

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

**CPC Deadline: 12/12/14
CC Deadline: 01/13/15
City Council District: C – Ramsey**

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 104/14

Prepared by: Stephen Kroll
Date: October 21, 2014

I. GENERAL INFORMATION:

Applicant: Oddo of Marigny, LLC

Request: This is a request for a zoning change from an HMR-3 Historic Marigny/Tremé Residential District to an HMC-2 Historic Marigny/Tremé Commercial District and a Conditional Use to permit a hotel occupying more than 10,000 square feet of floor area in the proposed HMC-2 District

Location: The petitioned property is located on Square 273, Lots 1-5, 17-19, A, B, C, 15, 16, Front Pt. 14, and Rear Pt. 14, or Lots A, B, and C, and seven undesignated lots, in the Third Municipal District, bounded by Burgundy, Marigny, Mandeville, and North Rampart Streets. The municipal addresses are 2301-2329 Burgundy Street. The site is within the Faubourg Marigny Local Historic District. (PD 7)

Description: The subject property is the Saints Peter and Paul Catholic Church site in the Faubourg Marigny. The site is an approximately rectangular parcel which stretches the full block of Burgundy Street between Marigny and Mandeville Streets. It measures 310 feet along Burgundy Street, 159 feet, 10 inches along Marigny Street, and 155 feet, 2 inches along Mandeville Street. The parcel has an area of 48,375 square feet (1.11 acres).

The site is developed with four church buildings facing Burgundy Street, which were constructed gradually in the second half of the 19th century. The main church building, a soaring, 8,926 square foot masonry structure dating from the early 1860s and designed by architect Henry Howard, is located at the center of the site. To the Mandeville Street-side of the church building is a 3,644 square foot camelback, wooden residential structure which historically served as a convent. To the Marigny Street-side of the main church building is a two-story, masonry rectory building with a floor area of 4,546 square feet and its 760 square foot attached garage. The fourth building on the site is the church's three-story, 33,404 square foot masonry school structure, located at the corner of Burgundy and Marigny Streets. The remainder of the site is paved open space. This includes a large area at the corner of Burgundy and Mandeville Streets, which was historically used as outdoor play space, as indicated by the 1983 Sanborn map, and was also sometimes used as parking.

Saints Peter and Paul Catholic Church ceased school operations in 1992 and church operations in 2001 and the site has been vacant since. In 2012, the applicant acquired the property.

The applicant proposes the adaptive reuse of the site as a hotel containing 71 guest rooms. The school structure would be used to provide 62 guest rooms. The rectory structure would be used to provide bar and lounge space on the first floor and 5 guest rooms on the second floor. The convent structure would be used to provide dining and food preparation space on the first floor and 4 guest rooms on the second floor. The church structure would be used primarily as event space, with a small office area located in a small former choir loft area. While the buildings' interiors would necessarily be substantially renovated and modified for such use, modifications to the buildings' exteriors would be limited to cleaning and restoration, as well as the installation of signage. Additionally, the existing garage that is attached to the rectory building is to be demolished.

The site's exterior is to be used as an accessory parking lot providing 71 off-street parking spaces, as well as a taxi passenger zone, which will occupy the footprint of the demolished garage building. This parking lot is to be entered via a one-way driveway on Burgundy Street near its intersection with Mandeville Street and exited from two one-way driveways, one located on Burgundy Street between the school and rectory buildings and the other located on Marigny Street to the rear of the school building. Other planned modifications to the site's exterior include the landscaping of the site and the adjacent rights-of-way, the installation of bicycle parking, and the location of transformer and trash storage equipment along the rear of the site.

As the hotel use is not permitted by the site's zoning in an HMR-3 Historic Marigny/Tremé Residential District, the applicant requests that it be rezoned to an HMC-2 Historic Marigny/Tremé Commercial District. The HMC-2 District allows hotels that are no greater than 10,000 square feet in floor area as permitted uses and hotels that are over 10,000 square feet in floor area as conditional uses. As the proposed hotel would have a total of 50,520 square feet of floor area, it is allowable in the HMC-2 District as a conditional use and so the applicant has requested a conditional use for that purpose.

Why is City Planning Commission action required?

The City Planning Commission is required to make a recommendation on all requests for zoning map amendments prior to City Council action, in accordance with **Article 16, Section 16.2.3.2** *Planning Commission Recommendation* of the Comprehensive Zoning Ordinance.

Article 9, Section 9.5.5 of the Comprehensive Zoning Ordinance states that hotels which exceed 10,000 square feet of floor area are conditional uses in the HMC-2 Historic Marigny/Tremé Commercial District that is proposed for the site. 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 site is located within an HMR-3 Historic Marigny/Tremé Residential District that covers most of the residential interior of the “Marigny rectangle,” the portion of the Faubourg Marigny bounded by North Peters Street, Saint Claude Avenue, Elysian Fields Avenue, and Press Street. This RD-3 District is divided for the most part into rectangular squares (although there are some wedge-shaped squares along Franklin Avenue), which are set into the grid network of minor residential streets which extends through the neighborhood. Individual squares are divided into rectangular lots, which most commonly measure about 30 feet in width and 120 feet in depth, although there is wide variation. Originally developed in the 19th century, these lots that are generally developed with residences of two predominant types: single-story Creole cottages and single-story shotguns in two-, three- and four-bay configurations, which can feature detailing in Queen Anne, Eastlake, and Arts and Crafts styles, among others. Structures are positioned at or near the front property lines, with only minimal side yard setbacks, creating a dense urban fabric. Their positioning near front and side property lines prevents most properties from providing off-street parking spaces. In addition to these historic residential structures, the HMR-3 features some historic corner-commercial structure, including single- and two-story structures, some of which remain used by for non-conforming commercial purposes and others of which have been converted for residential use.

While the HMR-3 District covers most of this interior residential portion of the Marigny rectangle, the district is interrupted in some locations by spot-zoned districts, most of which are HMC-1 Historic Marigny/Tremé Commercial Districts applied to historic corner commercial properties. Additionally, the streets bounding the Marigny rectangle feature linear commercial or industrial zoning districts, including HMC-2 Historic Marigny/Tremé Commercial Districts extending along Saint Claude and Elysian Fields Avenues and HMLI Historic Marigny/Tremé Light Industrial Districts along North Peters Street and Press Street. Generally, these districts are occupied by commercial or industrial uses matching in accordance with their commercial and light industrial designations. These uses typically occupy historic structures, particularly for the commercial properties along Elysian Fields and Saint Claude Avenues, which are usually within single- and two-story pedestrian-oriented historic commercial structures. There are, however, some examples of 20th century infill development, which are more likely to be suburban and oriented toward the automobile. The industrial properties along North Peters and Press Streets are usually within warehouse structures of varying age.

Focusing on the properties immediately surrounding the subject site, the property is mostly surrounded by historic single- and two-family residential structures as described above, including shotgun structures primarily and some examples of Creole cottages. The only non-residential structure immediately neighboring the site is a coffee shop, which is located directly across Mandeville Street from the site at the intersection of Burgundy and Mandeville Streets. This coffee shop occupies a historic single-story corner commercial structure, which is within a spot-zoned HMC-1 District covering only that site.

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

Zoning

1929 – ‘I’ Industrial District

1953 – ‘D’ Multiple-family Residential District

1970 – RD-3 Two-Family Residential District

Current – HMR-3 Historic Marigny/Tremé Residential District¹

Land Use

1929 – Institutional²/Two-family residential³

1949 – Institutional⁴/Two-family residential⁵

1999 – Institutional

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 years, there have been the following requests for zoning actions (including zoning changes, conditional use permits, and planned development districts) for properties located within five blocks of the site:

Zoning Docket 069/14 was a request for a conditional use to permit a grocery store and other retail uses occupying more than 10,000 square feet of floor area in an HMC-2 Historic Marigny/Tremé Commercial District. There are multiple municipal addresses. The City Planning Commission recommended approval of the request, which was

¹ In 1978, the site was rezoned from a C-1 General Commercial District to an HMC-2 Historic Marigny Commercial District as part of a large-scale rezoning of the portion of the Faubourg Marigny downriver of Elysian Fields Avenue from standard zoning districts to Historic Marigny Districts. This rezoning was effectuated by Ordinance No. 7,188 MCS (Zoning Docket 059/78). (The HMR-3 Historic Marigny Residential District would later be renamed to the HMR-3 Historic Marigny/Tremé Residential District as the historic district scheme began to be applied in the Tremé neighborhood.)

² The entirety of the site except for the nuns’ quarters building and the portion of the site nearest the intersection of Burgundy and Mandeville Streets, which is now an open paved area.

³ The portion of the site nearest the intersection of Burgundy and Mandeville Streets, which was developed with three two-family residences.

⁴ The entirety of the site except for the nuns’ quarters building and the portion of the site nearest the intersection of Burgundy and Mandeville Streets, which is now an open paved area.

⁵ The portion of the site nearest the intersection of Burgundy and Mandeville Streets, which was developed with three two-family residences.

subsequently approved by the City Council. *This site is located within one (1) block of the subject site.*

Zoning Docket 008/14 was a request for a conditional use to permit a three-family dwelling in an HMR-3 Historic Marigny/Tremé Residential District. The municipal address is 1322 Elysian Fields Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 097/13 was a request for an amendment to Ordinance No. 24,562 MCS (Zoning Docket 019/11) which permitted a residential/commercial mixed use in an existing structure, to permit restaurant, office or retail tenants in the ground floor commercial spaces, in an HMLI Historic Marigny/Tremé Light Industrial District. The municipal address is 511 Marigny Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site, which is also the subject of Zoning Docket 019/11, is located approximately three (3) blocks from the subject site.*

Zoning Docket 092/13 was a request for a conditional use to permit four residential units in an HMR-3 Historic Marigny/Tremé Residential District. The municipal address is 1030 Port Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 082/13 was a request for a conditional use to permit a three-family residence in an HMR-3 Historic Marigny/Tremé Residential District. The municipal addresses are 1116-1118½ Touro Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 073/13 was a request for a conditional use to permit a wine bar and wine shop in an HMC-2 Historic Marigny/Tremé Commercial District. The municipal address is 1027-31 Touro Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four (4) blocks from the subject site.*

Zoning Docket 051/13 was a request for a conditional use to permit a three-family residence in an HMR-3 Historic Marigny/Tremé Residential District. The municipal address is 2463 Royal Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

Zoning Docket 038/13 was a request for a conditional use to permit a reception hall in a B-1A Neighborhood Business District. The municipal address is 1134-36 Elysian Fields Avenue. The City Planning Commission recommended denial of the request, which died

for lack of action by the City Council. *This site is located approximately three (3) blocks from the subject site.*

Zoning Docket 023/13 was a request for a conditional use to permit a wine bar and wine shop with wine education activities in an HMC-1 Historic Marigny/Tremé Commercial District. The municipal address is 1938-40 Burgundy Street. The City Planning Commission's consideration of the application resulted in a no legal majority vote. The applicant withdrew the request prior to its consideration by the City Council. *This site is located approximately three (3) blocks from the subject site.*

Zoning Docket 110/12 was a request for a conditional use to permit an amusement place in an HMC-2 Historic Marigny/Tremé Commercial District. The municipal address is 2227 St. Claude Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately two (2) blocks from the subject site.*

Zoning Docket 057/12 was a request for a zoning change from an HMR-3 Historic Marigny/Tremé Residential District to a C-1A General Commercial District and a Conditional Use to permit a multi-family development over 10,000 square feet in floor area. The municipal addresses are 1815 Henriette Delille, 1812 and 1822 Pauger and 1211 St. Anthony Streets. The City Planning Commission recommended modified approval of the request to an HMC-2 Historic Marigny/Tremé Commercial District, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 97/11 was a request for a conditional use to permit an amusement place with alcoholic beverages in an HMC-2 Historic Marigny/Tremé Commercial District. The municipal address is 2372 Saint Claude Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

Zoning Docket 024/11 was a request for a zoning change from an HMR-1 Historic Marigny/Tremé Residential District to an HMC-1 Historic Marigny/Tremé Commercial District. The municipal address is 1913 Royal Street. The City Planning Commission recommended denial of the request, which was withdrawn prior to consideration by the City Council. *This site is located approximately five (5) blocks from the subject site.*

Zoning Docket 019/11 was a request for the rescission of Ordinance Nos. 13,368 MCS and 22,037 MCS and a Conditional Use to permit Residential/Commercial Mixed Uses in an existing structure in an HMR-3 Historic Marigny/Tremé Residential District and an HMLI Historic Marigny/Tremé Light Industrial District. The municipal addresses are 511-29 Marigny Street and 2308 Chartres Street. The request was recommended for approval by the City Planning Commission and subsequently approved by the City Council. *This site, which is also the subject of Zoning Docket 097/13, is located approximately three (3) blocks from the subject site.*

Zoning Docket 049/10 was a request for a zoning change from a B-1A Neighborhood Business District to an SC Shopping Center District, a conditional use to permit a drive-thru pharmacy in an SC Shopping Center District, and the rescission of Ordinance Nos. 11,245 and 11,384 MCS (ZD 77/85, a map change from an HMR-3 Historic Marigny/Tremé Residential District to a B-1A Neighborhood Business District and a conditional use permitting a fast food restaurant at the subject site). The municipal addresses are 1100 Elysian Fields Avenue, 2101 Saint Claude Avenue and 1109-11 Frenchmen Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately two (2) blocks from the subject site.*

These recent actions are not reflective of any pattern or trend that is particularly relevant to the current application.

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

This proposal involves the redevelopment of the former Saints Peter and Paul Catholic Church site in the Faubourg Marigny. The approximately rectangular parcel extends the full block of Burgundy Street between Marigny and Mandeville Streets, having 310 feet of frontage along Burgundy Street, 159 feet, 10 inches of frontage along Marigny Street, and 155 feet, 2 inches of frontage along Mandeville Street. The parcel has an area of 48,375 square feet.

The site is developed with four church buildings facing Burgundy Street: the main church structure, a Henry Howard-designed structure dating from the 1860s; a wooden camelback convent structure; a two-story, masonry rectory building and its attached garage; and the church's three-story masonry school structure, located at the corner of Burgundy and Marigny Streets. The remainder of the site, including a large area at the intersection of Burgundy and Mandeville Streets, is paved open space.

The applicant requests that the site be rezoned to an HMC-2 District and granted a conditional use to allow its adaptive reuse as a hotel with more than 10,000 square feet of floor area. To allow such use, the applicant proposes interior changes to each of the existing buildings, as well as minor exterior modifications. The applicant also proposes exterior site work to allow for the provision of off-street parking spaces and passenger zones, as well as landscaping. The existing garage that is attached to the rectory building is to be demolished.

Building design

The applicant proposes for the hotel to contain 71 guest rooms, which will be distributed between the school structure, the rectory structure, and the convent structure. It will also include dining space in the convent structure, bar and lounge space in the rectory structure, and event space in the main church structure. Between the hotel's four structures, it will have a total floor area of 50,520 square feet.

School structure

The 33,404 square foot school building will be the hotel's primary guest-lodging structure, as it is to contain 62 of the 71 proposed guest rooms. There are to be 16 rooms on the first floor, 16 rooms on the second floor, 15 rooms on the third floor, and 15 rooms in the built-out attic. As part of the building's renovation, there will be interior reconfigurations, exterior repairs, and the installation of new dormers on the roof.

Rectory structure

The two-story, 4,546 square foot rectory structure will be occupied by the hotel's bar and lounge, as well as a small gift shop, on its first floor. Its second floor is to contain 5 guest rooms. Modifications its exterior will be limited mostly to repairs and cleaning with no major changes.

Convent structure

The camelback, 3,644 square foot convent structure's first floor will be used as the hotel's guest breakfast area, containing dining and food preparation space. Its second floor is to contain 4 guest rooms. Work on its exterior will be minor and limited mostly to repairs and cleaning.

Main church structure

The main church structure is an 8,926 square foot masonry structure that is single story except for a second-level choir loft. The applicant proposes for the structure to serve as the hotel's event space. The soaring sanctuary space will be open for such event use, while the second-level choir loft will be used as office and storage space. Like the other buildings, it will be cleaned and repaired, with minor modifications the building's exterior, including the installation of a new front walkway and steps and the installation of new light fixtures.

Since the site is within a local historic district, all modifications to the site's exterior that are within the jurisdiction of the Historic District Landmarks Commission, including the demolition of the attached garage, must be approved by the Historic District Landmarks Commission.

- The applicant shall secure the approval of the Historic District Landmarks Commission for all modifications to the site's exterior, including but not limited to the demolition and modification of the existing structures.

Site design

Parking areas

The site's exterior, which is now nearly entirely paved, is to be modified for use as an accessory parking lot containing 71 off-street parking spaces (including 2 handicap-accessible spaces) and an off-street passenger zone. These parking spaces will occupy the area at the intersection of Burgundy and Mandeville Streets and will also extend along the rear of the site and between the school and rectory structures. The lot will be entered via a single one-way entrance drive, which is to be located on Burgundy Street near its intersection with Mandeville Street, and exited via two one-way exit drives, one of which will be on Burgundy Streets between the school and rectory structures and the second of which will be on Marigny Street to the rear of the school structure.

The site plan does not specify the dimensions of the parking spaces. In accordance with **Article 15, Section 15.2.5(1)** of the Comprehensive Zoning Ordinance, standard off-street parking spaces must be at least 8 feet, 6 inches in width and 18 feet in depth; compact off-street parking spaces must be at least 7 feet, 6 inches in width and 16 feet in depth and cannot be more than 40% of the total number of parking spaces (in this case, 28 spaces if 71 space are provided in total; handicap-accessible off-street parking spaces must be at least 10 feet in width and 18 feet in depth and must constitute 3% of the total number of parking spaces up to 10 spaces. Should 71 spaces be provided, this 3% requirement would mean that 3 handicap-accessible spaces must be provided, not the 2 proposed by the applicant. To accommodate this additional handicap-accessible space, the applicant may need to replace some standard spaces with compact spaces.

- The site plan shall be modified to indicate compliance with parking space design standards in **Article 15, Section 15.2.5(1)** of the Comprehensive Zoning Ordinance by showing the number and dimensions of standard, compact, and handicap-accessible off-street parking spaces.

Curbs, curb cuts, and sidewalks

Since the drives accessing the parking lot will require new curb cuts, those curb cuts will require the review and approval of the Department of Public Works. The Department of Public Works will also review any modifications to the sidewalk and curbing adjacent to the site that may be necessary.

- The applicant shall secure the approval of the Department of Public Works for all modifications and repairs to the Burgundy, Marigny, and Mandeville rights-of-way adjacent to the site, including but not limited to the modification or installation of curbs, curb cuts, sidewalks, and tree pits.

Landscaping

The applicant proposes significant landscaping of the both the site and the adjacent public rights-of-way. Landscaping is to be installed in front of each of the four structures and along the sides of the rectory, church, and convent structures. Additional on-site landscaping is to be installed along the perimeter of the parking lot. Further, the applicant proposes the planting of street trees in the street rights-of-way adjoining the site.

This extensive landscaping is desirable, as it will beautify the site, provide shade, and increase the site's capacity to absorb stormwater. The staff is therefore generally supportive of the landscaping proposal. However, additional details are needed to ensure that proposed quantity and species of planting is appropriate, and the applicant should submit a landscape plan prepared by a licensed Louisiana landscape architect for this purpose. Additionally, as noted in Section H, the planting of trees in the Burgundy Street sidewalk is not possible due to the presence of the Sewerage and Water Board's utilities. Planting in that sidewalk area should be limited to a grassy strip or other groundcover. Trees planted in the Mandeville and Marigny Street sidewalks will need to be at least 5 feet from the Sewerage and Water Board's utilities, depending on the type of tree

- The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect. This landscape plan shall be subject to the review and approval of the City Planning Commission staff and the Department of Parks and Parkways for plantings within the public rights-of-way. It shall indicate the following:
 - a) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks, size of planting areas, and details.
 - b) The installation of a minimum of one (1) street tree for every thirty (30) feet within the Marginy Street and Mandeville Street rights-of-way and the installation of a planting strip with ground cover and without trees in the Burgundy Street right-of-way.
 - c) The installation of a thirty (30) inch high continuous landscape hedge along the Burgundy Street and Mandeville Street property lines to screen vehicular use areas along those streets.

Screening

Article 15, Section 15.2.5(8) of the Comprehensive Zoning Ordinance requires a six foot tall fence along the North Rampart Street-side lot line to screen the hotel's parking lot from view of adjacent residences. There is an existing masonry fence along that property line, fulfilling this requirement.

Lighting

The site plan indicates that several light standards are to be installed along the edges of the parking lot to illuminate the lot. To ensure that these lights do not shine excessively

on adjacent residences, their height should be limited to 25 feet and they should be oriented toward the interior of the site.

- The site plan shall be revised to include the height and details of all light standards, subject to the approval of the staff of the City Planning Commission. Light standards shall be limited in height to twenty-five (25) feet and shall not be directed toward any residential use.

Signage

The submitted plans do not include any signage for the hotel. It is necessary that all signage conform to the requirements of the HMC-2 District and the Historic District Landmarks Commission.

- The applicant shall submit a signage plan which complies with standards of **Article 9. Section 9.5.6**, subject to the review and approval of the Historic District Landmarks Commission, prior to the issuance of a certificate of use and occupancy by the Department of Safety and Permits.

Trash Storage and Litter Abatement

The applicant proposes for the hotel's trash to be disposed into dumpsters stored along Marginy Street at the rear property line alongside a transformer. This is not an ideal location due to its high visibility along Marigny Street. However, it is necessary as a functional matter. The transformers are required by Entergy to be located near a property line. Due to the transformer's required location there, it is sensible to also locate the dumpsters there so that both can be screened by the same enclosure. Additionally, this location will allow the dumpster to be emptied by vehicles on-street and returned to their enclosure, ensuring that trash vehicles do not need to enter the site, where the widths of the drive aisles are relatively narrow. The applicant proposes that the transformer and dumpster be enclosed by a combination masonry/wood fence. This is acceptable to the staff in concept but the plans would need to be revised to provide details regarding the enclosure.

- The transformer and dumpster areas shall be screened from view from the public rights-of-way with an opaque fence and/or masonry wall that is no less than six (6) feet tall, subject to the review and approval of the City Planning Commission staff.

Furthermore, to manage litter and trash that may accumulate on and around the site, and to ensure the site is properly maintained, the staff recommends that the applicant submit the litter abatement letter prior to the finalization of the conditional use should it be approved.

- The applicant shall provide to the City Planning Commission staff 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 rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.

Miscellaneous

Since the site is composed of multiple lots of record, the staff recommends that the applicant resubdivide all lots into a single lot of record. This will ensure that all hotel buildings and all required parking spaces for such buildings are on the same lot of record. It will also ensure that there are no building code conflicts which could result from building openings crossing lot lines.

- The applicant shall resubdivide all lots forming the site into a single lot of record. The resubdivision shall be finalized prior to the issuance of a Certificate of Use and Occupancy by the Department of Safety and Permits.

It appears from the submitted survey that portions of the schools structure extend slightly over the Marigny Street right-of-way. As such, it is necessary for the applicant to make arrangements with the Department of Property Management to allow for such encroachments.

- The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

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 street system

The site is located on Burgundy Street between Mandeville and Marigny Streets, in the mostly residential interior of Faubourg Marigny. Like most streets in the neighborhood's interior, Burgundy, Mandeville, and Marigny Streets are narrow, single lane one-way streets with a parking lane on each side. This network of minor residential streets carries relatively low levels of vehicular traffic at all times and is used primarily by the neighborhood's residents as they travel within the neighborhood. In addition to carrying local vehicular traffic, these streets provide on-street parking for the neighborhood's residences, the majority of which do not have off-street parking.

The street grid also features occasional wide, multiple lane arterial streets, which extend through and along the edges of the Faubourg Marigny and carry vehicles traveling through the neighborhood. These arterial streets include Elysian Fields Avenue, which is located one block upriver from the site, and Saint Claude Avenue, which is one and one-half blocks to the lake-side of the site. Elysian Fields Avenue is a divided two-way street

with three vehicular lanes and a vehicular parking lane in each direction. It carries traffic traveling in river-bound and lake-bound directions. Saint Claude Avenue is a divided two-way street with two vehicular travel lanes, a vehicular parking lane, and a bike lane in each direction. It follows the path of the Mississippi River and connects the downtown residential neighborhoods with the Vieux Carré and Central Business District. Both streets have high vehicular capacity and experience moderate to high volumes of traffic, with traffic levels being greatest during morning and evening commute times.

Traffic impact

As a hotel, the facility's customers would primarily be visitors to the city who would travel to the site either by their own automobile or by taxi. The vast majority of these vehicles would use Elysian Fields Avenue or Saint Claude Avenue to travel in the direction of the site before turning onto Burgundy, Marigny, or Mandeville Street for direct access to the site. This traffic associated with the site would be distributed through the day and evening as guest arrive at and leave the hotel, and so the hotel's impact on traffic levels at any particular time should be fairly insignificant and easy for the existing street system to accommodate. The only times when there might be a very significant increase in traffic compared to the current condition would be on those occasions when special events are held at the site. Since these traffic increases would only be temporary, they should be considered to be acceptable.

Parking requirement

In accordance with **Article 15, Section 15.2.1** and **Table 15.A** of the Comprehensive Zoning Ordinance, hotels in the HMC-2 District are required to provide 1 off-street parking space per guest room. (There is no separate parking requirement for all other areas of the hotel, including accessory office, bar, restaurant, and event space.) As the proposed hotel is to contain 71 guest rooms, it is required to provide 71 off-street parking spaces. The 71 required spaces, including 2 handicap-accessible spaces, are to be provided on the site's accessory parking lot. Since the hotel is to provide all 71 required parking spaces, all demand for parking should be fully accommodated on-site and should not spill over onto the surrounding streets. As such, the hotel should have little if any impact on the surrounding streets relative to vehicular parking.

Though not required by the zoning ordinance, the applicant also proposes to provide bicycle parking, with 25 spaces to be located adjacent to the convent structure. Such spaces are desirable, as they will encourage non-automobile travel to the site, possibly reducing the demand for vehicular parking.

Loading requirement

Article 15, Section 15.3.1 and **Table 15.G** of the Comprehensive Zoning Ordinance require that hotels with between 10,000 and 100,000 square feet of floor area, such as the proposed hotel, provide 2 off-street loading spaces. However, this number is reduced by the number of spaces that would have been required for the historic use of the site as a

church/school complex but which were not actually provided. The church/school complex would have been required to provide 2 off-street loading spaces but it does not appear that formal loading spaces were provided (even if the site's playground/parking area may have been occasionally used for off-street loading). Therefore, the 2 space deficiency is grandfathered and deducted from the 2 space requirement for the proposed use, resulting in no off-street loading requirement for the proposed hotel.

As a practical matter, it is unlikely that there will be a real need for off-street loading spaces at the site, as hotels typically receive deliveries relatively infrequently. If the applicant believes it to be necessary, it can request that the Department of Public Works designate an on-street loading zone on a portion of one of the three streets adjacent to the site.

It should also be noted that while a passenger loading area is not required, the applicant proposes for there to be an on-site taxi passenger zone located between the school and rectory buildings, ensuring that all such passenger drop-off and pick-up activity occurs on-site.

F. What is the purpose of the proposed rezoning and what effect would it have on the adjacent land uses?

Purpose of the proposed rezoning

The rezoning is requested as part of an effort to adaptively reuse this former church complex for use as a hotel. Hotels and other commercial uses are not allowed in the HMR-3 District that is currently applied to the site. The HMC-2 District that is proposed for the site allows hotels and a limited range of other commercial uses (such as retail stores, offices, restaurants, clinics, and theaters) as permitted uses if they are 10,000 square feet or less in floor area and as conditional uses if they are over 10,000 square feet in floor area.

Potential effects on surrounding land uses

If the site is to be rezoned to a commercial district, the impacts of that commercial zoning on surrounding properties would differ based on what commercial zoning district is adopted. While the applicant proposes that the site be rezoned to an HMC-2 District, which would potentially allow for its use as a hotel (if the corresponding conditional use is also granted), that is not the only option. The site could also be commercially-zoned as an HMC-1 Historic Marigny/Tremé Commercial District.

The HMC-1 and HMC-2 Districts have distinct roles. The HMC-1 District is a very low-intensity commercial district that allows a very limited range of use that are oriented toward area residents and tourists and which are intended to protect the historic characters of the Faubourg Marigny and Tremé neighborhoods where they are applied. Almost all of the uses allowed in the HMC-1 District are small retail and service uses, including restaurants, retail stores, bakeries, and studios. Because it is oriented

exclusively toward such small, low-intensity commercial uses, the HMC-1 District is applied primarily toward small commercial properties, such as historic corner-store properties, which are within the otherwise residential interiors of the Faubourg Marigny and Tremé neighborhoods.

In contrast, the HMC-2 District proposed by the applicant allows for not only the small commercial uses allowed in the HMC-1 District, but also more intense commercial uses which, while compatible with their neighborhoods' historic characters, could prove significantly impactful on surrounding properties. These commercial uses include hotels, theaters, and clinics and hospitals. These uses all produce high levels of noise, traffic, parking demand, and overall activity which have the potential to impact surrounding properties.

Due to the relative intensity of some of the HMC-2 District's uses, HMC-2 Districts are generally applied along the wide arterial streets extending through and along the edges of the Faubourg Marigny and Tremé neighborhoods (specifically Saint Claude and Elysian Fields Avenues), where larger, more intense commercial uses are more appropriate because those streets are able to accommodate greater volumes of traffic and because the streets can provide a buffer between the commercial uses and some of the surrounding properties. This is stated in the **Article 9, Section 9.5.1** of the Comprehensive Zoning Ordinance, which, in stating the purpose of the HMC-2 District, notes that it "includes the peripheral properties in Marigny/Tremé which front on major traffic arteries and can provide access for more intense commercial uses."

If it is deemed appropriate to rezone the site for commercial use, the question is then whether the HMC-1 District or the HMC-2 District is more appropriate. Since the HMC-2 District is usually applied to larger commercial sites on major arterial streets and the HMC-1 District is usually applied to smaller commercial sites within the neighborhoods' residential interiors, this site, which is a large site but is located on minor streets in the interior of the Faubourg Marigny, does not perfectly align with either zoning classification.

In the staff's judgment, since the site is so large, occupying about half of the square, and is developed with large historic structures which can accommodate relatively large uses, the HMC-2 District is more appropriate, should it be zoned for commercial uses. This large site simply makes the site sensible for larger, more intense commercial uses and allows for ample space to accommodate parking and other activity on-site. Further, since the site is bounded to the front and sides by streets and has substantial rear setbacks, these areas serve to buffer its buildings from the surrounding residential properties, limiting impact of the site's commercial use on those residential properties.

The fact that the site is not located on a major street is not problematic, in the staff's view. While HMC-2 Districts are usually applied on arterial streets, it is not required that they be on arterial streets. This site, despite being bounded by minor residential streets, is very close to two arterial streets, which would accommodate much of the traffic associated with its commercial use.

However, this discussion of what HMC District is more appropriate for the site is moot because the Master Plan does not allow the site to be used for commercial purposes. The Master Plan's future land use designation for the site is Residential Historic Core. As discussed in Section III, the Residential Historic Core designation does not allow for the commercial zoning of the site because it has not historically been used for commercial purposes.

G. Can the request be considered a spot zone? Does it fall within the Historic Non-Conforming Use Policy?

The terms "spot zone" and "spot zoning" refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting preferential treatment to those spot zoned parcels which is not also granted to similarly-situated surrounding properties.

Spot zoning can occur in two ways. First, it can be done by creating a new zoning district that is applied only to a limited number of properties which are similar to surrounding properties. The creation of the new zoning district has the effect of granting preferential treatment to those properties which is not also granted to surrounding similarly-situated properties. Second, spot zoning can occur through the expansion of existing zoning districts when the expansion has the effect of unjustifiably treating certain properties differently from similarly situated properties.⁶ This re-zoning proposal is considered to be the first type of spot zone, as it would create a new HMC-2 District for only this one property and would have the effect of treating this property differently from the surrounding properties.

Although the City Planning Commission generally looks upon spot zoning applications with disfavor, it can support those spot zoning applications in instances where the parcel to be rezoned is significantly different in physical character and historic use from the surrounding properties. For example, it may be appropriate to spot-zone a historic commercial, industrial, or institutional property located within an otherwise residential zoning district, because the difference between that commercial, industrial, or institutional property and the surrounding residential properties justifies it being treated differently from the surrounding properties. In these cases, the Commission may make an exception to its general policy against spot zoning to support the spot zoning of that particular property.

In determining whether the spot zoning of any particular property is appropriate, the Commission uses its Historic Non-Conforming Use Policy to guide its analysis. This policy contains criteria which are used to identify historic commercial, industrial/warehouse, and institutional properties which should be zoned differently from surrounding properties. It evaluates individual applications based on their compliance

⁶ For further discussion of the Commission's Spot Zoning Policy and Historic Non-Conforming Use Policy, see pages 52-54 of the Commission's Administrative Rules, Policies, & Procedures, adopted March 11, 2014.

with general and specific criteria. The requirements for requests involving historic institutional structures are listed below in italicized font, while the staff's comments on the extent to which the site meets those requirements are listed in plain text.

General

A. The request is consistent with the Plan for the 21st Century.

The request does not meet this criterion. The proposal is not fully consistent with the *Plan for the 21st Century*, specifically as it relates to the future land use of the site. As discussed at greater length in Section III, the site's future land use designation does not allow for commercial use of this site because the site has not historically been used for commercial purposes.

B. The petition is in harmony with the historic character of the surrounding neighborhood.

The request meets this criterion. The staff believes that this request aligns with the neighborhood's historic character because it would allow for the rehabilitation and reuse of an existing, historically significant structure. Although the proposed use of the site as a hotel would not be consistent with its history of institutional use, the repurposing of this non-residential site for future use should be considered to be consistent with the neighborhood's overall character.

C. The request serves a neighborhood need.

The request meets this criterion. Although the zoning change to an HMC-2 District is requested specifically to allow a hotel to occupy the site, which would not significantly serve the needs of the neighborhood's residents, the HMC-2 District allows a variety of other uses which would likely primarily serve the neighborhood's residents. These include retail stores, restaurants, clinics, and theaters, among others. It should be noted that while this full range of neighborhood-serving uses would be allowed at the site should the zoning change occur, the size and nature of the structures at the site would make it difficult for many of these uses to occupy the site as a practical matter.

D. The property has a history of non-residential use.

The request meets this criterion, as the site was historically used for non-residential institutional purposes as a church and school.

Specific

Historically institutional properties include religious buildings, schools, museums, libraries, hospitals and government buildings. These properties are often developed with the following characteristics:

- a. *Such properties are often developed with relatively large-scale structures.*
- b. *Structures are typically situated on relatively sizeable lots.*
- c. *Setbacks are often significantly dissimilar from surrounding properties.*

The request meets this requirement. The site was historically used by a church and school, both of which are explicitly identified as the sorts of institutional uses toward which this policy is oriented. The property features the characteristics of this institutional use, as the site is large and developed with multiple buildings, most of which were clearly originally constructed for institutional use and are larger than and dissimilar to the residential uses which populate most of the surrounding neighborhood.

The petitioned zoning classification must be the most restrictive available to accommodate the class of uses to serve the neighborhood.

The request does not meet this requirement. The HMC-2 District is not the most restrictive zoning classification available to accommodate a broad range of uses that serve the surrounding neighborhood. The most restrictive zoning district available to accommodate such uses is the HMC-1 Historic Marigny/Tremé Commercial District, which allows a narrower range of neighborhood-serving uses, including restaurants and retail uses, but not including hotels.

This analysis shows that the request does not fully meet the Historic Non-Conforming Use Policy. Although the property's history of institutional use makes it distinct from the surrounding residences in a way that justifies it being zoned different from those properties (meeting some aspects of the policy), the specific zoning district proposed by the applicant, the HMC-2 District, is not consistent with the Master Plan and is not the most restrictive zoning district available to accommodate neighborhood-serving commercial uses (causing it to be inconsistent with other aspects of the policy).

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

The request was considered by the Planning Advisory Committee at its meeting on October 8, 2014. The representative of the Historic District Landmarks Commission noted that the Commission would need to review and approve the proposal. The representative of the Sewerage and Water Board noted due to the presence of sewer lines, no trees can be planted in the Burgundy Street right-of-way adjacent to the site. On Marigny and Mandeville Streets, trees should be planted at least 5 feet from the Sewerage and Water Board's utilities, depending on the type of tree. The representative of the department of Parks and Parkways noted that it would need to review the landscape plan taking into account the Sewerage and Water Board's requirements. The representative of the Department of Public Works noted that it will need to review and approve the proposed curb cuts. These concerns have been addressed with proposed provisos in previous sections of this report.

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

The proposed hotel is classified as a conditional use since it would have a total floor area exceeding 10,000 square feet. While the HMC-2 District allows hotels that are 10,000 square feet or less as permitted uses, hotels over 10,000 square feet are conditional uses because their greater size means they are more likely to have significant building design, site design, traffic circulation, parking issues, and overall activity levels that are best addressed through the conditional use process. The staff believes this development proposal will not be problematic in any of those respects, as discussed below.

Building size and design

The proposal calls for the hotel to occupy a series of historic institutional buildings, which are to be restored and adapted for such use but with no expansion of the structures or significant modifications to their exteriors. The only significant changes to the site's exterior will be the demolition of a small attached garage, which would need to be approved by the Historic District Landmarks Commission, and the modification of the site's exterior to include off-street parking spaces and landscaping. Since these limited changes to the site and its buildings would be done in accordance with requirements of the Historic District Landmarks Commission, the proposal will not result in any building or site design changes which would significantly negatively impact surrounding properties. In fact, the renovation and preservation of this historic site should only benefit the surrounding properties and the neighborhood as a whole.

Traffic and parking issues

As discussed at length in Section E, the use of the site as a hotel will draw a significant number of visitors traveling to the site by automobile. This traffic would be experienced mostly on the major arterials of Elysian Fields Avenue and Saint Claude Avenue, which extend through the Faubourg Marigny leading to the site. In the neighborhood's residential interior, additional traffic would be limited almost entirely to the segments of Burgundy, Mandeville, and Marigny Streets which connect the site with Elysian Fields and Saint Claude Avenues. Unlike the church and school which historically occupied the site and which presumably generated significant levels during church services and during the school day but virtually no traffic outside of those times, the proposed hotel will generate significant levels of traffic that will be distributed across daytime and evening hours, rather than concentrated at certain times. For this reason, the hotel's traffic impact on the surrounding streets at any particular time should not be excessive.

The hotel should also not be problematic as it relates to parking. The applicant proposes to provide all 71 off-street parking spaces that are required by the Comprehensive Zoning Ordinance, as well as an off-street passenger zone for taxis. This will allow it to accommodate virtually all of the parking demand that it generates on-site, ensuring that there will be essentially no increase in demand for on-street parking around the site.

Overall activity levels

The hotel would generate significant levels of various other activity, including not only that associated with the use of the site for temporary dwelling, but also activity associated with the accessory components of the use, including its restaurant and event space components. The majority of this activity would be contained within structures, with outdoor activity limited mostly to the coming and going of visitors and staff by foot and automobile. This outdoor activity should be fairly moderate and may not be significantly greater than was historically associated with the use of the site as a church and school. As such, the staff does not expect overall activity levels to be excessive or problematic.

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

The request is **not consistent** with the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the site as **Residential Historic Core**. The goal, range of uses and development character for these designations are copied below:

RESIDENTIAL HISTORIC CORE

Goal: Preserve the character and scale of 18th through mid-20th Century residential areas and allow for compatible infill development.

Range of Uses: Single- and two-family residences, townhomes and small multifamily structures. Neighborhood-serving businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities allowed (e.g., schools and places of worship).

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. A variety of types and sizes of development may be appropriate.

The proposed rezoning of the site to an HMC-2 District, which would allow a limited range of low-to-moderate intensity commercial uses of the site, is not consistent with the Residential Historic Core designation because there is no history of commercial use of this site. The Residential Historic Core designation only allows for commercial use of properties that have historically been used for commercial purpose, not properties such as this which have historically been used for institutional purposes. Further, the allowable commercial use is limited to neighborhood-serving businesses and former corner stores. The specific proposed use of the site as a hotel is not oriented principally toward residents of the surrounding neighborhood, and therefore is also not consistent with Residential Historic Core designation.

While the proposal is not consistent with the Master Plan's future land use designation, it should be noted that the applicant's effort to preserve and adaptively reuse this historic institutional structure would promote other goals identified by the Master Plan. For example, Volume 2, Chapter 6 *Historic Preservation* of the Master Plan extensively documents the value of historic preservation, noting that historic preservation initiatives support and invigorate neighborhood revitalization. That chapter recommends various actions which can be taken as part of such preservation efforts, including "encourage[ing] adaptive reuse of existing historic structures that contribute to overall neighborhood character and quality of life," which can be accomplished through the use of zoning and other City efforts.⁷

Furthermore, the Master Plan also identifies the preservation of former institutional buildings as a land use issue, not solely as a historic preservation issue. Addressing the future decommissioning of schools and churches, Volume 3, Chapter 14 *Land Use Plan* of the Master Plan, notes that widespread decommissioning will mean that large institutional buildings, often surrounded by residences, will be available for redevelopment in neighborhoods throughout the city. It states that the adaptive reuse has been successful for such properties in the past, and that future efforts to adaptively reuse decommissioned properties should be guided by a community-based planning process. That chapter further notes that "[t]hese projects may propose multifamily, residential, mixed residential/commercial, or another type of institutional use. These potential uses should not be seen as inconsistent with the future land use plan."⁸

Even though that chapter notes that the adaptive reuse of institutional structures for residential, mixed residential/commercial, or institutional use is acceptable, that does not support the applicant's proposal. The applicant is proposing a hotel, which is an entirely commercial use. That commercial use does not fall within the types of uses that are contemplated as being consistent with the future land use plan for the adaptive reuse of institutional buildings. For these reasons, the staff believes that while the proposed zoning change may accomplish some of the Master Plan's goals, particularly those related to historic preservation, it is not consistent with the Residential Historic Core future land use designation and cannot be supported for that reason.

It should be noted that the City Planning Commission's Zoning Technical Advisory Committee has recommended altering the text of the Master Plan to potentially allow the adaptive reuse of historic institutional buildings for commercial purposes. This may occur when the Master Plan is next amended, which could be as soon as 2015.

IV. SUMMARY

Zoning Docket 104/14 considers a request for a zoning change and a conditional use to permit the adaptive reuse of the Saints Peter and Paul Catholic Church site in the Faubourg Marigny as a hotel. The hotel would include 71 guest rooms, event space, dining space, and bar and lounge space distributed across the site's four structures, which

⁷ *Plan for the 21st Century*, Volume 2, Chapter 6, Historic Preservation, pp. 6.6 and 6.15

⁸ *Plan for the 21st Century*, Volume 3, Chapter 14, Land Use Plan, p. 14.8

are its main church building, convent, rectory, and school. The hotel is to provide 71 off-street parking spaces, which are to be located on its accessory parking lot. Due to the site's residential zoning as an HMR-3 Historic Marigny/Tremé Residential District, the site must be rezoned to the HMC-2 Historic Marigny/Tremé Commercial District to allow the hotel use. Further, because the HMC-2 District allows hotels over 10,000 square feet in floor area only as conditional uses, the applicant has requested a conditional use to allow the proposed hotel, which would have a total floor area of 50,520 square feet.

The rezoning cannot be supported because it conflicts with the Master Plan's future land use map. The Master Plan includes the site in an area designated as "Residential Historic Core." Under that designation, which is applied to historic residential neighborhoods, commercial use is allowed only at properties which are currently or were historically used for commercial purposes. It does not allow for the commercial use of properties such as this which have historically been used for institutional purposes. As such, the rezoning of the site to the requested HMC-2 District or any other commercial district is not allowable.

V. PRELIMINARY STAFF RECOMMENDATION⁹

The staff recommends **denial** of Zoning Docket 104/14, a request for a zoning change from an HMR-3 Historic Marigny/Tremé Residential District to an HMC-2 Historic Marigny/Tremé Commercial District and a conditional use to permit a hotel occupying more than 10,000 square feet of floor area in the proposed HMC-2 District.

VI. REASON FOR RECOMMENDATION

1. The proposal is not allowable under the site's Residential Historic Core designation by the Master Plan's future land use map. The Residential Historic Core designation is applied to predominantly residential areas and limits commercial use to properties that currently or historically have had neighborhood-serving businesses and traditional corner stores. This site is a historic institutional property, not a historic neighborhood-serving commercial property, and so its rezoning to a commercial zoning district for future commercial use is not allowable by the Residential Historic Core designation.

⁹ The recommendation is subject to change by the City Planning Commission

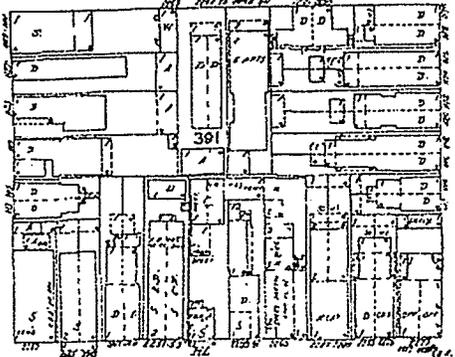
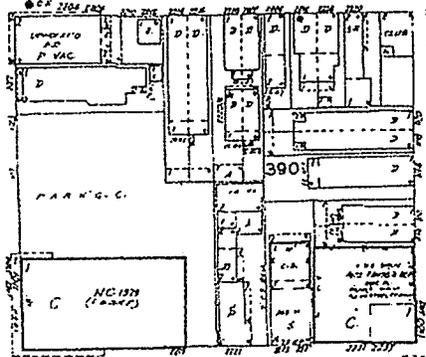


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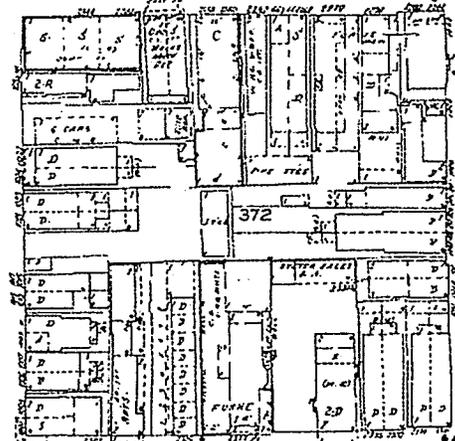
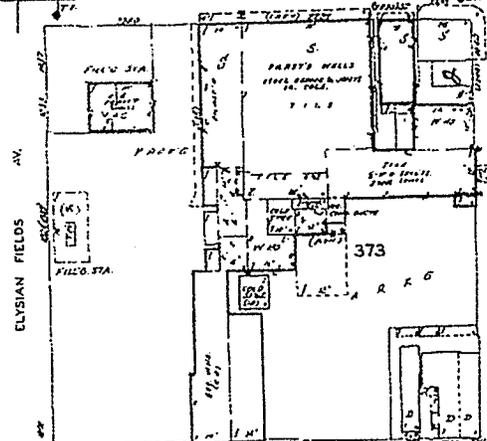
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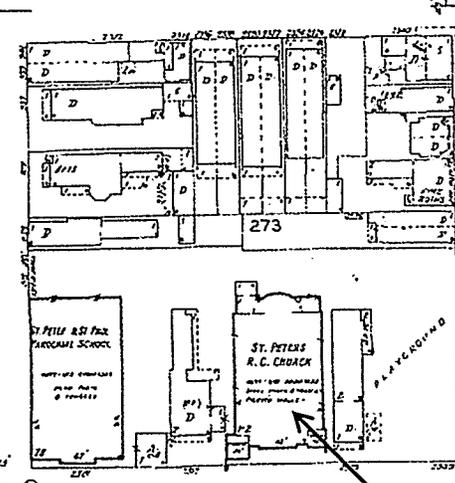
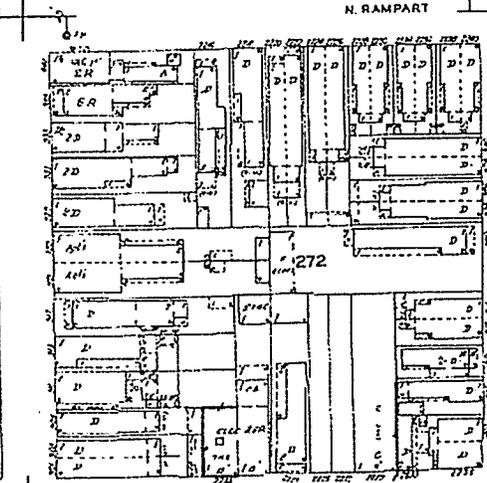
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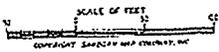


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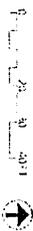
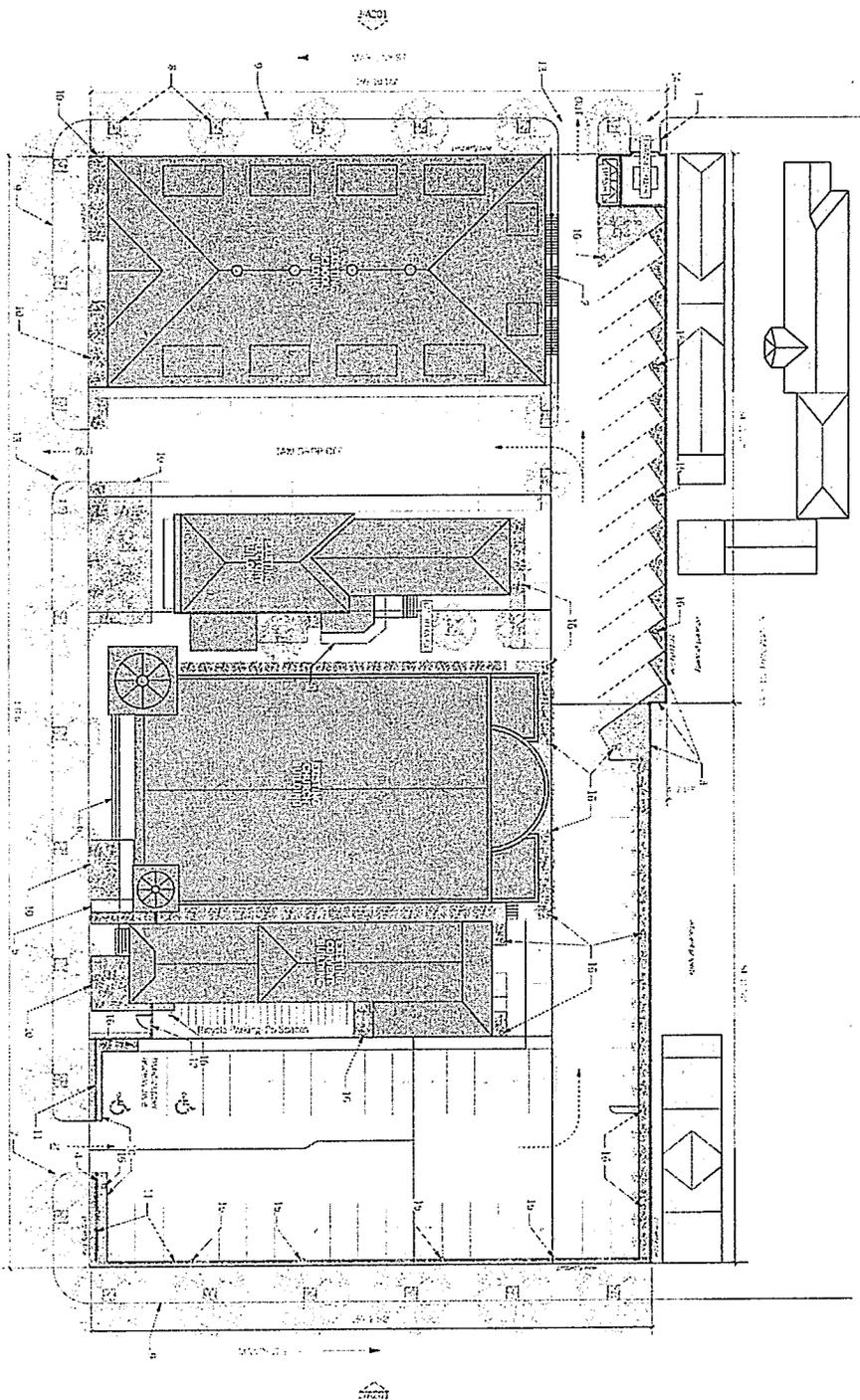


SO. NO. 273
THIRD DISTRICT

001-14374-1
NEW ORLEANS, LA

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3	1/16" = 1'-0"
4	1/32" = 1'-0"
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6	1/128" = 1'-0"
7	1/256" = 1'-0"
8	1/512" = 1'-0"
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SEE SURVEY FOR UTILITY INFORMATION



1. EXISTING INVESTIGATION
2. EXISTING BUILDING FOOTPRINT
3. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION
4. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION AND LANDSCAPE
5. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE AND SITEWORK
6. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK AND PAVING
7. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING AND FURNITURE
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10. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING, FURNITURE, LIGHTING, PLANTING AND SIGNAGE
11. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING, FURNITURE, LIGHTING, PLANTING, SIGNAGE AND SECURITY
12. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING, FURNITURE, LIGHTING, PLANTING, SIGNAGE, SECURITY AND ACCESSIBILITY
13. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING, FURNITURE, LIGHTING, PLANTING, SIGNAGE, SECURITY, ACCESSIBILITY AND SUSTAINABILITY
14. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING, FURNITURE, LIGHTING, PLANTING, SIGNAGE, SECURITY, ACCESSIBILITY, SUSTAINABILITY AND ENERGY EFFICIENCY
15. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING, FURNITURE, LIGHTING, PLANTING, SIGNAGE, SECURITY, ACCESSIBILITY, SUSTAINABILITY, ENERGY EFFICIENCY AND GREEN BUILDING
16. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING, FURNITURE, LIGHTING, PLANTING, SIGNAGE, SECURITY, ACCESSIBILITY, SUSTAINABILITY, ENERGY EFFICIENCY, GREEN BUILDING AND WELL-BEING
17. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING, FURNITURE, LIGHTING, PLANTING, SIGNAGE, SECURITY, ACCESSIBILITY, SUSTAINABILITY, ENERGY EFFICIENCY, GREEN BUILDING, WELL-BEING AND COMMUNITY ENGAGEMENT
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19. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING, FURNITURE, LIGHTING, PLANTING, SIGNAGE, SECURITY, ACCESSIBILITY, SUSTAINABILITY, ENERGY EFFICIENCY, GREEN BUILDING, WELL-BEING, COMMUNITY ENGAGEMENT, ECONOMIC VIABILITY AND SOCIAL EQUITY
20. EXISTING BUILDING FOOTPRINT WITH UTILITY INFORMATION, LANDSCAPE, SITEWORK, PAVING, FURNITURE, LIGHTING, PLANTING, SIGNAGE, SECURITY, ACCESSIBILITY, SUSTAINABILITY, ENERGY EFFICIENCY, GREEN BUILDING, WELL-BEING, COMMUNITY ENGAGEMENT, ECONOMIC VIABILITY, SOCIAL EQUITY AND CULTURAL HERITAGE

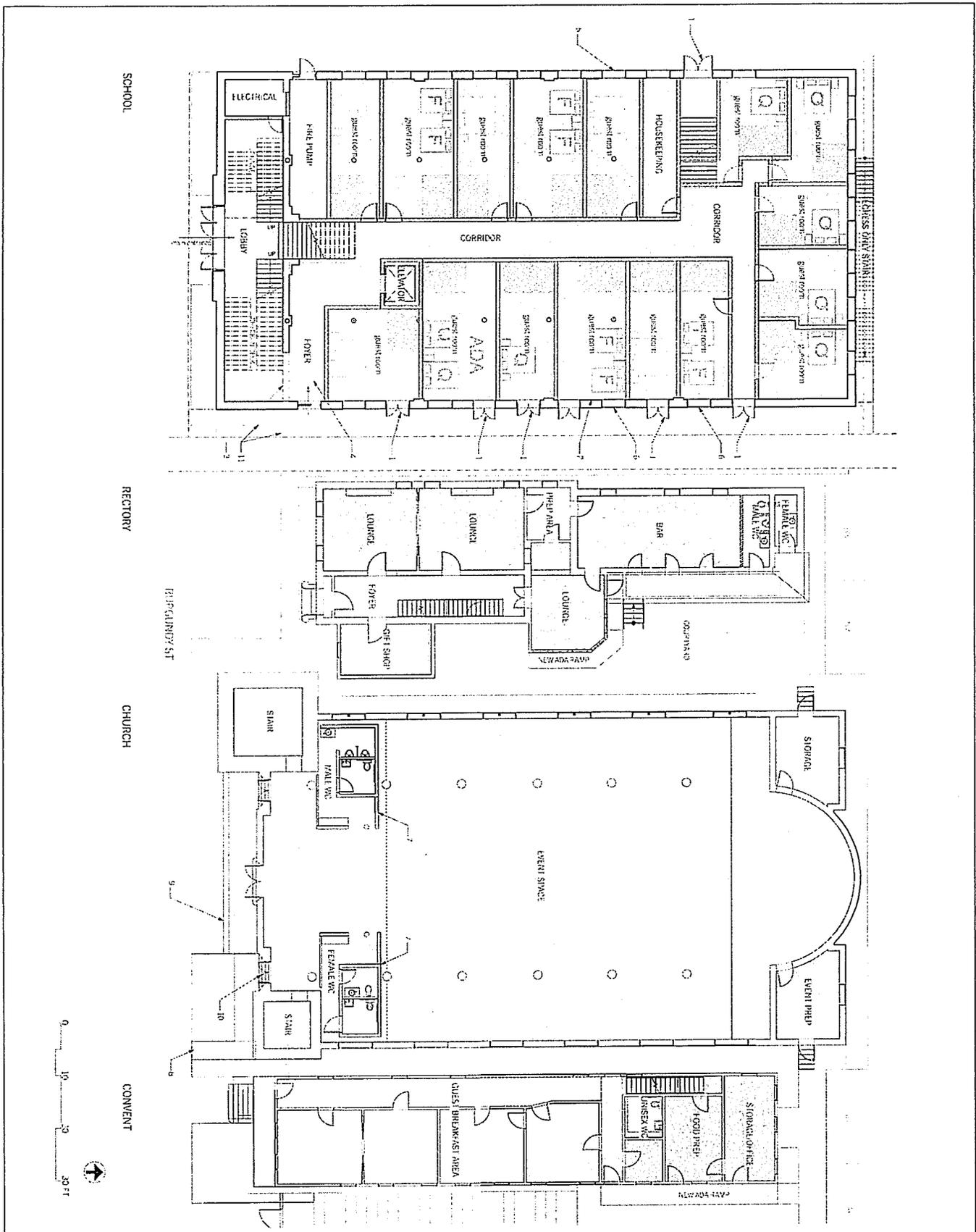
SITE
 487,764 sq ft
ZONING
 E-1000
PROJECT
 HOTEL @ ST. PETER + PAUL
BUILDING AREA
 1,000,000 sq ft
ACCOMMODATIONS
 100 rooms
PARKING
 100 spaces
HOURS OF OPERATION
 24 hours

HOTEL @ ST. PETER + PAUL
 2817 Burundy Street New Orleans, LA 70117

STUDIO WTA

ZD 104/14

A10
 SITE PLAN



SCHOOL

RECTORY

CHURCH

CONVENT



1. Reception
2. Lobby
3. Front Desk
4. Guest Room
5. Housekeeping
6. Linen Room
7. Electrical
8. Power Room
9. Fire Room
10. Laundry
11. Storage
12. Restroom

SITE 28,314 sq ft

ZONING F-1, M-1, H-1, B-1

BUILDING AREA 11,000 sq ft

ACCOMMODATIONS 100 rooms

PARKING 50 spaces

HOURS OF OPERATION 24 hours

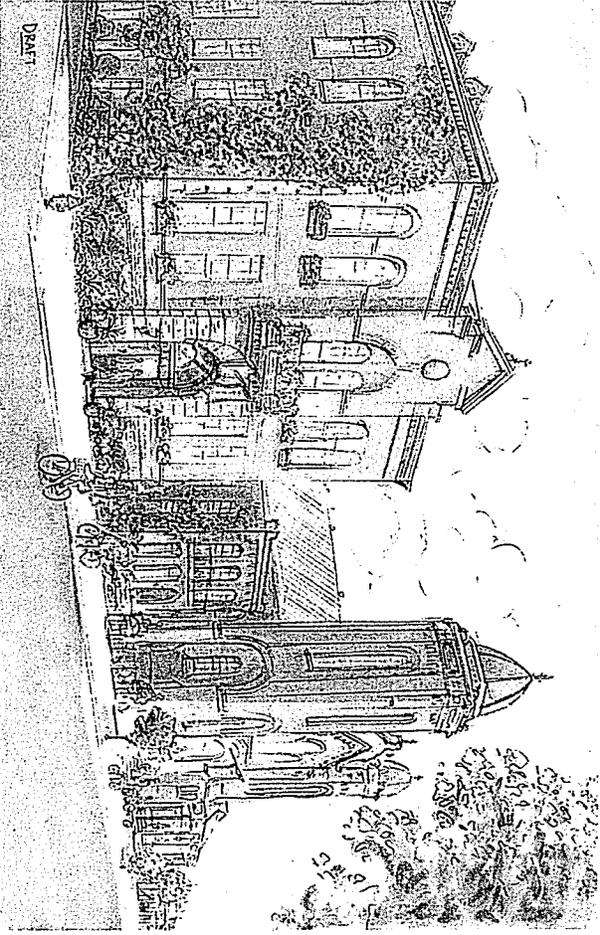
HOTEL @ ST. PETER + PAUL

2817 Burgundy Street, New Orleans, LA 70117

STUDIO WTA

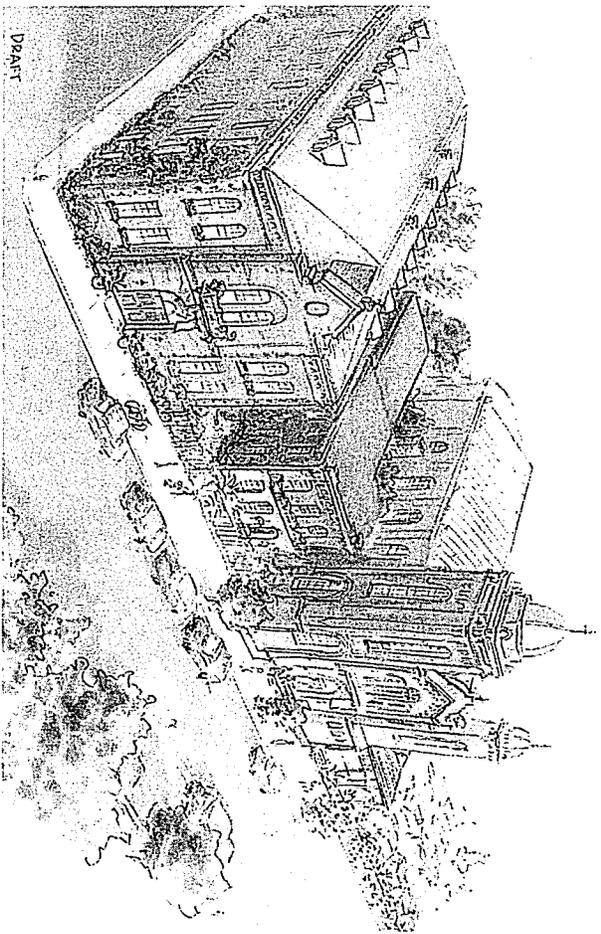
ZD 104/14



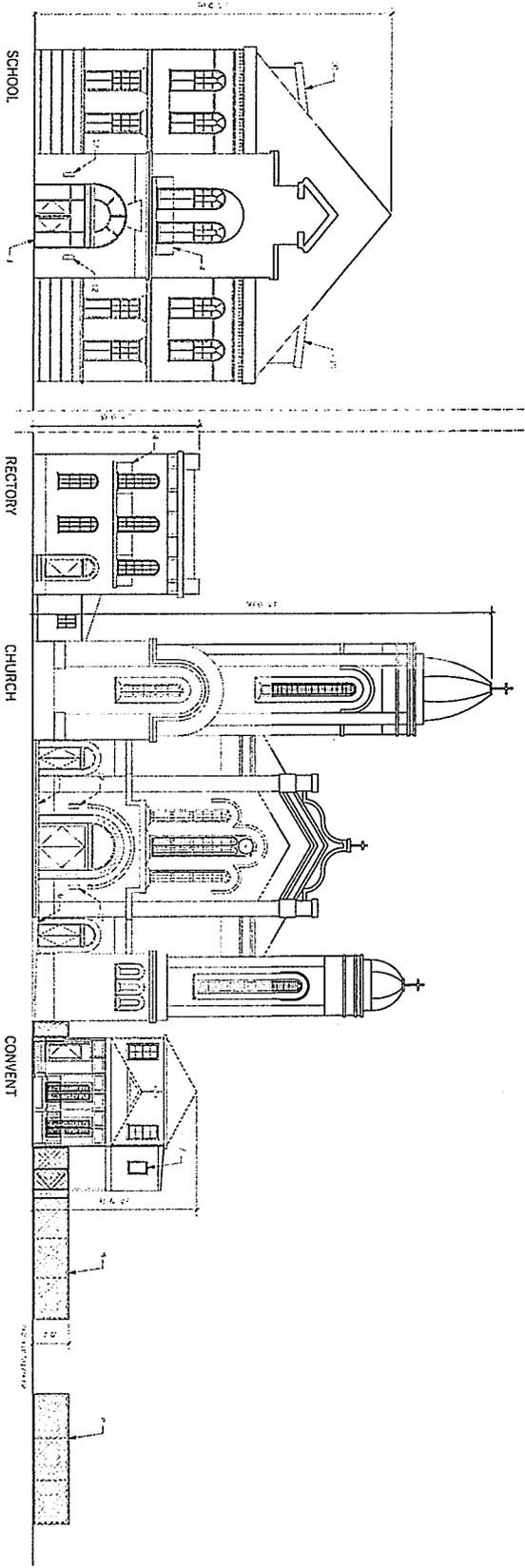


1. Main Street View of Hotel @ St. Peter + Paul

RENDERINGS PREPARED BY THYRA HEDER



2. Elevated View of Hotel @ St. Peter + Paul



1. Elevación del edificio de la escuela

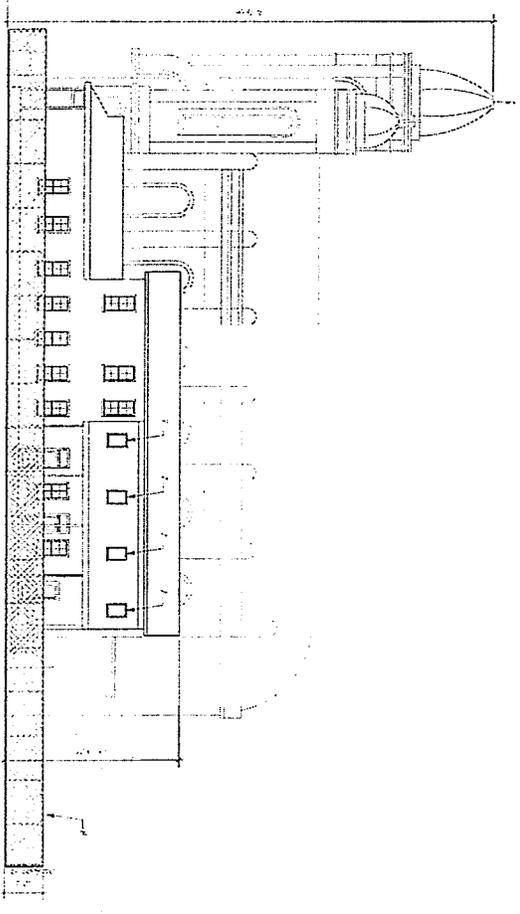
SCHOOL

RECTORY

CHURCH

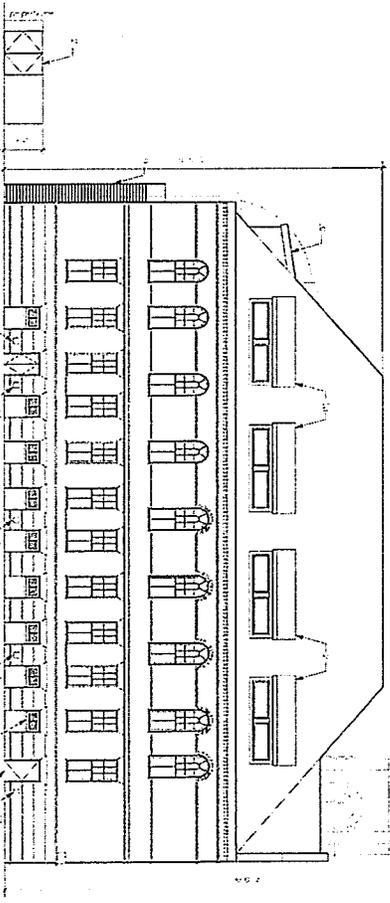
CONVENT

1. Nivel del terreno original
2. Nivel del terreno actual
3. Nivel del terreno proyectado
4. Nivel del terreno actual con el nivel del terreno proyectado
5. Nivel del terreno actual con el nivel del terreno proyectado y el nivel del terreno actual
6. Nivel del terreno actual con el nivel del terreno proyectado y el nivel del terreno actual y el nivel del terreno proyectado
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2. Elevación del edificio de la escuela

CONVENT (church beyond)



3. Elevación del edificio de la escuela

SCHOOL (church beyond)

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Project Name:

St Peter & Paul Church/School Complex Revitalization at 2317 Burgundy St

Overview:

This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 2317 Burgundy St between Marigny and Mandeville Streets. The applicant intends to file an application to rezone the property from HMR-3 to HMC-2 for a hotel and community space on the blighted grounds of the former St Peter & Paul church/school complex. This report provides a summary of contacts with citizens, neighbors, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, emails, summary sheets, a website, and other materials are attached.

Although the Master Plan calls for the future land use of this site to be residential, we believe that our plan to use it as a hotel and community space is **less intense, more preservation-friendly** and **more neighborhood-friendly** than a residential use, and that it abides by the spirit of the Master Plan. Why?

- Unlike a previous condo plan for the site, we don't need to chop the magnificent church up into units but will leave it open for events and community use.
- A sensitive restoration of these beautiful buildings will remove the threat of further deterioration, as the campus does not work within the existing zoning.
- Unlike the previous condo plan, we won't demolish any existing historic buildings.
- Unlike the previous condo plan, we aren't planning to construct any new buildings.
- Unlike the previous condo plan, **all required parking can be contained on the site.** No parking waivers will be required.
- Because many people will arrive from the airport via taxi, there likely will be less traffic in the neighborhood than there would be with residential units.
- We will offer bikes for guest use, thus discouraging cars, in accordance with the Master Plan.
- Hotels produce much less trash than residential units do.
- This is a tax-paying, insured, regulated, legal and safe alternative to the AirBnB epidemic in the Marigny (currently 175 AirBnBs in the Marigny alone).
- Furthermore, it addresses the urgent need for additional hotel rooms in the city, especially given the moratorium on hotel rooms in the French Quarter.
- Because the site is currently blighted, this plan won't displace existing residents or businesses, but will create something out of a long neglected property.
- This large, vacant site is unique within the Marigny, which is comprised predominantly of low-slung single and two-family homes and has very little undeveloped land. It is unlikely to become a single or two-family home, so *something* will have to be done with it. However, changing the zoning for this site is not likely to change the neighborhood, because the characteristics that make the Marigny the Marigny (low scale etc) are fairly immutable at this point.
- In New Orleans there are numerous empty institutional buildings built for historical purposes that are no longer viable, and they need to be creatively or flexibly

adapted so they don't succumb to demolition by neglect. Chopping up the sanctuary space into multi-family housing is not the highest and best use of the space. The insufficiency of the vision of the Master Plan regarding the future use of former institutional structures was discussed in the Zoning Technical Advisory Committee meeting on August 7, 2014. The minutes from that meeting read: "**The Committee agreed that commercial uses should be allowed in adaptive reuses.**"¹ The issue of the adaptive reuse of former institutional structures was also discussed at the Sept 2, 2014 and Sept 9, 2014 public hearings about the draft CZO. So although the Master Plan hasn't yet been amended to allow more flexible uses for institutional buildings, the need to do so has clearly been demonstrated and agreed upon. The economics of this project are such, however, that we have only one opportunity—this one—to obtain the zoning change we need to make it a reality.

- Our plan for a community center and event space in the church is actually more in line with the original use than a residential conversion that cuts it into small pieces.
- Increased footfall, 24-hour security, better lighting and crime cameras will help deter crime (two burglaries on the block in the last 2 months)
- Green building techniques will be used to renovate the building, and technically, adaptive re-use is the greenest kind of building.
- We have already talked to local neighborhood businesses about ways we can promote them and their services—e.g. provide guests with a map of local amenities, coupons for discounts to neighboring businesses, etc. We also hope to showcase the talent we have among us by locally sourcing furniture, art and vendors.
- Local service providers, employees and the municipality will receive \$2.2 million annually in direct impacts as a result of this project; and over 10 years, the project is expected to generate an estimated \$32 million, including the initial construction and development outlet. By utilizing all components of the site, restoring them to their historic greatness, and employing local residents to both build and operate the development, this plan fully realizes the fiscal potential and cultural presence of the site and would make an enormously positive impact.

¹ The full text of that section of the 8/7/14 minutes reads: "Planned Developments: Paul Cramer gave the summary of Planned Developments which are 10,000 sf or larger adaptive reuse projects that need an exception from the district standards and can demonstrate a benefit for the City. The policy question is should commercial uses be allowed in adaptive reuse project. Leslie Alley added that some adaptive reuse projects have stalled, such as church sanctuaries, because they do not easily redevelop as multi-family. These projects would likely come in very soon for Planned Development applications if this commercial use exception were added.

Elliot Perkins asked about other historic large buildings that are being substantially adapted. Leslie Alley said that this discussion started with churches and schools. Jesse LeBlanc said he agrees with Elliot on the importance of maintaining historic sanctuaries.

Robert Becker said that parking will be a major issue, especially for churches that have no parking and where all of the spaces are grandfathered. Bob Rivers suggested putting in use standards for parking in those situations. A few people questioned if that would be allowed if the spaces are grandfathered. Evelyn Pugh said she thinks you could have use standards because this is an exception from the code and not an outright permitted use.

Bob Rivers said that we want to allow for these commercial adaptive reuses, but need to make sure that these details, like parking, are addressed. The applicant will be required to do a Neighborhood Participation Project (NPP), which should identify neighborhood concerns. **The Committee agreed that commercial uses should be allowed in adaptive reuses.**

Actions

July 12, 2014:

Website created at www.stpeterandpaulfeedback.com. **To date, 700+ unique visitors and 1,500+ page views.**

July 12, 2014:

50 letters hand-delivered to all neighbors on streets immediately bordering the site: Burgundy St, Marigny St, Mandeville St, North Rampart St.

August 4, 2014

430 letters mailed to all persons/addresses within a 600-foot radius of the site (based on spreadsheet received from CPC staff) inviting them to one of two NPP meetings.

August 12, 2014

1st NPP Meeting, St Peter & Paul Church, 2317 Burgundy, 7 pm. **39 people in attendance.**

August 14, 2014

2nd NPP Meeting, St Peter & Paul Church, 2317 Burgundy St, 7 pm. **28 people in attendance.**

August 18, 2014

Faubourg Marigny Improvement Association General Membership meeting. St Paul Lutheran Church, 2624 Burgundy St, 7 pm, **70+ people in attendance.**

August 28, 2014

Presentation at One Marigny General Membership meeting. La Maison, 508 Frenchmen St. **20 people in attendance.**

September 4, 2014

Faubourg Marigny Improvement Association Board Meeting, Healing Center. **FMIA Board votes unanimously in favor of conceptual support of the project.**

Ongoing:

Emails, phone calls and face-to-face meetings with 70+ neighboring residents, property owners, and business owners (all written correspondence attached). Letters of support were all individually emailed by their authors to president@faubourgmarigny.org so can be independently verified.

Contact:

Nathalie Jordi

1511 Pauger St, New Orleans LA 70117

504.715.7142 | nathalie.jordi@gmail.com

Note: the property is currently owned by Blake Jones & associates, with a sale to developer Nathalie Jordi and partners contingent upon a zoning change to HMC-2.

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

12/19/2012

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

ONLINE FILING
JASON@NOLA-LAW.COM

articles of organization
demonstrating that Lawrence Blake
Jones is an authorized signatory
for Oddo of Marigny LLC.

ST. ODDO OF MARIGNY, LLC

It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at GeauxBiz.com for your future business needs.

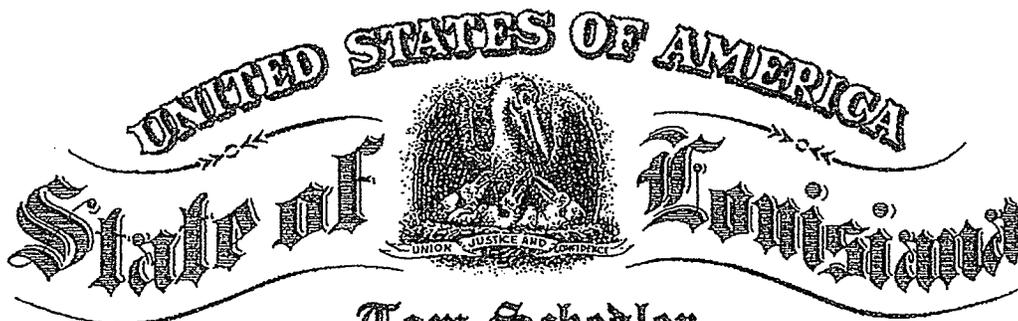
Sincerely,

WEB

Rev 09/09

Mailing Address: P. O. Box 94125, Baton Rouge, LA 70804-9125
Office Location: 3585 Archives Ave., Baton Rouge, LA 70809
Web Site Address: www.sos.la.gov

ZD 104/14



Tom Schedler
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Organization and Initial Report of

ST. ODDO OF MARIGNY, LLC

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on December 19, 2012,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

December 19, 2012

Secretary of State

WEB 41025837K



Certificate ID: 10334941#9EG62

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation**, then follow the instructions displayed.
www.sos.louisiana.gov

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION
(R.S. 12:1301)

1. The name of this limited liability company is: ST. ODDO OF MARIGNY, LLC
2. This company is formed for the purpose of: engaging in any lawful activity for which limited liability companies may be formed
3. The duration of this limited liability company is (may be perpetual): PERPETUAL
4. Other Provisions:

By typing my name below, I hereby certify that I am the organizer. The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133

Electronic Signature: JASON POSTIER (12/19/2012)

LIMITED LIABILITY COMPANY INITIAL REPORT
(R.S. 12:1305 (E))

1. The name of this limited liability company is: ST. ODDO OF MARIGNY, LLC
2. The location and municipal address, not a post office box only, of this limited liability company's registered office:

701 POYDRAS ST.
SUITE 4100
NEW ORLEANS, LA 70139

3. The full name and municipal address, not a post office box only, of each of this limited liability company's registered agent(s) is/are:

LAWRENCE B JONES
701 POYDRAS ST.,
SUITE 4100
NEW ORLEANS, LA 70139

4. The name and municipal address, not a post office box only, of the managers or members:

LAWRENCE B JONES (Manager)
701 POYDRAS ST.
SUITE 4100
NEW ORLEANS, LA 70139

By typing my name below, I hereby certify that I am the organizer.

Electronic Signature: JASON POSTIER (12/19/2012)

SECRETARY OF STATE



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 41025837K

Charter Name: ST. ODDO OF MARIGNY, LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
12/19/2012	LAWRENCE B JONES	LAWRENCE BLAKE JONES

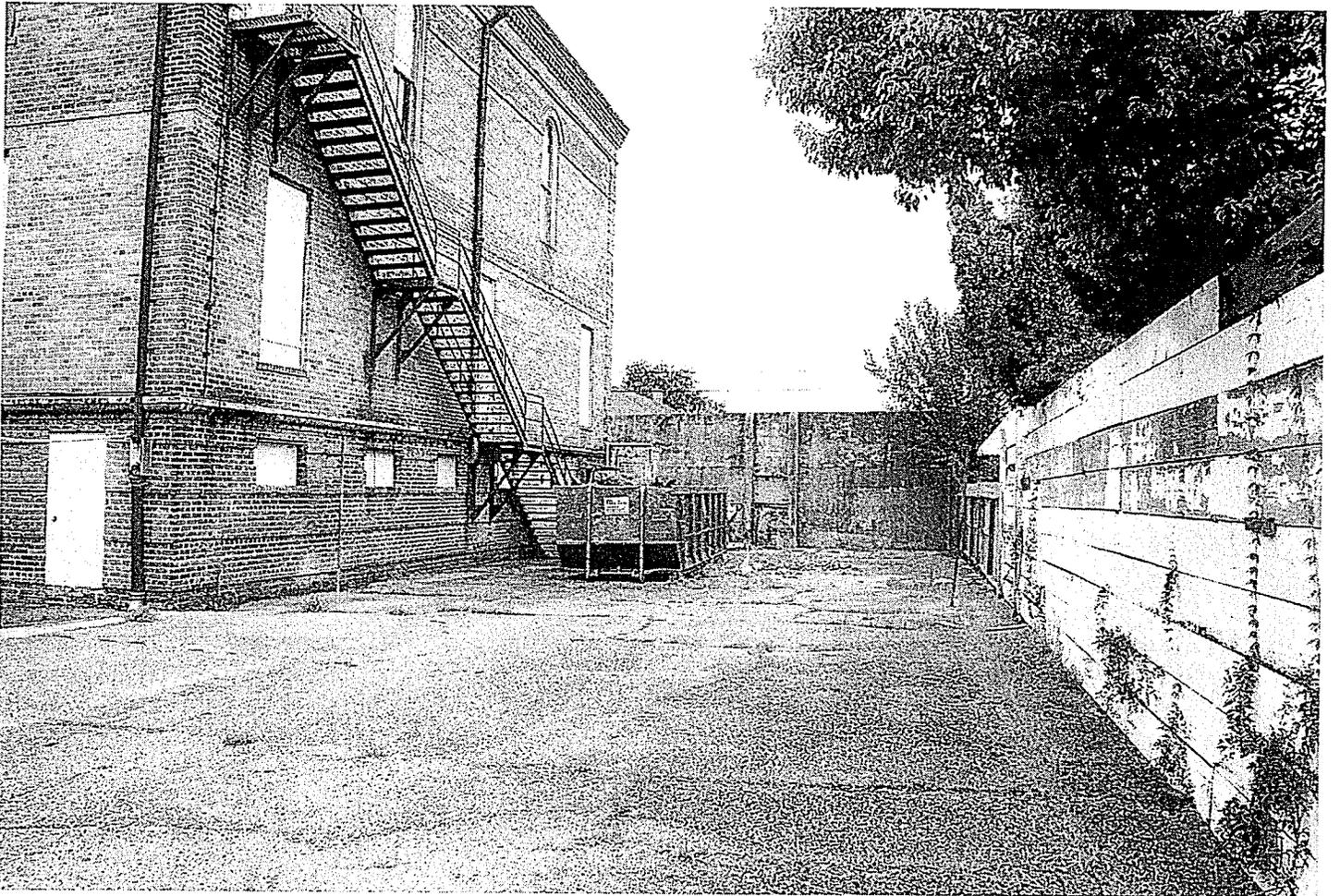
View from Southeast corner of property:
Burgundy St (at intersection with Mandeville)



View from East side of property:
Mandeville St



View from North side of property
(back alley)



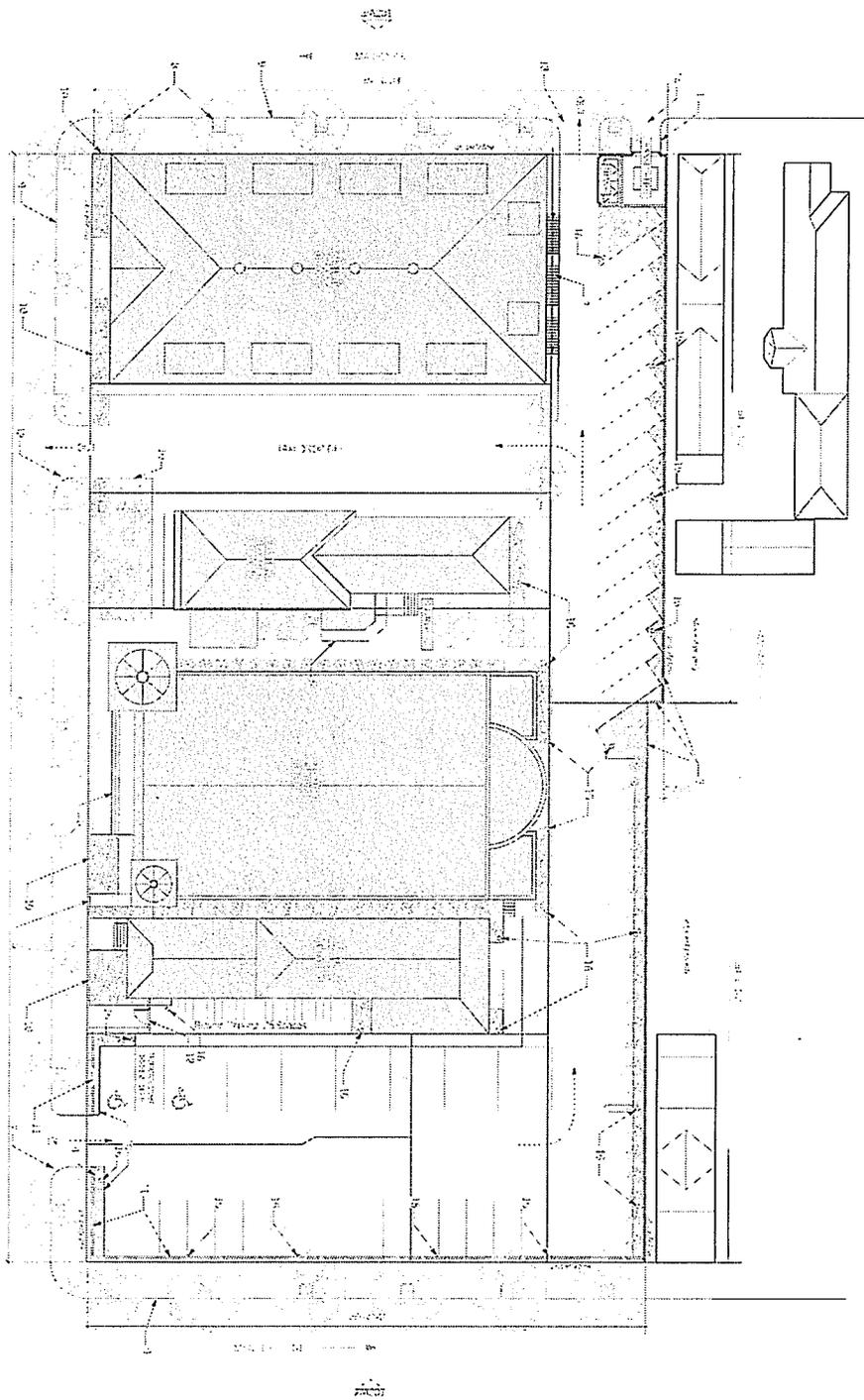
View from north side of property
(back of church building)



View from Southwest corner of property:
(Burgundy & Marigny St)



SEE SURVEY FOR UTILITY INFORMATION



1. The architect shall be responsible for the design and construction of the building and shall coordinate with the engineer and contractor. The architect shall provide the contractor with the necessary information to construct the building in accordance with the contract documents. The architect shall also be responsible for the design and construction of the building's exterior and shall coordinate with the engineer and contractor. The architect shall provide the contractor with the necessary information to construct the building's exterior in accordance with the contract documents. The architect shall also be responsible for the design and construction of the building's interior and shall coordinate with the engineer and contractor. The architect shall provide the contractor with the necessary information to construct the building's interior in accordance with the contract documents. The architect shall also be responsible for the design and construction of the building's mechanical, electrical, and plumbing systems and shall coordinate with the engineer and contractor. The architect shall provide the contractor with the necessary information to construct the building's mechanical, electrical, and plumbing systems in accordance with the contract documents. The architect shall also be responsible for the design and construction of the building's fire protection and life safety systems and shall coordinate with the engineer and contractor. The architect shall provide the contractor with the necessary information to construct the building's fire protection and life safety systems in accordance with the contract documents. The architect shall also be responsible for the design and construction of the building's accessibility and shall coordinate with the engineer and contractor. The architect shall provide the contractor with the necessary information to construct the building's accessibility in accordance with the contract documents. The architect shall also be responsible for the design and construction of the building's security and shall coordinate with the engineer and contractor. The architect shall provide the contractor with the necessary information to construct the building's security in accordance with the contract documents. The architect shall also be responsible for the design and construction of the building's energy efficiency and shall coordinate with the engineer and contractor. The architect shall provide the contractor with the necessary information to construct the building's energy efficiency in accordance with the contract documents. The architect shall also be responsible for the design and construction of the building's sustainability and shall coordinate with the engineer and contractor. 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SITE ADDRESS
ZONING
USE AND HOURS
PERMITTED USES
RESTRICTIONS

BUILDING AREA
FLOOR AREA
NUMBER OF ROOMS
NUMBER OF BATHS
NUMBER OF KITCHENS
NUMBER OF RESTROOMS
NUMBER OF STAIRS
NUMBER OF ELEVATORS

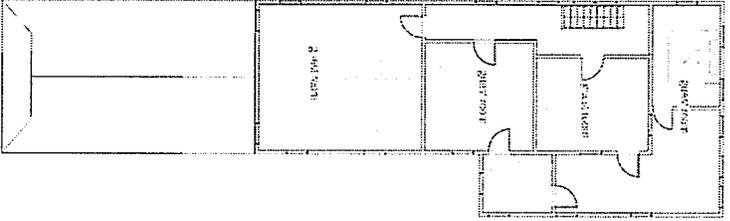
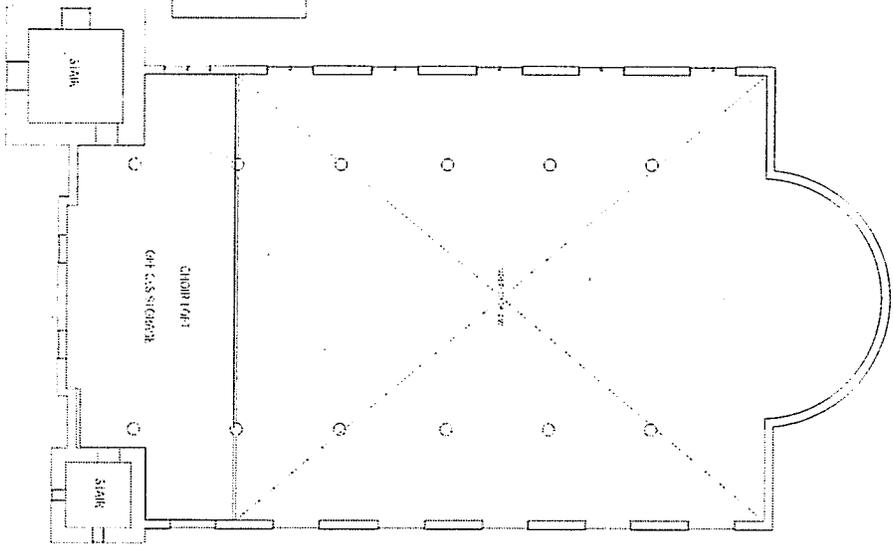
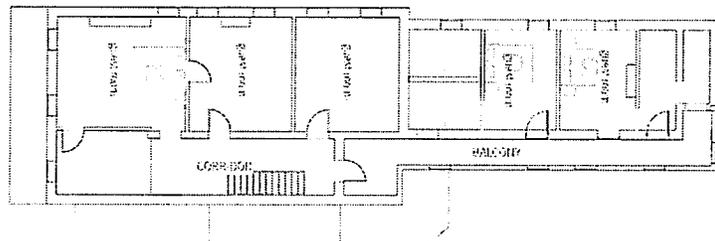
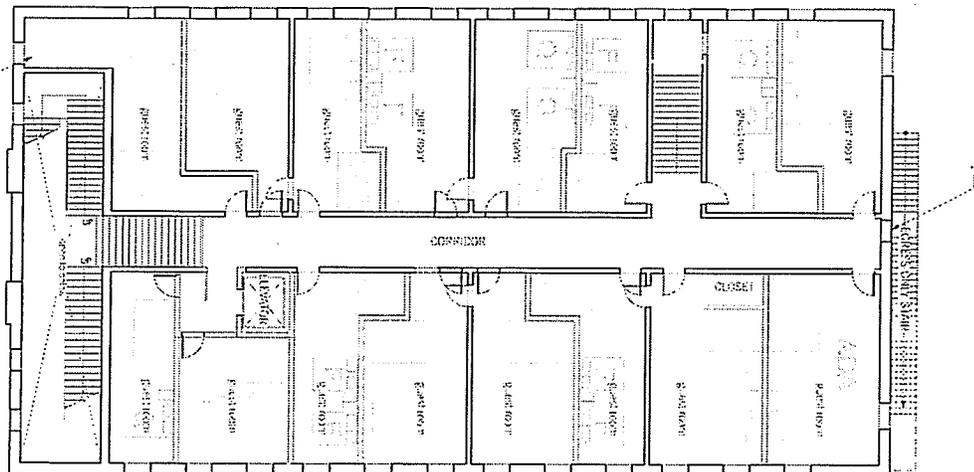
ACCOMMODATIONS
TYPE OF ROOMS
NUMBER OF ROOMS
NUMBER OF BATHS
NUMBER OF KITCHENS
NUMBER OF RESTROOMS
NUMBER OF STAIRS
NUMBER OF ELEVATORS

PARKING
NUMBER OF SPACES
TYPE OF SPACES
NUMBER OF SPACES
TYPE OF SPACES

HOURS OF OPERATION
START TIME
END TIME

..... Page 14 of 22





SITE 08/24/11

ZONING C-2

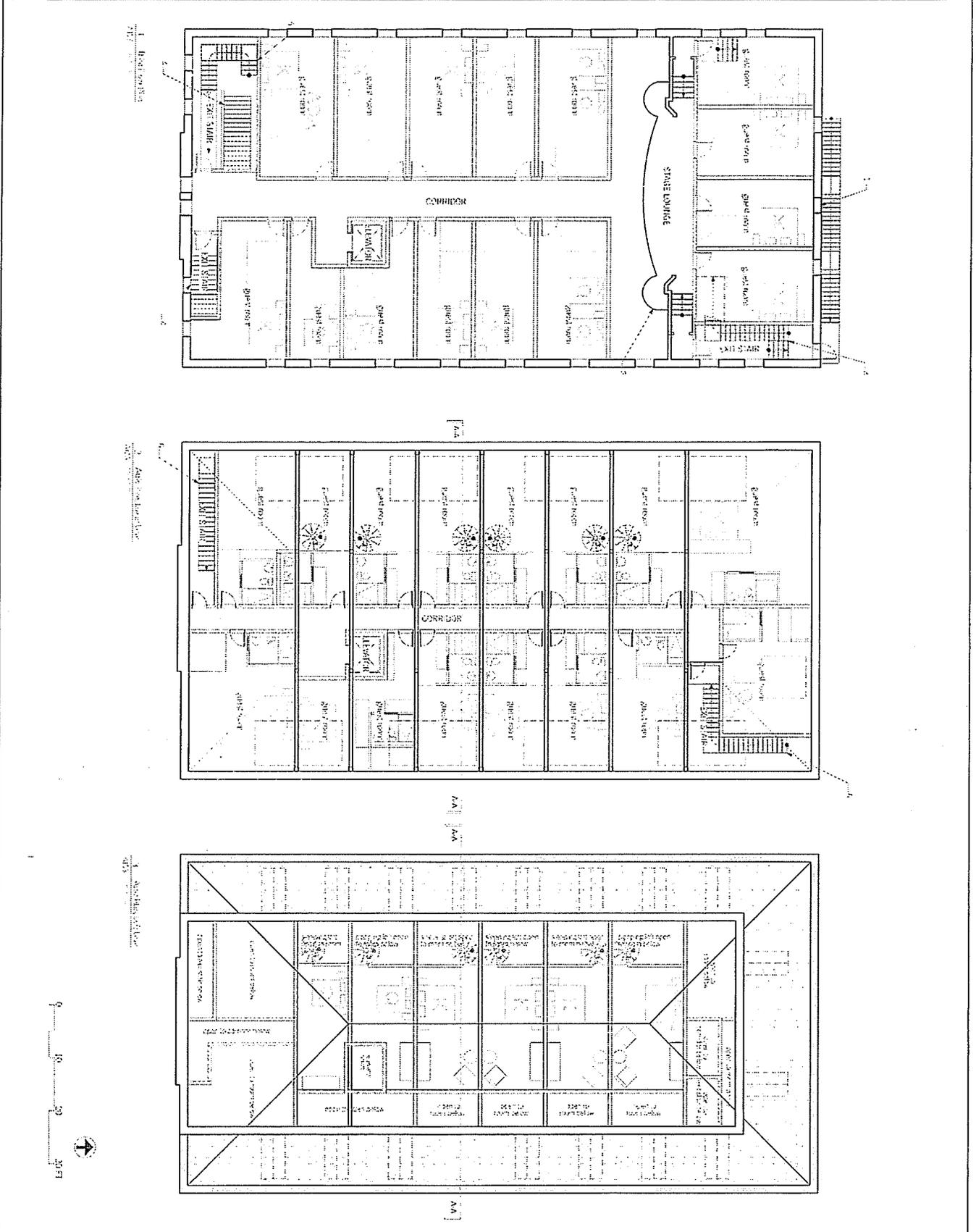
BUILDING AREA 14,000 sq. ft.

ACCOMMODATIONS 14 rooms

HOURS OF OPERATION 24 hours

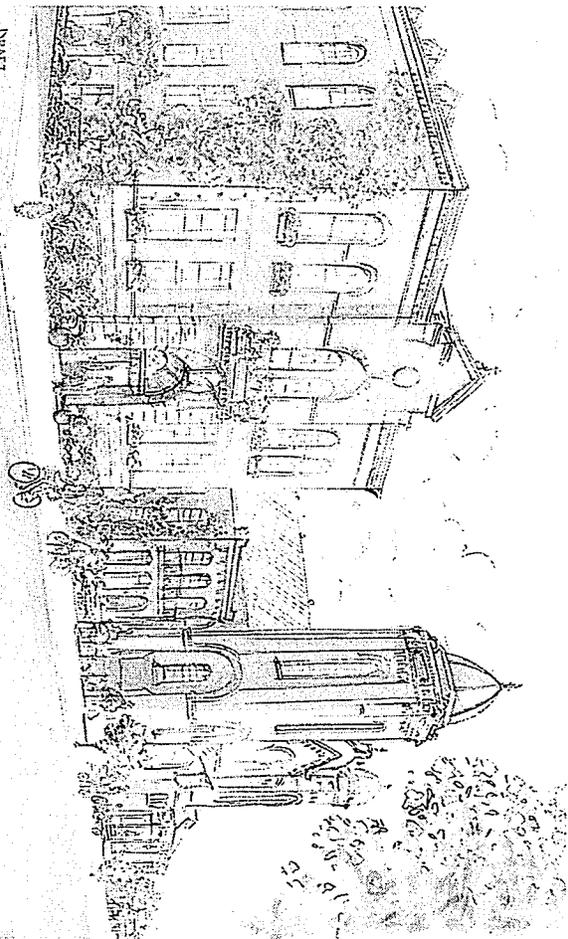
1. 10/10/2011

2. 10/10/2011



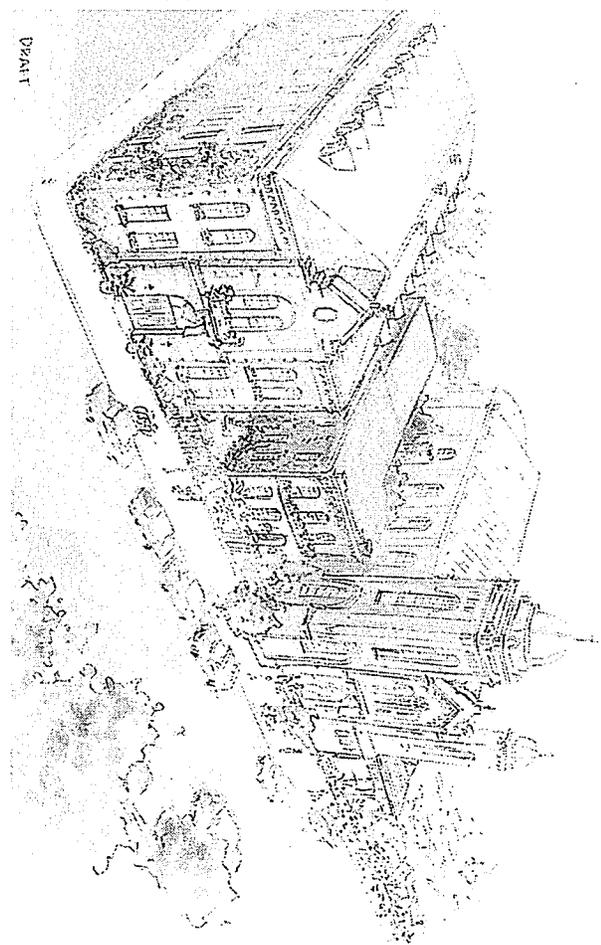
1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.

SITE ADDRESS
ZONING
BUILDING AREA
ACCOMMODATIONS
PARKING
HOURS OF OPERATION



1. Skizze der Fassade, 1:50, 2014

RENDERINGS PREPARED BY THYRA HEDER



2. Skizze der Fassade, 1:50, 2014

