

City Planning Commission Meeting
Tuesday, December 9, 2014

CPC Deadline: 01/23/15
CC Deadline: 02/24/15
Council District: E
Council Member: Gray

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 118/14

Prepared by: Dale Thayer
Date: November 14, 2014

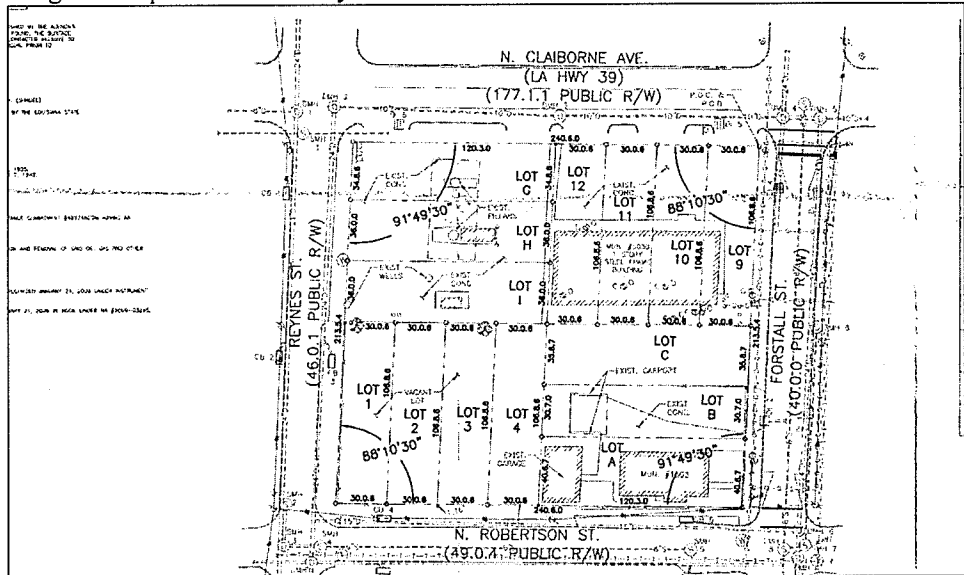
I. GENERAL INFORMATION:

Applicant: Patricia B. Tombar, August J. Roques, Jr., Doris H. Kimble, Scott Wolfe, Jane L. Wolfe, and 5000 N. CLAIBORNE, LLC

Request: This is a request for a zoning change from an RD-3 Two-Family Residential District and a B-1 Neighborhood Business District to a B-2 Neighborhood Business District.

Location: The property is located on Square 676, Lots 1, 2, 3, 4, 9 through 12, A, B, C, G, H and I, in the Third Municipal District, bounded by North Claiborne Avenue and Reynes, Forstall, and North Robertson Streets. The municipal addresses are 5000-5030 North Claiborne Avenue, 1502-1510 Forstall Street, and 5011 North Robertson Street. (PD 8)

Description: Image #1: Square 676 – Survey



The subject site is the entirety of Square 676, which contains a total of fourteen (14) lots. Square 676 is immediately bounded by North Claiborne Avenue and Reynes, Forstall, and North Robertson Streets. The applicants propose a zoning change of the entirety of Square 676 to B-2 Neighborhood Business District for the future development of a general retail establishment (CVS Pharmacy) less than 25,000 sq. ft. in total floor area.

Lots 1, 2, 3 and 4 have frontage on N. Robertson Street and are currently located within the RD-3 Two-Family Residential District. Each lot measures thirty feet (30') in width and one hundred six feet eight inches (106'8") in depth for a total area of three thousand two hundred square feet (3,200 sq. ft.). Currently, each lot is vacant land and void of structures.

Image #2: Square 676 – Lots 1, 2, 3 and 4



Lots 9, 10, 11 and 12 have frontage on N. Claiborne Avenue and are currently located within the B-1 Neighborhood Business District. Each lot measures thirty feet (30') in width and one hundred six feet eight inches (106'8") in depth for a total area of approximately three thousand two hundred square feet (3,200 sq. ft.). All lots combine to create a parcel that is currently surfaced with an impervious concrete cap and the structural shell of a vacant building.

Image #3: Square 676 – Lots 9, 10, 11 and 12



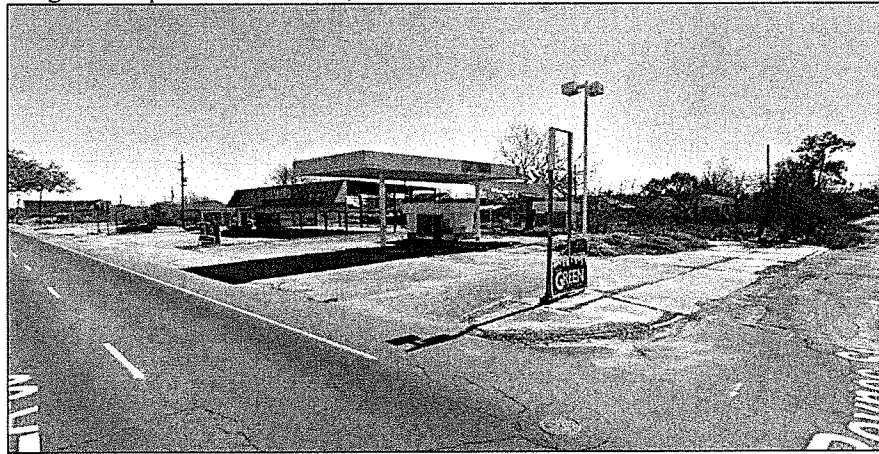
Lots A, B and C have frontage on Forstall Street and currently are located within the RD-3 Two-Family Residential District. Lot A measures forty feet six inches (40'6") in width and one hundred twenty feet three inches (120'3") in depth for a total area of approximately four thousand eight hundred seventy square feet (4,870 sq. ft.). Lot B measures thirty feet seven inches (30'7") in width and one hundred twenty feet three inches (120'3") in depth for a total area of approximately three thousand six hundred seventy seven square feet (3,677 sq. ft.). Lot C measures thirty five feet six inches (35'6") in width and one hundred twenty feet three inches (120'3") in depth for a total area of approximately four thousand two hundred sixty nine square feet (4,269 sq. ft.). Lots A and B combine for an occupied single-family residential development. Lot C is vacant land and void of structures.

Image #4: Square 676 – Lots A, B and C



Lots G, H and I have frontage on Reynes Street and are currently located within the B-1 Neighborhood Business District. Lot G measures thirty four feet eight inches (34'8") in width and one hundred twenty feet three inches (120'3") in depth for a total area of approximately four thousand one hundred sixty eight square feet (4,168 sq. ft.). Independently, Lots H and I each measure thirty six feet (36') in width and one hundred twenty feet three inches (120'3") in depth for a total area of four thousand three hundred twenty nine square feet (4,329 sq. ft.). All lots combine to create a parcel that is currently surfaced with an impervious concrete cap and the structural remains of a vacant gasoline service station.

Image #4: Square 676 – Lots G, H and I



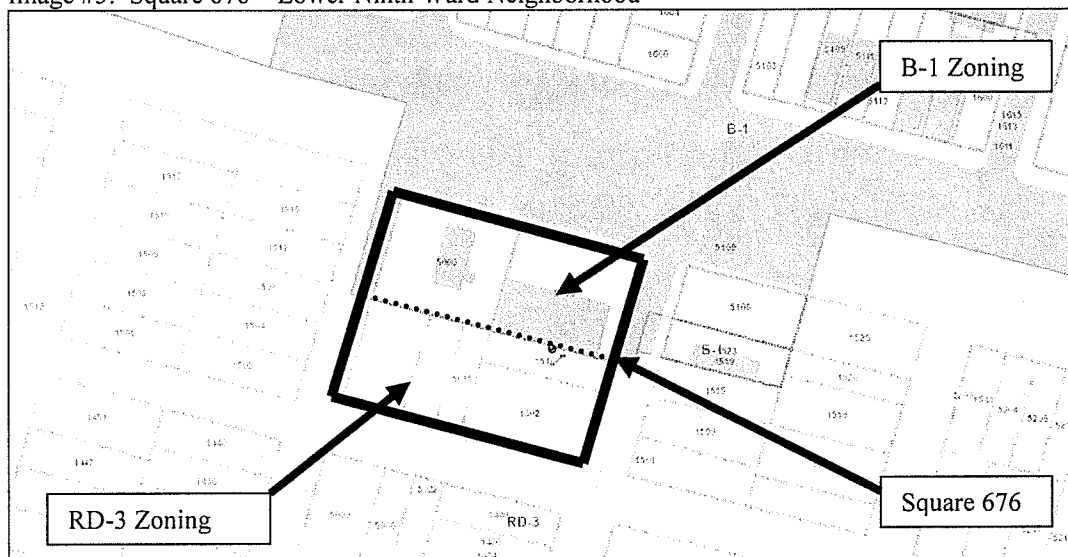
Why is City Planning Commission action required?

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

II. ANALYSIS

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

Image #5: Square 676 – Lower Ninth Ward Neighborhood



Source: City of New Orleans Property Viewer

Located in the south side of N. Claiborne Avenue in the Lower 9th Ward Neighborhood, the subject square is split by two (2) zoning districts: B-1 Neighborhood Business District and RD-3 Two-Family Residential. The B-1 Neighborhood Business District captures many lots generally fronting on N. Claiborne Avenue between Reynes and Egania Streets. The B-1 Neighborhood Business District also extends to N. Derbigny Street for properties located on Squares 711, 710, 709 (north side of N. Claiborne Ave.). Beyond N. Derbigny Street is an RM-2 Multiple-Family Residential District immediately followed by a large RD-3 Two-Family Residential District. The southern portion of the subject square, bounding N. Robertson Street is located within a large RD-3 Two-Family Residential District that captures the majority of properties located between N. Claiborne and St. Claude Avenues. The surrounding area is developed with recently constructed or renovated residential dwellings, several vacant lots and some commercial activity along N. Claiborne Avenue.

The staff anticipates adoption of a new Comprehensive Zoning Ordinance and Zoning Map at some point in the near future. The draft zoning map delineates the current B-1 Neighborhood Business District boundaries as C-1 General Commercial District and the current RD-3 Two-Family Residential boundaries as HU-RD2 Historic Urban Two-Family Residential District.

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

Zoning: 1929 – “L” Unrestricted
1953 – Lots 9, 10, 11 & 12: “E” Neighborhood Shopping District
Remainder of Site: “B” Two-Family District
1970 – RD-3 Two-Family District

Land Use: 1929 – Vacant Land
1949 – Lots 1, 2, 3 and 4: Single Family Residential
Part of Lot 1: Commercial Building
Remainder of Site: Vacant Land
1999 – Commercial¹

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

Over the past five years, there have been no zoning change requests within the five block area around the petitioned site.

D. Are any major streets involved? What impact will the proposed zoning change have on the transportation system, if any?

According to the New Orleans Major Street Plan, N. Claiborne Avenue is a major street and Reynes, Forstall, and North Robertson Streets are classified as collector and local streets. N. Claiborne Avenue is a two-way thoroughfare, with two (2) separate and directional lanes separated by a large neutral ground. Both sides of N. Claiborne Avenue provide for on-street parking. Forstall Street is a one-way, northbound street with one (1) lane of travel and provides on-street parking along its shoulders. Reynes Street is a one-way, southbound street with one (1) lane of travel and provides on-street parking along its shoulders. N. Robertson Street is a two-way street with one (1) shared lane of travel and provides on-street parking along its shoulders.

The proposed zoning change would have an impact on the transportation system. As the proposed use is a general retail establishment (CVS Pharmacy), it will generate more

¹ The 1999 Land Use Plan characterized general land use in squares and is not lot specific.

traffic and will require more parking than current uses. As shown above, the 1949 Land Use Plan depicts that a portion of Lot 1 was formally utilized for Commercial activities. Aside from that, the remainder of the southern section of Square 676 was historically and currently utilized for residential developments. However, it is important to note that commercial businesses were historically located on the subject square for lots fronting on N. Claiborne Avenue.

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

The requested B-2 Neighborhood Business District regulations are designed to encourage compatibility with adjacent or nearby land uses and the general character of the area. The permitted uses include restaurants and a variety of medium intensity retail and service businesses which are both pedestrian and automobile oriented. The conditional uses include more intense commercial uses such as cocktail lounges, fast food and cafeteria restaurants as well as mini-warehouses and boarding houses.

The petitioned site was originally utilized for commercial activities for lots bounding N. Claiborne Avenue and residential dwellings for lots bounding N. Robertson Street. Square 676 is primarily vacant land with the exception of Lots A and B, which are currently developed with a single-family residential structure. The requested zoning change would allow the applicant to construct a general retail establishment on the entirety of the subject square, which will contribute to an increase of traffic in the area. Uses that generate additional adverse impacts are generally categorized as conditional uses which will require design review and approval by the City Council through the conditional use process. The applicant proposes 50 off-street parking spaces, which includes four (4) handicapped spaces, for the anticipated retail development.

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

No. For a request to be considered a spot zone, a petitioned property would consist of one (1) lot that is singled out for treatment dissimilar to that of surrounding parcels. The City Planning Commission's Administrative Rules, Policies, and Procedures for the City Planning Commission state that the City Planning Commission will not support spot zones, as a general matter. While the City Planning Commission is generally not supportive of spot zones, it will sometimes make exceptions for historic commercial properties if their historic use and physical design justify zoning them differently from surrounding residential properties. As shown above, the petitioned square is equally divided into two (2) separate zoning districts consisting of seven (7) separate lots per each zoning district. The request is for a zoning change to all 14 lots of Square 676 to a B-2 District. As the petitioned property consists of an entire square with multiple vacant

lots, despite having two (2) separate zoning districts, the staff believes the request would not be considered consistent with a spot zone.

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

The petitioned site is within two (2) Future Land Use Map (FLUM) Categories. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of Lots 9, 10, 11, 12, I, H & G as “General Commercial.” For these lots, the requested change to B-2 Neighborhood Business District is **consistent** with the *Plan for the 21st Century*, commonly known as the Master Plan. However, “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of Lots 1, 2, 3, 4, A, B & C as “Pre-War Residential Low Density.” That request is **inconsistent** with the Master Plan. The goal, range of uses, and development character for that designation are copied below:

GENERAL COMMERCIAL

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

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

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

PRE-WAR RESIDENTIAL LOW DENSITY

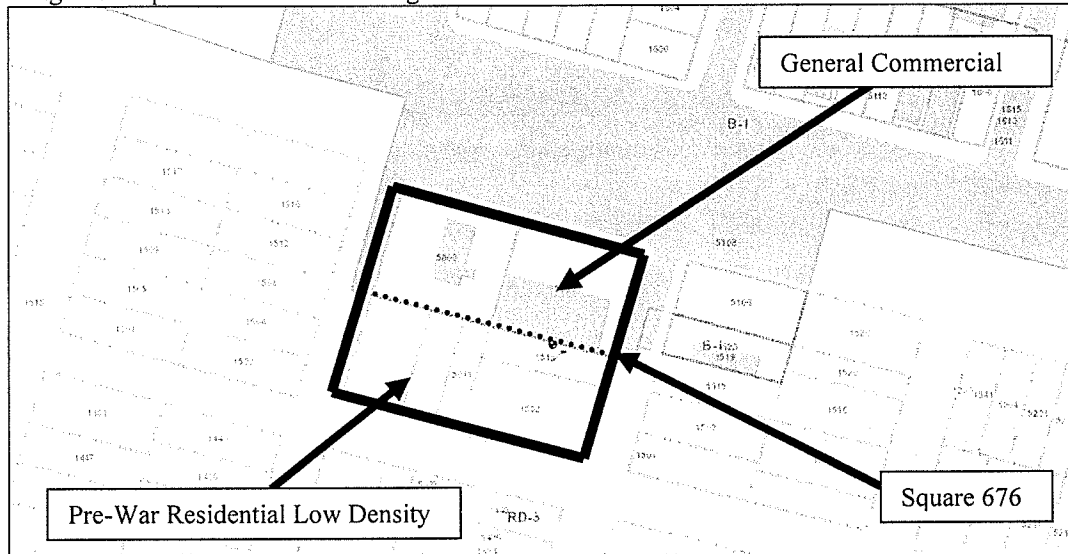
Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing three- to four-family buildings. Traditional corner store/businesses may be allowed where current or former commercial use is verified.

Supporting public recreational and community facilities (i.e., schools and places of worship) also allowed.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

Image #6: Square 676 – FLUM Categories



Source: City of New Orleans Property Viewer

The applicant is requesting a zoning change from an RD-3 Two-Family Residential District and a B-1 Neighborhood Business District to a B-2 Neighborhood Business District to permit the development of a general retail establishment (CVS Pharmacy) on the entirety of the Square 676. As shown in Image #6 above, Square 676 is split between two (2) Future Land Use Map (FLUM) Categories: General Commercial and Pre-War Residential Low Density.

With regard to the General Commercial designation, lots 9, 10, 11, 12, I, H & G were formerly developed with a gasoline service station and a commercial structure. The proposed zoning change to allow a general retail establishment on this portion of the site fits within the more intense range of uses described in the General Commercial designation. Therefore, the staff believes the request is consistent with the Master Plan. With regard to the Pre-War Residential Low Density designation, lots 1, 2, 3, 4, A, B & C were formally or are currently developed with residential dwellings.

As shown in Section II(B) of this report, lot 1 did depict a commercial structure on 1949 Future Land Use Map. However, the staff found no other evidence of recent non-

residential activity to these lots. The proposed zoning change to allow a general retail establishment on this portion of the site does not fit within the range of uses described in the Pre-War Residential Low Density designation. In addition, this section of the proposed site contains lots historically used for residential purposes. For these reasons, the staff believes the request for a zoning change on lots 9, 10, 11, 12, I, H & G is consistent with the Master Plan while a zoning change to a B-2 District on lots 1, 2, 3, 4, A, B & C is inconsistent with the Master Plan

IV. SUMMARY

ZD 118-14 is a request for a zoning change from an RD-3 Two-Family Residential District and a B-1 Neighborhood Business District to a B-2 Neighborhood Business District. The subject site is the entirety of Square 676, which contains a total of fourteen (14) lots. When combined, the proposed site has a total area of forty six thousand nine hundred thirteen square feet (46,913 sq. ft.) or approximately one (1) acre. Square 676 is immediately bounded by North Claiborne Avenue and Reynes, Forstall, and North Robertson Streets. The applicants propose a zoning change of the entirety of Square 676 to B-2 Neighborhood Business District for the future development of a general retail establishment (CVS Pharmacy) less than 25,000 sq. ft. in total floor area.

The requested zoning change would not constitute a spot zone as it consists of the rezoning of an entire square with multiple vacant lots. However, the request is within two (2) Future Land Use Map (FLUM) Categories. This request is consistent with the Master Plan for areas designated as “General Commercial” but inconsistent with the Master Plan for areas designated as “Pre-War Residential Low Density.” Due to the inconsistency of lots 1, 2, 3, 4, A, B & C with the Master Plan with regard to the requested zoning change and historical residential development pattern, the staff recommends modified approval of the request to rezone only those portions within the current “General Commercial” FLUM Category to B-2 Neighborhood Business District.

V. PRELIMINARY STAFF RECOMMENDATION²

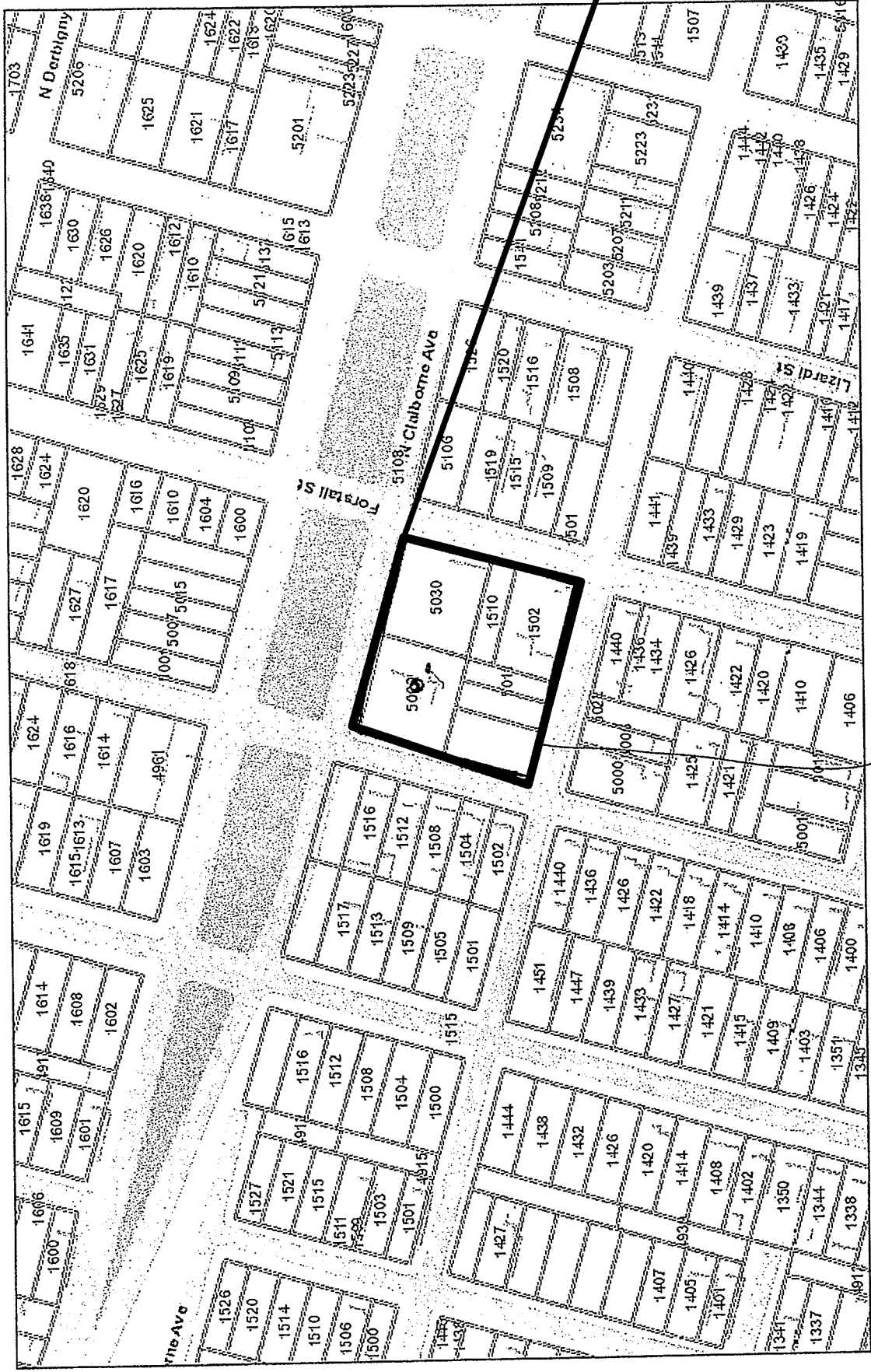
The staff recommends **MODIFIED APPROVAL** of **Zoning Docket 118/14**, a request for a zoning change from an RD-3 Two-Family Residential District and a B-1 Neighborhood Business District to a B-2 Neighborhood Business District, to permit only the zoning change from B-1 District to a B-2 District.

² Subject to modification by the City Planning Commission

VI. REASON FOR RECOMMENDATION

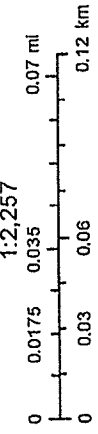
1. The request is not consistent with the Master Plan Future Land Use Designation of Pre-War Residential Low Density with regard to lots 1, 2, 3, 4, A, B & C.
2. Historically, lots 1, 2, 3, 4, A, B & C have primarily been utilized for residential development and not commercial activity.

City of New Orleans Property Viewer



Petitioned Site

SQUARE TO BE
DEVELOPED FOR
NEW CVS PHARMACY



October 20, 2014



Override 1

Petitioned Site

96

V. CLAIBORNE AV.

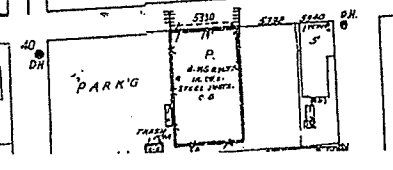
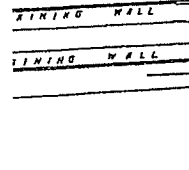
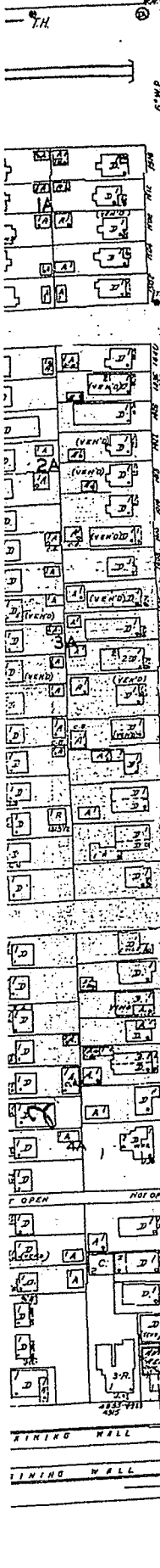
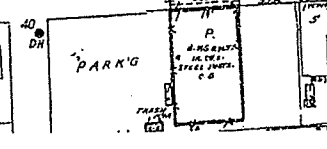
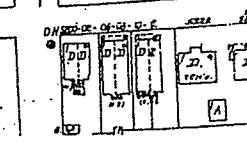
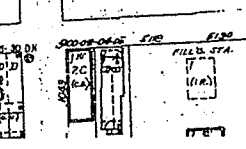
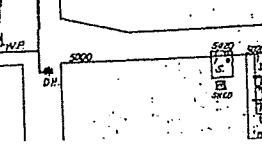
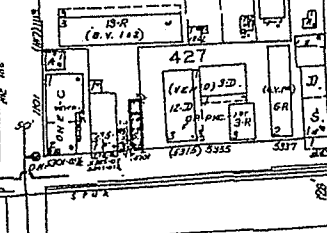
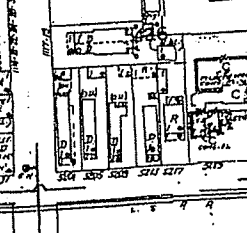
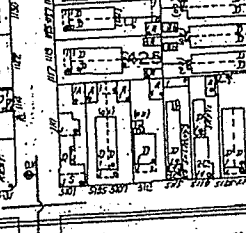
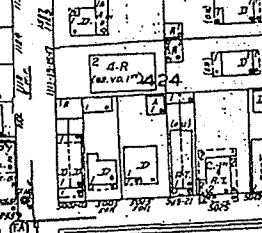
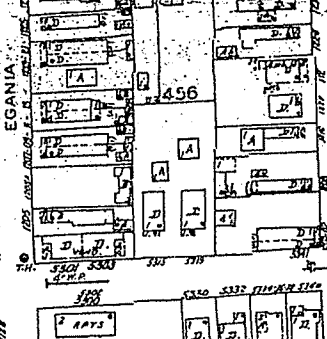
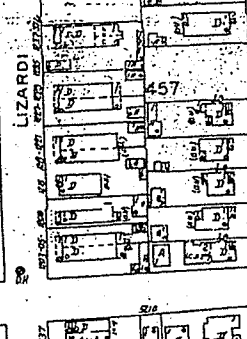
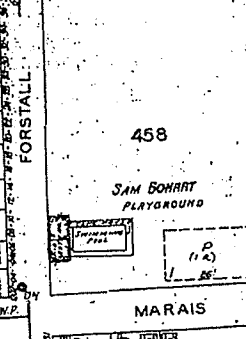
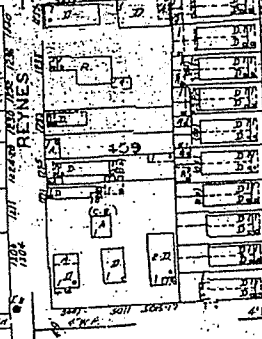
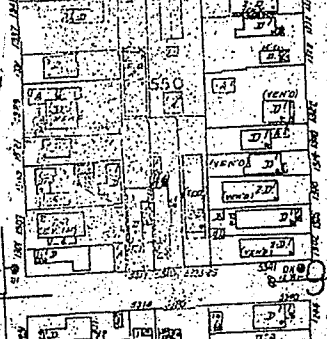
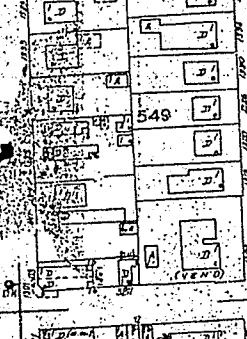
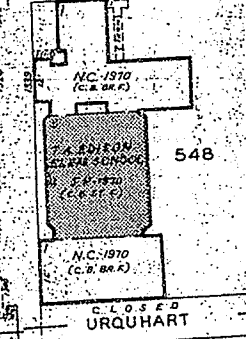
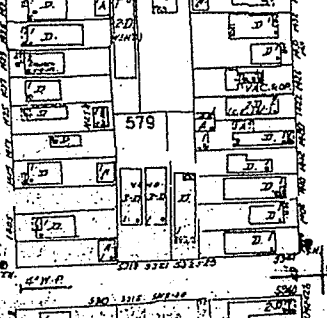
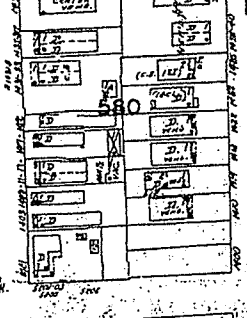
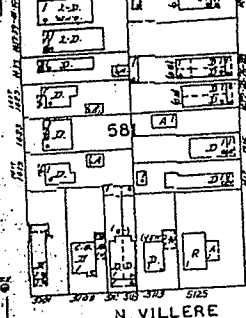
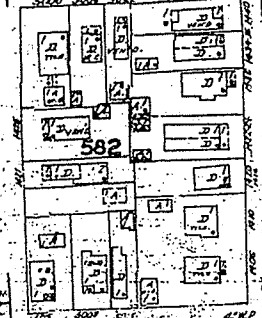
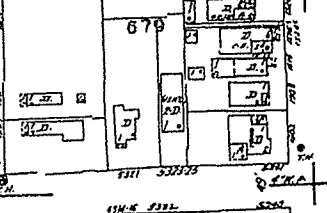
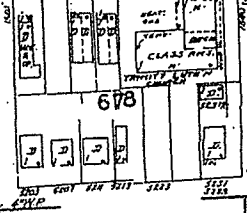
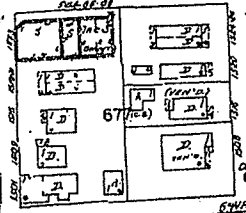
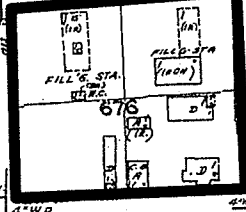
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N. VILLERE

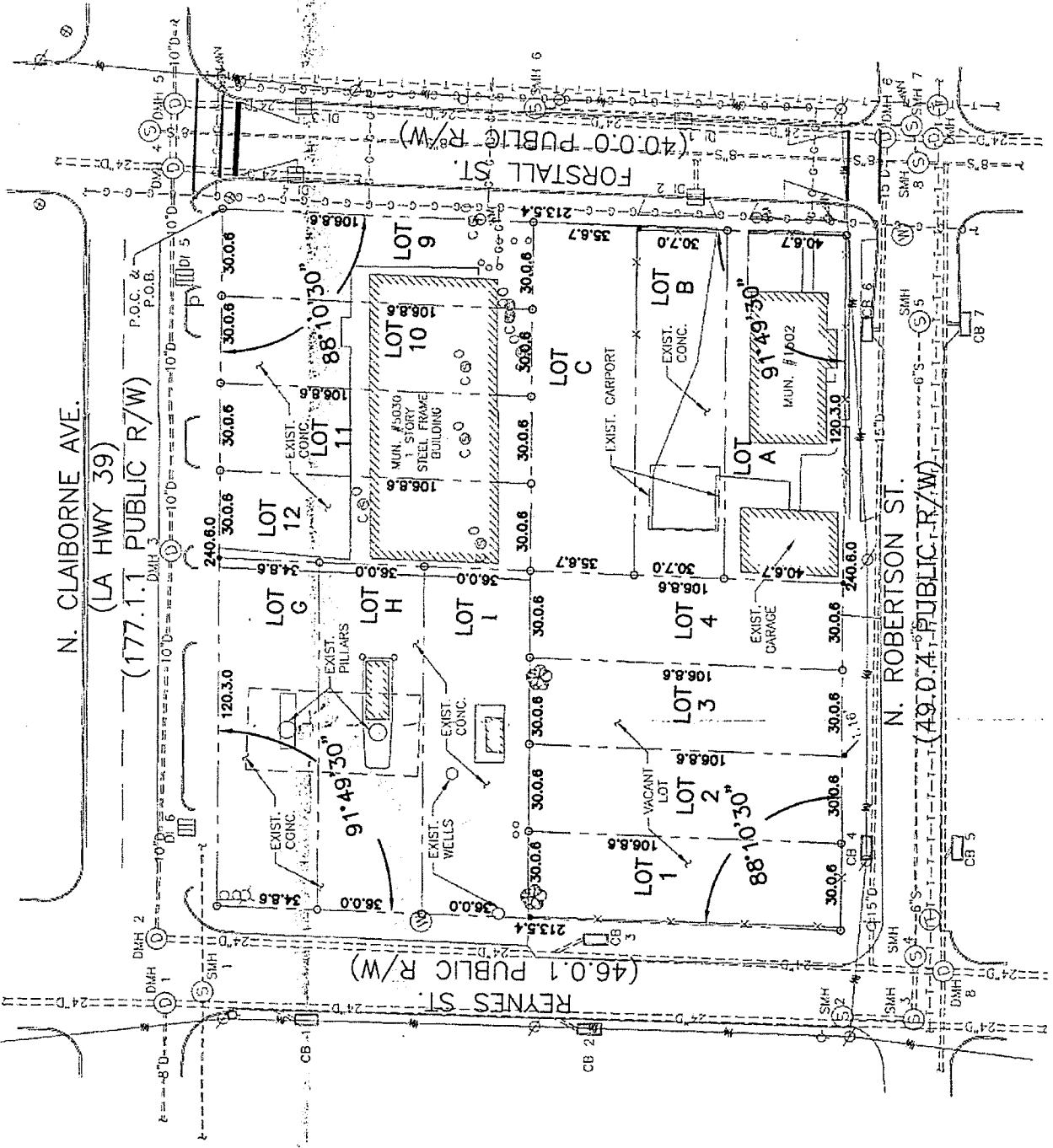
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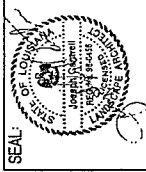
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SVC N. CLAIBORNE AVE.
105 HWY 39
NEW ORLEANS, LA
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CS PROJECT NUMBER: 70660



LSI FIELD HUNTER & DESIGN, INC.
PROFESSIONAL LANDSCAPE ARCHITECTS
1401 PINE STREET, SUITE 200
METairie, Louisiana 70002

CONSULTANT:

DEVELOPER:
FIRST HARTFORD REALTY CORP.
MANCHESTER, CT 06045
TEL: (800) 646-6525
FAX: (800) 646-6572



REVISIONS:

DRAWING BY: LHI
DATE: 01/20/14
JOB NUMBER: 11-011

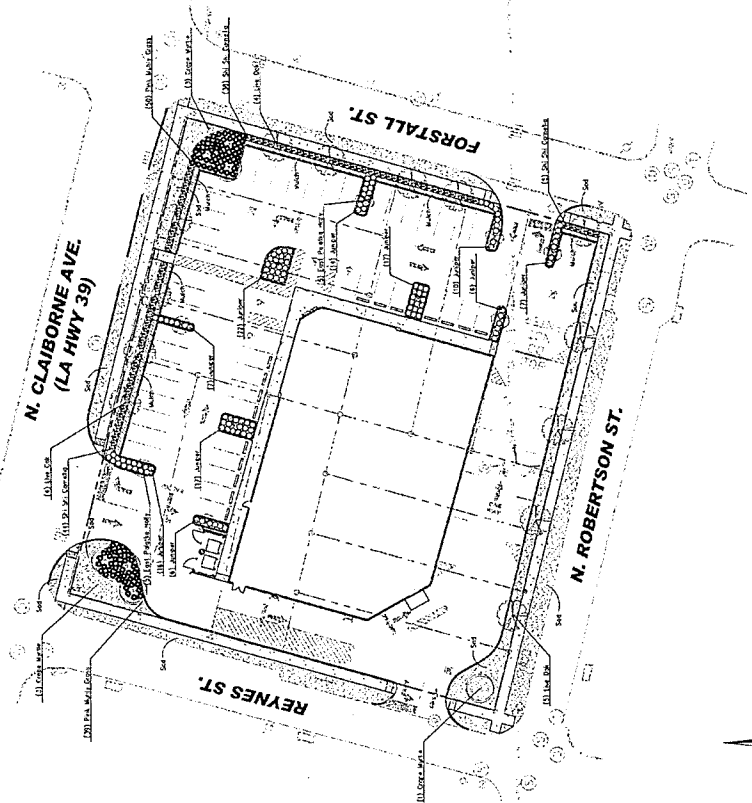
TITLE:
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SHEET NUMBER:
LS1

COMMENTS:

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1	26	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	27	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	28	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	29	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	30	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	31	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	32	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	33	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	34	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	35	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	36	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	37	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	38	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	39	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	40	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	41	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	42	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	43	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	44	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	45	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	46	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	47	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	48	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	49	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"
1	50	CONCRETE WALKWAY 12" x 12"	100	10' x 10' x 12"

* Note: Match quantity in addition to quantity made for of concrete block.



Community Meeting Invitation

August 25th, 2014

Dear Neighbor:

Our client, CVS Pharmacy, is interested in developing the site at 5030 N. Claiborne Avenue and would like to open a new pharmacy at this location. It would operate as a convenience store and pharmacy with all of the traditional amenities. The site has been vacant for some time and we look forward to redeveloping this site into something that will benefit the community.

The site is not currently properly zoned for a pharmacy, which means we are required to apply for a zoning change in order to move forward with the project. Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, we are inviting you to a meeting where you can learn more about what we propose, and present questions, concerns, and requests for the location.

The meeting will take place:

Wednesday, September 3rd, from 5:00pm – 7:00pm (presentation at 6:00pm)

Martin Luther King Elementary School, 1617 Caffin Avenue

This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses, so that we can keep you updated if there are any changes to the plans.

At the meeting we will also present site plans and elevations to give you a better idea of what we'd like to do. The pharmacy would occupy the entire block on Claiborne Avenue, between Forstall Street and Reynes Street. It will include a front entrance on Claiborne Avenue and a parking lot with a handicapped-accessible entrance on Claiborne Avenue. If we receive approval, we plan to start the construction work within a few months of the approval, and estimate that the work should take approximately twelve months.

If you have questions or comments, or are unable to attend the meeting, please do not hesitate to contact us for more information. We hope to see you at the meeting on September 3rd.

Sincerely,

Mike Sherman
504.250.2257

Avery Cootes
504.301.5228

Neighborhood Participation Plan Meeting
Wednesday, September 3rd, 5:00-7:00p.m.
Dr. King Charter School Cafeteria
1617 Caffin Avenue

NAME	EMAIL	RELATION TO SITE
L Ann Lewis		1/2 5
Doris Kimble	dhkimble@aol.com	
MARIA TID	MARIA.TID@hotmail.com	
Mason Harrison	masonsharrison@comp1.com	N/A
Charles Allen	ceallen@vok.gov	
Janice Sanchez	chthonymxon-sanchez@outlook.com	
DANA WALKER	DANAWALKER@WALKER AFFILIATES	ORG YES
Wilson & Audrey	Wilson Audrey Julie	YES
Carole Thomas	P.O. Box 89679	
	Baton Rouge LA 70884	
VANESSA GUERINCEL	VANESSAGUERINCEL@VANCO.COM	YES
W. L. C. Patton	6-76-55 3646 Ad. Co.	YES
STEPHEN HAMPTON	CTSECURITY@bellsouth.net	
CAROL E. DAVIS	Lower 9th Ward Homeless Assoc	
Rep. Wesley Bishop	WBishopesq@yahoo.com	
Thos. L. Pepper	ThosLPepper@aol.com	

for
CHPT

Neighborhood Participation Plan Meeting

Wednesday, September 3rd, 5:00-7:00p.m.

Dr. King Charter School Cafeteria

1617 Caffin Avenue

	NAME	EMAIL	RELATION TO SITE
1	Mr. Darin Jackson	dee2thejay@yahoo	
2	MARILY FONTENOT	MWFONTENOT-Smith@mda.gov.	
3	BERTHA BIRSCHE	MAIL Parcel USA@yahoo	
4	Veronica Williams	dwilliams62@hotmail.com	
5	David Williams		
6	Vera McFadden	veramcfadden144@yahoo.com	
7	Rhonda Row	6420 ORin SF 90117	
8	Roy Bolony	roybolony@cityofmichigan.gov	City of Mich.
9	Smith	1307 Caffin Ave	
10	Michelle	Nicholas@jgma.com	
11	Robert Green	60201207 ^{ADL} com	Immediate Neighbor
12	Athar Johnson	ajohnson@sustainable.org	ADL

12/16 = 28

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Robert Green, President The Historic Lower 9th Ward Neighborhood Association

Relation to Site and/or Address: Immediate neighborhood across from

You. We are in support & welcome you business

Robert Green (504) 201-8860

6720 B1207a AOL.com

OPERATIONAL COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Mrs. Audrey Julian

Relation to Site and/or Address:

Hours of operation?

Will there be armed security in store?

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Robert Green President The Historic Green Hill Ward Neighborhood Association

Relation to Site and/or Address:

Immediate Neighborhood Access
From You Welcome New Business We
Are In Support of CVS Pharmacy

Robert Green (504) 701-8860

GR70B1207@AOL.COM

SITE PLAN COMMENTS

We appreciate your feedback on this project to build a CVS pharmacy for your neighborhood. Involving you and the community is one of the most important aspects of this job. Please fill out the following with commentary:

Name: Mrs. Audrey Julian

Relation to Site and/or Address:

How long will the construction last?

Will pile driving cause damage to my home,
if yes, who will be responsible?

Address Label	OwnerName
Building	OwnerAddress
1600 Forstall St	North Claiborne LLC 2131 Canal St, New Orleans, LA 70112
1516 Lizardi St	Powers Yolanda R 1047 Mayhaw Dr, Baton Rouge, LA 70807
5109 N Claiborne Ave	Field Bo Harvey C/O Ms Mickey Easterling 5109 N Claiborne Ave, New Orleans, LA 70117
1429 Forstall St	Sorrell Harry III 1429 Forstall Street, New Orleans, LA 70117
5030 N Claiborne Ave Wagner's Forstall	Wolfe Scott G Sr 4821 Prytania St, New Orleans, LA 70115
1500 Lizardi St	Coubarous Denise G 1508 Lizardi St, New Orleans, LA 70117
5007 N Claiborne Ave	Lee Alvin S 3024 Napoleon Av, New Orleans, LA 70125
1440 Forstall St	Baker Andrew Jr Baker Levesia Lang 1440 Forstall St, New Orleans, LA 70117
1521 Forstall St	Taylor Leroy J M/M 1521 Forstall Street, New Orleans, LA 70117
1441 Forstall St	Martin Michelle Mr Ronald Tonth 1441 Forstall St, New Orleans, LA 70117- 0
5019 N Claiborne Ave	North Claiborne LLC 2131 Canal St, New Orleans, LA 70112
1510 Forstall St	Wolfe Scott 5030 N Claiborne Ave, New Orleans, LA 70117- 701
1524 Lizardi St	Jupiter Wilbert Et Als 2460 Old Bay Rd, Biloxi, MS 39531
1421 Reynes St	Pendleton Cornell P O Box 3881, New Orleans, LA 70177
5006 N Robertson St	Claude Lewis J Etal 5006 N Robertson St, New Orleans, LA 70117
1508 Reynes St	Jackson De Soto Etal 1508 Reynes St, New Orleans, LA 70117- 701
5111 N Claiborne Ave	Parker Kendall P 5790 Eastover Drive, New Orleans, LA 70128
1623 Forstall St	Newsome Estelle F 1623 Forstall St, New Orleans, LA 70117
5022 N Robertson St	New Orleans Redevelopment Authority 1409 Oretha Castle Haley Bl, New Orleans, LA 70113

1437 Forstall St	Johnson William J III 12021 Haven Avenue, Baton Rouge, LA 70818
1436 Reynes St	New Orleans Redevelopment Authority 1409 Oretha Castle Haley Bl, New Orleans, LA 70113
1619 Forstall St	Lower Ninth Ward Housing Development 1008 Jourdan Avenue, New Orleans, LA 70117
4961 N Claiborne Ave J & R Auto	Make It Right New Orleans Housing LLC 912 Magazine St, New Orleans, LA 70130
1516 Reynes St	Worthy Lionel Sr 1516 Reynes St, New Orleans, LA 70117
5113 N Claiborne Ave	Washington Augustine B Et Al 5115 N Claiborne Av, New Orleans, LA 70117
5001 N Claiborne Ave	Lee Alvin S 3024 Napoleon Av, New Orleans, LA 70125
1501 Forstall St	Alexis Gall M M C/O Sebastian Weston P O Box 870524, New Orleans, LA 70187
1522 Reynes St	Dept Of Transportation & Development 1201 Capitol Access Rd., Baton Rouge, LA 70802
1424 Forstall St	Dwyer Donald C 652 Oleander Ln, Westwego, LA 70094
1502 Forstall St	Kimble Doris H 1502 Forstall St, New Orleans, LA 70117-7011
5001 N Robertson St	Roques August J Jr 5625 Third St, Violet, LA 70092
1440 Lizardi St	Murthil Alice J Et Als 1440 Lizardi St, New Orleans, LA 70117
1502 Reynes St	Aurora Loanservices Inc C/O P Herman Wessels C/O Eddie L Boyd 3456 Ashford Loop, Ellenwood, GA 30294
1434 Forstall St	New Orleans Redevelopment Authority 1409 Oretha Castle Haley Bl, New Orleans, LA 70113
1440 Reynes St	Sims Wilma W P O Box 3365, Mc Kinney, TX 75070-7011
1433 Forstall St	Honore Tessa Etal 1433 Forstall St, New Orleans, LA 70117
1520 Lizardi St	Duplessis Wilfred Jr 7331 Eastman Rd., New Orleans, LA 70126
5000 N Claiborne Ave	5000 N Claiborne LLC 4817 Prytania St, New Orleans, LA 70115
5106 N Claiborne Ave	Mount Nebo Missionary Baptist Church #2 5140 Painters St, New Orleans, LA 70122

1426 Forstall St Blackmon Rutha J
1426 Forstall St, New Orleans, LA 70117-7011
1616 Forstall St North Claiborne LLC
2131 Canal St, New Orleans, LA 70112
5007 N Robertson St Tombar Patricia B
35 Lakewood Estates Dr, New Orleans, LA 70131
5000 N Robertson St Lewis Alma W
5000 N Robertson Street, New Orleans, LA 70117
1604 Forstall St North Claiborne LLC
2131 Canal St, New Orleans, LA 70112
1512 Reynes St Thomas Carolyn C
P O Box 84674, Baton Rouge, LA 70884
5011 N Robertson St Tombar Patricia B
35 Lakewood Estates Dr, New Orleans, LA 70131
1509 Forstall St Rosemore Adam D
412 McNabb Street, Lake Charles, LA 70615
5117 N Claiborne Ave Robinson Karen A
5117 N. Claiborne Ave., New Orleans, LA 70117
1504 Reynes St Julian Wilson
4816 Odin Street, New Orleans, LA 70126
1601 Tennessee St Sykes Bruce E
2236 Yazoo Street, Baton Rouge, LA 70808
1426 Reynes St Batiste Raven M
120 East Point Ct, New Orleans, LA 70128
1425 Reynes St Ulmer Rosa
1425 Reynes St, New Orleans, LA 70117
1515 Forstall St Williams Gerald A
1520 N Dorgenis Street, New Orleans, LA 70119
1610 Forstall St Haynes Alice F
Etal 5926 Congress Boulevard, Baton Rouge, LA 70808
5103 N Claiborne Ave Scott Leo J
C/O Barbara Sanders Po Box 771, Belle Chasse, LA 70037
5105 N Claiborne Ave
5023 N Claiborne Ave
5019 N Claiborne Ave
1508 Lizardi St

5109 N Claiborne Ave

5015 N Claiborne Ave

1500 Lizardi St

1430 Lizardi St

The City provided the following contacts, which were included in the Neighborhood Participation Program meeting invitation mail-out list:

→ The following neighborhood organization(s):

Organization Name: Lower Ninth Ward Neighborhood Council, Inc.

Point of Contact: Vera McFadden

Email: veramcfadden414@yahoo.com

Street Address: 1616 Caffin Avenue

City: New Orleans

Zip: 70117

Organization Name: New Orleans East Economic Development Foundation

Point of Contact: Joan Savoy

Phone Number: [504-240-2250](tel:504-240-2250)

Email: jsavoy@noeedf.org

Street Address: 10001 Lake Forest Boulevard, Suite 1101

City: New Orleans

Zip: 70127

→ The City Councilperson for the District associated with your address:

District "E"

James Austin Gray II □ City Hall, Room 2W60 □

1300 Perdido Street □

New Orleans, LA 70112

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