

Semi-Monthly Zoning Meeting
Tuesday, December 9, 2014

CPC Deadline: 01/23/15
CC Deadline: 02/24/15
Council District: C – Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 125/14

Prepared by: Stephen Kroll
Date: December 2, 2014

I. GENERAL INFORMATION:

Applicant: 511 Marigny LLC

Request: This is 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 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.

Location: The petitioned property is located on Square 10, Lot K-6, in the Third Municipal District, bounded by Chartres, Decatur, Mandeville and Marigny Streets. The municipal address is 511 Marigny Street. The petitioned site is located within the Faubourg Marigny Local Historic District. (PD 7)

Description: The petitioned site is a 44,195 square feet (1.01 acres) parcel which has frontage on Marigny, Chartres, and Decatur Streets and comprises approximately half of the subject square. It is developed with a historic warehouse structure which was recently redeveloped for residential and commercial mixed use, as well as an adjoining surface parking lot. The structure is a three-story brick building with a footprint of 27,287 square feet and a total floor area of 76,184 square feet. Its height varies from approximately forty-six and a half feet to approximately forty-eight feet. The building contains 2 ground floor commercial units measuring 2,139 square feet and 1,342 square feet in floor area, respectively. There are 47 residential units, including 2 studio units, 22 one-bedroom units, 19 two-bedroom units, and 4 three-bedroom units. The accessory parking lot provides 47 off-street parking spaces. This development was authorized Ordinance No. 24,562 MCS (Zoning Docket 019/11).

Due to the site's location in an HMLI Historic Marigny/Tremé Light Industrial District, which allows commercial uses only as conditional uses, the building's ground floor commercial units are allowed to be occupied only by uses that are authorized under a conditional use ordinance. The original approval under Ordinance No. 24,562 MCS was amended by

Ordinance No. 25,607 MCS (Zoning Docket 097/13) to allow the ground floor commercial units to be occupied by right only by those commercial uses that are permitted by right in the HMC-1 Historic Marigny/Tremé Commercial District, which include restaurants and low-intensity retail and service establishments.

The applicant proposes for the 1,342 square foot commercial unit (designated as Commercial Space B on approved floor plans for the development), which faces Decatur Street on the building's ground floor, to be used as a wine shop. The wine shop, called Grande Krewe, would sell packaged alcoholic beverages for off-premises consumption and would also have on-premises tastings. The preliminary floor plan for the establishment calls for much of its floor area to be occupied by display areas, but for it to also feature a tasting room at the rear of the space, which would contain seating areas. An office and a restroom would constitute the remainder of the space.

Because wine shops are not permitted uses in the HMC-1 District, this use of the commercial unit is not allowed under the existing conditional use ordinance. The applicant requests the amendment of the conditional use to authorize the use of the commercial unit by the proposed wine shop.

Why is City Planning Commission action required?

The City Planning Commission is required to make a recommendation on all amendments to conditional uses prior to City Council action, in accordance with **Article 16, Section 16.6.4.1. Planning Commission Recommendation** and **Article 16, Section 16.6.7. Amendment** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

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

The petitioned site is located on the corner of Marigny and Decatur Streets in the Faubourg Marigny, along the edge of the largely industrial area flanking the Mississippi River and the primarily residential development which characterizes most of the rest of the neighborhood. The building is located in an HMLI Historic Marigny/Treme Light Industrial District and the adjacent parking lot is in an HMR-3 Historic Marigny/Treme Residential District. The petitioned site is located one block from an HMC-2 Historic Marigny/Treme Commercial District along Elysian Fields Avenue and three blocks from the eastern edge of the Vieux Carré. There is an HMC-1 Historic Marigny/Treme Commercial District designation on lot 11 of Square 10, adjacent to the proposed parking lot of the petitioned site. Across Mandeville Street to the east, the entire square is

designated HMR-3 Historic Marigny/Treme Residential District as are the majority of the squares to the north of the petitioned site.

On the lake side of the petitioned site, along Chartres Street, there are numerous residential structures with a few commercial uses such as restaurants, cocktail lounges and specialty retail shops mixed in. On the river side of the petitioned site, across Decatur Street, there are light industrial and warehouse uses focused on the riverfront, railway, and port. On the Mandeville Street side of the petitioned site, there is a condominium building and several other residential structures. To the upriver side of the petitioned site, across Marigny Street, there is a large slab left over from a demolished industrial/warehouse building, a single family shotgun residence, and a vacant lot.

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

Zoning: 1929 - 'J' Industrial District
1953 - 'J' Heavy Industrial District
1970 - LI Light Industrial District and RM-4 Multiple-Family Residential District
1978 - HMLI Historic Marigny/Treme Light Industrial District and HMR-3 Historic Marigny/Treme Residential District

Land Use: 1929 – Industries and Warehouses
1949 - Heavy Industrial
1999 - Residential-Single/Two Family¹

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

There have been the following zoning actions within five blocks of the site in the past five years:

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 has not yet been considered by the City Council. *This site is located approximately three (3) blocks from the subject site.*

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

Zoning Docket 086/14 was a request for a zoning change from an HMR-2 Historic Marigny/Tremé Residential District to an HMC-1 Historic Marigny/Tremé Commercial District. The municipal addresses are 2706 Royal Street and 623 Port Street. The City Planning Commission recommended denial of the request, which has not yet been considered by the City Council.

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 (4) blocks from the subject site.*

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

Zoning Docket 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 the Frenchmen Street AC Arts & Cultural Overlay District. The municipal address is 516 Frenchmen Street. The City Planning Commission recommended denial of the request. The request was withdrawn prior to its consideration by the City Council. *This site is located within three (3) blocks of the subject site.*

Zoning Docket 070/12 was a request for a conditional use to permit a mixed-use residential/commercial development in an HMLI Historic Marigny/Treme Light Industrial District. The municipal address is 501 Elysian Fields Avenue. The City Planning Commission recommended approval of the request. The City Council granted modified approval of the request. *This site is located on a square adjacent to the subject square.*

Zoning Docket 024/11 was a request for a zoning change from an HMR-1 Historic Marigny/Tremé Residential District to an HMC-1 Historic Marigny/Tremé Commercial District. The municipal address is 1913 Royal Street. The City Planning Commission recommended denial of the request, which was withdrawn prior to consideration by the City Council. *This site is located approximately four (4) 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 request was recommended for denial by the City Planning

Commission and was subsequently withdrawn prior to City Council action. *The petitioned site is approximately three (3) blocks from the subject site.*

These recent requests are reflective of the range of residential and commercial uses, including alcoholic beverage outlets, that characterize the Faubourg Marigny.

The property that is the subject of the current application was also the subject of the application described below.

The first application listed below, Zoning Docket 039/05, authorized a conditional use and a Residential Planned Community to permit residential/commercial mixed use of the structure. The conditional use and Residential Planned Community were granted under Ordinance No. 22,037 MCS. The conditional use and Residential Planned Community were never recorded.

The second application listed below, Zoning Docket 019/11, resulted in the rescission of Ordinance No. 22,037 MCS and the granting of a new conditional use to permit commercial/residential mixed use of the structure. This conditional use was effectuated by Ordinance No. 24,562 MCS.

The third application listed below, Zoning Docket 097/13, amended Ordinance No. 24,562 to specify the types of commercial uses allowed within the structure. That zoning docket, which was approved and effectuated by Ordinance No. 25,607 MCS, allowed the structure's commercial units to be used only by those uses that are permitted by right in the HMC-1 District.

Zoning Docket 039/05 was a request to rescind Ordinance No. 19,109 MCS and a Conditional Use & Residential Planned Community to permit Residential/Conditional Mixed Uses in an existing structure in an HMR-3 Historic Marigny/Treme Residential District and an HMLI Historic Marigny/Treme Light Industrial District. The municipal address is 511 Marigny Street. The request was recommended for approval by the City Planning Commission and subsequently approved by the City Council. *This is 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/Treme Residential District and an HMLI Historic Marigny/Treme Light Industrial District. The municipal address is 511 Marigny Street. The request was recommended for approval by the City Planning Commission and subsequently approved by the City Council. *This is the subject site.*

The request, which authorized the mixed-use development at the site, was approved subject to the following two (2) waivers and thirteen (13) provisos (Ordinance No. 24,562 MCS):

Waivers

1. The developer shall be granted a waiver of Article 15, Section 15.2 Table 15.A Off-Street Parking Regulations of the Comprehensive Zoning Ordinance, which requires 115 off-street parking spaces, to permit forty-eight (48) off-street parking spaces.
2. The developer shall be granted a waiver of Article 15, Section 15.3 Table 15.G Loading Requirements of the Comprehensive Zoning Ordinance, which requires three (3) off-street loading spaces, to permit zero (0) off-street loading spaces.

Provisos

1. The developer shall submit an application to resubdivide the site into one lot of record prior to the finalization of the conditional use. Additionally, the subdivision shall be finalized prior to the issuance of the Certificate of Use and Occupancy by the Department of Safety and Permits.
2. The developer shall secure a lease of servitude for any encroachments into the public rights-of-way from the Department of Property Management's Real Estate and Records Division.
3. The developer shall place planters adjacent to any exterior opening doors to prevent pedestrians from being struck by the swinging doors.
4. The developer shall secure the approval of the HDLC for the proposed development prior to the finalization of the conditional use.
5. The developer shall replace the sidewalks adjacent to the site along Chartres Street, Marigny Street and Decatur Street, subject to approval by the Department of Public Works. Additionally, tree pits shall be installed at a minimum of every twenty-five (25) feet to accommodate trees to the specification of the Department of Parks and Parkways.
6. The developer shall install a seven (7) foot high masonry fence along the interior lot lines, except the interior lot line adjacent to 2320 Chartres Street (the Mandeville Street side) where a seven (7) foot high double-sided wooden fence shall be installed, subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission prior to finalization of the conditional use.

7. The developer shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating the following: the genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the common areas and the street rights-of-way within the site, with applicable remarks and details. Replacement of trees along the Mandeville Street side shall be of same or similar height as the existing trees. The landscape plan shall be subject to the final approval of the staff of the City Planning Commission for all plantings within the site and of the Department of Parks and Parkways for any proposed planting within the public rights-of-way adjacent to the site.
8. The developer shall move the proposed fence off the Marigny Street frontages by four (4) feet and provide landscaping in the form of large shrubs or small trees on the right-of-way side of the fence.
9. The developer shall submit complete fence details to the City Planning Commission and Historic District Landmarks Commission prior to final approval.
10. The developer shall pave the parking lot with a durable, all-weather permeable surface such as an open paving system or a pervious paving system, subject to the review and approval of the City Planning Commission.
11. The developer shall provide to the City Planning Commission a litter abatement program letter, inclusive of the stated location of litter storage, the type and quantity of trash receptacles, the frequency of litter pickup by the Department of Sanitation or a contracted trash removal company, and the clearing of all litter from the sidewalks and periodic hosing of the street right-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. In no case shall litter be stored so that it is visible from the public right-of-way.
12. The developer shall submit a signage plan prior to the finalization of the conditional use, subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission.
13. The developer shall work with the Department of Public Works to establish a daytime, on-street loading zone adjacent to the petitioned site in the Marigny Street right-of-way.

Zoning Docket 097/13 was a request for an amendment to Ordinance No. 24,562 MCS (Zoning Docket 019/11) which permitted a residential/commercial mixed use in an existing structure, to permit restaurant, office or retail tenants in the ground floor commercial spaces, in an HMLI Historic Marigny/Tremé Light

Industrial District. The municipal address is 511 Marigny Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This is the subject site.*

The amendment request specified the exact types of commercial uses that are authorized within the development's commercial units. The request was approved subject to the following three (3) waivers and fourteen (14) provisos in Ordinance No. 24,562 MCS, including proviso #14, which specified that only those commercial uses allowed by right in the HMC-1 District are permitted at the site. The current application proposes the amendment of this ordinance to allow Commercial Space B to be occupied by a wine shop.

Waivers

1. The developer shall be granted a waiver of Article 15, Section 15.2 Table 15.A Off-Street Parking Regulations of the Comprehensive Zoning Ordinance, which requires ninety-eight (98) off-street parking spaces, to permit forty-seven (47) off-street parking spaces.
2. The developer shall be granted a waiver of Article 15, Section 15.3 Table 15.G Loading Requirements of the Comprehensive Zoning Ordinance, which requires three (3) off-street loading spaces, to permit zero (0) off-street loading spaces.
3. The developer shall be granted a waiver of Article 9, Section 9.4.3 of the Comprehensive Zoning Ordinance to waive the limitations on floor area included within that section.

Provisos

1. The developer shall submit an application to resubdivide the site into one lot of record prior to the finalization of the conditional use. Additionally, the subdivision shall be finalized prior to the issuance of the Certificate of Use and Occupancy by the Department of Safety and Permits.
2. The developer shall secure a lease of servitude for any encroachments into the public rights-of-way from the Department of Property Management's Real Estate and Records Division. The issuance of the lease of servitude shall be completed prior to the finalization of the conditional use.
3. The developer shall place planters adjacent to any exterior opening doors to prevent pedestrians from being struck by the swinging doors.
4. The developer shall secure the approval of the HDLC for the proposed development prior to the finalization of the conditional use, including signage for the proposed commercial uses.

5. The developer shall replace the sidewalks adjacent to the site along Chartres Street, Marigny Street and Decatur Street, subject to approval by the Department of Public Works. Additionally, tree pits shall be installed at a minimum of every twenty-five (25) feet to accommodate trees to the specification of the Department of Parks and Parkways.
6. The developer shall install a seven (7) foot high masonry fence along the interior lot lines, except the interior lot line adjacent to 2320 Chartres Street (the Mandeville Street side) where a seven (7) foot high double-sided wooden fence shall be installed, subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission prior to finalization of the conditional use.
7. The developer shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating the following: the genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the common areas and the street rights-of-way within the site, with applicable remarks and details. Replacement of trees along the Mandeville Street side shall be of same or similar height as the existing trees. The landscape plan shall be subject to the final approval of the staff of the City Planning Commission for all plantings within the site and of the Department of Parks and Parkways for any proposed planting within the public rights-of-way adjacent to the site.
8. The developer shall move the proposed fence off the Marigny Street frontages by four (4) feet and provide landscaping in the form of large shrubs or small trees on the right-of-way side of the fence.
9. The developer shall submit complete fence details to the City Planning Commission and Historic District Landmarks Commission prior to final approval.
10. The developer shall pave the parking lot with a durable, all-weather permeable surface such as an open paving system or a pervious paving system, subject to the review and approval of the City Planning Commission.
11. The developer shall provide to the City Planning Commission a litter abatement program letter, inclusive of the stated location of litter storage, the type and quantity of trash receptacles, the frequency of litter pickup by the Department of Sanitation or a contracted trash removal company, and the clearing of all litter from the sidewalks and periodic hosing of the street right-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. In no case shall litter be stored so that it is visible from the public right-of-way.

12. The developer shall submit a signage plan prior to the finalization of the conditional use, subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission.
13. The developer shall work with the Department of Public Works to establish a daytime, on-street loading zone adjacent to the petitioned site in the Marigny Street right-of-way.
14. Commercial uses shall be limited to those uses that are permitted by right in the HMC-1 District.

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

Site and building design

The site is a 44,195 square feet (1.01 acres) parcel which has frontage on Marigny, Chartres, and Decatur Streets and comprises approximately half of the subject square. It is developed with a historic warehouse structure which was recently redeveloped for residential and commercial mixed use, as well as an adjoining surface parking lot. The structure is a three-story brick building with a total floor area of 76,184 square feet. The building contains 2 ground floor commercial units measuring 2,139 square feet and 1,342 square feet in floor area, respectively. There are 47 residential units, including 2 studio units, 22 one-bedroom units, 19 two-bedroom units, and 4 three-bedroom units. The accessory parking lot provides 47 off-street parking spaces.

As noted above, the redevelopment of the historically industrial structure to permit this adaptive reuse for residential and commercial purposes was approved as a conditional use under Zoning Docket 019/11 and was effectuated by Ordinance No. 24,562 MCS. The conditional use was amended under Ordinance No. 25,607 MCS (Zoning Docket 097/13) to specify that the commercial uses allowed in the mixed-use development are those that are permitted by right in the HMC-2 District. The applicant now proposes the further amendment of the conditional use to allow one of the two ground floor commercial units, a 1,342 square foot space facing Decatur Street which is designated as Commercial Space B, to be occupied by a wine shop.

To accommodate this wine shop use, the applicant proposes for the commercial unit to be built-out to include four separate rooms: an approximately 775 square foot sales floor, which is to be occupied by display shelving stocked with bottles of wine and other goods; an approximately 350 square foot tasting room, which is to contain a seating area and a piano; an approximately 135 square foot office, secure inventory, and glass wash room; and an approximately 50 square foot restroom. The unit is to be accessed from an exterior entrance on Decatur Street.

While the commercial unit's interior is to be built-out, its exterior is to be mostly unaltered. The only proposed modification to the exterior is the installation of an approximately 9 square foot sign over the entrance and a wood planter adjacent to the entrance. As the structure is built to the Decatur Street property line, the planter and possibly the signage would extend over the adjacent public sidewalk, necessitating the lease of that City property.

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

Due to the site's location in the Faubourg Marigny Local Historic District, all modifications to the unit's exterior are subject to the review and approval of the Historic District Landmarks Commission.

- The applicant shall secure the review and approval of the Historic District Landmarks Commission for all modifications to the exterior of the structure.

Operational characteristics

Given that these interior and exterior modifications will be fairly minor, the proposed wine shop would not be inappropriate for the area or offensive to surrounding properties for reasons related to building design. However, it is possible that if the establishment is not managed appropriately, the sale of alcoholic beverages could prove offensive to surrounding properties.

Trash and litter issues

The submitted plans do not indicate where trash and other waste is to be stored. Except for during scheduled pick-up times, it is necessary for trash to be stored on the site and not visible from the public right-of-way, either by storing it within the commercial unit or within the development's screened trash storage area.

- All trash shall be stored so that it is not visible from the public right-of-way. At no time other than during trash pick-up shall trash be visible from the 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 sidewalks and street rights-of-way. The name and phone number of the owner/operator shall be included

in this letter to be kept on file in case of any violations. In no case shall trash be stored so that it is visible from the public right-of-way.

Signage

As noted above, the applicant proposes an approximately 9 square foot sign over the entrance. This complies with the signage requirements of the HMLI District, which in accordance with **Article 9, Section 9.6.6** of the Comprehensive Zoning Ordinance. That section refers to **Article 8, Section 8.4.6** of the Comprehensive Zoning Ordinance, which limits the size of single-faced attached signage to 8 square feet. To comply with this requirement, the size of the proposed sign will have to be reduced slightly.

- All signage shall comply with **Article 9, Section 9.6.6** of the Comprehensive Zoning Ordinance. The applicant shall modify the proposed signage to demonstrate compliance with that section. The signage shall be subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission staff.
- Except for the business identification sign, no signage promoting sale of alcoholic beverages, such as neon brand signage, shall be visible from the public right-of-way.

ABO performance standards

Since the applicant intends to operate a wine store, the staff believes provisos tailored towards performance standards are important to mitigate the potential negative effects of such a use on adjacent properties. The staff therefore recommends the following proviso:

- No consumption other than tasting or sampling of alcoholic beverages shall take place on the premises.
- No loitering shall be allowed on the site and the adjacent public right-of-way.
- No live music shall be provided on site. No music shall be audible outside of the interior of the building.

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

Description of street system

The wine shop is proposed for the ground floor of a residential/commercial development which has frontage on both Marigny and Decatur Streets. These streets are within the regular street grid that extends through the Faubourg Marigny and the surrounding neighborhoods. Decatur Street provides one lane for travel in an upriver direction and parallel, on street parking on both sides. Marigny Street provides one shared lane for travel in both river-bound and lake-bound directions with parallel, on street parking on both sides. Chartres and Mandeville Streets are the other minor streets that form the subject square. Chartres Street provides one lane for travel in a downriver direction and parallel on street parking on both sides. Mandeville Street provides one shared lane for travel in both river-bound and lake-bound directions and parallel, on street parking on both sides. Most other streets within the street network are minor residential streets having one travel lane with parking lanes on each side and carrying traffic in one or two directions.

When reviewing the previous conditional use requests for the development, which allowed the structure to be adapted for a mix of residential and ground-level commercial uses (including restaurant, retail, and service uses), the staff noted that the mixed use of the property would generate increased traffic in the immediately surrounding area which could affect adjacent residential and commercial properties². The staff noted, however, that this traffic increase would be mitigated somewhat by the pedestrian nature of the historic neighborhood, which encourages many residents of the building and customers and employees of its commercial units to walk or bicycle to and from the site.

The purpose of this amendment to the conditional use ordinance is to allow one of the two commercial units to be occupied by a wine shop, which is not permitted under the existing ordinance, rather than by another type of retail use (many of which are already allowed by right under the existing ordinance). The proposed wine shop would be essentially similar to the retail stores that are already allowed by right in terms of the traffic it generates. As with other types of retail stores, the wine shop would generate moderate levels of vehicular traffic, as well as some pedestrian traffic. Unlike other sorts of retail uses, which might experience traffic mostly during daytime hours, it is likely that the wine shop will experience much of its traffic during evening hours. Nevertheless, as with most types of retail stores, this traffic should be intensely concentrated at any particular time, and therefore should not substantially increase traffic on the surrounding streets.

² See the staff report for Zoning Docket 019/11, page 8.

Parking

In accordance with **Article 15, Section 15.2.1** and **Table 15.A** of the Comprehensive Zoning Ordinance, wine shops are required to provide 1 off-street parking space per 200 square feet of floor area. For the proposed 1,342 square foot wine shop, this results in a requirement of 7 spaces. These 7 required off-street parking spaces are included in the 47 space off-street parking requirement for the larger site under the existing conditional use ordinance, which assumed the use of the development's commercial units by retail stores such as this or restaurants. These 47 required off-street parking spaces are provided in the site's accessory parking lot. As such, the parking requirement is met.

Loading

There is no off-street loading requirement for the wine shop, as the loading space requirement for the development, including any retail stores which might occupy its commercial uses, was waived under the existing conditional use ordinance.

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

The request was considered by the Planning Advisory Committee at its meeting of November 19, 2014. The representative of the Historic District Landmarks Commission noted that it would need to review and approve any modifications to the exterior of the building, including the installation of signage. The representative of the Department of Property Management, Division of Real Estate and Records stated that it would have to review the proposal further for any encroachments over the Decatur Street public right-of-way. The committee passed a motion of no objection subject to further review by the City Planning Commission, the Historic District Landmarks Commission, and the Department of Property Management, Division of Real Estate and Records.

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

If responsibly managed, the use of Commercial Space B by wine shop with on-premises tasting and the sale of alcoholic beverages for off-premises consumption would not be more negatively impactful on surrounding properties than the sorts of retail stores not selling packaged alcoholic beverages that are already allowed by the existing conditional use ordinance. The sale of packaged alcoholic beverages is not inherently more intense than the sale of other types of packaged goods. However, the sale of packaged alcoholic beverages can be perceived to be impactful when the store selling the alcoholic beverages is not responsibly managed. In such instances of poor management, there may be live music, loitering, litter, and other activity that disturbs occupants of the immediate surrounding properties. Due to the proposed shop's location in a mostly residential building and near residential properties in the surrounding area, this responsible management is particularly important to the staff. To ensure

responsible management, the staff recommends the imposition of standard operational provisos which, if adhered to and enforced, will ensure that the proposed wine shop has no excessive negative impacts on the nearby residential properties.

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

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. “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 for reference:

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 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 to amend the existing conditional use to allow one of the development’s commercial units to be occupied by a wine shop with on-premises tasting and the sale of alcoholic beverages for off-premises consumption is **consistent with** the Master Plan. The range of uses deemed appropriate under this future land use designation includes “neighborhood businesses.” The proposed wine shop, which would serve residents of the surrounding neighborhood primarily due to its small size and location within a mostly residential area, should be considered to be a neighborhood business. As such, the proposal is consistent with this future land use designation.

IV. SUMMARY

Zoning Docket 125/14 is a request for an amendment to conditional use Ordinance No. 25,607 MCS (Zoning Docket 097/13) to allow one of the two commercial units in the mixed use development at 511 Marigny Street to be used as a wine shop with on-premises tasting and the sale of alcoholic beverages for off-premises consumption. The a 1,342 square foot wine shop is to contain an approximately 775 square foot sales floor and an approximately 350 square foot tasting room, with the remainder of the space occupied by an office and restroom. The staff believes that this use of the site for the retail sale of alcoholic beverages with accessory tasting would be no more impactful on surrounding properties than the other sorts of retail uses that are allowed by right under the existing ordinance. The staff therefore is supportive of the application, subject to standard provisos intended to ensure that the business is operated in a responsible manner.

V. PRELIMINARY STAFF RECOMMENDATION³

The staff recommends **approval** of **Zoning Docket 125/14**, 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 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, subject to three (3) waivers and fifteen (15) provisos. New language is shown in **bold, underlined** text.

Waivers

1. The developer shall be granted a waiver of Article 15, Section 15.2 Table 15.A Off-Street Parking Regulations of the Comprehensive Zoning Ordinance, which requires ninety-eight (98) off-street parking spaces, to permit forty-seven (47) off-street parking spaces.
2. The developer shall be granted a waiver of Article 15, Section 15.3 Table 15.G Loading Requirements of the Comprehensive Zoning Ordinance, which requires three (3) off-street loading spaces, to permit zero (0) off-street loading spaces.
3. The developer shall be granted a waiver of Article 9, Section 9.4.3 of the Comprehensive Zoning Ordinance to waive the limitations on floor area included within that section.

³ Subject to modification by the City Planning Commission

Provisos

1. The developer shall submit an application to resubdivide the site into one lot of record prior to the finalization of the conditional use. Additionally, the subdivision shall be finalized prior to the issuance of the Certificate of Use and Occupancy by the Department of Safety and Permits.
2. The developer shall secure a lease of servitude for any encroachments into the public rights-of-way from the Department of Property Management's Real Estate and Records Division. The issuance of the lease of servitude shall be completed prior to the finalization of the conditional use.
3. The developer shall place planters adjacent to any exterior opening doors to prevent pedestrians from being struck by the swinging doors.
4. The developer shall secure the approval of the HDLC for the proposed development prior to the finalization of the conditional use, including signage for the proposed commercial uses.
5. The developer shall replace the sidewalks adjacent to the site along Chartres Street, Marigny Street and Decatur Street, subject to approval by the Department of Public Works. Additionally, tree pits shall be installed at a minimum of every twenty-five (25) feet to accommodate trees to the specification of the Department of Parks and Parkways.
6. The developer shall install a seven (7) foot high masonry fence along the interior lot lines, except the interior lot line adjacent to 2320 Chartres Street (the Mandeville Street side) where a seven (7) foot high double-sided wooden fence shall be installed, subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission prior to finalization of the conditional use.
7. The developer shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating the following: the genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the common areas and the street rights-of-way within the site, with applicable remarks and details. Replacement of trees along the Mandeville Street side shall be of same or similar height as the existing trees. The landscape plan shall be subject to the final approval of the staff of the City Planning Commission for all plantings within the site and of the Department of Parks and Parkways for any proposed planting within the public rights-of-way adjacent to the site.
8. The developer shall move the proposed fence off the Marigny Street frontages by four (4) feet and provide landscaping in the form of large shrubs or small trees on the right-of-way side of the fence.

9. The developer shall submit complete fence details to the City Planning Commission and Historic District Landmarks Commission prior to final approval.
10. The developer shall pave the parking lot with a durable, all-weather permeable surface such as an open paving system or a pervious paving system, subject to the review and approval of the City Planning Commission.
11. The developer shall provide to the City Planning Commission a litter abatement program letter, inclusive of the stated location of litter storage, the type and quantity of trash receptacles, the frequency of litter pickup by the Department of Sanitation or a contracted trash removal company, and the clearing of all litter from the sidewalks and periodic hosing of the street right-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. In no case shall litter be stored so that it is visible from the public right-of-way.
12. The developer shall submit a signage plan prior to the finalization of the conditional use, subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission.
13. The developer shall work with the Department of Public Works to establish a daytime, on-street loading zone adjacent to the petitioned site in the Marigny Street right-of-way.
14. Commercial uses shall be limited to those uses that are permitted by right in the HMC-1 District for Commercial Space A.
- 15. A wine shop with on-premises tasting and the sale of alcoholic beverages for off-premises consumption shall be authorized in Commercial Space B subject to the following requirements:**
 - a. The Department of Safety and Permits shall issue no building permits or licenses for this use 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.**
 - b. The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in**

accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

- c. The applicant shall secure the review and approval of the Historic District Landmarks Commission for all modifications to the exterior of the structure.
- d. All trash shall be stored so that it is not visible from the public right-of-way. At no time other than during trash pick-up shall trash be visible from the public right-of-way.
- e. 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 sidewalks and street rights-of-way. The name and phone number of the owner/operator shall be included in this letter to be kept on file in case of any violations. In no case shall trash be stored so that it is visible from the public right-of-way.
- f. All signage shall comply with Article 9, Section 9.6.6 of the Comprehensive Zoning Ordinance. The applicant shall modify the proposed signage to demonstrate compliance with that section. The signage shall be subject to the review and approval of the Historic District Landmarks Commission and the City Planning Commission staff.
- g. Except for the business identification sign, no signage promoting sale of alcoholic beverages, such as neon brand signage, shall be visible from the public right-of-way.
- h. No consumption other than tasting or sampling of alcoholic beverages shall take place on the premises.
- i. No loitering shall be allowed on the site and the adjacent public right-of-way.
- j. No live music shall be provided on site. No music shall be audible outside of the interior of the building.

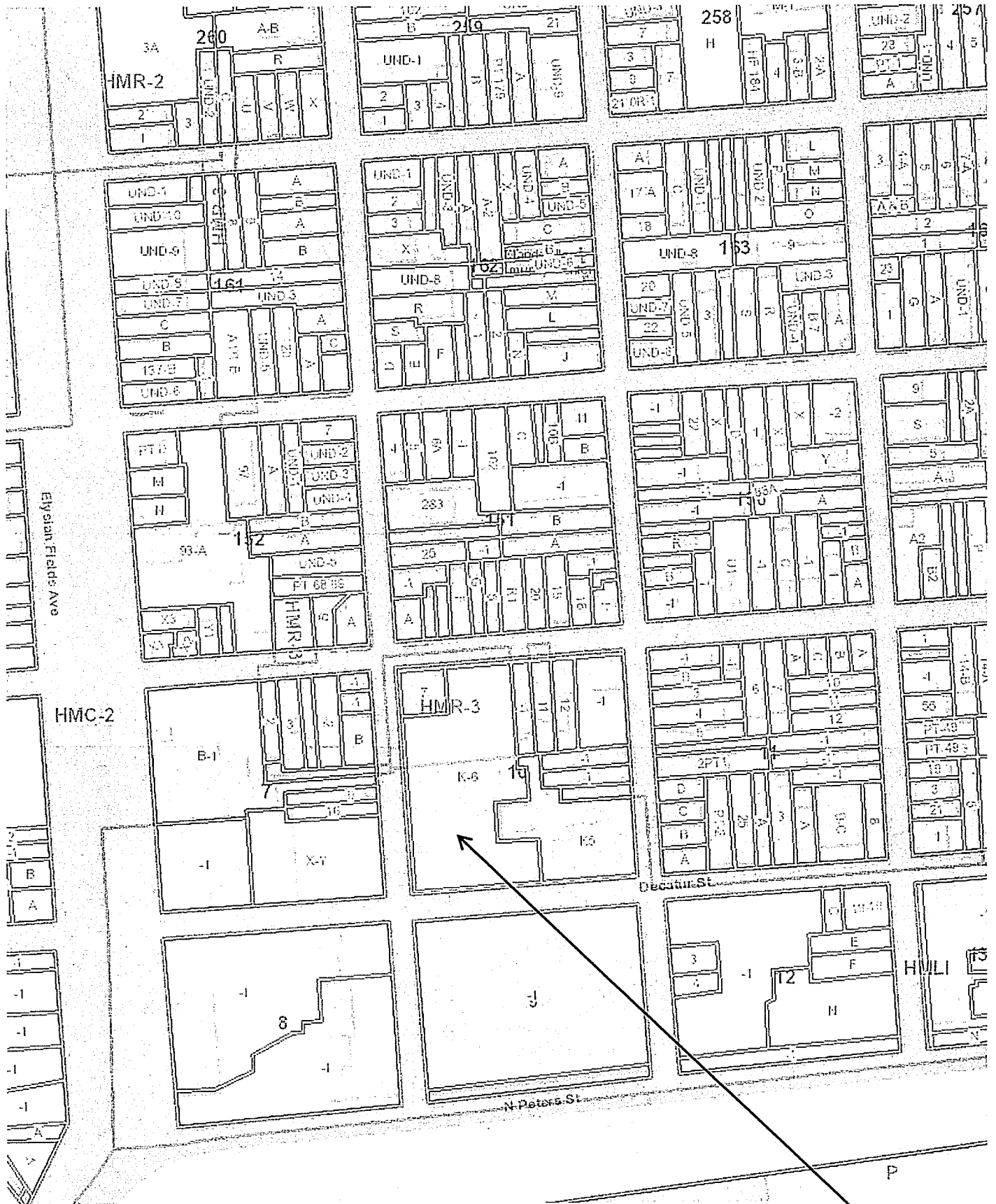
VI. REASONS FOR RECOMMENDATION

- 1. If responsibly managed subject to the recommended provisos, the use of one of the structure's ground floor commercial units by a retail store will

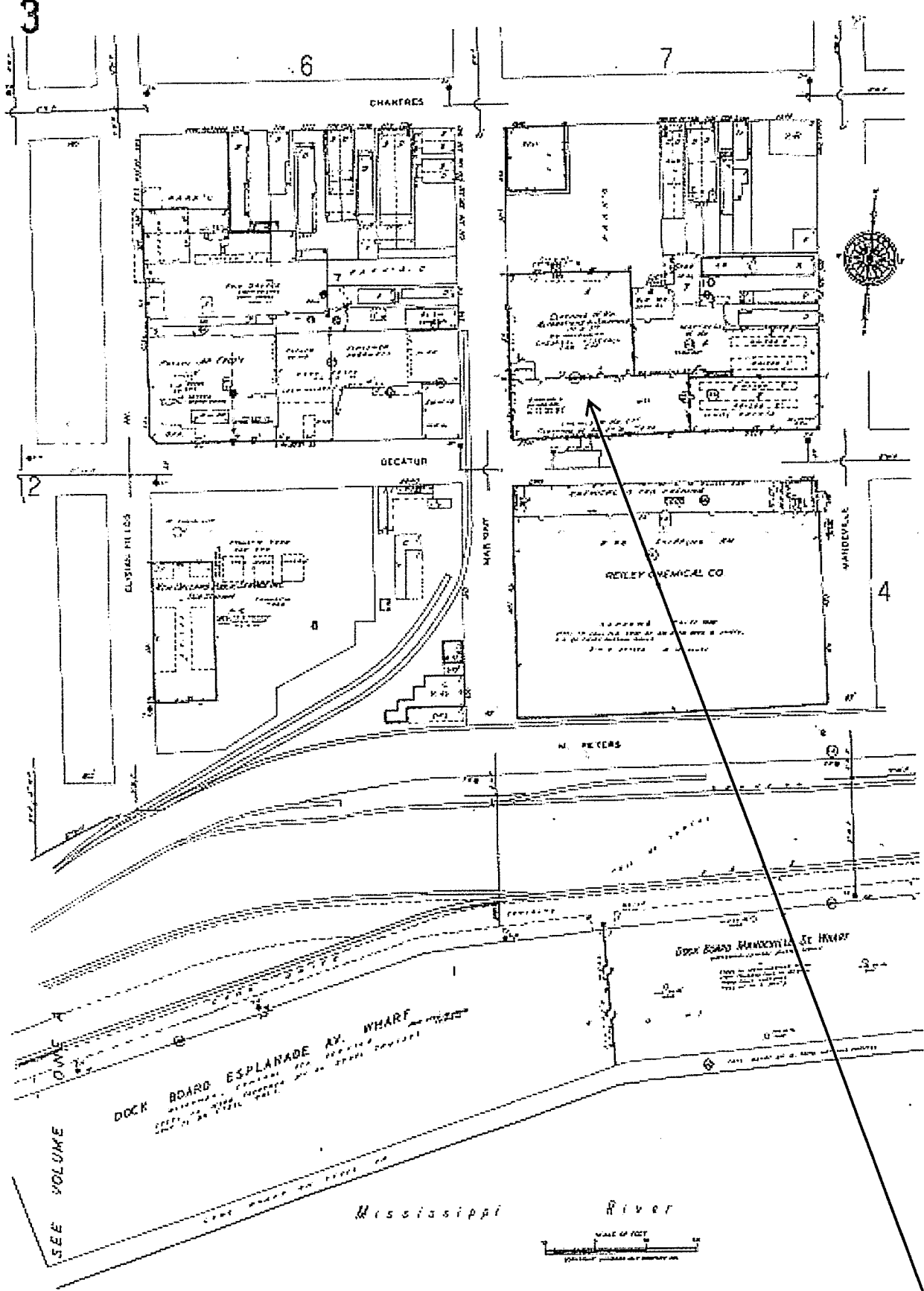
be no more impactful on surrounding properties than the other sorts of general retail stores already allowed in that commercial unit under the existing ordinance.

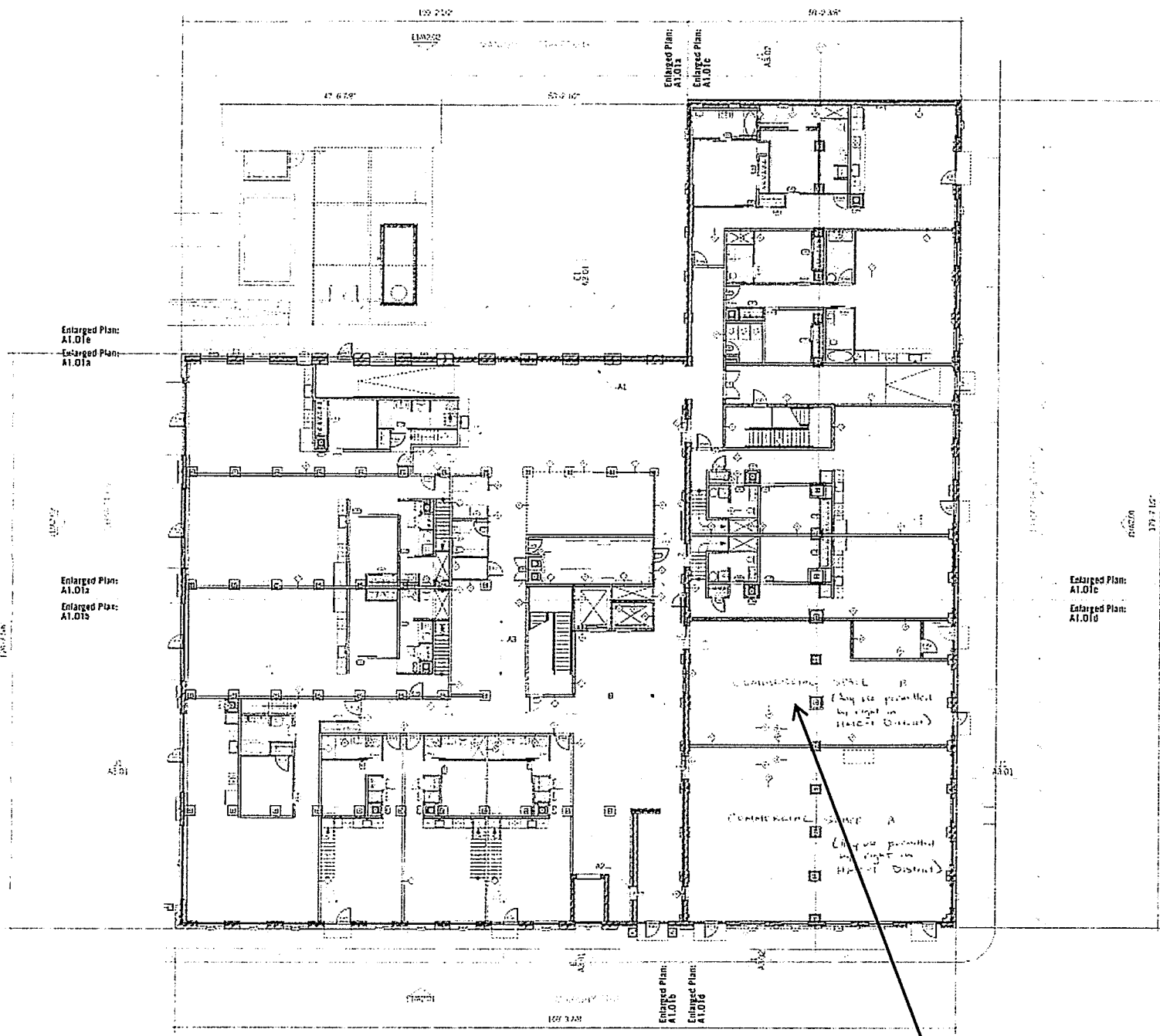
2. The proposal is consistent with the Master Plan.

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



RECONSTRUCTION PLAN







ARCHON
COMMERCIAL INTERIORS

NOT FOR
CONSTRUCTION

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NEW
WINE
STORE

511 MARIGNY STREET
SUITE D

for

GRANDE BREVETTES
NEW ORLEANS, LOUISIANA

PRELIMINARY
LAYOUT PLAN

As of No: 14030.0
Drawn: Jig
Checked: Jc
File: 14030.01 - plan bsr

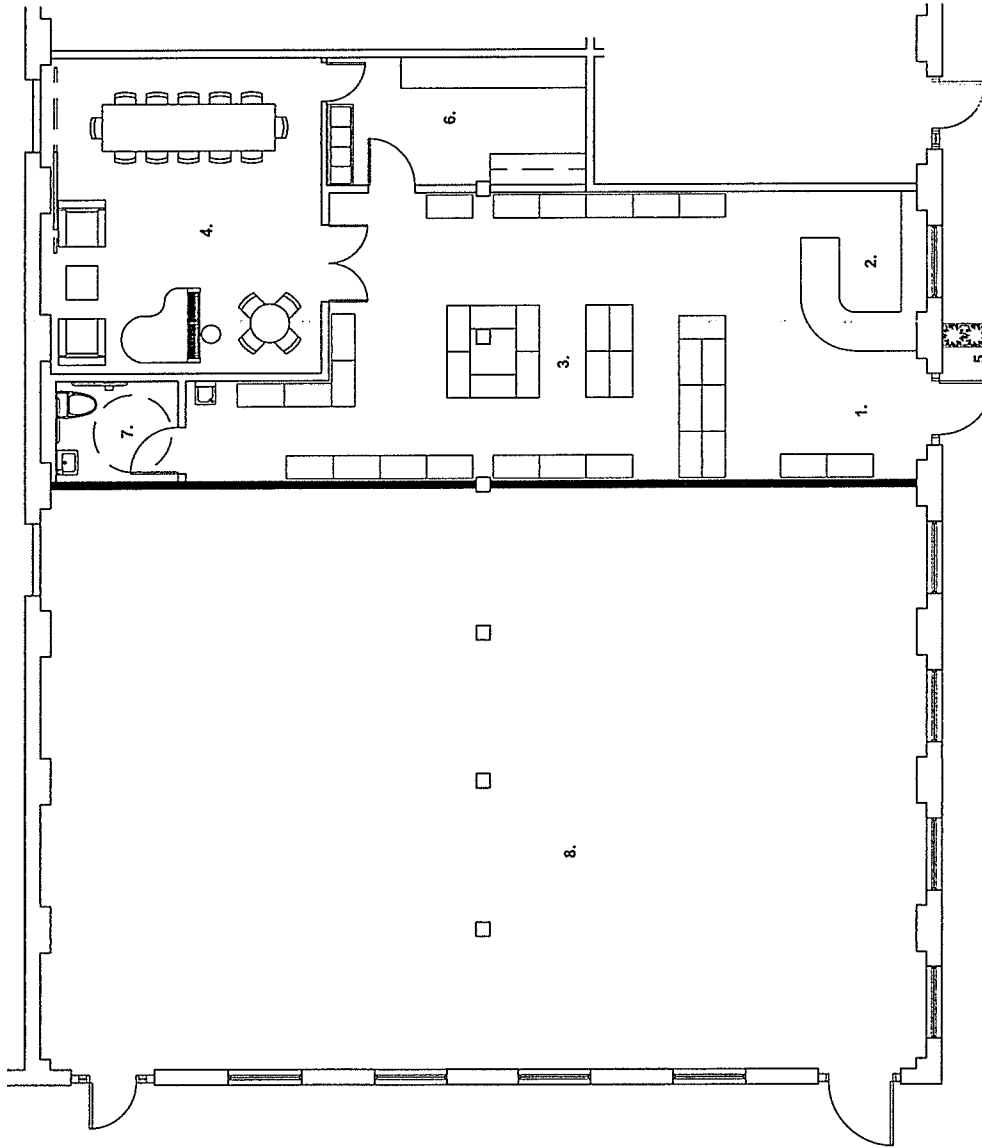
10.10.2014

A0.01

ARCHON LLC
ARCHON COMMERCIAL INTERIORS
511 MARIGNY STREET
NEW ORLEANS, LA 70112
www.archon.com

LEGEND

- 1. ENTRY
- 2. SALES COUNTER
- 3. SALES FLOOR
- 4. TASTING ROOM
- 5. PLANTER
- 6. RESTROOM
- 7. WASH SINK / SECURE INVENTORY / GLASS WASH
- 8. NEW RESTAURANT (UNDER CONSTRUCTION)



DECATUR STREET

MARIGNY STREET

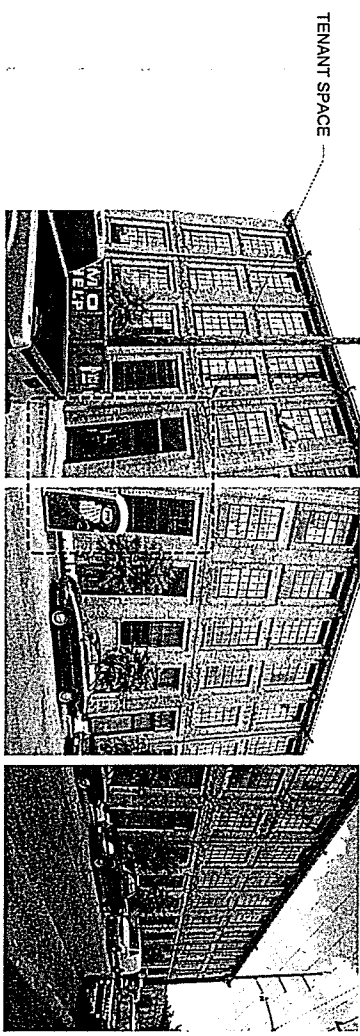


PRELIMINARY LAYOUT PLAN **01**

Scale: See Note

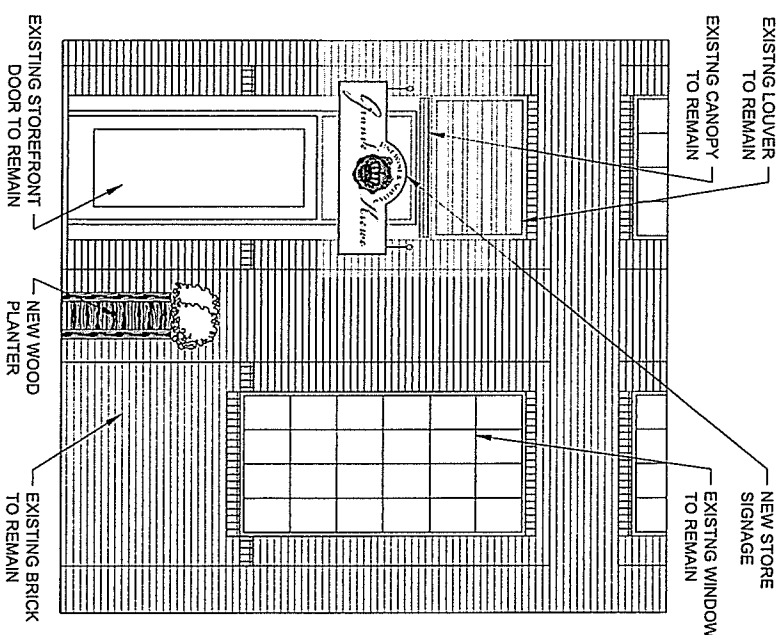
Note: Drawing scales 1/4" = 1'0" for 22" x 34" paper size, scales 1/8" = 1'0" for 11" x 17" paper size and 1/16" = 1'0" for 8.5" x 11" paper size.





EXISTING ELEVATION PHOTOS - DECATUR STREET

Scale: NTS

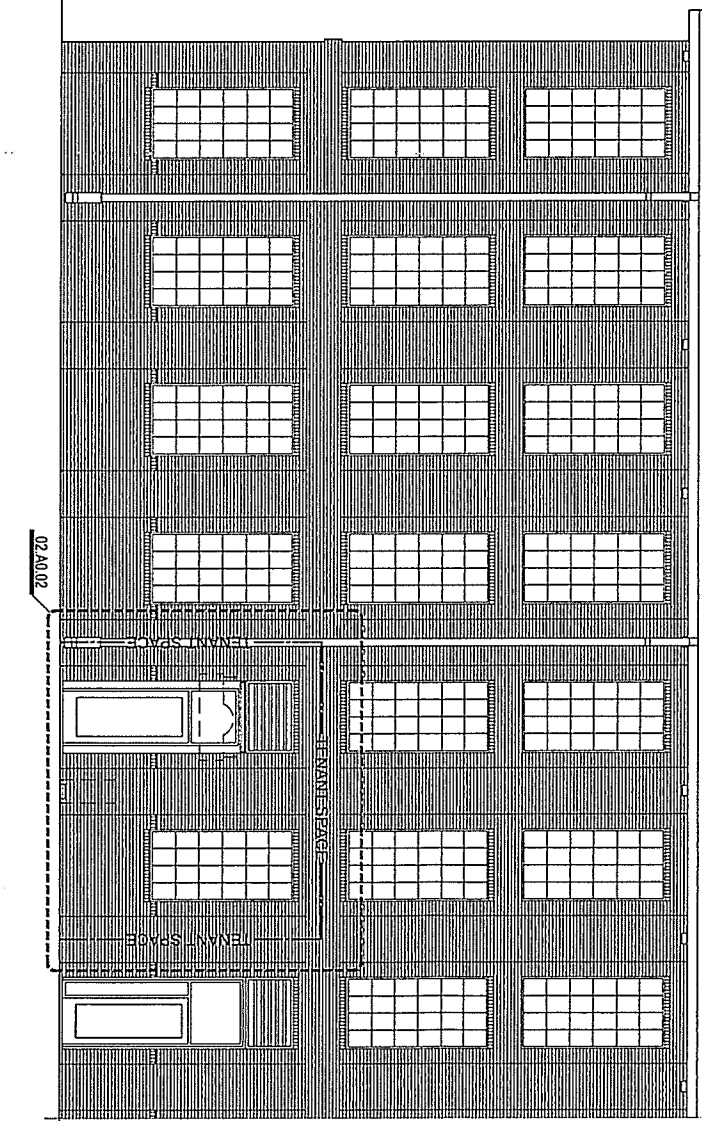


ENLARGED ELEV. - ENTRY

Scale: See Note

Note: Drawing scales 1/2" = 1'0" for 22" x 34" paper size, scales 1/4" = 1'0" for 11" x 17" paper size and 1/8" = 1'0" for 8.5" x 11" paper size.

02



EXTERIOR ELEVATION - DECATUR STREET

Scale: See Note

Note: Drawing scales 1/4" = 1'0" for 22" x 34" paper size, scales 1/8" = 1'0" for 11" x 17" paper size and 1/16" = 1'0" for 8.5" x 11" paper size.

01

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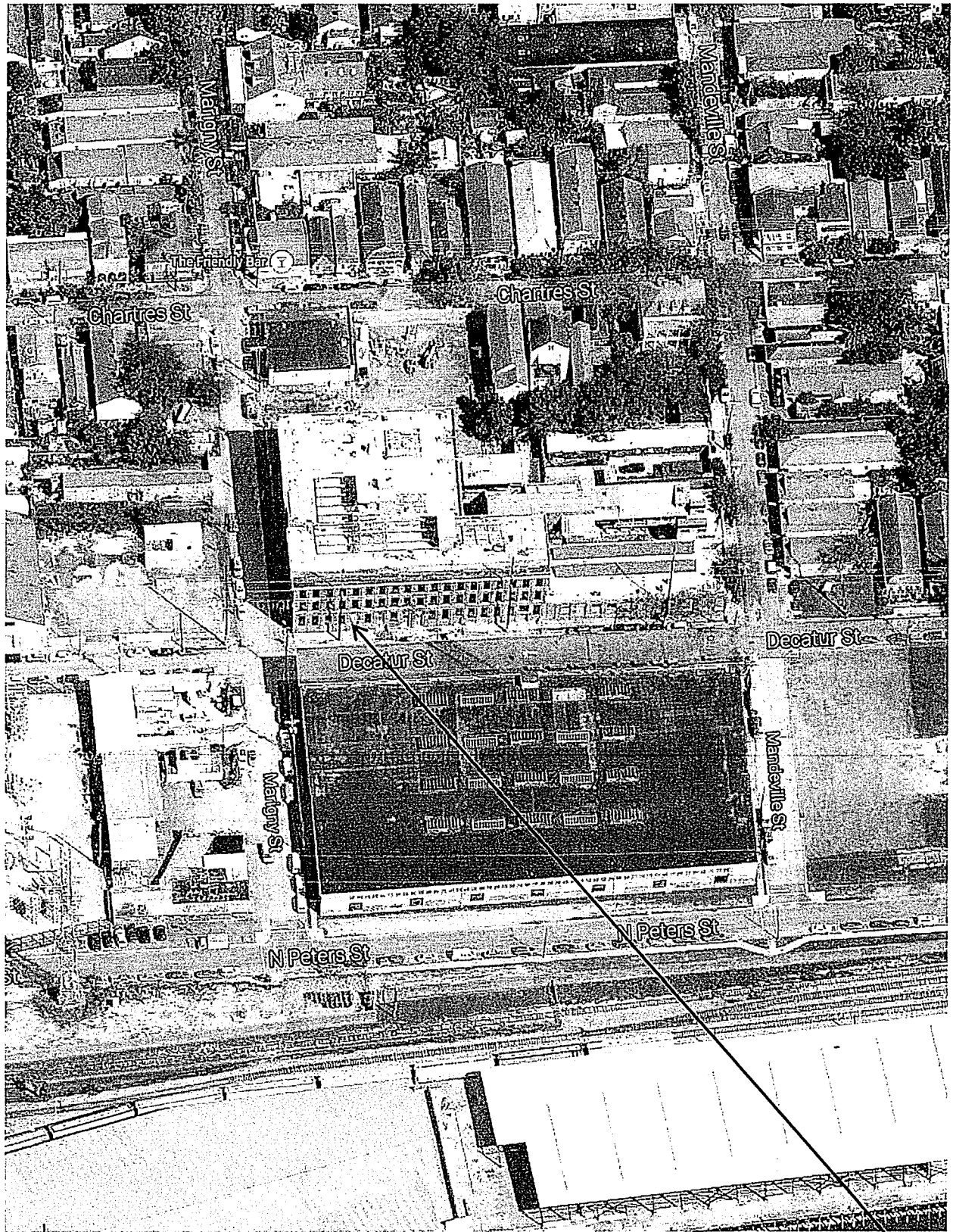
NEW WINE STORE

511 MARIETTA STREET SUITE B

for GRANITE RENOVATIONS, NEW ORLEANS, LOUISIANA

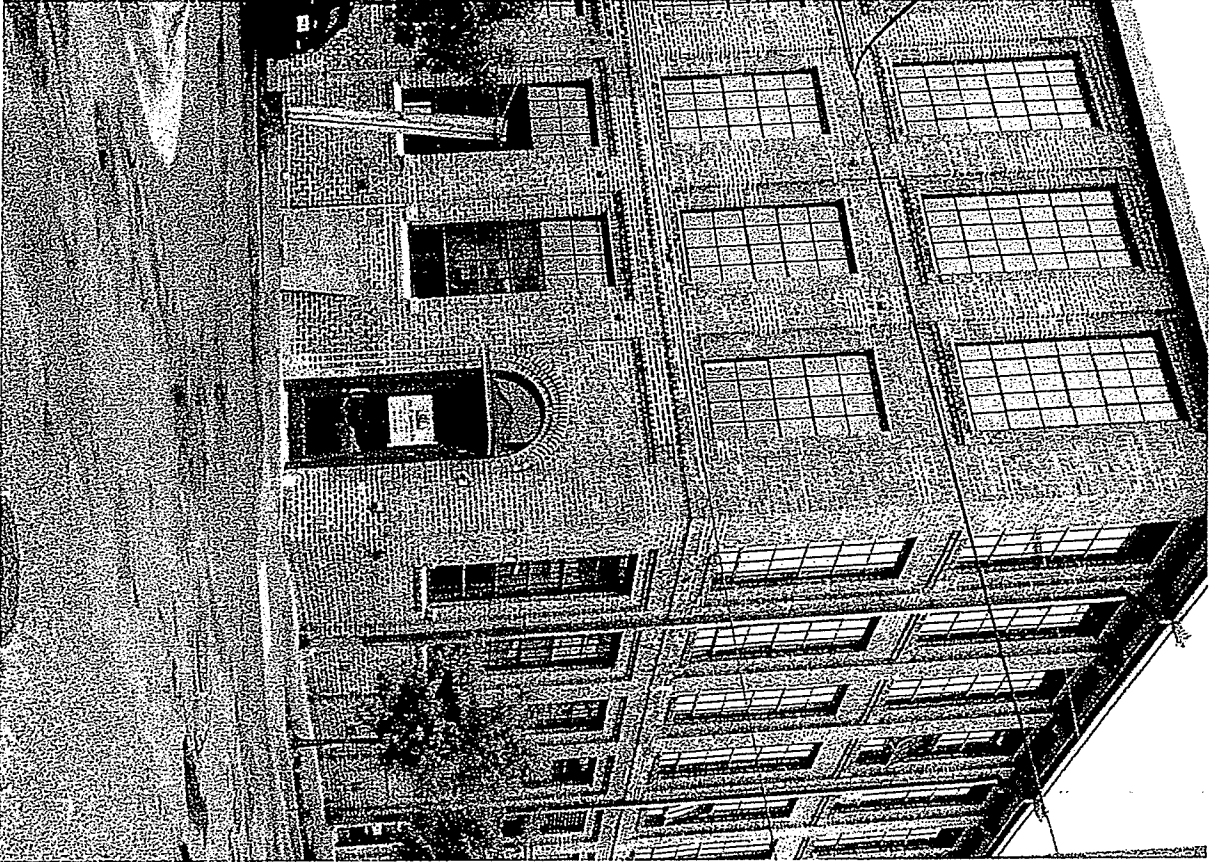
PRELIMINARY ELEVATION
A and No: 140X
Drawn: Chicago
File: 140310-04 - Plan B
10.10.2014

A0.0
ARCHON
CONSTRUCTION





SITE PHOTOGRAPHS



Photographs for 511 Marigny, Suite B New Orleans, Louisiana 70116





**NAMES OF
PROPERTY
OWNERS &
ADDRESSES**

District "C"

Nadine M. Ramsey
City Hall, Room 2W70
1300 Perdido Street
New Orleans, LA 70112

Phone: (504) 658-1030
Fax: (504) 658-1037
districtc@nola.gov

Councilmember-at-Large

Stacy Head
City Hall, Room 2W40
1300 Perdido Street
New Orleans, LA 70112

Phone: (504) 658-1060
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Jason Rogers Williams
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1300 Perdido Street
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Phone: (504) 658-1070
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jasonwilliams@nola.gov

Organization Name: Faubourg Marigny Improvement Association

Point of Contact: Miles Swanson

Phone Number: 504-710-8789

Email: president@faubourgmarigny.org

Street Address: 2401 Burgundy Street, Box 10

City: New Orleans

Zip: 70117

Organization Name: One Marigny

Point of Contact: Bill Walker

Phone Number: 312-213-3257

Email: onemarigny@gmail.com

Street Address: 518 Port Street

City: New Orleans

Name	Address1	Address2	City	St	Zip
Thompkins Tommy I	P O Box 26163		New Orleans	LA	70186
Rodrigue Jacques G	514 Mandeville St		New Orleans	LA	70117
Khrisos Inc	1629 St Charles Avenue		New Orleans	LA	70130
Dinkler Carling L III	507 Mandeville St		New Orleans	LA	70117
Page Richard J	507 Spain St		New Orleans	LA	70117
Bellew Adin N	528 Spain St		New Orleans	LA	70117
Hestia, LLC	2408 Chartres Street		New Orleans	LA	70117
Fumari Joseph G Jr	509 Mandeville St		New Orleans	LA	70117
Mc Call Jack	622 Barracks Street		New Orleans	LA	70116
Prudhomme Paul E	P O Box 23342		Harahan	LA	70183-0342
Dreher Stephanie S	525 Spain St		New Orleans	LA	70117
The Standard Companie	640 Magazine St		New Orleans	LA	70130
Fenderson Faun L	Etal	725 Marigny St	New Orleans	LA	70117
Mercato Elisio LLC	220 Camp St Ste 500		New Orleans	LA	70130
Lemon Don R	995 Adair Av		Atlanta	GA	30306
Vermont/Mandeville, LL	5036 Yale St # 201		Metairie	LA	70006
Khrisos Inc	5036 Yale St		New Orleans	LA	70006
Laborde Glen G	515 Spain Street		New Orleans	LA	70117
Meneghini Marc	516 Marigny St		New Orleans	LA	70117
Trahan Joseph W	521 Mandeville St		New Orleans	LA	70117
Asmar Sandra M	521 Spain St		New Orleans	LA	70117
Rodrigue Properties, Llc	P O Box 51227		Lafayette	LA	70505
511 LLC	725 Sapin St		New Orleans	LA	70117
Philips Stephanie	526 Spain St Unit A		New Orleans	LA	70117
Jones Jonathan K	526 Spain Street	Unit B	New Orleans	LA	70117
Bicking, Scott D	526 Spain St	Unit C	New Orleans	LA	70117
Prudhomme Paul E	527 Mandeville St		New Orleans	LA	70117
Perron Mark T	Ms Shari R Perron	530 Spain St	New Orleans	LA	70117
Hontz Paul A	533 Spain St		New Orleans	LA	70117
511, Llc	914 Elysian Fields Av		New Orleans	LA	70117
Garrett Maynard E Jr	217 Rue Joathan		Slidell	LA	70461
Walters Carolyn S	607 Mandeville St		New Orleans	LA	70117
Schram 610 Mandeville	717 Sugar Pine Circle		Madisonville	LA	70447
Fazzio Anthony S III	610 Marigny St		New Orleans	LA	70117
Stetzer Lynn H	612 Marigny St		New Orleans	LA	70117
Miller Andrew H	18 Old Null Rd		Ridding	CT	06896
Merritt Wallace C	614 Mandeville St		New Orleans	LA	70117
Montgomery Timothy G	266 Bayou Tranquille Court		Pierre Part	LA	70339
Billet Carolyn	1906 Napoleon Ave		New Orleans	LA	70115
Caldwell Kelly N	617 Marigny St		New Orleans	LA	70117
Lang Jule H	618 Spain St		New Orleans	LA	70117
Maistros Louis	Etal	619 Mandeville St #3	New Orleans	LA	70117
Bcno II LLC	1239 First St		New Orleans	LA	70130
Hedberg Anne	620 Mandeville St		New Orleans	LA	70117
Carr Brent R	621 Mandeville St		New Orleans	LA	70117
Johnson Joseph E	622 Marigny Street		New Orleans	LA	70117
Richard Donald J	623 Spain St		New Orleans	LA	70117
Hafeez Abdul	Etal	1716 Lake Michngan	Harvey	LA	70058
Cahill Kelly	624 Marigny Street		New Orleans	LA	70117

Henderson Frederic L	2834 Desoto Street		New Orleans	LA	70119
511 Marigny LLC	547 Baronne St Ste #100		New Orleans	LA	70113
Mckee Dana L	125 Piermont Av		Nyack	NY	10960
511 LLC	914 Elysian Fields Ave		New Orleans	LA	70117
Ellington Thomas J Jr	Colon J Perque Jr	2307 Royal St	New Orleans	LA	70117
Cozzens Bruce A	2312 Royal St		New Orleans	LA	70117
Kimbrough Ronald G	2406 Royal St		New Orleans	LA	70117
Wilkinson Robin R	813 Barracks St		New Orleans	LA	70116
Gruswitz John S	1507 Grant Ridge Ln		Saint Louis	MO	63126
Ehlenberger Indra R	Etal	708 Mandeville St	New Orleans	LA	70117
Hamilton Charles N	75 Benton Rd		Somerville	MA	02143
Bcno 4, LLC	620 Elysian Fields Ave		New Orleans	LA	70116
City Of New Orleans	1300 Perdido St Room 5W17		New Orleans	LA	70112
Dept Of Transportation &	1201 Capitol Access Rd.		Baton Rouge	LA	70802
Pofranx LLC	87 Flamingo Street		New Orleans	LA	70124
Suarez Lisa	2320 Chartres St		New Orleans	LA	70116
Public Belt Railroad Com	4822 Tchoupitoulas St.		New Orleans	LA	70115
Strong Asia E	Etal	605 Elysian Fields Ave	New Orleans	LA	70117
Alberts Harry L	625 Marigny St		New Orleans	LA	70117
Witek Andrzej	277 Montague Place		South Orange	NJ	07079
Fabre Gerald D	5557 Dayna Ct		New Orleans	LA	70124
Miranda Lynn A. Belle	4500 Shaw St		Metairie	LA	70001
Goode Thomas E	1031 Euclid St Nw		Washington	DC	20001
Ackley Deryl W	2422 Royal St		New Orleans	LA	70117
Grazer Susan A	2224 Royal Street		New Orleans	LA	70117
Bryant Thomas M	Et Al	2315 Chartres St	New Orleans	LA	70117- 701
Dubay Donald T	540 Marigny Street		New Orleans	LA	70117- 0
Williams Naomi J	7610 Lucerne St		New Orleans	LA	70128- 0
Mckee Dana L	2425 Chartres St		New Orleans	LA	70117
Montgomery Robert III	Po Box 506		Westport Point	MA	02791
Davisson Muriel	Et Al	P O Box 358	Bass Harbor	ME	04653
Schrelber Claire F	320 Tullulah St		River Ridge	LA	70123
Williams Joy A	20 Ship Av	#30	Medford	MA	02155
Hedberg Anne D	Ms Jane C Decuers	620 Mandeville St	New Orleans	LA	70117- 701
Verstappen Wiley W	623 Marigny St		New Orleans	LA	70117
Altemus Carrie J	1466 Magazine St		New Orleans	LA	70130
Read M	5731 Tchoupitoulas		New Orleans	LA	70115
Elder Rachel C	614 Spain Street		New Orleans	LA	70117
City Of New Orleans	4822 Tchoupitoulas St.		New Orleans	LA	70115
Montgomery Timothy G	607 Marigny St		New Orleans	LA	70117
Cheek Robert F Sr	2241 Chartres St		New Orleans	LA	70117
Boyett Ricky J	2434 Chartres St		New Orleans	LA	70117
Lee Kwong Y	Etal	755 Emerald St	New Orleans	LA	70124
Bourgeois Sonya M	2325 Chartres St		New Orleans	LA	70117

Fanelli Sara J	2324 Dauphine St		New Orleans	LA	70117
Garcia Carlos F	2325 Chartres St		New Orleans	LA	70117
August Marie Semmes E	2325 Chartres St	Unit 2325A	New Orleans	LA	70117
Champagne Alois P Jr	2325 Royal St		New Orleans	LA	70117
Petrakis Peter A	600 S Holly St		Hammond	LA	70403
The Praline Connection	2153 Colombo Dr		Harvey	LA	70058
Cato Irene C	2331 Chartres St		New Orleans	LA	70117
Magrum Kathleen L	2335 Chartres St		New Orleans	LA	70117
Spicuzza Raymond J	Etal	2337 Chartres St	New Orleans	LA	70117-0701
Rodrigue George G Jr	P O Box 51227		Lafayette	LA	70505
Storper Dan M	2401 Chartres St		New Orleans	LA	70117
Schram 2401 Royal, LLC	717 Sugar Pine Circle		Madisonville	LA	70447
Gremillion Thomas	2310 Dublin Street		New Orleans	LA	70118
Piediscalzo Eric J	2410 Royal St		New Orleans	LA	70117
Mollere Leon G	2413 Royal St		New Orleans	LA	70117
Feibelman Adam K	2412 Chartres St		New Orleans	LA	70117
A & B Realty Trust	27 Prospect St		Marlboro	MA	01752
Bryson Gwendolyn M	2417 Decatur St		New Orleans	LA	70117
Chappel Allen H	2418 Royal St		New Orleans	LA	70117
Trehubenko Eric J	2419 Chartres St		New Orleans	LA	70117
Corner Markers LLC	309 Main St		Gaithersburg	MD	20878-5538
Bidwell Ann	Etal	21859 W. Lake Avenue	Round Lake	IL	60073
Grant Guy S	William L. Nelson	1010 St Peter Street	New Orleans	LA	70116
Monaghan James L Jr	2423 Decatur St		New Orleans	LA	70117-0614
Boos Natalie R	Et Al	2426 Royal St	New Orleans	LA	70117
Lewis Craig A	2425 Decatur St		New Orleans	LA	70117
Pemberton Michael R	2426 Chartres St		New Orleans	LA	70117
Eschmann William G	2429 Royal St		New Orleans	LA	70117
Scott Robert L	2430 Royal St		New Orleans	LA	70117
Ritter Douglas J	319 12Th Street		New Orleans	LA	70124
Moran Goldie C	2433 Royal Street		New Orleans	LA	70117
Horn Kathleen B	2433 Chartres St		New Orleans	LA	70117-7011
Lege Phillip J	Etal	2438 Royal Street	New Orleans	LA	70117
Vasquez Barbara	4146 Rolondo Blvd		Ridgecrest	CA	93555
Jacklyn Duclos Bradbury	145 Eden Isles Dr		Slidell	LA	70458
Sholas Maurice G	2501 Chartres St		New Orleans	LA	70117
Edgar Jerry L	2505 Decatur St		New Orleans	LA	70117
Paradis Joseph S	2505 Chartres St		New Orleans	LA	70117
Ritter Douglas J	5964 1/2 General Haig St		New Orleans	LA	70124
Hoskin Roger W	305 E Jeff Davis		Rayne	LA	70578
Green Rebecca E	620 Spain St		New Orleans	LA	70117
Handle Enterprises LLC	827 Port St		New Orleans	LA	70117
Kretzer William C	204 Buchanan St		Centerport	NY	11721
Horn Kathleen B	2433 Chartres St		New Orleans	LA	70119
Gossett Deanna C	Etal	704 Mandeville St	New Orleans	LA	70117
Royal Property Group, L	601 Elysian Fields Ave.		New Orleans	LA	70117
Webb Nadia E	2222 Chartres St		New Orleans	LA	70117
Colomb William F	C/O Shirley G Colomb-(Poa)	150 Egret Street	Covington	LA	70433
Khrisos Inc	5036 Yale St	Suite 201	Metairie	LA	70006-3980

Smith David M	Etal	624 Spain St	New Orleans	LA	70117
Schram 627 Mandeville L	717 Sugar Pine Circle		Madisonville	LA	70447
Humphrey Phillip C	629 Mandeville St		New Orleans	LA	70117
The Praline Connection	2153 Colombo Dr		Harvey	LA	70058
Cahill Kelly A	632 Marigny Street		New Orleans	LA	70117
Provincial Motelsinc	1024 Chartres St		New Orleans	LA	70116
Picou Michelle J	633 Mandeville St		New Orleans	LA	70117-7011
Levy Darlene J	823 St Louis St		New Orleans	LA	70112
Picou Ronald M	2340 Royal St		New Orleans	LA	70116
Teamsters Bldg Corp	2207 Royal St		New Orleans	LA	70117
Gossett Deanna J	704 Mandeville St		New Orleans	LA	70117
Wiley W Verstappen Living	714 Girod St	Unit 3A	New Orleans	LA	70130
Flores Living Trust	3795 Brighton Way		Reno	NV	89509
Historic Marigny Investm	252 Audubon Blvd		New Orleans	LA	70125
Martin Gary F	711 Marigny St		New Orleans	LA	70117
Macdonell James	713 Elysian Fields Ave		New Orleans	LA	70117
Diane C Maiwald Living	12 Vannina Pl		Huntington	NY	11743
Dees Edward C Jr	717 Marigny St		New Orleans	LA	70117
Rabid Stewdio LLC	723 Marigny St		New Orleans	LA	70117
Eckland Arnold	2408 Dauphine St		New Orleans	LA	70117
Pitre Glen A	723 Marigny St		New Orleans	LA	70117
Becker Jeffrey L	726 Mandeville St		New Orleans	LA	70117
Rousey Michael L	726 Marigny St		New Orleans	LA	70117
Deveney John J III	2408 Chartres St		New Orleans	LA	70117
Prudhomme Paul E	527 Mandeville St		New Orleans	LA	70122
Colomb William F	C/O Shirley G Colomb-(Poa)	150 Egret St	Covington	LA	70433
Kane Vicki	1955 Poppys Ferry Road	Apt. 1002-A	Biloxi	MS	39232
Khrisos Inc	1629 St Charles Av		New Orleans	LA	70130
Guccione Joan M	2215 Chartres St		New Orleans	LA	70117
Douglass Thomas L	Barbara B Douglass	2218 Royal St	New Orleans	LA	70117
Harris William B Jr	2224 Chartres St		New Orleans	LA	70117
Bernhard Scott D	2227 Chartres St		New Orleans	LA	70117
Walker E Bruce	2227 Royal St		New Orleans	LA	70117
Lopiccolo Frank	2228 Royal St		New Orleans	LA	70117-7011
Lockett John W	2235 Chartres St		New Orleans	LA	70117
Cheek Robert F	P O Box 8591		Mandeville	LA	70420
L & M Amusementco Inc	7519 W Judge Perez		Arabi	LA	70032
Heriard Robert T Jr	2304 Royal Street		New Orleans	LA	70117-7011
Tabary Paul A III	3508 Virginia Dr		Metairie	LA	70002
Lindsey Colleen M	2309 Chartres St		New Orleans	LA	70117
Halvorsen Robyn C	906 Desire Street		New Orleans	LA	70117
Bryant Thomas M	Etal	2313 Chartres St	New Orleans	LA	70117
Dutch Properties LLC	1042 Franklin Av		New Orleans	LA	70117
Legg Robert T	2315 Royal St		New Orleans	LA	70117
Ruiz Raymond	2316 Dauphine St		New Orleans	LA	70117
Rice Calvin G	& Heidi Lee	2318 Dauphine St	New Orleans	LA	70117
Williams Augustus G	Etal	2318 Royal Street	New Orleans	LA	70117
Williams Carolyn A	2319 Royal Street		New Orleans	LA	70117-0701
Suarez Lisa	2320 Chartres St		New Orleans	LA	70117



NPP SUMMARY REPORT & SIGN-IN SHEET



Project NPP Report

Date of Report: October 9, 2014

Project Name: Grande Krewe Fine Wine & Spirits Store

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for the property located at 511 B Marigny at the corner of Marigny and Decatur (store entrance is on Decatur). We are applying for the conditional use of this location to operate our wine store. The current zoning, HMC-2, which allows for the operation of a wine store or wine bar; however, a conditional land use application is required for this operation type and has been submitted. This report provides a summary of contacts with citizens, neighbors, and neighborhood associations. Opportunities have been provided to learn about and comment on the proposed plans. A sample of our neighborhood meeting invitation letter, our meeting sign-in list, sample supportive letter, and other required materials are attached.

Contacts:

Carla Arriola
3393 Roger Williams Street
New Orleans, LA 70119
(504)388-3011
divacarlita4@gmail.com

Bob Heaps
931 Barracks Street
New Orleans, LA 70116
(414)651-3559
kenyonlax73@gmail.com

Neighborhood Meeting:

Tuesday, September 30, 2014 – Lost Love Lounge, 2529 Dauphine Street, 5:00 p.m. , 6 people in attendance.

Correspondence and Telephone Calls:

- Friday, September 19, 2014 – letters mailed to contact list, including homes, condos, apartments, and neighborhood associations. Letter was also provided to condo owners in the building shared by the wine store.
- Monday, September 22, 2014 – received email from Rich Sacher, Owner, American Aquatic Gardens, in support of Grande Krewe.
- Thursday, October 2, 2014 – received email from French Quarter Citizens association to suggesting Grande Krewe owners attend Councilmember Nadine Ramsey's State of District C address.
- Thursday, October 2, 2014 – received phone call from Colleen Lindsey inviting Grande Krewe owners to a breast cancer fundraiser at the Friendly Bar to network with neighbors and talk about the wine store.

Results:

There were 220 persons/addresses invited to the community meeting. Neighbors invited addressed no concerns about the wine store. Invited attendees were supportive of the store and it's proposed location and were interested in the targeted opening date.



Grande Krewe Wine Store Neighborhood Meeting 511 B Marigny, New Orleans, LA 70116

Lost Love Lounge 5:00 PM Tuesday, September 30, 2014

NAME	ADDRESS	PHONE	EMAIL
Tracy Smith	1022 Toule St	504 304 2453	tracy@secondvina.com
Ren Add Specter	931 Louisa St	504 852-1698	RF54NOLA@gmail.com
Cat Markel	1020 Music	504 948-0735	fabongwines@gmail.com
Frankie Cheek	2241 chant res	985 807 5398	Frankiecheek@mr.cc
JANE KOKEMOR	4401 CALDOPE (BOSWELL)	504 975 4153	JANEKOKEMOR@gmail.com
William Walker	1321 St Anthony	312-213 3257	bill@stac.com



ATTACHMENTS



Business Description for Neighborhood Meeting

511 Marigny, Suite B, New Orleans, 70117

Grande Krewe Wine Store

September 19, 2014

Dear Neighbor:

We are writing you to invite you to a neighborhood meeting. The purpose is to discuss our proposal to open a wine store at 511 Marigny Street, Suite B (corner of Marigny and Decatur). The meeting will be held on **Tuesday, September 30th from 5:00 – 6:00 pm** at the **Love Lost Lounge**, located at **2529 Dauphine St.** (thanks Bill). We hope that you will be able to join us. This letter was mailed far enough in advance so that we can reach as many neighbors as possible. Below is some additional information for you to know.

Overview

The location at 511 Marigny Street is providing four New Orleanians the opportunity to realize their dream of opening a wine store. Grande Krewe's business will be to sell wine by the bottle along with selected bourbons and scotches. However, the store's brand will represent an experience – a destination. This location, which is close to the river, close to the French Quarter and in the Marigny, offers a great mix of people and businesses. The goal is to connect individuals who will appreciate the opportunity to meet neighbors and friends at Grande Krewe while learning about wine, finding the perfect wine, hearing music occasionally, and spending time with the owners and Deuce (the store pug dog).

The partners in the business are Bob Heaps, Jane Cooper, and Carla and Roy Arriola. Bob and Jane live on Barracks St. and started preparation for opening a wine store in New Orleans in 2011. The search for the right location and opportunity has persisted since then. The Arriolas live on Nashville and are native New Orleanians.

Merchandise and Hours of Operation

Grande Krewe is projected to open in February of 2015. The store will carry 500 types of wine when it opens, ranging in price from under \$10 a bottle to wines that sell for over \$100 a bottle. The selection will include American whites and reds as well as wines from France, Italy, Australia and Spain. Selected kinds of whiskey and bourbon will also be sold. Delivery throughout the city

will be free. The wine store will also offer several types of tastings - free tastings, study hall tastings, and festival tastings. The store's focus will be on service and selection. Grande Krewe will be open Monday through Saturday from 10 am - 7 pm. The owners will actively work in the store.

Community Support

Bob, Jane, Carla and Roy are looking for opportunities to represent Grande Krewe while working with the Faubourg Marigny Improvement Association, St. Claude Main Street, One Marigny, and other merchants in the area. The store offers a neighborhood wine shopping experience. The partners also expect to attract customers from the Quarter, the CBD, Uptown and Mid City. We hope that customers will bring their dogs, as we will be pet friendly!

Timeline

As a component of the city's liquor licensing process, we are required to complete a conditional land use application to operate our wine store in this space. Concurrent with the land use variance process, the partners are applying for the proper state alcohol permitting. The partners are working with the developer and their architect to build a store that will be inviting and elegant. We would expect to begin build out of the space in October 2014 and it is our hope to open in February 2015.

We have enclosed an initial sketch of the store. Future changes to our business plan and/or use of space will be shared with everyone who attends the meeting. We will also be launching a website later this month at www.grandekrewe.com.

For more information, or if you have questions about the meeting, feel free to contact:

Carla Arriola at (504)388-3011 / divacarlita4@gmail.com

Bob Heaps at (414) 651-3559 / kenyonlax73@gmail.com

Thank you for your support!


Bob Heaps


Carla Arriola

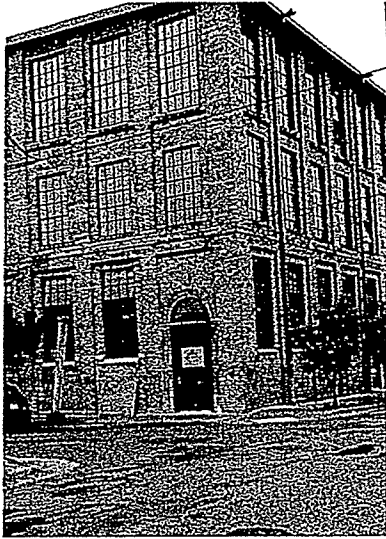

Jane Cooper


Roy Arriola





511 Marigny, Suite B New Orleans, Louisiana 70116



Overview of Business and Location

- Contribute to the development of the Marigny with a high-end wine and spirits store
- Elegant use of historic building
- Offer French Quarter residents a convenient location for their wine needs
- Plans to reach out to our neighborhood to showcase musicians with store performances
- All local ownership and operators
- Have fun, make new friends and drink great wine as well as wine seminars and tastings to learn more about wine

Why this location?

- There is opportunity to work as residents and current businesses to provide a destination for New Orleans residents
- 511 Marigny has a supportive owner and landlord and is a space that is well designed for the vision of Grande Krewé
- New Orleanians love 'spirited drinks'...let's give them a reason to 'buy local' and not in neighboring parishes
- The owners live close by and want a store that they can walk to
- More local retail traffic provides additional customers for all area businesses
- Opportunity to provide venue for a range of community support

What are next steps?

- As a component of the city's liquor licensing process, we are required to complete a conditional land use application to operate our wine store in this space.
- Concurrent with the land use variance process, the partners are applying for the proper state alcohol permitting.
- The partners are working with the developer and their architect to build a store that will be inviting and elegant.
- We would expect to begin the build out of the space in October 2014 and it is our hope to open in February 2015.

Questions? Contact Us!

Bob Heaps: (414) 651-3559/kenyonlax73@gmail.com
Carla Arriola: (504) 388-3011/divacarlita@gmail.com

10/11/2014

Gmail - Support for Grande Krewe



Support for Grande Krewe

rich@amaqq.nocoxmail.com <rich@amaqq.nocoxmail.com>
To: divacarlita4@gmail.com

Mon, Sep 22, 2014 at 11:49 AM

Dear Carla,

American Aquatic Gardens is pleased to offer our support for your wine store at 511 Marigny. We feel it will be a great upscale addition to our neighborhood, and we wish you success.

You may use this email publicly, as evidence of our approval of your project.

Thanks,

Rich Sacher, Pres.
American Aquatic Gardens

10/11/2014

Gmail - Re: Councilmember Ramsey's "State of District C Address is Wednesday, October 8, 5:30 p.m.



Re: Councilmember Ramsey's "State of District C Address is Wednesday, October 8, 5:30 p.m.

Bob Heaps <kenyonlax73@gmail.com>

Fri, Oct 3, 2014 at 8:55 AM

To: Carla Arriola <divacarlita4@gmail.com>, Roy Arriola <rariola27@gmail.com>

Add to the discussion list

On Oct 2, 2014 10:12 AM, "French Quarter Citizens" <eWrite@frenchquartercitizens.org> wrote:

*Hello Bob,
Please plan to attend Councilmember Ramsey's State
of District C Address, Wednesday, October 8, 5:30 pm,
at Council Chamber, City Hall. Thank you!*

[View this email in your browser](#)



Mark your calendar and join us!

Councilmember Nadine Ramsey's State
of District C Address is Wednesday,
October 8, 5:30 p.m. - 7 p.m.

0 Comments

From Councilmember Nadine Ramsey's office...

The State of District "C" Address

What: District "C" Councilmember Nadine M. Ramsey will hold her first Annual
"State of the District 'C' Address"

ZD 125/14



Fw: Pic of flyer

Colleen Lindsey <colleen2309@yahoo.com>
Reply-To: Colleen Lindsey <colleen2309@yahoo.com>
To: "divacarlita4@gmail.com" <divacarlita4@gmail.com>

Tue, Oct 7, 2014 at 12:51 PM

On Thursday, October 2, 2014 12:56 PM, Dot West <dwest70@cox.net> wrote:

Sent from my iPhone

Dotty Martino



photo (1).JPG
428K



Finish the fight against breast cancer.

Cheer On Those Fighting Breast Cancer
&

The Saints To Cross The Goal Line!
Breast Cancer Fundraiser
Friendly Bar
2301 Chartres Street



October 19, 11am - 3pm
\$5.00 Buffet Halftime
Parade of Prizes
Pudding Shots after Touchdowns

October Breast Cancer Awareness Month

Neighborhood Associations 20 125-14

PD	Organization Name	Street	City	State	Zip	Point of Contact	Position	Telephone Number	Email Address
7	A. Community Voice	-	New Orleans	LA	-	Vanessa Gueinger	President	504-296-6386	info@communityvoice.com
7	Bunny Friend Neighborhood Association Incorporated	P.O. Box 770167	New Orleans	LA	70117	Katherine Prevost	President	504-943-0846	bunnyfriendassoc@gmail.com
7	Bywater Neighborhood Association	P.O. Box 3191	New Orleans	LA	70177	Lisanne Brown	President	504-458-1270	bywaterpresident@yahoo.com
7	Desire / Florida Area Community Council, Incorporated	4121 St. Claude Avenue	New Orleans	LA	70117	Dot Wilson	-	504-258-8661	-
7	Faubourg Marigny Improvement Association	2401 Burgundy Street, Box 10	New Orleans	LA	70117	Miles Swanson	President	504-729-0957	president@faubourgmarigny.org
7	Faubourg St. Roch Improvement Association	1637 St. Roch Avenue	New Orleans	LA	70117	Will Rumley	President	504-432-7711	daralf01@gmail.com
7	Gentilly Sugar Hill Neighborhood Association	2053 Treasure Street	New Orleans	LA	70122	Debra Joseph	President	504-616-8717	debjoeatering@att.net
4	Greater Tremé Consortium, Incorporated	816 N. Robertson Street	New Orleans	LA	70116	Cheryl R. Austin	Executive Director	504-524-7386	greattreme@aol.com
7	Indian Village Neighborhood Association	3913 Ford Street	New Orleans	LA	70126	Pastor Mel Jones	President	504-382-3453	revmel90@netzero.net
7	Liberty Terrace Homeowners Association	-	New Orleans	LA	-	Renee Cooper Cambridge	-	504-460-7672	libertyterracehomeowners@yahoo.com
7	Neighbors First for Bywater	827 Louisa Street	New Orleans	LA	70117	Julie Jones	President	504-284-2341	julienola@gmail.com
7	New St. Claude Association of Neighbors	1313 Pauline Street	New Orleans	LA	70117	Susan Brady	President	504-495-4191	sbrady@entergy.com
7	Seventh Ward Neighborhood Association	P.O. Box 8411	New Orleans	LA	70182	Dr. Mona Lisa Saly	President	504-343-0689	seventhwardassoc@aol.com
7	St. Roch Bend Neighborhood Association	-	New Orleans	LA	-	-	-	504-259-6302	nathanjon7@gmail.com
7	Upper Ninth Ward Community Association	4222 Paris Avenue	New Orleans	LA	70122	Rev. James R. Willis Jr.	Moderator	504-352-0012	pastorjrw@aol.com

SK

DEC 3 '13 02:30 PM

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: October 24, 2013

CALENDAR NO.: 29,827

NO. 025607 MAYOR COUNCIL SERIES

BY: COUNCILMEMBER ^{KAP} GIBSON/PALMER

AN ORDINANCE to amend an existing Conditional Use Ordinance No. 24,562 M.C.S., (ZD 19/11) which permitted a residential/commercial mixed use in an existing structure; to permit a restaurant, office or retail tenant in the ground floor commercial space, in an HMLI Historic Marigny/Treme Light Industrial District, on Square 10, Lot K-6, in the Third Municipal District, bounded by Chartres, Decatur, Mandeville and Marigny Streets (Municipal Address: 511 Marigny Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 97/13 was initiated by 511 Marigny LLC and referred to the City Planning Commission; and

OCT 28 11 51

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval in its report to the City Council dated September 23, 2013, of the Amendment presented in Zoning Docket Number 97/13; and

WHEREAS, the recommendation of the City Planning Commission was upheld and the changes were deemed to be advisable and necessary and in the best interest of the City and were granted approval, subject to three (3) waivers and fourteen (14) provisos, as stated in Motion Number M-13-385 of the Council of the City of New Orleans on October 10, 2013.

1 SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY
2 ORDAINS that Ordinance No. 24,562 M.C.S., (ZD 19/11) which permitted a
3 residential/commercial mixed use in an existing structure; to permit a restaurant, office or
4 retail tenant in the ground floor commercial space, in an HMLI Historic Marigny/Treme
5 Light Industrial District, on Square 10, Lot K-6, in the Third Municipal District, bounded by
6 Chartres, Decatur, Mandeville and Marigny Streets (Municipal Address: 511 Marigny
7 Street); is hereby amended, subject to the following waivers and provisos as specifically set
8 forth herein:

9 WAIVERS:

- 10 1. The developer shall be granted a waiver of Article 15, Section 15.2 Table 15.A *Off-Street*
11 *Parking Regulations* of the Comprehensive Zoning Ordinance, which requires ninety-
12 eight (98) off-street parking spaces, to permit forty-seven (47) off-street parking spaces.
- 13 2. The developer shall be granted a waiver of Article 15, Section 15.3 Table 15.G *Loading*
14 *Requirements* of the Comprehensive Zoning Ordinance, which requires three (3) off-
15 street loading spaces, to permit zero (0) off- street loading spaces.
- 16 3. The developer shall be granted a waiver of Article 9, Section 9.4.3 of the Comprehensive
17 Zoning Ordinance to waive the limitations on floor area included within that section.

18 PROVISOS:

19 No person shall use any of the properties described herein or permit another to use any of those
20 properties described herein for the use authorized by this ordinance, unless the following
21 requirements are met and continue to be met:

- 22 1. The developer shall submit an application to resubdivide the site into one lot of record
23 prior to the finalization of the conditional use. Additionally, the subdivision shall be

24 finalized prior to the issuance of the Certificate of Use and Occupancy by the Department
25 of Safety and Permits.

26 2. The developer shall secure a lease of servitude for any encroachments into the public
27 rights-of-way from the Department of Property Management's Real Estate and Records
28 Division. The issuance of the lease of servitude shall be completed prior to the
29 finalization of the conditional use.

30 3. The developer shall place planters adjacent to any exterior opening doors to prevent
31 pedestrians from being struck by the swinging doors.

32 4. The developer shall secure the approval of the HDLC for the proposed development prior
33 to the finalization of the conditional use, including signage for the proposed commercial
34 uses.

35 5. The developer shall replace the sidewalks adjacent to the site along Chartres Street,
36 Marigny Street and Decatur Street, subject to approval by the Department of Public
37 Works. Additionally, tree pits shall be installed at a minimum of every twenty-five (25)
38 feet to accommodate trees to the specification of the Department of Parks and Parkways.

39 6. The developer shall install a seven (7) foot high masonry fence along the interior lot
40 lines, except the interior lot line adjacent to 2320 Chartres Street (the Mandeville Street
41 side) where a seven (7) foot high double-sided wooden fence shall be installed, subject to
42 the review and approval of the Historic District Landmarks Commission and the City
43 Planning Commission prior to finalization of the conditional use.

44 7. The developer shall submit a detailed landscape plan prepared by a licensed Louisiana
45 landscape architect indicating the following: the genus, species, size, location, quantity,
46 and irrigation of all proposed plant materials within both the common areas and the street

47 rights-of-way within the site, with applicable remarks and details. Replacement of trees
48 along the Mandeville Street side shall be of same or similar height as the existing trees.
49 The landscape plan shall be subject to the final approval of the staff of the City Planning
50 Commission for all plantings within the site and of the Department of Parks and
51 Parkways for any proposed planting within the public rights-of-way adjacent to the site.

52 8. The developer shall move the proposed fence off the Marigny Street frontages by four (4)
53 feet and provide landscaping in the form of large shrubs or small trees on the right-of-
54 way side of the fence.

55 9. The developer shall submit complete fence details to the City Planning Commission and
56 Historic District Landmarks Commission prior to final approval.

57 10. The developer shall pave the parking lot with a durable, all-weather permeable surface
58 such as an open paving system or a pervious paving system, subject to the review and
59 approval of the City Planning Commission.

60 11. The developer shall provide to the City Planning Commission a litter abatement program
61 letter, inclusive of the stated location of litter storage, the type and quantity of trash
62 receptacles, the frequency of litter pickup by the Department of Sanitation or a contracted
63 trash removal company, and the clearing of all litter from the sidewalks and periodic
64 hosing of the street right-of-way. The name and phone number of the owner/operator of
65 the development shall be included in this letter to be kept on file in case of any violation.
66 In no case shall litter be stored so that it is visible from the public right-of-way.

67 12. The developer shall submit a signage plan prior to the finalization of the conditional use,
68 subject to the review and approval of the Historic District Landmarks Commission and
69 the City Planning Commission.

70 13. The developer shall work with the Department of Public Works to establish a daytime,
71 on-street loading zone adjacent to the petitioned site in the Marigny Street right-of-way.

72 14. Commercial uses shall be limited to those uses that are permitted by right in the HMC-1
73 District.

1 SECTION 2. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY
2 ORDAINS that whoever does anything prohibited by this Ordinance or fails to do anything
3 required to be done by this Ordinance shall be guilty of a misdemeanor and upon conviction shall
4 be subject to a fine or to imprisonment or both, such fine and/or imprisonment set by Section 1-
5 13 of the 1995 Code of the City of New Orleans, or should alternatively be subject to whatever
6 civil liabilities, penalties or remedies the law may prescribe. Conviction shall be cause for the
7 immediate cancellation of the Use and Occupancy permit of the premises.

1 SECTION 3. This ordinance shall have the legal force and effect of authorizing this
2 conditional use only after all the provisos listed in Section 1 of this Ordinance which impose a
3 one-time obligation have been completely fulfilled and complied with, and only after all the
4 provisos listed in Section 1 which impose a continuing or on-going obligation shall have begun
5 to be fulfilled, as evidenced by the Planning Commission's approval of a final site plan, on or
6 before one year from the date of adoption of this ordinance, (which shall be incorporated into
7 this ordinance by reference) and its subsequent recordation, and no use or occupancy certificates
8 or permits (other than the building permits needed to fulfill the provisos) shall be issued until all
9 the provisos which impose a one-time obligation have been completely fulfilled and complied
10 with, and only after all the provisos listed in Section 1 which impose a continuing or ongoing
11 obligation shall have begun to be fulfilled, as evidenced by the Planning Commission's approval
12 of a final site plan (which shall be incorporated into this ordinance by reference) and its


13 subsequent recordation. If the development or construction of the conditional use authorized herein
14 is not commenced within one (1) year from the date this ordinance becomes law, as contemplated
15 by Section 3-113 of the Home Rule Charter of the City of New Orleans, the provisions of this
16 Ordinance shall be null, void and of no legal force and effect.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS NOV 21 2013

JACQUELYN B. CLARKSON

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON NOV 22 2013

APPROVED: NOV 26 2013


MITCHELL J. LANDRIEU

MAYOR

RETURNED BY THE MAYOR ON NOV 26 2013 AT 5 00 PM

LORA W. JOHNSON

INTERIM CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS: Cantrell, Clarkson, Gisleson Palmer, Gray, Guidry, Head, Hedge-Morrell - 7

NAYS: 0

ABSENT: 0

G:\inhouse\LWINHSE\COUNCIL\2013\97-13 Amend CU (511 Marigny St.)\Cal No.

(ZD 97-13).doc

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY

Lora W. Johnson
INTERIM CLERK OF COUNCIL



Conditional Land Use

511 B Marigny

Application Addendum

NEIGHBORHOOD

LETTERS OF SUPPORT

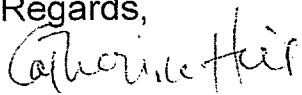
1240 Royal Street
New Orleans, LA 70116
November 29, 2014

City Planning Commission
1300 Perdido Street
RM 7W03
New Orleans, LA 70112

Dear Commissioners:

I am writing to let you know of my support of the Grande Krewe Wine Store planning to operate in the Marigny/Treme neighborhood. This store would be an asset to our neighborhood.

Regards,

A handwritten signature in black ink that reads "Catherine Hill". The signature is written in a cursive style with a large initial "C".

Catherine Hill

November 26, 2014

City Planning Commission
1300 Perdido Street
RM 7W03
New Orleans, LA 70112

Dear Planning Commission Members,

This letter is to provide strong support for the opening of the Grande Krewe Wine Shop in the Marigny/Treme neighborhood. As a nearby neighbor in the French Quarter, this is exactly the type of local business which is needed in the area. There are very few shops carrying top-of-the-line wine and spirits in this neighborhood, which is in walking distance from several areas highly populated by citizens who can appreciate this type of store. Furthermore, this shop can serve as a source of education and a gathering place for local residents, given the special programming planned by the owners. I very much look forward to attending the opening of the Grande Krewe Wine Shop and will be a frequent customer.

Sincerely,

Adrienne Colella, Ph.D.
McFarland Distinguished Professor of Business
Tulane University

831 Dumaine Street
New Orleans, LA 70116



KIRKENDOLL MANAGEMENT LLC

December 1, 2014

City Planning Commission
1300 Perdido Street
RM 7W03
New Orleans, LA 70112

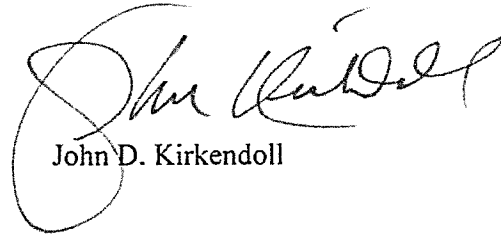
RE: Grand Krewe Wine Store
511 Marigny St.

Gentlemen:

Please let this letter serve as my support for the pending application by the Grand Krewe Wine store to open in the Marigny neighborhood. I have known the principals behind the application for several years and give them my highest personal recommendation. Captain Roy Arriola (NOFD) and his wife, Carla, are just the people we need to revitalize this property.

I have been a property owner in the French Quarter for 20 years and am actively involved in historic rehabilitation of buildings in and around the French Quarter. Thank you in advance for your favorable recommendation of the referenced application.

Yours truly,



John D. Kirkendoll

Cc: Hon. Mitchell J. Landrieu
Cc: Hon. Nadine M. Ramsey

Jane Cooper

To: Jane Cooper
Subject: FW: Letter of Support

----- Forwarded message -----

From: **Rusty** <hotsumfun@aol.com>
Date: Tue, Nov 25, 2014 at 9:07 AM
Subject: Letter of Support
To: Mimi Dimassa <mimidimassa@gmail.com>
Cc: Don Dubay <dondubay504@aol.com>, Tommy Bryant <tmb5000@gmail.com>

To whom it may concern. My name is Rusty Downing and I live at 540 Marigny street. I am very excited that Grande Krewe Wine and Spirits is interested in opening up a store in my neighborhood.

Rusty Downing

"Gravity. It's not just a good idea, it's the LAW!"

--
Mimi DiMassa
616 Marigny St. NOLA 70117
[504.235.6777](tel:504.235.6777)

FW: Marigny letter of support

Jane Cooper

Sent: Sunday, November 30, 2014 10:01 AM

To: Jane Cooper

\

----- Forwarded message -----

From: **Matthew Harring** <matlyncggh@msn.com>

Date: Thu, Nov 27, 2014 at 4:31 PM

Subject: Marigny letter of support

To: Mimi DiMassa <mimidimassa@gmail.com>

To whom it may concern.

Our names are Matthew Harring and Lynn Stetzer. We live at 612 Marigny Street, New Orleans, LA 70117. We have lived here since 1998.

We are happy to hear that Grand Krewe Wine & Spirits is interested in opening a store in our neighborhood. We feel this store would be a perfect fit in our neighborhood.

Thanks

Matthew Harring

Lynn Stetzer

612 Marigny Street

New Orleans, LA 70117

504-905-4804

--

Mimi DiMassa

616 Marigny St. NOLA 70117

504.235.6777

Fwd: Letter of Support

Bob Heaps [kenyonlax73@gmail.com]

Sent: Saturday, November 29, 2014 1:45 PM

To: Jane Cooper

----- Forwarded message -----

From: **Mimi DiMassa** <mimidimassa@gmail.com>

Date: Sat, Nov 29, 2014 at 1:28 PM

Subject: Letter of Support

To: Bob Heaps <kenyonlax73@gmail.com>

To whom it may concern,

My name is Mimi DiMassa. I live at 616 Marigny Street and I would like this letter to serve as my support for Grand Krewe's efforts for of all necessary permits and regulatory approvals that would allow them to open for business. This is exactly the type of business I would like to have in my neighborhood.

Thank you for your consideration, Mimi DiMassa

--

Mimi DiMassa

616 Marigny St. NOLA 70117

504.235.6777

FW: Support letter form Grand Krewe, Marigny

Jane Cooper

Sent: Sunday, November 30, 2014 9:57 AM

To: Jane Cooper

----- Forwarded message -----

From: Neal Hixon <nealhixon@yahoo.com>

Date: Sat, Nov 29, 2014 at 1:22 PM

Subject: Support letter form Grand Krewe, Marigny

To: Mimi DiMassa <mimidimassa@gmail.com>

To whom it may concern

I would like this letter to serve as my support for Grand Krewe's efforts for of all necessary permits and regulatory approvals that would allow them to open for business. My name is Neal Hixon. I live at 618 Marigny Street which is only one block for the location in question. This is exactly the type of business we would like to see more of in our neighborhood. Neal Hixon

--

Mimi DiMassa

616 Marigny St. NOLA 70117

[504.235.6777](tel:504.235.6777)

Jane Cooper

To: Jane Cooper
Subject: FW: Support for Grande Krewe

> On Sep 22, 2014, at 11:49 AM, rich@amaqg.nocoxmail.com wrote:
>
> Dear Carla,
>
> American Aquatic Gardens is pleased to offer our support for your wine store at 511 Marigny. We feel it will be a great upscale addition to our neighborhood, and we wish you success.
>
> You may use this email publicly, as evidence of our approval of your project.
>
> Thanks,
>
> Rich Sacher, Pres.
> American Aquatic Gardens

Jane Cooper

To: Jane Cooper
Subject: FW: GRANDE KREWE

----- Forwarded message -----

From: **Julian Mutter** <JMutter@doerrfurniture.com>
Date: Wed, Nov 12, 2014 at 4:42 PM
Subject: GRANDE KREWE
To: Bob Heaps <kenyonlax73@gmail.com>

The addition of a wine and spirits shop in the 511 Marigny development will be an excellent addition to the neighborhood. We support the project.

Julian Mutter

President

Doerr Furniture, Inc.

914 Elysian Fields Avenue

New Orleans, LA. 70117

504/947-0606 ext 119 (o)

504/944-8730 (f)

800/854-6766

jmutter@doerrfurniture.com



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Jane Cooper

To: Jane Cooper
Subject: FW: Grande Krewe Wine & Spirits

----- Forwarded message -----

From: **Thomas Bryant** <tmb5000@gmail.com>
Date: Tue, Nov 25, 2014 at 9:23 AM
Subject: Grande Krewe Wine & Spirits
To: mimidimassa@gmail.com

To whom it may concern, my name is Thomas Bryant and I live at 2313 Chartres St.
New Orleans 70117 and I am very interested in Grand Krewe Wine & Spirits opening in my neighborhood.
Thomas M Bryant
2313 Chartres St.
New Orleans, La. 70117
[504.941.3149](tel:504.941.3149)

Regards Tom

--
Mimi DiMassa
616 Marigny St. NOLA 70117
[504.235.6777](tel:504.235.6777)