

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

**CPC Deadline: 01/23/15  
CC Deadline: 02/24/15  
City Council District: D  
City Councilmember: Brossett**

**PRELIMINARY STAFF REPORT**

**To: City Planning Commission  
Zoning Docket: 123/14**

**Prepared by: Kelly G. Butler  
Date: 11/20/14**

**I. GENERAL INFORMATION:**

**Applicant:** GET THE GORILLA, LLC

**Request:** This is a request for a conditional use to permit an amusement place (movie theater) in an LI Light Industrial District and the Lafitte Greenway Revitalization Corridor Interim Zoning District.

**Location:** The petitioned property is located on Square 337, Lots 3 through 9, in the Second Municipal District, bounded by North Broad, Toulouse, Saint Peter, and North Dorgenois Streets. The municipal address is 636-646 North Broad Street. (PD 4).

**Description:** The site is located in the Broad Street Corridor on the river side of Broad Street across from the Auto Zone, one and one half blocks northeast of the Lafitte Greenway and one block southwest of Orleans Avenue. On the same block face is a vacant lot that is under separate ownership. A lean-to structure abuts the rear of the property. The property is approximately two hundred ten feet (210') in width, ninety eight feet (98') in depth, for an approximate lot area of 20,580 square feet. The site is developed with a vacant one-story building that is ten thousand four hundred two (10,402 sq.ft.) square feet, which also contains a two thousand four (2,004 sq. ft.) square foot mezzanine for a total floor area of twelve thousand four hundred six (12,406 sq.ft.) square feet. An unimproved parking lot is adjacent to the building on the Toulous Street side of the property with frontage on Broad Street.



## **Why is City Planning Commission action required?**

The subject site is located in the Lafitte Greenway Revitalization Corridor Interim Zoning District, which prohibits the establishment of any uses other than those authorized in the C-1A General Commercial District as permitted by right (main or accessory) or those classified as conditional (only after having obtained conditional use approval from the City Council) on all properties currently zoned LI Light Industrial District in the areas bounded by North Claiborne Avenue, Bienville Street, Jefferson Davis Parkway and Orleans Avenue. Movie theaters (amusement places) are a conditional use in the C-1A General Commercial District, as stated in **Article 5, Section 5.8.5(26) Conditional Uses**.

## **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 subject site is located within an LI Light Industrial District covering properties fronting on the three block segment of North Broad Street between St. Peter Street and the lake side of the middle of the block between Bienville and Conti Streets, to the lake side of North Rocheblave and to the river side of North Jefferson Davis Parkway. This district is developed with warehouses and other industrial uses, including commercial uses of varying intensity, including a gasoline service station and an auto supply store opposite the subject site on Broad Street, the City's fueling station on Toulouse Street, and a sheet metal distribution business located behind the subject site. There are a few residential uses scattered throughout the district. Off-street parking spaces are provided at some of the properties, especially at the automobile-oriented businesses. A P-Park and Recreation District, which will soon be home to the Lafitte Greenway<sup>1</sup>, intersects the LI District on the upriver side approximately one and one-half (1 ½) blocks from the subject site.

This LI District along Broad Street is abutted to the downriver side by a B-1 Neighborhood Business District across Orleans Avenue. Small grocery stores, some of which sell alcoholic beverages for off-premises consumption, a cocktail lounge, the Zulu Social Aid and Pleasure Club headquarters, a barber shop, furniture stores, and small retail stores operate in the B-1 District. These uses are typically located in single- and two-story wood frame structures built to front property lines and oriented toward pedestrian traffic.

---

<sup>1</sup> The Lafitte Greenway Bicycle and Pedestrian Path is a 2.6 mile multi-use trail and linear park connecting the French Quarter

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

**Zoning:** 1929 – "I" Industrial District  
1953 – "J" Light Industrial District  
1970 – LI Light Industrial District  
Current – LI Light Industrial District

**Land Use:** 1929 – Commercial  
1949 – Commercial  
1999 – Neighborhood Commercial<sup>2</sup>

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

The following are recent land use requests near the petitioned site:

**Zoning Docket 24/08** was a request for a zoning zoning map change from an RD-3 Two-Family Residential District to a B-1 Neighborhood Business District for Lots 3 and 4, and a conditional use to permit a private club in new and existing structures in a B-1 Neighborhood Business District. The City Planning Commission recommended approval of the request to B-1 Neighborhood Business District. The City Council approved the request as recommended. *NOTE: Failure to start construction within the prescribed period of three (3) years resulted in the annulment of the ordinance and its provisions. The request was later approved under ZD 87-13. This is located approximately two blocks from the petitioned site.*

**Zoning Docket 103/09** was a request for a Conditional Use to permit a medical clinic in a B-1 Neighborhood Business District. The City Planning Commission recommended approval and the City Council subsequently approved the request. *The location is approximately one block from the petitioned site.*

**Zoning Docket 27/10** was is a request for a Conditional Use to permit the sale of alcoholic beverages for consumption off-premises at a gasoline service station in a B-1 Neighborhood Business District. The City Planning Commission recommended approval and the City Council subsequently approved the request. *The location is approximately 1/2 block from the petitioned site.*

**Zoning Docket 22/11** was a request for the establishment of the Lafitte Corridor Interim Zoning District to prohibit the establishment of any uses other than those authorized in the C-1A General Commercial District for all properties zoned LI Light Industrial District in the area generally bounded by Orleans Avenue/Basin Street, Lafitte Avenue and North Claiborne Avenue, as well as the area bounded by North Claiborne Avenue, Orleans Avenue, Canal Street, and Jefferson Davis Parkway, and excluding those squares

---

<sup>2</sup> The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

bounded by Canal, North White, Bienville, and North Gayoso Streets. The City Planning Commission recommended modified approval of the request, to include a provision that classified the sale of packaged alcoholic beverages as conditional within the district. The request was adopted by the City Council as recommended. *The IZD location includes the petitioned site.*

**Zoning Docket 114/11** was a request for the rescission of Ordinance No. 22,894 M.C.S. (Zoning Docket 79/07, a Conditional Use to permit a mini-warehouse) and a new Conditional Use to permit a commercial development with multiple uses greater than 10,000 square feet in floor area, in a C-1A General Commercial District, and within the Inner-City Urban Corridor Overlay District. The City Planning Commission recommended approval and the City Council subsequently approved the request. *The location is approximately three blocks from the petitioned site.*

**Zoning Docket 124/11** was a request for a zoning change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 2441 Orleans Avenue. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately three blocks from the petitioned site.*

**Zoning Docket 16/12** was a request for a conditional use to permit a public elementary school in an RD-3 Two-Family Residential District. The municipal address is 2300 Dumaine Street. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately four blocks from the petitioned site.*

**Zoning Docket 76/12** was a request for a zoning change from an RD-3 Two-Family Residential District to an RM-2A Multi-Family Residential District. The municipal address is 2534 St. Philip Street. The City Planning Commission recommended denial of the request which was subsequently denied by the City Council. *The location is approximately three blocks from the petitioned site.*

**Zoning Docket 17/13** was a request for a zoning change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 2436 Bienville Avenue. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately five blocks from the petitioned site.*

**Zoning Docket 18/13** was a request for a zoning change from an RD-3 Two-Family Residential District to an RM-2A Multi-Family Residential District. The municipal addresses are 2429 and 2431-39 Bienville Avenue. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately five blocks from the petitioned site.*

**Zoning Docket 87/13** was a request for a Conditional Use to permit a private club in a B-1 Neighborhood Business District. The municipal addresses are 722-24, 726, and 732-34 North Broad Street and 2644 and 2648 Saint Ann Street. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately one block from the petitioned site.*

**Zoning Docket 110-13** was a request for a zoning change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 2600 Ursulines Avenue. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is approximately five blocks from the petitioned site.*

**Zoning Docket 11/13** was a request for an amendment to Article 18 of the Comprehensive Zoning Ordinance No. 4264, M.C.S., as amended, to establish a new Interim Zoning District (IZD) to be named the Lafitte Greenway Revitalization Corridor Interim Zoning District, prohibiting the establishment of any uses other than those authorized in the C-1A General Commercial District as permitted by right (main or accessory) or those classified as conditional (only after having obtained conditional use approval from the City Council) on all properties currently zoned LI Light Industrial District and to further classify the sale of packaged alcoholic beverages as conditional for all properties currently zoned LI Light Industrial in the areas generally bounded by: Orleans Avenue/Basin Street, Lafitte Avenue and North Claiborne Avenue, as well as the area bounded by North Claiborne Avenue, Bienville Street, Jefferson Davis Parkway and Orleans Avenue and also prohibiting the establishment of any uses other than those authorized in the MU-A Mixed Use District as permitted by right (main or accessory) or those classified as conditional (only after having obtained conditional use approval from the City Council) on all properties currently zoned HI Heavy Industrial or LI Light Industrial in the areas generally bounded by: Jefferson Davis Parkway, Bienville Street, North Alexander and Orleans Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *The petitioned site is located within the boundaries of this IZD.*

**Zoning Docket 123-13** was a request for a Conditional Use to permit a cocktail lounge in a B-1 Neighborhood Business District. The municipal addresses are 800 N. Broad Street and 2655 Saint Ann Street. The City Planning Commission recommended approval of the request which was subsequently denied by the City Council. *The location is approximately 1 1/2 blocks from the petitioned site.*

**Zoning Docket 96-14** was a request for a zoning change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District and the rescission of Ordinance No. 19,536 MCS (Zoning Docket 104/99, which granted a conditional use to permit a community center). The municipal address is 2552 Saint Philip Street. This item was heard by the City Planning Commission at its October 28, 2014 Public Hearing. *The applicant withdrew this request at the 11/11/2014 City Planning Commission Meeting.*

These actions indicate multiple trends: first (1) downzoning of properties zoned Light Industrial, second (2) creation of multiple IZDs along the Lafitte Corridor to restrict industrial uses, and third (3) increased general commercial activities in the area around the site.

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

The petitioned site is a rectangular parcel with approximately two-hundred ten (210) feet of frontage along Broad Street with a depth of approximately ninety-eight (98) feet for a total site area of approximately 20,580 square feet (0.47 acre). The site, located along the Broad Street Corridor within the Museum-City Park and Lafitte Greenway Cultural Product District<sup>3</sup>, contains a one-story Spanish colonial revival structure with a mezzanine level. The applicant does not intend to alter the exterior of the structure maintaining its original façade. The applicant intends to repair and restore the original windows and doors to their original state keeping the historic features intact.

The applicant proposes to operate a twelve thousand four hundred six (12,406 sq. ft.) square foot, four-screen, three hundred forty-one (341) seat movie theater with food and alcohol sales in an LI Light Industrial District and the Lafitte Greenway Revitalization Corridor Interim Zoning District. The site, which encompasses two (2) contiguous lots, has frontage along North Broad Street, approximately two-hundred ten (210') feet, approximately ninety-eight feet ten inches (98' 10") along the Saint Peters Street side and ninety-seven feet two inches (97' 2") on the Toulouse Street side of the property. The site has a total area of twenty thousand five hundred eighty (20,580) square feet. Since the site comprises two lots, the staff recommends that the applicant resubdivide the property into one lot of record to ensure all aspects of the site remain intact.

- The developer shall resubdivide all lots into one lot of record prior to obtaining a certificate of use and occupancy.

*Screening*

The submitted site plan does not indicate the presence of a dumpster. The staff believes it is important for any refuse areas to not be visible from the right-of-way. Therefore, the staff recommends the following:

- The developer shall screen all refuse areas from view with an opaque fence measuring six (6) feet in height. Additionally, the developer shall provide a litter abatement program letter, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted

---

<sup>3</sup> The Louisiana Cultural Districts Program was created by LA Act 298. The primary goal of the program is to spark community revitalization based on cultural activity through tax incentives. The Museum-City Park and Lafitte Greenway Cultural Product District was created in October 2008.

trash removal company, and the clearing of all trash from the sidewalks and street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

*Landscaping, fencing and parking areas*

The applicant did not submit a landscape plan. During a site visit, the staff noted that the site currently does not contain any landscaping. The applicant has indicated that they intend to landscape next to the building on the Toulouse side of the property and that it is also intended that the public right-of-way area in front of the building on North Broad Street will receive landscaping as part of the Broad and Lafitte Streetscape project. Staff contacted the Department of Public Works and learned that there are indeed plans to include tree planting in the public right-of-way in front of the subject site as part of the streetscape project. However, DPW has recently learned that there are complications with utility lines and are working to address the problems. An email from a DPW representative is attached to this report explaining DPW's intent in regards to landscaping the public right-of-way adjacent to the site. To ensure that the site is appropriately landscaped within the site, the applicant should submit a landscape plan which indicates the installation of landscaping within the site.

- The developer shall submit a landscape plan by a licensed Louisiana landscape architect for the review and approval of the City Planning Commission staff to include landscaping on the site and within the parking area, subject to the review and approval of the Department of Parks and Parkways.

The submitted site plan indicates the presence of chain link fencing along the parking area fronting on North Broad Street. The staff is concerned about the appearance of a chain link fence along this major corridor and therefore recommends the following proviso:

- The applicant shall remove the chain link fence along the North Broad Street property line and install a minimum (3) foot high wall, metal picket fence or landscape hedge, subject to review and approval of the staff of the City Planning Commission.

As mentioned earlier in the report, the parking area is currently unimproved. However, the site plan does show that the applicant does plan to improve the parking lot by repairing the paving, and providing striping and landscaping. To ensure the sidewalks adjacent to the site are in good repair, the staff recommends the following proviso:

- The developer shall repair the sidewalk along the North Broad Street side of the site, subject to review and approval from the Department of Public Works and the Department of Transportation and Development.

### *Signage*

The submitted plans do not indicate the presence of any exterior signage. To ensure the site complies with the signage regulations, the staff recommends that the applicant submit all existing signage to the staff of the City Planning Commission for review and approval. The staff therefore recommends the following proviso:

- Signage shall be limited to that which show compliance with **Article 7, Section 7.3.6 Permitted Signs** of the Comprehensive Zoning Ordinance. Any proposed signage shall be subject to the review and approval of the staff of the City Planning Commission. No signage indicating any alcoholic beverage shall be placed so that it is visible from the public right-of-way.

### *Performance Standards*

Should the conditional use be approved, the staff recommends the following standard operational provisos:

- The hours of operation shall be restricted to between 10:00 a.m. and 2:00 a.m.
- The operator of the movie theater shall not distribute or cause to be distributed for purposes of commerce, any menus, flyers or promotional materials from any public right-of-way.
- The operator of the movie theater shall not affix or cause to be affixed to any public property or to any private property in a manner prohibited by law, any menus, flyers or promotional materials.

The staff recommends the following standard proviso to ensure the development 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 requirements? Can they be provided on site? If not, is a waiver required?**

*Traffic*

The subject site has frontage on North Broad Street, which is a major arterial as well as a state highway (U.S. 90) according to the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Plan*. North Broad Street provides two lanes of travel and a parking lane in each direction, separated by a neutral ground. This arterial carries heavy volumes of across-town traffic. The other streets bounding and near the subject square are narrow, collector streets providing only one travel lane, and handle traffic primarily traveling to and from the residential and commercial uses in the neighborhood.

The most recent use of the subject site was a boxing club, a use that would have drawn traffic at varying times of the day. The proposed use of the site as a movie theater would likely draw a higher level of traffic to the site and patrons would typically stay two (2) to three (3) hours, which is the typical length of a movie.

The Lafitte Greenway, a 2.9 mile long linear bicycle and pedestrian path, is currently under construction. The Lafitte Greenway runs perpendicular to North Broad Street and extends from Basin Street to City Park Avenue. The Lafitte Greenway will intersect several major corridors, including North Broad Street. It is anticipated this public amenity will be open for use in early 2015. Patrons of the movie theater will have access to the Lafitte Greenway since it approximately one (1) block from the subject site. Bicycle parking would encourage some patrons to bike to the theater as an alternative to driving. This would lessen the impact on street parking in the area. Therefore, the staff recommends the following proviso:

- The applicant shall provide bicycle racks for a minimum of eight (8) bicycles for theater patrons.

*Off-Street Parking*

Amusement places located in low-density zoning districts<sup>4</sup>, such as the LI Light Industrial District, are required to provide one (1) off-street parking space per 100 square feet of floor area<sup>5</sup>. A movie theater located at the subject site, which has a floor area of 12,406 square feet, would be required to provide one-hundred twenty-four (124) off-street parking spaces. The applicant proposes to provide nineteen (19) off-street parking spaces at the site, one-hundred five (105) spaces deficient of this requirement.

---

<sup>4</sup> Article 15, Section 15.2.2(6) – *Interpretation of Table 15.A* – considers all of the industrial districts low density without regard to population density.

<sup>5</sup> Article 15, Section 15.2.1 - *Off-Street Parking Regulations*

The most recent previous use of the site, a boxing facility, would have been required to provide off-street parking spaces at a rate of one (1) per seventy-five (75) square feet of floor area<sup>6</sup>, resulting in a requirement of one-hundred sixty-five (165) off-street parking spaces. The boxing facility provided only nineteen (19) spaces. As a result, the spaces required for the proposed use but not provided at the site can be considered to be “grandfathered”. No waiver is necessary for the off-street parking space requirement.

#### *Off-street Loading*

The proposed movie theater is required to provide two (2) loading spaces<sup>7</sup>. The applicant is proposing utilizing the existing parking lot for deliveries of food and beverages as well as film delivery. Typically, deliveries will occur prior to the theater’s 11:00 start time. The applicant expects deliveries to occur three (3) times a week. Two (2) off-street loading spaces were required for the most recent previous use of the site as a boxing facility<sup>8</sup>. During staff’s site visit, it was determined that if there were deliveries made to the site, they most likely occurred through the existing parking area. However, staff was unable to determine whether there was a designated loading area at the site. As such, the two (2) off-street loading spaces that were required for the previous use of the site as a boxing facility cannot be verified. This two (2) off-street loading space deficiency is then grandfathered to the site. Thus, no waiver of the loading space requirement is necessary.

#### **F. What are the comments from other agencies/departments/committees?**

The request was considered by the Planning Advisory Committee at its meeting on November 19, 2014. The representative of the Department of Parks and Parkways questioned the plan for landscaping in front of the site in the public right-of-way to which the applicant communicated that there are plans for landscaping through one of the City’s public projects. The Parks and Parkways representative stated that they would need to review any landscaping plan. The committee passed a motion of no objection to the request subject to further review by the City Planning Commission, the Sewerage and Water Board and the Department of Parks and Parkways.

#### **G. What effects/impacts would the proposed use have on the neighborhood?**

A movie theater is the least intense of the wide range of entertainment venues that are categorized as an amusement place. Other uses in the category include theatrical productions such as bands, and orchestras, commercial sports arenas, rings, rinks, billiard rooms and coin operated gaming. Attached to this report is a map of the nearby licensed alcoholic beverage outlets that sell alcohol for on-premises and/or off-premises

---

<sup>6</sup> Article 15, Section 15.2.1 - *Off-Street Parking Regulations*

<sup>7</sup> Article 15, Section 15.3.1 *Off-Street Loading Regulations* requires amusement places with a floor area between 2,000 and 10,000 square feet to provide two off-street loading spaces

<sup>8</sup> Article 15, Section 15.3.1 *Off-Street Loading Regulations* requires a boxing facility with a floor area between 10,000 and 100,000 square feet to provide two off-street loading spaces.

consumption, which includes the gas station across the street from the site, the Zulu Social Aid and Social Club, a cocktail lounge and stores selling package liquor. Alcoholic beverage sales at the movie theater will generally take place at set intervals (e.g. before the performance begins and during intermission). The applicant has indicated that the theater has seating capacity for three-hundred forty-one (341) patrons. The theater would increase use of street parking in the area which is already limited. The addition of bicycle parking would encourage some patrons to bike instead of drive. In addition, the applicant is working to secure parking leases with the Auto Zone across the street and on a lot adjacent to the site situated on the corner of Toulouse and North Broad Streets. The Design Review section has addressed the operational impacts of an amusement place on adjacent residences, including signage, trash and hours of operation. Noise would not likely be an impact as movie theaters generally control noise issues to improve the desirability of the experience. Also, since patrons attend primarily to view movies and since both food and beverages are served, impacts from undesirable patron behavior would not be as likely as at some other amusement places serving alcoholic beverages.

**III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21<sup>st</sup> Century*?**

“Chapter 14: Land Use Plan” of the *Plan for the 21st Century*, commonly known as the Master Plan, designates the petitioned site as **Mixed-Use Low Density**. The goal, ranges of uses, and development character for this designation are copied below:

**MIXED-USE LOW DENSITY**

**Goal:** Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.

**Range of Uses:** Low-density residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

**Development Character:** Height/mass and density of new development varied depending on surrounding neighborhood character.

Location of a theatre on a walkable main thoroughfare, as the request seeks, is consistent with the *Mixed-Use Low Density* Goals of convenience and walkability. The petitioned site’s proposed use is also consistent with the Range of Uses, in that the proposed business is considered a limited light industrial use. Finally, as a new use for an existing

building, the request is consistent with the designation's Development Character. For these reasons, the proposed Conditional Use is **consistent with** the Master Plan.

#### IV. SUMMARY

Zoning Docket 123-14 is a request for a conditional use to permit an amusement place with alcohol sales in a LI Light Industrial District and the Lafitte Greenway Revitalization Corridor Interim Zoning District in order to operate a four-screen movie theater on North Broad Street between Saint Peter and Toulouse Streets. The I.Z.D. was initiated due to concerns from neighborhood organizations and the staff of the City Planning Commission that the current industrial zoning in the subject areas allows for the development of uses that would conflict with the planned Lafitte Greenway and the revitalization of the surrounding neighborhoods. The proposed movie theater is a use that is compatible with the greenway and the historical structure maintaining its original features should enhance both the Lafitte Greenway Corridor and North Broad Street. The recommended conditions address the operational impacts of an amusement place on adjacent businesses residences, including signage, litter, and hours of operation. The addition of bicycle parking is recommended to alleviate the impact on available street parking in the area. The proposed theater is consistent with the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Plan* which designates the site Mixed-Use Low Density.

#### V. PRELIMINARY STAFF RECOMMENDATION

The staff recommends **APPROVAL** of Zoning Docket 123-14, a request for a conditional use to permit an amusement place-movie theater in an LI Light Industrial District, subject to eleven (11) provisos.

##### *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 developer shall resubdivide all lots into one lot of record prior to obtaining a certificate of use and occupancy.

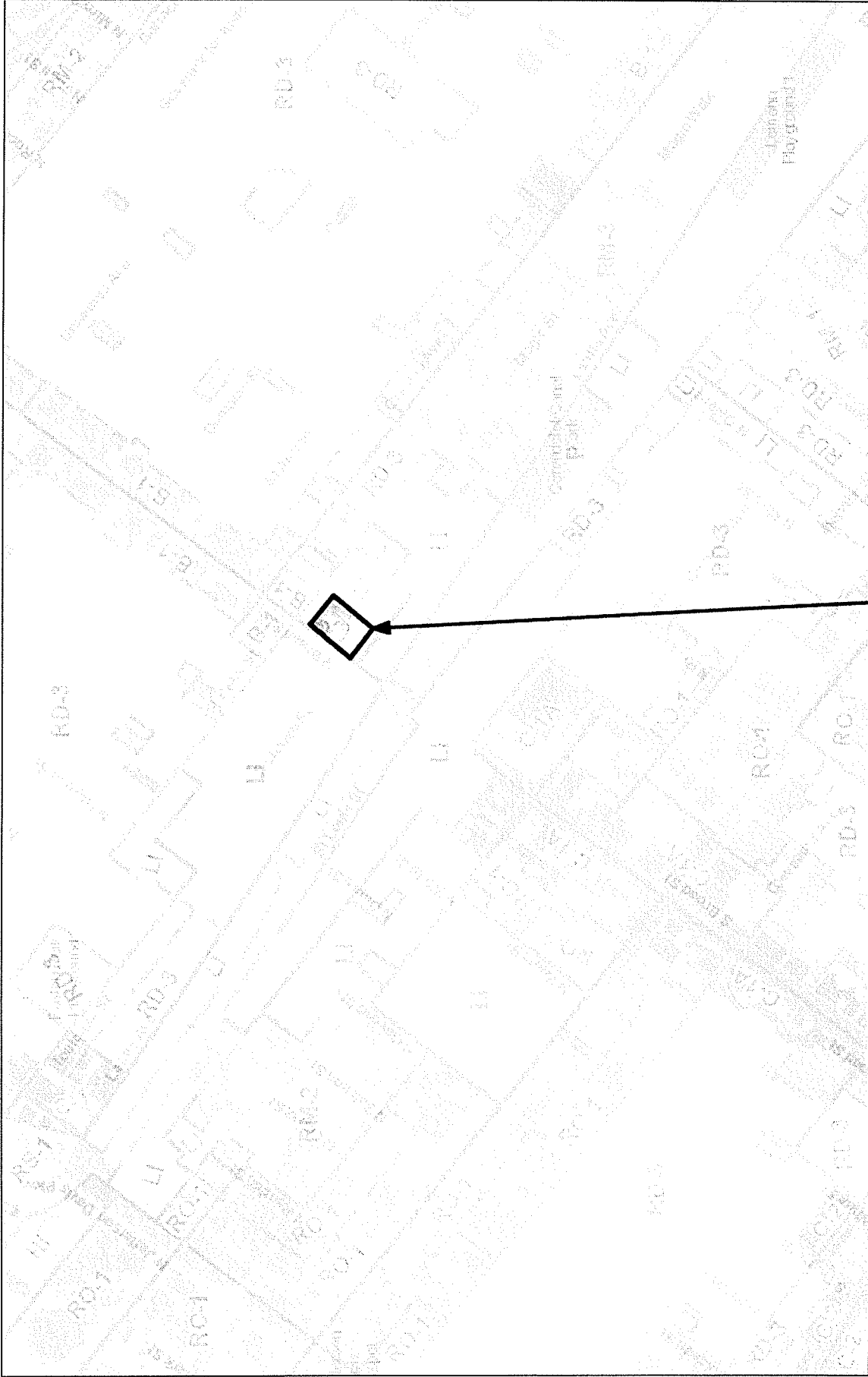
3. The developer shall screen all refuse areas from view with an opaque fence measuring six (6) feet in height. Additionally, the developer shall provide a litter abatement program letter, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all trash from the sidewalks and street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.
4. The developer shall submit a landscape plan by a licensed Louisiana landscape architect for the review and approval of the City Planning Commission staff to include landscaping on the site and within the parking area, subject to the review and approval of the Department of Parks and Parkways.
5. The applicant shall remove the chain link fence along the North Broad Street property line and install a minimum (3) foot high wall, metal picket fence or landscape hedge, subject to review and approval of the staff of the City Planning Commission.
6. The developer shall repair the sidewalk along the North Broad Street side of the site, subject to review and approval from the Department of Public Works and the Department of Transportation and Development.
7. Signage shall be limited to that which show compliance with Article 7, Section 7.3.6 Permitted Signs of the Comprehensive Zoning Ordinance. Any proposed signage shall be subject to the review and approval of the staff of the City Planning Commission. No signage indicating any alcoholic beverage shall be placed so that it is visible from the public right-of-way.
8. The hours of operation shall be restricted to between 10:00 a.m. and 2:00 a.m.
9. The operator of the movie theater shall not distribute or cause to be distributed for purposes of commerce, any menus, flyers or promotional materials from any public right-of-way.
10. The operator of the movie theater shall not affix or cause to be affixed to any public property or to any private property in a manner prohibited by law, any menus, flyers or promotional materials.
11. The applicant shall provide bicycle racks for a minimum of eight bicycles for theater patrons.

**VI. REASONS FOR RECOMMENDATION**

1. The recommended conditions address the operational impacts of the theater on the adjacent properties.
2. The proposed movie theater is a use that is compatible with the greenway and the historical structure, maintaining its original features, should enhance both the Lafitte Greenway and North Broad Street Corridors.
3. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use 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

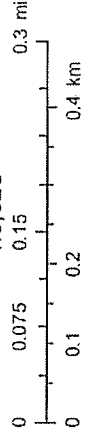


November 6, 2014



Override 1

1:9,028



ZD 123-14



119

N. DORGENOIS

DUNK & WHITE'S STEEL YARD

ST. PETER

TOULOUSE

ST. LOUIS

ZD 123-14

134

N. BROAD AV.

132

ST. LOUIS

133

DRAINAGE CANAL



HARRIS

N. WHITE

139

337

336

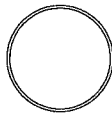
339

360





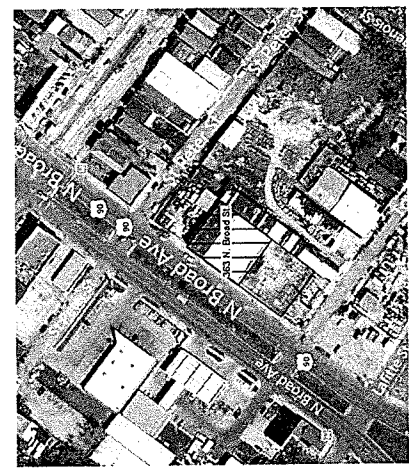
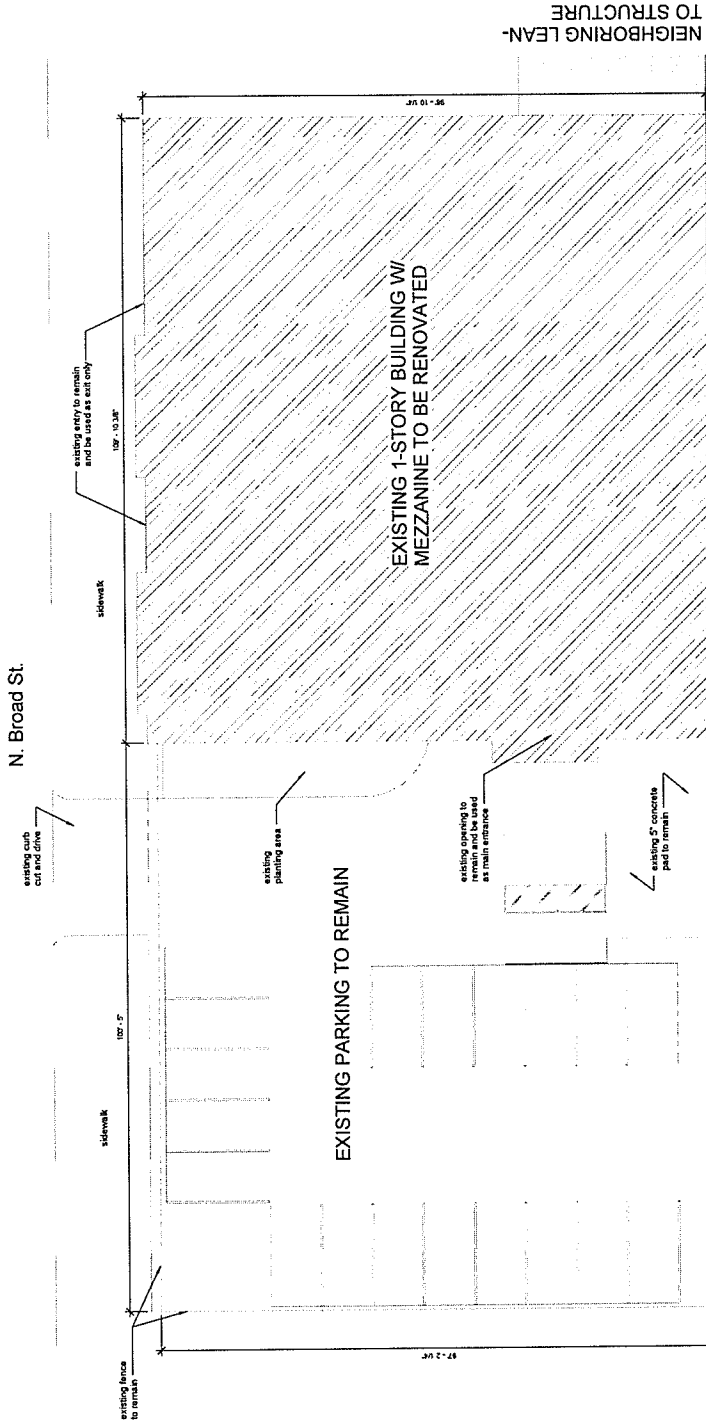
THIS DOCUMENT IS THE PROPERTY OF DESIGN OFFICE, L.L.C. THE DOCUMENT MAY NOT BE COPIED OR USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DESIGN OFFICE, L.L.C. THE DESIGN OFFICE, L.L.C. ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THIS DOCUMENT OR ANY PART THEREOF. THE USER OF THIS DOCUMENT AGREES TO HOLD DESIGN OFFICE, L.L.C. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, WHICH MAY BE ASSERTED AGAINST DESIGN OFFICE, L.L.C. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT OR ANY PART THEREOF.



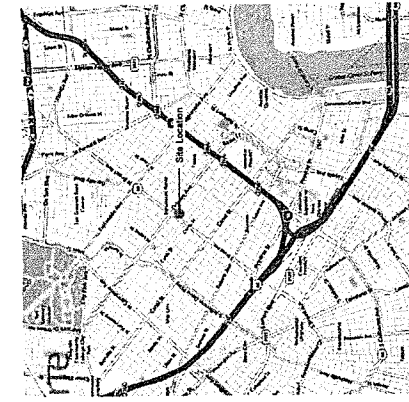
ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF DESIGN OFFICE, L.L.C. THE DOCUMENT MAY NOT BE COPIED OR USED IN CONNECTION WITH ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF DESIGN OFFICE, L.L.C. THE DESIGN OFFICE, L.L.C. ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING OUT OF THE USE OF THIS DOCUMENT OR ANY PART THEREOF. THE USER OF THIS DOCUMENT AGREES TO HOLD DESIGN OFFICE, L.L.C. HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, WHICH MAY BE ASSERTED AGAINST DESIGN OFFICE, L.L.C. BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT OR ANY PART THEREOF.

Revision / Description

Project Number:	2013.048
Date:	05/02/14
Drawn:	AK
Checked:	AK
Checked:	CK



Vicinity Map - NTS



Location Map - NTS

Scale: 1" = 10'-0"

Copyright © 2011 Design Office, L.L.C. This document is the property of Design Office, L.L.C. The document may not be copied or used in connection with any other project without the written permission of Design Office, L.L.C. The design office, L.L.C. assumes no liability for any damage to persons or property arising out of the use of this document or any part thereof. The user of this document agrees to hold design office, L.L.C. harmless from any and all claims, damages, losses and expenses, including reasonable attorney's fees and costs, which may be asserted against design office, L.L.C. by any third party as a result of the user's use of this document or any part thereof.

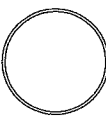
DESIGN OFFICE



DESIGN CONSULTANTS & ENGINEERS  
 1340 Poydras Street  
 Suite 2000  
 New Orleans, LA 70119

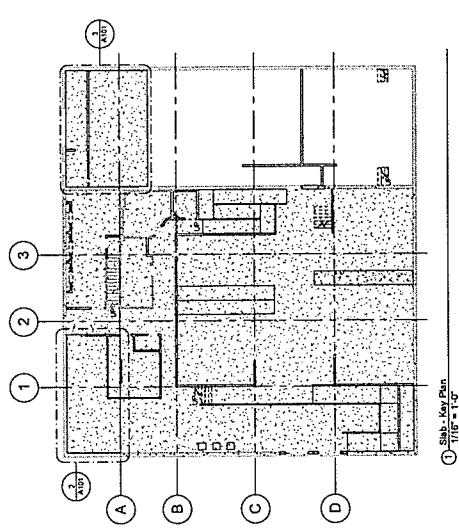
www.dce-engineers.com  
 (504) 588-1100  
 (504) 588-1101

THESE PROFESSIONAL ENGINEERS ARE LICENSED TO SEAL AND SIGN THESE DRAWINGS FOR THE PROFESSION OF CIVIL ENGINEERING IN THE STATE OF LOUISIANA. THESE PROFESSIONAL ENGINEERS ARE NOT LICENSED TO SEAL AND SIGN THESE DRAWINGS FOR THE PROFESSION OF ARCHITECTURE IN THE STATE OF LOUISIANA. THESE PROFESSIONAL ENGINEERS ARE NOT LICENSED TO SEAL AND SIGN THESE DRAWINGS FOR THE PROFESSION OF MECHANICAL ENGINEERING IN THE STATE OF LOUISIANA. THESE PROFESSIONAL ENGINEERS ARE NOT LICENSED TO SEAL AND SIGN THESE DRAWINGS FOR THE PROFESSION OF ELECTRICAL ENGINEERING IN THE STATE OF LOUISIANA. THESE PROFESSIONAL ENGINEERS ARE NOT LICENSED TO SEAL AND SIGN THESE DRAWINGS FOR THE PROFESSION OF CHEMICAL ENGINEERING IN THE STATE OF LOUISIANA.

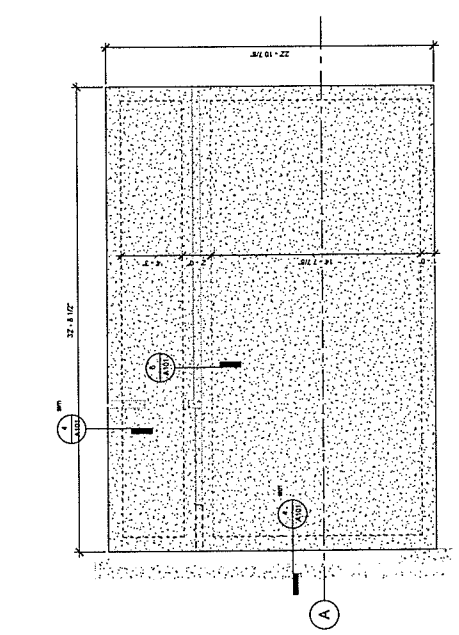


CONSTRUCTION NOTES:  
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
 2. ALL MATERIALS SHALL BE OF THE QUALITY AND QUANTITY SPECIFIED.  
 3. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE APPROPRIATE AGENCIES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AND ADJACENT PROPERTIES AT ALL TIMES.

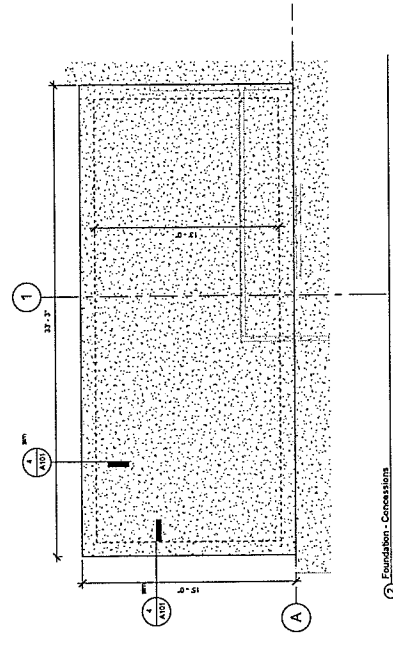
Broad St. Theater  
 636 N. Broad St.  
 New Orleans, LA 70119



1 Slab - May Plan  
 1/16" = 1'-0"



2 Foundation - Screen 4  
 1/4" = 1'-0"

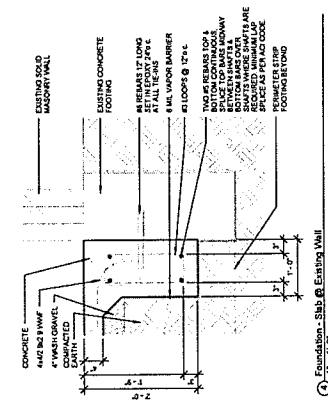


2 Foundation - Concoctions  
 1/4" = 1'-0"

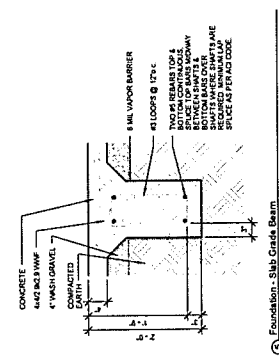
Project Number	00-01-2014
Drawn	Arcor
Checked	Cherise

Slab Plan & Details

A101



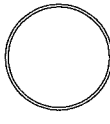
3 Foundation - Slab @ Existing Wall  
 1" = 1'-0"



3 Foundation - Slab Grade Beam  
 1" = 1'-0"



THIS DOCUMENT IS THE PROPERTY OF DESIGN CONSULTANTS & ENGINEERS, L.L.C. NO. DESIGNER. ANY USE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF DESIGN CONSULTANTS & ENGINEERS, L.L.C. IS PROHIBITED. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF DESIGN CONSULTANTS & ENGINEERS, L.L.C. THE DESIGNER IS NOT RESPONSIBLE FOR ANY CONSTRUCTION VIOLATIONS OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE CONSTRUCTION OF THE PROJECT. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THIS DOCUMENT. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THIS DOCUMENT. THE DESIGNER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.



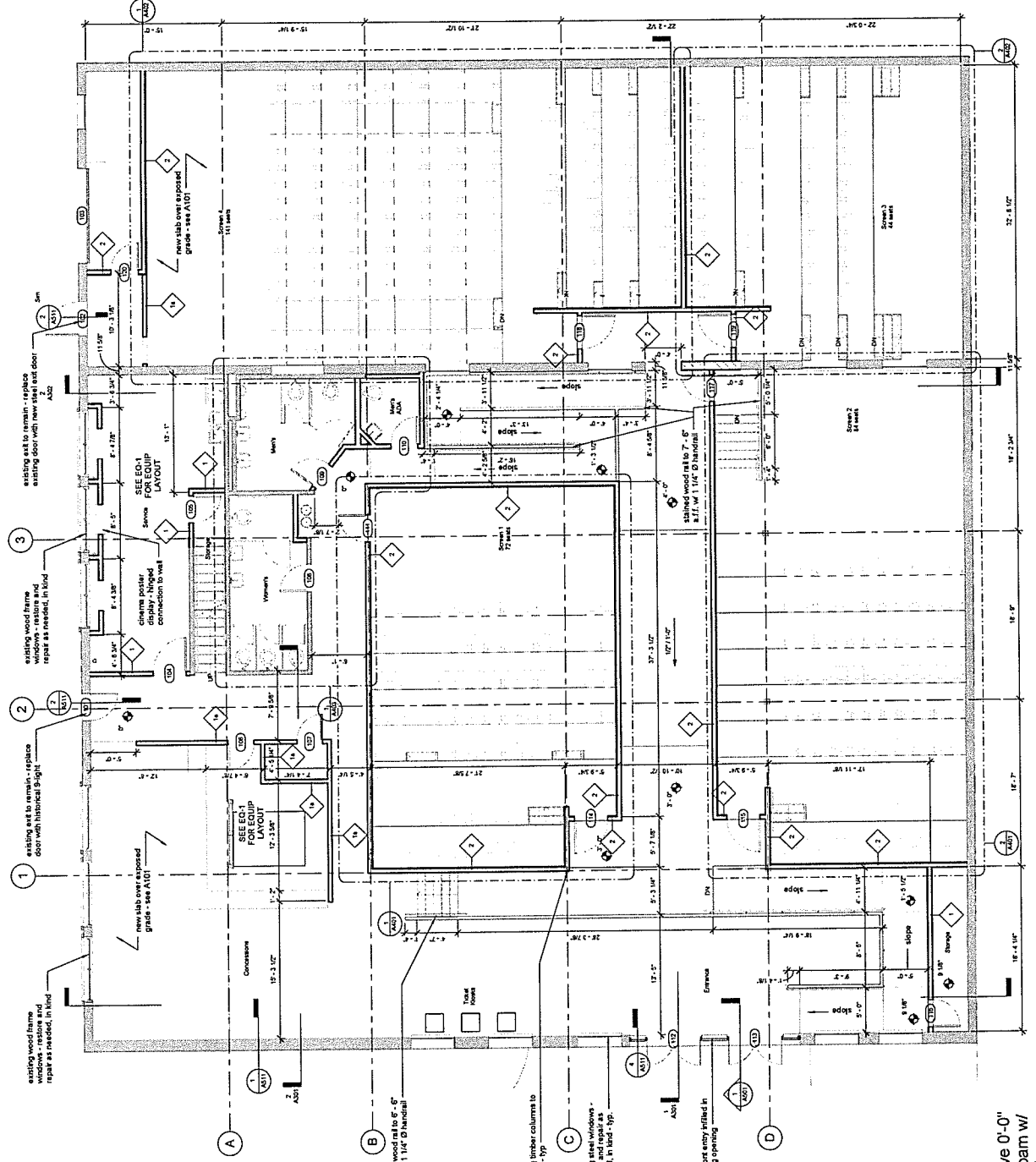
THESE PLANS WERE PREPARED BY THE ARCHITECT OR ARCHITECTS IN CHARGE OF THE PROJECT AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT OR ARCHITECTS IN CHARGE OF THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS.

Broad St. Theater  
 636 N. Broad St.  
 New Orleans, LA 70119

Project Number:	2013-001
Date:	06/13/2014
Drawn:	Author
Checked:	Checker
Reviewed/Submitted:	

First Floor Plan

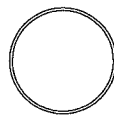
A111



NOTE:

All floor elevations above 0'-0" are achieved with geofoam w/ 4" concrete topping slab

THIS PLAN IS A CONTRACT DOCUMENT FOR THE PROJECT IDENTIFIED ABOVE. IT IS THE PROPERTY OF DESIGN OFFICE, L.L.C. AND SHALL BE USED ONLY FOR THE PROJECT IDENTIFIED ABOVE. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN OFFICE, L.L.C.



THIS PLAN IS A CONTRACT DOCUMENT FOR THE PROJECT IDENTIFIED ABOVE. IT IS THE PROPERTY OF DESIGN OFFICE, L.L.C. AND SHALL BE USED ONLY FOR THE PROJECT IDENTIFIED ABOVE. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN OFFICE, L.L.C.

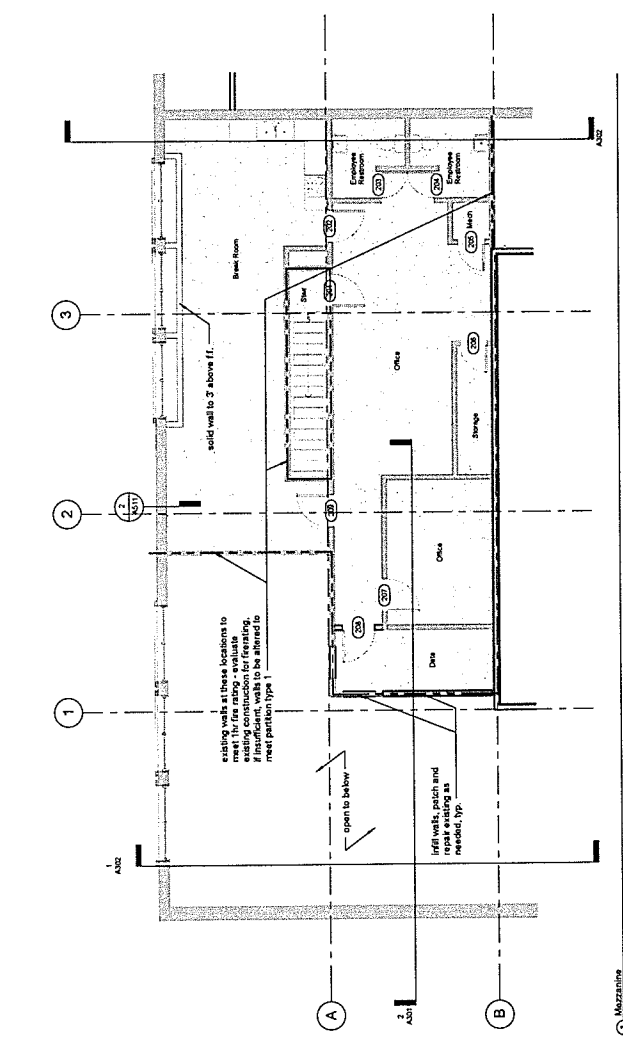
Broad St. Theater  
 636 N. Broad St.  
 New Orleans, LA 70119

REVISIONS / SUBMISSION	

Sheet Number:	091
Date:	06/23/2014
Drawn:	AJF
Checked:	CHP

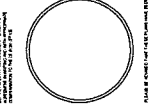
Mezzanine Floor  
 Plan

**A121**



① Mezzanine  
 3/16" = 1'-0"





THIS DOCUMENT IS THE PROPERTY OF DESIGN CONSULTANTS & ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN CONSULTANTS & ENGINEERS.

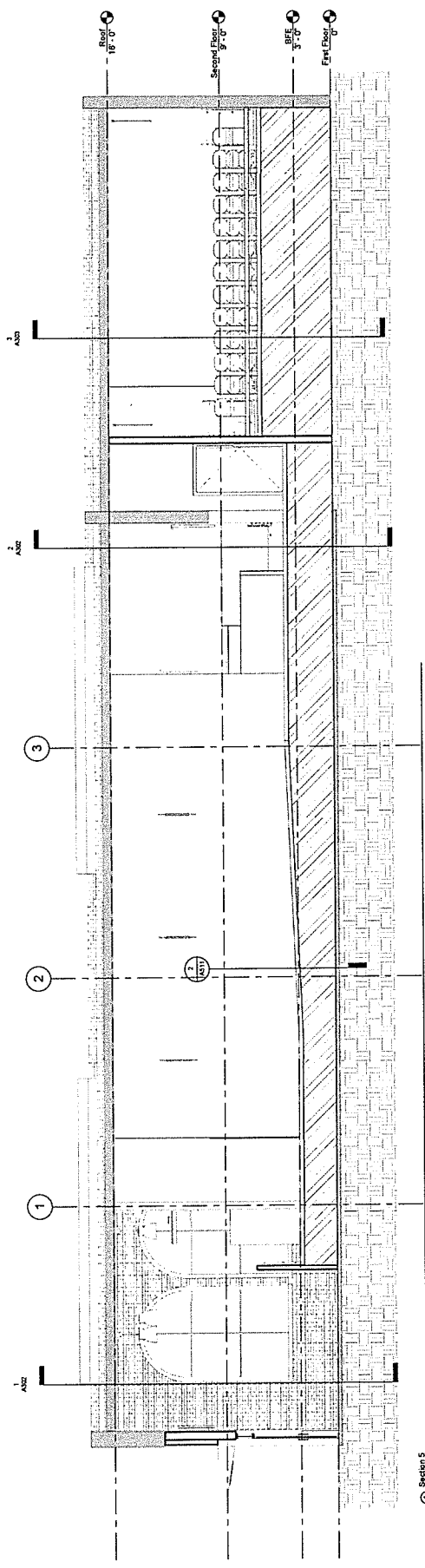
Broad St. Theater  
 636 N. Broad St.  
 New Orleans, LA 70119

Revision / Description	Date	Drawn	Checked	Director

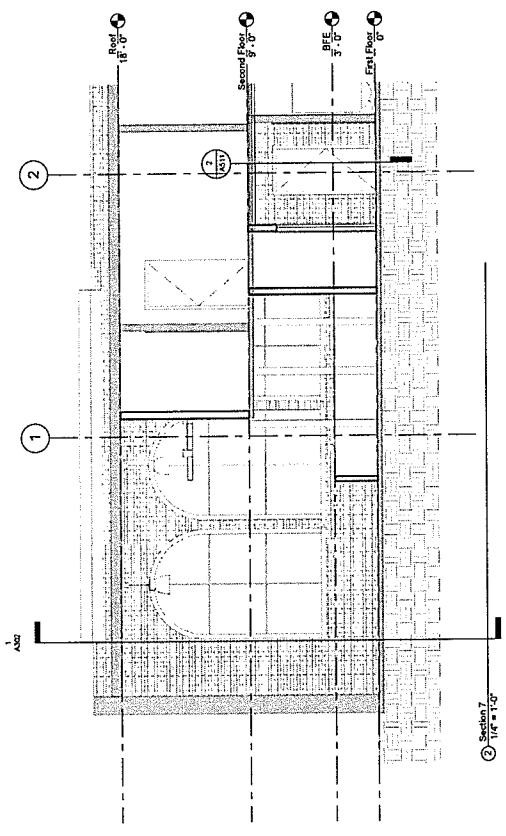
Project Number	2012
Drawn	06/12/14
Checked	
Director	

Building Sections

**A301**



1. Section 5  
 1/4" = 1'-0"

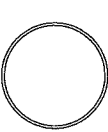


2. Section 7  
 1/4" = 1'-0"





**BRAD BRINK**  
 PROFESSIONAL ENGINEER  
 No. 12308  
 Mechanical  
 State of Louisiana  
 My Commission Expires 12/31/15  
 My Commission Number is 12308  
 My Commission Category is MECHANICAL



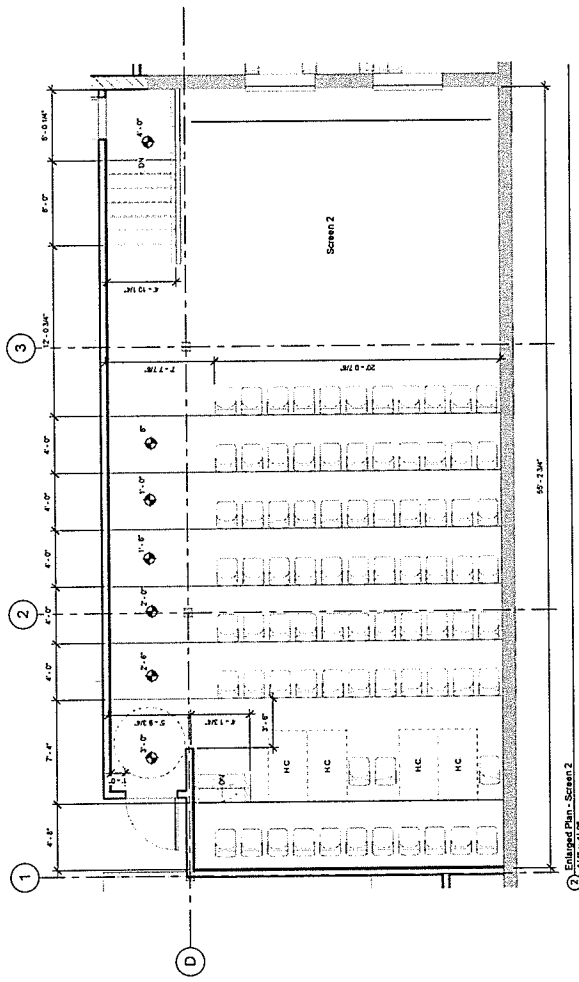
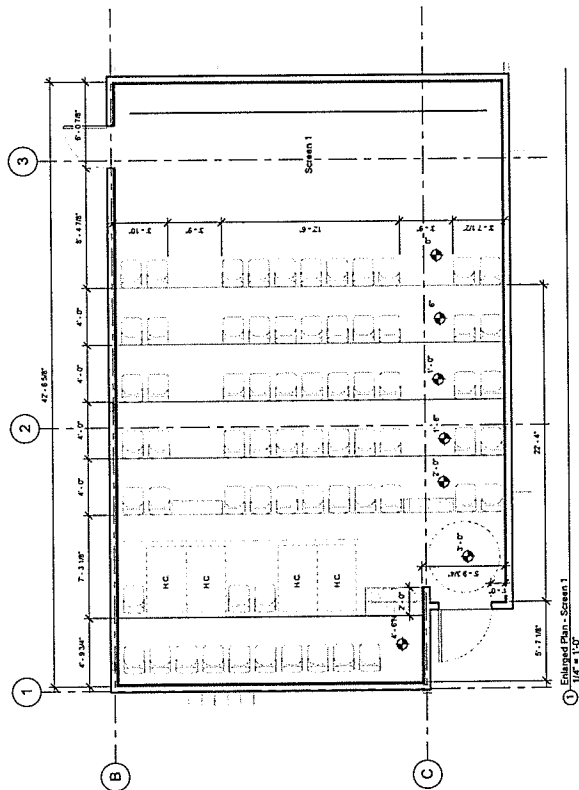
**BRAD BRINK**  
 PROFESSIONAL ENGINEER  
 No. 12308  
 Mechanical  
 State of Louisiana  
 My Commission Expires 12/31/15  
 My Commission Number is 12308  
 My Commission Category is MECHANICAL

Revisions / Submission

Project Number	2012-10
Date	05/20/14
Drawn	AB
Checked	DB
Discipl	Mech

Enlarged Plans -  
 Screen 1 & 2

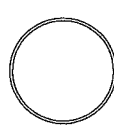
**A401**







THIS DOCUMENT IS THE PROPERTY OF DESIGN CONSULTANTS & ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF DESIGN CONSULTANTS & ENGINEERS IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER AGREES TO HOLD DESIGN CONSULTANTS & ENGINEERS HARMLESS FROM AND AGAINST ALL SUCH LIABILITY.



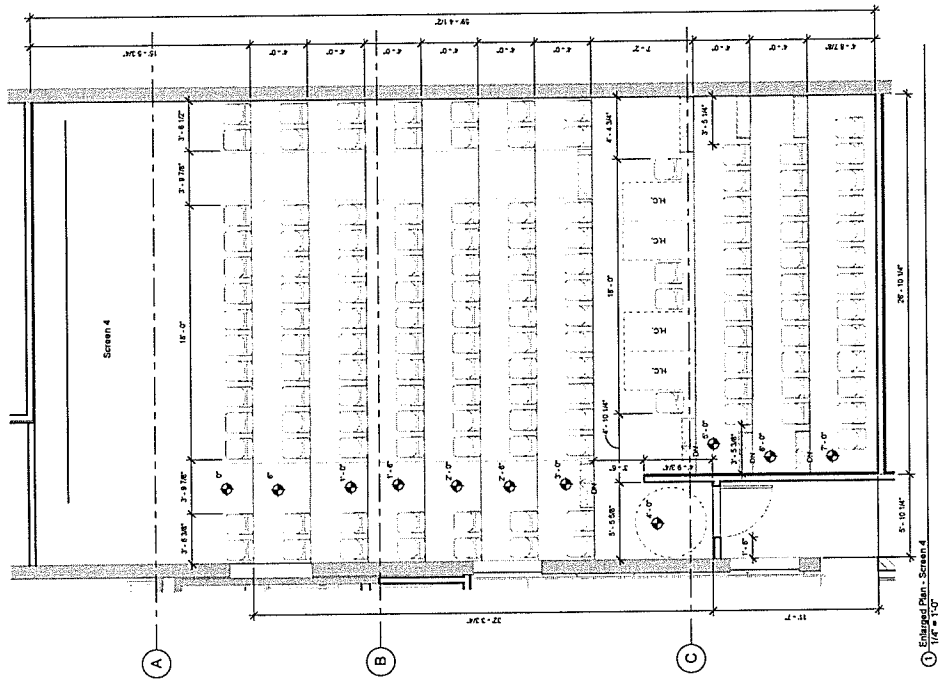
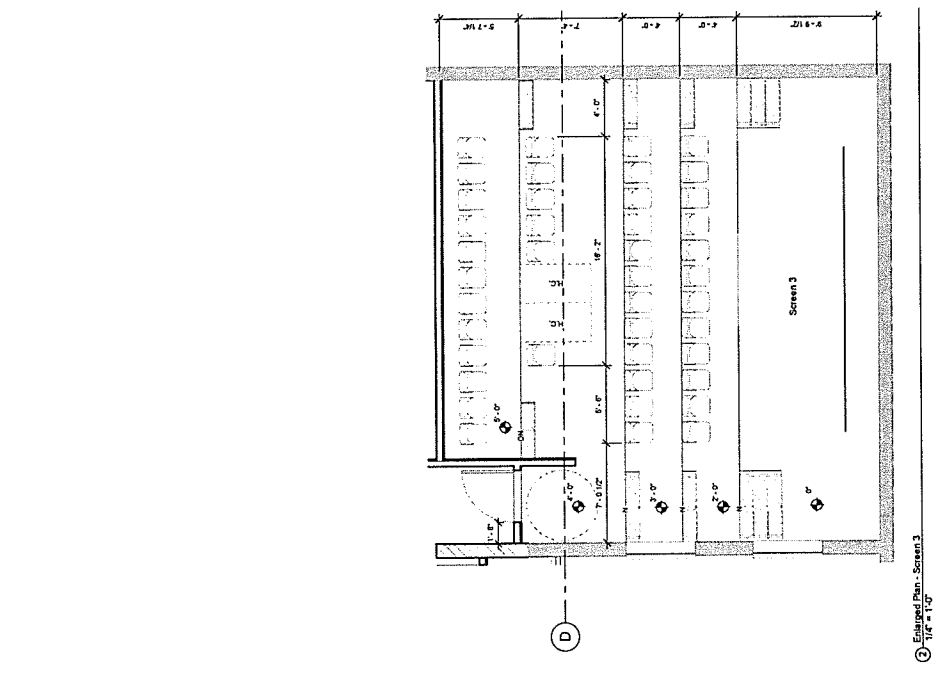
THESE PLANS WERE PREPARED BY THE DESIGN OFFICE, A PROFESSIONAL ENGINEERING FIRM, UNDER THE CLOSE PERSONAL SUPERVISION AND DIRECT CONTROL OF DAVID B. BREAUX, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF LOUISIANA. THE USER AGREES TO HOLD DESIGN CONSULTANTS & ENGINEERS HARMLESS FROM AND AGAINST ALL SUCH LIABILITY.

Broad St. Theater  
 636 N. Broad St.  
 New Orleans, LA 70119

Project Number:	2013-148
Client:	City of New Orleans
Design:	Architectural
Checked:	David B. Breaux
Drawn:	David B. Breaux

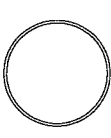
Enlarged Plans -  
 Screen 3 & 4

A402





www.dcae.com  
 504.581.1110  
 504.581.1111



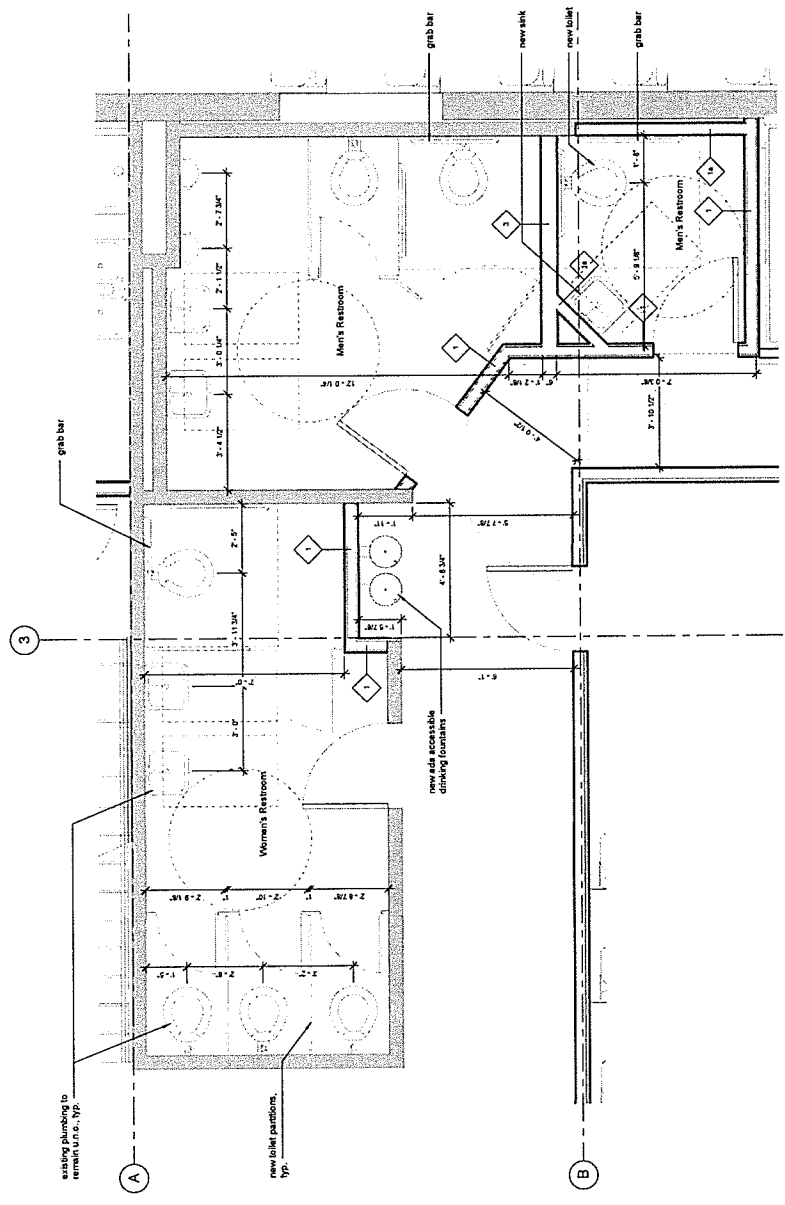
THIS DOCUMENT IS THE PROPERTY OF DESIGN CONSULTANTS & ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF DESIGN CONSULTANTS & ENGINEERS IS STRICTLY PROHIBITED.

New Orleans, LA 70119  
 Broad St. Theater  
 636 N. Broad St.

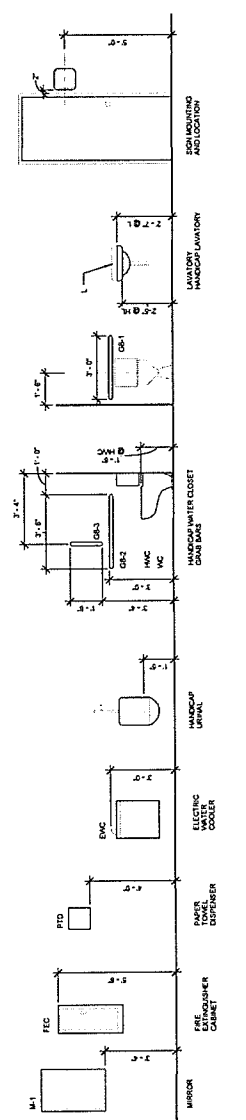
Project Number:	2013-48
Date:	01/15/2014
Drawn By:	CH
Checked By:	CH
Approved By:	CH

Engaged Plan - Restrooms

A403



① Engaged Plan - Restrooms  
 1/2" = 1'-0"



② ADA Mounting Heights  
 3/8" = 1'-0"



**BRAD**  
 PROJECT ARCHITECT  
 504.338.1100  
 www.brada.com

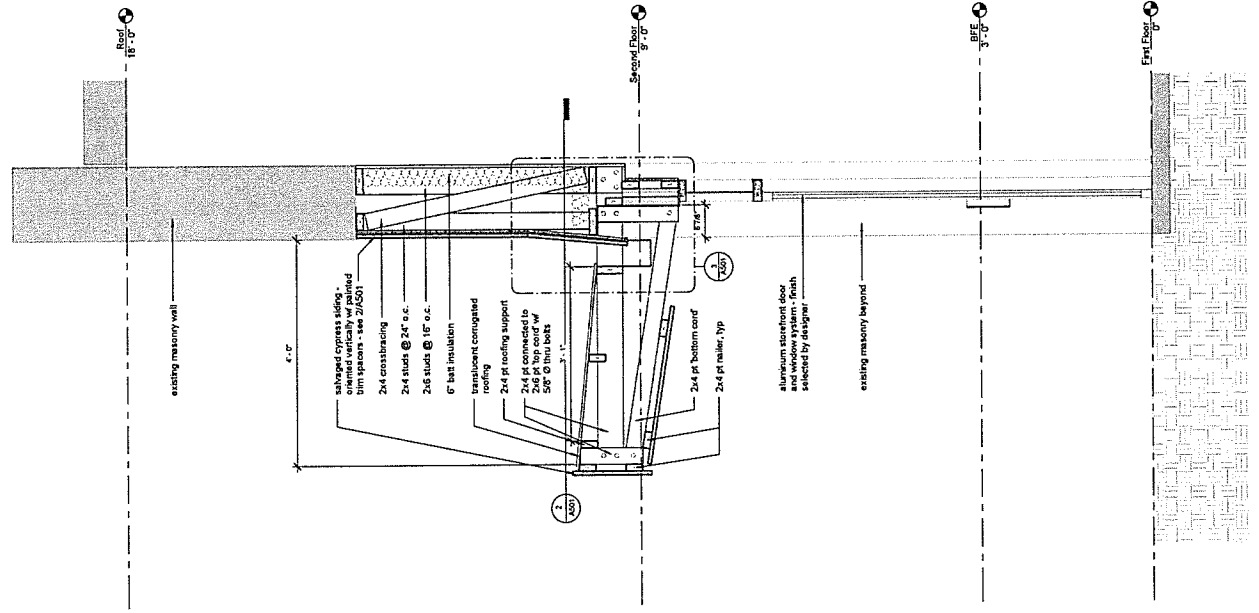


Broad St. Theater  
 636 N. Broad St  
 New Orleans, LA 70119

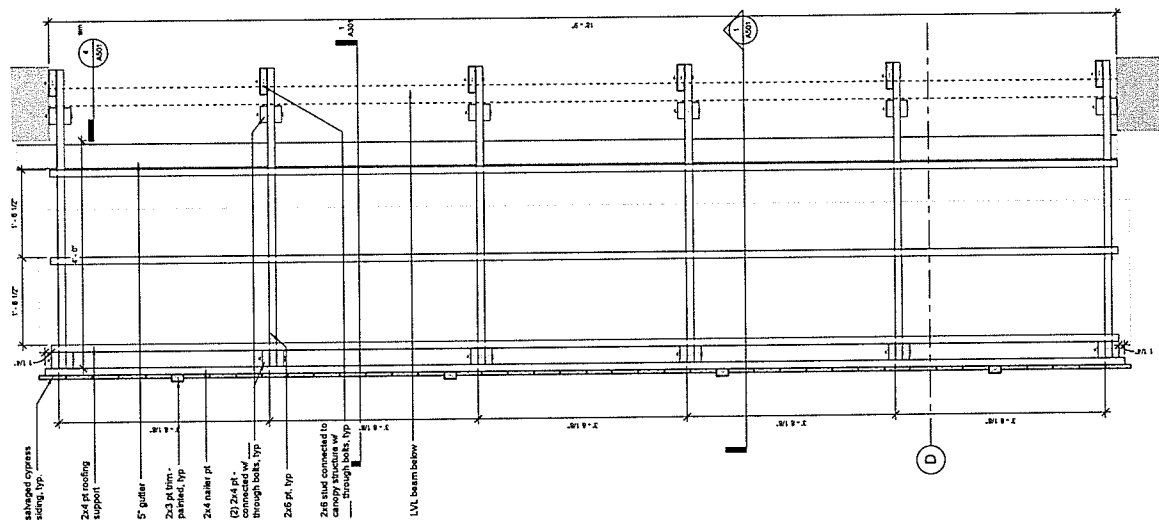
Project Number	2013-14
Client	City of New Orleans
Design	05
Checklist	05
Checker	

Details - Main Entry  
 Entry

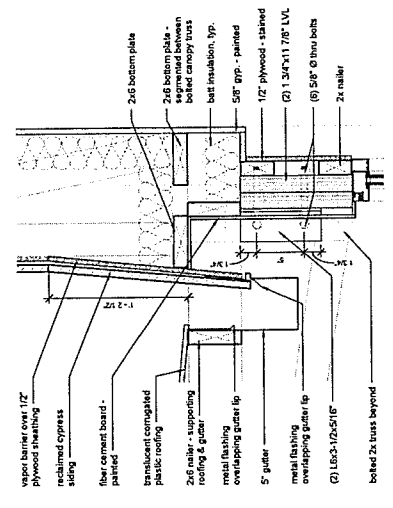
A501



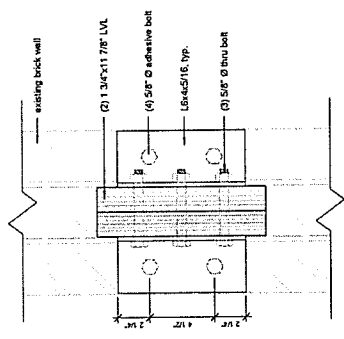
Section - Main Entrance  
 1'-0" x 1'-0"



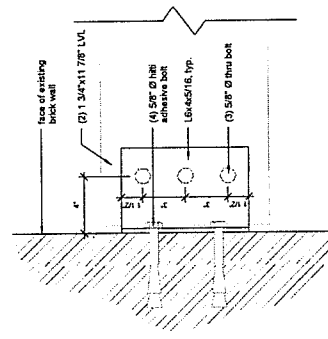
Canopy - Plan  
 1'-0" x 1'-0"



Canopy - LVL Header  
 1'-0" x 1'-0"



Canopy - LVL Connection - Section  
 3'-0" x 1'-0"



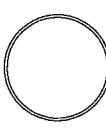
Canopy - LVL Connection - Elevation  
 3'-0" x 1'-0"

DESIGN OFFICE



DESIGN CONSULTANTS & ENGINEERS  
 3300 Lakeshore Blvd., Suite 212  
 New Orleans, LA 70118  
 www.dce-engineers.com

Professional Engineer  
 License No. 10811  
 State of Louisiana  
 Mechanical  
 10/1/2011 - 10/1/2014  
 License No. 10811  
 State of Louisiana  
 Mechanical  
 10/1/2011 - 10/1/2014  
 License No. 10811  
 State of Louisiana  
 Mechanical  
 10/1/2011 - 10/1/2014



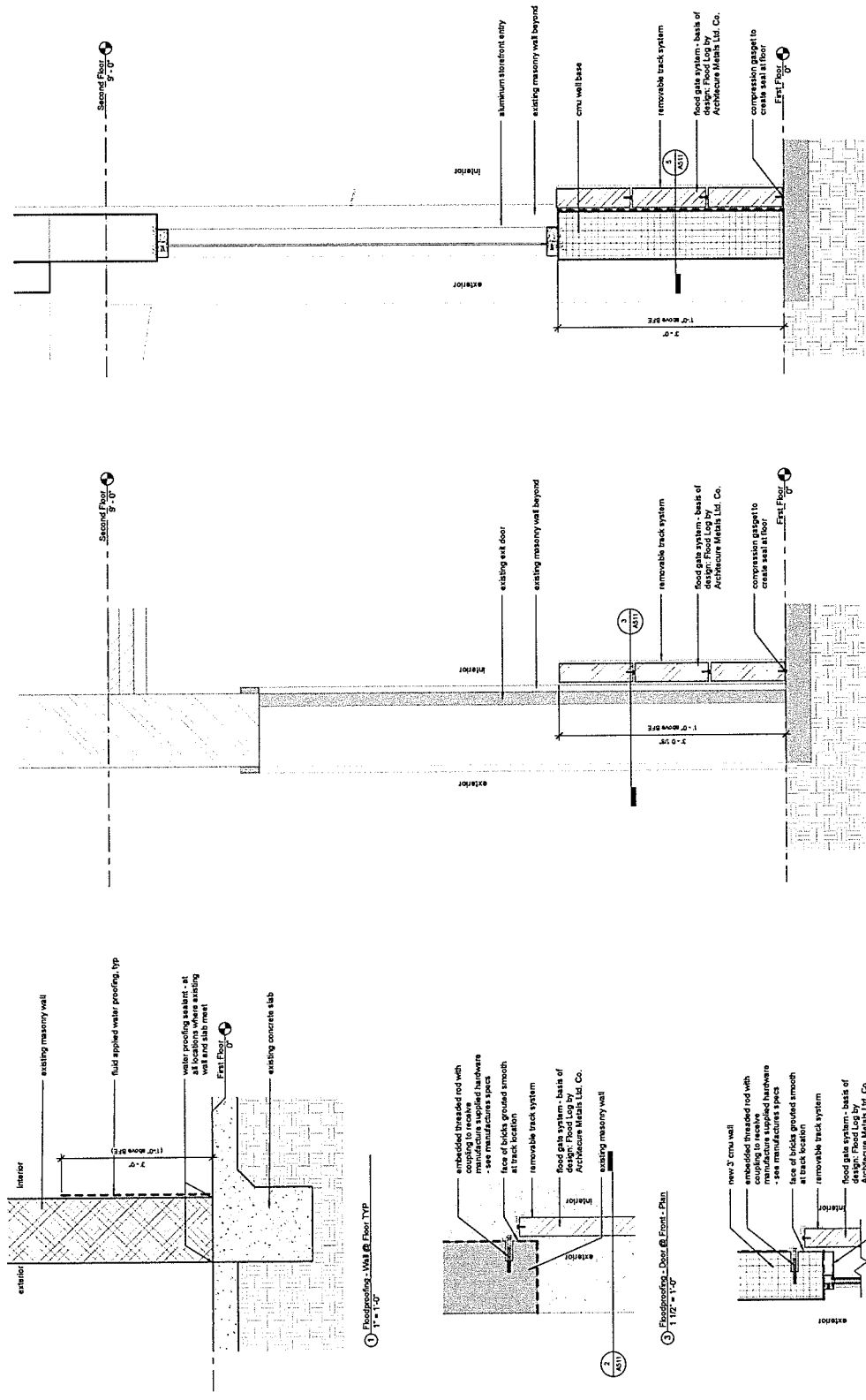
THIS DOCUMENT IS THE PROPERTY OF DESIGN CONSULTANTS & ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN CONSULTANTS & ENGINEERS.

Broad St. Theater  
 636 N. Broad St.  
 New Orleans, LA 70119

Project Number	2013 048
Date	06/11/14
Drawn	J. Adams
Checked	Chadler

Details - Dry  
 Floodingproofing

A511



1 Floodproofing - Wall @ Floor Typ  
 1" = 1'-0"

2 Floodproofing - Door @ Front  
 1 1/2" = 1'-0"

3 Floodproofing - Door @ Side - Plan  
 1 1/2" = 1'-0"

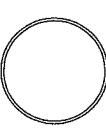
DESIGN OFFICE



DESIGN CONSULTANTS & ENGINEERS  
 3110 Poydras Street, Suite 2000  
 New Orleans, LA 70112  
 www.dce-engineers.com  
 Tel: 504.581.1111  
 Fax: 504.581.1112



THIS DOCUMENT IS THE PROPERTY OF DCE ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF DCE ENGINEERS IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS DOCUMENT. THE USER AGREES TO HOLD DCE ENGINEERS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.



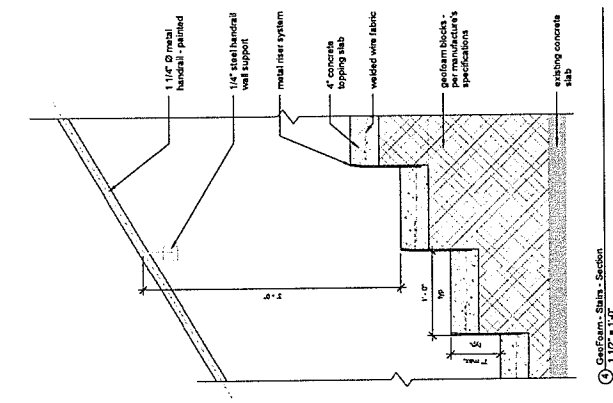
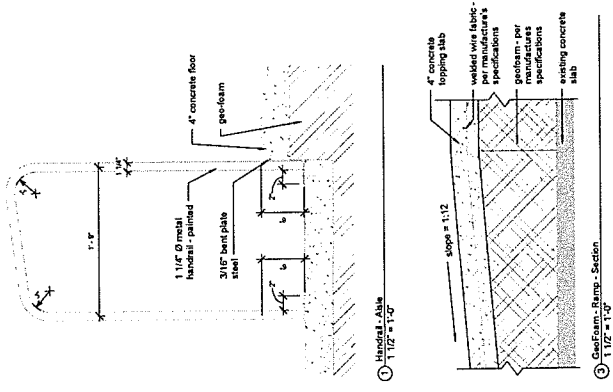
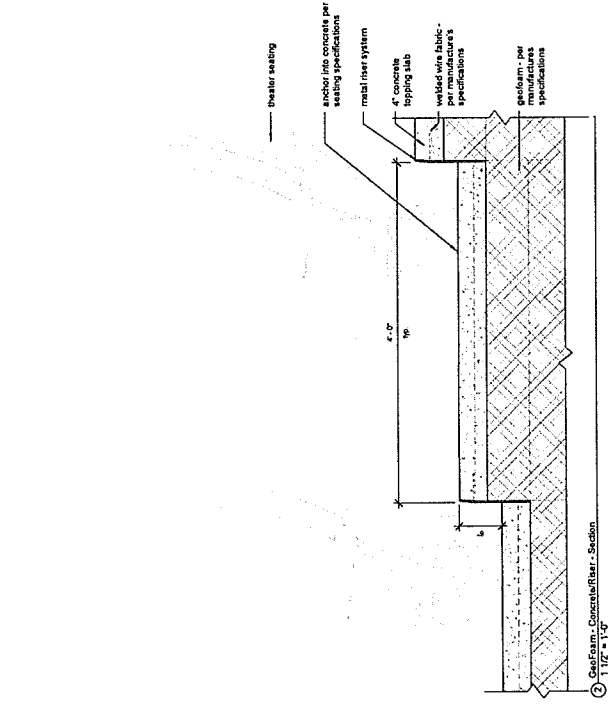
THIS DOCUMENT IS THE PROPERTY OF DCE ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF DCE ENGINEERS IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR THE USE OF THIS DOCUMENT. THE USER AGREES TO HOLD DCE ENGINEERS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DOCUMENT.

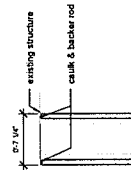
Broad St. Theater  
 636 N. Broad St.  
 New Orleans, LA 70119

Project Number:	2013-04
Date:	05/15/2014
Drawn:	Author
Checked:	Designer
Reviewed / Submitted:	

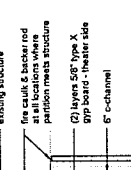
Details

A512

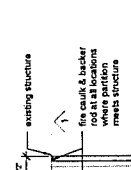




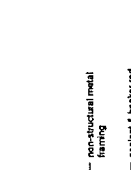
⑥ Door - Header - Typical  
 3' x 7'-0"



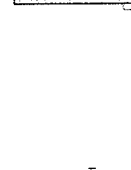
⑦ Door - Jamb - Typical  
 3' x 7'-0"



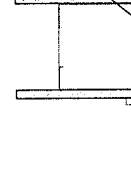
⑧ PT. - 5.1/4" - 1-hour  
 1 1/2" x 1'-0"



⑨ PT. - 5.3/8" Sound - 2-hour  
 1 1/2" x 1'-0"



⑩ PT. - 7 1/4" Plumb  
 1 1/2" x 1'-0"



⑪ PT. - 7 1/4" Plumb  
 1 1/2" x 1'-0"

Door Number	Door				Door Schedule			Frame		Comments
	Width	Height	Thickness	Material	Rating	File	Type	Material		
101	3'-0"	7'-0"	1/2"	wood	existing		existing	existing	Notes: Site configuration - see city existing - see only. To be painted	
103	10'-6"	12'-0"	2"	existing	existing		existing	existing	in place - to be painted	
104	3'-8"	7'-0"	2"	hollow metal	45 min	68.7/A601	hollow metal	hollow metal		
105	3'-0"	7'-0"	2"	wood	existing		existing	existing		
106	2'-10"	7'-0"	2"	wood	existing		existing	existing		
107	2'-10"	7'-0"	2"	wood	existing		existing	existing		
108	3'-0"	7'-0"	2"	hollow metal	45 min	68.7/A601	hollow metal	hollow metal		
109	3'-0"	7'-0"	2"	hollow metal	45 min	68.7/A601	hollow metal	hollow metal		
110	3'-0"	7'-0"	2"	hollow metal	50 min	45.5/A601	hollow metal	hollow metal		
111	3'-0"	7'-0"	2"	hollow metal	50 min	45.5/A601	hollow metal	hollow metal		
112	5'-10 1/4"	6'-10 1/4"	2"	stainless	existing		existing	existing		
113	5'-10 1/4"	6'-10 1/4"	2"	stainless	existing		existing	existing		
114	3'-8"	7'-0"	2"	hollow metal	50 min	45.5/A601	hollow metal	hollow metal		
115	3'-8"	7'-0"	2"	hollow metal	50 min	45.5/A601	hollow metal	hollow metal		
116	3'-0"	7'-0"	2"	hollow metal	45 min	68.7/A601	hollow metal	hollow metal		
117	3'-0"	7'-0"	2"	hollow metal	45 min	45.5/A601	hollow metal	hollow metal		
118	3'-8"	7'-0"	2"	hollow metal	50 min	45.5/A601	hollow metal	hollow metal		
119	3'-8"	7'-0"	2"	hollow metal	45 min	45.5/A601	hollow metal	hollow metal		
120	3'-0"	7'-0"	2"	hollow metal	45 min	68.7/A601	hollow metal	hollow metal		
121	3'-0"	7'-0"	2"	hollow metal	45 min	68.7/A601	hollow metal	hollow metal		
202	3'-0"	7'-0"	2"	existing	existing		existing	existing	existing - ensure proper fire rating	
203	2'-6"	6'-8"	2"	existing	existing		existing	existing		
204	2'-6"	6'-8"	2"	existing	existing		existing	existing		
205	2'-6"	6'-8"	2"	existing	existing		existing	existing		
206	3'-0"	7'-0"	2"	existing	existing		existing	existing		
207	3'-0"	7'-0"	2"	existing	existing		existing	existing		
208	3'-0"	7'-0"	2"	wood	existing		existing	existing		
209	3'-0"	7'-0"	2"	existing	existing		existing	existing		
X01	18'-9"	14'-0"	2"	demol	demol		demol	demol		
X02	3'-0"	7'-0"	2"	demol	demol		demol	demol		
X03	3'-0"	7'-0"	2"	demol	demol		demol	demol		
X04	3'-0"	7'-0"	2"	demol	demol		demol	demol		
X05	3'-0"	7'-0"	2"	demol	demol		demol	demol		
X06	2'-6"	6'-8"	2"	demol	demol		demol	demol		
X07	2'-6"	6'-8"	2"	demol	demol		demol	demol		
X08	3'-0"	7'-0"	2"	demol	demol		demol	demol		
X09	3'-0"	7'-0"	2"	demol	demol		demol	demol		

**FINISHES NOTE:**  
 All new floors to be stained concrete  
 All new interior walls & ceilings to be painted gypsum, u.n.o.

Project Number	2014-06
Drawn	01/14/14
Checked	01/14/14
Author	
Checker	

Partition Types / Details

# A601



# Renovation of 636 N. Broad St.

Permit Set: 08-01-14



<b>Owner Representative:</b>	<b>Structural &amp; Civil Engineer:</b>	<b>Theater Consultant:</b>
Brian Knighten 5422 Constance St. New Orleans, LA 70115 504-919-1078 brian.knighten@gmail.com	Design Office 3308 Tulane Ave New Orleans, LA 70119 504-309-1410 Contact: Jonathan Marcantel	Manga-Tech Electronic Co. Inc. 1998 NE 150th St. North Miami, FL 33181 305-573-7339 Contact: Arturo Quintero
<b>MEP Engineer:</b>	<b>YKM Consulting</b>	
427 W. Main St. Thibodaux, LA 70301 504-264-5111 Contact: Chad Hadaway		

DESIGN OFFICE



DESIGN CONSULTANTS & ENGINEERS  
3308 Tulane Avenue  
New Orleans, LA 70119  
www.dcae.com  
504-309-1410

## SHEET INDEX

- G001 Title Sheet
- G002 General Notes
- LS001 Life Safety / Codes
- AD101 Demolition Plans
- A001 S&L Plan
- A101 Slab Plan & Details
- A111 First Floor Plan
- A121 Mezzanine Floor Plan
- A301 Elevations
- A301 Building Sections
- A401 Building Sections - Screen 1 & 2
- A402 Enlarged Plans - Screen 3 & 4
- A403 Enlarged Plans - Restrooms
- A501 Details - Main Entry
- A511 Details - Dry Floodproofing
- A512 Details - Main Entry
- A511 Details - Types / Details
- M000 Notes & Legend - Mechanical
- M001 Floor Plans - HVAC
- M001 Schedules - Mechanical
- M401 Details - Mechanical
- E000 Electrical Notes & Schedules
- E001 Electrical Legend
- E002 Electrical Details
- E200 Lighting Plan
- E300 Power Plan
- E400 Electrical Riser & Panel Schedules
- E500 Power Plan
- P000 Notes & Legend - Plumbing
- P201 Floor Plans - Plumbing - Waste
- P202 Plumbing - Water
- P203 Details - Plumbing
- P301 Details - Plumbing
- AV-1 Auditorium - Audio & Visual Layouts
- ED-1 Equipment Layout & Schedule

## Project Description:

Renovation of an existing Historic Warehouse into a small 4-screen movie theater. Along with the restoration of existing building elements and construction of the new theater spaces, dry flood proofing measures will also be applied to the existing masonry walls and openings.

## Code compliance:

Construction to meet or exceed:  
2012 International Building Code  
2012 NFPA 101 Life Safety Code

## Building Information:

Zoning District: U  
Interim Zoning: LaFite Revitalization Interim Zoning District  
Firm Zone: A3  
Design Wind Speed: 130 mph

## Project areas:

First floor: 10,402 sf  
Mezzanine: 2004 sf  
Total: 12,406 sf

Broad St. Theater  
636 N. Broad St.  
New Orleans, LA 70119

Revision / Submittal	Date	By	Check

Project Number: 08-01-14  
Date: 08-01-14  
Drawn: [Blank]  
Checked: [Blank]

Title Sheet

G001

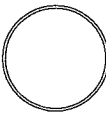






DESIGN CONSULTANTS & ENGINEERS  
 3100 Poydras Street, Suite 2710  
 New Orleans, LA 70112  
 (504) 582-8888  
 www.dcae.com

THIS DOCUMENT IS THE PROPERTY OF DESIGN CONSULTANTS & ENGINEERS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DESIGN CONSULTANTS & ENGINEERS.



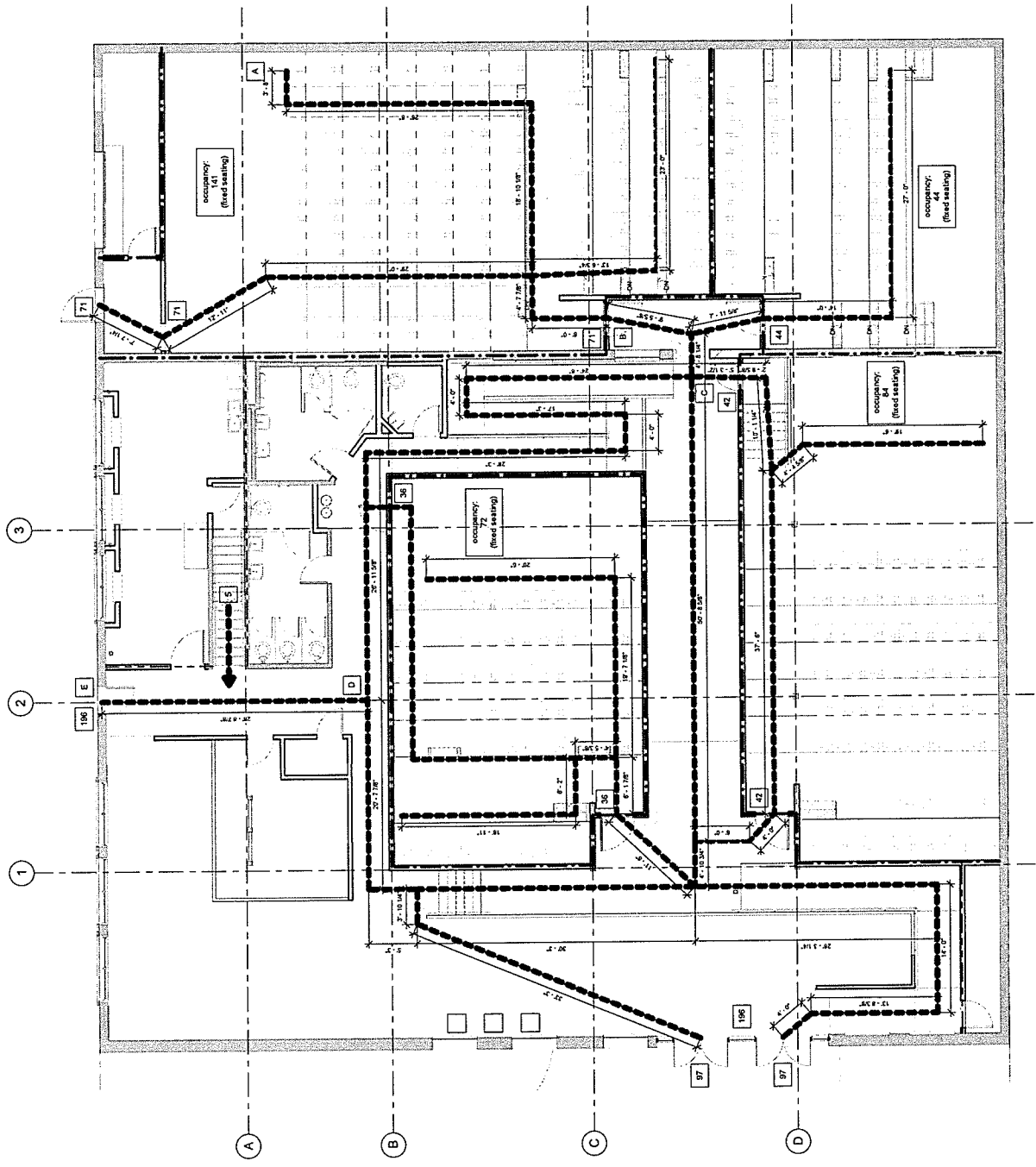
PROFESSIONAL ENGINEER  
 STATE OF LOUISIANA  
 No. 10443  
 DATE: 12/15/11

Broad St. Theater  
 636 N. Broad St.  
 New Orleans, LA 70119

Project Number	201144
Revision / Subsequent	
Drawn	
Checked	
Author	
Checker	

Life Safety / Codes

LS001



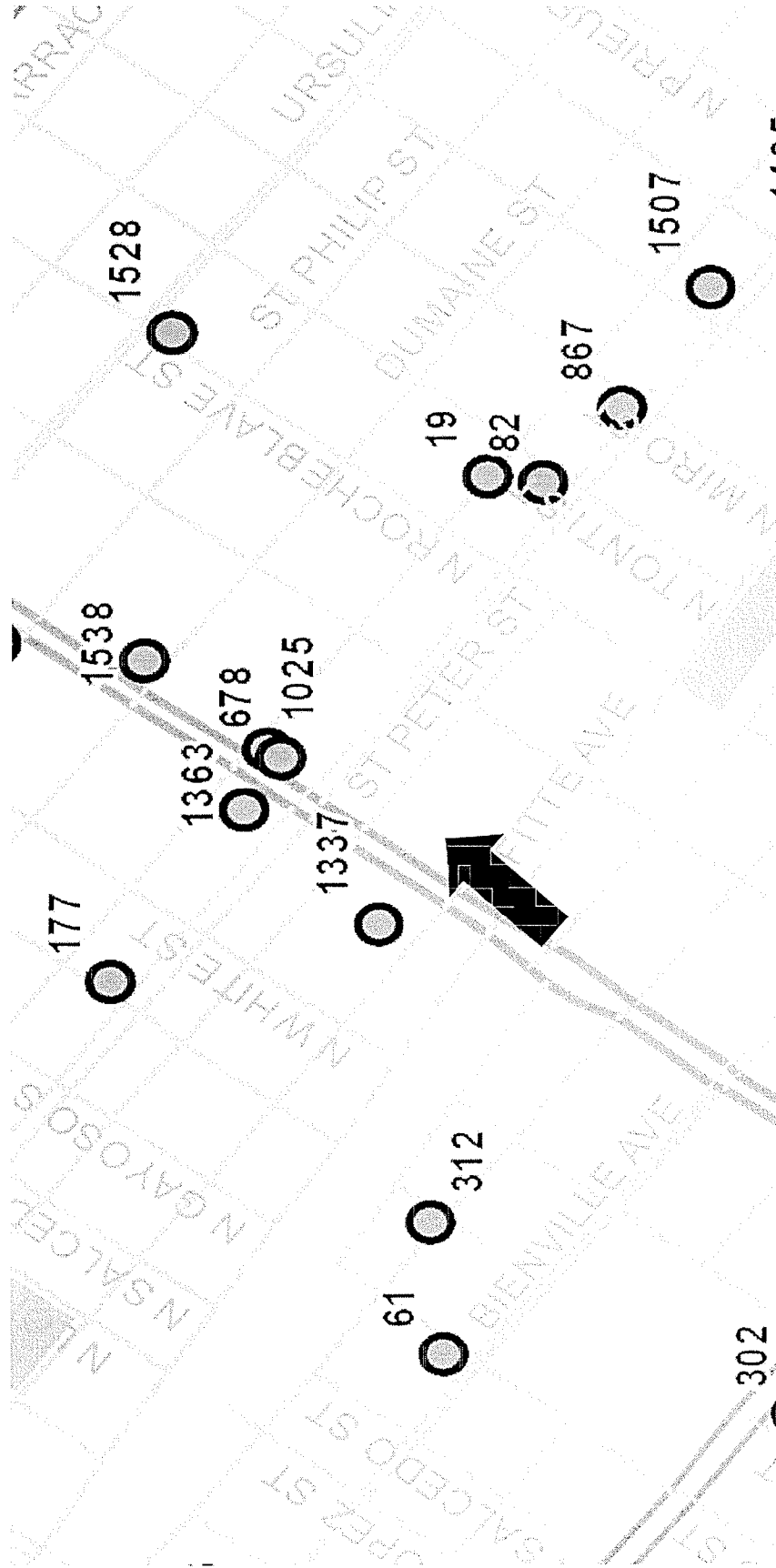
CODE	
IBC 2012 & NFPA 101, 2012	
Occupancy:	A-1
Exit:	5
Fire rating:	3-4
Total:	346
Construction Type: IIIA (Existing)	
Interior Wall & Ceiling Finishes: Class A, B or C	
Interior Floor Finishes: Class I or II	
Sprinklers: Yes	
All exits are supervised by an automatic smoke & fire alarm system	
Travel Distance: 250' max. allowed	
Longest Travel distance present: 200' - 10' (measured through points A - E)	
Dead-end Corridors: 20' max (none present)	

- Path of Travel
- 2-hr Fire Wall
- 1-hr Fire Wall
- Life Safety Legend

① First Floor - LS  
 3/16" = 1'-0"

Copyright © 2011 Design Consultants & Engineers, L.L.C. This document is the property of Design Consultants & Engineers, L.L.C. The document may not be copied or reproduced without the written consent of Design Consultants & Engineers, L.L.C.

Zoning Docket 123-14



This map shows the general location of licensed alcoholic beverage outlets that sell alcohol for consumption on premises or off premises, including, but not limited to, restaurants, grocery stores, package liquor stores, cocktail lounges/bars, private clubs, amusement places, etc. There is no correspondence between the numbers on the map and the type of alcoholic beverage outlet.

The data used to generate this map was provided by the Department of Finance as of December 31, 2013. The points on the map do not exactly correspond with the actual locations of individual alcoholic beverage outlets. This data has not been field verified by City Planning staff, but previous site visits suggest that it may not accurately represent the number of active alcoholic beverage outlets within any given geography.

## **Summary Report from NPP for 636 North Broad:**

**Date of Report:** October 1, 2014

**Project Name:** Broad Theater

**Overview:** This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 636 North Broad, between Toulouse and St. Peter St. The applicant intends to file an application to rezone the property from C1-A to LI, to permit a movie theater. Prior to the Lafitte Greenway IZD, the property was zoned LI which permitted movie theaters. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

### **Contact:**

Brian Knighten  
8601 Leake Ave.  
New Orleans, LA 70118

### **Neighborhood Meeting :**

The NPP was held on September 24, 2014 at 6pm at the Sojourner Truth Neighborhood Center.

### **Correspondence and telephone calls:**

Letters were sent to all on the list that was provided by CPC. Emails were sent more than one week in advance of the meeting to Mid City Neighborhood Association, (MCNO) Friends of Lafitte Corridor (FLC) and to Broad Community Connections. Broad Community Connections (BCC) responded with a telephone call stating someone from the organization will try to attend the meeting. I have been in close contact with BCC since the projections inception. The president of MCNO, Jennifer Farwell, and I spoke on numerous occasions about the meeting and the project after the email was sent. Ms. Farwell informed me she would attend the meeting. As a result of the email to MCNO, I have been asked to present to its members on October 10. FLC replied to my email and forwarded this message on to its board members as evidenced by the attached email.

From the letter campaign, only two recipients contacted me. One was a resident, Julie LaPorte, at 2615 Orleans Avenue, had concerns over parking from the theater. Her initial email is attached. Following this first email, the resident and myself have had two additional conversations. I informed her that we were working on a plan with Auto Zone to use their parking lot in the evenings as overflow. She was also informed that the site has parking for approximately 25 vehicles.

The other respondent from the letter campaign came from Orleans Sheet Metal who had questions about construction and how it would affect their delivery of materials along St. Peter. I informed the company that we would use Broad St for all deliveries and we would not use St. Peter for any reason. We spoke on two occasions. The owner informed me she would attend the meeting.

### **Results:**

Apart from what is mentioned above, no other residents or businesses have contacted me. No one attended the NPP meeting.



---

## Movie theater on Broad near Lafitte Corridor

**Annalisa Kelly, FOLC Community Engagement** <communications@folc-nola.org>

To: Brian Knighten <brian.knighten@gmail.com>

Cc: "info@folc-nola.org" <info@folc-nola.org>, Jeffrey Thomas <jefft21@hotmail.com>, Andreanecia Morris <amorris@providencech.org>

Thu, Sep 18, 2014 at 2:53 PM

Hi, Brian,

By way of cc, I'm passing this along to Friends of Lafitte Corridor's Planning & Design Committee chair for their information. Thanks for sharing!

Best,  
Annie

---

Annalisa Kelly  
Community Engagement Chair  
Friends of Lafitte Corridor

Connect with us on Facebook + Twitter.  
Get news about the Greenway by signing up for the free Greenway Gazette!

[Quoted text hidden]



**Movie theater on Broad**

**Brian Knighten** <brian.knighten@gmail.com>  
To: president@mcno.org

Thu, Sep 4, 2014 at 1:36 PM

Hello MCNO,

My name is Brian Knighten and I am developing 636/646 N Broad into a 3-4 screen movie theater and would like to present to the board and community my plans for the space. I see the next community meeting is on Sept 8. If possible, I could present then. Or, if you would prefer, I could present to the board first, then to the community. It would be better for me to present to the community as soon as possible so I can begin my application for conditional use. As you may know, conditional use is required for any establishment in the Lafitte Corridor to sell alcohol.

The plans for the building can be found here:  
<http://canalstreetbeat.com/4-screen-movie-theater-planned-for-636-n-broad/>

Thanks for your time.

Best,

Brian Knighten

--  
Brian Knighten  
8601 Leake Ave.  
New Orleans, LA 70118  
cell - (504) 919-1078  
fax - (504) 861-6047



## Movie theater on Broad

**Brian Knighten** <brian.knighten@gmail.com>  
To: Brian Knighten <brian.knighten@gmail.com>

Wed, Oct 1, 2014 at 9:48 AM

Hey Jennifer,

Can you forward this announcement to your Mid City mailing list? Trying to get a few community meetings taken care of. If its not too late, I would also like to present to your board on Sept. 30.

Thanks so much,

Brian Knighten

Dear Neighbor,

My company, Art House NOLA, LLC, currently leases 636 and 646 N Broad, near the corner of Orleans Ave and Broad St. I am planning to develop this property into a four-screen movie theater that will sell food and alcoholic beverages. The hours of operation would be approximately Monday through Sunday, 11am-12am, with the occasional midnight movie weekends or Thursday nights.

Prior to the Lafitte Greenway, the building was zoned Light Industrial which permitted movie theaters. Since the implementation of the Greenway Interim Zoning District, the building is now zoned C1A which requires conditional use to become a movie theater. Conditional use is also required in order to sell alcohol on site. Our plan is to sell beer, wine and liquor. Alcohol sales would be limit to on premise consumption only. Because we are a movie theater and not a bar, we do not anticipate customers paying admission strictly to come drink at the establishment.

Additionally, we will need to apply for a variance for the minimum parking requirement. The minimum parking requirement for the amount of space we have is approximately 60 vehicles. We have on-site parking to accommodate approximately 22 vehicles. We are working on an agreement with Auto Zone across Broad to use their lot as overflow. This will give us approximately 20 more spaces. We feel that this portion of Broad Street does not see much traffic in the evening hours, and therefore ample street parking will be available. We do not anticipate our customer parking to impact the neighborhood in any way.

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:

**DATE and TIME:** Wednesday, September 24, 2014, 6pm.

10/1/2014

Gmail - Movie theater on Broad

LOCATION: Sojourner Truth Neighborhood Center, 2200 Lafitte St, New Orleans, LA 70119

At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

The building has been blighted for many years, so I hope you welcome this new business to your neighborhood. If we receive approval, we plan to start the construction immediately, and estimate that the work should take about four months.

If you have questions or comments, you can reach me at 504-919-1078 or [brian.knighten@gmail.com](mailto:brian.knighten@gmail.com) I hope to see you at the meeting on September 24.

Sincerely,

Brian Knighten

[Quoted text hidden]

[Quoted text hidden]





## Art House NOLA, Inc - neighborhood parking concerns

**Julee LaPorte** <julee.laporte@gmail.com>  
 To: brian.knighten@gmail.com  
 Cc: Del Dejean <deldejean@gmail.com>

Tue, Sep 16, 2014 at 8:17 PM

Dear Mr. Knighten,

My husband and I live near the intersection of Orleans Avenue and Broad Street. We received a copy of a letter that you distributed concerning your proposed four-screen movie theater. We thank you for notifying us of your plans, and we hope to be able to attend the meeting on September 24.

While we are excited at the prospect of a movie theater coming to the neighborhood, we are quite concerned about parking. In your letter, you say that "this portion of Broad Street does not see much traffic in the evening hours, and therefore ample street parking will be available." I must respectfully disagree. There have been several instances in the last few weeks alone in which my husband and I were unable to park near our home, both during the day and in the evening. This is often due to meetings at the nearby Zulu club or other such events. There are also two new businesses hoping to open soon in the immediate area. I believe that the additional parking needs of a movie theater would amplify the existing problem with parking on our block.

We would very much like to brainstorm possible solutions with you in an attempt to resolve these issues. For instance, would it be possible to petition the city for residential parking signs that would limit parking to two hours on our side of Orleans Avenue?

Thank you for contacting us, and we hope to see you soon to discuss this matter further.

Best,  
 Julee LaPorte  
 Del DeJean  
 2615 Orleans Avenue

**Brian Knighten** <brian.knighten@gmail.com>  
 To: Julee LaPorte <julee.laporte@gmail.com>  
 Cc: Del Dejean <deldejean@gmail.com>

Wed, Sep 17, 2014 at 10:02 AM

Hey Julee,

Thanks for your email. Glad to hear you are excited about the project. I agree that parking can be a problem when Zulu has an event. We need between 56-60 parking spots for this business, depending on how you count the interior space. Our lot has 21 spaces; we are renting the lot of the far right side of the building (Toulouse side) from the St. Bernard Project which will add another 5-8 spots; so far my conversation with Auto Zone has been a positive

10/1/2014

Gmail - Art House NOLA, Inc - neighborhood parking concerns

one and I think we will have access to their lot in the evenings. There is also lots of street parking in front of the Auto Zone and gas station next door, so I think they we have ample room for street parking that doesn't require our customers to go all the way to Orleans. Additionally there is St. Peter which doesn't have many occupied homes facing the street. hopefully that addresses some of your concerns.

Please do attend the meeting. I am concerned that none of the neighbors will show up!

Please let me know if you have any other ideas for parking.

Best,

Brian

[Quoted text hidden]

—  
Brian Knighten  
8601 Leake Ave.  
New Orleans, LA 70118  
cell - (504) 919-1078  
fax - (504) 861-6047

## Kelly G. Butler

---

**From:** Cheryn Robles  
**Sent:** Thursday, November 20, 2014 9:50 AM  
**To:** Kelly G. Butler  
**Cc:** Josh W. Hartley; Lindsey Darnell  
**Subject:** RE: 636 N Broad proposed movie theater and Lafitte Greenway

Hi Kelly,

Sorry for the delay. Yes, DPW spoke to Brian Knighten in April 2014 to let him know that we had plans to plant trees in front of 636 and 646 N. Broad St. as part of the Broad and Lafitte Streetscape project. However, in the final plans the crepe myrtles were removed. We believe this was because of a utility conflict. At the pre-construction meeting, which should be in January, we'll discuss the trees again with SWB and PPW but for the mean time they are not included in the scope.

Please don't require him to place landscaping on the N. Broad St. side of the building, we'd prefer to make that part of the streetscape so it is consistent with the rest of N. Broad St.

Cheryn

---

**From:** Kelly G. Butler  
**Sent:** Wednesday, November 19, 2014 2:46 PM  
**To:** Cheryn Robles  
**Subject:** 636 N Broad proposed movie theater and Lafitte Greenway

Hi Cheryn,

I just left you a voicemail regarding a question about tree planting along N. Broad St, particularly in the public ROW in front of 636 N. Broad. The applicant of the property stated at today's Planning Advisory Committee meeting that DPW and Parks and Parkways will be installing trees in the right of way as part of the greenway's construction. Could you please let me know if this is the case and if it is what all it entails.

Many thanks,

Kelly G. Butler  
City Planner  
New Orleans City Planning Commission  
1300 Perdido St., 7<sup>th</sup> Floor  
New Orleans, LA 70112  
504-658-7017  
[kgbutler@nola.gov](mailto:kgbutler@nola.gov)

## Quick Links!

[CPC website](#); [Comprehensive Zoning Ordinance](#);