

**City Planning Commission Meeting
Tuesday, December 9, 2014**

**CPC Deadline: 01/23/15
CC Deadline: 02/24/15
Council District: B – Cantrell**

PRELIMINARY STAFF REPORT

To: City Planning Commission

Prepared by: Editha Amacker

Zoning Docket: 121/14

Date: December 1, 2014

I. GENERAL INFORMATION

Applicant: SIBLING RIVALRY ASSET MANAGEMENT GROUP, LLC

Request: This is a request for a conditional use to permit a child care center over 5,000 square feet in floor area in a B-1A Neighborhood Business District.

Location: The petitioned property is located on Square 583, Lots 11 or 28, 18 or 19, 38, 39, 2 or 10, 9 or 26, A or 8 or 25 or Pt. 37, 9 or 26 and 27, in the First Municipal District, bounded by South Dorgenois, Palmyra, South Broad, and Banks Streets. The municipal addresses are 321-329 SOUTH DORGENOIS STREET. (PD 4)

Description: The subject site is located in lower Mid-City within two blocks of the Southeast Louisiana Veterans Health Care System Medical Center site. The site is composed of multiple lots which the applicant proposes to subdivide into a single lot of record. The site has a total lot area of 25,612.65 square feet. The daycare center is currently operating within a two-story masonry structure that was previously used by the New Orleans Fire Department. The daycare currently uses 6,258 square feet of the first floor and the second is largely unused except for a space for a teachers' lounge. The site includes a parking lot for twenty-two (22) vehicles. A conditional use is necessary because the applicant proposes to expand the daycare center into 2,327.5 square feet which is currently vacant on the first floor.

Why is City Planning Commission action required?

Any use with floor area over 5,000 square feet, up to 10,000 square feet, is a conditional use in the B-1A Neighborhood Business District according to **Article 5, Section 5.5.5.(2) Conditional Uses** of the Comprehensive Zoning Ordinance. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4 Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

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

Zoning and Land Use

The site is located in a small B-1A Neighborhood Business District that occupies approximately half of the properties on the subject square. The portion of the square on Palmyra Street is within an RD-3 Two-Family Residential District that includes properties on four adjacent squares. The parcels facing South Broad Street are within a C-1A General Commercial District that includes properties along South Broad Street between Gravier and Conti Streets. The petitioned site is within an ICUC Inner-City Urban Corridor District.

The subject site is the only property on the block face that faces South Dorgenois Street. There are single- and multi-family residences and offices across South Dorgenois Street from the site. Most of the properties between the subject site and the VA hospital construction site are shotgun-style, single- and two-family residences with some corner commercial buildings in the area. There are commercial areas along South Broad Street, Tulane Avenue, and Canal Street near the subject site.

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

Zoning:

- 1929 – B Multiple Dwellings 4-Family Limit
- 1953 – “F” Heavy Commercial District
- 1970 – C-1 General Commercial District
- 1983 – B-1A Neighborhood Business District
- Current – B-1A Neighborhood Business District

Land Use:

- 1929 – Institutional, Commercial, Single-Family
- 1949 – Light 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?

Zoning Docket 95-14 was a request for a zoning change from an RD-3 Two-Family Residential District to an RM-2 Multiple-Family Residential District. The City Planning Commission vote resulted in no legal majority. The request has not been considered by the City Council at the time of this report. *The location is three 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 77-13 was a request for a Conditional Use to permit a cocktail lounge in a C-1A General Commercial District and the Inner-City Urban Corridor Overlay District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is three blocks from the subject site.*

Zoning Docket 40-11 was a request for a text amendment to the Comprehensive Zoning Ordinance, No. 4,264 M.C.S., as amended, and the designation of such on the corresponding zoning base maps of the City of New Orleans, to amend Article 18 to establish the Greater Tulane Avenue Interim Zoning District, which shall augment the existing standards in the UC Urban Corridor District regulations, to prohibit the issuance of any permits within the above referenced corridor district that are inconsistent with the regulations as requested in Motion No. 11-157 (ZD 39/11), which amends Article 10, Section 10.3A. "Inner City Urban Corridor District" to expand the area of applicability under section 10.3A.2 (d), to include the area generally bounded by South Claiborne Avenue, Gravier Street, South Hennessey Street, and Palmyra Street. In the course of review, City Planning shall consider exempting existing multi-family dwelling from 10.3A.5. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The subject site is within the impacted area.*

Zoning Docket 39-11 was a request for a text amendment to the Comprehensive Zoning Ordinance, No. 4,264 M.C.S., as amended, as well as the appropriate corresponding map changes to the official zoning base maps of the City of New Orleans, to amend Article 10, Section 10.3A. "Inner City Urban Corridor District" to expand the area of applicability under section 10.3A.2 (d), to include the area generally bounded by North Claiborne Avenue, Gravier Street, South Hennessey Street, and Palmyra Street. In the course of review, City Planning shall consider exempting existing multi-family dwelling from 10.3A.5. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The subject site is within the impacted area.*

D. What are the comments from the Design Review staff?

Site overview

The daycare center is located on multiple lots which the applicant has proposed to subdivide into a single lot of record². The property has one hundred thirty feet (130') of frontage on South Dorgenois Street. It is one hundred seventy-five feet (175') in depth with a small projection that extends sixty feet (60') toward South Broad Street. The site has an area of 25,612.65 square feet.

The building has a total floor area of approximately 14,880 square feet. The first floor has a floor area of 9,176 and the second has a floor area of 5,704 square feet. The

² Subdivision Docket 151-14

daycare center currently occupies 6,258 square feet. The applicant proposes to expand into 2,327.5 square feet of the first floor.

Standards for childcare centers

According to the submitted plans, the childcare center is currently operating within 6,258 square feet and serves one hundred thirty-five (135) children. The applicant proposes to expand the childcare center into 2,327.5 square feet of unused space on the first floor and add one hundred five (105) children to the enrollment. The total proposed enrollment would be two hundred forty (240) children. The number of children allowed for a commercial childcare center is based on the amount of indoor and outdoor play area available per child. The facility must meet the requirements in **Article 11, Section 11.15.1(c)** of the Comprehensive Zoning Ordinance, which requires 35 square feet per child of indoor play/instruction area and 37.5 square feet per child of outdoor play area³. With the addition, the total amount of indoor space available is 5,692.76 square feet which is enough space for 162 children. There is 5,895 square feet of outdoor play area which is enough space for 157 children. **Article 11, Section 11.15.1(c)** of the Comprehensive Zoning Ordinance, these requirements are not subject to waivers. Therefore, the staff recommends the following:

- The childcare center shall be limited to one hundred fifty-seven (157) children.

The yard areas have already been evaluated by the Department of Safety and Permits and they have the required enclosures, play equipment, and shade devices noted in **Article 11, Section 11.15** of the Comprehensive Zoning Ordinance.

Circulation

The main entrance is on the Banks Street side of the building and faces the parking lot which is accessed from South Dorgenois Street. Passenger drop-off occurs in the parking lot which meets the requirement in for on-site drop-off in **Article 11, Section 11.15** of the Comprehensive Zoning Ordinance.

Landscaping

The submitted landscape plan shows shrubs and sod on either side of the driveway and in front of the building. The photos show grass and tree coverage in the outdoor play areas. The tree canopy and grass needs to be included on the landscape plan. The outdoor play areas are enclosed within wood and wrought iron fencing. The parking lot is secured with chain link fencing which does not meet the design standards for properties within an ICUC Inner-City Urban Corridor District⁴. The chain link fence should be replaced with

³ Indoor play/instruction areas include classrooms and play areas available for use by the children. It does not include hallways, offices, restrooms, storage, food preparation areas, dining, or sleeping rooms. Outdoor play areas include play areas on the site that are available for use by the children and does not include the required front yard.

⁴ **Article 10, Section 10.3A.6(2b)** of the Comprehensive Zoning Ordinance

wood or wrought iron fencing, similar to the fencing that is used in the interior of the site. The staff recommends the following:

- The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect, subject to final approval by City Planning Commission staff and by the Department of Parks and Parkways, which shall include:
 - Landscaping for the play areas which shall include large shade trees or other appropriate shade devices;
 - The genus, species, size, location, quantity, and irrigation of all proposed plant materials within the site and the right-of-way on South Dorgenois Street, with applicable remarks and details;
- The applicant shall submit revised site plans which indicate the removal of the chain link fence and installation of a wood, masonry, or metal picket fence along the perimeter of the parking lot.

Trash Storage

Trash storage is shown in the parking lot across from the building. It is enclosed within a six foot (6') opaque wood fence. A litter abatement program is required for properties in an ICUC Inner-City Urban Corridor District. Therefore, staff recommends the following:

- The applicant shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup, and the clearing of litter from the adjacent sidewalks and the street right-of-way, as necessary. The name and phone number of the owner/manager shall be included in this letter to be kept on file in case of any violation.

Signage

The daycare center is currently operating and there is existing signage on the property which has been reviewed by the Department of Safety and Permits and conforms to the requirements in **Article 11, Section 11.15** of the Comprehensive Zoning Ordinance. No additional signage is proposed.

Other provisions

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

- The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning

Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

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

Traffic

The subject site is two blocks from Tulane Avenue, Canal Street, and South Broad Street which are major streets according to the *Plan for the 21st Century: New Orleans 2030 Major Streets Plan*. The site is bounded by Banks, Palmyra, and South Dorgenois Streets. Each street has a single lane and on-street parking. On-street parking is heavily used in the surrounding area.

The child care center is currently operating and minimal adverse impacts on traffic are anticipated from the proposed expansion. The site includes a parking lot with twenty-two (22) spaces. Passenger drop-off is accessed from the parking lot.

Parking

One parking space is required per 525 square feet of indoor play area according to **Article 11, Section 11.15** of the Comprehensive Zoning Ordinance. The indoor play area with the proposed addition is 5,692.76 square feet. Eleven (11) spaces are required and there are twenty-two (22) spaces in the parking lot. Therefore no parking waiver is required.

Loading

According to **Article 5, Section 5.5.8.2.c Off-Street Loading Regulations** one (1) off-street loading space is required for uses greater than 5,000 square feet in floor area. This is a requirement for the B-1A Neighborhood Business District and is not related to the use of the space as a daycare center. Otherwise, off-street loading would not be required for the daycare center. While several spaces in the parking lot could be removed to create a loading space, on-street parking is heavily used in the area and the spaces should remain available for the staff and parents. Drop-off and pick up of children is provided in the parking area. Space for loading and unloading large trucks is typically not necessary for a daycare center. Therefore staff recommends the following waiver:

- The applicant shall be granted a waiver of **Article 5, Section 5.5.8.2.c** which requires one (1) off-street loading space to provide no off-street loading zone.

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

Planning Advisory Committee

The request was considered by the Planning Advisory Committee at its meeting on November 19, 2014. The representative from the Department of Parks and Parkways informed the applicant's agent that they need to submit landscape plans for approval of the proposed street trees. The representative from the Sewerage and Water Board noted that the trees must be at least five feet (5') from house connections. The committee passed a motion of no objection subject to further review by the City Planning Commission, the Department of Parks and Parkways, and the Sewerage and Water Board.

Requirements for landscaping and tree planting have been addressed in the Design Review Section.

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

The daycare center is currently operating and the proposed expansion will take place within the existing building. The total number of children allowed is limited to the square footage of outdoor play area. Minimal adverse impacts are anticipated from the proposal.

III. Is the proposed action consistent with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

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, including design guidelines, in the Land Use Element of the Master Plan and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. Chapter 14 of the Master Plan (the Land Use Plan) designates the future land use of the petitioned site as "Residential Pre-War Low Density." The goal, range of uses, and development character for that designation are reproduced below:

RESIDENTIAL PRE-WAR 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 multi-family buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.

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.

The daycare center is currently operating in a facility that was previously used by the New Orleans Fire Department. Daycare centers provide a service to their surrounding communities, similar to schools and community centers and are often located in residential areas. The range of uses for the Residential Pre-War Low Density category includes community facilities. Further, the *Plan for the 21st Century* supports the adaptive reuse of structures such as former institutional buildings⁵. Therefore, the request is **consistent** with the *Plan for the 21st Century* which designates the site Residential Pre-War Low Density.

IV. SUMMARY

The applicant is currently operating a daycare center within a building that was purchased from the Fire Department. The applicant proposes to expand the daycare center to an unused space on the first floor of the building. The number of children is limited by the available space for the outdoor play areas. The amount of parking provided exceeds the requirements. No significant adverse impacts are anticipated from the proposed expansion. The request is consistent with the plan for the 21st Century New Century New Orleans Plan which designates the site Residential Pre-War Low Density.

V. PRELIMINARY STAFF RECOMMENDATION⁶

The staff recommends **Approval** of Zoning Docket 121/14, a request for a conditional use to permit a child care center over 5,000 square feet in floor area in a B-1A Neighborhood Business District, subject to one (1) waiver and five (5) provisos.

⁵ “Encourage adaptive reuse of existing structures that contribute to overall neighborhood character and quality of life.” Master Plan, Vol. 2, Chapter 6, “Historic Preservation,” p. 6.14. The site is in the Mid-City Historic District.

⁶ Subject to modification by the City Planning Commission

Waivers

1. The applicant shall be granted a waiver of **Article 5, Section 5.5.8.2.c** which requires one (1) off-street loading space to provide no off-street loading zone.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The childcare center shall be limited to one hundred fifty-seven (157) children.
3. The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect, subject to final approval by City Planning Commission staff and by the Department of Parks and Parkways, which shall include:
 - o Landscaping for the play areas which shall include large shade trees or other appropriate shade devices;
 - o The genus, species, size, location, quantity, and irrigation of all proposed plant materials within the site and the right-of-way on South Dorgenois Street, with applicable remarks and details;
4. The applicant shall submit revised site plans which indicate the removal of the chain link fence and installation of a wood, masonry, or metal picket fence along the perimeter of the parking lot.
5. The applicant shall provide to the City Planning Commission a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup, and the clearing of litter from the adjacent sidewalks and the street right-of-way, as necessary. The name and phone number of the owner/manager shall be included in this letter to be kept on file in case of any violation.

VI. REASONS FOR RECOMMENDATION

1. The daycare center is currently operating and no exterior changes are proposed.
2. The recommended conditions should mitigate the adverse impacts of the proposed use on the surrounding neighborhood.

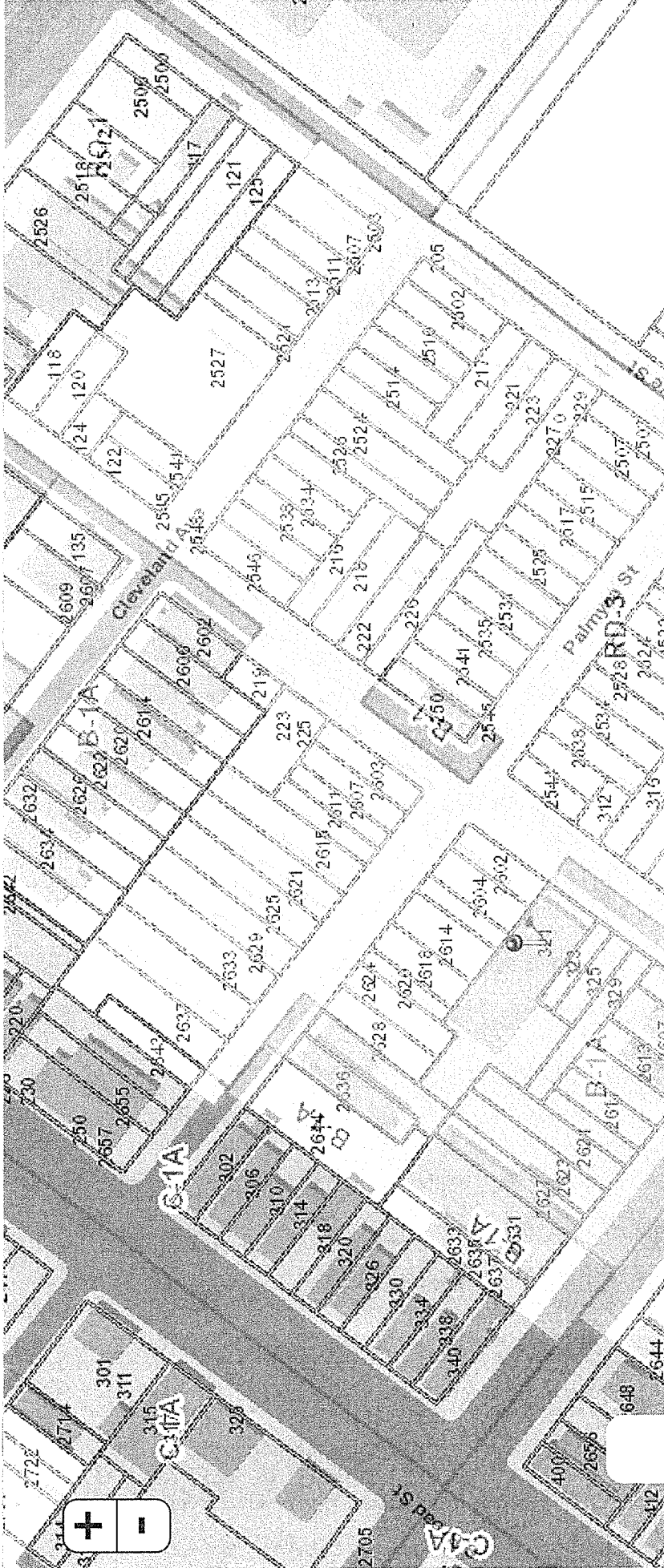
3. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Plan*.

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.



CITY OF NEW ORLEANS PROPERTY VIEWER

- SEARCH
- MEASURE
- LAYERS
- BASEMAP
- PRINT
- HELP



ZONING

Zoning District: B-1A

Zoning Description: [Neighborhood Business District](#)

DRAFT Zoning: HU-RD2

DRAFT Zoning Description: [Historic Urban Two-Family Residential District](#)

Future Land Use: RLD-PRE

Future Land Use Description: [Residential Low Density Pre-War](#)

Last Updated: Thu Dec 19 2013

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay and Interim Zoning District 1:
INNER CITY URBAN CORRIDOR

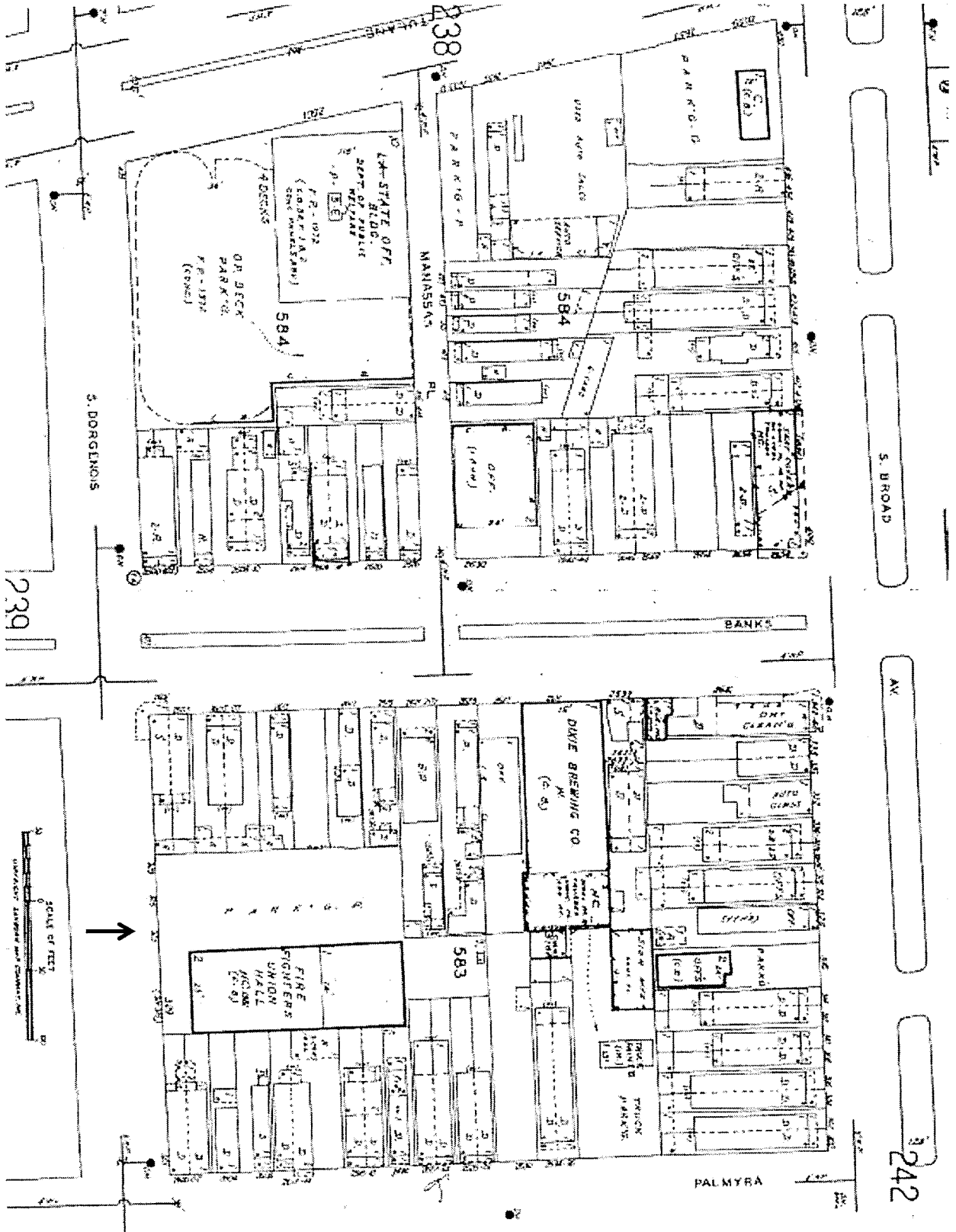
[Visit Municode to view the regulations of this District.](#)

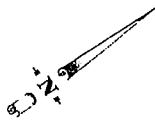
[Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the \[New Orleans One Stop Shop\]\(#\) for interpretation of the Overlays/Interim Zoning Districts.](#)

N/

Na



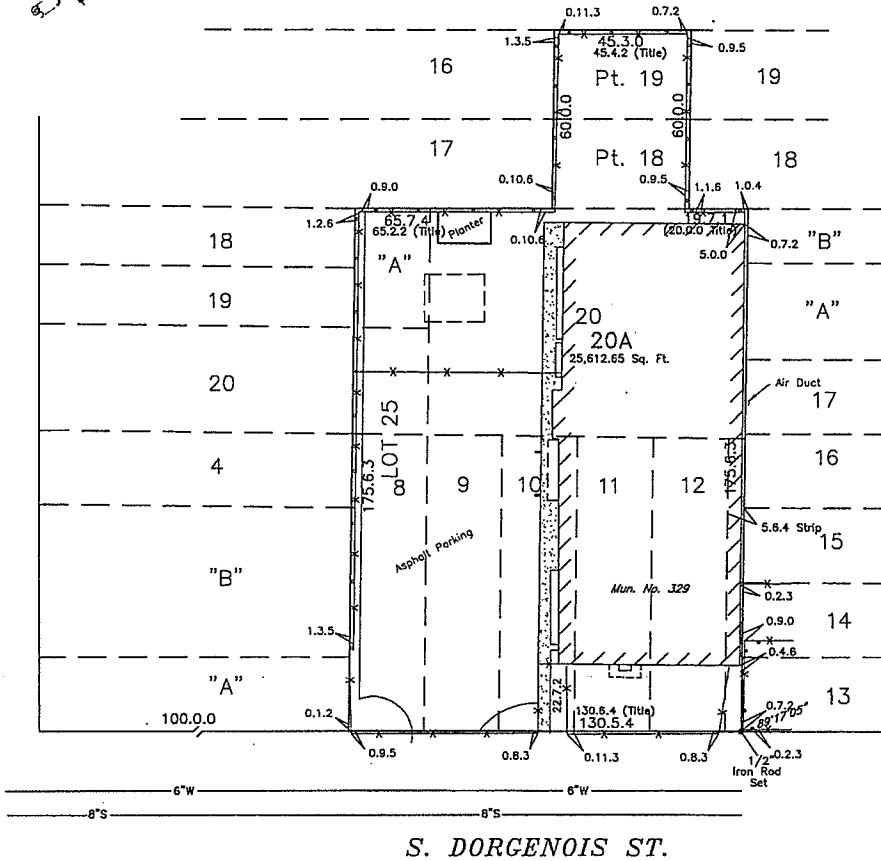




S. BROAD ST. (SIDE)

BANKS ST.

PALMYRA ST. (SIDE)



S. DORGENOIS ST.

SEWER CONNECTION No.

063312

WATER CONNECTION Nos.

164985

187985

NOTE:
Improvements may not be to scale for clarity. The dimensions shown prevail over scale.

ANGLE BASIS: CITY OF NEW ORLEANS
SQUARE MAPS BY D'HEMECOURT

50151-14

RESUBDIVISION OF LOTS 9, 10, 11, 12, 20, 25 & PT. OF LOTS 18 AND 19 & A 5.6.4 STRIP ADJACENT TO LOT 12 INTO LOT 20A SQUARE 583 FIRST DISTRICT CITY OF NEW ORLEANS ORLEANS PARISH, LOUISIANA

DADING, MARQUES & ASSOCIATES, LLC



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200



Richard T. Dading
SURVEYOR

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:

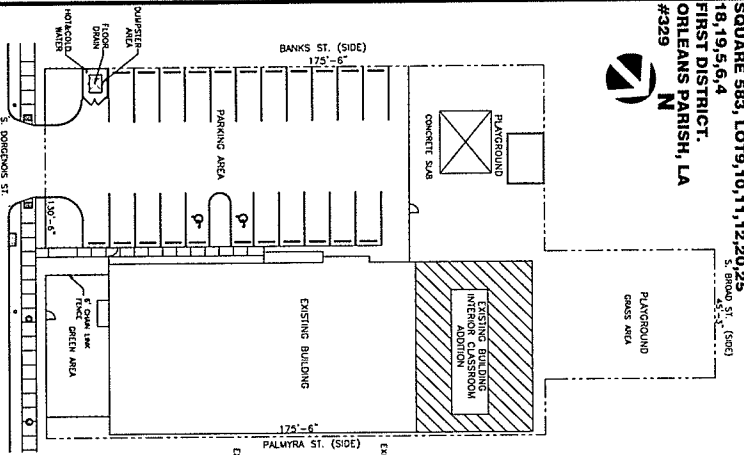
KRESCENT CITY KIDS LEARNING ACADEMY

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."

DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
9-16-2014	1" = 40'	J.F.L.	R.T.D.	51843	M-2645

SQUARE 583, LOT 9; 10, 11, 12, 20, 25
18, 19, 5, 6, 4
FIRST DISTRICT,
ORLEANS PARISH, LA
#329



SCORE OF WORK :
SCALE 1" = 20'-0"

RESIDENT CITY KIDS SCHOOL IS EXPANDING THEIR SCHOOL AREA FOR ADDITIONAL CLASSROOMS WITHIN EXISTING BUILDING.

INTERIOR RENOVATION INCLUDES: NEW PARTITIONS, WITH IMPROVED LIGHTING, NEW FLOORING, AND NEW PAINT.

1. CLASSROOM ADDITION ON 1ST FLOOR, AREA - 2327 SQ. SO. FT.
2. EXISTING STAIRS RENOVATION (NEW STEPS AND RISERS)
3. TEACHER LOUNGE ON 2ND FLOOR, AREA - 270 SQ. FT.

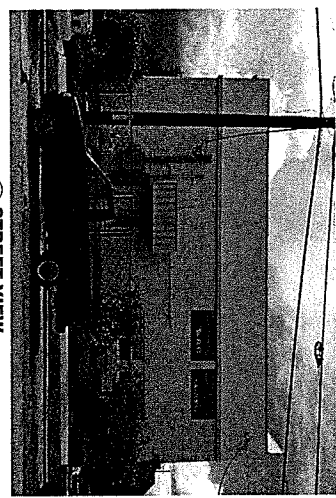
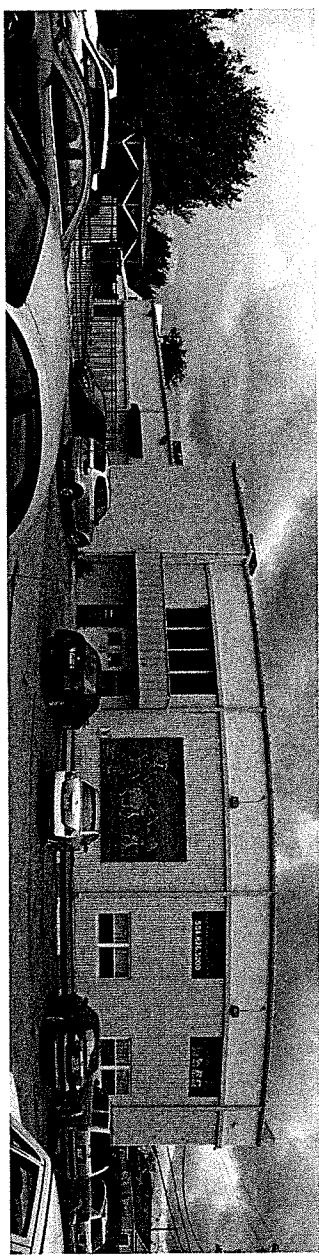
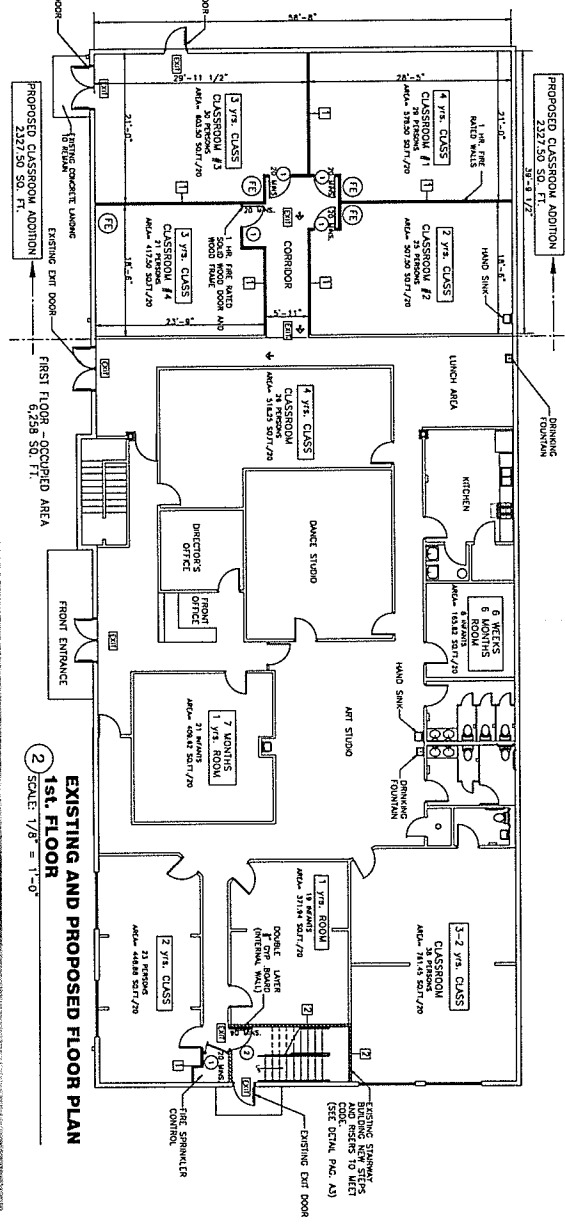
EXISTING FACILITY HAS BEEN APPROVED AS A CLASS A CHILD DAY CARE FACILITY.

2012 IBC CODE ANALYSIS AND DESIGN DATA

FRAMING OF CLASSROOMS FOR EXISTING SCHOOL, WITH EXISTING BUILDING CONCRETE SHALL BE PROTECTED WITH THE FIRE RESISTANCE (RATED) AND OCCUPANCY TYPE.
 GROUP I, EDUCATIONAL.

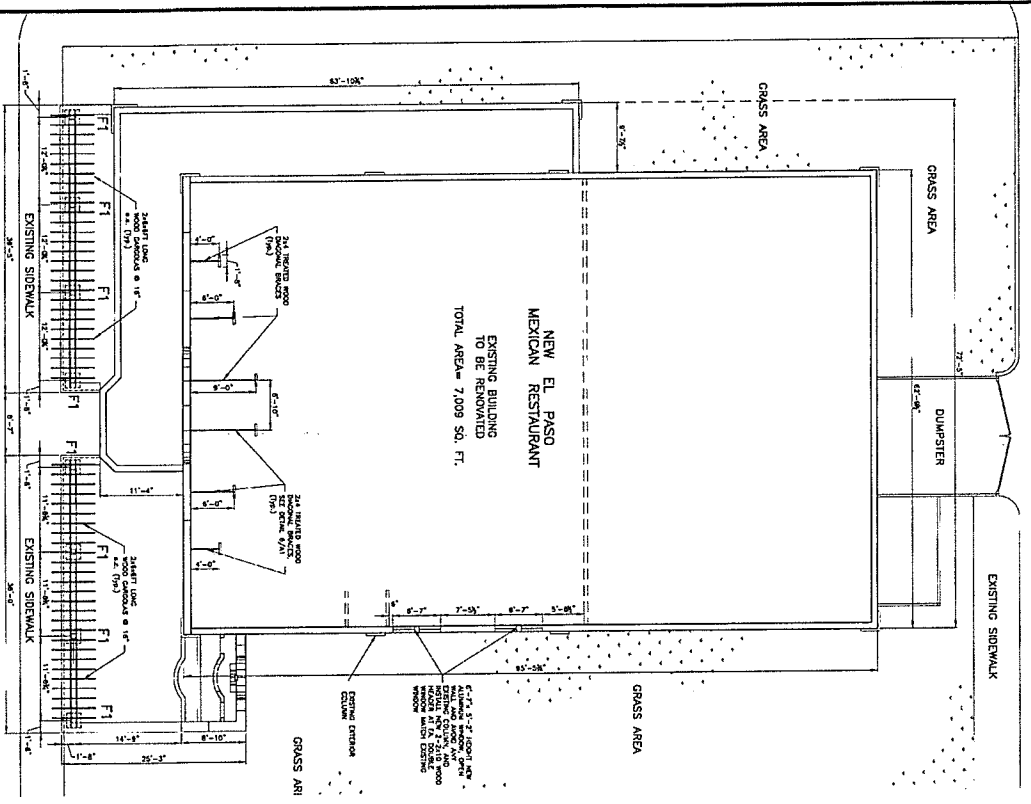
CONSTRUCTION TYPE:
 IS IS A TYPE III CONCRETE BLOCK WITH GIB 2051 AND COMBUSTIBLE ROOF.
 2 STORY WITH OCCUPANT AREA APPROXIMATELY 6350 SQ. SO. FT.
 1ST FLOOR SPRINKLERED.
 2ND FLOOR UNSPRINKLERED NOT IN CONTRACT.

ROOFING DATA OBTAINED:
 1. AREA OF ROOFING IS APPROXIMATELY 2327 SQ. FT.
 2. THERE IS NO ROOFING CONTRACTUAL ASSUMES 1. OCCUPANT FOR 20 SO. FT. THEREFORE, THE OCCUPANT LOAD FOR THIS AREA IS 100 PERSONS.
 AREA/2000 FT. TOTAL OCCUPANT LOAD FOR THE ADDITION IS 116 PERSONS.



LEGEND :

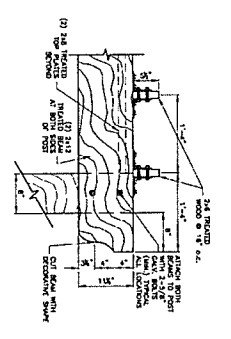
	EXISTING WALLS
	EXISTING WALLS W/ROOF DECK EXTENDED TO ROOF DECK
	1 1/2\"/>
	FIRE EXTINGUISHER



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

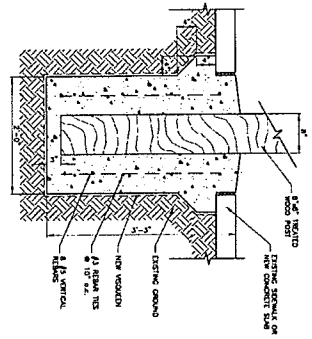
EXISTING CONDITIONS

AREA TABULATION:
EXISTING BUILDING TOTAL AREA = 7,009 SQ. FT.



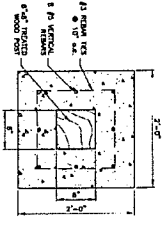
2 GARGOLA ELEVATION DETAIL
SCALE: 1/4" = 1'-0"

PROPOSED



3 GARGOLA SECTION DETAIL
SCALE: 1/4" = 1'-0"

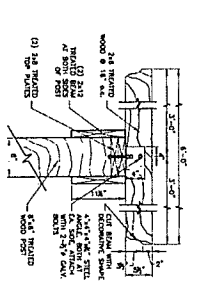
PROPOSED



4 GARGOLA PLAN VIEW
SCALE: 1/4" = 1'-0"

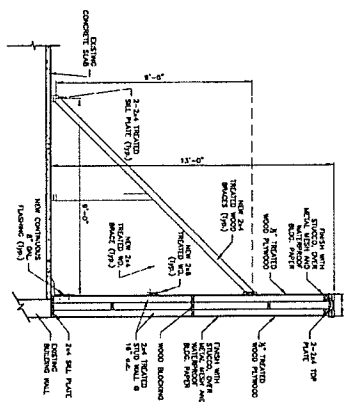
PROPOSED

SCOPE OF THE JOB: RENOVATE EXISTING 11,000 SQ. FT. RESTAURANT BUILDING AND ADJACENT WAREHOUSE TO BE RENOVATED. ALL INTERIOR PARTITION WALLS AND CEILING SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING ELECTRICAL AND PLUMBING SHALL BE REMOVED AND REINSTALLED. ALL EXISTING MECHANICAL EQUIPMENT SHALL BE REMOVED AND REINSTALLED. ALL EXISTING ROOFING SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR FINISHES SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING WINDOWS AND DOORS SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING STAIRS SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING ELEVATORS SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING SIGNAGE SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING LANDSCAPING SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING PAVING SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING UTILITIES SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING STRUCTURAL MEMBERS SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING FOUNDATION SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR WALLS SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR ROOFING SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR FINISHES SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR WINDOWS AND DOORS SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR STAIRS SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR ELEVATORS SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR SIGNAGE SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR LANDSCAPING SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR PAVING SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR UTILITIES SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR STRUCTURAL MEMBERS SHALL BE DEMOLISHED AND RECONSTRUCTED. ALL EXISTING EXTERIOR FOUNDATION SHALL BE DEMOLISHED AND RECONSTRUCTED.



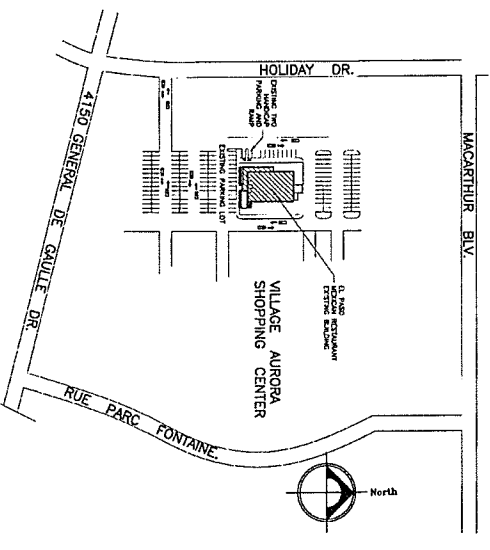
5 GARGOLA SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED



6 NEW PARAPET WALL SECTION
SCALE: 3/8" = 1'-0"

PROPOSED



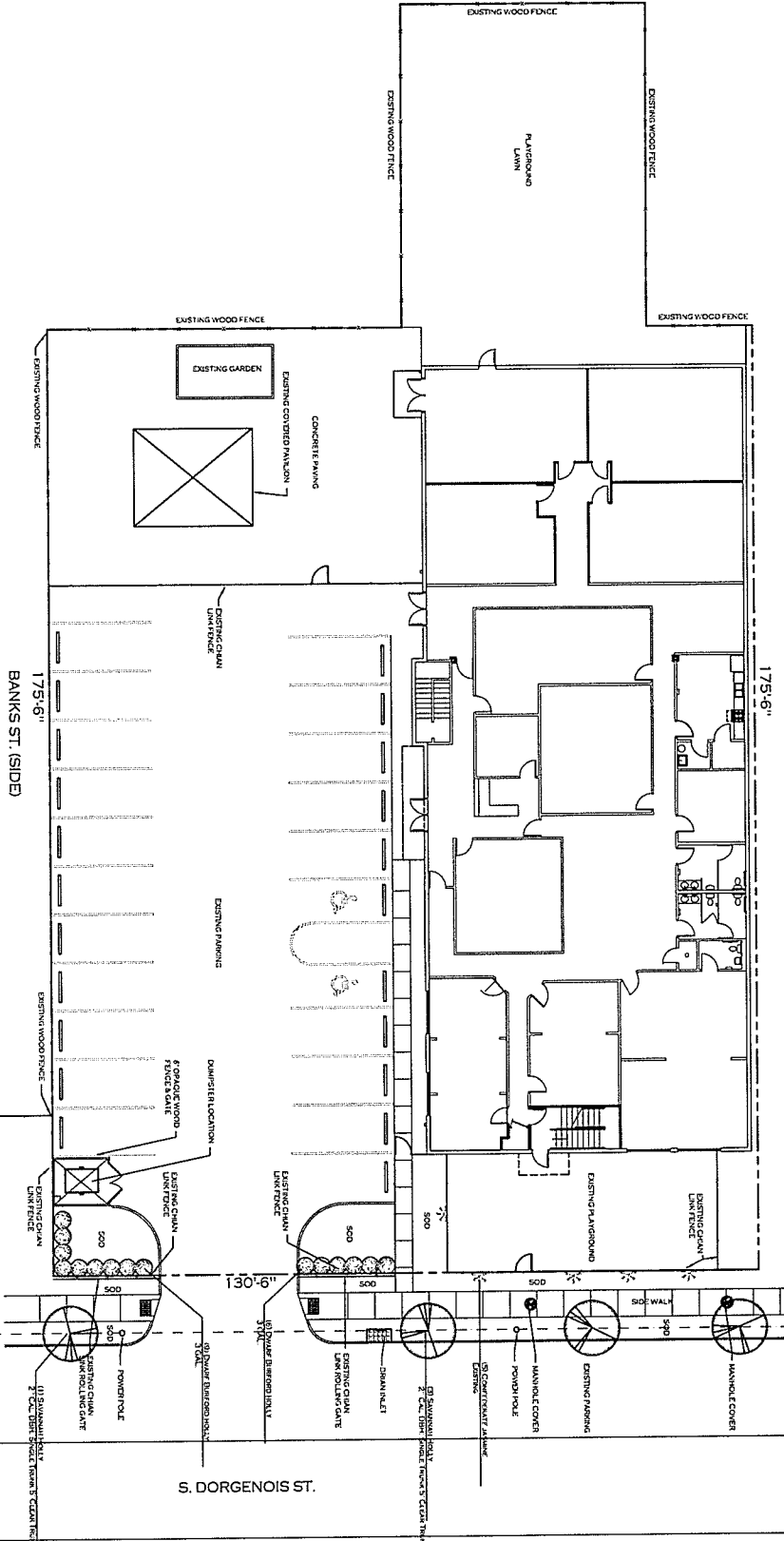
7 SITE PLAN
SCALE: 1/8" = 120'-0"

EXISTING CONDITIONS

<p>EL PASO MEXICAN RESTAURANT 4150 GENERAL DE GAULLE DR. NEW ORLEANS, LA 70131</p>	<p>INTCAD DESIGNER: JOSE ANGELO CALDAMEZ V.</p>	<p>DATE: 11/14/14</p>
		<p>PROJECT NO: 001001</p>
<p>MR. RUBEN CHAVEZ</p>	<p>DESIGNER: J.P. & J.A.G.</p>	<p>SCALE: SHOWN</p>
<p>CLIENT: J.A. GALDAMEZ</p>	<p>ARCHITECT: J.A.G.</p>	<p>APPROVED: XXXX</p>
<p>SHEET NO: A1</p>	<p>OF 2</p>	<p>DATE: 11/14/14</p>

SQUARE 583, LOT9,10,11,12,20,25
 18,19,5,6,4
 FIRST DISTRICT,
 ORLEANS PARISH, LA
 #329

S. BROAD ST. (SIDE)
 45'-3"



QUANTITY	SYMBOL	EXPLANATION	PLANT MATERIAL SPECIFICATIONS
4	1/4" DIA. METALLIC SAWTOOTH	CONCRETE MARK	3" DIA. BIRCH, 5' CLEAR TRUNK
15	1/4" DIA. METALLIC SAWTOOTH	CONCRETE MARK	3" DIA. BIRCH, 5' CLEAR TRUNK
AS REQUIRED	SHRIMPED PINE HEADS	ANCHOR	3" THICK CONCRETE

LANDSCAPE CONTRACTOR SHALL INCLUDE PER NEW ORLEANS PARISH SPECIFICATIONS SECTION 02480 INCLUDED AS PART OF THIS DOCUMENT. THIS INCLUDES A ONE YEAR WATERING CONTRACT AND STAKE REMOVAL AT THE END OF THE ONE YEAR WARRANTY.

Call before you dig.
 1-800-772-3200

LANDSCAPE PLAN
 SCALE: 1"=10'-0"



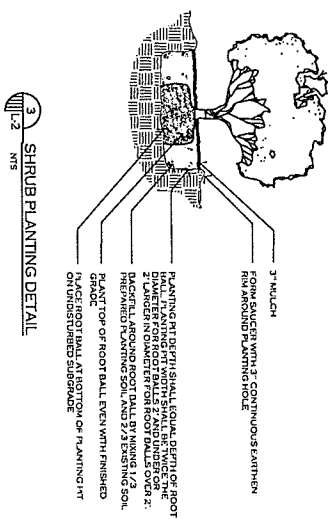
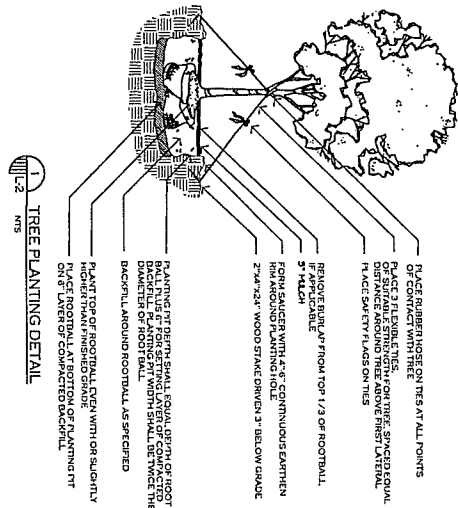
CLASSROOM ADDITION
 KRESCENT CITY KIDS - LEARNING ACADEMY
 329 S. DORGENOIS ST., N.O., LA

PROFESSIONAL DESIGNS
 ELIZABETH PHELPS
 BUILDING DESIGNER

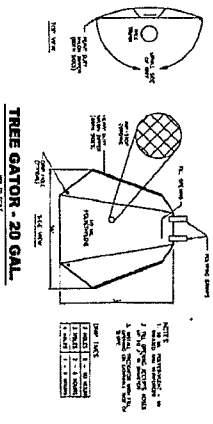
LANDSCAPE AND NOTES

400 MAGAZINE ST. SUITE 150, N.O., LA 70130 (504)613-0858

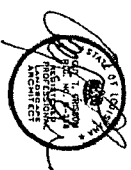
Designed: GTG
Drawn:
Checked:
Approved: SHAWN
Date: 09-24-14
Project No:
Sheet No: L-1

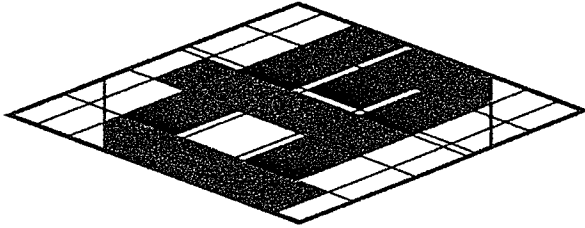


NOTE: TREE GATOR TO BE FILLED TWICE A WEEK FOR ONE YEAR.



one
 call before
 you dig.
 1-800-772-3433





**PROFESSIONAL
DESIGN GROUP**

SUMMARY TOWN HALL MEETING

KRESCENT KIDS ACADEMY

329 S. DORGENOIS ST., N.O., LA 70119

REPORT

On Monday, September 15, 2014 we send through U.S. mail the invitation to the neighbors for the meeting on the school's installation where they can ask and clarify any doubt about the school expansion.

On the invitation we enclosed some plans to give you a better idea of what we'd like to do. The additional classrooms do not alter or increase the building exterior foot print. The change are interior only.

On Tuesday, September 23, 2014 at 8:00 p.m. we organize the neighborhood meeting to present the expansion of the new pre-K classroom.

We have 4 people attendance and they didn't have any objection about the project. However we received a call from the law Office across the street as how will this expansion will affect the street parking and we respond that it won' be a problem because pre-k students shall be on a drop in and pick up basis. No parking required.

Sincerely,

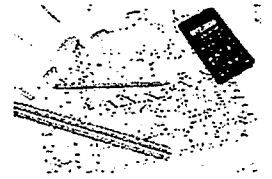
ELIZABETH PHELPS

400 Magazine St., suite 150, New Orleans, LA 70130

elizabeth@prof-designs.com

(504) 613-0636

PROFESSIONAL DESIGNS GROUP, INC.



September 24, 2014

Krescent City Kids Learning Academy
329 South Dorgenois St.
New Orleans, La
Phone number: (504) 319-3425

Response to Town hall Meeting		8:00pm	329 South Dorgenois St.
Physical responders:	2	Positive	2
		Negative	0
Mailing:	63		
Phone Calls	9	Positive	5
		Negative	0
		Non-existence/ Or call back	4

Sincerely yours,

Elizabeth Phelps
Professional Designs Group, Inc.

September 15, 2014

Dear Neighbor:

My company, Krescent City Kids Learning Academy, owns a building at 329 S. Dorgenois St., New Orleans, LA 70119. We'd like to open new classrooms in our existing space at that location.

The increased utilization requires a Conditional Use change, which means we are required to apply for approval to add the additional classrooms. 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, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to do this before we submit our application to the City Planning Commission.

The meeting will take place AT: **329 S. Dorgenois St., New Orleans, LA 70119**

Tuesday, September 23, 2014 at 8:00 pm

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

I've enclosed some plans to give you a better idea of what we'd like to do. The additional classrooms do not alter or increase the building exterior foot print. The change are interior only. If we receive approval, we plan to start the construction work as soon as possible, and estimate that the work should take about three months.

If you have questions or comments, here's how to reach us. I hope to see you at the meeting on

September 23,

Sincerely,

EP

Elizabeth Phelps

400 Magazine St., suite 150, New Orleans, LA 70130

elizabeth@prof-designs.com

(504) 613-0636

Type	Source	Name	Address1	Address2	City	St	Zip
Person	County	2540-42 Palmyra Street LLC	5308 13Th Avenue #133		Brooklyn	NY	11219
Business	County	2544 Palmyra Street, LLC	5308 13Th Avenue #133		Brooklyn	NY	11219
Business	County	2623 Banks Street LLC	5308 13Th Avenue #133		Brooklyn	NY	11219
Business	County	334 S Dorgenois Street, LLC	5308 13Th Ave	Suite #133	Brooklyn	NY	11219
Person	County	Angulo Pedro A	6721 Milne Blvd		New Orleans	LA	70124
Person	County	Barabino Larry	4215 Van Ave		New Orleans	LA	70122
Person	County	Barrio Louis	Et Al	2532 Palmyra	New Orleans	LA	70119
Person	County	Burke John	P.O Box 1626		Gonzales	LA	70707
Person	County	Clement Joseph W	222 Douglas Dr		New Orleans	LA	70123
Person	County	Decou Gustave Jr	6042 N.Lee St. Apt. 12C		Concord	GA	30206
Business	County	Dixie Brewing Co Inc	2401 Tulane Ave		New Orleans	LA	70119
Person	County	Duncklee Malcolm D	2810 Se 31St Av.		Portland	OR	97202
Person	County	Guth Gregory D	1618 New York St		New Orleans	LA	70122
Person	County	Housing Authority Of N O	4100 Touro St		New Orleans	LA	70122
Person	County	Howell Mary E	316 S. Dorgenois Street		New Orleans	LA	70119
Person	County	Jim A Wylie	1005 North Hullen St		Metairie	LA	70001
Person	County	Jones Toni M	2539 Banks Street		New Orleans	LA	70119
Business	County	Lafont Realities, LLC	3938 Bienville St		New Orleans	LA	70119
Person	County	Larre Frank J	617 Colbert St		Mandeville	LA	70470
Person	County	Lopez Maria S	1934 Indiana St.		Kenner	LA	70062
Person	County	Moreau Michael	2622 Palmyra St		New Orleans	LA	70119
Person	County	New Orleans Fire Fighters Local	329 S Dorgenois St		New Orleans	LA	70119
Person	County	Nguyen Hai D	10201 Patterson Rd.		New Orleans	LA	70131
Person	County	Nguyen Nagan K	1008 Ridgewood Dr		Metairie	LA	70001
Business	County	No Brainer Investments, LLC	1222 Florida St		Mandeville	LA	70448
Person	County	No Firefighters Local Bldg Local 6	329 S Dorgenois St		New Orleans	LA	70119
Business	County	Nora One LLC	365 Canal St Ste 2670		New Orleans	LA	70130
Business	County	Nora One, LLC	365 Canal St Ste. 2670		New Orleans	LA	70130
Business	County	Nora Two, LLC	5308 13Th Ave.	Suite#133	Brooklyn	NY	11219
Business	County	P F Developers LLC	5308 13Th Av. Suite 133		Brooklyn	NY	11219
Business	County	Pf Developers, LLC	5308 13Th Av. Suite 133		Brooklyn	NY	11219
Business	County	Pfd-2543 LLC	5308 13Th Av	Suite 133	Brooklyn	NY	11219
Business	County	Pfd-2613, LLC	3938 Bienville St		New Orleans	LA	70119
Person	County	Phonc V Nguyen	342 So. Broad St		New Orleans	LA	70130
Business	County	Providence Community Housing	1050 S Jefferson Davis Pkw	Suite 301	New Orleans	LA	70125
Person	County	Rivers June L	318 So Dorgenois Street		New Orleans	LA	70119
Person	County	Robichaux Joseph H	2104 Tulane Ave		New Orleans	LA	70112
Business	County	Shamrock Ventures, LLC	8006 Nelson Street		New Orleans	LA	70125
Business	County	Sibling Rivalry Asset Management	201 Eagle Bend Way		Shreveport	LA	71115
Person	County	Smith George Jr	1638 Gen Ogden St		New Orleans	LA	70118
Person	County	Smith Patrick E	2607 Banks St.		New Orleans	LA	70119
Person	County	Snead D M	2626 Banks Street		New Orleans	LA	70119
Business	County	Steven M Sinnott LLC	4808 Trenton St		Metairie	LA	70006
Person	County	Sylvester Paul, Jr	P O Box 791110		New Orleans	LA	70179
Person	County	Thompson Francisco	3649 East Loyola Drive		Kenner	LA	70065
Person	County	Thompson Gerald J III	2601 Palmyra St		New Orleans	LA	70119

Business	County	Tulane Ave Associates Inc	6221 S. Claiborne Ave.	#636	New Orleans	LA	70125
Person	County	Washington Wilmot	7423 Horizon Dr		New Orleans	LA	70129
Person	County	Webb La Andreinda W	2611 Palmyra Street		New Orleans	LA	70119
Person	County	Welfare Rights Organization	2600 Banks St		New Orleans	LA	70119
Person	County	Wilkerson James T	312 S Dorgenois		New Orleans	LA	70119-
Person	County	Williams Joyce L	C/O D. R. Landholdings	3100 Cleary	Metairie	LA	70002

MARY E. HOWELL

Attorney at Law

316 South Dorgenois Street
New Orleans, Louisiana 70119

Telephone: (504) 822-4455
Fax: (504) 822-4458
maryhowell316@gmail.com

December 1, 2014, 2014

New Orleans City Planning Commission VIA FAX 658-7032 & Email
1300 Perdido Street, Suite 7W03
New Orleans, LA 70112

Re: Zoning Docket 121/14

To Whom It May Concern,

I have received the notice of the public hearing on Dec. 9, 2014, with regard to the conditional use request on behalf of Sibling Rivalry Asset Management, LLC. at 321-9 S. Dorgenois St. My law office is located at 316 S. Dorgenois Street, which is across the street from this business, which is a child care center. I am not in opposition to this request, but I do have concerns which I'm requesting that the City Planning Commission and its staff review and address with those requesting the Conditional Use.


It is my understanding that this request is seeking to significantly increase the size of the current child care operations, while maintaining the same building footprint. We have had no problems with this business as it is currently operated and welcome it to the neighborhood. I do have concerns however as to the impact on the neighborhood regarding parking and traffic by this proposed expansion, which I understand is substantial.

I am requesting that the Commission and its staff review this matter carefully and take appropriate measures to insure that there will not be any negative impact on the neighborhood with regard to parking and traffic if this request is granted. Our Lower Mid City neighborhood has been severely impacted by the construction of the LSU and VA Hospitals. It has been almost impossible for over a year for local residents and businesses to find off-street parking in the neighborhood, under current conditions. We are also anticipating serious traffic issues when the hospitals open for service. We have been repeatedly told that once the hospitals open, that the parking garages on the sites of the two hospitals will provide adequate parking. However, we were also told that during the construction period, which has taken longer than anticipated, that parking concerns in the neighborhood would be addressed and resolved satisfactorily. Unfortunately, that promise has not been kept. The current parking situation is dire.

I would assume that a substantial increase in the number of children cared for at this facility will necessitate additional staff. I am requesting that the Commission insure that there is adequate parking on-site and that the business is not relying upon off-street parking for their staff if this request is granted. In addition, I am requesting that the Commission review the traffic impact of this proposed expansion of the business especially during peak hours when children will be dropped off or picked up.

Thank you for your attention to this matter.

Sincerely,


Mary E. Howell