

City Planning Commission Meeting
Tuesday, October 28, 2014

CPC Deadline: 12/12/14
CC Deadline: 01/13/15
Council District: D – Brossett

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 100/14

Prepared by: Dubravka Gilic
Date: October 13, 2014

I. GENERAL INFORMATION:

Applicant: Clothesline Laundromat, Inc.

Request: This is a request for a conditional use to permit a car wash in a C-1 General Commercial District and the Eastern New Orleans UC Urban Corridor District overlay.

Location: The petitioned property is located on an undesignated square, Lot 19-B2-1, in the Third Municipal District, bounded by Chef Menteur Highway, Downman Road, Dwyer and Jourdan Roads. The municipal addresses are 3908 Downman Road and 5835 Chef Menteur Highway. (PD 9)

Description: The petitioned site is a part of the 3.5 acre T-shaped lot (Lot 19-B2-1) that fronts on Chef Menteur Highway and Downman Road. The lot is only partially developed; it contains a self-serve car wash facility on a portion of the site fronting Chef Menteur Highway. The proposed new automated car wash will occupy a central, vacant part of the site measuring 173 feet in width along Downman Road, 301.5 feet in depth and containing an area of 75,375 square feet or 1.7 acres. A large residual “flag” shaped parcel will remain to the right of the petitioned site.

The applicant is proposing to develop an automated car wash facility on the site. The facility will consist of a small attendant structure, a car wash building, a double queuing lane, two self-serve vacuum stations, a trash refuse area, and parking for 34 vehicles. The proposal includes perimeter and interior landscaping.

Why is City Planning Commission action required?

Article 10, Section 10.1B.7 Conditional Uses of the Comprehensive Zoning Ordinance states that car washes, including automated and hand wash facilities, but excluding ones that are accessory uses to gasoline stations, are conditional uses in the Eastern New Orleans UC Urban Corridor District overlay.

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 subject site is located in New Orleans East, just north of the intersection of Downman Road and Chef Menteur Highway. The site is within a C-1 General Commercial District that extends along Chef Menteur Highway from about its intersection with Downman Road to about its intersection with Crowder Boulevard. For the most part, this C-1 District is mostly limited to parcels with frontage on the western side of Downman Road and the northern side of Chef Menteur Highway. The C-1 District also includes some parcels located on the southern side of Chef Menteur Highway between Interstate 10 and Chantilly Drive. This C-1 District is characterized by a variety of automobile-oriented commercial uses located on large parcels, most of which have large setbacks and parking areas. The uses within the C-1 District immediately surrounding the site include a car wash and a gas station located at the intersection of Chef Menteur Highway and Downman Road; a large postal facility, an appliance repair facility, a fast food restaurant, an adult cabaret and numerous vacant structures. More distantly located uses in the C-1 District include motels and multiple-family residential structures.

The eastern side of Downman Road between Timoleon Street and Dwyer Road is within a B-1 Neighborhood Business District that is developed with a mix of residential structures dating from the original development of the area in the first half of the 20th Century, many of which have been converted to commercial use, and masonry commercial structures of more recent construction. Uses within this district include various small retailers, a child care center, a professional office, an auto service center, and residential uses of varying density. Numerous structures within this district are vacant.

While most properties on the northern side of Chef Menteur Highway are within the C-1 District described above, most on Chef Menteur Highway's southern side are within a large L-shaped LI Light Industrial District that covers property generally located between Chef Menteur Highway and the Louisiana & Nashville Railroad, which run roughly parallel to one another in east-west directions. Uses in this LI District in the vicinity of the site include an automobile dealership, an automobile sales and repair facility as well as a series of motels and storage facilities, which are located more distantly from the site.

Though the Chef Menteur Highway and Downman Road corridors are primarily commercial, there are residential areas nearby. The areas just north of Chef Menteur Highway and east of Downman Road are divided between an RS-2 Single-Family Residential District, an RD-2 Two-Family Residential District, and an RD-3 Two-Family

Residential District. These areas were developed mostly in the middle portion of the 20th century and feature a residential housing stock that is reflective of that era, with mostly single- and two-family residences. Most residences are single-story ranch-style structures, although there are some other building types, including early 20th century wooden structures and later 20th century townhouse structures. Off-street parking is uniformly provided in paved driveways in these residential areas.

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

Zoning: 1929 – ‘L’ Unrestricted District
1953 – ‘J’ Light Industrial District
1970 – C-1 General Commercial District
Current – C-1 General Commercial District
Eastern New Orleans UC Urban Corridor District overlay

Land Use: 1929 – Undeveloped
1949 – Commercial
1999 – Commercial¹

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?

In the past five (5) years, there have been the following zoning actions within five (5) blocks of the site:

Zoning Docket 117/13 was a request for a conditional use to permit the sale of alcoholic beverages for off-premises consumption at an existing gasoline service station in a C-1 General Commercial District and the UC Urban Corridor District overlay. The municipal addresses are 5901 Chef Menteur Highway and 3901 Downman Road. It was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *This site is located across the street from the petitioned site.*

Zoning Docket 125/10 was a request for a conditional use to permit a fast food restaurant in a B-1 Neighborhood Business District and within the UC Urban Corridor District overlay and ENORC Eastern New Orleans Renaissance Corridor Interim Zoning District. The municipal address is 4001 Downman Road. It was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *This site is located two (2) blocks from the subject site.*

Zoning Docket 033/09 was a request for a conditional use to permit a fast food restaurant in a B-1 Neighborhood District with a UC Urban Corridor District overlay. The municipal address is 4015 Downman Road. It was recommended for approval by the

¹ The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

City Planning Commission and was subsequently approved by the City Council. *This site is located two (2) blocks from the subject site.*

These recent actions, when considered alongside the current request, are reflective of the fact that the UC Urban Corridor District overlay highly regulates through the conditional use process certain uses that are sometimes considered to be offensive due to their design or operational characteristics, including fast food restaurants and alcoholic beverage outlets.

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

The applicant proposes to open an automated car wash facility on a vacant site fronting Downman Road close to the intersection with Chef Menteur Highway. The petitioned site is a part of the 3.5 acre T-shaped lot (Lot 19-B2-1) that fronts on both, Downman Road and Chef Menteur Highway. The lot is only partially developed; it contains a self-serve car wash facility on a portion of the site fronting Chef Menteur Highway. The proposed new automated car wash will occupy a central, vacant part of the site measuring 173 feet in width along Downman Road, 301.5 feet in depth and containing an area of 75,375 square feet or 1.7 acres. A large residual “flag” shaped parcel will remain to the right of the petitioned site. The conditional use, if approved will be imposed on the entire lot and its restrictions will encumber the vacant parts of the site the use of which could otherwise be permitted as of right. For this reason, the applicant should subdivide the property into three (3) lots of record to reflect the separate uses on the site.

- The applicant shall subdivide the property into three (3) lots of record to reflect the three (3) separate uses on the site. The subdivision shall be approved and recorded prior to the issuance of the Certificate of Use and Occupancy.

The proposed automated car wash facility will contain a car wash building, a small attendant structure, a double queuing lane for approximately 30 vehicles, two vacuum/power stations, a trash refuse area, and parking for 34 vehicles with self-serve vacuum spots. The proposal includes perimeter and interior landscaping.

Compliance with UC Urban Corridor District Standards - Article 11, Section 11.59

The car wash facilities located within an UC Urban Corridor District are subject to the following standards of **Article 11, Section 11.59**.

Article 11, Section 11.59 - Car Washes.

- a. The site of the use must be paved to drain away from adjoining properties and into an approved wastewater containment system;*

- b. *The hours of operation shall be limited to 7:00 a.m. until 8:00 p.m.;*
- c. *The site of the use shall be fenced with a metal picket fence along the right-of-way and opaque fencing on the remaining sides of the site. A continuous thirty (30)-inch-high evergreen hedge shall be installed along the right-of-way fence;*
- d. *The fence encompassing the site shall be locked to prevent access to the site between the hours of 8:00 p.m. and 7:00 a.m.;*
- e. *An attendant shall be on duty during hours of operation;*
- f. *A structure for the attendant on duty shall be erected on the premises;*
- g. *A litter abatement program shall be instituted for the facility and its parking lot with a contact person designated to notify should a violation occur; and*
- h. *Lighting provided for the site shall be directed away from adjacent properties.*

The site plan submitted for review shows compliance with the requirement to provide a structure for the attendant on duty. According to the applicant, the hours of operations will be within the set limits. The applicant also plans to meet all wastewater discharge requirements of the pertinent regulatory agencies and to develop an appropriate litter abatement program. Lighting is not shown on the site plan, but it will be provided. The applicant however, is not planning on fencing the property as required under “c” and “d” requirements of **Section 11.59** cited above. Fencing requirements were instituted to prevent after hour loitering and criminal activities that were occurring at some of the car wash facilities. This standard is not imposed upon other business within the same district. According to the applicant, an attendant will be on duty during the operating hours and that the facility will shut its operation (washing and vacuuming) at 8:00 pm. The staff is of the opinion that fencing requirement may be appropriate for sites that are in close proximity to residential properties, to prevent loitering and disturbances during afterhours. The petitioned property is located within a large commercial district along a major thoroughfare with residential uses blocks away. Therefore, the staff recommends waivers of the stated standards:

- The applicant shall be granted a waiver of the fencing requirements of **Article 11, Section 11.59. c** and **d** to permit the car wash without the front and perimeter fence.

The approval of the project will require compliance with all other standards of **Article 11, Section 11.59** and it will be subject to the following provisos:

- The applicant shall secure all appropriate LDEQ Discharge Permit if discharging into the Municipal Separate Sewer System, or the requirements of the Sewerage and Water Board Plumbing Code if discharging into the sanitary sewer system.
- The hours of operation shall be limited to 7:00 a.m. until 8:00 p.m.

- An attendant shall be on duty during hours of operation.
- The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, acceptable to the Department of Sanitation, inclusive of the location of trash storage out of the public right-of-way, the frequency of trash pickup, the clearing all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the establishment shall be kept on file in case of any violation.
- The applicant shall submit a lighting plan that indicates the exact location, type, make, and height of all retained or proposed exterior lighting for the review and approval of the staff of the City Planning Commission. All exterior lighting shall be limited in height to twenty-five (25) feet and shall be directed away from adjacent properties.

Compliance with standards of Article 15, Section 15.2.5 Parking Lots- Design Standards

The existing site is accessed by a continuous rollover curb along the full length of the Downman Street frontage. The proposed car wash facility will be accessed by one (1) one-way curb cut on Downman Road measuring twenty-four feet (24') in width, and one exit point measuring sixteen feet (16') in width, also on Downman Road. The staff believes that the proposed number of curb cuts is adequate to provide access to and from the site; however, both of the proposed curb cuts will exceed the maximum width of twenty-four feet (24') for two-way access and twelve feet (12') for one way access, pursuant to **Article 15, Section 15.2.5 (15) Design Standards** of the Comprehensive Zoning Ordinance. The site plan does not indicate reestablishments of curbs along the remaining section of the Downman Street right-of-way. To ensure compliance with the stated standards and to improve pedestrian and vehicular safety adjacent to the site, the staff recommends the following provisos:

- The applicant shall reduce widths of ingress/egress points to meet standards of **Article 15, Section 15.2.5 (15)** unless larger widths are deemed appropriate and approved by the Department of Public Works.

Compliance with Eastern New Orleans UC Urban Corridor District standards of Article 10, Section 10.1B.

“The purpose of the Eastern New Orleans UC Urban Corridor District is to provide for a superior environment along major suburban transportation corridors through application of an overlay district.... These special regulations include provisions relative to the development of certain land uses as conditional uses, and unique provisions pertaining to accessory signs and design requirements intended to support and complement land use development and establish a positive design image.”

Landscape Buffer

According to **Article 10, Section 10.1B.12 (1)** all sites within the Eastern New Orleans UC Urban Corridor District shall provide a landscape buffer within the property line abutting the Corridor frontage. The landscape buffer shall have a depth of not less than twenty (20) feet. No parking or pavement shall be allowed in the landscape buffer except for approved accessways, pedestrian walks, and permitted detached signs. The landscape buffer shall contain trees, shrubs, and other landscape elements.

The proposed development provides a buffer along the Downman Road frontage with a width that ranges from 5.5 feet to 16 feet, thus not meeting the stated requirement. The site is of sufficient size and no hardship is evident to prevent compliance with the requirement. The approval of the project will require compliance with the stated requirements. Therefore,

- The applicant shall revise the site plan to comply with the standards of **Article 10, Section 10.1B.12 (1)** pertaining to the minimum required depth of the landscape buffer and the appropriate landscaping.

The proposed development satisfies other standards of **Article 10, Section 10.1B.12** pertaining to screening, interior and perimeter landscaping. Exterior lighting requirements have been addressed in the earlier section of this report discussing compliance with standards of **Article 11, Section 11.59** of the CZO.

Building Design

As previously noted, the site is developed with a single story car wash building which is 33 feet wide and 156 feet deep. The structure is setback 53 feet from the Downman Street property line. The building is constructed primarily with CMU block with sloped metal roofing system. The proposed building meets most of the standards of **Article 10, Section 10.1B.11** regarding building massing and fenestration; it however proposes painted concrete block as an exterior finish which is not acceptable material as per overlay district standards. Therefore,

- The applicant shall submit a revised elevation plan to replace plain concrete blocks with an exterior finish that is permitted as per standards of **Article 10, Section 10.1B.11(5)**.

Signage

In the current application, the applicant has not submitted signage details. Currently, an old pylon sign post and frame is located in the middle of the site, close to the street. This post should be removed from the site and a new detached sign, if desired, must comply with standards of **Article 10, Section 10.1B. 9**. All attached signs comply with standards

of **Article 10, Section 10.1B. 8**. Therefore, the staff recommends the following proviso:

- All signage shall comply with **Article 10, Section 10.1B.8 Permitted Attached Identification Signs** and **Article 10, Section 10.1B.9 Permitted Detached Identification Signs** of the Comprehensive Zoning Ordinance, subject to the review and approval of the staff of the City Planning Commission.

Should the conditional use be approved, the staff recommends the following standard proviso to ensure that the development is permitted appropriately by the Department and Safety and Permits in accordance with the requirements of the conditional use.

- 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.

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?

Description of surrounding streets

The site is located at the intersection of two major arterial streets, both of which carry high volumes of traffic throughout daytime and nighttime hours. Chef Menteur Highway (U.S. Highway 90) is an east-west roadway with three travel lanes in each direction separated by a narrow neutral ground. As U.S. Highway 90, it connects New Orleans with Saint Tammany Parish and carries heavy truck traffic traveling across the state, as well as that traveling within New Orleans. Additionally, Chef Menteur Highway provides access to Interstate 10 about a half-mile east of the site.

Downman Road, which provides two lanes of traffic in each direction separated by a narrow, grassy neutral ground, is also classified as a major arterial and major truck route. It serves as a key commercial and industrial corridor and transportation link between Chef Menteur Highway and Lake Pontchartrain. Downman Road also provides an on-ramp for traffic traveling west on Interstate 10 and an off-ramp for traffic traveling east on Interstate 10, which are located just south of Chef Menteur Highway.

As Chef Menteur Highway and Downman Road are major arterial streets, they carry all of the traffic associated with the site.

Traffic

The general area currently experiences a moderate volume of traffic, which is experienced during both daytime and nighttime hours. The staff expects that the proposed car wash facility would produce no significant increase in the level of vehicular traffic that could not be easily accommodated by Chef Menteur Highway and Downman Road.

Parking

There are no specific standards pertaining to the required parking or queuing for car wash facilities. Parking standards that may be applied are ones for general service and repair establishments which require one (1) off-street parking space per 1,500 square feet of floor area. Based on the size of the car-wash structure (3,707sq.ft.) three (3) off-street parking spaces are required. However, the industry standards call for a provision of larger number of spaces that will allow for some spot cleaning and vacuuming on the site.

The project proposes a double queuing lane for approximately thirty (30) vehicles and thirty-four (34) on-site parking spaces. If compared with standards of **Article 11, Section 11.4** regulating banks with drive-in facilities, where queuing lanes are required to accommodate 5 automobiles for each drive-in lane, the proposed car wash project far exceeds the stated minimum. The staff also believes that the proposed on-site parking requirement has been met.

Loading

Based on the 3,707 square foot floor area, one off-street loading space is required for the car wash facility². The staff is of the opinion that loading for the proposed car wash facility can be accommodated by utilizing some of the excess parking spaces. Therefore, the staff recommends:

- The applicant shall revise the site plan to indicate the location of one off-street loading space.

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

The proposal was considered by the Planning Advisory Committee at its meeting of October 8, 2014. The representatives from the Department of Public Works and Sewerage and Water Board stated that the project must obtain appropriate discharge permits from the Sewerage and Water Board and the LADEQ. The committee passed a motion of no objection subject to further review by the City Planning Commission and the Sewerage and Water Board.

² **Article 15, Section 15.3.1 Table of Requirements** and **Table 15.G Loading Requirements** of the Comprehensive Zoning Ordinance require one off-street loading spaces for general service establishments that contains 2,000 - 10,000 square feet in floor area.

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

The applicant intends to develop an automated car-wash facility on a portion of the larger site that currently contains another, self-serve car wash facility. Car wash facilities are permitted uses within the base zoning district, the C-1 General Commercial District, a zoning district that is relatively permissive regarding commercial development of greater intensity. However, because the site is also located within the Eastern New Orleans UC Urban Corridor District overlay district, which is more restrictive, the car wash facilities are allowed only as conditional uses. The UC Urban Corridor District overlay classifies this use as conditional as part of its overall mission to improve the quality of development along Chef Menteur Highway.

Established along Chef Menteur Highway in response to a perception of the highway as a corridor characterized by unattractive commercial development and occasional nuisance businesses, the UC District imposes regulations intended to improve the corridor's physical character through design regulations (such as landscaping requirements and limitations on signage) and improve the mix of uses allowed within the corridor by classifying some uses which are sometimes objectionable due to their operational or physical character (such as alcoholic beverage outlets, fast food restaurants, and car washes) as conditional uses. The conditional use process allows such uses only if it is determined by the City Council (following a review by the City Planning Commission) that those uses are compatible with surrounding development or can be made to be compatible through the imposition of conditions governing their use or design.

In this case, the staff believes that the car wash facility, if built according to the development standards of the district, is an acceptable use for the property, consistent with the objectives of the UC District and inoffensive to the surrounding mix of land uses. In addition, when properly managed, the car wash can be no more offensive to properties in the surrounding area than the adjacent gasoline service station, an amusement place, or an existing self-serve car wash facility. However, if the car wash facility is not properly managed and if the establishment's management makes no effort to control the activity of its customers, customers can loiter outside the establishment, producing noise, litter, and otherwise engaging in behavior that can prove harmful or obnoxious to other nearby businesses.

The staff has consistently recommended compliance with standards for car washes of **Article 1, Section 11.59** of the CZO which impose restrictions on hours of operation, require an on-site attendant during the hours of operations, the appropriate wastewater discharge, lighting and litter abatement program. The staff has, however considered exceptions from the fencing requirements, on a case-by-case basis, depending on the nature and intensity of the surrounding land uses and proximity of residential area. In instances where a car wash is not in close proximity to residential uses and where the

adjacent land is developed with commercial uses of similar intensity, the staff believes that fencing requirement is not needed.

Adherence to the above recommended provisos relevant to hours of operation, the attendant on duty, signage, lighting, and other aspects of the site's design should sufficiently mitigate any pernicious effects of the use.

III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

The request is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan, in portions of the petitioned site designated as "Neighborhood Commercial." The goal, range of uses, and development character for that designation are copied below:

NEIGHBORHOOD COMMERCIAL

Goal: Provide areas for small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas.

Range of Uses: Retail and professional service establishments serving local neighborhood area residents. Common uses include small groceries, restaurants, barber shops/salons, clothing boutiques, banks, pharmacies, and small health professional offices. Conversion to multifamily may be allowed for certain existing historical institutional, commercial or other non-residential uses.

Development Character: Buildings are oriented to the sidewalk (parking in rear where possible) with maximum heights related to the character of the street. Landscape requirements for parking lots facing the street.

The applicant requests a Conditional Use to permit the development of an automated car wash facility on a vacant site in a C-1 General Commercial District and a UC Urban Corridor District overlay. The staff believes the request is consistent with the goal, range of uses, and development character of the future land use designation of Neighborhood Commercial as the petitioned use would service local neighborhood area residents.

IV. SUMMARY

Zoning Docket 100/14 is a request for a conditional use to permit a car wash facility in a C-1 General Commercial District and the Eastern New Orleans UC Urban Corridor District overlay. The petitioned site is a part of the 3.5 acre T-shaped lot that fronts on Chef Menteur Highway and Downman Road. The lot is only partially developed; it contains a self-serve car wash facility on a portion of the site fronting Chef Menteur

Highway. The proposed new automated car wash will occupy a central, vacant part of the site fronting Downman Road. The facility will consist of a small attendant structure, a car wash building, a double queuing lane for approximately 30 vehicles, two self-serve vacuum stations, a trash refuse area, and 34 off-street parking spaces. The proposal includes perimeter and interior landscaping.

The staff believes that the car wash facility, if built according to the development standards of the district, is an acceptable use for the property, consistent with the objectives of the UC District and inoffensive to the surrounding mix of land uses. In addition, when properly managed, the car wash can be no more offensive to properties in the surrounding area than the adjacent gasoline service station, an amusement place, or an existing self-serve car wash facility. The staff has consistently recommended compliance with standards for car washes of **Article 1, Section 11.59** of the CZO which impose restrictions on hours of operation, require on-site attendant during the hours of operations, the appropriate wastewater discharge, lighting and litter abatement program. The staff has, however considered exceptions from the fencing requirements, on a case-by-case basis, depending on the nature and intensity of the surrounding land uses and proximity of residential area.

Adherence to the above recommended provisos relevant to hours of operation, the attendant on duty, signage, lighting, and other aspects of the site's design, should ensure that potential negative impacts are not experienced at the subject site. With these provisos in place and adhered to, the car wash facility at this should be inoffensive to surrounding properties.

V. PRELIMINARY STAFF RECOMMENDATION³

The staff recommends **APPROVAL** of Zoning Docket 100/14, a request for a conditional use to permit a car wash facility in a C-1 General Commercial District and the Eastern New Orleans UC Urban Corridor District overlay, subject to one (1) waiver and twelve (12) provisos.

Waivers

1. The applicant shall be granted a waiver of the fencing requirements of **Article 11, Section 11.59. c** and **d** to permit the car wash without the front and perimeter fence.

Provisos

- 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

³ Subject to modification by the City Planning Commission

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.

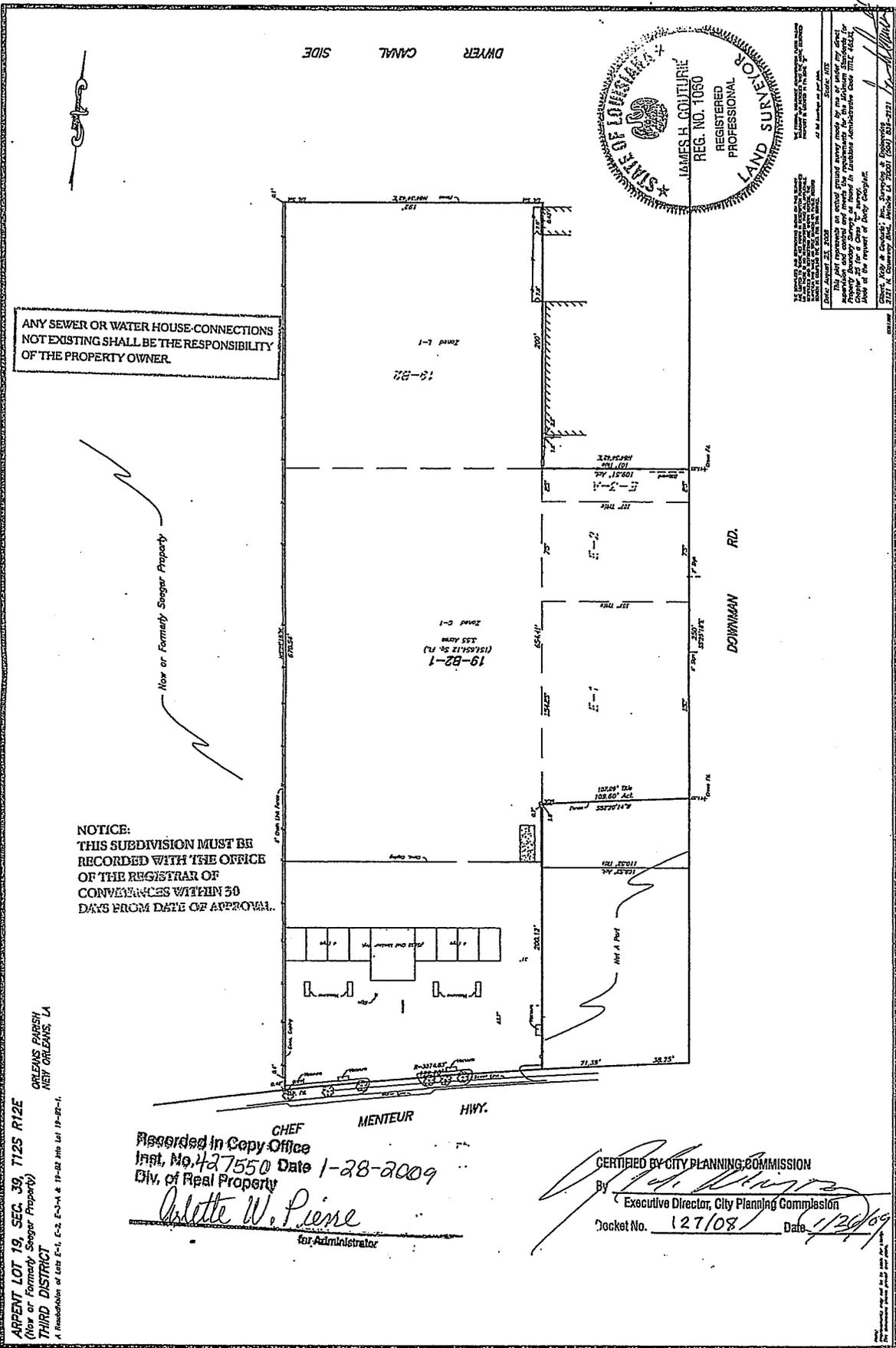
- The applicant shall resubdivide the property into three (3) lots of record to reflect the three (3) separate uses on the site. The subdivision shall be approved and recorded prior to the issuance of the Certificate of Use and Occupancy.
- The applicant shall secure all appropriate LDEQ Discharge Permit if discharging into the Municipal Separate Sewer System, or the requirements of the Sewerage and Water Board Plumbing Code if discharging into the sanitary sewer system.
- The hours of operation shall be limited to 7:00 a.m. until 8:00 p.m.
- An attendant shall be on duty during hours of operation.
- The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, acceptable to the Department of Sanitation, inclusive of the location of trash storage out of the public right-of-way, the frequency of trash pickup, the clearing all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the establishment shall be kept on file in case of any violation.
- The applicant shall submit a lighting plan that indicates the exact location, type, make, and height of all retained or proposed exterior lighting for the review and approval of the staff of the City Planning Commission. All exterior lighting shall be limited in height to twenty-five (25) feet and shall be directed away from adjacent properties.
- The applicant shall reduce widths of ingress/egress points to meet standards of **Article 15, Section 15.2.5 (15)** unless larger widths are deemed appropriate and approved by the Department of Public Works.
- The applicant shall revise the site plan to comply with the standards of **Article 10, Section 10.1B.12 (1)** pertaining to the minimum required depth of the landscape buffer and the appropriate landscaping.
- The applicant shall submit a revised elevation plan to replace plain concrete blocks with an exterior finish that is permitted as per standards of **Article 10, Section 10.1B.11(5)**.

- All signage shall comply with **Article 10, Section 10.1B.8 Permitted Attached Identification Signs** and **Article 10, Section 10.1B.9 Permitted Detached Identification Signs** of the Comprehensive Zoning Ordinance, subject to the review and approval of the staff of the City Planning Commission.
- The applicant shall revise the site plan to indicate the location of one off-street loading space.

VI. REASONS FOR RECOMMENDATION

1. The car wash facility, if built according to the development standards of the district, is an acceptable use for the property, consistent with the objectives of the UC District and inoffensive to the surrounding mix of land uses.
2. The proposal is consistent with the *Plan for the 21st Century*.

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.



ARPEL LOT 19, SEC. 39, T12S R12E
 (Now or Formerly Saenger Property)
 THIRD DISTRICT
 A Resubdivision of Lots E-1, E-2, E-3, & E-4 into Lot 19-B2-1.

ANY SEWER OR WATER HOUSE-CONNECTIONS
 NOT EXISTING SHALL BE THE RESPONSIBILITY
 OF THE PROPERTY OWNER.

NOTICE:
 THIS SUBDIVISION MUST BE
 RECORDED WITH THE OFFICE
 OF THE REGISTRAR OF
 CONVEYANCES WITHIN 30
 DAYS FROM DATE OF APPROVAL.

CHEF
 Recorded in Copy Office
 Invt. No. 427550 Date 1-28-2009
 Div. of Real Property
 Chele W. Pierre
 for Administrator

CERTIFIED BY CITY PLANNING COMMISSION
 By [Signature]
 Executive Director, City Planning Commission
 Docket No. 127108 Date 1/26/09

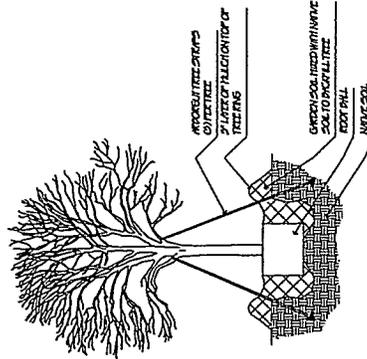
NEW TUNNEL CAR WASH BUILDING FOR:

TCL CAR WASH

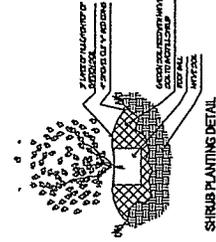
3908 DOWNMAN ROAD, NEW ORLEANS, LOUISIANA 70126

SITE CALCULATIONS		100%
TOTAL SITE:	55,266 sf	27%
GREEN SPACE:	14,929 sf	
PLANT LIST		
QTY.	TYPE	SIZE
16	CLASS 'A' TREE	2 1/2" cal., 10-12' ht.
10	CLASS 'B' TREE	1.5" cal., 8-10' ht.
80	EVERGREEN SHRUBS	3 gal.

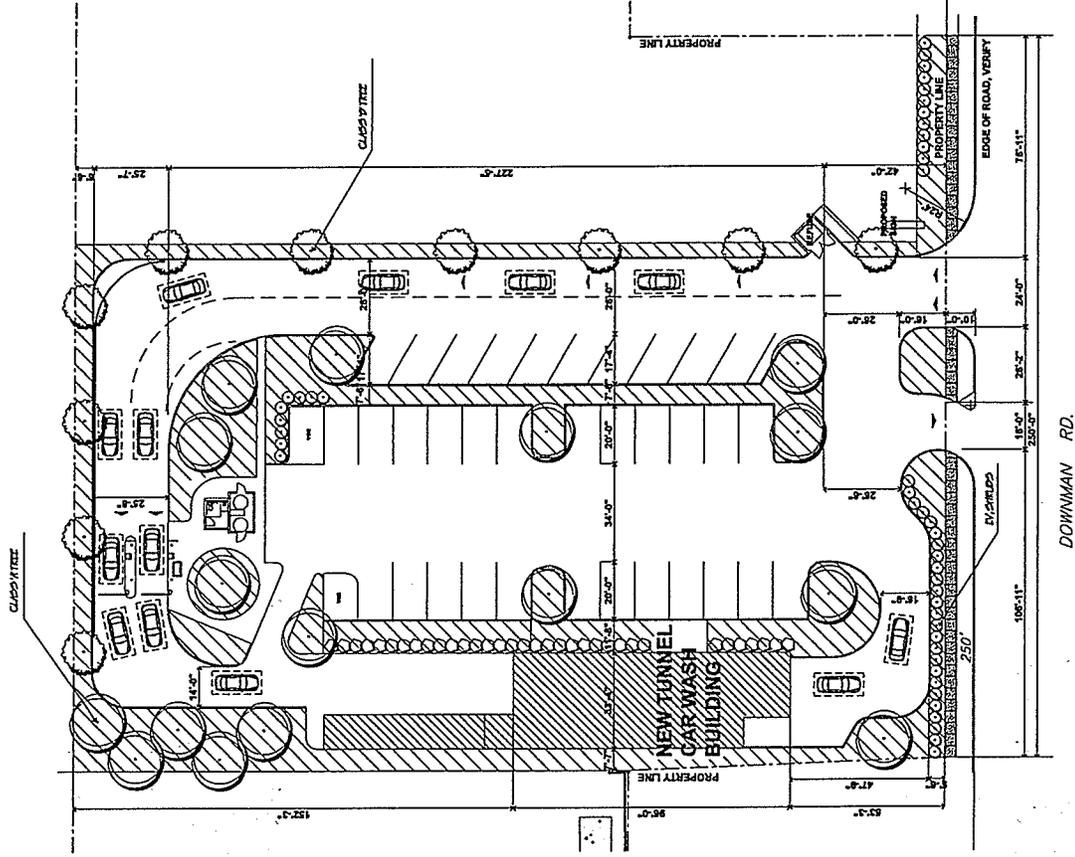
green area/sod



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



DATE: 11/20/14
SHEET: 1



1 TUNNEL CAR WASH PLAN

SAUVIAC + DANG, A PROFESSIONAL ARCHITECTURAL CORPORATION
1889 FLORIDA BOULEVARD, BATON ROUGE, LOUISIANA 70802

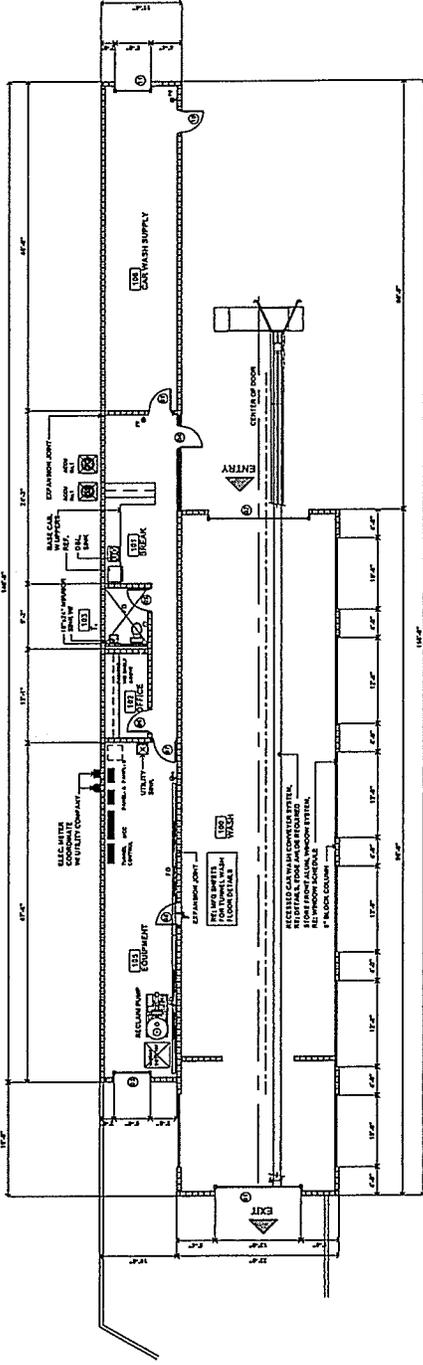
ARCHITECTURAL DESIGN
SAUVIAC + DANG
1659 FLORIDA BOULEVARD BATON ROUGE, LA, 70802
www.sauviacandang.com
225.339.0048
craig@sauviacandang.com
lana@sauviacandang.com

TUNNEL CAR WASH BUILDING FOR:
TCL CAR WASH
3908 DOWNMAN ROAD, NEW ORLEANS, LOUISIANA 70126

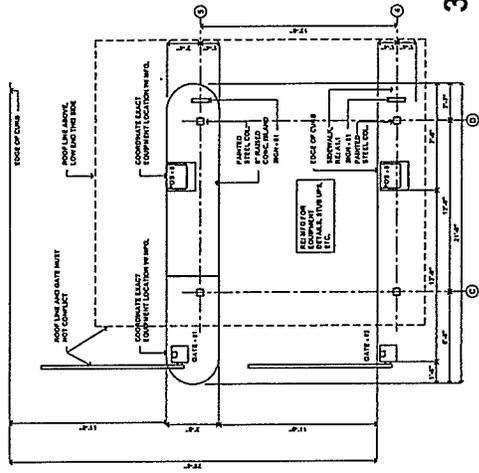
L1.0
OF

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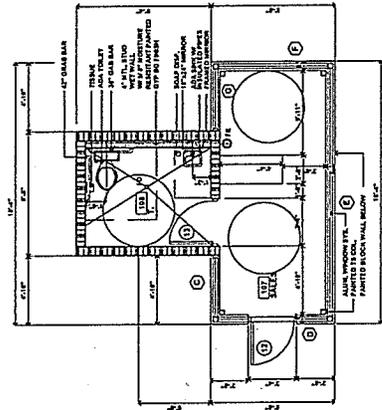
WASH PLAN | POS PLAN



1 FLOOR PLAN
 1/4" = 1'-0"
 area - 3,707 sf

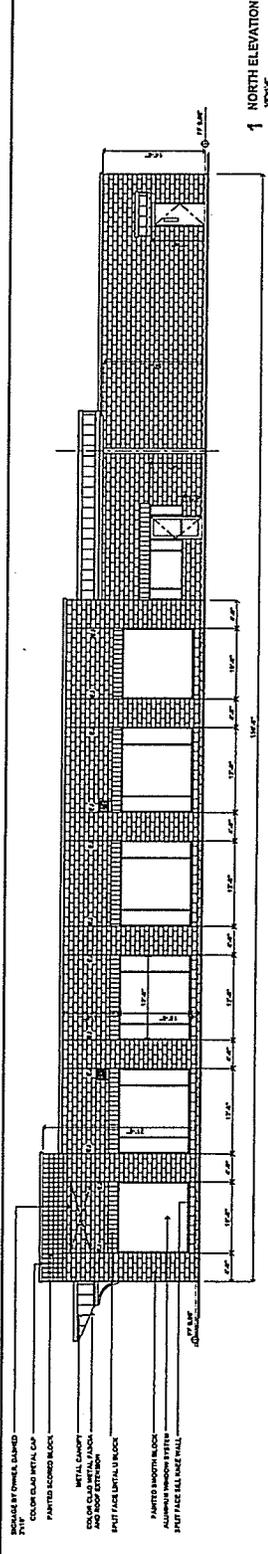


3 POS PLAN
 1/4" = 1'-0"

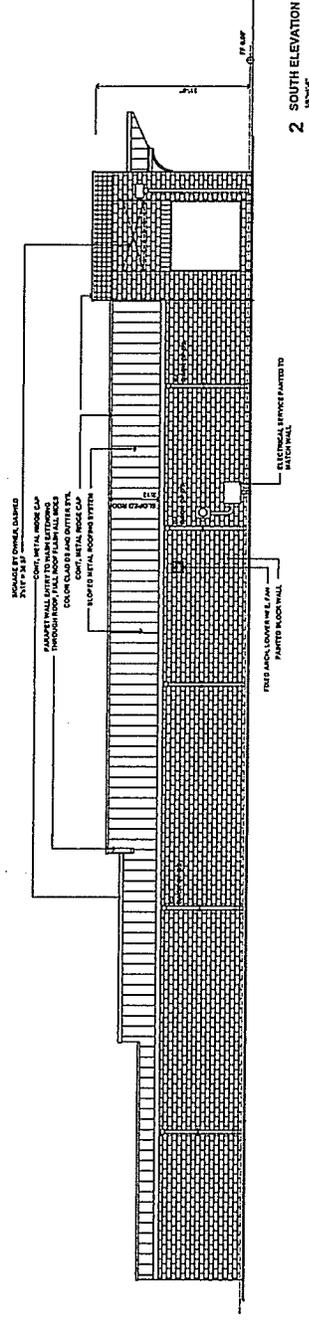


2 FLOOR PLAN - SALES
 1/4" = 1'-0"
 area - 240 sf

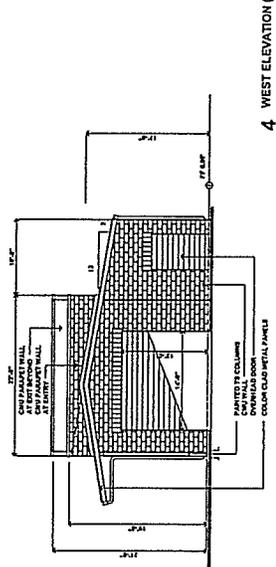
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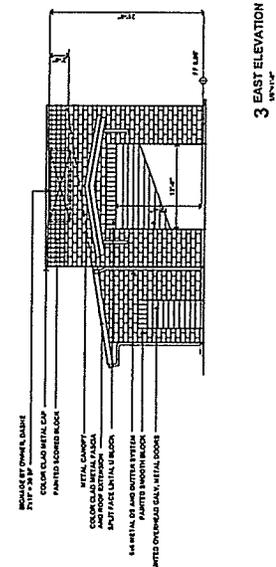
1 NORTH ELEVATION
 17'-0" x 115'-0"



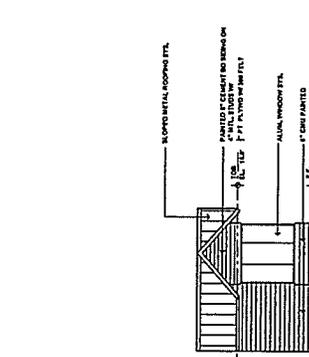
2 SOUTH ELEVATION
 17'-0" x 115'-0"



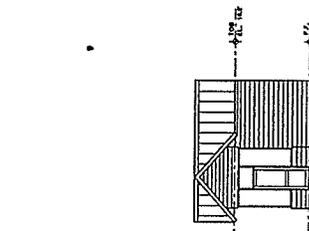
3 EAST ELEVATION (EXIT)
 17'-0" x 115'-0"



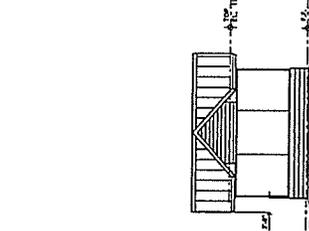
4 WEST ELEVATION (ENTRY)
 17'-0" x 115'-0"



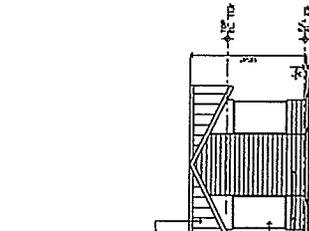
5 EXTERIOR WEST ELEVATION
 11'-0" x 14'-0"



6 EXTERIOR EAST ELEVATION
 11'-0" x 14'-0"



7 EXTERIOR SOUTH ELEVATION
 11'-0" x 14'-0"



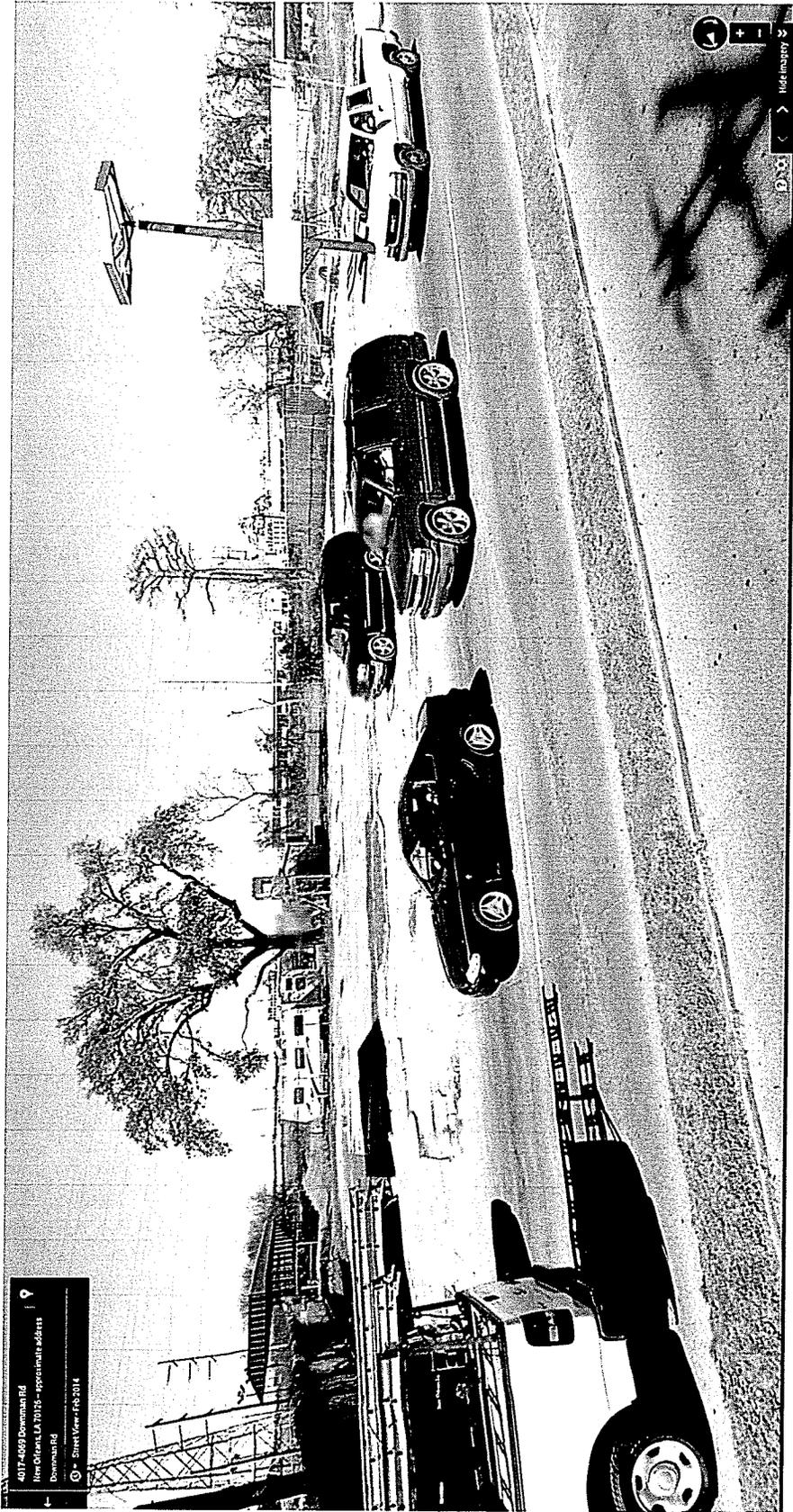
8 EXTERIOR NORTH ELEVATION
 11'-0" x 14'-0"

OFFICE BUILDING:
 5 EXTERIOR WEST ELEVATION
 11'-0" x 14'-0"

OFFICE BUILDING:
 6 EXTERIOR EAST ELEVATION
 11'-0" x 14'-0"

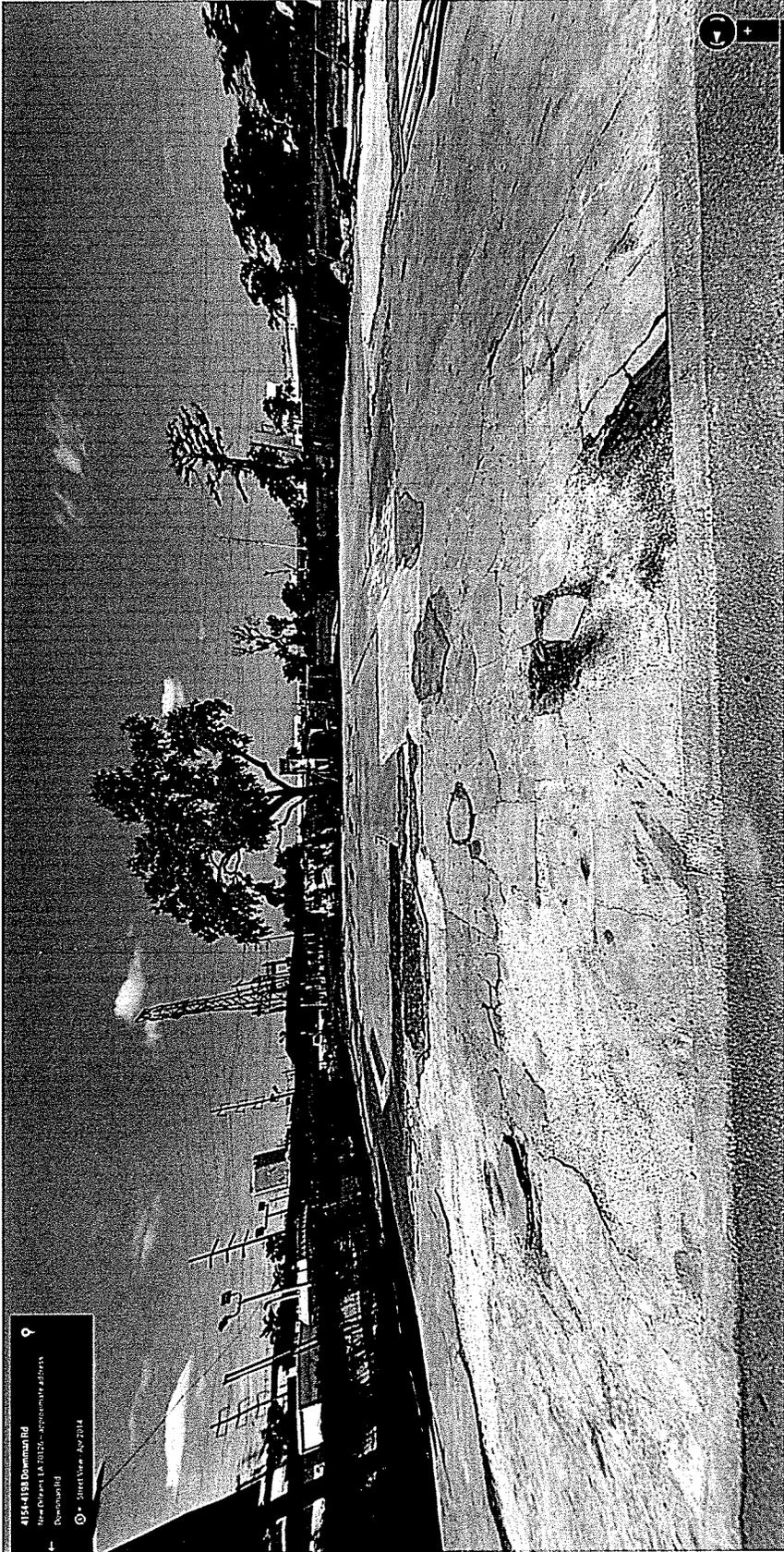
OFFICE BUILDING:
 7 EXTERIOR SOUTH ELEVATION
 11'-0" x 14'-0"

OFFICE BUILDING:
 8 EXTERIOR NORTH ELEVATION
 11'-0" x 14'-0"

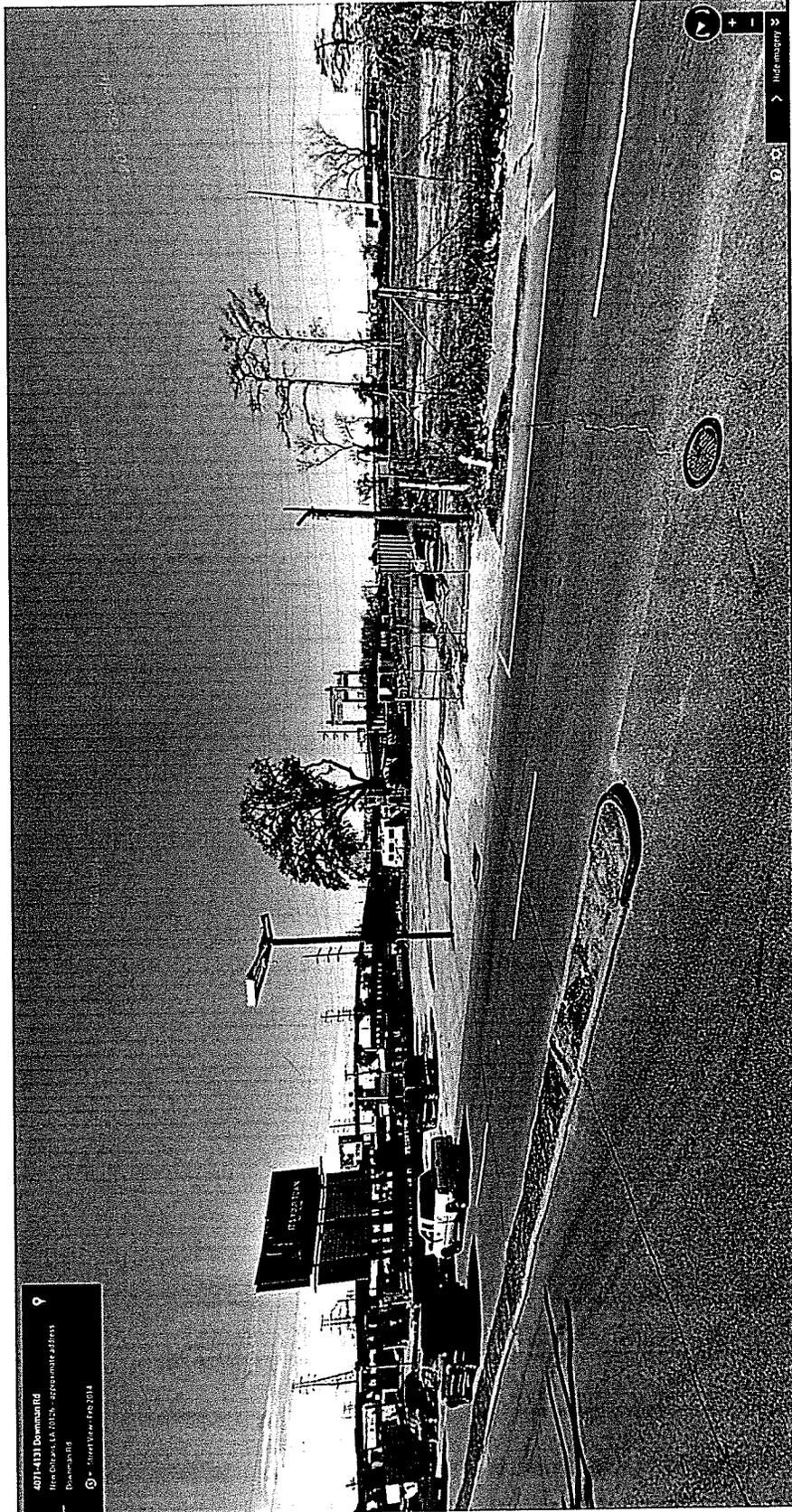


4017-4059 Dominion Rd
Irrig Office, LA 70135 - approx email address
Dominion Rd
Street View - Feb 2014

Hide map



415-413 Download ID
New York, LA 3025 - Airport + Airports
Download ID
© 2014



4011 4131 Dorman Rd
New Orleans, LA 70124 - approximate address
Dorman Rd
Satellite View - Feb 2014



Map

Neighborhood Participation Program Report

Date of Report: 17 June 2014

Project Name: TCL Car Wash

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 3908 Downman Road between Visions Nightclub and Sporeco Fuel Station. The current zoning is C-1 General Commercial District and future land use zoning is NC Neighborhood Commercial. The applicant intends to file an application for conditional use of the property in order to permit a tunnel style car wash with vacuum stations. 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.

Contact:

Craig Sauviac
1659 Florida Boulevard
Baton Rouge, Louisiana 70802
225-338-0046
Email: Craigs@sauviacanddang.com

Neighborhood Meeting: A meeting was held at the following location on the date provided where citizens were invited to discuss the applicant's proposal

11 June 2014 – Proposed Site - 3908 Downman Road, 3:00 PM, 0 attendees

Correspondence and Telephone Calls:

05 June 2014 – letters mailed to contact list, including homes, apartments, neighborhood associations, and schools

10 June 2014 – Discussed proposal with neighbor, Ronald Frank, via telephone call.

Results:

There were 56 persons/addresses invited to the community meeting. The only response received was from a neighbor who phoned to give full support of the project.

Sauviac + Dang Architectural Design
1659 Florida Boulevard
Baton Rouge, Louisiana 70802

June 4, 2014

RE: TCL Car Wash - Neighborhood Participation Program Meeting

Dear Neighbors:

The purpose of this letter is to invite you to a Neighborhood Participation Program Meeting for a proposed 2,200 SF tunnel style car wash with free vacuum stations at 3908 Downman Road, New Orleans, LA 70126. The meeting will be held on Wednesday, **June 11, 2014 at 3:00 pm** at the proposed car wash site, 3908 Downman Road, New Orleans, LA 70126 (between Visions Nightclub and Sporeco Gas Station).

Type of land use application:	Conditional Use
Estimated Construction Start Date:	September 2014
Estimated Construction End Date:	February 2015
Estimated Opening Date:	February 2015

We are contacting all neighbors with letters sent via U.S.P.S. to invite you to this planning and zoning meeting. There will be a sign-in sheet at the meeting as required by the City of New Orleans Planning and Zoning Commission, we kindly request that all participants sign in at the time of the meeting. If you are interested in being informed of any changes to the proposal after the meeting you may provide an email address on the sign in sheet.

Should you have any additional questions we can be reached at 225.338.0046 or email at craigs@sauviacanddang.com.

Sincerely,

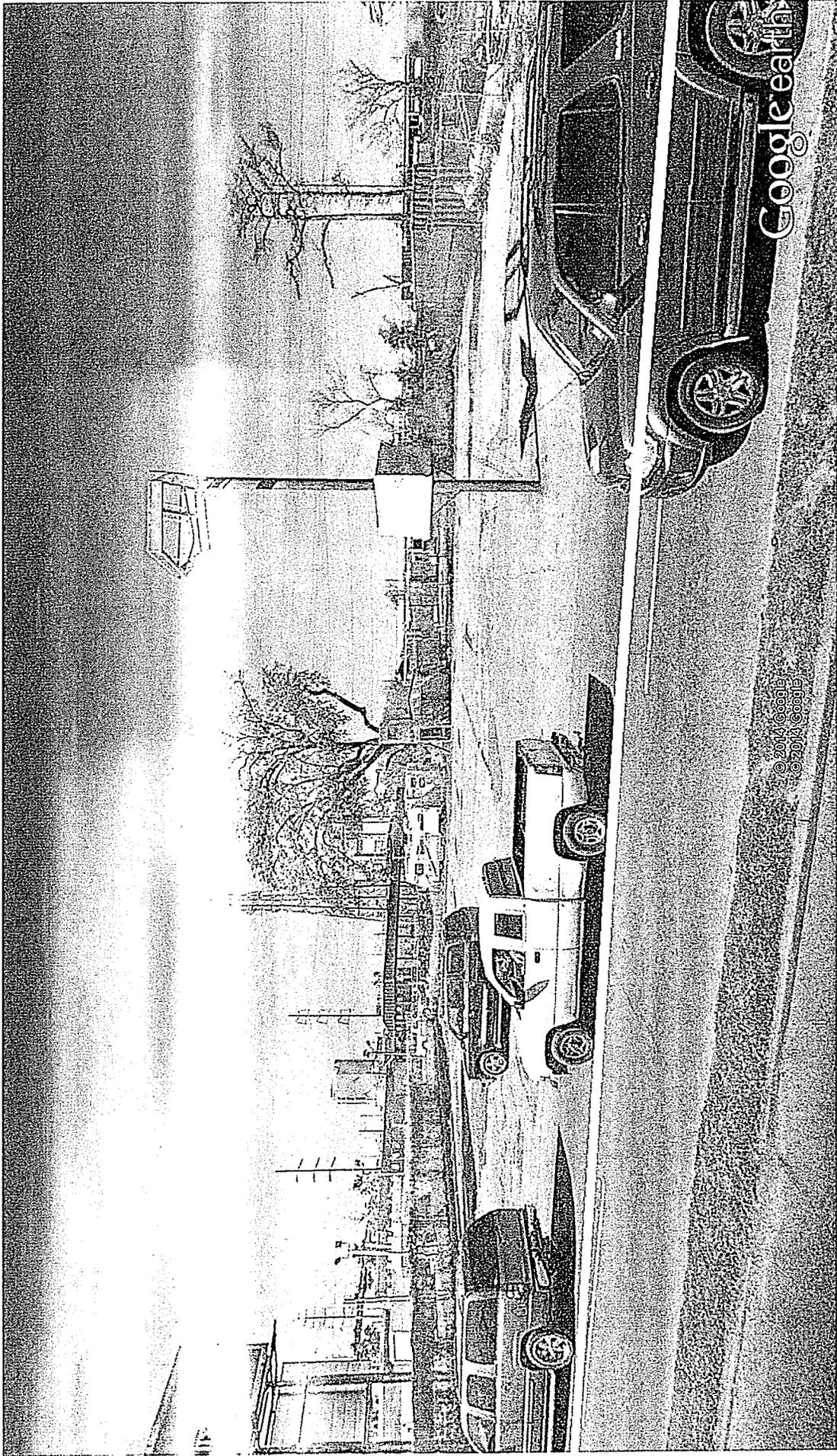
Craig Sauviac
Architect

Name	Address		
Neighbors			
Flick Properties Limited	Liability Corp	5950 Chef Menteur Hwy	
	New Orleans	LA	70126
Joseph Norman T	3417 Divison St		
	Metairie	LA	70002
3921 Downman Rd LLC	3524 16Th St Unit B		
	Metairie	LA	70002
2003 Realtycompany LLC	15384 5Th St		
	Gulfport	MS	39503
House 2 Home Renovations LLC	P O Box 8872		
	New Orleans	LA	70182
Edokpayi Lugard	13905 West View Forst Dr		
	Bowie	MD	20720
Edwards Allen Jr	614 Main Ave S		
	Magee	MS	39111
Theard Leroy J Jr	11227 Midpoint Dr		
	New Orleans	LA	70128
Word Iz Bond LLC	3561 Rue Denise		
	New Orleans	LA	70131
4000 Downman Rdllc	C/O Csu	P O Box 55124	
	Metairie	LA	70055
Theodore Andria C	4901 Eastview Drive		
	New Orleans	LA	70126
Urban Rehab Corp	P O Box 53287		
	New Orleans	LA	70153
Michelle Banks	11012 Chaucer Street		
	New Orleans	LA	70127
Entergy New Orleans Inc	Po Box 61000		
	New Orleans	LA	70161
Laudun Edgar Jr	4118 Downman Rd		
	New Orleans	LA	70126
Thomas Annie M	4417 Flite St		
	New Orleans	LA	70126
Dimaggio Dolly Ann G	2404 Park View Ct		
	Highland Village	TX	75077
Bui's Properties LLC	4580 Lennox Blvd		
	New Orleans	LA	70131
Downman Place LLC	5855 Chef Menteur Hwy		
	New Orleans	LA	70126
Taylor Lonnie R	4023 Downman Rd		
	New Orleans	LA	70186
Kurz Theodore E	P O Box 1803		
	Metairie	LA	70004
Goodlife Productsinc	9128 Quince St		
	New Orleans	LA	70118

Returned Mail

Lang David P	74384 Epsilon Ave.			
	Covington	LA	70435	
Jenkins Karl A	4405 Filte St			Returned Mail
	New Orleans	LA	70126	
Djd Realty, LLC	3238 Hwy 308			
	Raceland	LA	70394	
Brown Dorothy M	Mr Elvis L Joseph	4425 Flite Street		Returned Mail
	New Orleans	LA	70126	
Frank Ronald P	337 Aspen Lane	cell: 504-458-2331		Responded
	Covington	LA	70433	
Reily Foods Company	640 Magazine St			
	New Orleans	LA	70119	
Entergy New Orleans Inc	P O Box 61000			
	New Orleans	LA	70161	
Johnson Titus D	5919 Selma Street			
	New Orleans	LA	70126	
Venice Elray	P.O. Box 16536			
	Sugar Land	TX	77496	
Williams Ryan	P O Box 870668			Returned Mail
	New Orleans	LA	70187	
L & R Realty Investment Co	C/O William C Terral	5723 Berkley Dr		
	New Orleans	LA	70114	
Graham Packard, LLC	P O Box 15853			
	New Orleans	LA	70175	
Lodato Luel M	Etal	70010 6Th		
	Covington	LA	70433	
Carter Donna M	P O Box 1425			
	Prairieville	LA	70769	
Milliet Floyd A	141 Robert E Lee Bl #327			
	New Orleans	LA	70124	
Banks Michelle M	Mr Carlos Wilson	11012 Chaucer Street		
	New Orleans	LA	70127	
Frazier Donna	Etal	5927 Selma St		Returned Mail
	New Orleans	LA	70126	
Dix Elmo M, Jr	4647 Dreux Ave			
	New Orleans	LA	70126	
L & L Nursery And Learning	7540 Pebble Dr			Returned Mail
	New Orleans	LA	70128	
Paillot Shirley C	& Mrs. Joyce C Douga	12623 Fern Creek Trail		
	Humble	TX	77346	
Mcgowan Bertrance	C/O Derrick Mcgowan -Poa	4441 Flite St		
	New Orleans	LA	70126	
Kettelberger Helen M	5920 Selma St			
	New Orleans	LA	70126	
Sspj LLC	2260 Goos Road			
	Lake Charles	LA	70611	

Alvis Troy P.	4433 Flite St			
	New Orleans	LA	70126	
Oney Michael J	5167 Forest Park Ln			
	New Orleans	LA	70131	
Sect Of Housing &Urban	Cyuask2	4500 Lafon Drive		
	New Orleans	LA	70126	
Moore Samuel J	Etalc/O Christopher J Gordon	1113 6Th St		
	New Orleans	LA	70115	
Gregory Landry Investments LLC	5220 St Bernard Av			
	New Orleans	LA	70122	Returned Mail
New Orleans Redevelopment Authority	1409 Oretha Castle Haley Bl			
	New Orleans	LA	70113	
N Cera LLC	2746 Albany St			
	Kenner	LA	70062	
Owner				
Mark Georgieff	3908 Downman Rd	1113 6Th St		
	New Orleans	LA	70126	
Civic Organizations				
Eastern New Orleans Civic Assoc.	4419 Knight Drive	Calvin Lopes		
	New Orleans	LA	70127	
East New Orleans Neighborhood Advisory Council (ENONAC)	6600 Plaza Drive, Suite 200	Sylvia Scineaux-Richard		
	New Orleans	LA	70127	
New Orleans East Economic Development Foundation	10001 Lake Forest Boulevard, S	Joan Savoy		
	New Orleans	LA	70127	Returned Mail



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