.15.10** of the Comprehensive Zoning Ordinance to permit three (3) attached signs.

Provisos:

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The trash enclosure area shall be relocated to the south side of the site.
3. The applicant shall provide to the City Planning Commission a litter abatement program letter approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type, and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street right-of-way. The name and phone number of the owner/operator of the restaurant shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.
4. The applicant shall revise the site plan to orient the fast food restaurant toward the main Wal-Mart entrance road and to create a safe and convenient pedestrian connection with the adjacent Wal-Mart store pedestrian walkway.
5. All future signage shall comply with standards of **Article 10, Sections 10.2.8 and 10.2.9**.
6. The applicant shall revise the project elevation to replace EIFS with stucco.
7. The applicant shall submit revised site plan that indicates the provision of one (1) off-street loading space.

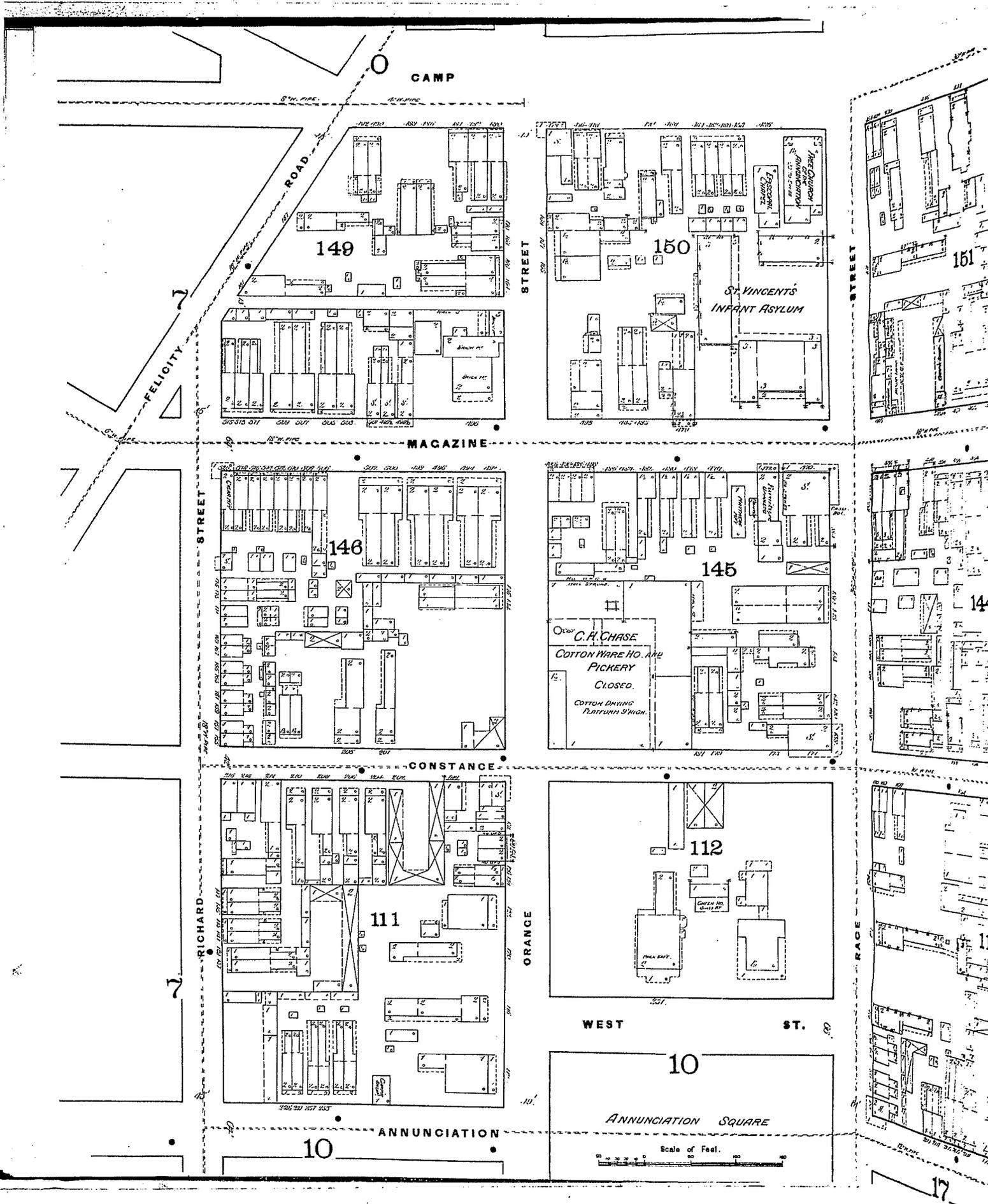
³ Subject to modification by the City Planning Commission

8. The applicant shall install bicycle parking racks capable of accommodating at least five (5) bicycles. The applicant shall modify the site plan to indicate the presence of such racks.

VI. REASONS FOR RECOMMENDATION

1. The negative impacts associated with the proposed use can be mitigated through the use of staff recommended provisos.
2. The proposed fast food restaurant should be similar in operational character to the other fast food restaurants and business uses located within the B-2 and SC Districts. The impact of the proposal on other properties in the area is not expected as the proposed site is located within an existing commercial area at the intersection of two (2) major arterial roadways.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.



CAMP

149

150

ST. VINCENT'S
INFANT ASYLUM

161

MAGAZINE

146

145

C.A. CHASE
COTTON WARE H. AND
PICKERY
CLOSED.
COTTON DRYING
PLATFORM 2' HIGH.

14

CONSTANCE

111

112

ORANGE

WEST

ST.

10

ANNUNCIATION SQUARE

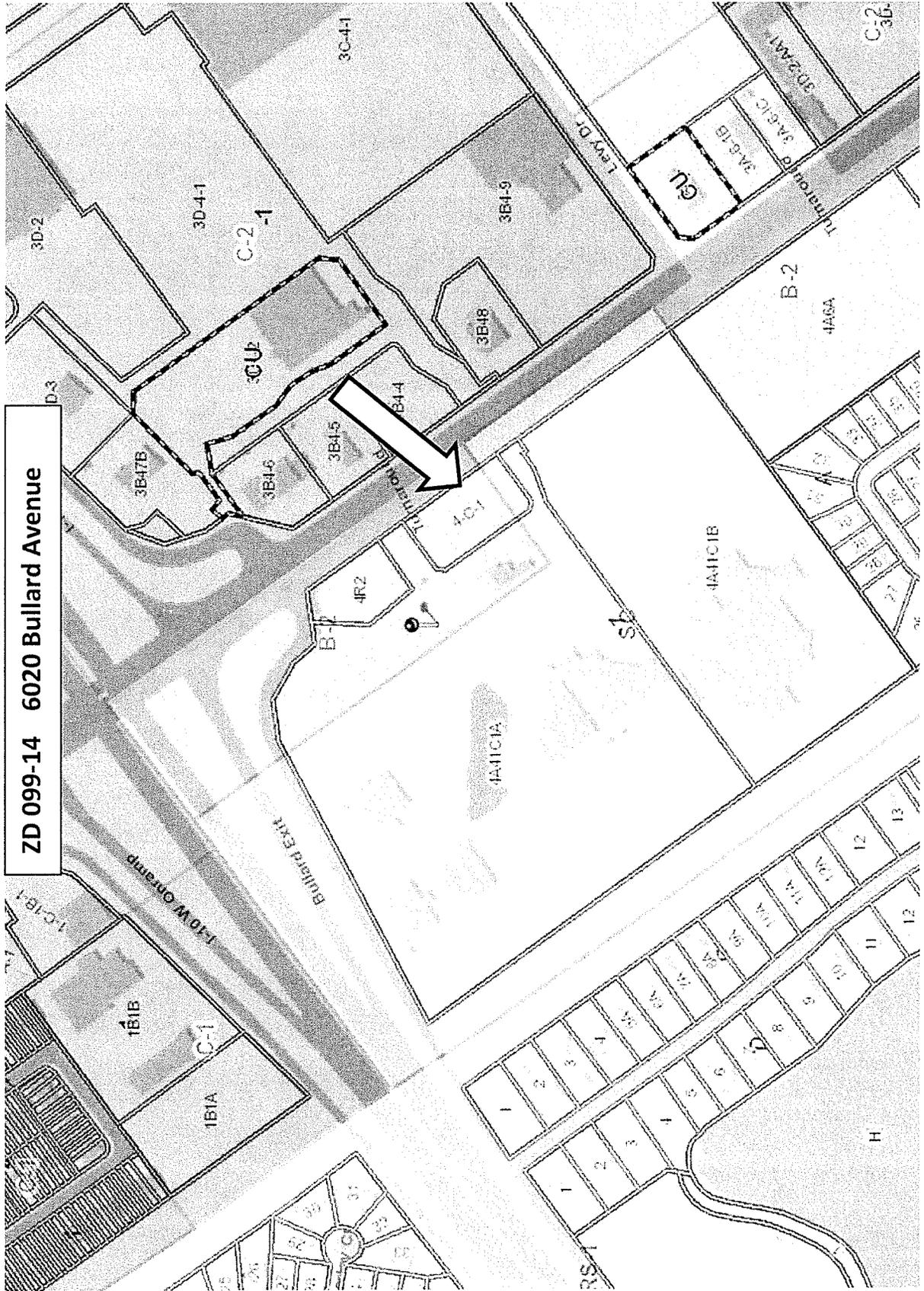
10

ANNUNCIATION

Scale of Feet.

17

ZD 099-14 6020 Bullard Avenue



1141	1141
BASE MODEL:	E200
CLASSIFICATION:	CORPORATE
OWNER:	WENDY'S
OWNER NAME:	WENDY'S
OWNER ADDRESS:	2014 MAY 11 RD
OWNER PHONE:	
OWNER FAX:	
OWNER EMAIL:	
PROJECT YEAR:	2014
DESIGN BULLETIN:	THRU 08 11
DESIGN BULLETIN:	THRU 08 11

- GENERAL NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
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BLDG. INSULATION SCHED. DIVISION 7

DESCRIPTION	THICKNESS (TOTAL R-VALUE)	LOCATION
ROOF INSULATION BOARD (EXTERIOR)	2" R-4	ROOF
ROOF INSULATION BOARD (INTERIOR)	2" R-4	ROOF
ROOF INSULATION BOARD (CEILING)	2" R-4	CEILING
ROOF INSULATION BOARD (WALL)	2" R-4	WALL
ROOF INSULATION BOARD (FLOOR)	2" R-4	FLOOR
ROOF INSULATION BOARD (PARTITION)	2" R-4	PARTITION
ROOF INSULATION BOARD (CORNER)	2" R-4	CORNER
ROOF INSULATION BOARD (DORMER)	2" R-4	DORMER
ROOF INSULATION BOARD (CHIMNEY)	2" R-4	CHIMNEY
ROOF INSULATION BOARD (TOWER)	2" R-4	TOWER
ROOF INSULATION BOARD (STAIR)	2" R-4	STAIR
ROOF INSULATION BOARD (ELEVATOR)	2" R-4	ELEVATOR
ROOF INSULATION BOARD (MECHANICAL)	2" R-4	MECHANICAL
ROOF INSULATION BOARD (ELECTRICAL)	2" R-4	ELECTRICAL
ROOF INSULATION BOARD (PLUMBING)	2" R-4	PLUMBING
ROOF INSULATION BOARD (HVAC)	2" R-4	HVAC
ROOF INSULATION BOARD (TELEPHONE)	2" R-4	TELEPHONE
ROOF INSULATION BOARD (CABLE)	2" R-4	CABLE
ROOF INSULATION BOARD (FIBER OPTIC)	2" R-4	FIBER OPTIC
ROOF INSULATION BOARD (RADIO)	2" R-4	RADIO
ROOF INSULATION BOARD (TELEVISION)	2" R-4	TELEVISION
ROOF INSULATION BOARD (SOUND)	2" R-4	SOUND
ROOF INSULATION BOARD (SMELL)	2" R-4	SMELL
ROOF INSULATION BOARD (MOISTURE)	2" R-4	MOISTURE
ROOF INSULATION BOARD (Pests)	2" R-4	PESTS
ROOF INSULATION BOARD (Fire)	2" R-4	FIRE
ROOF INSULATION BOARD (Theft)	2" R-4	THEFT
ROOF INSULATION BOARD (Vandalism)	2" R-4	VANDALISM
ROOF INSULATION BOARD (Graffiti)	2" R-4	GRAFFITI
ROOF INSULATION BOARD (Car Damage)	2" R-4	CAR DAMAGE
ROOF INSULATION BOARD (Weather)	2" R-4	WEATHER
ROOF INSULATION BOARD (Pollution)	2" R-4	POLLUTION
ROOF INSULATION BOARD (Noise)	2" R-4	NOISE
ROOF INSULATION BOARD (Vibration)	2" R-4	VIBRATION
ROOF INSULATION BOARD (Settlement)	2" R-4	SETTLEMENT
ROOF INSULATION BOARD (Cracking)	2" R-4	CRACKING
ROOF INSULATION BOARD (Spalling)	2" R-4	SPALLING
ROOF INSULATION BOARD (Delamination)	2" R-4	DELAMINATION
ROOF INSULATION BOARD (Corrosion)	2" R-4	CORROSION
ROOF INSULATION BOARD (Oxidation)	2" R-4	OXIDATION
ROOF INSULATION BOARD (Sulfidation)	2" R-4	SULFIDATION
ROOF INSULATION BOARD (Chlorination)	2" R-4	CHLORINATION
ROOF INSULATION BOARD (Hydrolysis)	2" R-4	HYDROLYSIS
ROOF INSULATION BOARD (Biodegradation)	2" R-4	BIODEGRADATION
ROOF INSULATION BOARD (Leaching)	2" R-4	LEACHING
ROOF INSULATION BOARD (Adsorption)	2" R-4	ADSORPTION
ROOF INSULATION BOARD (Absorption)	2" R-4	ABSORPTION
ROOF INSULATION BOARD (Desorption)	2" R-4	DESORPTION
ROOF INSULATION BOARD (Permeation)	2" R-4	PERMEATION
ROOF INSULATION BOARD (Diffusion)	2" R-4	DIFFUSION
ROOF INSULATION BOARD (Convection)	2" R-4	CONVECTION
ROOF INSULATION BOARD (Radiation)	2" R-4	RADIATION
ROOF INSULATION BOARD (Evaporation)	2" R-4	EVAPORATION
ROOF INSULATION BOARD (Condensation)	2" R-4	CONDENSATION
ROOF INSULATION BOARD (Precipitation)	2" R-4	PRECIPITATION
ROOF INSULATION BOARD (Snowmelt)	2" R-4	SNOWMELT
ROOF INSULATION BOARD (Ice Melt)	2" R-4	ICE MELT
ROOF INSULATION BOARD (Rainwater)	2" R-4	RAINWATER
ROOF INSULATION BOARD (Groundwater)	2" R-4	GROUNDWATER
ROOF INSULATION BOARD (Surface Water)	2" R-4	SURFACE WATER
ROOF INSULATION BOARD (Atmospheric Water)	2" R-4	ATMOSPHERIC WATER
ROOF INSULATION BOARD (Soil Moisture)	2" R-4	SOIL MOISTURE
ROOF INSULATION BOARD (Plant Water)	2" R-4	PLANT WATER
ROOF INSULATION BOARD (Animal Water)	2" R-4	ANIMAL WATER
ROOF INSULATION BOARD (Human Water)	2" R-4	HUMAN WATER
ROOF INSULATION BOARD (Microbial Water)	2" R-4	MICROBIAL WATER
ROOF INSULATION BOARD (Fungal Water)	2" R-4	FUNGAL WATER
ROOF INSULATION BOARD (Bacterial Water)	2" R-4	BACTERIAL WATER
ROOF INSULATION BOARD (Viral Water)	2" R-4	VIRAL WATER
ROOF INSULATION BOARD (Prion Water)	2" R-4	PRION WATER
ROOF INSULATION BOARD (Protein Water)	2" R-4	PROTEIN WATER
ROOF INSULATION BOARD (Lipid Water)	2" R-4	LIPID WATER
ROOF INSULATION BOARD (Carbohydrate Water)	2" R-4	CARBOHYDRATE WATER
ROOF INSULATION BOARD (Nucleic Acid Water)	2" R-4	NUCLEIC ACID WATER
ROOF INSULATION BOARD (Enzyme Water)	2" R-4	ENZYME WATER
ROOF INSULATION BOARD (Hormone Water)	2" R-4	HORMONE WATER
ROOF INSULATION BOARD (Antibody Water)	2" R-4	ANTIBODY WATER
ROOF INSULATION BOARD (Cellular Water)	2" R-4	CELLULAR WATER
ROOF INSULATION BOARD (Organism Water)	2" R-4	ORGANISM WATER
ROOF INSULATION BOARD (Community Water)	2" R-4	COMMUNITY WATER
ROOF INSULATION BOARD (Ecosystem Water)	2" R-4	ECOSYSTEM WATER
ROOF INSULATION BOARD (Biome Water)	2" R-4	BIOME WATER
ROOF INSULATION BOARD (Biogeography Water)	2" R-4	BIOGEOGRAPHY WATER
ROOF INSULATION BOARD (Bioclimatology Water)	2" R-4	BIOCLIMATOLOGY WATER
ROOF INSULATION BOARD (Biomechanics Water)	2" R-4	BIOMECHANICS WATER
ROOF INSULATION BOARD (Biophysics Water)	2" R-4	BIOPHYSICS WATER
ROOF INSULATION BOARD (Biochemistry Water)	2" R-4	BIOCHEMISTRY WATER
ROOF INSULATION BOARD (Biology Water)	2" R-4	BIOLOGY WATER
ROOF INSULATION BOARD (Botany Water)	2" R-4	BOTANY WATER
ROOF INSULATION BOARD (Zoology Water)	2" R-4	ZOOLOGY WATER
ROOF INSULATION BOARD (Anatomy Water)	2" R-4	ANATOMY WATER
ROOF INSULATION BOARD (Physiology Water)	2" R-4	PHYSIOLOGY WATER
ROOF INSULATION BOARD (Pathology Water)	2" R-4	PATHOLOGY WATER
ROOF INSULATION BOARD (Pharmacology Water)	2" R-4	PHARMACOLOGY WATER
ROOF INSULATION BOARD (Toxicology Water)	2" R-4	TOXICOLOGY WATER
ROOF INSULATION BOARD (Immunology Water)	2" R-4	IMMUNOLOGY WATER
ROOF INSULATION BOARD (Microbiology Water)	2" R-4	MICROBIOLOGY WATER
ROOF INSULATION BOARD (Molecular Biology Water)	2" R-4	MOLECULAR BIOLOGY WATER
ROOF INSULATION BOARD (Cellular Biology Water)	2" R-4	CELLULAR BIOLOGY WATER
ROOF INSULATION BOARD (Developmental Biology Water)	2" R-4	DEVELOPMENTAL BIOLOGY WATER
ROOF INSULATION BOARD (Evolutionary Biology Water)	2" R-4	EVOLUTIONARY BIOLOGY WATER
ROOF INSULATION BOARD (Ecology Water)	2" R-4	ECOLOGY WATER
ROOF INSULATION BOARD (Environmental Science Water)	2" R-4	ENVIRONMENTAL SCIENCE WATER
ROOF INSULATION BOARD (Earth Science Water)	2" R-4	EARTH SCIENCE WATER
ROOF INSULATION BOARD (Space Science Water)	2" R-4	SPACE SCIENCE WATER
ROOF INSULATION BOARD (Planetary Science Water)	2" R-4	PLANETARY SCIENCE WATER
ROOF INSULATION BOARD (Astrophysics Water)	2" R-4	ASTROPHYSICS WATER
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ROOF INSULATION BOARD (Atomic Physics Water)	2" R-4	ATOMIC PHYSICS WATER
ROOF INSULATION BOARD (Molecular Physics Water)	2" R-4	

Dubravka Gilic

From: Jerry Rateau <jrateau@ddgpc.com>
Sent: Wednesday, October 08, 2014 4:42 PM
To: Dubravka Gilic
Cc: Golden, Mike
Subject: Wendy's Bullard Ave.

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon Dubravka,

Thank you for allowing us to present the proposed Wendy's development to the Planning Advisor Board.

We tried to design the public pedestrian access in the location that allowed the public to enter Wendy's at the closest location to the main door in a safest manner.

Please keep in mind that public routes need to comply with accessibility guidelines. Base on the amount of fill required per the new Fema Regulations, it is challenging to provide multiple accessible pedestrian routes to the building. I was not aware of a City Ordinance that mandated pedestrian access to private property (Wal-Mart). Please note that we do provide pedestrian access to a public R.O.W. in which people can also get to Wal-Mart via the existing sidewalks internal to the development. During the course of the meeting several suggestions were made regarding adding a secondary access to the Wal-Mart sidewalk. Please note due to the grades as well as the inability to construct sidewalks on Wal-Mart's private property that we feel we will be unable to accommodate this request of a second sidewalk to Wal-Mart. If the City Planning Advisor Board is going to require a second access point from the private parking lot, Wendy's project manager would like to meet with you asap to see how and who is going to obtain this approval from Wal-Mart.

Thanks,

Jerry Rateau

Duplantis Design Group, PC
34 Louis Prima Dr.
Covington, LA 70433
Phone: 985-249-6180
Fax: 985-249-6190



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Wendy's Restaurant – New Construction
5998 Bullard Ave. New Orleans, LA
Neighborhood Participation Program Report

Date of Report: August 27, 2014

Project Name: Wendy's Restaurant

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 5998 Bullard Ave. New Orleans, LA. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Contact:

Mike Golden
The Wendy's Company
1001 Ochsner Blvd.
Suite 101
Covington, LA 70433
985-590-6657
Mike.Golden@Wendys.com

Neighborhood Meetings: The following date and location of the meeting where citizens were invited to discuss the applicants proposal (comments, sign in lists, and other feedback are attached)

1. August 25, 2014 – New Orleans Public Library, 5641 Read Rd, 5:30pm. *6 people in attendance.*

Correspondence and Telephone Calls:

1. August 12, 2014 Letters mailed to contact list, including homes, apartments, neighborhood associations, churches and schools.

Results:

There were letters mailed to every address within 600 ft. of the project site with invitations to the neighborhood meeting on August 25. See summary below.

- *Plans and renderings of the project were presented.*
- *Informs the neighborhood that this is the only Wendy's store in the city that will be built from the ground up.*
- *Citizen asked – Will the store be landscaped as shown in the renderings? Owner explained that the store will be landscaped as shown in the displayed-landscape plan.*
- *Citizen expressed concern for trash and site maintenance. Owner explained that Wendy's policy includes cleaning of the site and dumpsters once a day.*

- *Citizen asked if Wendy's plans to hire locals? Owner explained that they have included Wendy's job positions and descriptions in the local newsletters. You can also pick up applications at any Wendy's store location.*
- *Owner expressed Wendy's position on the New Orleans East area and they are happy to return.*

- *Owner briefly mentioned that the Read Blvd. store has possible future plans for renovation to eventually reflect the new design.*
- *Citizen expressed concern for fish items in the menu during Lent as many residents in the New Orleans East area are Catholic. It was explained that all Wendy's stores in the New Orleans area carry a premium cod during Lent (over Mardi Gras) and through Easter Sunday.*

Neighborhood Participation Program Community Meeting Invitation



Dear Neighbor,

August 12, 2014

The Wendy's Company is proposing to build a new ultra-modern restaurant located at 5998 Bullard Ave. in New Orleans East just off I-10 in the New Wal-Mart Outparcel. It will operate as a fast food restaurant with a drive-through window. Hours of operation will be:

6:00 AM – 10:00PM Dining room Monday-Sunday. Pick up Window hours open to 2:00AM
Sunday – Thursday and open till 3:00 AM Friday & Saturday

The site is in a location where a drive-through window is a conditional use, which means we are required to apply for approval to put in a drive-through. Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present question or concerns. We are required to do this before we submit our application to the City Planning Commission.

The meeting will take place:

August 21, 2014 at 5:30 PM at the Public Library located at 5641 Read Blvd. in New Orleans East.

This letter is being delivered through UPS. At the meeting, I'll provide a sign- in sheet to obtain an email address, so that I can keep you updated if there are any changes to the plans.

I've enclosed some plans to give you a better idea of what we'd like to do. The restaurant will occupy the new Wal-Mart Outparcel with the front pedestrian entrance on Bullard Ave. The Pick Up Window accesses from the rear of the site through the new Wal-Mart access driveways and parking lot. The site is now an empty lot. Upon receiving approval, we plan to start construction late 2014 and estimate that it will take approximately three months to complete.

If you have questions or comments, here's how to reach me. I hope to see you at the meeting on August 21st.

Sincerely,



Mike Golden
Construction Manager
1001 Ochsner Blvd.
Suite 101
Covington La. 70433
985 590 6657 Office 504 415 1657 Cell
Mike.golden@wendys.com

PROJECT MEETING MINUTES

DATE: August 25, 2014
PROJECT#: 214002.11
PROJECT: Wendy's New Store
Bullard Avenue, New Orleans, LA
CLIENT: Wendy's

REPORT #: NEIGHBORHOOD PARTICIPATION COMMUNITY MEETING
WRITTEN BY: MICHELLE LAWSON (ML) - FLWB
LOCATION:
TIME:

PRESENT AT MEETING:

Mike Golden (MG)
Michelle Lawson (ML)
Justin Greenleaf (JG)

PROJECT MEETING MINUTES:

- Plans and renderings of the project were presented. (MG)
- Informs the neighborhood that this is the only Wendy's store in the city that will be built from the ground up. (MG)
- Ms. Penny asked – Will the store be landscaped as shown in the renderings? Mike Golden explained that the store will be landscaped as shown in the displayed landscape plan.
- Ms. Penny expressed concern for trash and site maintenance. Mike Golden explained that Wendy's policy includes cleaning of the site and dumpsters once a day.
- Ms. Penny asked if Wendy's plans to hire locals? Mr. Golden explained that they have included Wendy's job positions and descriptions in the local newsletters. You can also pick up applications at any Wendy's store location.
- Mr. Golden expressed Wendy's position on the New Orleans East area and they are happy to return.
- Mr. Golden briefly mentioned that the Read Blvd. store has possible future plans for renovation to eventually reflect the new design.
- Ms. Penny expressed concern for fish items in the menu during Lent as many residents in the New Orleans East area are Catholic. It was explained that all Wendy's stores in the New Orleans area carry a premium cod during Lent (over Mardi Gras) and through Easter Sunday.



NEIGHBORHOOD PARTICIPATION PROGRAM COMMUNITY MEETING SIGN-IN SHEET
WENDY'S: NEW STORE ON BULLARD AVENUE
 AUGUST 25, 2014

NEIGHBORHOOD PARTICIPATION PROGRAM COMMUNITY MEETING ATTENDANCE SHEET

Project: WENDY'S
NEW STORE ON BULLARD AVENUE

Location: 5641 Read Road

Time: 5:30 pm – 7:00 pm

FLWB Project No.: 214002.11

Phone # : EMAIL

	NAME (PLEASE PRINT)	DEPARTMENT		NAME (PLEASE PRINT)	DEPARTMENT
1.	ELLEN PENNY	Shorewood Forest	16	(504)241-9349-(504)495-5599	
2.	4967 Nottingham Dr 70127		17		
3.			18		
4.			19		
5.	Michelle Lawson	fl+WB	20		
6.	Justin Greenleaf	fl+WB	21		
7.	Mike Golden	Wendy's	22		
8.	Jerry Pateau	Duplantis	23		
9.	Eleanor Bazile	Wendy's	24		
10			25		
11			26		
12			27		
13			28		
14			29		

Address Label	OwnerName	Subdivision
Building	OwnerAddress	Zone
6009 Bullard Ave Kfc/Taco Bell	Schwegmann Family Trust #2 104 Sena Drive, Metairie, LA 70005	
45608 Bullard Ave	Bullard Property LLC 3525 Causeway Blvd Ste 1040, Metairie	
45803 I 10 E Service Rd	Worthmore Capital, LLC 301 St Charles Avenue 3Rd Floor, New Orleans	
6011 Bullard Ave	Schwegmann Family Trust # 3 104 Sena Dr, Metairie, LA 70005	
6041 Bullard Ave Laiq Petro Rentals	Lavigne Baker Petroleum LLC 2307 Gause Blvd East, Slidell, LA 704	
6007 Bullard Ave	Schwegmann Family Trust # 2 104 Sena Dr, Metairie, LA 70005	
6005 Bullard Ave Mcdonald's #11486	Mc Donald's Corp(17/192) 13328 Hayne Blvd, New Orleans, LA 70005	
6090 Bullard Ave	Brothers St Rose LLC 1820 Belle Chase Hw Suite 202, Gretna	
6003 Bullard Ave Papa John's	Schwegmann Giantsuper Market Jlh Property Managers, Inc 301 St. Charles	
49130 Bullard Av Mcdonald's #11486	Schwegmann Family Trust # 2 104 Sena Dr, Metairie, LA 70005	
45610 Bullard Av	Schwegmann Family Trust #2 104 Sena Dr, Metairie, LA 70005	
48901 Bullard Av	Schwegmann Family Trust # 3 104 Sena Dr, Metairie, LA 70005	

Organization Name: Eastern New Orleans Civic Association
Point of Contact: Calvin Lopes
Phone Number: 504-241-6697
Email: EnolaCivic@gmail.com
Street Address: 4419 Knight Drive
City: New Orleans
Zip: 70127

Organization Name: East New Orleans Neighborhood Advisory Council (ENONAC)
Point of Contact: Sylvia Scineaux-Richard
Phone Number: 504-218-5949
Email: administrator@enonac.org
Street Address: 6600 Plaza Drive, Suite 200
City: New Orleans
Zip: 70127

Organization Name: New Orleans East Business Association
Point of Contact: Sherman Copelin
Phone Number: 504-915-6270
Email: sncopelin@aol.com
Street Address: 4434 West Poche Court, Ste. 9237
City: New Orleans
Zip: 70128

Organization Name: New Orleans East Economic Development Foundation
Point of Contact: Joan Savoy
Phone Number: 504-240-2250
Email: jsavoy@noeedf.org
Street Address: 10001 Lake Forest Boulevard, Suite 1101
City: New Orleans
Zip: 70127

Organization Name: Sherwood Forest
Point of Contact: Ellen Penny
Phone Number: 504-241-9349
Email: ellenpenny@att.net
Street Address: 4966 Nottingham Drive
City: New Orleans
Zip: 70127

James Austin Gray II
City Hall, Room 2W60
1300 Perdido Street
New Orleans, LA 70112

Phone: (504) 658-1050
Fax: (504) 658-1058
jagrav@nola.gov

PD	Organization Name	Street	City	State	Zip	Point of Contact	Position	Telephone Number	Email Address	Boundaries
9	ADAMS COURT		New Orleans	LA						N. W. E. Adams Court off of Chief Menteur Hwy near Bullard Ave.
9	Bon Marche Properties / Ponchartraine Oaks Apartments	9666 Hayne Boulevard	New Orleans	LA	70127	William F. Schenker, Jr.		504-246-4957	bill@bmp.rocozmail.com	Crowder Blvd., Read Blvd., Morrison Rd. Hayne Blvd.
9	Brianwood	7742 Scotswood Drive	New Orleans	LA	70128	Melanie Craig	President	504-473-7786	mtcraig@bellsouth.net	Hayne Blvd., Gannon Rd., Morrison Canal, Vincent Rd., Ann Marie Ct. Bullard, Morrison, Janake Canal, Haynes
9	Bullard Park	4 Kfisten Court	New Orleans	LA	70128	Jerry Cook	President	504-259-8615		
9	Castle Manor East Subdivision	4419 Knight Drive	New Orleans	LA	70127	Mary & Joe Perez		504-242-2556	pappalpep3@bellsouth.net	Gawain Dr., Camelot Dr., Chief Menteur Hwy., Dwyer Canal
9	Castle Manor Subdivision	4550 Lancelot Drive	New Orleans	LA	70127	Judith Parker		504-836-9890		Crowder Blvd., Arthur Dr., Chief Menteur Hwy., Dwyer Canal
						Janie Blackmon (maybe needs to be updated. I have Eva Washington as the contact)				
9	DONNA VILLA		New Orleans	LA	70128	Sylvia Schneaux-Richard	President	504-508-4538	janieblackmon@yahoo.com	Read, Bundy, Dwyer, Chief Menteur Hwy
9	East New Orleans Neighborhood Advisory Council (ENONAC)	7100 Read Road, Suite 201	New Orleans	LA	70127	Richard	Chairperson / President	504-218-5949	administrator@enonac.org	Industrial Canal, Intracoastal Waterway, St. Tammany Parish Line, Lake Ponchartrain
9	Eastern New Orleans Civic Association	4419 Knight Drive	New Orleans	LA	70127	Calvin Lopes	President	504-241-5697	EnolaCivic@gmail.com	All New Orleans East
9	Eastover Residents Association	5690 Eastover Drive	New Orleans	LA	70128	Donald Pate	President	504-994-8013	donaldpate@aol.com	Lake Forest Blvd., I-10, Bullard Ave., I-570 Service Rd.
9	Fairway Estates	11409 North Saint Andrews Circle	New Orleans	LA	70128	Alisha Plummer	President		aplummer@eastovercc.com	Fairway Estates subdivision (Off Bullard Ave.)
9	Huntington Park Homeowner's Association	8515 Fordham Court	New Orleans	LA	70128	Sakut Sodofsky	President	504-246-0650	bigslawar4@aol.com	Crowder Blvd., Morrison Rd., Benson Ct. Huntington Park Dr.
9	Idlewood / Parkwood Homeowners Association	11240 S. Idlewood Court	New Orleans	LA	70128	Shaun M. Lewis	President	504-214-3142	stewis47@gmail.com	Lake Forest Blvd., Wight Rd., Dwyer Rd. Berg Canal
9	Kenilworth Civic & Improvement Association	7620 Crestmont Road	New Orleans	LA	70126	Pearl Cantrelle	President	504-301-1455	kcanola@gmail.com	Newcastle St., Mayo St., Wales St., Morrison Rd.
9	Kingswood Homeowner Association	7040 Queensway Drive	New Orleans	LA	70128	Melanie C. Thompson	President	504-450-9650	kingswood.homeowners@yahoo.com	I-10 Service Rd., Kingswood Dr., Whitmore St., Edgewood St., Queensway St., Morrison Rd., Finbrook St., Knighisway St.
9	Lake Barrington Homeowners Association	7441 Lake Barrington Drive	New Orleans	LA	70128	Clarissa Evans	President	504-806-2660	cevans91@cox.net	Wright Rd., I-10 Service Rd., Morrison Rd., Camberley Dr.
9	Lake Bullard Homeowner & Neighborhood Improvement Association	P.O. Box 870092	New Orleans	LA	70187	Cathy Charbonnet	President	504-237-0756	lakebullard@aol.com, callycharbonnet@gmail.com	Bullard Ave., Dwyer Rd., Berg Canal, Lake Forest Blvd.
9	Lake Carmel Subdivision Improvement District/Homeowner Association	P.O. Box 870536	New Orleans	LA	70127	Dr. Brenda Jackson	President	504-442-3449	bjackson@suno.edu	I-10 Service Rd., Gannon Rd., Morrison Rd., Jahmcke Canal
9	Lake Forest Estate Home Owner's Association	P.O. Box 872797	New Orleans	LA	70127	Steven Knott	President		stevkn823@cox.net	I-10 Lake Forest Blvd., Berg Canal, Farrar Canal
9	Lake Forest Estates Improvement Association	5801 Wright Road	New Orleans	LA	70128	Joan Heisser	President	504-246-7234	joan.heisser@att.net	I-10 Service Rd., Lake Forest Blvd., Winchester Park Dr., Kensington Blvd., Foxcroft St., Wight Rd., Waterford Blvd.
9	Lake Willow Homeowner's Association		New Orleans	LA		Dawn Herbert		504-875-0352	dherbert28@cox.net	Lawrence Canal, Morrison Rd. Westhaven Dr. Lake Willow Dr.
9	Lakewood East Security and Neighborhood Improvement District		New Orleans	LA		Elisha Mobley			emobley@coxmail.com	Interstate 10 Service Road, Mayo Boulevard, Orleans Parish School Property formerly known as the Livingston Middle School, and St. Charles Canal
9	Little Wood Homeowners / Neighborhood Association		New Orleans	LA	70187	Aaron Broussard			neighborhood@whma.org	Vincent Rd., Curran Rd., Avon Park Blvd., Morrison Rd., Paris Rd., Haynes Blvd.
9	Mark Subdivision Homeowners Association	P.O. Box 870147	New Orleans	LA	70187	Chene Lacour-Duckworth	President	504-231-2266	cduckworth@marksdivision.org	N Hardy, S Hardy, W Hardy between Lake Forest and Bullard, Wright Road, Farrar Canal

PD	Organization Name	Street	City	State	Zip	Point of Contact	Position	Telephone Number	Email Address	Boundaries
9	Mary Queen of Vietnam	4626 Alice Fortier Boulevard, Suite E	New Orleans	LA	70129	Diem Nguyen	Executive Director	504-255-9170	dlemnguyen@mqvncdc.org	City wide
9	Mela Neighborhood Association	4720 Stenway Drive	New Orleans	LA	70126	Ben Diggins	President	504-715-1217	cherylwiggins@yahoo.com	Francis Dr., Downman Rd., Chief Menteur Hwy., Dwyer Rd.
9	New Orleans East Business Association	4434 West Poche Court, Ste. 9237	New Orleans	LA	70128	Sherman Copelin		504-915-6270	sncopelin@aol.com	Downman Rd., Lake Pontchartrain, Parish Line, MRGO
9	New Orleans East Economic Development Foundation	10001 Lake Forest Boulevard, Suite 1101	New Orleans	LA	70127	Jean Savoy	Executive Director	504-240-2250	jsavoy@nceedf.org	Industrial Canal, Rigolets, Lake Pontchartrain, Mississippi River
9	North Kenilworth Homeowners Association	7428 Benson Street	New Orleans	LA	70127	Carroll A. Denesse	President	504-924-6044	cadsilverfox@yahoo.com	Malvern St., Morrison Rd., Curran Blvd., Alton Dr.
9	Pine Village Neighborhood Homeowner's Association	P.O. Box 26994	New Orleans	LA	70126	Linda Hains	President	504-241-4707	chynamadrj@aol.com	Lamb St., Downman Rd., Morrison Rd., Dwyer Rd.
9	Pressburg East Homeowners Association	4800 Good Drive	New Orleans	LA	70127	A. Lena Stewart	President	504-916-9336	alstewart11@cox.net	Read Blvd., Nighthart St., Chief Menteur Hwy., Dwyer Rd.
9	Regency Park Townhomes Owners Association	7300 Downman Road	New Orleans	LA	70126	Ed Castille	Manager	504-241-1191	winterchase@aol.com	Downman Rd., Morrison Rd., Hayne Blvd., Industrial Canal
9	Roger Drive Property Owners Association	10831 Roger Drive Townhouse A	New Orleans	LA	70127	Yvonne Banks	President	504-242-2532		Roger Dr., Wright Rd., I-10, Morrison Rd., Farrar Canal
9	Rosedale Homeowners Association	4754 Heydel Street	New Orleans	LA	70126	Linda Williams	President	No Pres # - VP (Gladys Bowman) 504-628-9118	leitfy@yahoo.com	I-10, America Street (houses on both side of the Street), Old Gentilly Rd, Dwyer Rd
9	Sherwood Forest	4866 Nollingham Drive	New Orleans	LA	70127	Ellen Penny	President	504-241-9349	syliamckenzie@aol.net ellenpenny@aol.net	Read Blvd., Chief Menteur Hwy., I-10, I-510
9	Spring Lake Neighborhood Association	7521 Spring Lake Drive	New Orleans	LA	70126	Aaron Daste	President		edaste7840@aol.com	St. Charles Canal, Lawrence Canal, Morrison Rd., I-10 Service Rd.
9	Summerset Park Neighborhood Association					Bobby Calvin	President	504-352-6043	bobbycalvin41@hotmail.com	Morrison, I-10 Service, Bundy, Bunker Hill
9	Tamaron Estates/Subdivision Improvement District	7602 E. Tamaron Boulevard	New Orleans	LA	70126	Barbara Hornsby		504-908-9279	bhornsby@cox.net	I-10 Service Road, Morrison Road, E Tamaron Blvd (both side of the street), Gannon Road
9	Venetian Isles Civic & Improvement Association	P.O. Box 26691	New Orleans	LA	70189	Kelth Campo	President	504-254-5213	robbyknecht@gmail.com	Hwy 90, Chief Pass, Bayou Sauvage, Trieste St.
9	Villa Sites	7521 Weaver Avenue	New Orleans	LA	70127			504-218-4462		Vanderkooft Avenue, Hayne Blvd., Read Blvd., Morrison Road
9	Wales St. and Reindeer St. Homeowner Association		New Orleans	LA				504-242-1805	allen4diney@yahoo.com	Reindeer St. & Wales St.
9	Warwick West	P.O. Box 871912	New Orleans	LA	70187	Philip Johnson	President	504-246-3070	wanwickwestho@aol.com	I-10 Service Rd., Citrus Canal, Morrison Rd., Read Blvd.
9	WIMBLEDON		New Orleans	LA		Karol Sanders		504-606-8521	skyeball@bellsouth.net	Dwyer road on the south, lake forest blvd on north, benson canal on the west and bundy road on the east.
9	Wimbleton Civic Association	5650 Norgate Drive	New Orleans	LA	70127	Genevieve Bellow		504-245-1465	bellowg@bellsouth.net	Lake Forest Blvd., Crowner Blvd., Dwyer Rd., Bundy Rd.