

City Planning Commission Meeting  
Tuesday, December 9, 2014

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

**PRELIMINARY STAFF REPORT**

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To: City Planning Commission  
Zoning Docket: 124/14

Prepared by: Dubravka Gilic  
Date: November 17, 2015

**I. GENERAL INFORMATION:**

**Applicant:** Jugs Social Club, Inc/Krewe of NOMTOC

**Request:** This is a request for a Conditional Use to permit a private club in a B-1 Neighborhood Business District.

**Location:** The property is located on Square 168, Lot N1, in the Fifth Municipal District, bounded by Behrman Avenue, Homer, Newton and Sumner Streets. The municipal address is 1906-08 Newton Street. (PD 12)

**Description:** The subject site is a rectangular lot with approximately ninety-three (93) feet of frontage on Newton Street. The lot measures approximately 135 feet in depth and contains an area of approximately 12,610 square feet (0.29 acre). The site is currently vacant and secured by a perimeter fence. The applicant is proposing to develop the site with a single-story 5,504 square foot wood frame structure that would serve as a private club. A similar proposal, with different development plans, was considered under ZD 55/11. The applicant has reduced the size of the building and is re-applying.

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

**Article 5, Section 5.4.5(1)** of the Comprehensive Zoning Ordinance states, by reference to **Article 4, Section 4.1.5(5)**, that private clubs are Conditional Uses in the B-1 Neighborhood Business District. 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?**

The subject site fronts on Newton Street, in the middle of the block between Behrman Avenue and Sumner Street. Newton Street becomes General Meyer Avenue past

Behrman Avenue near the subject site. There is a clothing boutique and barber shop on the Sumner Street side of the site, a gas station with convenience store on the Behrman Avenue side of the site, a two family residence on the Homer Street side of the site and the applicant's club headquarters across Newton Street from the site.

The subject site is located within a B-1 Neighborhood Business District extending across nearly all lots fronting on Newton Street/General Meyer Avenue between Thayer Avenue, to the upriver side, and Farragut Street, to the downriver side. Some lots fronting on streets running perpendicular to Newton Street/General Meyer Avenue are included in this B-1 District, as well. Uses within the B-1 District include a number of pedestrian-oriented commercial uses, including day care centers, barber shops, a clothing store, a cultural center, a social club, and a cocktail lounge as well as some auto-oriented uses like gasoline service stations. Most of these uses are located within structures dating to the early 20th Century. There are also a few examples of commercial uses in more recently constructed buildings, including a gasoline station and auto service station, which typically have significant setbacks and off-street parking spaces located within the front yard.



Bounding the B-1 District on all sides are large RD-2 and RD-3 Two Family Residential Districts. Single- and two-family residences dating from the mid-20th Century set beyond shallow setbacks are the dominant building form in these districts. There is a roughly even mix of properties that provide off-street parking spaces and those that do not. Non-residential uses within these districts include the Adolph Meyer Elementary School and Adolph Meyer Annex, both located at the intersection of General Meyer and Behrman Avenues, opposite from the subject site, the Federal City project, located adjacent to the Adolph Meyer Annex, and L.B. Landry Junior High School, which fronts on L.B. Landry Avenue, approximately four blocks from the subject site.

A large LI District, spanning the area between Thayer and Atlantic Avenues, abuts the upriver-side edge of the B-1 District. A variety of industrial uses, as well as large swaths of undeveloped land, are located within this District.

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

*Zoning:*

1929 – ‘E’ Commercial District  
1953 – ‘F’ Heavy Commercial District  
1970 – B-1 Neighborhood Commercial District

*Land Use:*

1929 – Two-Family Residence and Vacant Property  
1949 – Two-Family Residential  
1999 – Commercial<sup>1</sup>

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

There have been several land use requests within a five (5) block radius of the site in the past five (5) years:

**Zoning Docket 075/14** was a request by City Council Motion M-14-304 for a conditional use to permit a neighborhood center in an RD-2 Two-Family Residential District. The municipal address is 2220 Constitution Street. The City Planning Commission recommended approval of the request, which was approved by the City Council. *This site is located approximately four (4) blocks from the subject site.*

**Zoning Docket 119/12** was a request for a conditional use to permit a fast food restaurant in a B-1 Neighborhood Business District. The municipal addresses are 1820 and 1832-34 Newton Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately four (4) blocks from the subject site.*

**Zoning Docket 055/11** was a request for a conditional use to permit a private club in a B-1 Neighborhood Business District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This is the petitioned property. The applicant is applying with changed development plans.*

**Zoning Docket 79/09** was a request for a zoning change from an LI Light Industrial District to an RD-3 Two-Family Residential District on multiple squares. There are multiple municipal addresses. The request was recommended for modified approval by the City Planning Commission and was subsequently approved, as modified, by the City

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

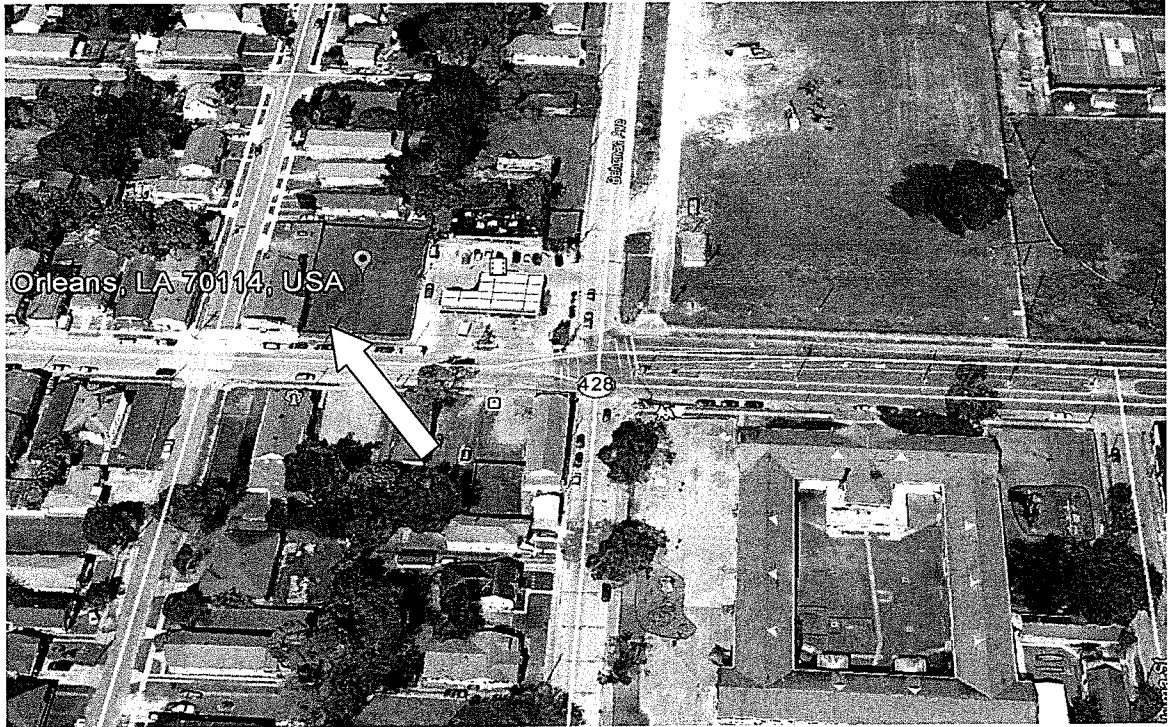
Council. *The area is located approximately five (5) blocks from the subject site.*

There is no discernible trend among these requests.

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

*Site layout*

The applicant proposes to develop a new Jugs' private club building on an existing vacant property located at 1906 Newton Street. The site has ninety-three (93) feet of frontage on Newton Street, a depth of one hundred thirty-five (135) feet and three (3) inches, and a total area of 12,610 square feet. The property is located one block upriver from the Federal City complex. It sits between a gasoline service station on one corner and a barber/beauty salon on another. Across the street from the proposed development is the existing Jugs' club building with a parking lot.



The proposed single-story building would have a rectangular shape, and would measure fifty-nine (59) feet wide by eighty-six (86) feet deep with a total floor area of approximately 5,504 square feet (including the front porch). The structure will be developed at the Newton Street property line and have a thirty-nine feet three inches (39'-3") deep rear yard accommodating ten (10) off-street parking spaces, including two (2) handicap accessible places. Vehicles would enter the site through the one-way drive passing through the port-cochere style main entry on the Behrman Avenue side of the building and proceeding to the rear parking area. Vehicles would then exit via a driveway

on the Sumner Street side, circling around the building, and back on Newton Street. There are three (3) existing curb cuts along Newton Street, two of which, with some adjustments, will be retained for driveways. The middle one should be eliminated and greenway restored. All adjustments to curb cuts will require the approval of the Department of Public Works.

- The applicant shall secure the approval of the Department of Public Works for any curb cuts along Newton Street. Any unused existing curb cuts shall be restored with curbs and the extension of a landscape strip along the sidewalk.

*Compliance with Supplementary Use Standards*

The proposed redevelopment of the private club is subject to the Supplementary Use Standards of the Comprehensive Zoning Ordinance listed in **Article 11, Section 11.12 Clubs, Private**. Subsection 2 provides the standards for private clubs located in a B-1 Neighborhood Business District. The standards are copied below for reference:

- a. *Private clubs for which the chief activity is a service customarily carried on as a business are prohibited;*
- b. *Maximum Floor Area Ratio (FAR) and yard requirements shall comply with the table below. The yard requirements are those for three-family dwellings of the district listed in the table below:*

<b>District</b>	<b>Yard Requirement</b>	<b>Floor Area Ratio (FAR)</b>
RM-1 and RM-2A	RM-1	0.60
RM-2, RM-3, B-1A and C-1A	RM-2	1.00
RM-4 and all nonresidential districts permitting private clubs as a conditional use except B-1A and C-1A	RM-4	4.00

- c. *Facilities shall be located on a site of at least 5,000 square feet;*
- d. *Off-street parking shall be provided in accordance with Section 15.2 of these zoning regulations;*
- e. *No new private clubs or lodges shall be permitted within 500 feet of an existing fraternity, sorority, private club or lodge.*

The proposed club is located on a site of greater size than the minimum required 5,000 square feet. Off-street parking is addressed in Section D of the report below. Besides the existing headquarters for the Jugs Social Club across the street, there are no other fraternities, sororities, private clubs or lodges within 500 feet of the petitioned site. Since the private club is within a B-1 Neighborhood Business District, however, it is subject to the yard requirements of the RM-4 Multiple-Family Residential District and a maximum floor area ratio (FAR) of 4.00. The proposed development would have an FAR of 0.41 -- therefore no waiver would be required. Waivers would be necessary for the proposed front yard setback as indicated in the table below (excerpts, **Section 4.12.7, Table 4.L**):

<i>Yard</i>	<i>Required in RM-4</i>	<i>Proposed</i>	<i>Requested waiver</i>
Front yard	7.5' (Average of the block face or 20')	0	7.5'
Aggregate side yard width	18.6' (20% of lot width)	33'	none
Rear yard	none	39'-3"	none

The staff supports the proposed front yard depth, as it would allow the development to more closely align with structures within the same block and to conform to the historic character of the neighborhood in which the site is located. The staff therefore recommends the following waiver:

- The applicant shall be granted a waiver of **Article 11, Section 11.12.2.b.** of the Comprehensive Zoning Ordinance, which requires a development to have a front yard of 7.5 feet (average of the block face), to permit a front yard of zero (0) feet.

The project, however will not meet the requirement of **Article 11, Section 11.12 Clubs, Private**, Subsection 2. (a) of the Comprehensive Zoning Ordinance which states that Private clubs for which the chief activity is a service customarily carried on as a business are prohibited. The applicant has clearly stated their desire to use the facility not only for the activities of the club but also to lease the facility to the community and general public in order to generate revenues to support the non-profit functions of the club.

In the earlier application considered under ZD 055/11 the staff did not support granting of the variance for this standard of the CZO. The staff maintains this position based on the fact that there will be no distinction between the private club that is leased to the general public for special events and meetings and a reception facility, a business that is taxed and more strictly regulated.<sup>2</sup> It should be noted, though, that the City Planning Commission and subsequently the City Council waived this requirement for the project considered under ZD055/11.

For the reasons stated above, the staff continues to recommend the following provisos:

- The meeting hall shall only be available to members and cannot be leased for commercial purposes or used by the general public.

Parking – compliance with parking requirements as per provisions of Article 15, Section 15.2 will be discussed in details in Section E of this report.

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<sup>2</sup> Among other standards of Article 11, Section 11.63, Reception facilities located within B-1 Neighborhood Business district are required to have 200 feet distance from the nearest residential district. The petitioned property abuts the residential district in the rear of the site.

### *Building Design*

The building, including the 10' x 54' covered porch, will contain approximately 5,074 square feet (not counting the 430 sq. ft. porch), the largest part of which (2,589 sq. ft.) is designated as the meeting hall area and the rest is dedicated to the lobby, kitchen, storage, office, restroom and mechanical equipment area. There are two entrances to the building, one from the Behrman Avenue side, facing the gas station and one from the rear parking lot. The structure can also be accessed from the front porch fronting Newton Street. The side entrance is however the main entrance to the facility.

The structure in its design resembles a traditional single family home with wooden porches, hardy-board siding and the overall styling which complements the development styles in the neighborhood.

### *Landscaping and Screening*

The proposed development does not include any on-site and off-site landscaping. The property is partially fenced with a combination of wooden and chain link fence. The chain link fence follows the front property line while the wooden fence is built along the rear and side property lines. The chain link fence should be removed or replaced with a more decorative metal fence. Therefore:

- The applicant shall submit revised site plan indicating fencing on the property. Chain link fencing shall not be permitted.

In terms of landscaping, the staff believes that there is an opportunity to improve the proposed site condition by adding landscaping along the front, side and rear property lines. The proposed dumpster and grease trap located within the front yard should be moved to the rear of the site and the front yard appropriately landscaped. Furthermore, landscaped strip should be added along the Behrman Avenue sides of the property and along the rear of the site to screen the parking lot from view from the adjacent residential property. And lastly, street trees should be planted within the Newton Street right-of-way subject to review and approval by the Department of Parks and Parkways. Therefore, the staff recommends following provisos:

- The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect indicating the following:
  - a. The landscaping of a front yard and installation of landscaping strips along the rear and Behrman Avenue side of the site, with a combination of trees, shrubs, and/or groundcover. Street trees shall be planted within the Newton Street right-of-way in sections not used for vehicular access. The landscaping plan shall be submitted for review and approval by the staff of the City Planning

Commission and the Department of Parks and Parkways for trees proposed within the public right-of-way of Newton Street.

- b. The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks, size of planting areas, and details.

#### *Trash Storage/Litter Abatement*

According to the submitted plans, a dumpster and the grease trap will be located in the front yard area, next to the front porch and facing Newton Street. This location is not appropriate for these functions which should be relocated to the rear of the site. To mitigate any potential impact on the adjacent property, the dumpster and the grease trap area shall be enclosed with an opaque fence and screened from view. In addition to screening the dumpster area, the applicant must submit a litter abatement plan to the CPC staff.

- The trash storage and grease trap shall be relocated to the rear of the site and enclosed with an opaque fence a minimum of six (6) feet in height. Except for pick-up times, the dumpster must remain in the designated trash area.
- 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 by a contracted trash removal company, and the clearing of all litter from the sidewalks and the 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.

#### *Lighting*

The applicant has not indicated any outdoor lighting plan for the site.

- The lighting of the parking lot and outdoor entry areas shall be directed in such a way as to reduce glare on nearby properties. In addition, all light poles and wall-mounted fixtures should be designed with fully shielded luminaries and should not exceed twenty-five (25) feet in height.

#### *Signage*

The signage at the site is limited by the signage standards of the B-1 District, enumerated in **Article 5, Section 5.4.6** of the Comprehensive Zoning Ordinance. No signage plans have been submitted as a part of this application.



- All signage shall comply with **Article 5, Section 5.4.6 Permitted Signs** of the Comprehensive Zoning Ordinance.

**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 petitioned property has frontage on Newton Street, a major street according to the *Plan for the 21<sup>st</sup> Century*. Newton Street is a two way street, with one traffic lane and one parallel, on street parking lane in both east and west directions. The other streets that form the subject square, Behrman Avenue, Homer and Sumner Streets, are minor streets. Behrman Avenue is a two way street, with one traffic lane and one parallel, on street parking lane in both north and south directions. Homer and Sumner Streets provide one shared lane for travel in two directions and parallel, on street parking on both sides. Newton Street and Behrman Avenue carry traffic through surrounding neighborhoods while Homer and Sumner Streets carry traffic to and from residences located in the surrounding residential neighborhoods.

The visitors of the proposed private club that live in the immediate vicinity of the site would either walk or drive to the site using the nearest minor residential streets, while visitors from more distant locations would use Newton Street to access the site. While the private club does not have a significant impact on the daily traffic flow, it can affect traffic conditions on the surrounding streets during those times when the organization's meetings and events are held. According to the applicant, the organization holds membership meetings once or twice a month at their existing facility across Newton Street, with occasional special events, including receptions, speaking events, and other events, that are held in addition to those regularly scheduled meetings. Regular meetings would continue to be held at the existing facility while social events would be hosted at the proposed private club. Because these events draw a significant number of vehicles from outside the immediate area, the streets surrounding the site would experience some congestion during those meeting times. The applicant also wishes to lease the facility to the general public when the facility is not used by the club members. Because it may be expected that most of the meetings will occur at evening hours when there is little traffic associated with the nearby commercial and educational uses, it is not likely that the proposal will be particularly burdensome to the surrounding streets and should have only a minimal impact in the future.

*Parking*

Private clubs in the B-1 District are required to provide off-street parking spaces at a rate of one (1) space per 200 square feet of floor area, resulting in a requirement of twenty-six (26) off-street parking spaces for the 5,074 (not counting 430 sq. ft. porch area) foot club

located at the subject site. The applicant has proposed ten (10) off-street parking spaces. The staff believes that one (1) off-street parking space will be lost in order to accommodate the relocation of the dumpster and grease trap from the front to the rear of the site. Therefore, a total number of parking spaces that could be provided on the site will be nine (9).

As noted above, the private club holds meetings approximately twice a month, each of which draws between twenty and twenty-five members, with other special events also being held. There is a parking lot associated with the organization's existing facility across Newton Street that could be used as supplementary parking during special events at the proposed private club. As a significant number of the private club's membership does not live within walking distance of the site, there can be a high demand for parking by club members and visitors during these events. Although the demand for parking in the area at night when these events are typically held is minimal for nearby commercial and educational uses, it is higher for nearby residential uses. The staff anticipates that some on-street parking will be available on Newton Street to accommodate some of this parking demand, but is concerned about the potential overflow into surrounding residential neighborhoods. Therefore, the staff recommends the following proviso in order to meet the parking requirement.

- The applicant shall make arrangements to provide seventeen (17) additional parking spaces for the use of its members and visitors at an off-site location within 300 feet of the private club in compliance with **Article 15, Section 15.2.4 Joint Use of Off-Site Facilities**.

To provide these additionally required off-street parking spaces, the applicant may redesign the building to accommodate more parking on site, make formal arrangements to use their existing lot located across Newton Street, or lease space from other nearby commercial locations or the nearby school at the intersection of General Meyer and Behrman Avenues.

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

The proposal was considered by the Planning Advisory Committee at its meeting of November 19, 2014. A motion of no objection subject to further review by the City Planning Commission was made and adopted unanimously.

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

The applicant has requested a conditional use to allow the organization to use the subject site as a private club, at which the organization would hold private parties, wedding receptions, and other celebrations for its members, but also lease the facility for the use of the general public. The operation of the private club during these events most impacts

neighboring and nearby properties by increasing the level of traffic congestion and by creating a demand for parking in the vicinity of the site. While the required amount of off-street parking cannot be accommodated on site, the organization owns another facility across the street that will make additional off street parking available during special events.

In addition to this parking impact, the private club, like other commercial uses that might locate within a neighborhood business district, may produce high levels of noise and litter, that can prove obnoxious to nearby residences. To minimize the potential for such impacts, the staff recommends limitations on hours of operations<sup>3</sup> as well as reiteration of the existing regulations on noise and events imposed by the City Code and elsewhere.

- Club meetings and events shall take place only between the hours of 10:00 am and 12:00 midnight.
- Any events using the public right-of-way shall require a Special Event Permit.
- No alcoholic beverages shall be consumed in the public right-of-way adjacent to the site.
- Live or recorded music shall be played within the building and not in the exterior areas of the site. Music of any kind shall be prohibited on the exterior of the building. Doors and windows shall remain closed when music is being played.
- The applicant shall comply with the City of New Orleans Noise Ordinance.

**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: New Orleans 2030*?**

“Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as **Mixed-Use Low Density**. The goal, range 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

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<sup>3</sup> Similar restrictions are imposed on *Reception Facilities* located within a B-1 Neighborhood Business District as per **Article 11, Section 11. 63.2 (b)**.

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 of new development varied depending on surrounding neighborhood character.

This proposed club building is along a convenient and walkable corridor that is primarily commercial, thus generally in keeping with the goal of the Mixed-Use Low Density category. The potential use of such a site as a private club in the Mixed-Use Low Density category is not specifically mentioned. However, it is generally in keeping with the Range of Uses described. This facility, for one of the city’s long-standing social organizations, could be considered as supporting New Orleans’ cultural heritage. Per the Master Plan, “New Orleans’ cultural heritage includes unique varieties of music, cuisine, festivals, and visual and performing arts, and is a vitally important aspect of historic preservation.”<sup>4</sup> For these reasons, the proposal is considered to be **consistent** with the Master Plan.

#### IV. SUMMARY

Zoning Docket 124/14 is a request for a conditional use to permit a private club in a B-1 Neighborhood Business District. The applicant has requested the conditional use in order to build a new structure to host social events for the organization which currently operates in a smaller building across Newton Street from the site. The private club would be used to host private parties, receptions, and other celebrations for members of the Jugs Social Club and Krewe of NOMTOC, and also leased to the general public. The private club would function like a reception hall which is a permitted use in a B-1 District, subject to multiple standards. However, the proposed private club, like other reception halls, can cause impacts in terms of increased levels of traffic, demand for parking, noise, litter, and other activity. These would be experienced at those times that the special events are held, primarily on weekday evenings and weekends when there are lower levels of activity in the area. The staff believes the use is appropriate and therefore recommends approval of the request subject to various provisos intended to mitigate the potential impacts and ensure that the private club operates in a manner that is compatible with the surrounding residential neighborhoods.

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<sup>4</sup> Master Plan Volume 2, Chapter 6, p 6.3 “Findings”

## V. PRELIMINARY STAFF RECOMMENDATION<sup>5</sup>

The CPC staff recommends **APPROVAL** of Zoning Docket 124/14, subject to one (1) waiver and fifteen (15) provisos.

### *Waiver*

1. The applicant shall be granted a waiver of **Article 11, Section 11.12.2.b.** of the Comprehensive Zoning Ordinance, which requires a development to have a front yard of 7.5 feet (average of the block face), to permit a front yard of zero (0) feet.

### *Provisos*

1. No City department shall issue permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall secure the approval of the Department of Public Works for any curb cuts along Newton Street. Any unused existing curb cuts shall be restored with curbs and the extension of a landscape strip along the sidewalk.
3. The meeting hall shall only be available to members and cannot be leased for commercial purposes or used by the general public.
4. The applicant shall submit revised site plan indicating fencing on the property. Chain link fencing shall not be permitted.
5. The applicant shall submit a landscape plan prepared by a licensed Louisiana landscape architect indicating the following:
  - a. The landscaping of a front yard and installation of landscaping strips along the rear and Behrman Avenue side of the site, with a combination of trees, shrubs, and/or groundcover. Street trees shall be planted within the Newton Street right-of-way in sections not used for vehicular access. The landscaping plan shall be submitted for review and approval by the staff of the City Planning Commission and the Department of Parks and Parkways for trees proposed within the public right-of-way of Newton Street.

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<sup>5</sup> Subject to modification by the City Planning Commission

- b. The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks, size of planting areas, and details.
6. The trash storage and grease trap shall be relocated to the rear of the site and enclosed with an opaque fence a minimum of six (6) feet in height. Except for pick-up times, the dumpster must remain in the designated trash area.
7. 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 by a contracted trash removal company, and the clearing of all litter from the sidewalks and the 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.
8. The lighting of the parking lot and outdoor entry areas shall be directed in such a way as to reduce glare on nearby properties. In addition, all light poles and wall-mounted fixtures should be designed with fully shielded luminaries and should not exceed twenty-five (25) feet in height.
9. All signage shall comply with **Article 5, Section 5.4.6 Permitted Signs** of the Comprehensive Zoning Ordinance.
10. The applicant shall make arrangements to provide seventeen (17) additional parking spaces for the use of its members and visitors at an off-site location within 300 feet of the private club in compliance with **Article 15, Section 15.2.4 Joint Use of Off-Site Facilities**.
11. Club meetings and events shall take place only between the hours of 10:00 am and 12:00 midnight.
12. Any events using the public right-of-way shall require a Special Event Permit.
13. No alcoholic beverages shall be consumed in the public right-of-way adjacent to the site.
14. Live or recorded music shall be played within the building and not in the exterior areas of the site. Music of any kind shall be prohibited on the exterior of the building. Doors and windows shall remain closed when music is being played.
15. The applicant shall comply with the City of New Orleans Noise Ordinance.

**VI. REASONS FOR RECOMMENDATION**

1. The recommended provisos will mitigate the potential harmful impacts that the operation of the private club might have on nearby properties.
2. The private club supports the operation of an organization that plays an important traditional, cultural, and charitable role in New Orleans.

**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.

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: September 22, 2011

CALENDAR NO: 28,687

NO. 024638 MAYOR COUNCIL SERIES

BY: COUNCILMEMBER GISLESON PALMER

AN ORDINANCE to provide for the establishment of a conditional use to permit a private club in a B-1 Neighborhood Business District, on Square 168, Lots O and N or Lot 1 Pt. 2 and Pt. 2 Lot 3 or Lots 20 and 21, in the Fifth Municipal District, bounded by Behrman Avenue, Homer, Newton, and Sumner Streets (Municipal Address: 1906-08 Newton Street); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 55/11 was initiated by Jugs Social Club, Inc./Krewe of NOMTOC and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and recommended approval, in its report to the City Council dated August 12, 2011, of the conditional use presented in Zoning Docket Number 55/11; and

WHEREAS, the recommendation of the City Planning Commission was upheld and the changes were deemed necessary and in the best interest of the City of New Orleans and were granted approval, subject to one (1) waiver and seventeen (17) provisos, in Motion Number M-11-418 of the Council of the City of New Orleans on September 1, 2011.

1 SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY  
2 ORDAINS that a conditional use to permit a private club in a B-1 Neighborhood Business  
3 District, on Square 168, Lots O and N or Lot 1 Pt. 2 and Pt. 2 Lot 3 or Lots 20 and 21, in the



4 Fifth Municipal District, bounded by Behrman Avenue, Homer, Newton, and Sumner Streets  
5 (Municipal Address: 1906-08 Newton Street); is hereby authorized and approved, subject to  
6 the following waiver and provisos, as specifically set forth herein:

7 **WAIVER:**

8 1. The developer shall be granted a waiver of **Article 11, Section 11.12.2.b.** of the  
9 Comprehensive Zoning Ordinance, which requires a front yard with a depth of twenty  
10 (20) feet, to permit a front yard of two (2) feet and six (6) inches.

11 **PROVISOS:**

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

15 1. The Department of Safety and Permits shall issue no building permits or licenses for  
16 this project until final development plans are approved by the City Planning  
17 Commission and recorded with the Office of Conveyances. Failure to complete the  
18 conditional use process by properly recording plans within a one year time period or  
19 failure to request an administrative extension as provided for in Article 16, Section  
20 16.9.11 of the Comprehensive Zoning Ordinance will void the conditional use  
21 approval.

22 2. The developer shall resubdivide the two (2) existing lots into one (1) lot of record.

23 3. The developer shall secure the approval of the Department of Public Works for any  
24 curb cuts along Newton Street. Any unused existing curb cuts shall be restored with  
25 curbs and sidewalks. The site plan shall be modified to clearly outline the property  
26 line and the Newton Street right-of-way.

- 27 4. The developer shall label all spaces and include measurements on all floor plans.
- 28 5. The developer shall redesign the building's roofline to be more in keeping with the  
29 character of the neighborhood and shall modify the Newton Street façade to include  
30 more windows and a wider porch area, subject to the review and approval of the staff  
31 of the City Planning Commission. Elevation drawings shall be revised to reflect the  
32 change and shall have building surface materials graphically illustrated and not  
33 referenced by numbers.
- 34 6. The developer shall submit a landscape plan prepared by a licensed Louisiana  
35 landscape architect indicating the following:
- 36 a. The landscaping of all residual areas on site not used for parking or vehicular  
37 access, including a strip along the Newton Street and Behrman Avenue sides of  
38 the property, with a combination of trees, shrubs, and/or groundcover shall be  
39 submitted for review and approval by the staff of the City Planning  
40 Commission and the Department of Parks and Parkways for any trees proposed  
41 within the public right-of-way of Newton Street.
- 42 b. The genus, species, size, location, quantity, and irrigation of all proposed plant  
43 materials within both the site and the street rights-of-way adjacent to the site,  
44 with applicable remarks, size of planting areas, and details;
- 45 c. The developer shall submit a landscape maintenance plan, which includes an  
46 irrigation schedule for vegetation on the site.
- 47 7. The developer shall submit revised site plan indicating fencing on the property. Chain  
48 link fencing shall not be permitted.

- 49 8. The developer shall indicate a location of the trash storage on the site plan. The trash  
50 storage shall be enclosed with an opaque fence a minimum of six (6) feet in height.  
51 Except for pick-up times, the dumpster must remain in the designated trash area.
- 52 9. The developer shall submit a litter abatement program letter, which indicates the  
53 method for removal of trash and the cleaning of the entire site and adjacent rights-of-  
54 way after scheduled events, to the staff of the City Planning Commission with the  
55 name and phone number of the owner as contact in case violations occur.
- 56 10. The lighting of the parking lot and outdoor entry areas shall be directed in such a way  
57 as to reduce glare on nearby properties. In addition, all light poles and wall-mounted  
58 fixtures should be designed with fully shielded luminaries and should not exceed  
59 twenty-five (25) feet in height.
- 60 11. The developer shall submit a detailed signage plan, indicating the type, size, and  
61 location of all new signage to be installed on the site. All signage shall comply with  
62 **Article 5, Section 5.4.6 Permitted Signs** of the Comprehensive Zoning Ordinance.
- 63 12. The developer shall make arrangements to provide twenty-eight (28) additional  
64 parking spaces for the use of its members and visitors on site or at an off-site location  
65 within 300 feet of the private club in compliance with **Article 15, Section 15.2.4 Joint**  
66 *Use of Off-Site Facilities*.
- 67 13. Club meetings and events shall take place only between the hours of 10:00 a.m. and  
68 12:00 a.m. Sunday through Thursday, and 10:00 a.m. and 2:00 a.m. Friday and  
69 Saturday.
- 70 14. Any events using the public right-of-way shall require a Special Event Permit.

71 15. No alcoholic beverages shall be consumed in the public right-of-way adjacent to the  
72 site. The use of "to go" cups shall be prohibited.

73 16. Live or recorded music shall be played within the building and not in the exterior areas  
74 of the site. Music of any kind shall be prohibited on the exterior of the building.  
75 Doors and windows shall remain closed when music is being played.

76 17. The developer shall comply with the City of New Orleans Noise Ordinance.

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

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

12 site plan (which shall be incorporated into this ordinance by reference) and its subsequent  
13 recordation.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS OCT 20 2011

**JACQUELYN B. CLARKSON**

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON OCT 21 2011

APPROVED: [REDACTED] OCT 26 2011

**MITCHELL J. LANDRIEU**

MAYOR

RETURNED BY THE MAYOR ON OCT 26 2011 AT 4 15 PM

**PEGGY LEWIS**

CLERK OF COUNCIL

**ROLL CALL VOTE**

YEAS: Clarkson, Gisleson Palmer, Granderson, Guidry, Head,

Hedge-Morrell, Johnson - 7

NAYS: 0

ABSENT: 0

THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY  
*[Signature]*  
CLERK OF COUNCIL

12 site plan (which shall be incorporated into this ordinance by reference) and its subsequent  
13 recordation.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS OCT 20 2011

**JACQUELYN B. CLARKSON**

PRESIDENT OF THE COUNCIL

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**PEGGY LEWIS**

CLERK OF COUNCIL

**ROLL CALL VOTE**

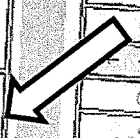
YEAS: Clarkson, Gisleson Palmer, Granderson, Guidry, Head,

NAYS: Hedge-Morrell, Johnson - 7

ABSENT: 0

THE FOREGOING IS CERTIFIED  
TO BE TRUE AND CORRECT COPY  
*[Signature]*  
CLERK OF COUNCIL

G:\Inhouse\LWINHSE\COUNCIL\2011\55-11 CU private club 1906-08 Newton\Ordinance 55-11.doc



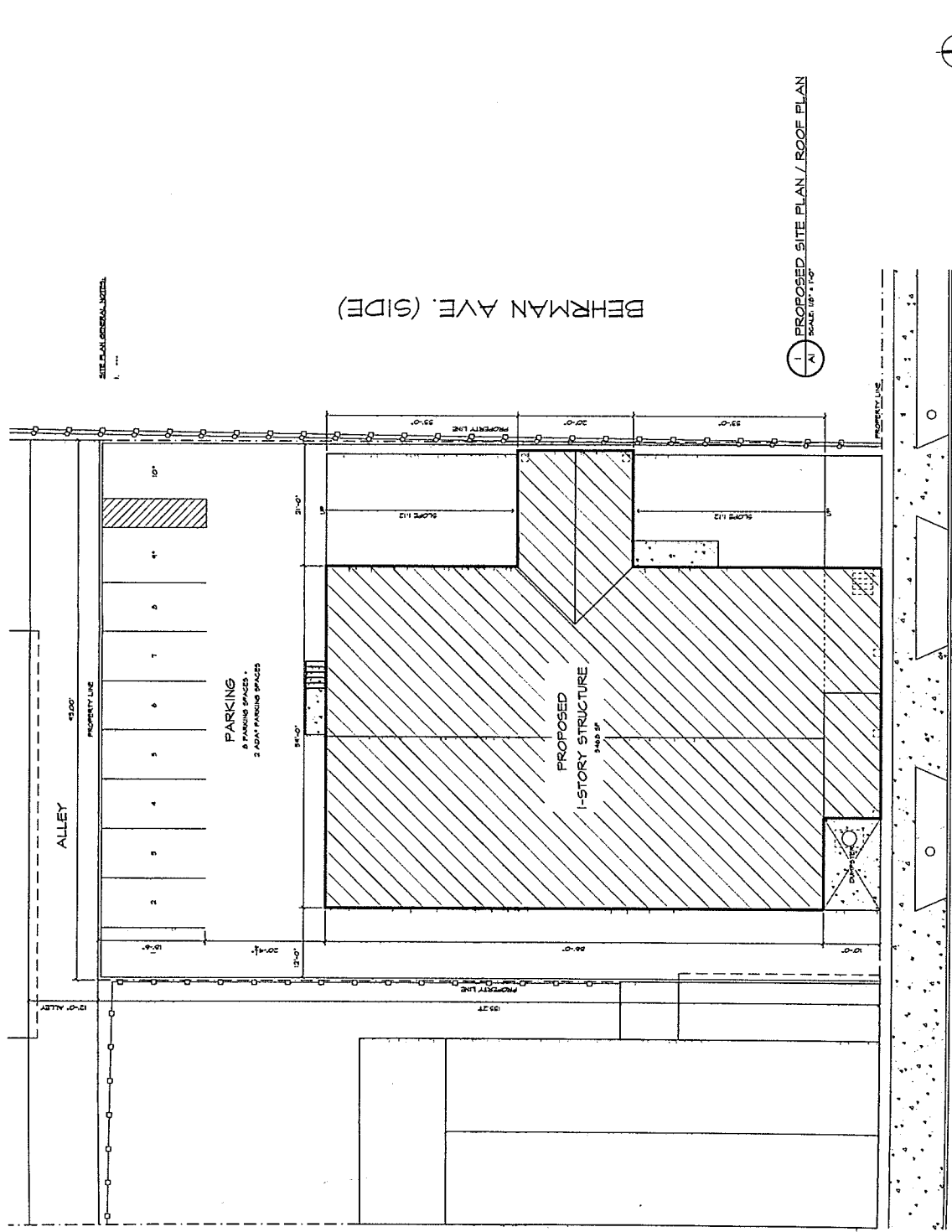
1906-08 Newton Street

ZD 124-14





NOT FOR CONSTRUCTION



BEHRMAN AVE. (SIDE)

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

NEWTON ST.

WWA

ARCHITECT  
 WILLIAM W. WILLIAMS  
 ARCHITECTURE, LLC  
 2840 P. ST., SUITE 100  
 BATON ROUGE, LA 70812  
 225.333.4525

OWNER  
 JUGS SOCIAL CLUB INC.  
 1808 NEWTON STREET  
 NEW ORLEANS, LA 70114

M.E.P. ENGINEER  
 JAMES G. BENTLEY, P.E.  
 1542 ORPHEUS DRIVE  
 METairie, LA 70002  
 504.885.1100

DATE  
 11/15/14

JUGS SIGNATURE HALL

1808 NEWTON STREET  
 NEW ORLEANS, LA 70114

OWNER:  
 JUGS SOCIAL CLUB INC.  
 1808 NEWTON STREET  
 NEW ORLEANS, LA 70114

ISSUE & DATE	11/15/14
R.O.	
REV. DATE	
SCALE	AS NOTED
DRAWN	
CHECKED	
DATE	
DRAWING TITLE	

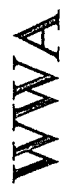
PROPOSED SITE PLAN / ROOF PLAN

SHEET NO.

A1

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NOT FOR CONSTRUCTION



**ARCHITECT**  
 WILLIAMS & WILLIAMS  
 6050 HIGHWAY 101  
 BAYON ROUGE, LA 70812

**CIVIL & STRUCTURAL**  
 FENNER CONSULTING, LLC  
 318.533.5680  
 318.533.5680

**M.E.P. ENGINEER**  
 J. B. BAKER  
 3233 S. BAKERWOOD  
 BAYON ROUGE, LA 70816  
 225.786.8002

**JUGS SIGNATURE HALL**  
 NEW ORLEANS, LA 70114

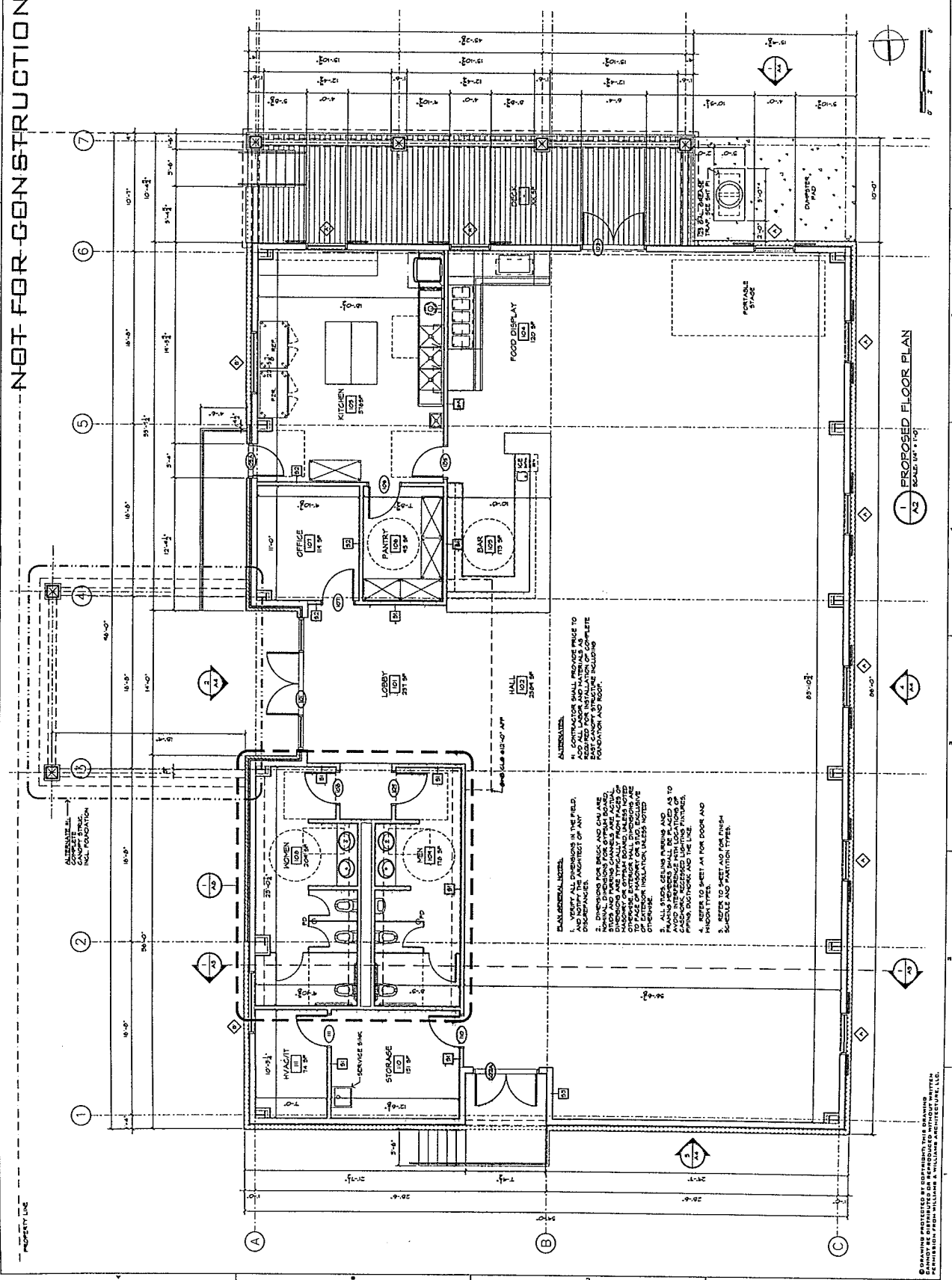
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 JUGS SIGNATURE HALL  
 NEW ORLEANS, LA 70114

ISSUE & DATE	
R.C.	7/20/2014
REV. DATE	
SCALE	AS NOTED
CHECKED	
PROJECT NO.	
DRAWING TITLE	

**PROPOSED FLOOR PLAN**

SHEET NO.

**A2**



**NOTES:**

- VERIFY ALL DIMENSIONS IN THE FIELD.
- DIMENSIONS FOR BRICK AND CMU ARE TYPICAL FOR EXTERIOR WALLS. DIMENSIONS ARE TYPICAL FROM FACE OF EXTERIOR WALL DIMENSIONS ARE FROM EXTERIOR INSULATION UNLESS NOTED OTHERWISE.
- REFER TO SHEET A1 FOR DOOR AND WINDOW SCHEDULES AND PARTITION TYPES.

**GENERAL NOTES:**

- CONTRACTOR SHALL PROVIDE PRICE TO ALL WORK AND MATERIALS AS SHOWN ON THIS DRAWING INCLUDING LABOR AND SUPPLY.

1 PROPOSED FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

WWA

ARCHITECT:  
WILLIAMS & WILLIAMS  
685 PINEBURGH  
BAYON ROUGE, LA 70812

STRUCTURAL ENGINEER:  
M.E.P. ENGINEER:

JUGS  
SIGNATURE  
HALL

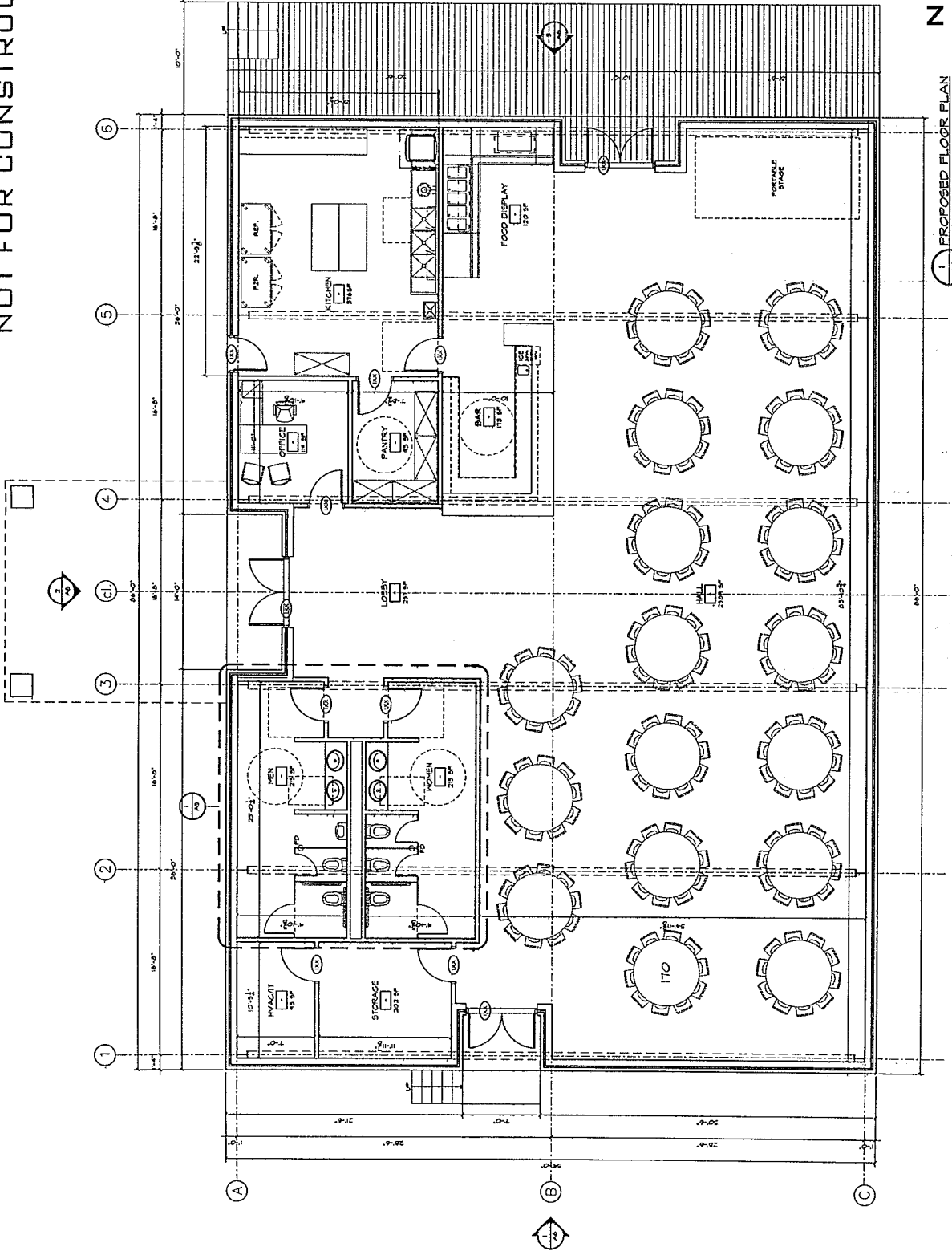
1808 NEWTON STREET  
NEW ORLEANS, LA 70114

NOTES
REV. DATE
DATE
SCALE
DRAWN
CHECKED
PROJECT #
DRAWING TITLE

PROPOSED  
FLOOR PLAN

SHEET NO.

A2

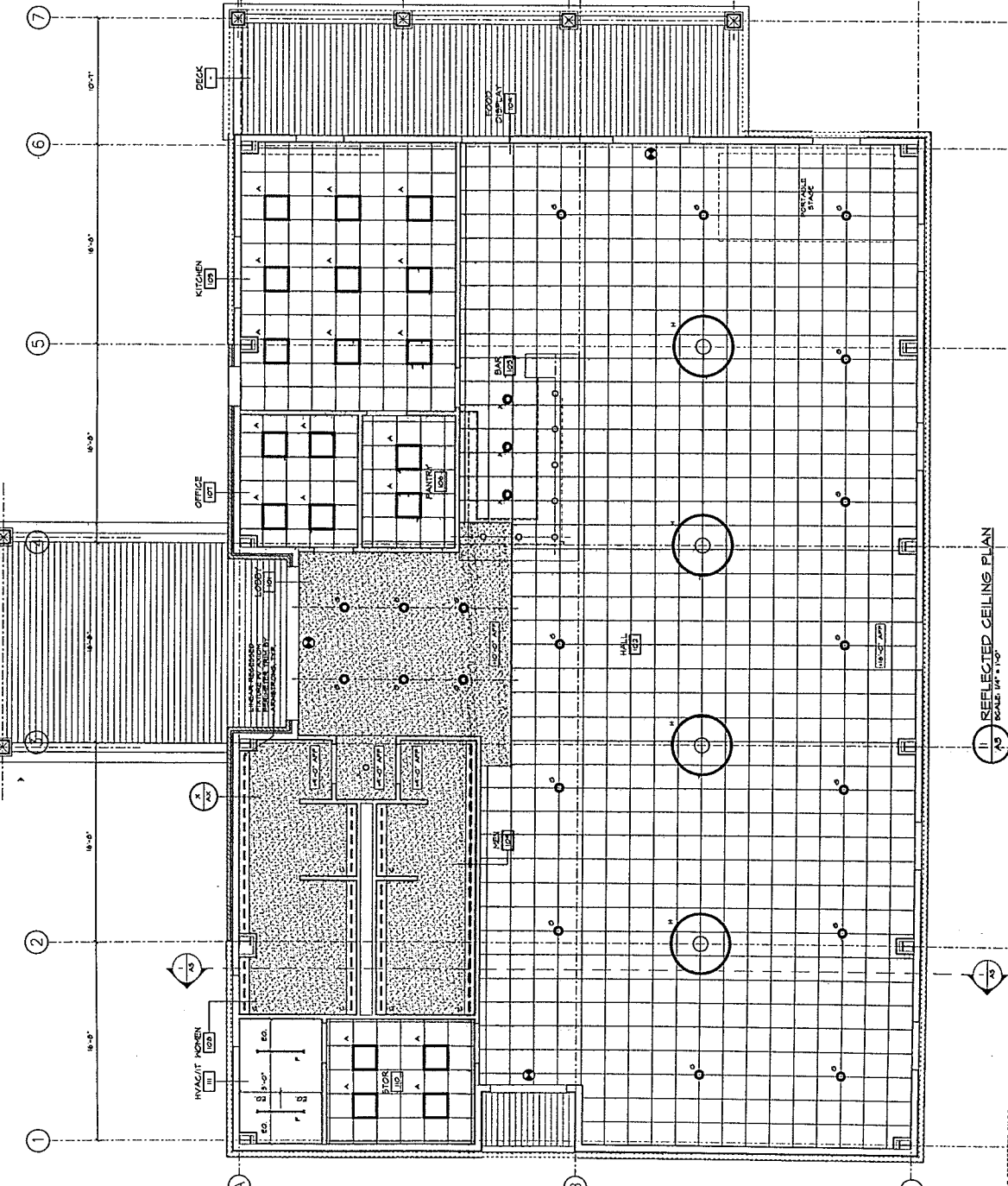


1 PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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NOT FOR CONSTRUCTION

- LIGHT FIXTURE AND CEILING LAYOUT**
- A 3 1/2" RECESSED FLUORESCENT LIGHT
  - B LEDALITE T15 8 1/2" DIA. SUPPRESSED TO FLOOR CONTIGUOUS RECESSED PERIMETER FINISH: 25% TRANSLUCENT POLYCARBONATE
  - C RECESSED DOWNLIGHT EXTERIOR
  - D RECESSED DOWNLIGHT INTERIOR
  - E RECESSED DOWNLIGHT INTERIOR
  - F 4" FLUORESCENT STRIP LIGHT
  - G RECESSED DOWNLIGHT T.B.D.
  - H CHANDELIER T.B.D.
  - J POINT LED T.B.D.
  - K EXIT LIGHT
  - L SUPPLY/RETURN AIR REGISTER
  - M GYPSUM BOARD CEILING/BOARDS, INT
  - N 1/2" GYPSUM BOARD, INT



SCALE: 1/4" = 1'-0"

REFLECTED CEILING PLAN

11



**ARCHITECT**  
 WILLIAMS & WILLIAMS  
 1008 NEWTON STREET  
 NEW ORLEANS, LA 70114  
 504.581.1100  
**CIVIL & STRUCTURAL**  
 FENNER CONSULTING, LLC  
 1100 W. MONROE STREET  
 METairie, LA 70002  
 504.885.2600

**M.E.P. ENGINEER**  
 JAMES W. BAKER  
 2533 S. BAKERWOOD  
 METairie, LA 70002  
 504.885.2600

**OWNER:**  
 JUGS SIGNATURE HALL  
 1008 NEWTON STREET  
 NEW ORLEANS, LA 70114

**ISSUE & DATE**  
 1. 7/20/2014  
**REV. DATE**  
**SCALE**  
**DRAWN**  
**CHECKED**  
**PROJECT NO.**  
**DRAWING TITLE**

**REFLECTED CEILING PLAN**

**SHEET NO. A3**

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WWA

ARCHITECT  
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 ARCHITECTURE, LLC  
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M.E.P. ENGINEER  
 2233 S BIRCHWOOD  
 BAYON ROUGE, LA 70014  
 225.746.8003

JUGS  
 SIGNATURE  
 HALL

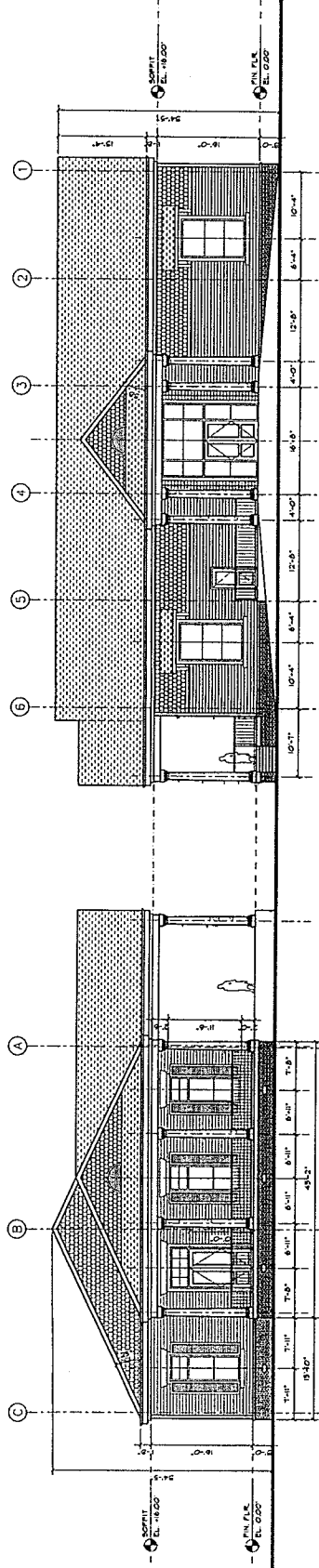
808 NEWTON STREET  
 NEW ORLEANS, LA 70114

OWNER:  
 JUGS SOCIAL CLUB INC.  
 NEW ORLEANS, LA 70114

ISSUE & DATE	1. 7/20/2014
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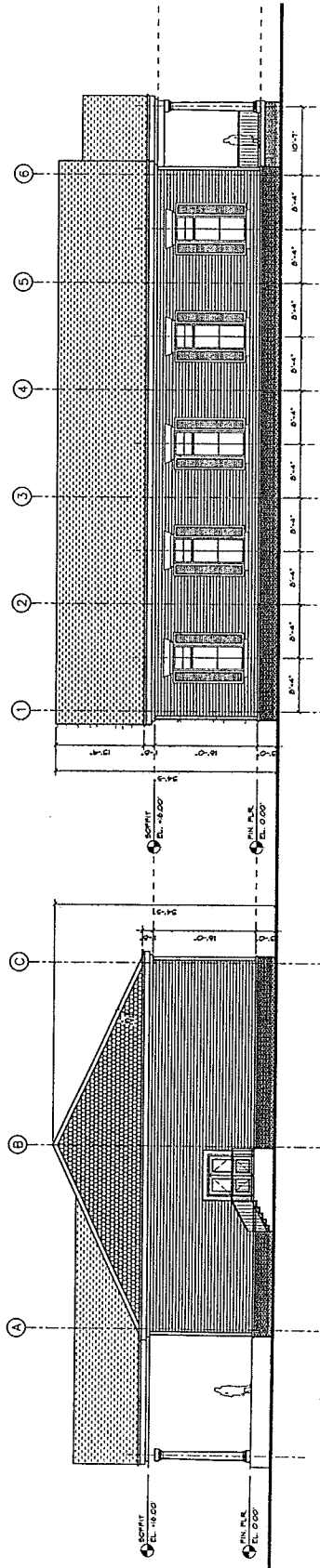
BUILDING  
 ELEVATIONS

A4



2 BUILDING ELEVATION (EAST)  
 SCALE: 1/8" = 1'-0"

1 BUILDING ELEVATION (SOUTH)  
 SCALE: 1/8" = 1'-0"

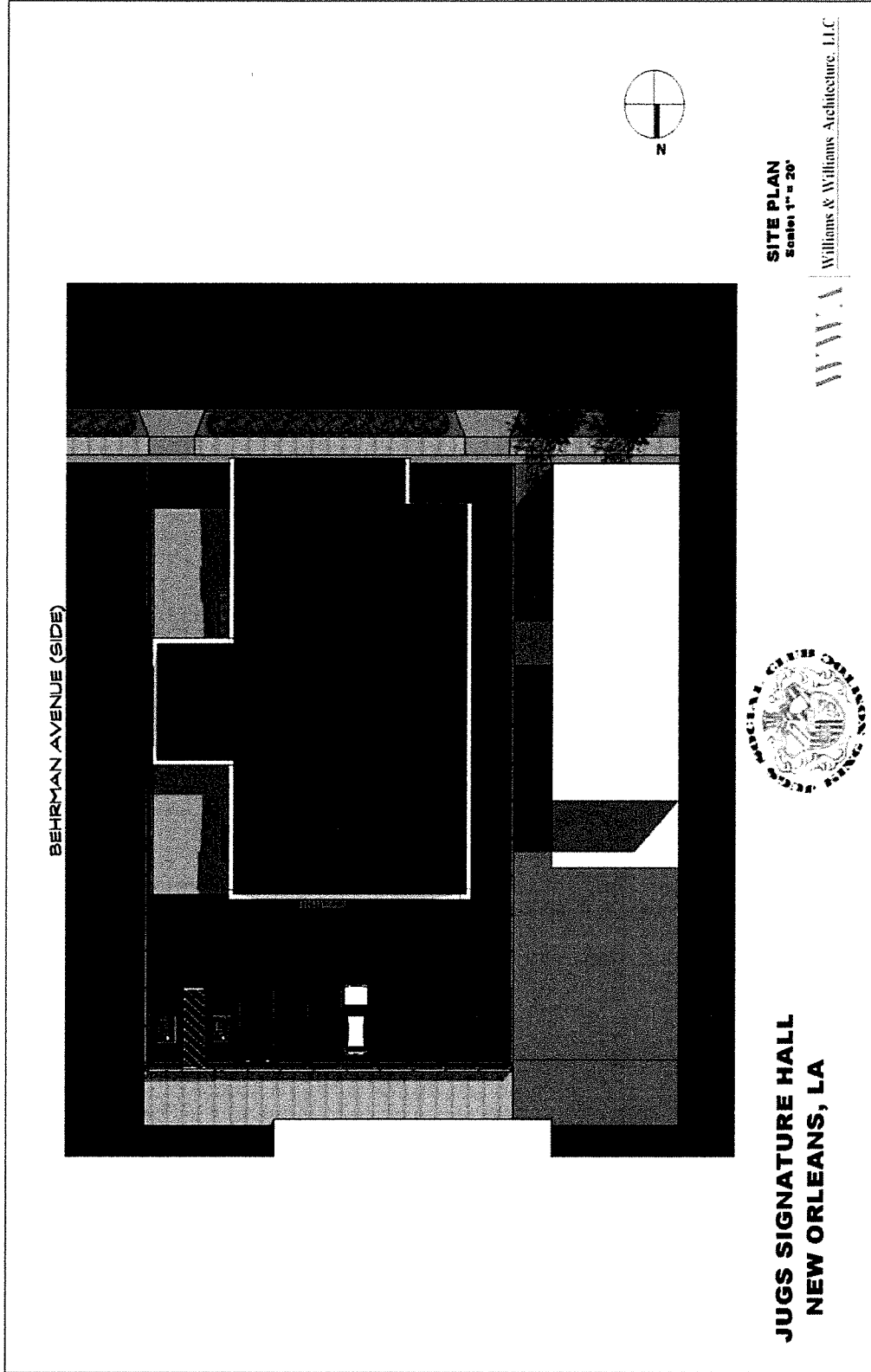


4 BUILDING ELEVATION (WEST)  
 SCALE: 1/8" = 1'-0"

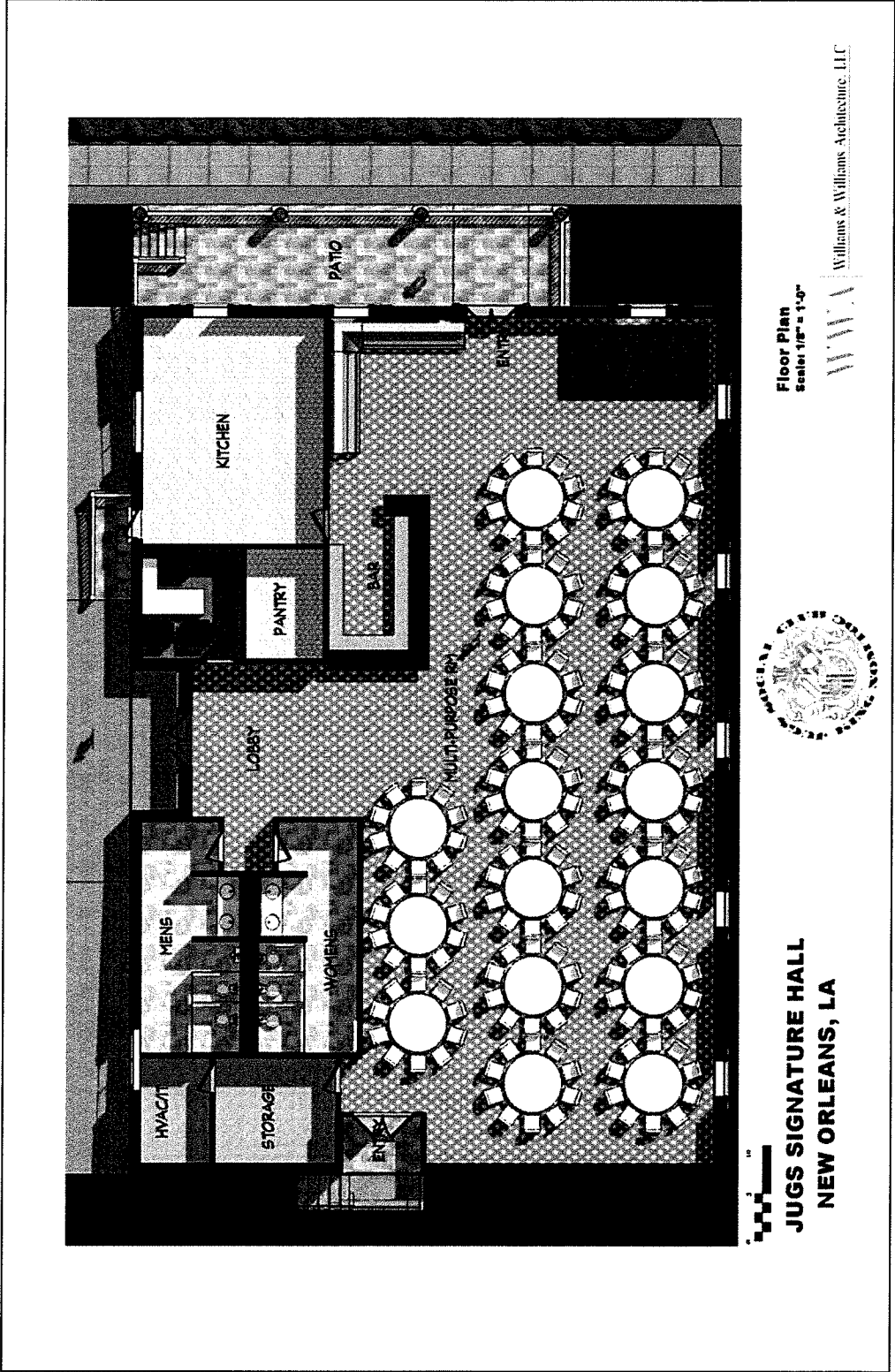
3 BUILDING ELEVATION (NORTH)  
 SCALE: 1/8" = 1'-0"

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# Site Plan

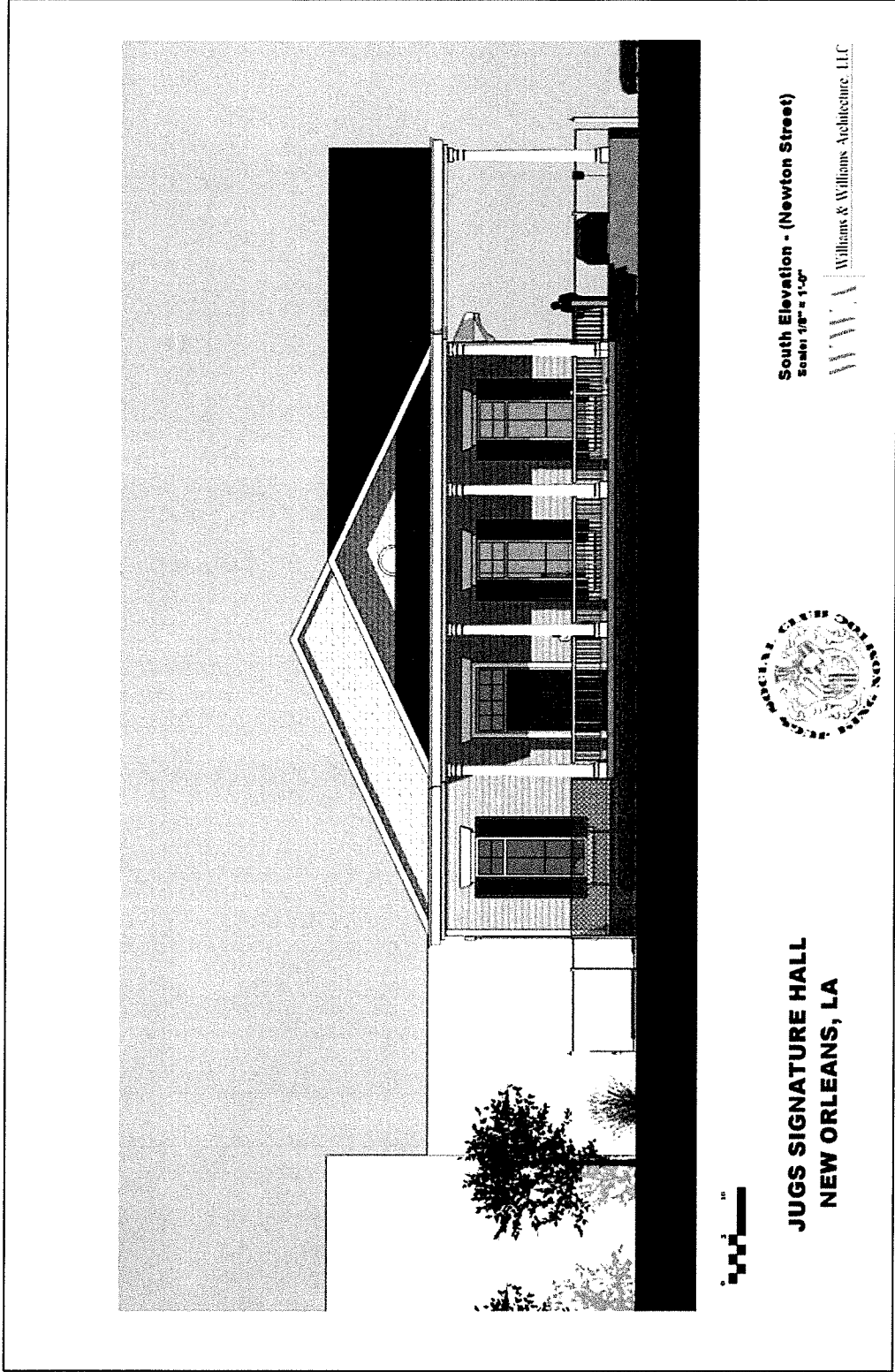


# Project Plan – Floor Plan



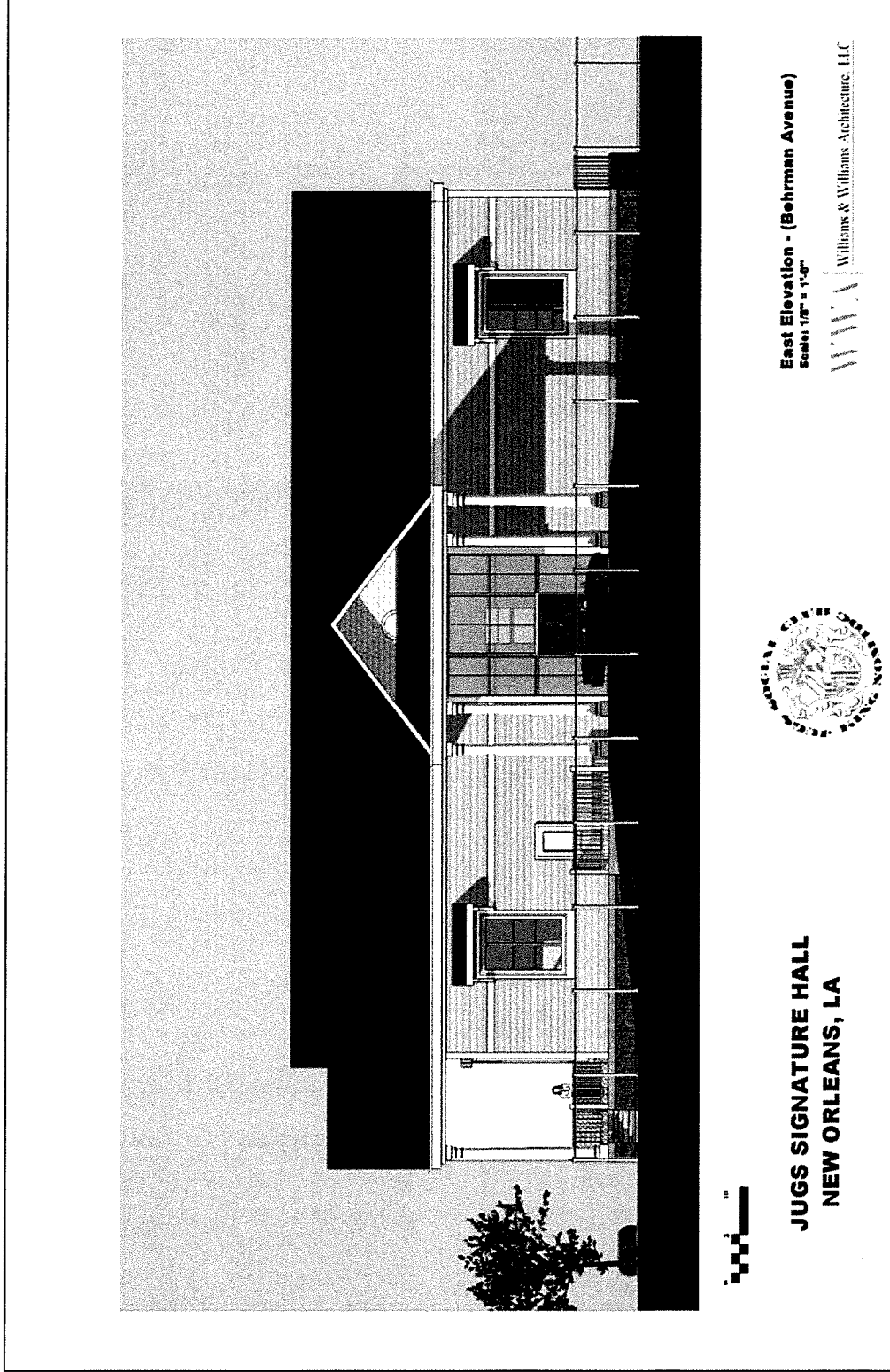
Property of Jugs Social Club, Inc

# Project Plan – South Elevation

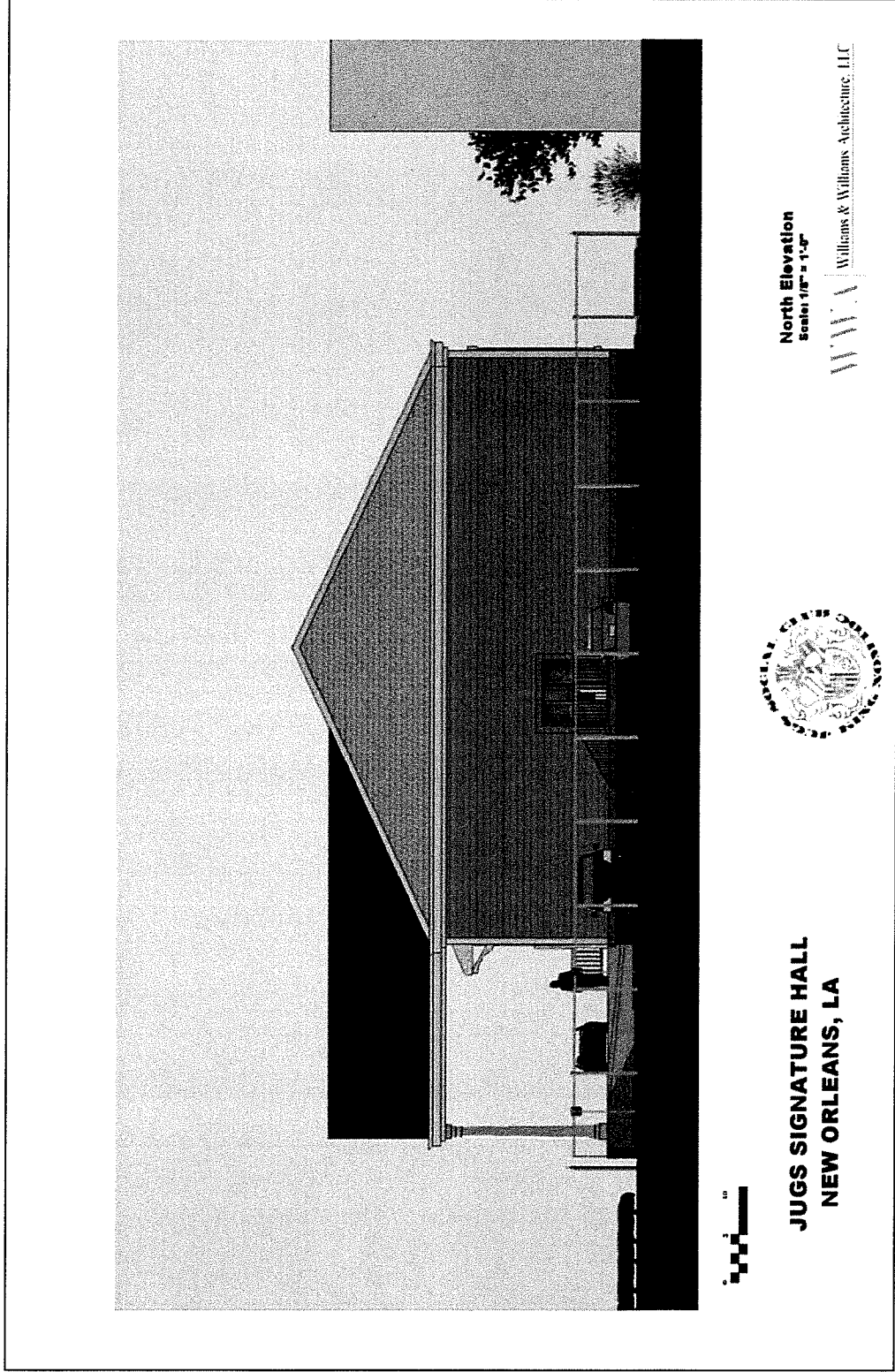




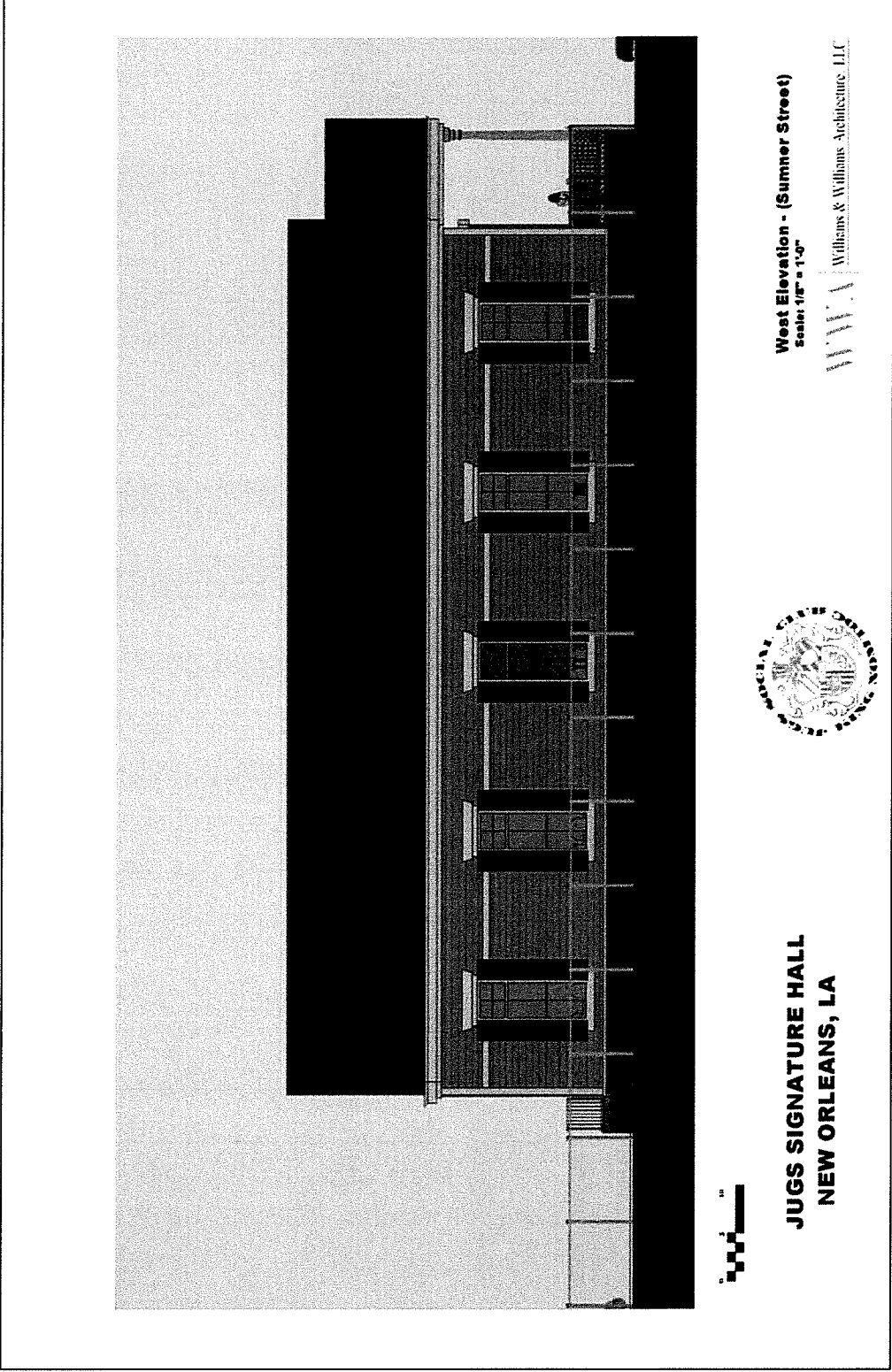
# Project Plan – East Elevation



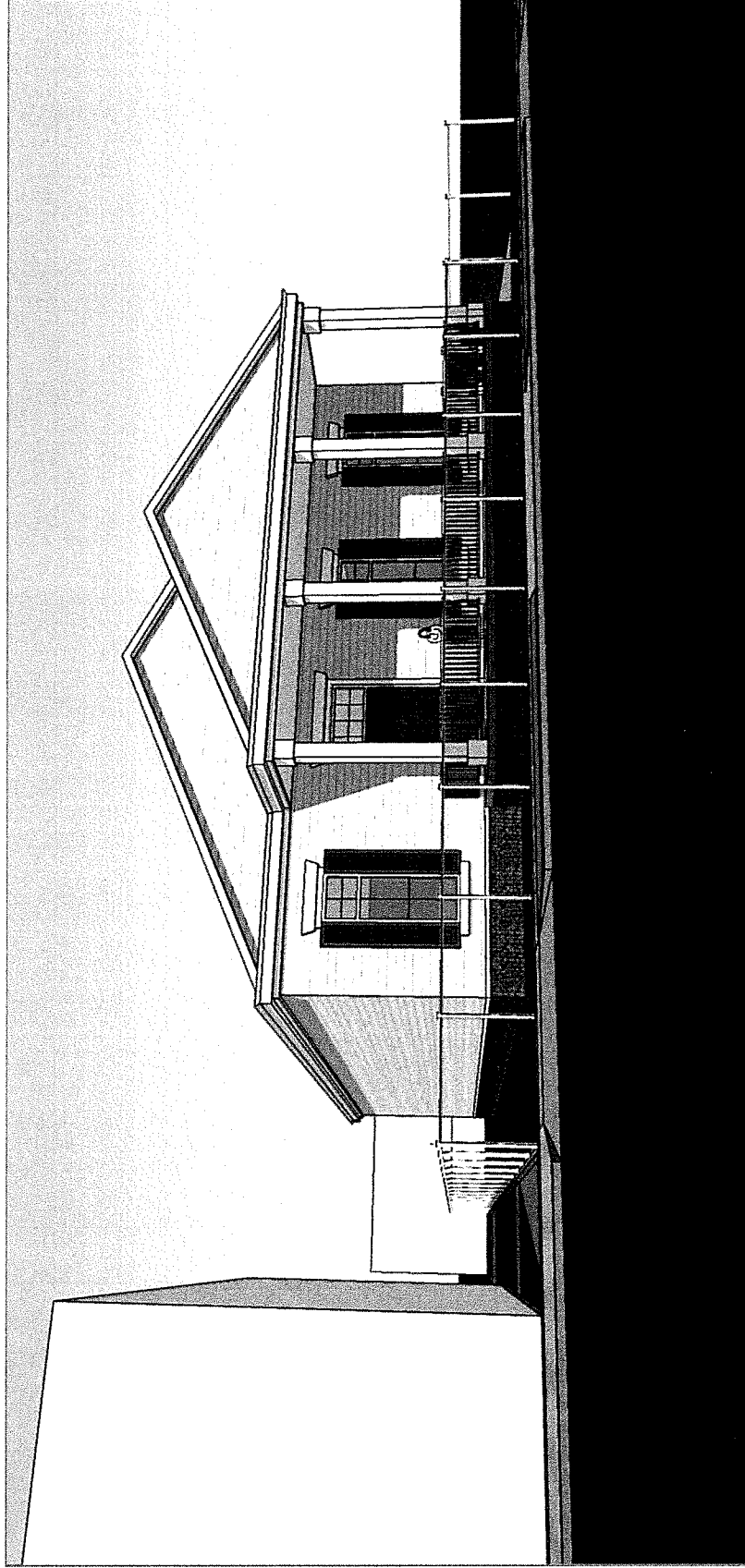
# Project Plan – North Elevation



# Project Plan – West Elevation

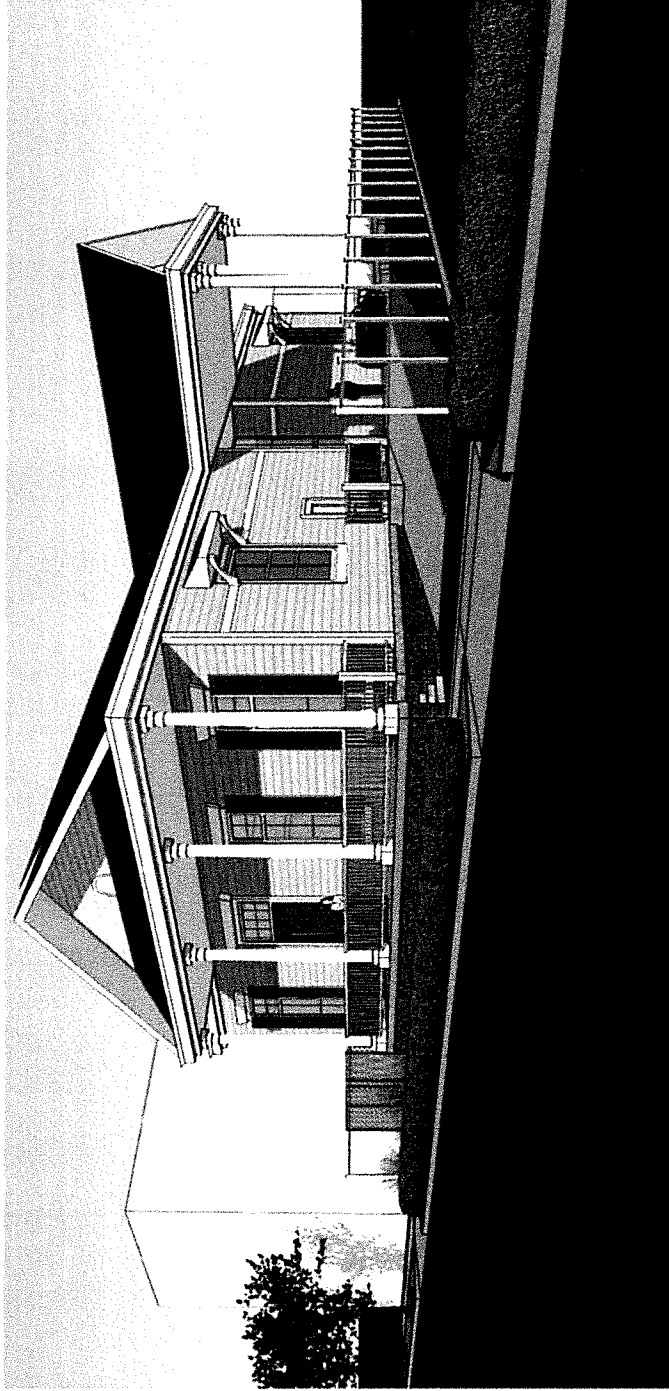


# Project Plan



South Elevation facing Newton St

# Project Plan – Rendering

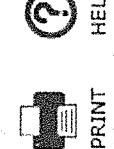


**JUGS SIGNATURE HALL  
NEW ORLEANS, LA**



**View from Newton Street**

**Williams & Williams Architecture, LLC**

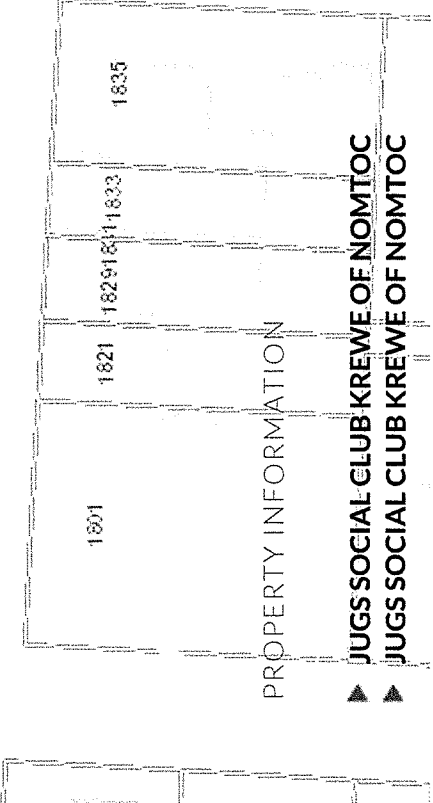
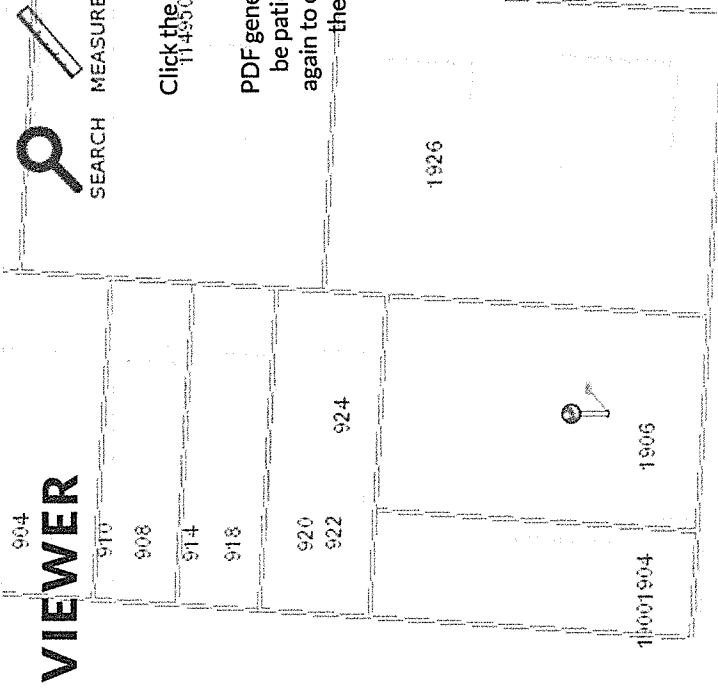
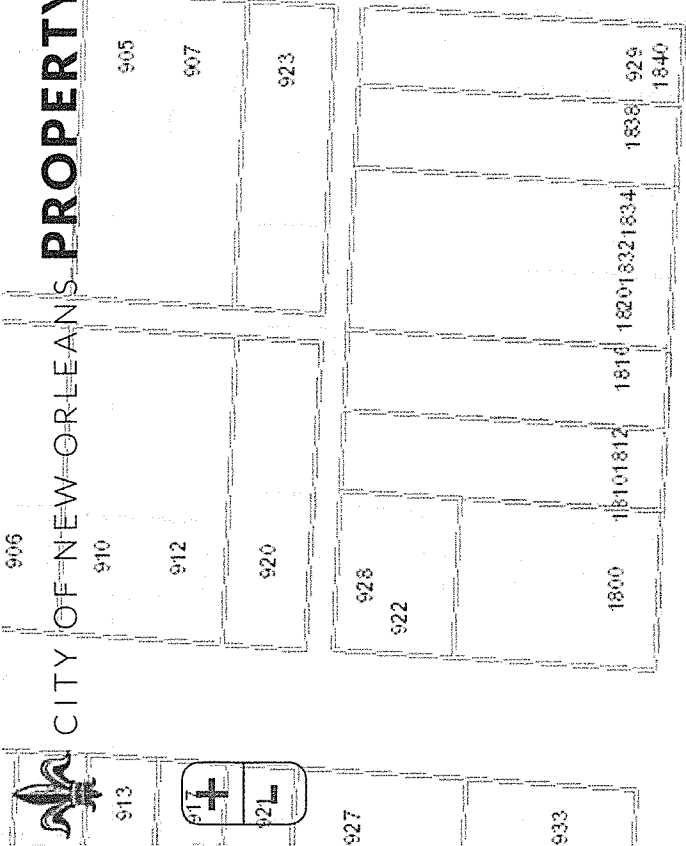


Click the Print button below to begin generating a PDF of the map.

PDF generation can take a few moments; please be patient. When complete, click the button again to open the PDF in your browser. You can then print or save the resulting PDF.

Print

# PROPERTY VIEWER



2010 General Meyer Ave

## PROPERTY INFORMATION

- ▶ **JUGS SOCIAL CLUB KREWE OF NOMTOC**
- ▶ **JUGS SOCIAL CLUB KREWE OF NOMTOC**

Zoning District: B-1

Zoning Description: Neighborhood Business District

DRAFT Zoning: HU-MU

DRAFT Zoning Description: Historic Urban Neighborhood Mixed-Use District

Future Land Use: MUL

Future Land Use Description: Mixed-Use Low Density

Last Updated: Thu Dec 19 2013

**James Henderson**

---

**To:** 'karri maggio'; DUNN, ALEX S; ecgo@cox.net; omy46@bellsouth.net; mars3063@att.net; BERYL D RAGAS; diankent@bellsouth.net; 'Nolan McSwain'; chefdzcafe@yahoo.com; 'Sherman Weary'; valerie robinson; linetta.gilbert@gmail.com; rochellebsmith11@yahoo.com  
**Subject:** Jugs/NOMTOC Minutes of Project NPP Meeting  
**Attachments:** JUGS NEIGHBORHOOD PARTICIPATION PROJECT MEETING MINUTES.pdf

To All Interested Parties,

As promised, attached is a copy of the transcribed minutes from the Project NPP Meeting that was held on October 9, 2014 at the Jugs Clubhouse. If you see any material mis-statement of facts please do not hesitate to inform me. These notes/minutes will become part of the official record the City Planning process to review and approved our application to construct a building at 1906 Newton St.

Thanks again for coming out and sharing your thoughts on the plans we have developed. You will be notified, via email, of any public meeting dates that involve this project.

Sincerely,

*James Henderson, Jr.*