

City Planning Commission Meeting
Tuesday, June 23, 2015

CPC Deadline: 07/10/15
CC Deadline: 08/11/15
City Council District C - Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 039/15

Prepared by: Nicholas Kindel
Date: June 10, 2015

I. GENERAL INFORMATION:

Applicant: BCNO 4, LLC

Request: This is a request for a conditional use to permit an amusement place/theater over 10,000 square feet in floor area and to allow the sale of alcoholic beverages for on-premises consumption at the amusement place/theater in an HMC-2 Historic Marigny/Tremé Commercial District and the rescission of Ordinance Number 21,957 M.C.S. (Zoning Docket 112/04).

Location: The petitioned property is located on Square 153, Lots 7, 2, and 1-5 or 7 & 2 & 1/4 or 15-18, in the Third Municipal District, bounded by Chartres, Royal, and Frenchmen Streets and Elysian Fields Avenue. The municipal addresses are 2121 Chartres Street and 616 Elysian Fields Avenue. The property is within the Marigny Local Historic District. (PD 7)

Description: The subject property is a slightly L-shaped rectangular lot at the corner of Elysian Fields Avenue and Chartres Street in the Marigny Neighborhood. The property measures 152 feet 3 inches in width along Elysian Fields Avenue, 181 feet 9 inches and 5 lines in depth along Chartres Street, and has a total area of approximately 27,105 square feet. The site is occupied by an approximately 41,954 square foot one- and two-story structure that occupies the entire site. The structure was originally a bottling plant. The structure was most recently used as a warehouse, interior design studio, and office space. The applicant proposes converting this former industrial structure into a mixed use building with approximately 12,400 square feet for a theater/amusement place, approximately 2,800 square feet of retail space, 3,850 square feet of office space, 1,000 square feet for food service, and 26 enclosed parking spaces.¹

The applicant previously received a permit to build two of the three retail units and one of the three office spaces.² The applicant applied for approval to build out

¹ These figures do not add up to the total size for the structure at 41,954 square feet, because they do not include the square footage for the off-street parking.

² The applicant received a Certificate of Appropriateness from the Historic Districts Landmarks Commission (14-28836-HDLC) on October 7, 2014 and a building permit from Safety and Permits (14-31796-RNVN) on November 19, 2014.

most of the rest of the structure,³ but the applicant is required to get a conditional use for a use greater than 10,000 square feet and for an amusement place/alcoholic beverage sales at the theater. The applicant plans a third development phase for the final retail unit and the proposed food service space. Even though this development is occurring in multiple stages, the staff will review the impact and site design of the entire development project. The applicant proposes providing one loading space and 26 off-street parking spaces.

Why is City Planning Commission action required?

Permitted uses⁴ occupying more than 10,000 square feet of floor area and theaters with alcoholic beverages and amusement places, limited one per block face, are conditional uses in the HMC-2 Historic Marigny/Tremé Commercial District, per **Article 9, Section 9.5.5 Conditional Uses** of the Comprehensive Zoning Ordinance. The City Planning Commission is required to make a recommendation on all Conditional Use requests 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 are the surrounding land uses and zoning?

The subject property is located in the Faubourg Marigny neighborhood, one of the City's oldest neighborhoods. The property is located at the intersection of Elysian Fields Avenue and Chartres Street. The property is located in an HMC-2 Historic Marigny/Tremé Commercial District. This property is also part of the Faubourg Marigny Local Historic District, which places protections on the exteriors of buildings in the district to prevent demolitions and to preserve the historic character of the neighborhood.

The property is part of an HMC-2 Historic Marigny/Tremé Commercial District that runs along Elysian Fields Avenue from the riverfront/N. Peters Street to Dauphine Street. The HMC-2 District includes parts of the Elysian Fields Avenue, St. Claude Avenue, and Frenchmen Street commercial corridors in the Marigny neighborhood. The purpose of this district is to permit commercial uses yet protect the historic character of the Marigny and Tremé neighborhoods. The subject property is immediately adjacent to an HMC-1 Historic Marigny/Tremé Commercial District that fronts the properties that face Frenchmen Street from mid-block between Esplanade Avenue and Chartres Street to Dauphine Street. There is no parking requirement in the HMC-1 District. In addition, these properties that face Frenchmen Street are part of the AC Arts & Cultural Overlay District that allow for live entertainment in a limited number of cocktail lounges and

³ The applicant applied for a Certificate of Appropriateness from HDLC (15-05387-HDLC) and a building permit from Safety and Permits (15-05387-RNVS) on February 24, 2015.

⁴ Per Article 9, Section 9.5.3.2, Theaters are a permitted use in the HMC-2 Historic Marigny/Tremé Commercial District.

restaurants in the Frenchmen Street corridor.⁵ Aside from these HMC-1 and HMC-2 Historic Marigny/Tremé Commercial Districts extending along Frenchmen Street and Elysian Fields Avenue, much of the neighborhood is residential in nature, divided between a number of HMR-1, HMR-2, and HMR-3 Historic Marigny/Tremé Residential Districts.

In this portion of the Marigny neighborhood, there is a mix of retail, office, industrial, and residential uses. On the Elysian Fields Avenue block face, there is hair salon with residences above, a bicycle rental business, a mixed use commercial and residential structure, and a small movie theater. On the Chartres Street block face, there are three residential structures and a restaurant. Directly across Elysian Fields Avenue are a couple of residences, a plant nursery, and an office/warehouse building. Directly across Chartres Street are a large commercial off-street parking lot and a couple of residential structures. Along Frenchmen Street, there is a mix of commercial and residential uses with a large concentration of approximately 14 live entertainment venues in restaurants and cocktail lounges in the Frenchmen Street Arts & Cultural Overlay District. Washington Square Park is less than a block from the subject property.

The development pattern of the area includes larger structures and uses along the Elysian Fields Avenue corridor. Many of the historic buildings were razed to build large parking lots, warehouses, and office buildings. There are a few smaller historic structures along Elysian Fields Avenue that are being used for various commercial and residential uses. The Frenchmen Street commercial corridor features smaller single- and two-story structures that occupy nearly the entireties of the lots on which they are located. These structures normally feature ground floor, pedestrian-oriented commercial units with upper floors, where present, occupied by residential or office units. Most of the older structures in the area occupy most of the property, so off-street parking spaces are not provided on most sites. There are a few examples of developments along Elysian Fields Avenue where structures were demolished to provide off-street parking, but given the historic protections in this area, that practice is now discouraged.

While the immediate area is primarily commercial, the Faubourg Marigny neighborhood in which it is located is mostly residential in character. The surrounding areas feature well-maintained historic residences, including many single-and two-story structures. These residences are situated closely to one another, as they are built to the public street and feature only shallow side and rear setbacks.

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

Zoning: 1929 - J Industrial District
1953 - J Light Industrial District
1970 - HMC-2 Historic Marigny/Tremé Commercial District

⁵ 617 Frenchmen Street, which was included in the original application, is located in both the HMC-1 Zoning District and the AC Overlay District.

2015 - HMC-2 Historic Marigny/Tremé Commercial District

Land Use: 1929 – Industries and Warehouses
1949 – Heavy Industrial
1999 – Residential – Single/Two Family⁶
2015 – Industrial/Commercial

C. Have there been any recent zoning changes or conditional uses in the immediate 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 034/15 is a request for a conditional use to permit a four-family residence in an HMR-3 Historic Marigny/Tremé Residential District. The municipal addresses are 2413-2417 Dauphine Street. The City Planning Commission recommended approval of this request, which was subsequently approved by the City Council. *This site is located approximately five blocks from the subject site.*

Zoning Docket 033/15 is a request for a conditional use to permit a four-family residence in an HMR-3 Historic Marigny/Tremé Residential District. The municipal addresses are 2413-2417 Dauphine Street. The City Planning Commission recommended approval of this request, which was subsequently approved by the City Council. *This site is located approximately five blocks from the subject site.*

Zoning Docket 013/15 was a request for a zoning change from an HMC-1 Historic Marigny/Tremé Commercial 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. The municipal address is 700 Frenchmen Street. The City Planning Commission recommended denial of this request, which was subsequently approved by the City Council. *This site is located approximately two blocks from the subject site.*

Zoning Docket 008/15 was a request for a conditional use to permit a cocktail lounge in an HMC-2 Historic Marigny/Tremé Commercial District and the Frenchmen Street AC Arts & Cultural Overlay District. The municipal address is 516 Frenchmen Street. The City Planning Commission vote resulting in no legal majority, and the City Council subsequently denied the request. *This site, which is also the subject of Zoning Docket 002/13, is located two blocks from the subject site.*

Zoning Docket 125/14 was a request for an amendment to Ordinance No. 25,607 MCS (Zoning Docket 097/13, which amended Ordinance No. 24,562 MCS to allow the

⁶The 1999 Land Use Plan provides generalized land use information and is not lot-specific.

development to contain those uses that are permitted by right in the HMC-1 District) to permit a wine shop with on-premises tasting and the sale of alcoholic beverages for off-premises consumption, in an HMLI Historic Marigny/Tremé Light Industrial District. The municipal address is 511 Marigny Street. The City Planning Commission recommended approval of this request, which was subsequently approved by the City Council. *This site is located approximately two blocks from the subject site.*

Zoning Docket 104/14 was 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. The municipal addresses are 2301-2329 Burgundy Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four blocks from the subject 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 subsequently approved by the City Council. *This site is located approximately four blocks from the subject site.*

Zoning Docket 097/13 was a request for an amendment to Conditional Use 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 this request, which was subsequently approved by the City Council. *This site is located approximately two 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 five blocks from the subject site.*

Zoning Docket 023/13 was a request for a conditional use to permit wine bar, wine shop and wine education in an HMC-1 Historic Marigny/Tremé Commercial District. The municipal addresses are 1938-40 Burgundy Street. The City Planning Commission vote resulted in no legal majority, and the application was withdrawn prior to City Council action. *This site is located approximately five blocks from the subject site.*

Zoning Docket 002/13 was a request for a conditional use to permit a cocktail lounge with live entertainment in an HMC-2 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District. The municipal address is 514 Frenchmen Street.

The City Planning Commission recommended denial. The request was withdrawn by the applicant prior to City Council action. *This site is located approximately two 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. The request was withdrawn prior to action by the City Council. *This site is located approximately two 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 City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately two 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 five blocks from the subject site.*

Zoning Docket 047/10 was a request for a conditional use to permit a cocktail lounge in an HMC-1 Historic Marigny/Tremé Commercial District and an AC Arts & Cultural Overlay District. The municipal address is 606 Frenchmen Street. The City Planning Commission recommended denial. The request was withdrawn by the applicant prior to City Council action. *This site is located within one block of the subject site.*

The City Planning Commission and City Council have generally been supportive of requests for uses greater than 10,000 square feet.⁷ The City Planning Commission and the City Council have not been supportive of requests to permit additional cocktail lounges and other uses with live entertainment in the area. However, all of those requests were in the AC Arts & Cultural Overlay District which limits the number of cocktail lounges and

⁷ The City Planning Commission and City Council supported Zoning Docket 069/14 and 104/14. The City Planning Commission did not support Zoning 013/15, but that had to do with the proposed zoning change and not the use greater than 10,000 square feet.

live entertainment venues on Frenchmen Street. This request is not in the Frenchmen Street AC Arts & Cultural Overlay District and is not subject to that limitation.

Zoning Docket 112/04 was a request for a conditional use to permit a multi-family residential development in excess of 10,000 square feet in an HMC-2 Historic Marigny/Tremé Commercial District. The municipal address is 2121 Chartres Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is the subject site.*

This conditional use ordinance for the subject property was approved by City Council and signed by the Mayor, but the project was never completed.⁸ Since this conditional use ordinance is no longer applicable for the proposed project, the staff recommends that this previous conditional use Ordinance Number 21,957 M.C.S., for Zoning Docket 112/04, be rescinded.

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

The subject property is comprised of seven lots of record at the corner of Elysian Fields Avenue and Chartres Street. The subject property has a width of 152 feet 3 inches along Elysian Fields Avenue, a depth of 181 feet 9 inches and 5 lines along Chartres Street, and a total area of approximately 27,105 square feet. The site is occupied by an approximately 41,954 square foot one- and two-story structure that occupies the entire site. The applicant proposes converting this former industrial structure into a mixed use building with an approximately 12,400 square foot theater, 2,800 square feet of retail space, 3,850 square feet of office space, and 1,000 square feet of food service space. The applicant is proposing 26 off-street parking spaces, which will be enclosed in the existing industrial structure.

The proposed site and floor plans do include the use and square footage of most of the areas. However, there are not any dimensions on the floor plans, so the staff is unable to confirm the size of each use and ensure that all areas such as restrooms, closets, and storage are included in the square footage calculations. Therefore, the applicant shall submit revised floor plans. Since the subject property and structure is located on 7 lots of record, the applicant will be required to resubdivide the property into one lot of record. The staff recommends the following provisos:

- The applicant shall submit detailed floor plans to the staff of the City Planning Commission that include measurements, dimension, and space labels.
- The applicant shall resubdivide all lots within the petitioned site into one lot of record prior to the issuance of the Certificate of Use and Occupancy.

⁸ Ordinance Number 21,957 MCS was approved by City Council on April 21, 2005 and signed by the Mayor on May 23, 2005.

The subject property is located in the Faubourg Marigny Local Historic District. This is a full control HDLC District. All exterior renovations or improvements visible from the public right-of-way are subject to review and approval by the Historic District Landmarks Commission. Therefore, the staff recommends the following proviso:

- Any modifications, alterations or improvements to the exterior of the structure on the petitioned site shall be subject to the approval of the Historic District Landmarks Commission.

Amusement Place Standards

The applicant's request was for a conditional use for a theater with alcoholic beverages. After the staff's review, it appears that the applicant is requesting more of an amusement place than a theater. A theater would be limited to theatrical productions, while an amusement place allows for a wider range of amusement and entertainment options, including theatrical production, movies, live entertainment, musical performances and other uses listed in the applicant's NPP Report.⁹ In addition, theaters tend to have fixed seating for all patrons, which limits the capacity of the venue. Amusement places tend to not have fixed seating and can accommodate a wider variety of uses and a larger number of patrons. Alcoholic beverage sales are allowed at amusement places. Amusement places are also a conditional use in the HMC-2 Historic Marigny/Tremé Commercial District, so there is minimal change to the applicant's request. There are no special use standards for amusement places.

Performance Standards

Article 9, Section 9.5.5 (7) of the Comprehensive Zoning Ordinance limits theaters selling alcoholic beverages and amusement places in the HMC-2 District to one per block face. This property is a corner lot so it faces both the 2100 block of Chartres Street and the 600 block of Elysian Fields Avenue. There is one other theater that shares a block face with this proposed theater, the Indywood movie theater at 628-630 Elysian Fields Avenue. There are no sales of alcoholic beverages at the Indywood Theater, so the request for alcoholic beverages at this proposed theater would be allowed.

The staff has some concern for the potential for disturbances to the nearby uses and recommends some provisos to limit that effect. The subject property is less than half a

⁹ Per the definitions in **Article 2, Section 2.2.8 Amusement Place**. Establishments engaged in providing amusement or entertainment, excluding live adult entertainment, which may require a fee or admission charge and which must have an amusement tax license for such activities, including but not limited to dance halls; theatrical productions; bands, orchestras and other musical entertainment; billiard and pool establishments; commercial sports such as arenas, rings, rinks, coin- or token-operated devices in excess of three (3); expositions; game parlors, except off-track betting parlors. An establishment which holds valid City and State permits for the consumption of alcoholic beverages on the premises may allow the operation of three (3) validly licensed video draw poker devices on the premises which shall not be deemed to be coin- or token-operated devices for the purpose of this definition.

block from the Frenchmen Street AC Arts & Cultural Overlay District. Given the site's proximity to the AC Arts & Cultural Overlay District, the staff thinks it is appropriate to use the overlay regulations as a guide to review the proposed development.

The AC Arts & Cultural Overlay District allows live entertainment in cocktail lounges and restaurants, but limits the size of the venues to 4,000 square feet in size. In addition, the goal of the AC Overlay District is to have a mix of 20% cocktail lounges to 80% other uses, which appears to have been exceeded. If the proposed 12,600 square foot amusement place were located half a block away on Frenchmen Street, it would not be allowed and would be three times larger than the maximum size.

The following performance standards apply to live entertainment venues in the AC District, and the staff believes they would be appropriate to this site. Therefore, the staff recommends the following provisos:

- All establishments providing live entertainment shall hold the appropriate Live Entertainment Permit (Mayoralty Permit).
- All establishments providing live entertainment shall be subject to a closed doors/windows policy during any performance.
- All establishments providing live entertainment shall be subject to the applicable noise, litter, and other laws of the City, including the Comprehensive Zoning Ordinance, Building Code, City Code, and Life Safety Code.
- The applicant shall contain noise to levels specified in the Noise Ordinance by soundproofing the live entertainment area.

Site Access

The applicant is proposing to provide access to the amusement place through an entrance on Chartres Street. In the original application submitted, the applicant was proposing to provide access to the amusement place through the rear of the building using another property that is owned by the applicant that fronts Frenchmen Street.¹⁰ In addition, the applicant was proposing vehicular access to Frenchmen Street and to use the property to provide 6 off-street parking spaces. The staff was opposed to this design for a number of reasons. First, the benefits of the 6 off-street parking spaces are minimal when compared to the congestion that would be caused, especially during peak evening hours, by increased vehicular traffic on Frenchmen Street trying to access the site. Second, the staff is opposed to using Frenchmen Street as the main pedestrian entrance to this venue. The Frenchmen Street AC Overlay District is already at its maximum for live entertainment venues and evening uses. The staff does not support allowing a venue of this size to add

¹⁰ This property, 617 Frenchmen Street, is currently used by the Frenchmen Art Market.

to an already congested corridor. This is especially true for this type of venue when most patrons would exit on to Frenchmen Street shortly after a performance or event ends.

The applicant decided to remove the 617 Frenchmen Street property from the request and use Chartres Street as the main entrance for the venue. The applicant subsequently submitted revised plans. Since the 617 Frenchmen Street property is not part of the request, the applicant cannot use this property to access the site. The staff supports using Chartres Street as the main entrance, but is concerned that the revised plans do not reflect that. In addition, the adjacent food service space uses the Frenchmen Street property as its main entrance. The applicant shall use the rear of the building, on to the 617 Frenchmen Street property, for emergency egress only. The floor plans remain essentially unchanged with two sets of double doors opening onto the Frenchmen Street property. In addition, the elevations show a significant awning that would appear to protect waiting patrons from the elements. If approved, the staff recommends the following provisos:

- The applicant shall not use the rear doors, on to the 617 Frenchmen Street property, as an entrance or exit to the proposed theater/amusement place. The rear doors shall be used for emergency egress only and shall be limited in size to the minimum necessary to comply with the building and/or fire codes.
- The applicant shall not use the 617 Frenchmen Street property for access to the food service space and any door(s) shall be used for emergency egress only.
- The applicant shall submit revised site and floor plans that show only emergency exits onto the 617 Frenchmen Street property. The applicant shall revise the elevation drawing to remove the awnings over the emergency exits.

Screening and Litter Abatement

The applicant has indicated on the plans the location of the dumpsters. The dumpsters are located in the parking area inside the buildings. The applicant shall develop a litter abatement plan that is approved by the Department of Sanitation. Should this application be approved, the staff recommends the following proviso:

- Except for pick-up times, the dumpster/trash cans must remain in the designated trash area. In no case shall trash be stored so that it is visible from any public right-of-way.
- The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall include 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 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.

Signage

The applicant has not submitted signage plans. It is necessary that all existing or proposed signage meet the requirements of the HMC-2 Historic Marigny/Tremé Commercial District and be approved by the Historic District Landmarks Commission. In addition, in order to mitigate the visual effects of signage commonly associated with uses that sell alcoholic beverages, the staff recommends the following provisos:

- The applicant shall submit sign plans indicating compliance with **Article 9, Section 9.5.6 Permitted Signs** of the HMC-2 Historic Marigny/Tremé Commercial District. Any proposed exterior signage shall be subject to the review and approval of the Historic District Landmarks Commission.
- No signage promoting alcoholic beverages shall be permitted on the exterior of the building or visible from the exterior of the building.

Miscellaneous

Lastly, to ensure the Department of Safety and Permits does not issue building permits which are contradictory to the requirements of the conditional use; the staff recommends the following proviso:

- 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 requirements? Can they be provided on site? If not, is a waiver required?

Description of surrounding streets

The property is located on Elysian Fields Avenue, a major commercial street. Elysian Fields Avenue is a divided street with three travel lanes and a parking lane in each direction. The 5 Marigny-Bywater and 55 Elysian Fields bus routes run along Elysian Fields Avenue adjacent to the property. The site also fronts Chartres Street and is on a square bounded by Frenchmen and Royal Streets. These streets are all minor, one-way streets with one travel lane and parking on both sides of the street. There is on-street

parking adjacent to this property. There is a large commercial parking lot at the corner of Elysian Fields Avenue and Chartres Street directly across Chartres Street from the subject property.

The site is located half a block from Frenchmen Street, which runs in a general north-south direction through the Marigny Triangle. Frenchmen Street is a narrow one-way street providing a single travel lane and a parking lane on each side. Frenchmen Street can experience a heavy volume of traffic associated with the commercial uses that flank it, particularly during the evening hours when the restaurants and cocktail lounges within the corridor draw most of their customers. This traffic includes a mix of vehicular traffic associated with people driving to the corridor, attempting to park in the corridor or on surrounding blocks, and the non-automobile traffic of people walking and bicycling to the corridor. The other nearby streets traversing the interior of the Marigny Triangle carry relatively low levels of traffic at most times, although there can be some spill-over of automobile, pedestrian, and bicycle traffic from Frenchmen Street onto these surrounding streets on weekend evenings, as people travel into and out of the Frenchmen Street corridor.

Traffic impact

The proposed retail and office uses would generate most of their traffic during the day, which would have minimal impact on the surrounding street network. However, the proposed amusement place would draw the greatest volume of customers during later evening hours at the times of scheduled performances. This would have significant impact on the street network that is congested with traffic during evening hours, as the proposed venue is located half a block away from Frenchmen Street. The proposed amusement place would host different type of events including theatrical performances, movies, weddings, private events, musical performances, and other forms of live entertainment. These uses are more destination events that would likely generate separate trips than just being another stop for people visiting the nearby Frenchmen Street music clubs. Therefore, the proposed development would likely generate an increase in traffic.

The compact nature of the area and the proximity to public transit will help mitigate some of the potential traffic impact. The site is located in a dense area that supports walking and biking. Many visitors to the proposed venue would likely come from the neighborhood and the nearby French Quarter and would be unlikely to drive to this location. In addition, the site is located immediately adjacent to two public transit lines, and once open, the St. Claude Streetcar would increase the accessibility of this site. While these factors would mitigate some of the potential traffic impact of this development, a performance venue with a capacity of 777 individuals will certainly generate traffic and increase congestion in the area, especially during evening hours.

Parking

The subject site is within an HMC-2 Historic Marigny/Tremé Commercial District. Unlike the other Historic Marigny/Tremé Districts, which do not have off-street parking requirements, the HMC-2 District does have parking requirements. This is due to the relatively high intensity of many of the uses that are permitted in the HMC-2 District and their orientation towards customers from across the city, not just the surrounding neighborhood. The off-street parking requirements per **Article 15, Section 15.2 (Table 15.A)** for the various uses that are part of this development project are shown in Table 1 below. The applicant previously received building permits for two of the retail units and one of the office spaces which required 22 parking spaces.¹¹ Since the previous building permit review did not consider the grandfathered parking spaces or the potential for joint use parking, the staff will review the parking requirements for all previously permitted, requested, and proposed future uses on this site.

Use	Area per Use	Parking Requirement	Parking Spaces Required
Amusement Place ¹²	12,400 sq. ft.	1 space/ 100 sq. ft.	124
Office/Studio	3,850 sq. ft.	1 space/ 400 sq. ft.	10
Retail	2,800 sq. ft.	1 space/ 200 sq. ft.	14
Restaurant	1,000 sq. ft.	1 space/ 150 sq. ft.	7
Subtotal	20,050 sq. ft.		155
Common Area	1,810 sq. ft.	1 space / 130 sq. ft. ¹³	14
Total	21,860 sq. ft.		169

Based on the uses described in Table 1, the applicant is required to provide 169 off-street parking spaces. According to **Article 15, Section 15.2.4.2**, up to 50% of the required parking spaces for a theater may be jointly used with offices and retail stores if not normally open during the same hours as the theater. While the specific retail and office uses are not known, they will most likely have different hours; therefore, 24 of the required parking spaces can be shared between the theater/amusement place and the retail and office uses.

¹¹ Building Permit 14-31796-RNVN

¹² There is a parking requirement an amusement place that requires 1 space per 100 square feet of the total area. There is a separate parking requirement for a theater that requires 1 space per 75 square feet of seating area. Since there is no fixed seating, the staff thinks that the amusement place requirement is more appropriate. If the theater parking requirement was used, 77 parking spaces would be required for the 5,766 square feet of seating area.

¹³ This is the blended average of the parking requirements for the all of the other uses. This is calculated by dividing the subtotal of the square footage (20,050 sq. ft.) by the subtotal of the required spaces (155) for a blended average of 1 space per approximately 130 square feet.

Based on the structure's most recent uses, there are some off-street parking spaces that are grandfathered to the building. No off-street parking is currently provided, so all of the required parking for the most recent uses would be grandfathered to the site (see Table 2 below).

Table 2: Off-street parking grandfathered to the site			
Use	Area per Use	Parking Requirement	Parking Spaces Required
Warehouse ¹⁴	21,600 sq. ft.	1 space/ 1,500 sq. ft.	14
Furniture Store	3,250 sq. ft.	1 space/ 400 sq. ft.	9
Office	5,500 sq. ft.	1 space/ 400 sq. ft.	14
Total	30,350 sq. ft.		37

According to Table 2, 37 off-street parking spaces are grandfather to the site. When combined with the 24 joint use parking spaces, the applicant is only required to provide 108 of 169 off-street parking spaces. The applicant proposes to provide 26 off-street parking spaces on the site enclosed in the old warehouse portion of the structure. The applicant only proposes providing 26 or the required 108 off-street parking spaces, and would be required to provide off-site or receive a waiver of 82 off-street parking spaces (see the parking summary in Table 3 below).

Table 3: Parking Summary	Spaces
Total Spaces Required	169
Minus Grandfathered Spaces	37
Minus Joint Use Parking	24
Spaces Applicant Required to Provide	108
Spaces Provided by Applicant	26
Additional Spaces Required	82

The applicant is required to provide 108 off-street parking spaces. The applicant proposes providing 26 off-street parking spaces, and 82 additional spaces are required to meet the off-street parking requirement. Therefore, the applicant is required to seek a waiver of the off-street parking requirements or would be required to provide the off-street parking off-site.

The applicant is proposing to reuse an existing structure that occupies the entire site. The initial application proposed 6 off-street parking spaces on an adjacent lot that has access to Frenchmen Street. The staff did not support this proposal because the additional congestion that it would cause on Frenchmen Street does not justify the minimal amount

¹⁴ The parking requirements for a warehouse are 1 per 2 employees. Since there is no way to determine the number of employees that worked at the warehouse, the staff used the most similar use based on square footage which is for a general service or repair establishment which requires one parking space per 1,500 square feet.

of parking that would be gained, especially for a development of this size. The applicant is proposing to provide 26 spaces on-site, which is the most that could be expected to be provided for this site.

Since the applicant cannot provide any additional parking on site, is there justification to waive the additional 82 off-street parking spaces that are required? Off-street parking waivers are fairly common for this area, as the neighborhood developed in a dense fashion without off-street parking. In addition, the site is located in a very walkable and bikable neighborhood, near public transportation, where it can be expected that many people will arrive by a means other than driving and parking. The Board of Zoning Adjustments and the City Planning Commission has recently granted off-street parking waivers, but nothing to the scale as requested by the applicant (see Table 4 below).

Docket #	Address	Required	Waiver	Disposition
BZA 067/10	1807 N Rampart St	17	17	Denied
BZA 240/10	1807 N Rampart St	28	8	Granted
BZA 005/11	632 Elysian Fields Ave	2	2	Granted
BZA 161/13	514 Frenchmen St	27	27	Granted
ZD 069/14	Elysian Fields & St Claude	114	46	Granted
BZA 069/14	2200 Royal St	21	14	Granted
BZA 186/14	2352 St Claude Ave	8	5	Granted

There is no previous precedent in the area for a waiver of 82 off-street parking spaces. The two closest were a waiver of 27 spaces for a theater on Frenchmen Street (BZA 161-14) and a waiver of 46 spaces for grocery store and other retail uses at the corner of Elysian Fields and St. Claude Avenues. At one space per 100 square feet, the proposed majority use of the site as an amusement place is one of the most parking intensive uses in the Comprehensive Zoning Ordinance. Given the size of the proposed amusement place at 12,400 square feet and the 124 required off-street parking spaces, it is hard to justify granting an off-street parking waiver for such a large development of such a high intensity use, when there are other less intensive uses available for this site.

The staff can justify granting a waiver of some of the required off-street parking, but not to the extent required for the applicant's request. The staff can justify granting a waiver in the range of the 27 to 46 spaces that were waived for the theater in BZA 161/13 and the grocery store in Zoning Docket 069/14, respectively. Similar uses on Frenchmen Street, where parking is not required, grandfathered, or waived, would be limited to 4,000 square feet in size. At 4,000 square feet, 40 off-street parking spaces would be required. Since a similar amusement place half a block away on Frenchmen Street, limited to 4,000 square feet in size, would not have to provide parking, the staff can support a waiver of 40 off-street parking spaces for this site. If approved, the staff recommends the following waiver:

- The applicant shall be granted a waiver of **Article 15, Section 15.2.1** and **Table 15.A** of the Comprehensive Zoning Ordinance to allow a waiver of forty (40) off-street parking spaces.

This waiver is for only 40 of the 86 additional parking spaces the applicant is required to provide. Therefore, the applicant will be required to either change the scope of the project to reduce the required parking or provide for the additional 46 off-street parking spaces off-site. In addition, the applicant shall be required to provide bicycle parking spaces. If approved, the staff recommends a waiver of some of the required parking. In addition, the staff proposes the following provisos:

- The applicant shall modify the proposal to meet the off-street parking requirements given the number of spaces waived, grandfathered, and being jointly used for the site; or, the applicant shall provide a joint use parking agreement to provide the additional required parking off-site within 300 feet of the subject property.
- The applicant shall revise the site plan to indicate the installation of ten (10) bicycle parking spaces on or adjacent to the subject property, subject to the approval of the Department of Public Works for any bicycle parking in the public right-of-way.

Loading

The site is also subject to the loading space requirements of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance. The breakdown of the proposed uses and the required off-street loading spaces is shown in Table 5 below.

Table 5: Off-Street Loading Requirements for Proposed Uses			
Use	Area per Use	Loading Requirement	Loading Spaces Required
Amusement Place	12,400 sq. ft.	10,000 – 100,000 sq. ft.	2
Office/Studio	3,850 sq. ft.	Less than 5,000 sq. ft.	0
Retail	2,800 sq. ft.	2,000 – 10,000 sq. ft.	1
Restaurant	1,000 sq. ft.	Less than 2,000 sq. ft.	0
Total	20,050 sq. ft.		3

The applicant is required to provide three off-street loading spaces, and is only proposing to provide one off-street loading space. Off-street loading spaces are not very common in this area and the one loading space should be sufficient for this site; therefore, waiving the other two required off-street loading spaces is warranted. If approved, the staff recommends the follow waiver:

- The applicant shall be granted a waiver of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance, which requires three (3) off-street loading spaces to be provided, to allow (1) one off-street loading space.

F. Comments from other agencies/departments/committees

The proposal was considered by the Planning Advisory Committee at its meeting of April 8, 2015. The Department of Public Works stated that they have already reviewed the request and did not need further review. The Historic District Landmarks Commission said that they need to review and approve the development plans for any exterior modifications. The Department of Parks and Parkways said that they wanted street trees planted adjacent to site along Elysian Fields Avenue and Chartres Street. The City Planning Commission made a motion of no objection subject to further review by the City Planning Commission, Historic District Landmarks Commission, and the Department of Parks and Parkways. The motion was seconded by the Historic District Landmarks Commission and was adopted. To address the comments made by other departments and agencies, the staff recommends the following provisos:

- The applicant shall secure the approval of the Historic District Landmarks Commission for any exterior modifications to the structure.
- The applicant shall plant one (1) street tree in the public right-of-way adjacent to the site for every thirty feet (30'), or fraction thereof, of street frontage, subject to the review and approval of the Department of Parks and Parkways.

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

In reviewing the proposed request, the staff must determine the impact of the proposal on the adjacent properties. Of the approximately 21,860 square foot project,¹⁵ the proposed retail, office/studio, and food service components are only about 7,650 square feet. These uses will have some impacts, but those impacts will be minor or easily mitigated. These uses are relatively small so they should not generate much traffic or need for parking. In addition, much of the impact of these uses will be during the daytime, when there is less activity on the Frenchmen Street corridor.

Of greater concern is the proposed approximately 12,400 square foot theater/amusement place. This is by far the largest of the proposed uses at this site. It is also the use that will have the greatest impact on the surrounding area, generate the most vehicular and pedestrian traffic, need for parking, noise, and crowds. In addition, this will be a nighttime use, so its impacts will take place when active in the area is greatest.

¹⁵ The total project area is closer to 42,000 square feet, but much of the building area will be used for off-street parking so the net development area is 21,860 square feet.

The Frenchmen Street corridor is regulated by the AC Art and Cultural Overlay District. In the AC District, live entertainment is allowed in cocktail lounges and restaurants, but it limits the size of the venues to 4,000 square feet in size. The proposed venue is three times larger than the maximum size allowed in this corridor. While the proposed venue is not located in the AC District, it is less than half a block away so the development would impact that the corridor.

The Frenchmen Street corridor is essentially at capacity and recent request for new venues that would allow for live entertainment have been denied. The applicant's request would allow for a new venue that is larger than Tipitina's less than half of a block from Frenchmen Street.¹⁶ According to the applicant's NPP Report, this venue would have a capacity of approximately 777 patrons. Events at this venue would draw large crowds, which would produce intense levels of noise and activity. When these impacts are combined with the noise and activity generated by the other nearby uses, the cumulative impacts of those venues can have significant negative impacts on the character and quality of life in the immediately surrounding areas. Therefore, the staff finds that the request for a theater/amusement place is too large for this location, and the impacts of this request cannot be mitigated through the imposition of provisos.

III. Is the proposed action consistent with the goals, policies, and guidelines of the *Plan for the 21st Century*?

In accordance with the Home Rule Charter of the City of New Orleans, a land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Land Use Element of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the Future Land Use Map. The request for a conditional use to permit a theater with alcoholic beverages and uses occupying more than 10,000 square feet of floor area are not addressed in and therefore is 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 petitioned site as "Mixed-Use Historic Core." The goal, range of uses, and development character for that designation are provided below:

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residences or offices on upper floors. In some areas where

¹⁶ Based on plans that are on file the Department of Safety and Permits, Tipitina's 501 Napoleon Avenue location measures approximately 51 feet by 104 feet for a total area of approximately 10,000 square feet (two stories, with opening on 2nd floor), which is smaller than the applicant's request for a 12,400 square foot venue.

current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas.

The request is to permit a mixed use development in an existing structure. The subject structure is characteristic of the height, massing, and density of the other structures in the surrounding area, and would not be changed as part of the proposal. The future land use map designation for the site envisions a mixture of neighborhood and visitor-oriented businesses as well as ground floor retail with offices on upper floors. The proposed development fits within the range of uses. The Master Plan does not, however, directly address the location or concentration of uses selling alcoholic beverages within particular land use designations. As a result, the proposed action would not specifically interfere with the goals and policies of the Master Plan, and should therefore be considered **consistent** with it. In such cases, the decision as to whether or not to grant a conditional use must be made on a case-by-case basis upon an evaluation of the impacts of the proposed use.

IV. SUMMARY

Zoning Docket 039/15 is a conditional use request to permit an amusement place/theater with alcoholic beverage sales that is greater than 10,000 square feet in area. The applicant proposes converting a former bottling plant into a mixed use structure with approximately 12,400 square feet for an amusement place/theater, approximately 2,800 square feet of retail space, 3,850 square feet of office space, and 1,000 square feet for food service. The original application proposed using another property owned by the applicant, 617 Frenchmen Street currently the home of the Frenchmen Art Market, for access to the theater and 6 off-street parking spaces. The applicant has withdrawn that property from the request, and as a result, the staff recommends some provisos to prohibit access and use of the Frenchmen Street property for this proposed development.

The applicant proposes providing 26 parking spaces, but 108 off-street parking spaces are required. While the staff supports a waiver of some of the required parking, a waiver of 68 spaces is excessive for the area. While the staff has no objection to the proposed use, the staff finds that the size of the use is out of scale with the surrounding area. The 12,400 square foot venue is three times larger than what would be allowed in the nearby Frenchmen Street Arts & Cultural Overlay District. A venue of this size could accommodate 777 patrons, which would generate significant noise, traffic, and parking. This proposal would add a venue that is much larger than any of the exiting live entertainment venues on Frenchmen Street, which is less than half a block away. Given the size of the proposal, the recommended provisos would not do enough to mitigate the impacts associated with this development and balance the neighborhood quality of life.

V. PRELIMINARY STAFF RECOMMENDATION¹⁷

The staff recommends **DENIAL** of Zoning Docket 039/15, a request for a conditional use to permit an amusement place/theater over 10,000 square feet in floor area and to allow the sale of alcoholic beverages for on-premises consumption at the amusement place/theater in an HMC-2 Historic Marigny/Tremé Commercial District.

VI. REASONS FOR RECOMMENDATION

1. The size of the requested amusement place is out of scale with similar uses in the immediate area.
2. Due to the size of the proposed amusement place, the impacts of noise, parking, and activity generated by this development, combined with what exists in the surrounding area, could compromise the quality of life of the neighborhood.

VII. CITY PLANNING COMMISSION MEETING (MAY 26, 2015)

The Senior City Planner summarized the request, noting the staff recommendation for denial. The applicant and four other speakers provided public comments on this request. The speakers at the public hearing are listed on the attached public hearing speaker sheet.

Commissioner Wedberg noted that the staff was not opposed to the use and would be open to a reduced the size of the proposed amusement place. Commissioner Wedberg wanted the applicant to work with the staff on a revised request. Commissioner Wedberg made a motion to defer the request until the June 23, 2015 City Planning Commission meeting. Commissioner Marshall seconded the motion and the motion passed unanimously.

Motion

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 039/15 IS HEREBY RECOMMENDED FOR DEFERRAL UNTIL THE JUNE 23, 2015 CITY PLANNING COMMISSION MEETING.

YEAS: Brown, Bryan, Duplessis, Marshall, Wedberg

NAYS: None

ABSENT: Hughes, Mitchell, Mora, Steeg

The motion passed.

¹⁷ Subject to modification by the City Planning Commission

VIII. FURTHER CONSIDERATION

On June 5, 2015, the applicant submitted revised plans and suggested provisos for the proposed development. The revised plans show that the proposed first story restaurant is now slated to be storage for the adjacent art market. On the second story, the office and storage for the proposed amusement place is now proposed to be separate office space. The applicant has also summarized the total area for each use, so there are now accurate figures for each proposed use. The summary of the proposed uses are as follows: 10,797 square feet for an amusement place, 3,619 square feet of retail space, 9,227 square feet of office space, and 1,108 square feet for art market storage. The total area is 24,751 square feet. The applicant still proposes 26 enclosed parking spaces.

In addition, the applicant has suggested the following self-imposed provisos for the request conditional use.

- The main and only entrance for the venue will be at 2121 Chartres. The connecting lot at 619 Frenchmen will be used only as a fire exit.
- Occupancy of events will be limited to 600 occupants.
- Noise will be mitigated to the appropriate level set by the city noise ordinance.
- Special event permits will be limited to two times per month with a one week hiatus between events.
- Signage and exterior changes to the exterior of the building must be approved by the HDLC.
- All events will be private or ticketed.
- Security will be provided during times when venue is operational.
- The sidewalk around the entire space will be maintained and free of trash.
- Hours of operation will be between 10:00 a.m. and midnight on Monday through Wednesday and between 10:00 a.m. and 2:00 a.m. on Thursday through Sunday.

Based on this new information, the staff will revised the Design Review, Parking, Loading, and Impacts on Adjacent Properties sections below.

Design Review

The subject property is comprised of seven lots of record at the corner of Elysian Fields Avenue and Chartres Street. The subject property has a width of 152 feet 3 inches along Elysian Fields Avenue, a depth of 181 feet 9 inches and 5 lines along Chartres Street, and a total area of approximately 27,105 square feet. The site is occupied by an approximately 36,300 square foot one- and two-story structure that occupies the entire site. The applicant proposes converting this former industrial structure into a mixed use building with 10,797 square feet for an amusement place, 3,619 square feet of retail space, 9,227 square feet of office space, and 1,108 square feet for art market storage. The applicant is proposing 26 off-street parking spaces, which will be enclosed in the existing industrial structure. Since the subject property and structure is located on 7 lots of record,

the applicant will be required to resubdivide the property into one lot of record. The staff recommends the following provisos:

- The applicant shall resubdivide all lots within the petitioned site into one lot of record prior to the issuance of the Certificate of Use and Occupancy.

Site Access

The applicant is proposing to provide access to the amusement place through an entrance on Chartres Street. In the original application submitted, the applicant was proposing to provide access to the amusement place through the rear of the building using another property that is owned by the applicant that fronts Frenchmen Street.¹⁸ In addition, the applicant was proposing vehicular access to Frenchmen Street and to use the property to provide 6 off-street parking spaces. The staff was opposed to this design for a number of reasons. First, the benefits of the 6 off-street parking spaces are minimal when compared to the congestion that would be caused, especially during peak evening hours, by increased vehicular traffic on Frenchmen Street trying to access the site. Second, the staff is opposed to using Frenchmen Street as the main pedestrian entrance to this venue. The Frenchmen Street AC Overlay District is already at its maximum for live entertainment venues and evening uses. The staff does not support allowing a venue of this size to add to an already congested corridor. This is especially true for this type of venue when most patrons would exit on to Frenchmen Street shortly after a performance or event ends.

The applicant decided to remove the 617 Frenchmen Street property from the request and use Chartres Street as the main entrance for the venue. The applicant subsequently submitted revised plans. Since the 617 Frenchmen Street property is not part of the request, the applicant cannot use this property to access the site. The staff supports using Chartres Street as the main entrance, but is concerned that the revised plans do not reflect that. The applicant shall use the rear exist of the amusement place, on to the 617 Frenchmen Street property, for emergency egress only. The floor plans remain essentially unchanged with two sets of double doors opening onto the Frenchmen Street property. In addition, the elevations show a significant awning that would appear to protect waiting patrons from the elements. If approved, the staff recommends the following provisos:

- The applicant shall not use the rear doors, on to the 617 Frenchmen Street property, as an entrance or exit to the proposed amusement place. The rear doors shall be used for emergency egress only and shall be limited in size to the minimum necessary to comply with the building and/or fire codes.
- The applicant shall submit revised site and floor plans that show only emergency exits onto the 617 Frenchmen Street property. The applicant shall revise the elevation drawing to remove the awnings over the emergency exits.

¹⁸ This property, 617 Frenchmen Street, is currently used by the Frenchmen Art Market.

Parking

The subject site is within an HMC-2 Historic Marigny/Tremé Commercial District. Unlike the other Historic Marigny/Tremé Districts, which do not have off-street parking requirements, the HMC-2 District does have parking requirements. This is due to the relatively high intensity of many of the uses that are permitted in the HMC-2 District and their orientation towards customers from across the city, not just the surrounding neighborhood. The off-street parking requirements per **Article 15, Section 15.2 (Table 15.A)** for the various uses that are part of this development project are shown in Table 6 below. The applicant previously received building permits for two of the retail units and one of the office spaces which required 22 parking spaces.¹⁹ Since the previous building permit review did not consider the grandfathered parking spaces or the potential for joint use parking, the staff will review the parking requirements for all previously permitted, requested, and proposed future uses on this site.

Use	Area per Use	Parking Requirement	Parking Spaces Required
Amusement Place ²⁰	10,797 sq. ft.	1 space/ 100 sq. ft.	108
Office	9,227 sq. ft.	1 space/ 400 sq. ft.	23
Retail	3,619 sq. ft.	1 space/ 200 sq. ft.	19
Storage ²¹	1,108 sq. ft.	1 space/ 200 sq. ft.	6
Total	24,751 sq. ft.		156

Based on the uses described in Table 6, the applicant is required to provide 156 off-street parking spaces. According to **Article 15, Section 15.2.4.2**, up to 50% of the required parking spaces for a theater may be jointly used with offices and retail stores if not normally open during the same hours as the theater. While the specific retail and office uses are not known, they will most likely have different hours; therefore, all 26 of the provided parking spaces can be shared between the amusement place and the retail and office uses.

Based on Table 2 in the parking section above, 37 off-street parking spaces are grandfather to the site. When combined with the 26 joint use parking spaces, the applicant is only required to provide 93 of 156 off-street parking spaces. The applicant proposes to provide 26 off-street parking spaces on the site enclosed in the old warehouse portion of the structure. The applicant only proposes providing 26 or the required 93 off-

¹⁹ Building Permit 14-31796-RNVN

²⁰ There is a parking requirement for an amusement place that requires 1 space per 100 square feet of the total area. There is a separate parking requirement for a theater that requires 1 space per 75 square feet of seating area. Since there is no fixed seating, the staff thinks that the amusement place requirement is more appropriate. If the theater parking requirement was used, 77 parking spaces would be required for the 5,772 square feet of seating area.

²¹ Since this is storage for the Frenchmen Art Market, the parking will be calculated based on a retail use.

street parking spaces, and would be required to provide off-site parking or receive a waiver of 67 off-street parking spaces (see the parking summary in Table 7 below).

Table 7: Parking Summary	Spaces
Total Spaces Required	156
Minus Grandfathered Spaces	37
Minus Joint Use Parking	26
Spaces Applicant Required to Provide	93
Spaces Provided by Applicant	26
Additional Spaces Required	67

The applicant is required to provide 93 off-street parking spaces. The applicant proposes providing 26 off-street parking spaces, and 67 additional spaces are required to meet the off-street parking requirement. Therefore, the applicant is required to seek a waiver of the off-street parking requirements or would be required to provide the off-street parking off-site.

The applicant is proposing to reuse an existing structure that occupies the entire site. The initial application proposed 6 off-street parking spaces on an adjacent lot that has access to Frenchmen Street. The staff did not support this proposal because the additional congestion that it would cause on Frenchmen Street does not justify the minimal amount of parking that would be gained, especially for a development of this size. The applicant is proposing to provide 26 spaces on-site, which is the most that could be expected to be provided for this site.

Since the applicant cannot provide any additional parking on site, is there justification to waive the additional 67 off-street parking spaces that are required? Off-street parking waivers are fairly common for this area, as the neighborhood developed in a dense fashion without off-street parking. In addition, the site is located in a very walkable and bikable neighborhood, near public transportation, where it can be expected that many people will arrive by a means other than driving and parking. The Board of Zoning Adjustments and the City Planning Commission has recently granted off-street parking waivers, but nothing to the scale as requested by the applicant (see Table 8 below).

Table 8: Recent Requests for Off-Street Parking Waivers - HMC-2 District				
Docket #	Address	Required	Waiver	Disposition
BZA 067/10	1807 N Rampart St	17	17	Denied
BZA 240/10	1807 N Rampart St	28	8	Granted
BZA 005/11	632 Elysian Fields Ave	2	2	Granted
BZA 161/13	514 Frenchmen St	27	27	Granted
ZD 069/14	Elysian Fields & St Claude	114	46	Granted
BZA 069/14	2200 Royal St	21	14	Granted
BZA 186/14	2352 St Claude Ave	8	5	Granted

There is no previous precedent in the area for a waiver of 67 off-street parking spaces. The two closest were a waiver of 27 spaces for a theater on Frenchmen Street (BZA 161-14) and a waiver of 46 spaces for grocery store and other retail uses at the corner of Elysian Fields and St. Claude Avenues. At one space per 100 square feet, the proposed majority use of the site as an amusement place is one of the most parking intensive uses in the Comprehensive Zoning Ordinance. The size of the proposed amusement place at 10,797 square feet requires 108 off-street parking spaces, the vast majority of required parking.

Based on previous cases, the staff can justify granting a waiver of some of the required off-street parking. Based on previous waivers and the parking that would be required, the staff could justify waiving about 40 of the required off-street parking spaces (see the parking section above for the complete analysis). If only 40 spaces are waived, the applicant would still be 27 spaces short of meeting this requirement. The 27 spaces represent 25% of the 108 required parking spaces for the amusement place. The applicant indicated that she is willing to limit the event capacity of the venue to limit the impact on the surrounding area. She proposes reducing the capacity to 600 occupants, or by 23%, even though the fire capacity is 777. This is not enough to justify waiving all of the off-street parking space. If the applicant reduces the capacity by 25% to 582 patrons, the staff will support a waiver of the remaining 67 off-street parking spaces. If approved, the staff recommends the following waiver:

- The applicant shall be granted a waiver of **Article 15, Section 15.2.1 and Table 15.A** of the Comprehensive Zoning Ordinance which requires ninety-three (93) off-street parking spaces to be provided, to allow twenty-six (26) off-street parking spaces.

Since this waiver is based on reducing the capacity of the proposed amusement place, the staff proposes a proviso to guarantee this reduced capacity. In addition, the applicant shall be required to provide bicycle parking spaces. If approved, the staff proposes the following provisos:

- The capacity of events at the amusement place shall be limited to 582 people.
- The applicant shall revise the site plan to indicate the installation of ten (10) bicycle parking spaces on or adjacent to the subject property, subject to the approval of the Department of Public Works for any bicycle parking in the public right-of-way.

Loading

The site is also subject to the loading space requirements of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance. The breakdown of the proposed uses and the required off-street loading spaces is shown in Table 9 below.

Table 9: Off-Street Loading Requirements for Proposed Uses			
Use	Area per Use	Loading Requirement	Loading Spaces Required
Amusement Place	10,797 sq. ft.	10,000 – 100,000 sq. ft.	2
Office/Studio	9,227 sq. ft.	5,000 – 10,000 sq. ft.	1
Retail	3,619 sq. ft.	2,000 – 10,000 sq. ft.	1
Storage	1,108 sq. ft.	Less than 2,000 sq. ft.	0
Total	24,751 sq. ft.		4

The applicant is required to provide four off-street loading spaces, and is only proposing to provide one off-street loading space. Off-street loading spaces are not very common in this area and the one loading space should be sufficient for this site; therefore, waiving the other three required off-street loading spaces is warranted. If approved, the staff recommends the follow waiver:

- The applicant shall be granted a waiver of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance, which requires four (4) off-street loading spaces to be provided, to allow one (1) off-street loading space.

Impacts on Adjacent Properties

In reviewing the proposed request, the staff must determine the impact of the proposal on the adjacent properties. In the previous report, the staff expressed concerns that the size of the proposed amusement place would be too large and the impacts on the adjacent properties would be too great. The applicant has since modified her request to eliminate the office and storage for the amusement place that was on the second floor. Furthermore, the applicant has proposed some provisos to minimize the impact on the surrounding area.

To address the concerns about the size of the proposed amusement place, the applicant has reduced the most of the second story uses to be used as separate offices exclusive of the use of the amusement place. In addition, the applicant has proposed limiting the capacity of events from the 777 people allowed by fire code to 600. As discussed in the parking section, the staff recommends further reducing the capacity to 582 occupants to justify the waiver of off-street parking spaces. Given these recommended changes, the staff does not object to the size of the proposed amusement place.

In addition, the staff had concerns about the impacts of crowds, noise, and late night activities. The applicant has proposed some provisos to address these concerns, and the staff supports a number of these provisos with some modifications. The staff believes that the applicant should be required to provide security to control crowds in the public right-of-way. The event hours should be limited to prevent activities from lasting too late at night. In addition, the applicant shall be limited in the number and frequency of special events at the proposed amusement place similar to what is proposed for restaurant in the nearby Frenchmen Street Arts and Culture Diversity Overlay District in the new Comprehensive Zoning Ordinance. Therefore, the staff recommends the following provisos:

- The amusement place operator shall provide a minimum of one (1) security guard at all times during which the use operates, who shall patrol the public right-of-way adjacent to the site.
- Events at the amusement place shall cease activities at midnight Sunday through Wednesday and at 2:00 a.m. Thursday through Saturday.
- A Special Event Permit may temporary relieve the amusement place from the provisos of this condition use. Special Events Permits are limited to no more than ten (10) times a year for a total of thirty (30) days per year. Performance permitted by a Special Event Permit shall be a minimum of fourteen (14) days apart.

IX. PRELIMINARY STAFF RECOMMENDATION²²

The staff recommends **MODIFIED APPROVAL** of Zoning Docket 039/15, to rescind Conditional Use Ordinance Number 21,957 M.C.S. (Zoning Docket 112/04) and establishing a conditional use to permit an amusement place over 10,000 square feet in floor area in an HMC-2 Historic Marigny/Tremé Commercial District, subject to two (2) waivers and nineteen (19) provisos.

Waivers:

1. The applicant shall be granted a waiver of **Article 15, Section 15.2.1** and **Table 15.A** of the Comprehensive Zoning Ordinance which requires ninety-three (93) off-street parking spaces to be provided, to allow twenty-six (26) off-street parking spaces.

²² Subject to modification by the City Planning Commission

2. The applicant shall be granted a waiver of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance, which requires four (4) off-street loading spaces to be provided, to allow one (1) off-street loading space.

Provisos:

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in Article 16, Section 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall resubdivide all lots within the petitioned site into one lot of record prior to the issuance of the Certificate of Use and Occupancy.
3. All establishments providing live entertainment shall hold the appropriate Live Entertainment Permit (Mayoralty Permit).
4. All establishments providing live entertainment shall be subject to a closed doors/windows policy during any performance.
5. All establishments providing live entertainment shall be subject to the applicable noise, litter, and other laws of the City, including the Comprehensive Zoning Ordinance, Building Code, City Code, and Life Safety Code.
6. The applicant shall contain noise to levels specified in the Noise Ordinance by soundproofing the live entertainment area.
7. The applicant shall not use the rear doors, on to the 617 Frenchmen Street property, as an entrance or exit to the proposed amusement place. The rear doors shall be used for emergency egress only and shall be limited in size to the minimum necessary to comply with the building and/or fire codes.
8. The applicant shall submit revised site and floor plans that show only emergency exits onto the 617 Frenchmen Street property. The applicant shall revise the elevation drawing to remove the awnings over the emergency exits
9. Except for pick-up times, the dumpster/trash cans must remain in the designated trash area. In no case shall trash be stored so that it is visible from any public right-of-way.
10. The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall include 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 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.

11. The applicant shall submit sign plans indicating compliance with **Article 9, Section 9.5.6 Permitted Signs** of the HMC-2 Historic Marigny/Tremé Commercial District. Any proposed exterior signage shall be subject to the review and approval of the Historic District Landmarks Commission.
12. No signage promoting alcoholic beverages shall be permitted on the exterior of the building or visible from the exterior of the building.
13. The capacity of events at the amusement place shall be limited to 582 people.
14. The applicant shall revise the site plan to indicate the installation of ten (10) bicycle parking spaces on or adjacent to the subject property, subject to the approval of the Department of Public Works for any bicycle parking in the public right-of-way.
15. The applicant shall secure the approval of the Historic District Landmarks Commission for any exterior modifications to the structure.
16. The applicant shall plant one (1) street tree in the public right-of-way adjacent to the site for every thirty feet (30'), or fraction thereof, of street frontage, subject to the review and approval of the Department of Parks and Parkways.
17. The amusement place operator shall provide a minimum of one (1) security guard at all times during which the use operates, who shall patrol the public right-of-way adjacent to the site.
18. Events at the amusement place shall cease activities at midnight Sunday through Wednesday and at 2:00 a.m. Thursday through Saturday.
19. A Special Event Permit may temporarily relieve the amusement place from the provisos of this condition use. Special Events Permits are limited to no more than ten (10) times a year for a total of thirty (30) days per year. Performance permitted by a Special Event Permit shall be a minimum of fourteen (14) days apart.

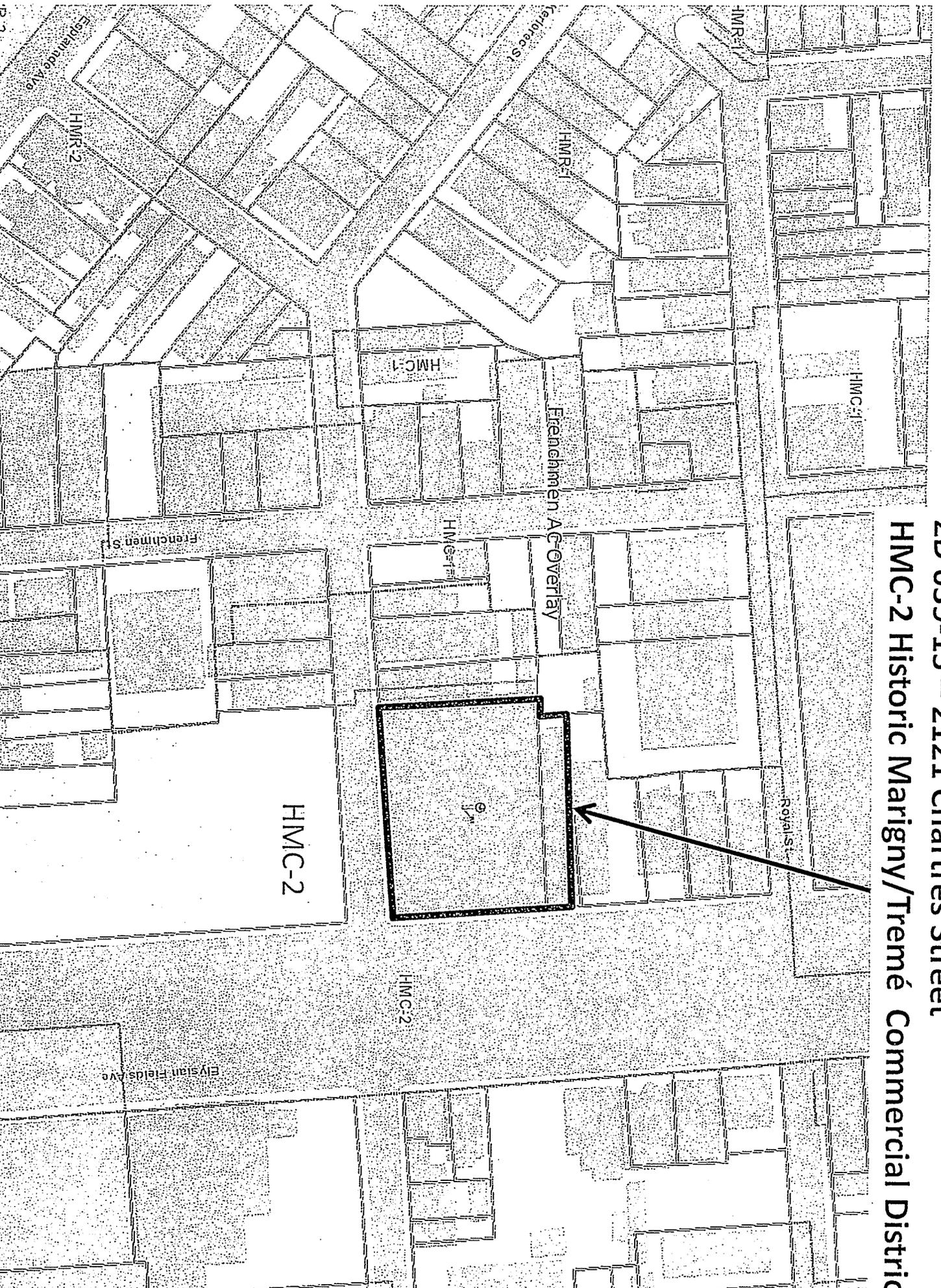
X. REASONS FOR RECOMMENDATION

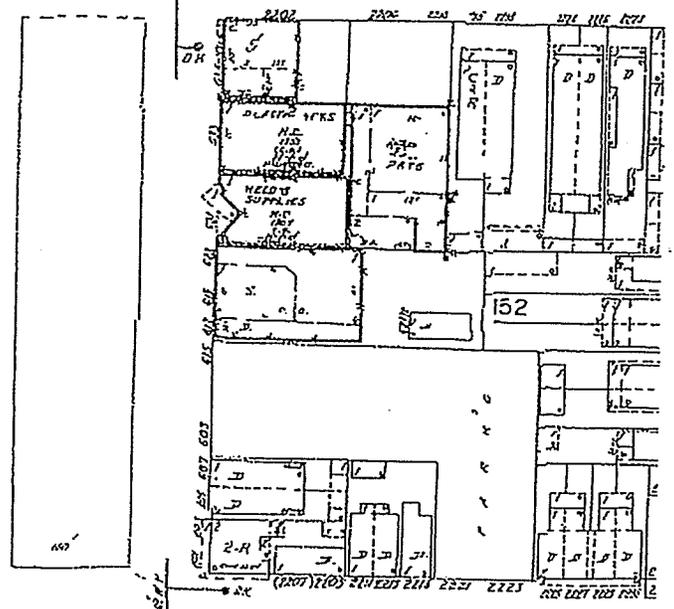
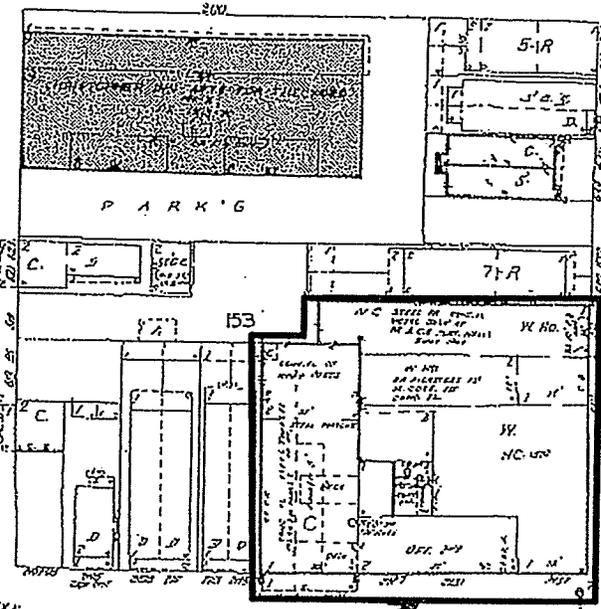
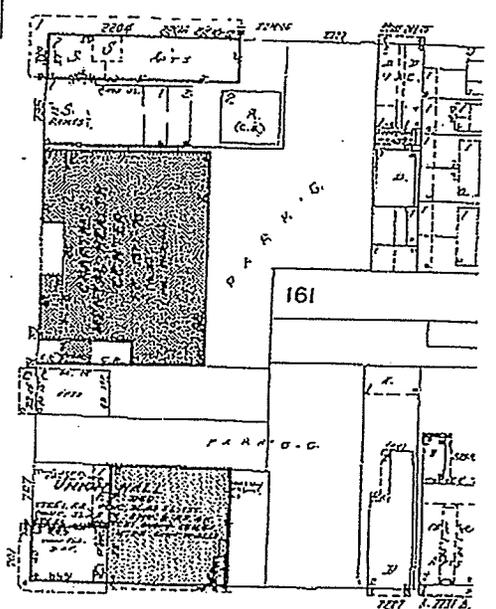
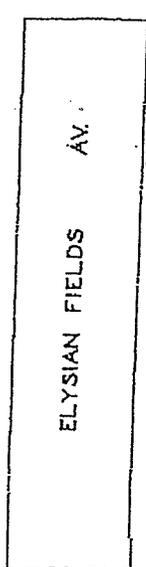
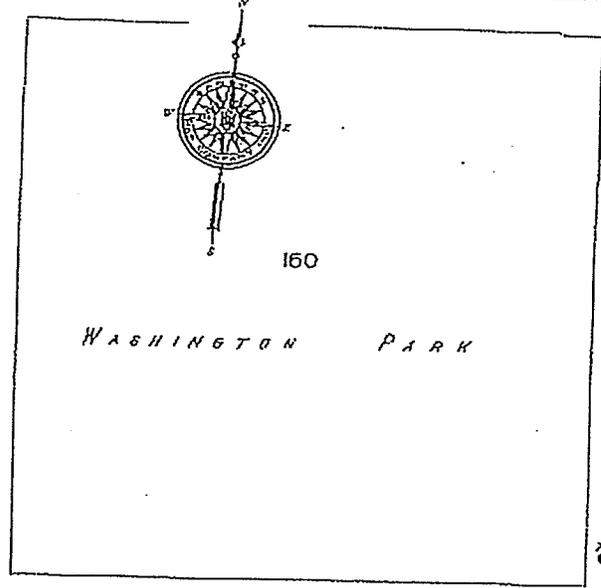
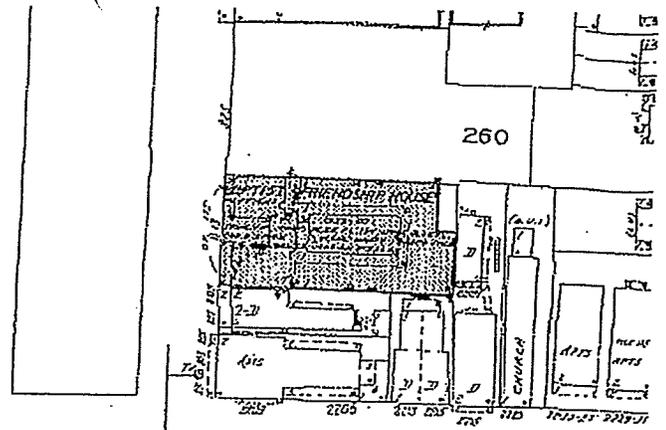
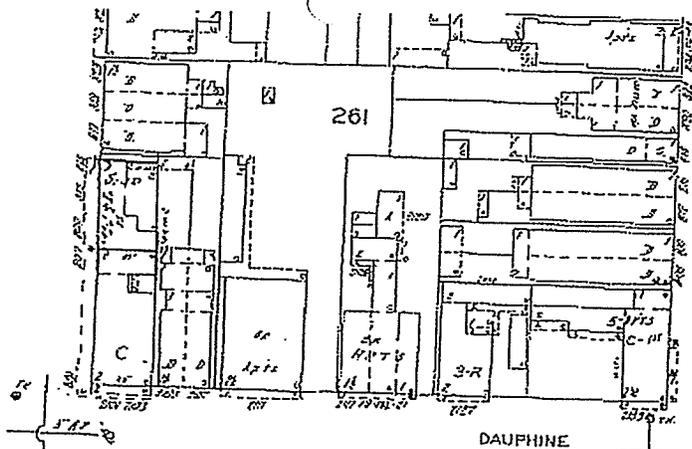
1. The request is consistent with the Master Plan.

2. The applicant has revised the request and the reduction in capacity and provisos should mitigate the impacts of the proposed amusement place.

ZD 039-15 – 2121 Chartres Street

HMC-2 Historic Marigny/Tremé Commercial District





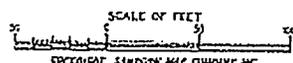
FRENCHMEN

ROYAL

CHARTRES

2

3



COPYRIGHT SIMPSON AND COMPANY, INC.

PLAN LEGEND

- AMUSEMENT PLACE
- RETAIL
- PARKING
- STORAGE
- OFFICES

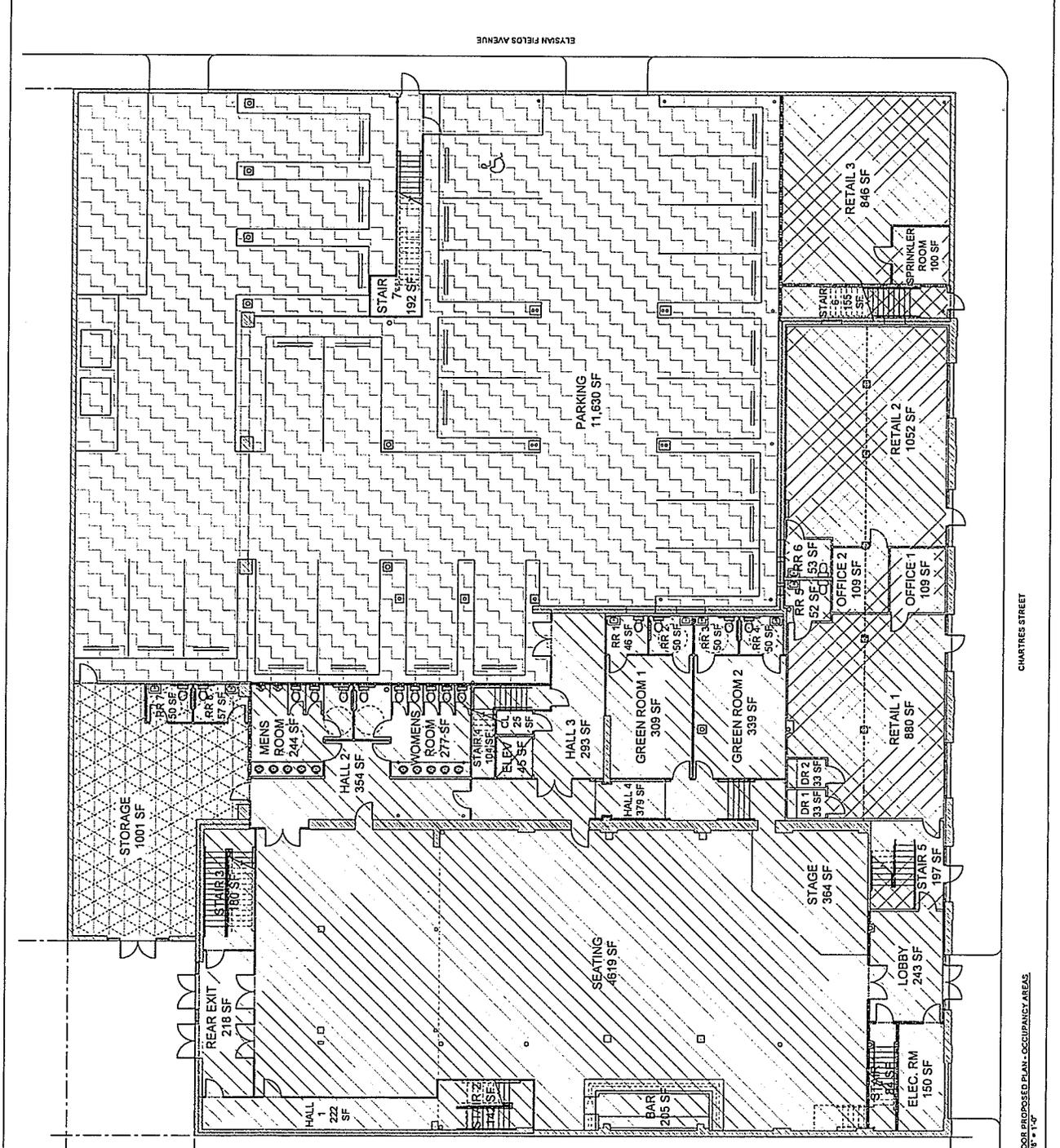
FIRST FLOOR OCCUPANCY CALCULATIONS

THEATER/AMUSEMENT PLACE	SQ. FT.
BAR	205 SF
CLOSET	25 SF
ELECTRICAL ROOM	150 SF
ELEVATOR	45 SF
GREEN ROOM 1	309 SF
GREEN ROOM 2	339 SF
HALL 1	222 SF
HALL 2	354 SF
HALL 3	293 SF
HALL 4	379 SF
LOBBY	243 SF
REAR EXIT	218 SF
REST ROOM 1	46 SF
REST ROOM 2	50 SF
REST ROOM 3	50 SF
REST ROOM 4	50 SF
REST ROOM (MENS)	244 SF
REST ROOM (WOMENS)	277 SF
STAGE	364 SF
STAIR 1	84 SF
STAIR 2	142 SF
STAIR 3	180 SF
STAIR 4	104 SF
SEATING	4619 SF
TOTAL	8992 SF

RETAIL	33 SF
DRESSING ROOM 1	33 SF
DRESSING ROOM 2	109 SF
OFFICE 1	109 SF
OFFICE 2	109 SF
REST ROOM 5	52 SF
REST ROOM 6	53 SF
RETAIL SPACE 1	880 SF
RETAIL SPACE 2	1052 SF
RETAIL SPACE 3	846 SF
SPRINKLER ROOM	100 SF
STAIR 5	197 SF
STAIR 6	155 SF
TOTAL	3619 SF

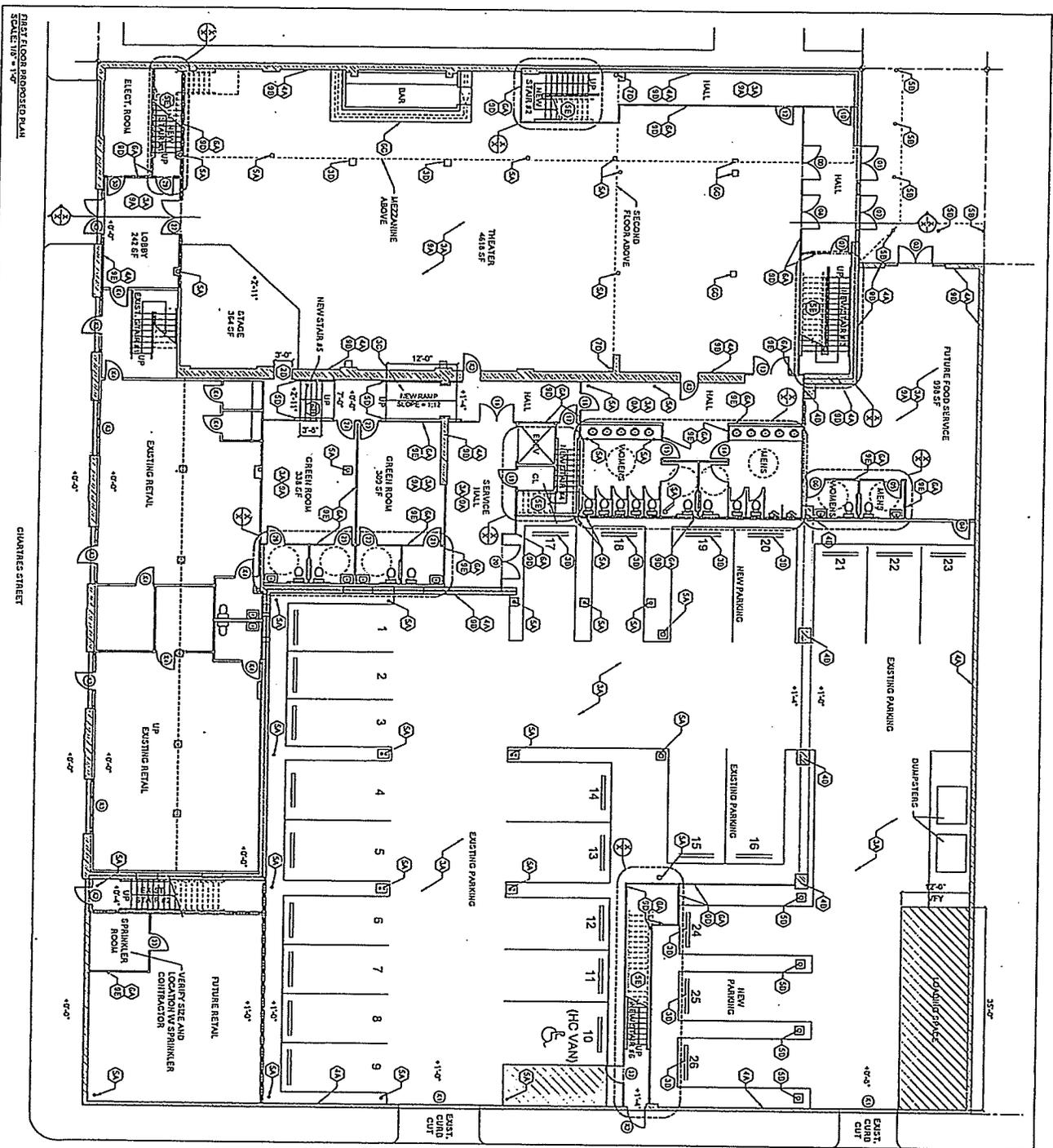
PARKING	11360 SF
PARKING	192 SF
STAIR 7	192 SF
TOTAL	11552 SF

STORAGE	1001 SF
STORAGE	50 SF
REST ROOM 7	57 SF
REST ROOM 8	57 SF
TOTAL	1106 SF



**Suggested Provisos for 2121 Chartres Conditional Use Permit
6-2-2015**

1. The main and only entrance for the venue will be at 2121 Chartres. The connecting lot at 619 Frenchmen will be used only as a fire exit.
2. Occupancy of events will be limited to 600 occupants.
3. Noise will be mitigated to the appropriate level set by the city noise ordinance.
4. Special event permits will be limited to two times per month with a one week hiatus between events.
5. Signage and exterior changes to the exterior of the building must be approved by the HDLC.
6. All events will be private or ticketed.
7. Security will be provided during times when venue is operational.
8. The sidewalk around the entire space will be maintained and free of trash.
9. Hours of operation will be between 10am and midnight on Monday through Wednesday and between 10am and 2am on Thursday through Sunday.



FIRST FLOOR PROPOSED PLAN
SCALE 1/8" = 1'-0"

CHARTRES STREET

ELYSIAN FIELDS AVENUE

- KEY NOTES:**
- 1 REMOVE EXIST. STL. VAULT.
 - 2 REMOVE EXIST. CONC. SLAB SLOPE TO NEW FLOOR BRIMS.
 - 3 NEW 12" X 12" PRECAST CONC. TIE STOP.
 - 4 NEW CONC. PAUP. REMOVE EXIST. CONC. SLAB AS REQUIRED.
 - 5 EXIST. CONC. PIER TO REMAIN.
 - 6 MASONRY: MASONRY WALLS - REPAIR, FURRED W/ 3" DATT INSULATION & 1/2" CFB. DR. W/ NEW SHIMM.
 - 7 EXIST. MASONRY PIER, REPAIR & PAINT AS NECESSARY.
 - 8 EXIST. STEEL COLUMN.
 - 9 NEW STEEL PIPE COLUMN.
 - 10 EXIST. STEEL ROOF STRUCTURE.
 - 11 NEW 1-1/2" X 1 1/2" I-BEAM @ 24" ON CENTER.
 - 12 STEEL STUBS W/ 7" RISE/SLIT TREADS & HANDRAILS.
 - 13 EXIST. STEEL BEAM.
 - 14 NEW STEEL CANTOPY FRAME.
 - 15 NOT USED.
 - 16 1-1/2" H/L. GUARDRAIL @ 42" H - PAINT.
 - 17 WOOD CABINERY.
 - 18 2X STUDS @ 16" O.C. DOUBLE PLATE JOIST @ EXTERIOR & PLUMBING WALLS. 2X6 @ INTERIOR PARTITION WALLS.
 - 19 2X12 HEADERS @ ALL NEW ROOMS / HALLWAYS.
 - 20 3" X 6" H/L. DRY WALLS AND COUNTER - SEE DETAIL.
 - 21 EXIST. W.D. FLOOR - REPAIR AND FINISH AS NECESSARY.
 - 22 NEW W.D. FLOOR TO MATCH EXIST.
 - 23 HOT USED.
 - 24 EXIST. W.D. COLUMNS.
 - 25 NEW W.D. STAIRS - EA. RISERS & TREADS. NEW 2X12 STAIR STRINGER.
 - 26 EXIST. W.D. DRYW.
 - 27 3" X 6" H/L. SOLID PAULING. 2X4 STUDS @ 16" O.C.
 - 28 WATERPROOFING & SEALANTS.
 - 29 1/2" INSULATION @ TRUSSES AND CEILING.
 - 30 EXIST. CORRUGATED METAL ROOFING - REPAIR AND PAINT.
 - 31 NEW CORRUGATED METAL ROOFING.
 - 32 EXIST. ROOF DRAINPIPES.
 - 33 EXIST. GUTTERS - REPAIR.
 - 34 EXIST. MECHANICAL ROOFING. REPAIR.
 - 35 FINISHES:
 - 36 REPAIR & STAIN EXIST. FLOOR. SLIP-RESISTANT FINISH.
 - 37 EXIST. MASONRY WALL - PAINT.
 - 38 CORRUGATED METAL SIDING PANELS SET W/ WD. TRIM.
 - 39 2" LAYERS 5/8" RIE RATED OVERSLAB BOARD @ RATED WALL. (I)
 - 40 EXIST. RATED CEILING.
 - 41 1/2" GYP-DUM BOARD, WALLS & CEILING. 7/8" E.L. FLOAT. FINISH. PRIME & PAINT.
 - 42 CERAMIC TILE WALLS, FLOORING AND DGC.
 - 43 1/2" WATER-RESISTANT GREEN BOARD & RESTROOMS.
 - 44 EXPOSED ROOF STRUCTURE - PAINT.
 - 45 REMOVE EXISTING FLOOR COVERINGS. NEW RE-FINISHED W.D. FLOORING ON PLYWOOD SUBFLOOR.
 - 46 CORRUGATED METAL SIDING.
 - 47 EXIST. AGGREGATE SIDING PANELS - REPAIR.
 - 48 ACCESSIBLE.
 - 49 WALKING SURFED FINE EXTINGUISHER AS PER NFPA 10.
 - 50 NEW GRAB BARS AND FIXTURES AS PER ADA.

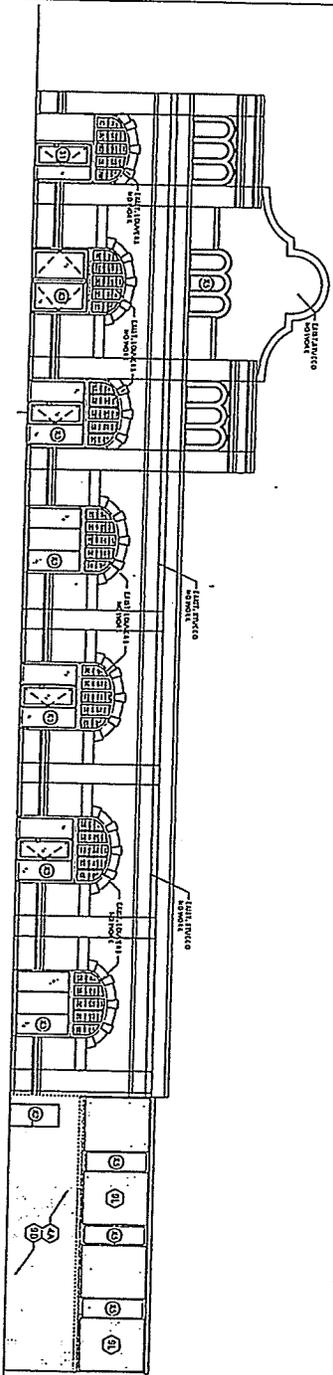
DONALD MAGINNIS ARCHITECT, INC.
1111 ST. MARY ST., NEWORLEANS, LA. 70130

RENOVATION TO 2121 CHARTRES STREET
THEATER & 2ND FLOOR STUDIOS
NEWORLEANS, LA. 70116

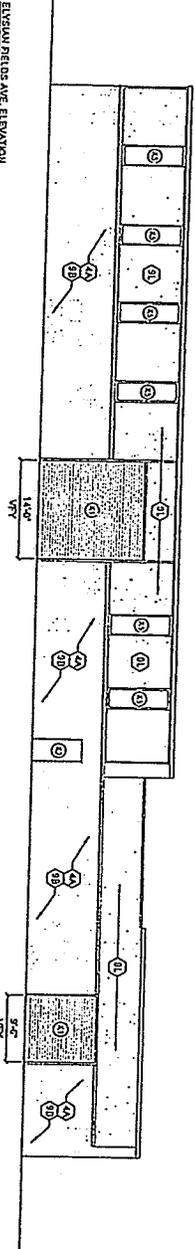
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COMPARISON
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MATERIALS

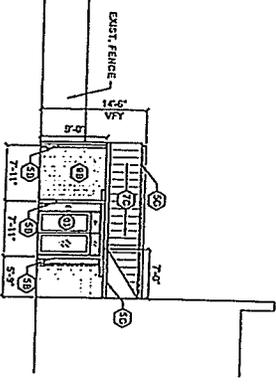
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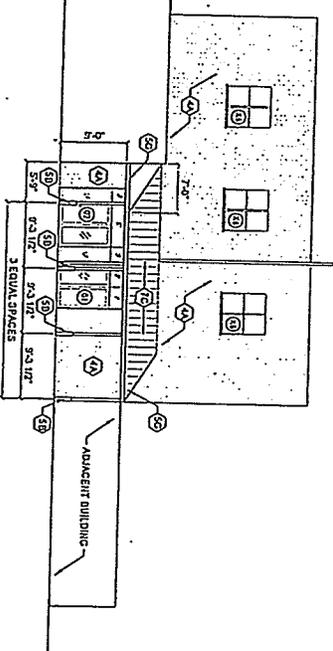
CHARTRES ST. ELEVATION
SCALE: 1/8" = 1'-0"



ELYSIAN FIELDS AVE. ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION - REAR LOT
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

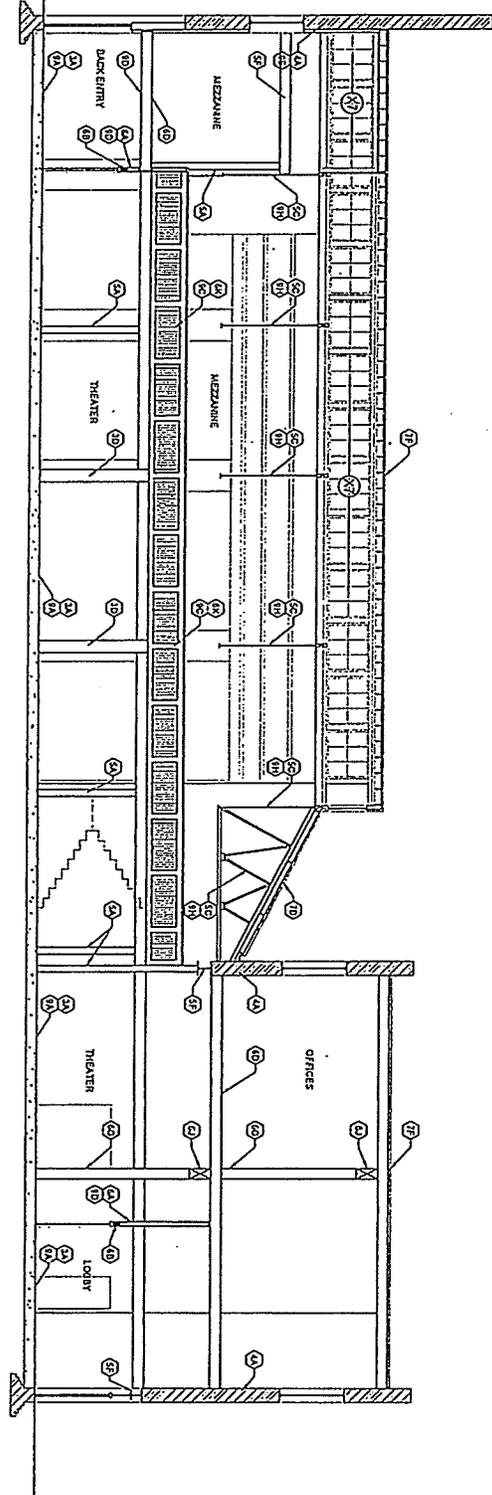
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RENOVATION TO 2121 CHARTRES STREET
THEATER & 2ND FLOOR STUDIOS
NEW ORLEANS, LA 70118

DONALD MAGINNIS
ARCHITECT, INC.
1111 ST. MARY ST., NEW ORLEANS, LA 70130
tel: (504) 523-2901 fax: (504) 536-6574

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BUILDING SECTION
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DATE	4/20/11
SCALE	1/2" = 1'-0"
TITLE	RENOVATION TO 2121 CHARTRES STREET
PROJECT	THEATER & 2ND FLOOR STUDIOS
LOCATION	NEW ORLEANS, LA 70116
ARCHITECT	DONALD MAGINNIS ARCHITECT, INC.
1111 ST. MARY ST., NEW ORLEANS, LA 70130	
TEL: (504) 527-2901	FAX: (504) 526-6574
BY	
CHECKED	
DATE	
BY	
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DONALD MAGINNIS ARCHITECT, INC.
 1111 ST. MARY ST., NEW ORLEANS, LA 70130
 TEL: (504) 527-2901 FAX: (504) 526-6574

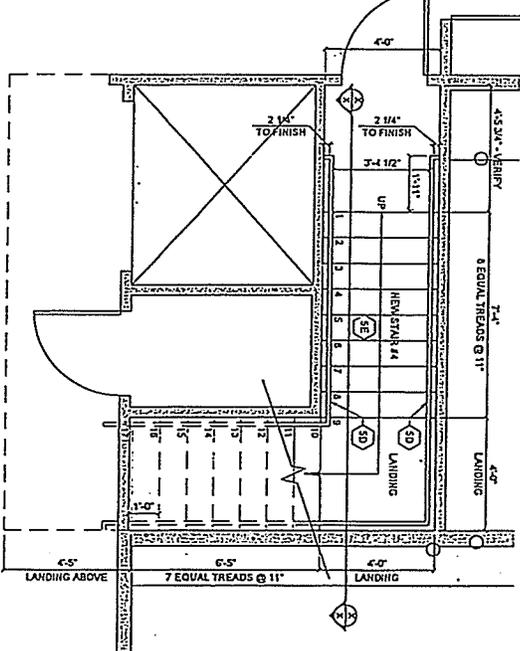
RENOVATION TO 2121 CHARTRES STREET
 THEATER & 2ND FLOOR STUDIOS
 NEW ORLEANS, LA 70116

CONSTRUCTION
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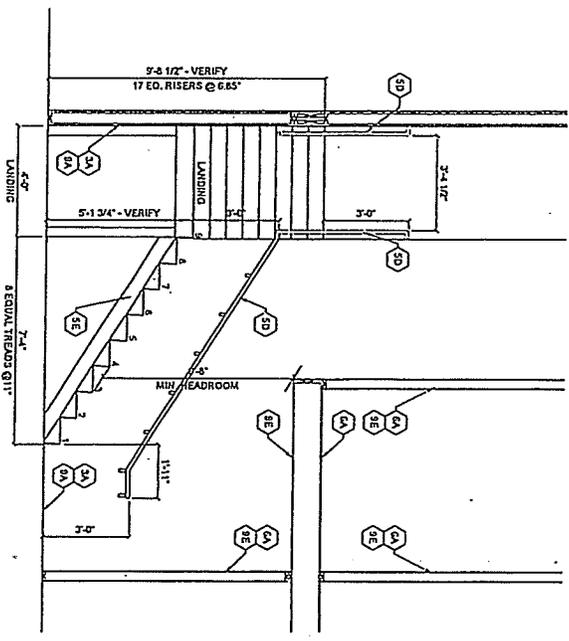
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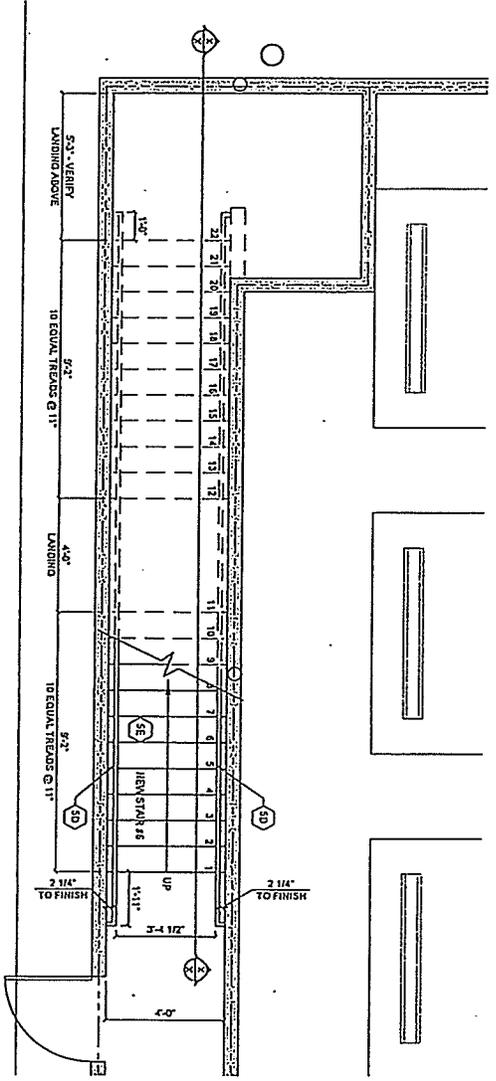
STAIR & ENLARGED PLAN
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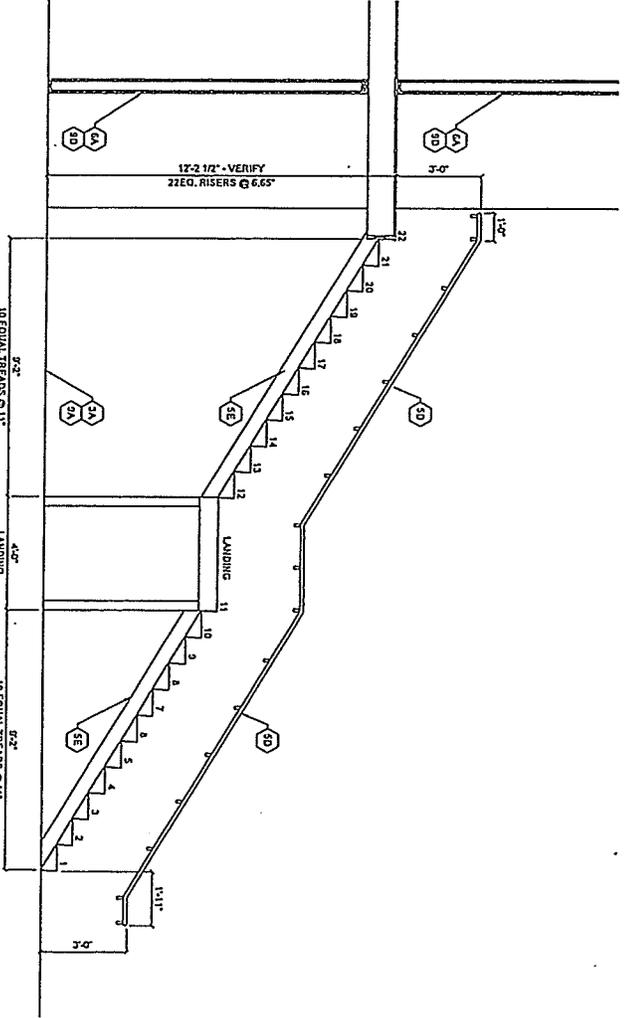
STAIR & SECTION
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STAIR & ENLARGED PLAN
SCALE: 1/4" = 1'-0"



STAIR & SECTION
SCALE: 1/4" = 1'-0"



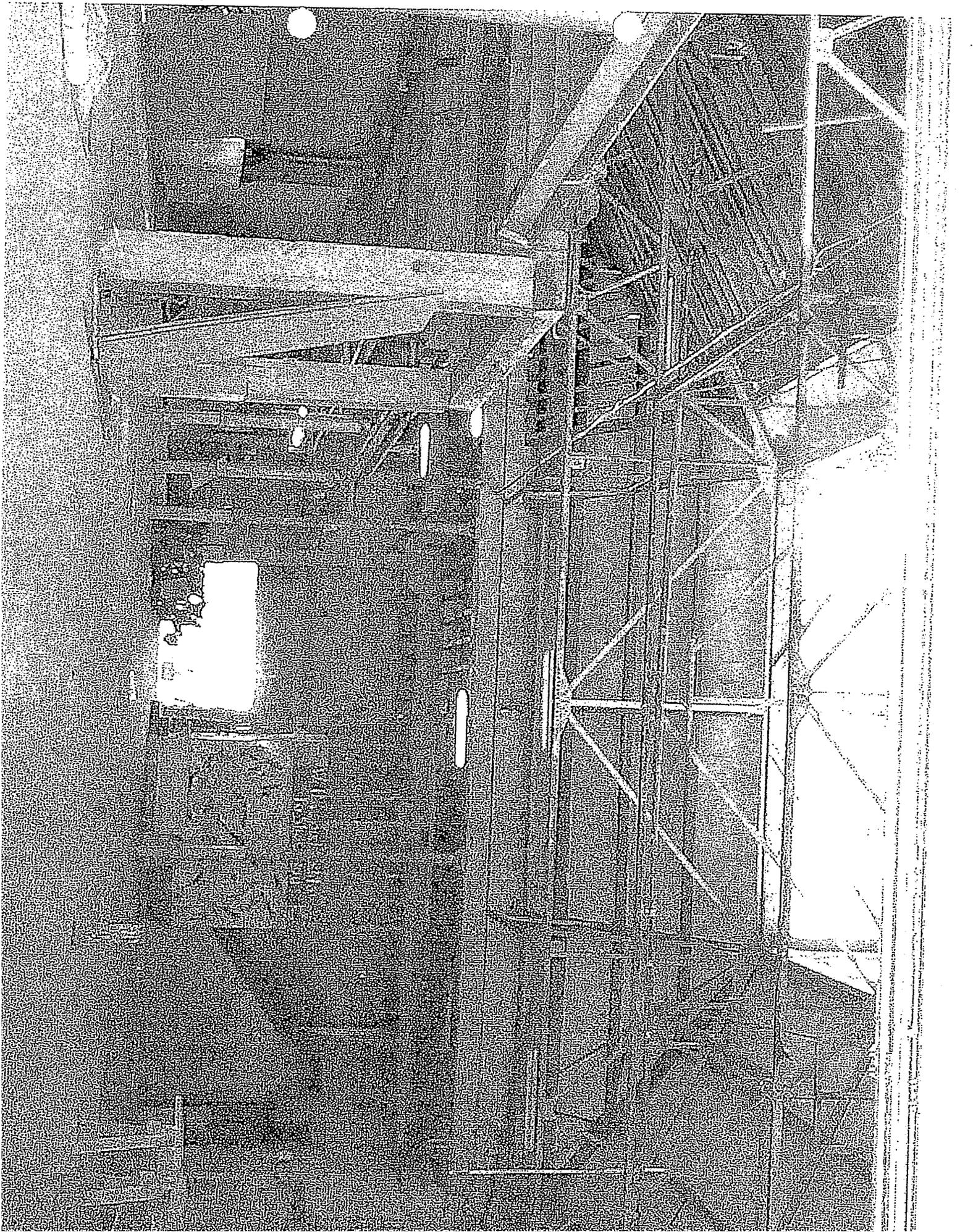
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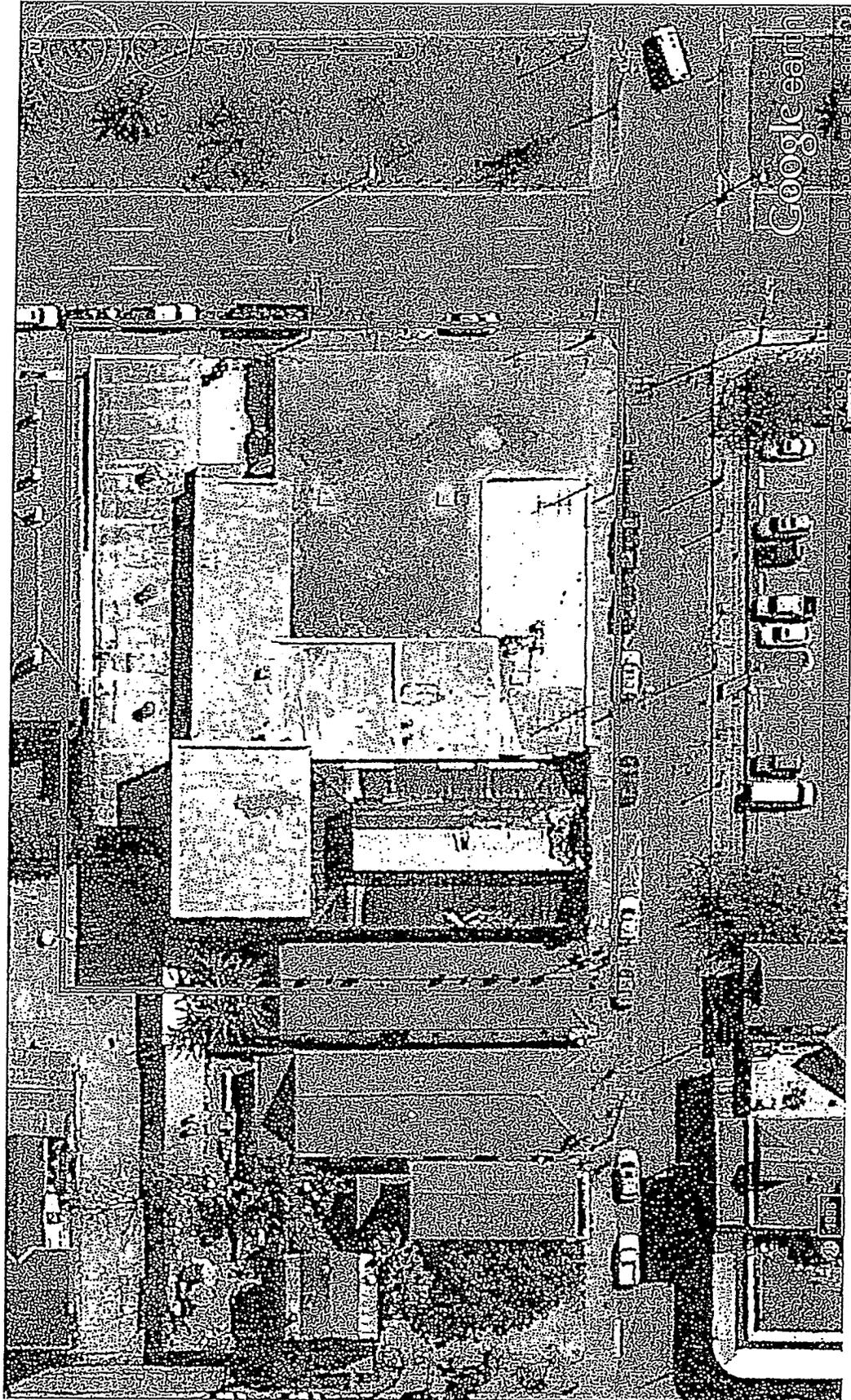
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1111 ST. MARY ST., NEW ORLEANS, LA 70130
tel: (504) 523-2201 fax: (504) 595-6574

RENOVATION TO 2121 CHARTRES STREET
THEATER & 2ND FLOOR STUDIOS
NEW ORLEANS, LA 70116

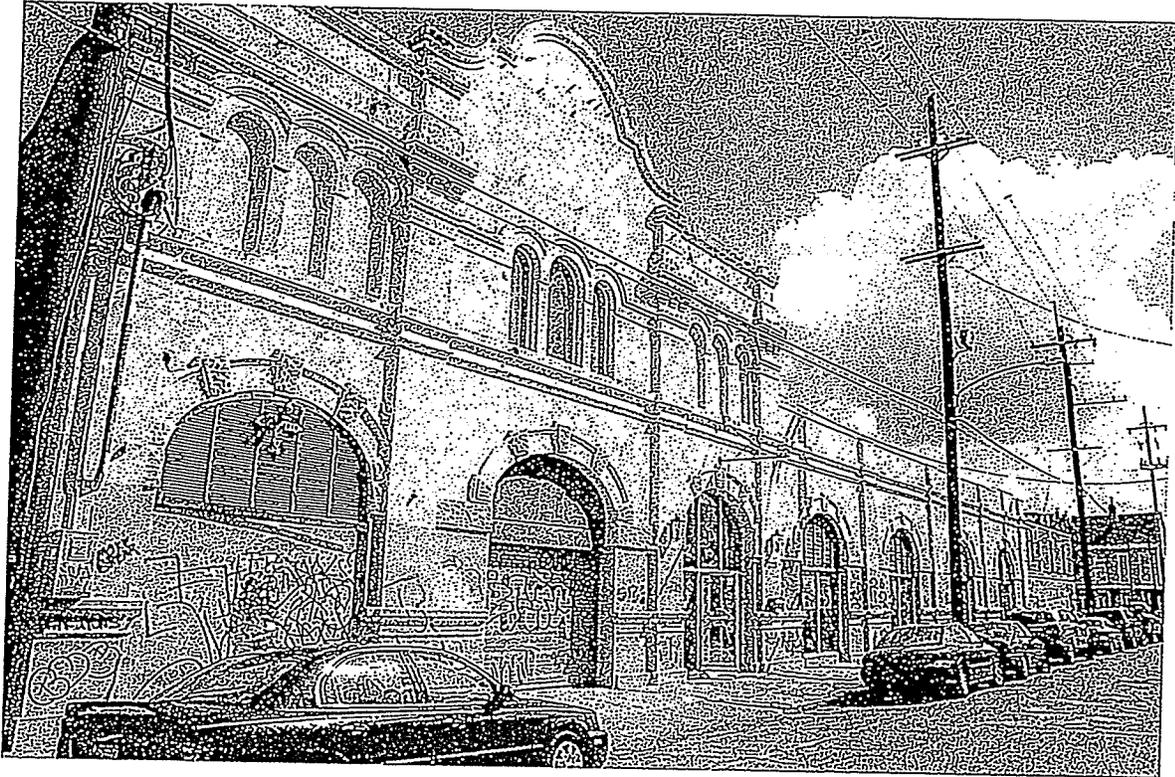
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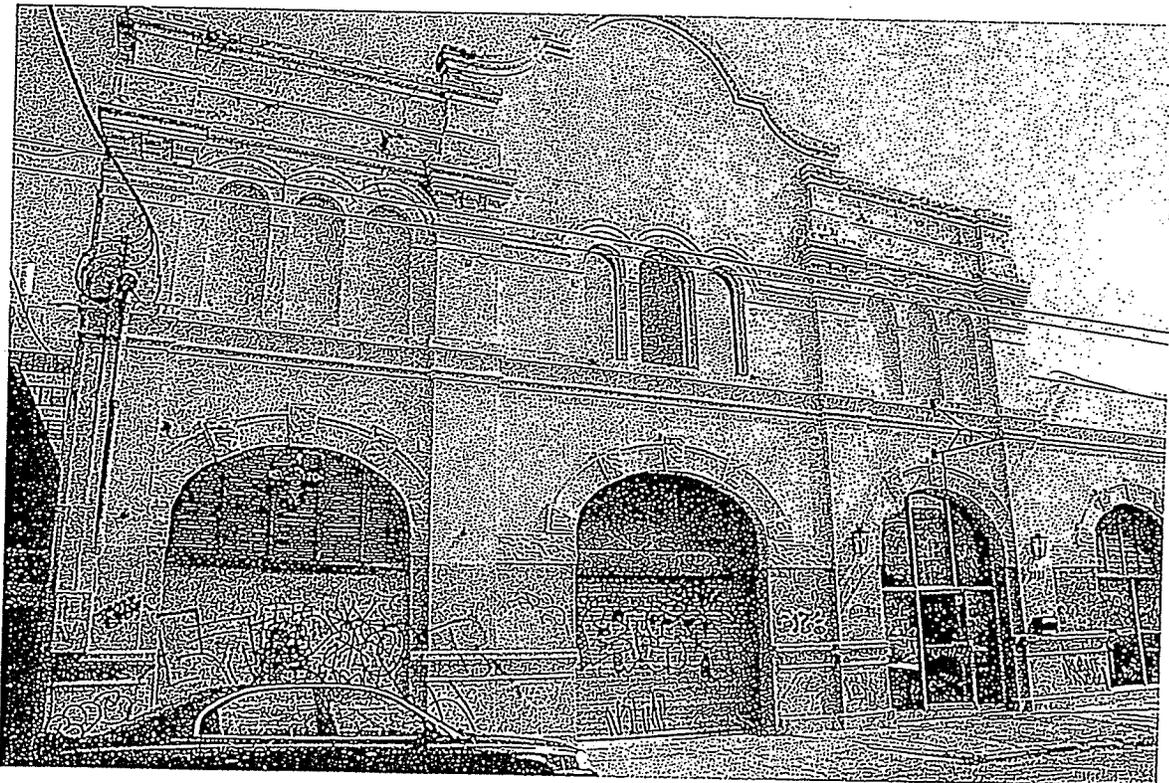


AERIAL VIEW OF PROPERTY

2121 CHARTRES STREET – CONDITIONAL USE APPLICATION PHOTOS



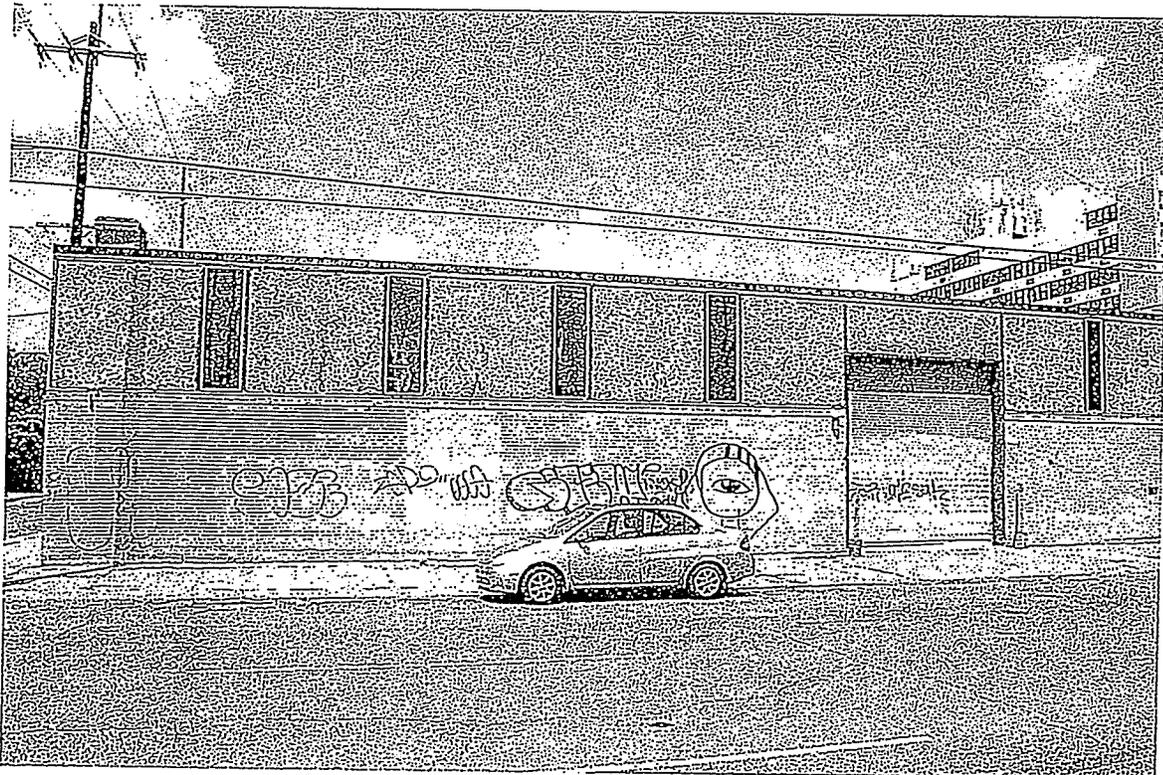
CHARTRES STREET ELEVATION (FRONT OF BUILDING)



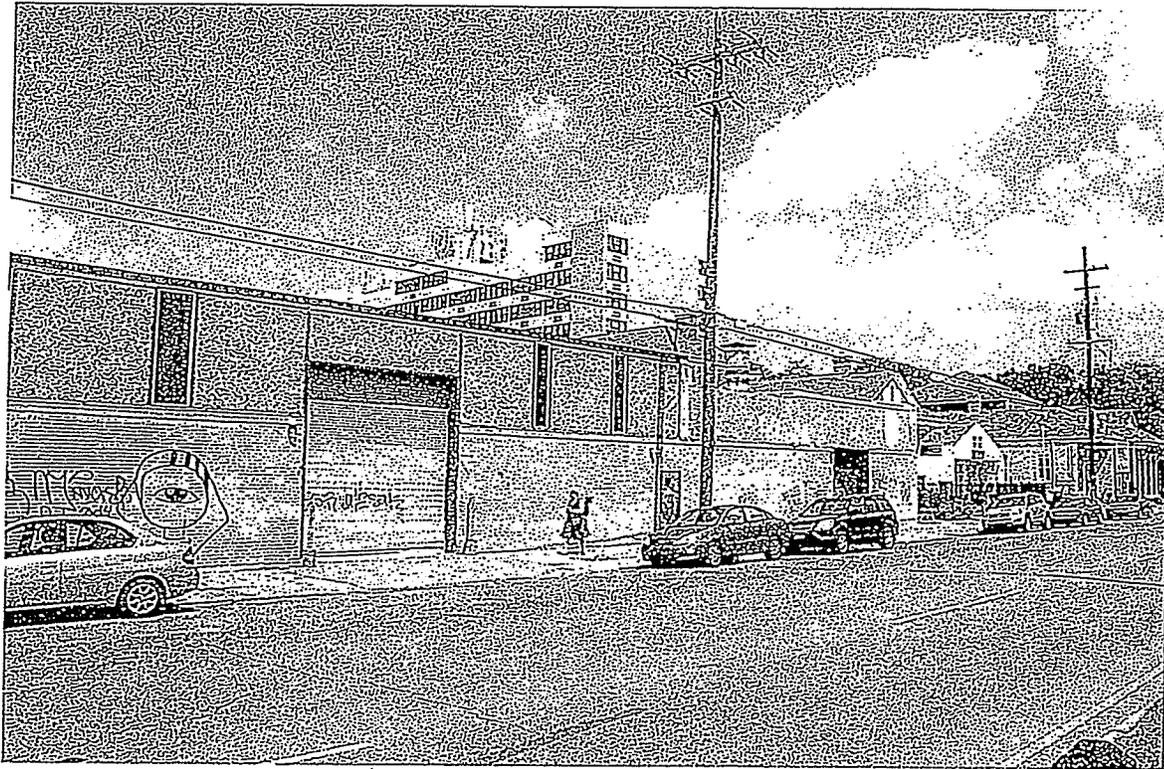
PARTIAL CHARTRES STREET ELEVATION



CHARTRES STREET ELEVATION AT CORNER OF ELYSIAN FIELDS



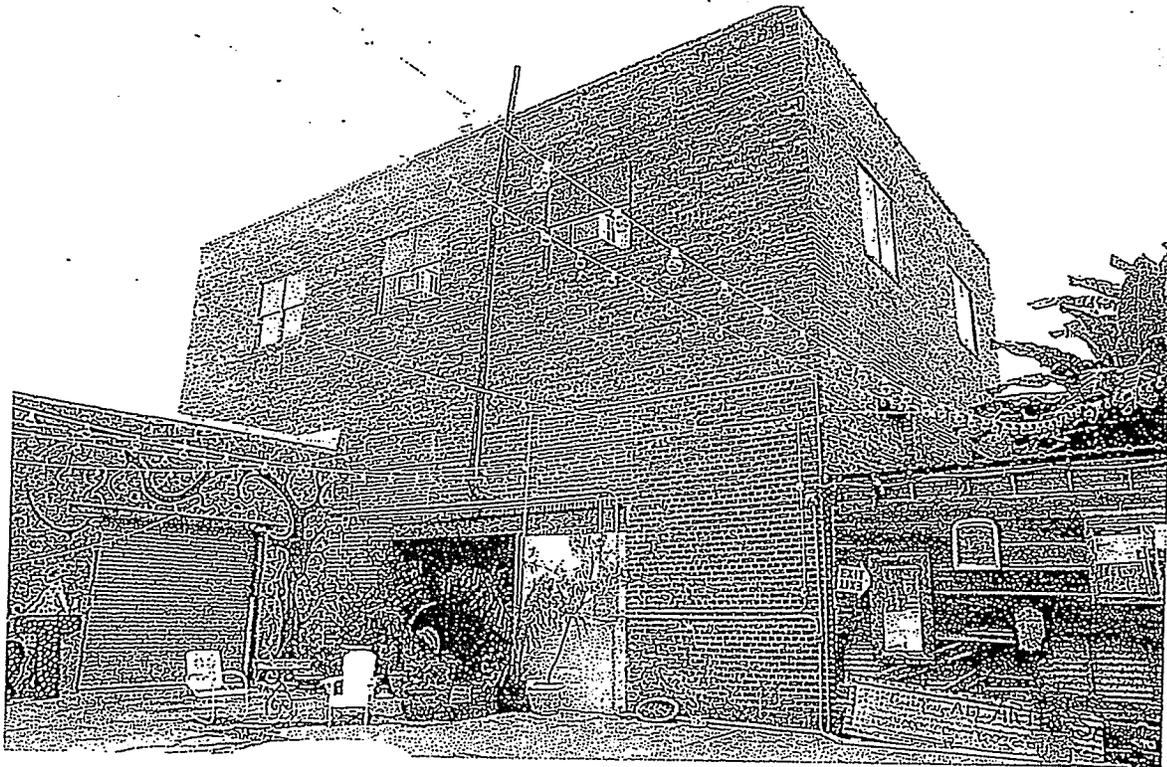
ELYSIAN FIELDS ELEVATION AT CORNER OF CHARTRES



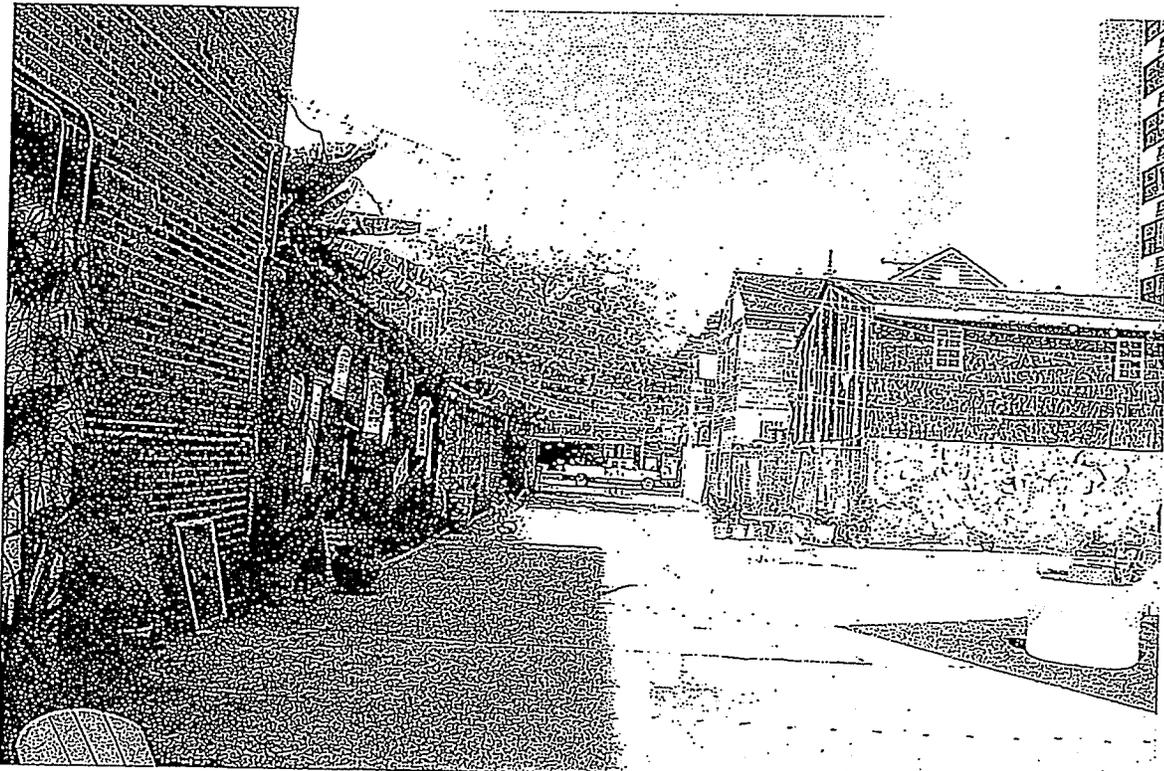
ELYSIAN FIELDS ELEVATION - LOOKING NORTH



REAR - OVERHEAD DOOR



REAR ELEVATION



REAR OF BUILDING - LOOKING WEST TOWARDS FRENCHMEN STREET



LOT AT REAR OF BUILDING



PARTIAL SOUTH ELEVATION AND ADJACENT BUILDING

Project NPP Report

Date of Report: February 27, 2015

Project Name: Trash Palace

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for a property located at 2121 Chartres Street at the corner of Elysian Fields Avenue. The applicant intends to file an application for a parking variance for 76 spaces, as well as a land-use request application for a conditional permit for both a use in excess of 10,000 SF and to allow a theater to serve alcohol. This report provides a summary of contacts with citizens, neighbors, public agencies, and other interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Supplementary materials are attached.

Contact:

Jennifer Taylor
2121 Chartres St.
New Orleans, LA 70116
504-330-6389
Email: jenotaylor@gmail.com

Neighborhood Meetings: The following meeting was held to allow citizens to discuss and comment on the applicant's proposal (sign-in list is attached):

1. February 24, 2015 – 2121 Chartres Street, 6:00-7:30 PM. 100 people in attendance.

Correspondence and Telephone Calls:

1. February 12, 2015 – Invitation letters mailed to provided contact list, including residences, businesses, community organizations, and City Council representative.

Results:

303 persons/addresses were invited to participate in the meeting, including the representatives of four neighborhood organizations and the City Council member for District C, Nadine Ramsey. (list of those contacted is attached).

1. Summary of concerns, issues, and problems
 - a. Termination of the Frenchmen Art Market, currently held in the parking lot at 619- Frenchmen St. This lot (at the rear of the building) is necessary for additional parking and exits from the theater.
 - i. Many of the artists that participate in the art market generate the majority of their income there.
 - ii. Art market has tremendous support from the neighbors and is an important part of the community.

- iii. The art market is financially viable, puts money back into the local economy, and attracts tourists.
 - b. How the art market will be kept open during construction
 - c. Introduction of another club or music venue in the already saturated Frenchmen area
 - d. It is not necessary to have another theater in such close proximity to the Indywood theater (around the corner at 628-30 Elysian Fields).
 - e. The space is too large. Special events could bring even more people than the number of parking spaces required and overwhelm the neighborhood (A maximum capacity of around 1,000 was stated, the exact number is 777).
 - f. A wedding venue or reception hall is not in keeping with the spirit of the neighborhood. The building will not actually be used as a theater.
 - g. Concern that the building will be rented out to corporate event sponsors (similar to Mardi Gras World).
 - h. Proposed bars will be open to the public.
 - i. Access to a parking lot off of Frenchmen St. would be difficult during peak nighttime hours and add to already heavy traffic on that street.
 - j. Increased foot traffic on Frenchmen St. (main entry would be at the rear building, accessed through the rear lot).
 - k. Location of large catering van access.
 - l. Increased noise due to concerts and parties.
 - m. Parking waiver would increase demand for street parking in an area where parking is already extremely limited. Additional parking is already needed in the neighborhood.
 - i. Leasing of parking lot across the street, even occasionally for special events, will force contract parkers out of their spaces.
 - ii. Possibility of construction of a two-story parking deck or garage at lot on the other side of Chartres.
 - iii. Nearby neighbors would be unable to park at their homes or unwilling to leave their spaces during performances or events.
2. How concerns, issues, and problems will be addressed
- a. The lot at the back of the building is currently the location of the Frenchmen St. Art Market, which operates in the evening Thursdays through Sundays. The property is leased by an individual as an LLC and sub-leased to various artists. The Art Market will be allowed to continue to operate during the construction process, so that any termination will not take effect for at least 12-18 months, allowing tenants to seek an alternate location. Although the market cannot function while the building is being used, as the lot is required for parking and exit access

to the building, the applicants have suggested that the market could continue to run on a more flexible schedule, such as daytime hours, weekday nights, or other times the theater is not in use. Larger markets during holidays and festivals will also be considered. Although the art market cannot continue as it currently operates as the artists wish, the applicants have proposed multiple possible solutions and will continue to have conversations with the tenants to find an acceptable compromise.

- b. Construction materials, tools, and workers will enter primarily through the large overhead doors on the other side of the building on Elysian Fields Ave. Construction will be coordinated so as to minimally interfere with the art market. All construction work will take place during the daytime hours, while the art market operates typically at night.
- c. The theater is not intended as a concert or music venue.
- d. The Indywood Theater is a movie theater, while the Trash Palace is a live-performance theater, although films may occasionally be shown during Fringe Fest or other exhibitions.
- e. The number of parking spaces requested is based on the City of New Orleans zoning code requirements and complies with City laws. The maximum capacity prescribed by the fire code, which is actually 777 for the theater space, is based on a concentrated occupancy load factor of 7 SF per person. Events that would result in this maximum occupancy load would be rare. The maximum occupancy can also be adjusted and controlled to prescribe a lower total occupancy.
- f. The space would be available for weddings, corporate events, and parties in order to remain financially viable. The building could also be used for a variety of other purposes, including musical performances, art installations and exhibitions, plays, comedy shows, etc. Several dance companies, including Southern Rep and the New Orleans Dance Association, have expressed interest in the space.
- g. The building is not intended to be a concert venue or large special event venue like Mardi Gras World.
- h. The proposed bars would not be open to the general public and would only operate during specific events.
- i. Only six spaces will be provided at the rear lot that is accessed off of Frenchmen St. This will not result in a significant increase in vehicular traffic on Frenchmen even when all of these spaces are in use.
- j. During events that draw a large crowd, there is a secondary entrance on Chartres St. that can be used in tandem with the main entrance to divert and reduce the amount of foot traffic on Frenchmen St.

- k. Catering vans or other large delivery trucks would not use the entrance on Frenchmen St. All deliveries would be routed through the existing overhead doors on the Chartres St. side where a loading zone has been provided on the interior of the building.
 - l. Noise abatement measures will be included in the architectural specifications for construction methods and interior finishes. All openings will be properly sealed and walls and roof will be insulated to minimize noise levels within the building.
3. Concerns, issues, and problems not addressed and why
- a. All available parking on-site has been maximized in the proposed plans, including an interior parking garage of 26 spaces. Due to the size of the lot and the configuration of the building, it is impossible to provide any more spaces inside or outside of the building; therefore, a parking variance is necessary. Any future occupancy of the building, regardless of the type of use, would require a substantial parking variance in order to bring the building back into productive commercial use.

A leasing arrangement with the lot across the street had previously been considered; however, upon discussion with area residents, it was determined that the lot in question is already full most of the time, either with contract parkers or temporary visitors.

Neighbors have expressed the need for a parking deck or garage in the location of the parking lot in question (currently owned by the City of New Orleans). The property owner has agreed to meet with the City and neighborhood representatives to discuss the possibility and feasibility of such a project but at the time of this report no concrete solutions have been found. Alternative plans will be explored prior to the BZA hearing.

Copy of invitation letter

February 12, 2015

Dear Neighbor,

My company, BCNO IV L.L.C., owns a large vacant industrial building at 2121 Chartres Street, corner of Elysian Fields Ave. We have already received a building permit to renovate a small, 2,800 sq. ft. portion of the building along Chartres St. for retail occupancy. In the remaining space within the building, we would like to open a theater with approximately 5,400 sf. ft. of seating and all support spaces, including storage, offices, green rooms, and restrooms. Part of the building would also be reserved for separate use as artist studios or offices.

According to New Orleans' Zoning Ordinance, the building will require 108 off-street parking spaces. We can provide 32 spaces in a large interior parking garage and 6 additional spaces in a rear lot; however, we have maximized our ability to provide parking on-site and are seeking a parking variance from the Board of Zoning Adjustments. In addition, we are applying for a conditional use permit from the City Planning Commission and City Council. The conditional use permit is required as the total area of the theater is 11, 275 sq. ft., which exceeds the 10,000 sq. ft. allowed. We would also like to add two small bars within the theater to serve theater patrons and special event guests, which also requires a conditional use permit. These bars would not be open to the public and would only operate during a show or event.

Because you are a nearby neighbor or other interested party, I am inviting you to a meeting to discuss these issues, learn more about the proposal, ask questions, and present concerns. The meeting will take place:

Tuesday, February 24th at 6:00 PM
2121 Chartres St. (corner of Chartres St. and Elysian Fields Ave.)

This letter is being delivered through U.S. Mail and hand deliver. A sign-in sheet will be provided at the meeting to obtain email addresses of interested parties, so that I can keep you updated with any news or changes to the project. Scaled drawings will be presented at the meeting to give you a better idea of what we are proposing for the property. The main entrance to the theater would be at the rear of the building, accessed through a lot off of Frenchmen St. (the current site of the Frenchmen Art market). If approval is received, we plan to begin construction by August 1st and estimate that work will take about fourteen months, with an expected opening date in the beginning of October 2016. If you have questions prior to the meeting, my contact information is listed below. I hope to see you at the meeting on the 24th.

Sincerely,

Jennifer Taylor

2121 Chartres St., New Orleans, LA 70116
jenotaylor@gmail.com
504-330-6389

SIGN-IN SHEET

Please provide name and contact information below. Project updates will be sent out by email. If you do not have an email address, please provide a contact phone number.

NAME	EMAIL ADDRESS
Brett Anderson	bretthende@gmail.com
Jesse Paige	jessepaige@gmail.com
Sylvia Patterson	tspatter@gmail.com
Jason Patterson	jason@SmugJazz.com
Billy Patout	BillyPatout@gmail.com
Zeal Beale	zealbeale@aol.com
Mike Rousey	mLrousey@hotmail.com
Derek Villavaso	dvillavaso@cityofvaso.com
Carrie Landry	CarrieLandrydesigns@yahoo.com

SIGN-IN SHEET

Please provide name and contact information below. Project updates will be sent out by email. If you do not have an email address, please provide a contact phone number.

NAME	EMAIL ADDRESS
Kyle Briscoe	kyle@datadog.nola.com
David Tower	david.tower.pii@gmail.com
Nicholas Maurstad	nicholas.maurstad@gmail.com
BRADFORD WALKER	bcwalker@gmail.com
Ingrid Anderson	Ingrid.in.Nola@gmail.com
Kyle Kroszner	kylekroz@gmail.com
Linda Fried	Lindaurefa@aol.com
Eslie Taylor	esliet@yahoo.com
Kendra Morris	kendrabonga@yahoo.com
Erica Dawson	MVA.ERICA@gmail.com
PHILLIP LIGHTWEIS-GOFF	PLIGHTWEISGOFF@gmail.com
Caitly Bower	CbBower@gmail.com

Sam Miller 2116 PICAL APT 208
 Joseph Francis 2110 ROYAL

SIGN-IN SHEET

Please provide name and contact information below. Project updates will be sent out by email. If you do not have an email address, please provide a contact phone number.

NAME	EMAIL ADDRESS
Dom Graves	504 319 3013 overspraye@gmail.com
Carlo Gambino	rustedcutlass@hotmail.com
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Allen Johnson	hajohnson@cox.net
John Uisc	John_uisc@hotmail.com
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Andy Mancina	JMancina7@gmail
LISA SWAREZ	president@fabourgumarique.org
JEAN MANALE	JMANALEPHOTO@HOTMAIL.COM

SIGN-IN SHEET

Please provide name and contact information below. Project updates will be sent out by email. If you do not have an email address, please provide a contact phone number.

NAME	EMAIL ADDRESS
TIM ESKEN	tim@bicyclemichaels.com
Mike Ferrand	MIKE@bicyclemichaels.com
Vincent Weber	vincent.finephotography@gmail.com
Deborah Doak Bobby Doak	B&B By Doak 23@gmail.com
Ralph Mason	ORleans FLASH@AOL.COM 519 French St
Jason M. Muller	jmuller@mccor.edu
Pippa Frisbie	pippafrisbie@gmail.com
William Archambault	wwadla@aol.com
Brandon Jenkins	bitterartist@gmail.com
April Whitecotton	evilaprilmonkey88@gmail.com
Gail Holland	hearsegirlgail@yahoo.com
Jen Creedon	jen.c.ereedon@gmail.com

SIGN-IN SHEET

Please provide name and contact information below. Project updates will be sent out by email. If you do not have an email address, please provide a contact phone number.

NAME	EMAIL ADDRESS
Howard Wodington	2110 Royal St, APT 202
Jeddy Seaman	t_seaman@ymail.com
GRETZNER Bombo	SECRETARY@FAUBOURG.com etc
Rachael Cronin	RachaelCroninMOLA@gmail.com
Ryan Crawford	RyanCrawfordHS@gmail.com
Bill DiPaola	WilliamD43@Live.com
Kevin Lajoie	kevinlajoie65@gmail.com
TARRAH A.	TARRAH.AROONSAKUL@GMAIL.COM

SIGN-IN SHEET

Please provide name and contact information below. Project updates will be sent out by email. If you do not have an email address, please provide a contact phone number.

NAME	EMAIL ADDRESS
Phillip Whitmore	inexplicableconfetti@gmail.com
PRINCESS - PAROLUKE	n.o. VERVE@gmail.com
TRAVIS HOFFMANN	Travis andrew 82@gmail.com
Josh Wingenter	popartjuice@gmail.com
Elle Hitter	h.ellecat1@gmail.com
ANDRÉ / A SALLE	dreezydrethegray@yahoo.com
THETA LANDERS	SWAN93@YAHOO
RYAN BALLARD	SWAN@SWANROCKET.COM
CONOR KOLH	MRSAART@gmail.com
HEIDI DIEKMAN	kmscap@aol.com
Alison FORD	alisonfordmetals@gmail.com
Henry Sauviac	henry.sauviac@DATdcqNOLA.com

Nicholas J. Kindel

From: kmsoap <kmsoap@aol.com>
Sent: Tuesday, May 05, 2015 1:49 PM
To: Nicholas J. Kindel; Paul Cramer
Cc: ethanellestad@gmail.com; nurhangokturk@gmail.com
Subject: Re: City Planning Commission May 26, 2015

Thanks so much, Nick!

Looking at the plans and the rear elevation, those sets of double glass doors with an airlock between them are certainly an entrance, not an emergency egress. Additionally, there are substantial awnings on the Frenchmen side of the building. While they have removed the terms lobby and box office from the 619 Frenchmen side completely, they have not replaced the box office, and now have the "entry" located next to the stage. Essentially, they have simply changed the labels. It's obvious that they still intend to use the Frenchmen property as the primary entrance, and that we continue to have issues with the developer acting in a deceptive manner.

Regardless of the intention of those doors, since the only way to access them is via 619 Frenchmen, 619 Frenchmen must be on the application by default. Even if they are only being used as an emergency egress, without including 619 Frenchmen on the application, those doors go nowhere. If 619 Frenchmen, which is a separate lot, were to be sold off and developed, this would create a substantial hazard.

As you are aware, there's already litigation and other concerns in the Frenchmen Overlay due to the failure of developers to conduct their businesses as they originally proposed, and more work on the Overlay is needed. In the interim, it's a bad idea to compound the problem and let yet another development with obvious integrity issues move forward. Due to large crowds this past weekend, Frenchmen Street was impassable and adding that much additional traffic during festival season would be a disaster. Musicians from the already existing clubs on the street need to be able to unload, park and load in a timely fashion, which becomes very difficult as congestion increases.

We would like to be able to throw our support behind this project. There are ways to make it work as an asset to the neighborhood, but that requires everyone to come to the table in good faith. We're trying to do that, but I am getting the distinct impression the developer is not.

Will the variance be heard at the same time as the conditional use, or are those now separate issues?

I very much appreciate your efforts on this project. It is my hope that we can reach an accord that is tenable to all involved.

Best,
Heidi

-----Original Message-----

From: Nicholas J. Kindel <njkindel@nola.gov>
To: 'kmsoap' <kmsoap@aol.com>; Paul Cramer <pcramer@nola.gov>
Cc: ethanellestad <ethanellestad@gmail.com>; nurhangokturk <nurhangokturk@gmail.com>
Sent: Tue, May 5, 2015 12:10 pm
Subject: RE: City Planning Commission May 26, 2015

Heidi,

The applicant has submitted revised plans, which are attached and available at the following link:
<http://onestopapp.nola.gov/Documents.aspx?ObjLabel=Project&ID=19064>

Removing the Frenchmen Street lot does not address the parking waiver that is required. By removing this lot and the 6 proposed parking spaces, they will require a waiver of 6 more parking spaces. Please let me know if you have any additional questions. Thanks.

nick

From: kmsoap [mailto:kmsoap@aol.com]
Sent: Monday, May 04, 2015 12:47 PM
To: Paul Cramer; Nicholas J. Kindel
Cc: ethanellestad@gmail.com; nurhangokturk@gmail.com
Subject: Re: City Planning Commission May 26, 2015

Paul,

Thanks for the update. I think. I am having a hard time figuring out exactly what this means, and equal difficulty trying to find any updated information online.

How does this address the parking variance?

Does this mean the plans have been redrawn to use Chartres as a true entrance and exit? The current floor plan makes it obvious that the intent is to use the Frenchmen Street property as an entrance.

I'd be very appreciative if you could send any updated plans, applications, etc., so we can figure out if this is just a technical change or if it truly impacts the Frenchmen Art Market.

Thanks so much!

Best,
Heidi

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From: Paul Cramer <pcramer@nola.gov>
To: Paul Cramer <pcramer@nola.gov>
Sent: Fri, May 1, 2015 4:48 pm
Subject: City Planning Commission May 26, 2015

I wanted to make sure you saw this public hearing notice. The Trash Palace proposal no longer includes the art market property

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, MAY 26, 2015

PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER (CITY HALL - 1E07)

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE #4264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON MAY 26, 2015 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE

FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 039/15 – Request by BCNO 4, LLC for a Conditional Use to permit an amusement place/theater over 10,000 square feet in floor area and to allow the sale of alcoholic beverages for on-premises consumption at the amusement place/theater in an HMC-2 Historic Marigny/Tremé Commercial District, on Square 153, Lots 7, 2, and 1-5 or 7 & 2 & 1/4 or 15-18, in the Third Municipal District, bounded by Chartres, Royal, and Frenchmen Streets and Elysian Fields Avenue. The municipal address is 2121 CHARTRES STREET. (PD 7)

ZONING DOCKET 046/15 – Request by MIA H. WEBER AND EMMANUEL M. WEBER for a Conditional Use to permit a bed and breakfast home in an RM-2A Multiple-Family Residential District, on Square 108, Lots 23, in the Fourth Municipal District, bounded by Laurel, Constance, and Josephine Streets and Jackson Avenue. The municipal addresses are 2123-2125 LAUREL STREET. (PD 2)

ZONING DOCKET 047/15 – Request by SEMOLINA DEVELOPMENT, LLC for a Zoning Change from an LRS-3 Lakewood and Country Club Gardens Single-Family Residential District to an LB-1 Lake Area Neighborhood Business District and a Conditional Use to permit a parking lot in an LB-1 Lake Area Neighborhood Business District, on an undesignated square, Lot 52 or Lots 52, 53, and Pt. Lot 54 in the Seventh Municipal District, bounded by Pontchartrain Boulevard, Metairie Road, and Oakland Drive. The municipal addresses are 5068-5070 PONTCHARTRAIN BOULEVARD. (PD 5)

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ZONING DOCKET 049/15 – Request by TURNBULL BAKERIES INC. OF LA. for a Zoning Change from an LI Light Industrial District to an RD-3 Two-Family Residential District, on Square 46, Lots 1-4, 103-109, 97, 100, 101, 102, and 102 or 6, in the Fourth Municipal District, bounded by First, Saint Thomas, Soraparu and Rousseau Streets. The municipal addresses are 523 FIRST STREET, 2352-2354 SAINT THOMAS STREET, AND 520-546 SORAPARU STREET. (PD 2)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE 4264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV. ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

May 06, May 13, and May 20, 2015

Robert Rivers, Executive Director

Nicholas J. Kindel

From: kmsoap <kmsoap@aol.com>
Sent: Tuesday, May 05, 2015 1:49 PM
To: Nicholas J. Kindel; Paul Cramer
Cc: ethanellestad@gmail.com; nurhangokturk@gmail.com
Subject: Re: City Planning Commission May 26, 2015

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Cc: ethanellestad <ethanellestad@gmail.com>; nurhangokturk <nurhangokturk@gmail.com>
Sent: Tue, May 5, 2015 12:10 pm
Subject: RE: City Planning Commission May 26, 2015

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Cc: ethanellestad@gmail.com; nurhangokturk@gmail.com
Subject: Re: City Planning Commission May 26, 2015

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ZONING DOCKET 048/15 – Request by 2001 CANAL BLVD., LLC for a Conditional Use to permit a hotel with off-site parking in a C-1A General Commercial District and an ICUC Inner-City Urban Corridor District overlay, on Square 246, Lots A, B, and C, in the Second Municipal District, bounded by Canal, North Prieur, Iberville, and North Johnson Streets. The municipal address is 2001 CANAL STREET. (PD 4)

ZONING DOCKET 049/15 – Request by TURNBULL BAKERIES INC. OF LA. for a Zoning Change from an LI Light Industrial District to an RD-3 Two-Family Residential District, on Square 46, Lots 1-4, 103-109, 97, 100, 101, 102, and 102 or 6, in the Fourth Municipal District, bounded by First, Saint Thomas, Soraparu and Rousseau Streets. The municipal addresses are 523 FIRST STREET, 2352-2354 SAINT THOMAS STREET, AND 520-546 SORAPARU STREET. (PD 2)

THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE 4264 MCS AS AMENDED, WILL HEAR PROPONENTS AND OPPONENTS TO THE ABOVE PROPOSED CHANGES TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS. ALL INTERESTED PARTIES ARE ENCOURAGED TO ATTEND AND ALL RELEVANT COMMENTS CONCERNING THE PROPOSED CHANGES ARE ENCOURAGED. THE CPC HAS ESTABLISHED PUBLIC HEARING RULES WITHIN ITS ADMINISTRATIVE RULES, POLICIES, & PROCEDURES, WHICH ARE AVAILABLE ON THE CPC WEBSITE: WWW.NOLA.GOV/CPC. YOU MAY ALSO SUBMIT WRITTEN COMMENTS TO THE EXECUTIVE DIRECTOR IN ADVANCE BY MAIL (1300 PERDIDO STREET, 7TH FLOOR, NEW ORLEANS, LA 70112) OR EMAIL CPCINFO@NOLA.GOV. ALL WRITTEN COMMENTS MUST BE RECEIVED BY CLOSE OF BUSINESS ON THE MONDAY, EIGHT DAYS PRIOR TO THE HEARING DATE.

May 06, May 13, and May 20, 2015

Robert Rivers, Executive Director

CPCinfo

From: Deborah Wiley <deborahsharonw@gmail.com>
Sent: Tuesday, April 21, 2015 9:31 AM
To: CPCinfo
Subject: Save the Frenchman art market!

I'm so disappointed to learn that a developer will be able to ruin the Frenchman street art market. As a frequent tourist to New Orleans that part of town is one of my favorites. Last year I did all my Christmas shopping at that little market, and all my friends were so impressed with the quality of my gifts and I told everyone about the market. I'm saddened to learn that the city is willing to ruin something so good for 6 measly parking spaces. 6! What a waste! Please prove that New Orleans is a true artist's city and save the Frenchman Art Market.

-Deborah

CPCinfo

From: Sally Stevens <nolacoop@gmail.com>
Sent: Monday, April 20, 2015 4:00 PM
To: CPCinfo
Subject: Frenchmen Street Arts Market

Greetings CPC,

I am writing to request that as the CPC you consider wider community needs for expression of skills, abilities and assets, livelihood, effective ethical economy, commerce and social community gathering and allow the Arts Market to continue.

Privatization of such space for sole profit, which is occurring at an ever rising and rapid pace in our city only serves to limit opportunity for far too many and only serves to widen the income gap and economic inequality, at which New Orleans is already ranks #2 in the nation, a huge problem that needs to be mitigated. Don't let us become #1 for economic inequality.

The public good should always comes first.

Thank you for your attention and consideration.

Sincerely and in cooperation,
Sally Stevens

Sally Stevens

New Orleans Cooperative Development Project

Rhythm Conspiracy Productions, Inc.,

An Artist & Worker Owned Cooperative Enterprise

nolacoop@gmail.com

(504) 715-6911

CPCinfo

From: Mariana Ortega <mariana.t.ortega@gmail.com>
Sent: Monday, April 20, 2015 3:06 PM
To: CPCinfo
Subject: RE: zoning docket 39/15

Good afternoon,

I'm writing as a citizen of the Marigny district to share with you my concerns over the future of the Frenchman Street Art Market. The presence of the market has been a huge boost to our community, in both camaraderie and commerce. It has diversified the landscape by providing a desperately-needed shopping destination for this corridor that appeals to locals and tourists alike. I am not in favor of replacing it with a private events venue for the following reasons...

Some of our city's most esteemed artists showcase there, and a few rising stars got their start by selling their goods there. The up-and-coming NOLA jewelry designer Porter Lyons comes to mind; her pieces are currently being sought after by Hollywood stylists for red-carpet movie premieres, and it may never have happened had the Market not given her an outlet to show her wares and build an client base.

When you allow your local artisans to have space to sell their creations on a tourist hotbed such as Frenchman Street, you are actually promoting the very essence of what makes New Orleans so desirable to millions of visitors - our culture of art & music. The presence of the Art Market allows for both to be enjoyed by all on lively Frenchman Street. It is my opinion that this powerful revenue & marketing driver will be negatively impacted if it is forsaken in favor of a private event venue that will only be accessible to a privileged few.

I hope you please consider the upside that the Frenchman Street Market has to offer - culturally, for the community and for the tourist experience.

Sincerest thanks for hearing me out.

Respectfully,
Mariana Howard
741 Esplanade

CPCinfo

From: Birnbaum, Barry <bbirnbaum@segalsi.com>
Sent: Monday, April 20, 2015 2:27 PM
To: CPCinfo
Subject: Frenchmen Art Market

To Whom It May Concern,

I am writing because of what I've heard will be happening to the market. We LOVE this market. What a wonderful way to stroll and buy local art in between music gigs on Frenchmen. Please don't take it away for all of us!

A concerned lover of NOLA....

Barry Birnbaum
Insurance Broker
Segal Select Insurance
333 West 34th Street | New York, NY 10001-2402
T 212-251-5012 | F 646-365-3243
BBirnbaum@segalsi.com

All electronic claim notifications to be processed by Segal Select Insurance Services, Inc. must be sent to claims@segalsi.com. Please copy me on any notification, but Segal Select Insurance Services, Inc. is not responsible for the processing of any electronic claim notification if it is not addressed to claims@segalsi.com.

Segal Select Insurance is a member of The Segal Group.

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CPCinfo

From: theconfettis <inexplicableconfetti@gmail.com>
Sent: Monday, April 20, 2015 2:29 PM
To: CPCinfo
Subject: zoning docket 39/15

zoning docket 39/15

I am encouraging you to turn down the parking variance for The Trash Palace.

This is for a few reasons. First of all, I am a vendor at the Frenchmen Art Market. It has not only been a source of income for me the last (almost) three years, but also an amazing place for the city. As a vendor, I have made lasting friendships with vendors, as well as customers. Meeting customers from around the planet, I have been given the opportunity to sell my art in local and not so local shops.

Outside of my own personal gain, the market stands for everything good in New Orleans. I am often stationed at the opening spot at the Market. I have the awesome opportunity and responsibility to not only be a local artist to tourists, but also a concierge. Every night I am asked what bands to see, where to go for a certain kind of music, where to get the best drinks, and where to eat. I get to welcome people in and tell them about the wonderful art and artists they are about to experience. I get to hear their crazy stories of how they are here for the first time, or how they come every 6 months to get away from the boring town or city they live in.

When I bought my first house, my realtor came to the final signing. I asked why he came, he didn't have to be there. He said he often comes because after the lawyers fill out the final paperwork, almost always, the new and old homeowner shake hands and leave with a smile on their faces. They are happy. That sums up my experience at the Frenchmen Art Market. I always wash my hands the second I get home from the art market, because I shake an enormous amount of hands all night. Those handshakers (some have bought too much to get a free hand to shake) are always smiling. I can't possibly count the amount of people who stop on their way out, or on their way back in, to tell me how much they appreciate the market. They tell me how much they love the market, and how, when they get back to wherever, how many people they are going to tell about the market. That is what the Frenchmen art Market is, and what it does.

Please don't ruin this wonderful part of New Orleans to create a parking lot and another venue for cooperate meetings. And (just my opinion) although they claim they want to use the space for weddings, I can't imagine anyone who can afford to get married at the Trash Palace wanting to get married at a place called the Trash Palace.

--Phillip Whitmore

--Inexplicable Confetti

--

These websites will change your life:

www.inexplicableconfetti.com

www.actionagainsthunger.org

Nicholas J. Kindel

From: Ethan Ellestad <coordinator@maccno.com>
Sent: Monday, April 20, 2015 12:28 PM
To: cpcinfo@nola.com; Nicholas J. Kindel
Cc: nurhangokturk@gmail.com; kmssoap@aol.com
Subject: Zoning Docket 39/15
Attachments: Zoning Docket 39_15_FAM_MACCNO.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Mr. Kindel and CPC Staff--

Please see the attached letter regarding Zoning Docket 39/15 and our support for the Frenchmen Art Market. If you have any questions, feel free to contact me at any time.

Thank you,

Ethan Ellestad
Coordinator
Music and Culture Coalition of New Orleans
504-327-7713
coordinator@maccno.com



Web: MACCNO.com
Email: mailings@maccno.com

April 20, 2015

Re: Zoning Docket 39/15 (2121 Chartres St)

City Planning Commission Members and Staff—

The Music and Culture Coalition of New Orleans is writing to express our strong support for the Frenchmen Art Market, as well as the artists and employees who rely on the art market for a significant portion of their income.

The Frenchmen Art Market has proven, over the past few years, to not only be a wonderful and appropriate addition to Frenchmen Street, but also serves as a well thought out “oasis” in an increasingly crowded several block strip. The Art Market has always been a good neighbor, and indeed, is now one of the most popular—and most photographed—attractions on the Street. To replace this space with a handful of parking spots would be an enormous mistake.

We feel it is also important to draw the distinction between the Frenchmen Art Market and “an” art market, particularly an art market that will likely only operate on an occasional basis. The Frenchmen Art Market provides space for over two hundred cultural businesses, many of which employ several individuals. To replace this with a smaller market, operating on fewer days with different vendors is neither an acceptable solution nor a fair compromise. The Frenchmen Art Market is exactly the type of cultural entrepreneurship that needs to be promoted more extensively in the City, not something that should fall victim to a disagreement over parking requirements.

The Music and Culture Coalition of New Orleans has been in contact with representatives of the artists of the Frenchmen Art Market, and we are certainly willing and available to help develop and implement a solution that can both protect the Frenchmen Art Market and allow the development of 2121 Chartres St. If you have any questions, please do not hesitate to contact Ethan Ellestad, MaCCNO Coordinator, at coordinator@maccno.com or 504-327-7713.

Thank you,

Ethan Ellestad
Coordinator
Music and Culture Coalition of New Orleans

CPCinfo

From: Marrus <marrusart@yahoo.com>
Sent: Monday, April 20, 2015 1:14 PM
To: CPCinfo
Subject: Re: zoning docket 39/15, and the Trash Palace

Hi!

I'm one of the painters at the Frenchmen Art Market who makes a good chunk of my living out there. As anyone who has visited our little paradise, the Market provides a beautiful, conversational, relatively quiet counterpoint to the musical carnival of Frenchmen Street.

We artists are not only licensed businesses providing revenue to the City, but unofficial ambassadors to the thousands who visit us every week. The Trash Palace plans would destroy the livelihoods of almost 100 people, and add to the considerable (and already growing) congestion in the neighborhood.

Thank you for your time,

~Marrus

Thanks for supporting my work, or keeping up with me on my Fan Page!

CPCinfo

From: tippy tippens <tippytippens@matternola.com>
Sent: Monday, April 20, 2015 12:50 PM
To: CPCinfo
Subject: Zoning docket 39/15

Hello,

I am sending in my written comments regarding Zoning Docket 39/15 & the current spot for the Frenchmen Night Market.

I have been a vendor several times at the Frenchmen Night Market & know that many vendors make their living at this vital market for the city. It's a great destination for both locals and tourists.

To close the market for parking spaces is a huge disappointment and harmful to the growing economy of New Orleans. The new businesses coming in at the back of the property would easily co-exist with the Night Market & would actually be mutually beneficial.

Perhaps Frenchmen St. could be a pedestrian only street - closed to all cars. This would help grow the city in a healthy way and increase foot traffic for the street.

It would be a true shame to close the Night Market, it has grown so much since it's beginnings and helps to promote New Orleans culture and entrepreneurship.

Please reconsider this closing for parking spaces, something that most people know not to look for on Frenchmen St. anyhow. Perhaps designated parking for Frenchmen St. could be placed a few blocks away - near the levee or on Elysian Fields perhaps?

Sincerely,
Tippy Tippens

Tippy Tippens
- Chief Eternal Optimist, Goods that Matter

//////////

ourgoodsmatter.com | twitter.com/goodsthatmatter | facebook.com/goodsthatmatter
504.264.2478

++ Honored to be in the GOOD 100, 2013!

CPCinfo

From: Cake Face Soaping <cakefacesoaping@gmail.com>
Sent: Monday, April 20, 2015 12:47 PM
To: CPCinfo
Subject: Zoning docket 39/15

In regards to the recent request for the parking variance where the Frenchmen Art Market is held:

I wanted to reach out and express my gratitude for the Frenchmen Art Market in all that it does for my being able to make a living while encouraging tourism and economy in New Orleans. I have been a vendor at the market for the past two years and it is a staple in my income. Without the market, I would not be where I am with my brand. Many artists have been able to build a foundation for themselves here, and even have repeat customers in this location, it is a 'store front' for many of us. Not to mention how beautiful it is! Tourists and locals absolutely love walking through the market at night. There is not any other successful night markets like this in our city. Frenchmen Art Market has become a small icon for New Orleans on many travel blogs. Removing this market would be a major loss in culture and support for local artisans.

I'm begging you to leave the market alone and find another place for parking spots for the Trash Palace.

Thank you for your time.

Kelsey Foreman

Cake Face Soaping

985.285.4765

CPCinfo

From: Leroy Brown <leroysplace@gmail.com>
Sent: Monday, April 20, 2015 12:44 PM
To: CPCinfo
Subject: Zoning Docket 39/15 - Project #15-0448 - 2121 Chartres

To whom it may concern:

I am a homeowner in the Marigny Triangle neighborhood (1922 Burgundy St.), as well as a full-time artist at the Frenchmen Art Market. I am extremely concerned about the Trash Palace project, and aside from many practical concerns, feel that the project goes directly against the integrity of the neighborhood, and would be a very negative addition to the area.

A large corporate event space would bring unnecessary traffic to an already congested neighborhood without offering any additional business to any of the current occupants on Frenchmen St. Frenchmen St has already reached a critical mass without the addition of limos and caravans dropping off hundreds of wedding / corporate guests at any given event.

Beyond these practical issues, the loss of Frenchmen Art Market is inexcusable. Not only is it a full time income for over 100 artists, including myself, it is arguably the most important venue for art in New Orleans, and a steady incubator for new businesses. It is a tremendous tourist attraction, bringing national press to New Orleans on a regular basis. It is a physical representation of what makes New Orleans a city of tourism--the primary source of income for the city itself.

Closing this market is a stance against preserving New Orleans as a city of Art, Food, and Music Culture, and that is a dangerous and vapid shift. Again, as a homeowner and artist, I implore that the Trash Palace be re-imagined with the integrity of the neighborhood in mind or shut down.

Thank you,
Serene Bacigalupi

--
www.leroysplace.com

CPCinfo

From: Renee Blanchard <churchalleycoffeebar@gmail.com>
Sent: Monday, April 20, 2015 12:36 PM
To: CPCinfo
Subject: Frenchman St Market

Hello,

re: zoning docket 39/15

I am a small business owner, long time resident, and homeowner in New Orleans . . plus a native louisianian. Word is spreading that the Frenchman St Market is scheduled to be closed to make room for parking. Yes, parking is a 'nightmare' for those of us that have done most of our lifetime of driving in Louisiana, heck the Gulf coast, but there are other more innovative ways to address this problem than taking away an important creative gathering area for small businesses. This is one of the things that makes New Orleans so special. A unique place for growing small businesses and artists to showcase their work, make real connections and provide a beautiful place for tourists and residents to enjoy.

Other large cities have these evening markets all over the world who also struggle with parking issues. It is with great fondness that I continue to enjoy other cities even when back home, Chaing Mai, Vienna, Budapest, Amsterdam. One of the reasons I opened my business in New Orleans is because of the opportunity to start small, start interesting, and then grow into a brick and mortar business that pays a ton of taxes and supports a local neighborhood.

The Frenchman St market matters. Please find other more innovative ways to ease parking tension downtown.

Thank you
Reneé Claire Blanchard

Church Alley
1618 Oretha Castle Haley
New Orleans, LA 70117

202-378-3704 (mobile)

twitter: <https://twitter.com/ChurchAlley>

CPCinfo

From: red552mimi@aol.com
Sent: Monday, April 20, 2015 12:35 PM
To: CPCinfo

Please keep the Frenchmen Street Arts Market, it is a vital part of the community...this has to do with zoning docket 39/15..thank you.. I live in Brooklyn, but visit NOLA 4 times a year and always look forward to going to the market,
thanks
Maureen Rice

red552mimi@aol.com

CPCinfo

From: Leroy Brown <leroysplace@gmail.com>
Sent: Monday, April 20, 2015 12:01 PM
To: CPCinfo
Subject: Zoning Docket 39/15 - Trash Palace, parking variance, conditional use

To whom it may concern:

I am a homeowner in the Marigny Triangle neighborhood (1922 Burgundy St.), as well as a full-time artist at the Frenchmen Art Market. I am extremely concerned about the Trash Palace project, and aside from many practical concerns, feel that the project goes directly against the integrity of the neighborhood, and would be a very negative addition to the area.

A large corporate event space would bring unnecessary traffic to an already congested neighborhood without offering any additional business to any of the current occupants on Frenchmen St. Frenchmen St has already reached a critical mass without the addition of limos and caravans dropping off hundreds of wedding / corporate guests at any given event.

Beyond these practical issues, the loss of Frenchmen Art Market is inexcusable. Not only is it a full time income for over 100 artists, including myself, it is arguably the most important venue for art in New Orleans, and a steady incubator for new businesses. It is a tremendous tourist attraction, bringing national press to New Orleans on a regular basis. It is a physical representation of what makes New Orleans a city of tourism--the primary source of income for the city itself.

Closing this market is a stance against preserving New Orleans as a city of Art, Food, and Music Culture, and that is a dangerous and vapid shift. Again, as a homeowner and artist, I implore that the Trash Palace be re-imagined with the integrity of the neighborhood in mind or shut down.

Thank you,
Serene Bacigalupi

--
www.leroysplace.com

CPCinfo

From: asheaterunderglass@hotmail.com on behalf of John Vise <john_vise@hotmail.com>
Sent: Monday, April 20, 2015 11:47 AM
To: CPCinfo
Subject: Zoning Docket 39/15

This is an objection to the 'Trash Palace' project which is referenced as zoning docket 39/15. This project seems very ill conceived and detrimental to the existing businesses and neighborhoods. In effect, the property owner is planning to run a mini convention hall, trying to zone it as a 'theater' even though it's primary purpose will be corporate events and weddings. In a part of the city where parking is already congested, the owner wishes to wave the required parking for their project without providing viable alternatives. The existing plans will also close the Frenchmen Art Market, which provides work for and access to many local artists, and is a significant business draw to the area. As it stands, the "Trash Palace" will only congest the area with more cars, without bringing significant revenue to local businesses, and close off a treasured aspect of Frenchmen street.

Sincerely,
John Vise

CPCinfo

From: kmsoap <kmsoap@aol.com>
Sent: Monday, April 20, 2015 11:40 AM
To: Nicholas J. Kindel; CPCinfo
Cc: nurhangokturk@gmail.com; ethanellestad@gmail.com
Subject: 2121 Chartres 39/15

Mr. Kindel and CPC members,

When the Frenchmen Street Arts and Culture Overlay was created, the vision was to foster a diverse blend of cultural businesses in the neighborhood. In the interim, the street has become a popular destination for live entertainment. However, the addition of Frenchmen Art Market brings another component to the street and has been critical in maintaining the original intent of the Overlay.

The proposed development of the property at 2121 Chartres will eliminate the Frenchmen Art Market and its contribution simply to provide parking spots for six cars. This is unacceptable. I strongly support the Frenchmen Art Market (FAM) and its continued, perpetual, full time, year round activity.

In addition to adding diversity to the mix of Frenchmen Street businesses and enhancing the Arts and Culture Overlay, FAM provides an outlet for 200+ cultural economy small businesses. These businesses are headed by local artisans hand crafting their wares. The vast majority of these artists are residents of the immediate neighborhood, meaning they are also our friends and neighbors. They re-invest in the local community. Since its inception, Frenchmen Art Market has developed an international following and has become a recognizable and vital feature of the economic powerhouse that is Frenchmen Street. The support for FAM is unanimous and unwavering among the community at large.

Due to the fact that we are under deadline for written comments, I am also going to address the most recent proposal by the developer. I am in no way certain that this will be what comes before the CPC.

The developer has proposed to the Faubourg Marigny Improvement Association that they would make the 619 Frenchmen space a "dedicated arts space", but this still does not address keeping the FAM intact. The current market has grown to function 300+ days per year and provides full time employment for many of the artists exhibiting there. These artists also have assistants and apprentices who are also paying their bills from this market. FAM has consistent hours and policies, strong and capable management and a regular core of vendors that give the market a sense of continuity.

The developer is proposing a sporadic and vague series of pop up markets, administered by either the developer or a co-op of artists. Running an art market and being an artist or developer are two very different skill sets, and the co-op idea has met with a very cool reception. This plan essentially results in the artists working harder to make less, and strips the market of regular and predictable hours and management. Essentially, what this proposal does is turns a group of artists who are now employed full time (and employing others) into a group of temporary workers beholden to the developer's whim. This is devastating to these cultural economy jobs, and is a smokescreen devised to divert from the real issues at hand, and is unacceptable.

I also attended the BZA meeting on the project, and was quite startled to hear architect McGinnis, when asked about the Frenchmen Art Market, state that they "need the Frenchmen Street entrance to remain competitive with the other venues on the street". At the NPP meeting, we were told that the primary entrance was to be on Chartres Street. In correspondence with the FMIA board of directors, they seem uncertain as to whether the developer represented the entrance as being on Elysian Fields Avenue or Chartres Street, but did not perceive it to be on Frenchmen Street. The plans seem to indicate a primary entrance on Frenchmen, so there is considerable confusion as to what the proposal entails.

As a resident of the neighborhood, I also have significant concerns about the substantial parking variance requested. The six additional spaces provided by eliminating the FAM is insignificant in comparison to the magnitude of the variance. I would be willing to set those concerns aside in order to preserve the FAM as it sits. I realize we are under deadline, but I hope to have additional information on the parking situation after the FMIA meeting tonight.

It is my hope that as development in the Frenchmen Street area moves forward, the Frenchmen Art Market enjoys a long and prosperous future and remains an active contributor to our city's vibrant cultural economy.

Sincerely,
Heidi Diekelman
916 Spain St
New Orleans
FAM Artist
Marigny resident
MaCCNO member

CPCinfo

From: Zack Smith <smitzack@gmail.com>
Sent: Monday, April 20, 2015 11:34 AM
To: CPCinfo
Subject: Zoning Docket - 39/15 - Artist and Business Owner in Support of Gregor Fox and Frenchmen St. Art Market

My name is Zack Smith and I am the owner of Zack Smith Photography since 2000 and have been working, living, and creating in New Orleans since then. I feel that Gregor Fox and the Frenchmen St Art Market are a bright light in this recovering city's horizon and the proposed spots should be granted.

Zack Smith
504-251-7745

--
www.zacksmith.com
www.zspworkshops.com

Nicholas J. Kindel

From: Paul Cramer
Sent: Friday, April 10, 2015 9:12 AM
To: Nicholas J. Kindel
Subject: FW: 2121 Chartres

fyi

From: kmssoap [mailto:kmssoap@aol.com]
Sent: Thursday, April 09, 2015 10:28 PM
To: Paul Cramer
Cc: ethanellestad@gmail.com; nurhangokturk@gmail.com
Subject: Re: 2121 Chartres

Thanks, Paul. I appreciate you sending this.

As I am certain you are already aware, there are grave concerns about the proposal to remove the Frenchmen Art Market in order to satisfy the need for six parking spaces. I have heard numbers ranging upward from 72 as the number of spaces the development would need waived by variance, so the removal of FAM does not even cover 10% of the spaces required.

Frenchmen Art Market enjoys overwhelming support in the community and is the home to 200+ cultural economy businesses. Exchanging that economic activity for a few parking spots does not seem to serve anyone's best interest.

Please keep me posted if there are any changes or further information about this matter.

Best,
Heidi Diekelman

-----Original Message-----

From: Paul Cramer <pcramer@nola.gov>
To: kmssoap <kmssoap@aol.com>
Sent: Thu, Apr 9, 2015 5:04 pm
Subject: 2121 Chartres

Ms. Diekelman,

The Zoning Docket 39/15 is on the One Stop Shop and is scheduled for the April 28 CPC meeting. The variance request with the Board of Zoning Adjustments is withdrawn because variances can be handled through the conditional use process. The PAC meeting is an internal meeting of city agencies to obtain their technical advice – that meeting is not for public input. April 28 is the public hearing. The deadline for submission of written comments is 5pm, Monday, April 20.

Attached is a copy of the theater's plans. Let me know if you would like any additional information.

Paul Cramer
Planning Administrator
New Orleans City Planning Commission
1300 Perdido Street, # 7W03
New Orleans LA 70112

CPCinfo

From: Antony Hollums <antonyhollums83@hotmail.com>
Sent: Tuesday, April 07, 2015 2:44 AM
To: CPCinfo
Subject: Project #15-0448 at 2121 Chartres

Dear good people

This may be a bit late and i apologize. While I'm not against renovating the warehouse for private parties, seems a bit out of touch with the rest of the street but its better then an empty building. I do have a problem with removing something like the frenchmen art market and replacing it with a measly 6 parking spaces. Parking spaces that will not only be the worst for a traffic situation that is already terrible but will force a large sub community of people out of an area.

The art market being in that parking lot on frenchmen acts as a large cultural stop gap that gives the increasing number of tourists a place to go that doesn't involve drinking. That reprieve is important as it helps change the vibe of the 100% party scene. Bourbon already does that and Frenchmen doesn't need to be the same. Its a destination point for tourists and a place that brings them back to New Orleans It's jobs for artists to make a decent living and spreads art onto a street where it needs to be, creating a yet another major art destination for a city getting increasingly known for its arts. Those artists range in the 100s and they pay taxes. They act as ambassadors to the town recommending restaurants and clubs and bands and they shop in the area as well eating at the local establishments and hanging out after work spreading bar sales. its also one of the few night time markets for people to shop in the city from all local new Orleans and Louisiana artists. Something every city would love to hold on to. The spot is also home to buskers and acts as a stop for pedicabs to pick up customers and even brings business to the food service folks who work outside Washington park. All of which make Frenchmen an amazingly interesting street, a little dirty, a little haphazard, but truthful and beautiful like New Orleans truly is.

To replace that with a parking lot and a closed gate so someone can have private party seems like a waste of a great space and loss of a home to many a great creations, jobs, city income and cultural integrity that this city can do so well. Its a small town and you don't want to waste an important space.

Thanks for reading and i apologize for my lateness
Tony Hollums resident/artist
1916. N. rampart st.

CPCinfo

From: alisford21@gmail.com
Sent: Monday, April 06, 2015 4:28 PM
To: CPCinfo
Subject: Project number is #15-0448 address 2121 Chartres

Gregor Fox's plans to turn his building into an event space that will hold 1000-1500 people does not work with the atmosphere of Frenchmen Street. Parking will be a nightmare and will negatively affect businesses and residents who live in the area.

His plans to kick out the Frenchmen Art Market is a bad move. The art market is important to this city and attracts both tourists and locals. It brings important revenue to the city.

Please do not approve his request for a parking variance, for the sake of the city of New Orleans and its' artists.

