

City Planning Commission Meeting
Tuesday, November 11, 2014

CPC Deadline: 12/12/14
CC Deadline: 1/13/15
Council District: A
Council Member: Guidry

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 109/14

Prepared by: Kelly G. Butler
Date: October 29, 2014

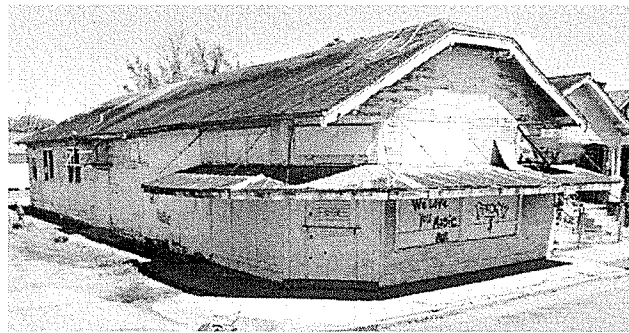
I. GENERAL INFORMATION:

Applicant: Carrollton Commissary, LLC

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

Location: The property is located on Square 174, Lot 10, in the Seventh Municipal District, bounded by Willow, General Ogden, Jeannette, and Eagle Streets. The municipal address is 8837 Willow Street. (PD 3)

Description: The petitioned site is located on the corner of Willow and General Ogden Streets. It is comprised of a single rectangular shaped lot that has a width of thirty feet (30') and a depth of one hundred and twenty feet (120') comprising an area of three thousand, six hundred (3,600) square feet. A two thousand, two hundred and forty-seven (2,247) square foot single-



story structure rests on the site. The applicant proposes to divide the structure into two uses, including one thousand, two hundred ninety three square feet (1,293 sq. ft.) to be used as a commissary kitchen and nine hundred fifty four square feet (954 sq. ft.)

Source: Google Maps, accessed 10/14/2014

to be used as a three-bedroom residential unit. As explained by the applicant, the commissary kitchen will be rented to different restaurant and catering operators for on-site food preparation to be served at their chosen location. Food sales will not be available at the subject site. The applicant will not employ its own staff and regular operating hours will be established. Regular deliveries will not be made; instead each restaurant/caterer will bring in their own supplies as needed in their personal or company vehicles.

Why is City Planning Commission action required?

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

I. ANALYSIS

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

Located in the Carrollton Riverbend Neighborhood, the site is surrounded by a large RD-2 Two-Family Residential District, which includes a large area covering the Carrollton Riverbend neighborhood. One block southwest of the petitioned site is a LI Light Industrial District extending from Eagle Street to the Orleans Parish line and the Mississippi River. Two blocks southwest of the petitioned site is a commercial corridor along Oak Street. The corridor is zoned C-1A General Commercial District and stretches from South Carrollton Avenue to Eagle Street. There is also a C-1A General Commercial District seven blocks from the petitioned site on South Carrollton Avenue. There are five (5) B-1A Neighborhood Business Districts that are loosely scattered within the larger RD-2 Two-Family Residential District.

The petitioned site is located within a neighborhood characterized primarily by single and two-family residential uses. The petitioned site is currently occupied by a vacant commercial/residential structure that was once a corner convenience store. There are single and two-family residences on the subject block. Across the street there are two other vacant corner store/residential buildings on the southeast and southwest corners of the Willow and General Ogden Street intersection. Many properties in the neighborhood provide no off-street parking. There is on-street parking available on both Willow and General Ogden Streets on both sides of the street.

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

Zoning: 1929 – “B” Residential
1953 – “C” Four-Family District
1970 – RD-2 Two-Family District

Land Use: 1929 – Commercial Building
1949 – Commercial
1999 – Single and Two-Family¹

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

Over the past five years, there has been only one zoning change in the ten block area around the petitioned site:

Zoning Docket 111/12 was a request for a zoning change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District on Square 177, Lots 9 and 10, in the Seventh Municipal District, bounded by Leonidas, Jeannette, Joliet, and Willow Streets. The municipal addresses are 8539 Willow Street and 1401 Leonidas Street. The City Planning Commission recommended approval to B-1A Neighborhood Business District and the request was approved by the City Council. *This is two blocks away from the petitioned site.*

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

According to the City’s *Major Street Plan*, Willow Street is considered a Local Street. It is a two-way street with one driving lane in each direction and parking lanes on each side. It is probable that a commissary kitchen use would increase traffic into the area; however, accessing the site would not prove to be problematic. Willow Street should be able to accommodate an increase in traffic. A commercial use at this location should not negatively impact the traffic circulation in the area.

A large portion of the site is covered with the main building. There is no off-street parking provided on the property. There is an open area behind the structure containing a concrete slab along the Jeannette Street side that does not have a curb cut for vehicular access. It serves as a back yard and the submitted plans indicate the slab will remain. There is available on-street parking provided in the area. The change to a B-1A Neighborhood Business District would allow uses more intense than the RD-2 Two-Family Residential District and could increase the demand, albeit slightly, for on-street

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

parking. Off-street parking is not required for commercial uses with less than 5,000 square feet of floor area in the B-1A District.

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

The requested B-1A Neighborhood District is intended for older developed areas such as the neighborhood surrounding the subject site. The district regulations are designed to encourage compatibility with adjacent or nearby land uses and the general character of the area. The permitted uses include a variety of low intensity retail and service businesses which are generally pedestrian-oriented rather than automobile-oriented. The conditional uses include more intense commercial uses such as fast food and cafeteria restaurants, as well as uses with automobile-oriented characteristics such as drive-in facilities and permitted uses which exceed the floor area restrictions.

The petitioned site was originally a corner store and a residential unit. The permitted uses in the requested zoning district generally attract pedestrian traffic. The applicant is proposing to modify the building into a commissary kitchen, which will contribute to a slight increase of traffic in the area. Uses that generate additional adverse impacts are generally categorized as conditional uses which will require design review and approval by the City Council through the conditional use process.

The proposed use will impact on-street parking as its users will park on the street to access the commercial business. Under the B-1A Neighborhood Business District the following uses are examples that are permitted: bakeries, retail stores, medical and dental clinics, athletic clubs and standard restaurants.

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

The request is a spot zone because it would create a new B-1A Neighborhood Business District for just one site within a large, existing RD-2 Two-Family Residential District; however, it is eligible for consideration under the Historic Non-Conforming Use Policy. As a policy, the City Planning Commission will look with disfavor upon all requests for amendments to the Zoning Ordinance wherein such requests would constitute the singling out of a lot or other relatively small tracts of land for treatment at law different from that afforded to similar surrounding land indistinguishable from it in character. The City Planning Commission may look with favor upon requests for spot zones in instances where the physical character and historic use of the parcel(s) are significantly dissimilar from surrounding properties in a manner that justifies differential treatment.

Compliance with General Criteria

The General Criteria which a site must meet in order to be considered for approval under the Historic Non-Conforming Use Policy include:

1. The request is consistent with the Plan for the 21st Century.
2. The petition is in harmony with the historic character of the surrounding neighborhood.
3. The request serves neighborhood need.
4. The property has a history of non-residential use.

Compliance with Specific Criteria

The Specific Criteria which a historically commercial site must meet in order to be considered for approval under the Historic Non-Conforming Use Policy Include:

1. The building is built to the sidewalk and frames the corner.
2. The building entrance is visible from both streets, typically at an angle at the corner.
3. The building has an overhang, gallery, balcony, or canopy over the sidewalks.
4. Building has display windows, rather than large blank walls.

The request is consistent with all four of the general criteria for an approval under the Historic Non-Conforming Use Policy. The site is consistent with the *The Plan for the 21st Century* and is generally consistent with the character of the surrounding neighborhood. The property was previously a corner store historically and therefore has an established history of serving the neighborhood since 1929.² The request will serve a neighborhood need as it will reintroduce a vital business in the area in a structure that is currently vacant as well as the addition of available housing in the area.

Of the specific criteria, the request is consistent with all of the criteria. The building is pedestrian-oriented and it is located at the intersection of two streets. The structure is built to the sidewalk and frames the corner. There is an angled front entrance visible from both Willow and General Ogden Streets and there are display windows that have been boarded up to secure the building now that it is unoccupied. The original overhang has been retained and the site plans indicate it will remain at the site. The building reflects its original construction as a mixed-use building with a business in the front and residential use in the rear.

The requested B-1A Neighborhood Business District is the most restrictive classification to accommodate uses that serve a neighborhood need.

² Sanborn Maps are attached at the end of this report.

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

The request to amend the zoning to permit a zoning change from RD-2 Two Family Residential to B-1A Neighborhood Business District at 8837 Willow Street is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as Residential Low Density Pre War. The goal, range of uses and development character for the designation mentioned above are provided below:

RESIDENTIAL LOW DENSITY PRE WAR

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

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing multifamily buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historical institutional, commercial or other non-residential uses.

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

The Residential Low Density Pre War designation allows for businesses where current or former commercial use is verified, which is the case for the petitioned site. The B-1A Neighborhood Business District would authorize uses traditionally found within residential areas. The proposed zoning change is **consistent** with the Residential Low Density Pre War future land use designation.

IV. SUMMARY

Zoning Docket 109/14 is a request for a Zoning Change from a RD-2 Two-Family Residential District to a B-1A Neighborhood Business District. The request meets all of the criteria of the Historic Non-conforming Use Policy. The regulations of the requested B-1A Neighborhood Business District are designed to encourage compatibility with adjacent or nearby land uses and the general character of the area. The request is consistent with the *Plan for the 21st Century Land Use Plan*.

V. PRELIMINARY STAFF RECOMMENDATION

The staff recommends **APPROVAL** of **Zoning Docket 109/14**, a request for a zoning change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District.

VI. REASONS FOR RECOMMENDATION

1. The request is consistent with all of the general and specific criteria for an approval under the Historic Non-Conforming Use Policy.
2. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Land Use Plan*.

VII. CITY PLANNING COMMISSION MEETING (OCTOBER 28, 2014)

The speakers at the public hearing are listed on the attached public hearing speaker sheet.

The City Planner summarized the request, stating the staff's recommendation.

Commissioner Mitchell made a motion to defer to defer the request until the November 11, 2014 City Planning Commission meeting to allow the applicants and neighborhood residents time to gain a better understanding of the proposed commissary kitchen's operations and how the zoning change to a B-1A Neighborhood Business District will impact the neighborhood. Commissioner Marshall seconded the motion, which was adopted.

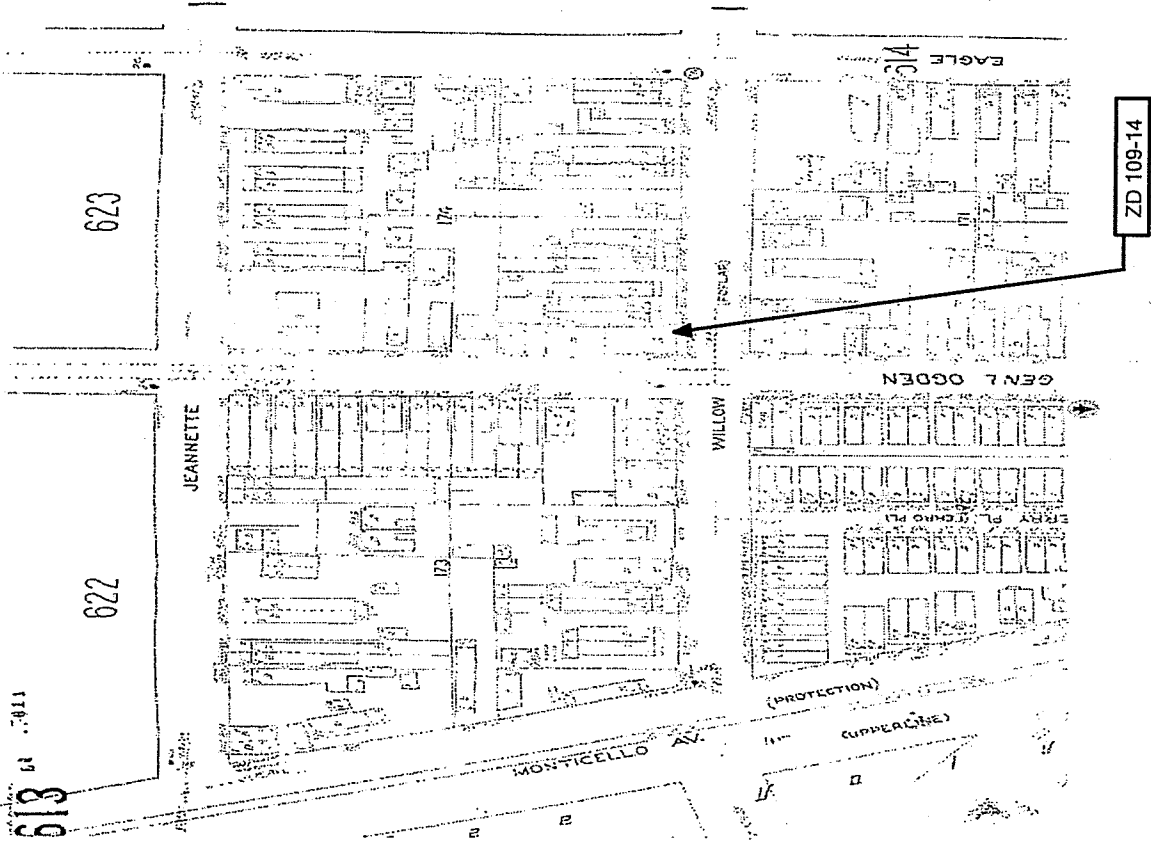
Motion

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 109/14 IS HEREBY DEFERRED UNTIL THE NOVEMBER 11, 2014 CITY PLANNING COMMISSION MEETING.

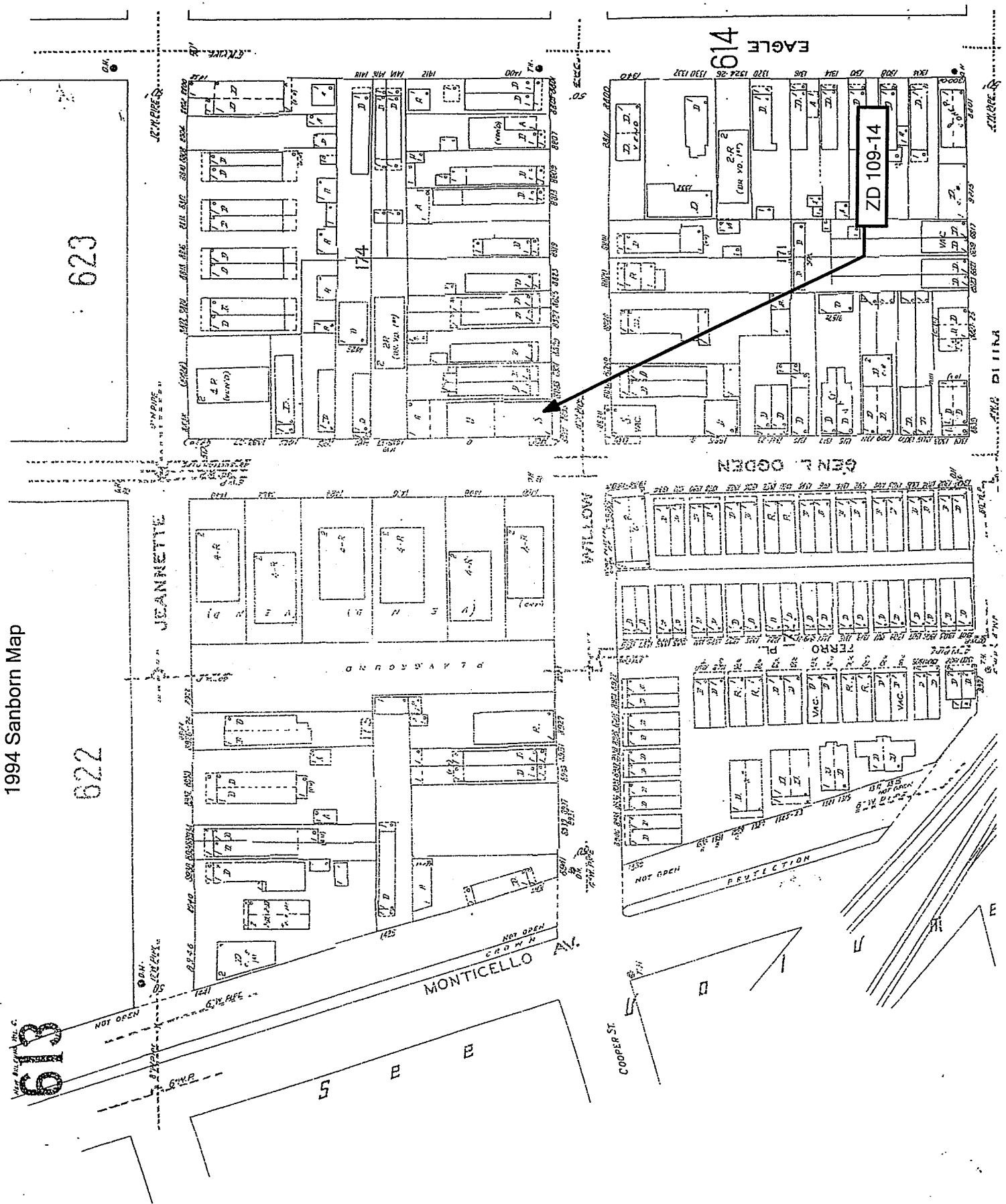
YEAS: Brown, Marshall, Mitchell, Mora, Steeg, Wedberg

NAYS: None

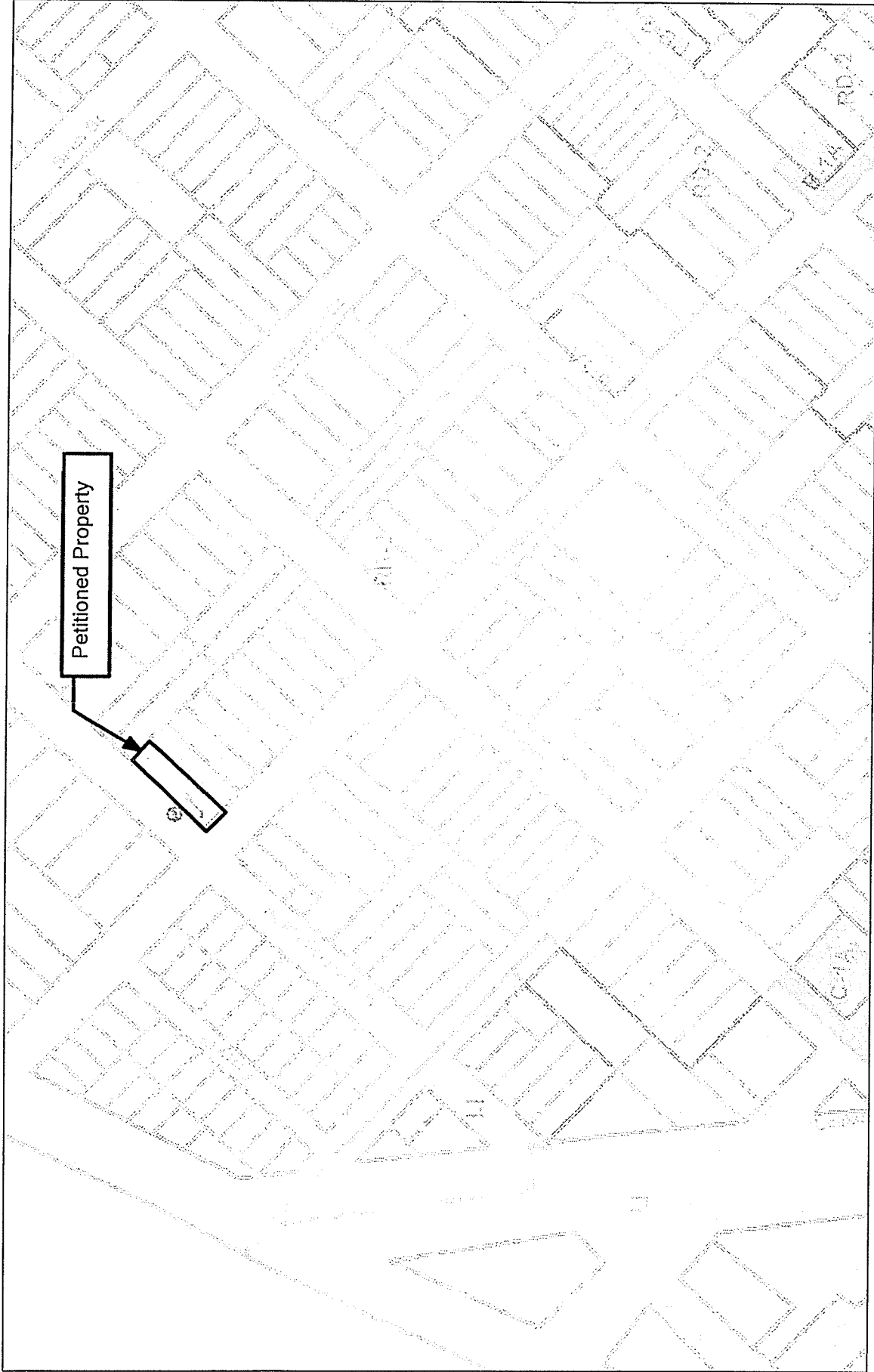
ABSENT: Bryan, Duplessis, Hughes



1994 Sanborn Map



City of New Orleans Property Viewer



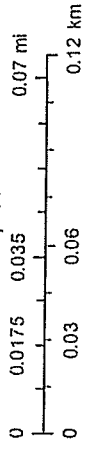
October 3, 2014



Override 1

ZD 109/14

1:2,257



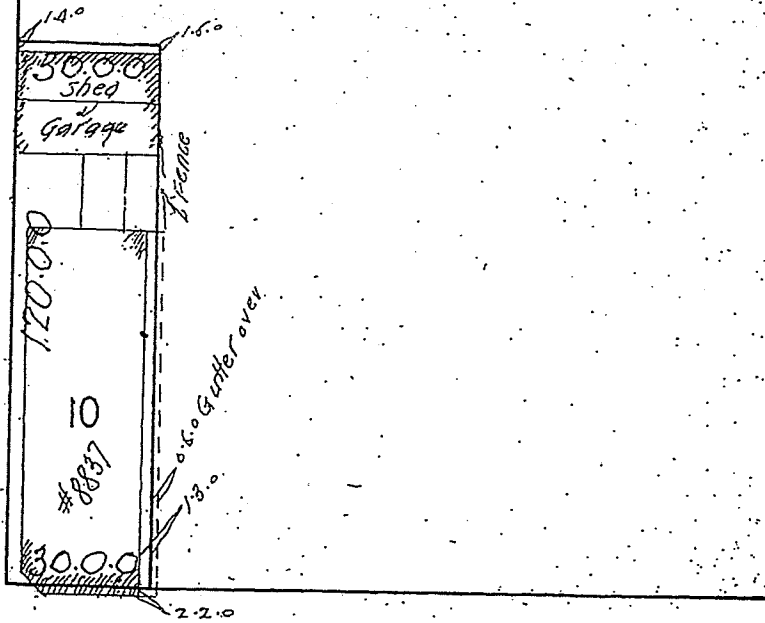
SQUARE NO. 174, (Old Sq. No. 71-A)
SEVENTH DISTRICT

JEANNETTE ST. SIDE

SIDE

ST

EAGLE



WILLOW

ST.

As filed, found as shown for Henry P. Bowen, H.H.

*New Orleans, La.
October 2, 1944*

*Survey certified correct. Made at the
request of Mr. A. H. Ritter
Gilbert & Kelly, Surveyors
M. L. L. L.*

JOHN C. WILLIAMS ARCHITECTS LLC

September 11, 2014

Re: 8837 Willow Street
New Orleans, LA 70118

Overview:

This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 8837 Willow Street. The applicant intends to file an application for a zoning change from RD-2 to B1A. The property in question was grandfathered in for B1A Zoning but it was lost due to property being vacant for an extended period of time. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided for patrons to learn about and comment on the proposed plans and actions. Comments, sign-in lists, meeting report and other materials are attached.

Contact:

John C. Williams
824 Baronne Street
New Orleans, LA 70113

Neighborhood Meetings:

1. September 9th, 2014
8837 Willow Street
New Orleans, LA 70118
5:30pm-6:30pm
8 people in attendance

Results:

There were 152 persons/ addresses invited to the community meeting. Please see summary below:

1. **Summary of concerns, issues, and comments raised by the neighbors and interested parties:**
 - a. What is a commercial Kitchen?
 - b. How is traffic going to be affected and how is parking being addressed?
 - c. Would there be deliveries being made by oversized vehicles (18 wheelers)
 - d. Are there any full time jobs offered?
 - e. Is place going to be operated on a regular schedule, maintenance of property?
 - f. How long will construction last
 - g. Security of property?
 - h. Why does it need to go to the BZA?

2. **How concerns, issues and comments are addressed:**
 - a. It is not a commercial kitchen. The kitchen will be used as a "Commissary" different restaurants/catering services will be able to rent the kitchen depended on availability.
 - b. Traffic will not be affected. There will be a limit of five (5) trucks allowed on site at the time. Property has parking available at the rear and on the side of General Ogden Street.
 - c. No deliveries will be made on site by oversized vehicles or big trucks. Each restaurant that rents the space will be bringing their own supplies as needed on personal vehicles.
 - d. No full time jobs will be offered by the Owners of the property and each restaurant that rents the space will most probably bring their own employees with them.
 - e. Yes. The kitchen will have set hours of operations
 - f. Construction will last approximately 3-4 months. Hoping to open for business in February 2015
 - g. Owners will coordinate to have Project NOLA cameras and private security cameras implemented.

JOHN C. WILLIAMS ARCHITECTS LLC

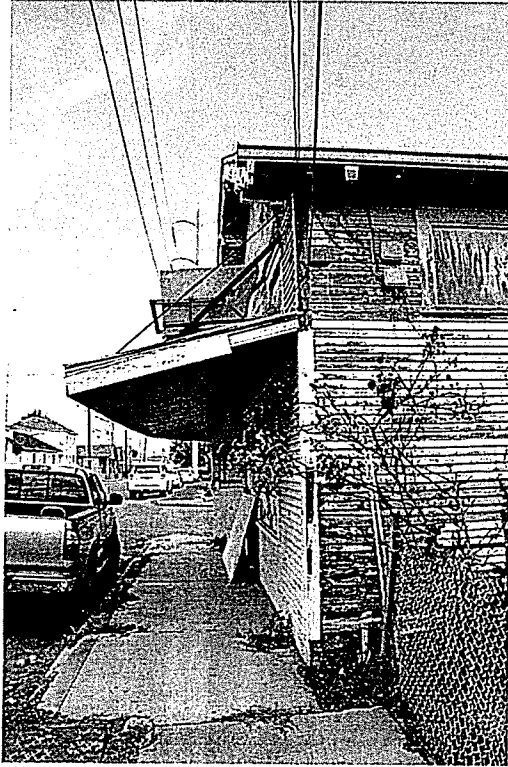
- h. Property was able to operate under a B1A zoning before (convenience store operated on this property for years) but due to the building being vacant for so long, that variance was lost. Owners have to reapply again.

Name	Address1
Elloie Rendell	1104 Joliet St
Knockum Paul	1128 Touro St
Saint C Jones	1300 General Ogden St
City Of New Orleans	1300 Perdido St Room 5W17
Neighbor	1301 General Ogden St
Alton L III Anderson	1304 General Ogden St
Neighbor	1305 General Ogden St
Debra Weeks	1308 General Ogden St
Kerry R Gross	1309 Ferry Pl
Mary E Jordan	1309 General Ogden St
Earls Richard	1310 Eagle St
Gulf Coast Bank & Trust	1312 General Ogden St
Simon Rachael M	1314 Eagle St
Kashanda C Foley	1315 Ferry Pl
C P Sr Weaver	1315 General Ogden St
Camp Linda T	1316 Ferry Place
Thomas S IV Ward	1316 General Ogden St
Kilbane James F Jr	1318 Eagle St
Ward Thomas S IV	1318 Gen Ogden St
Shenica N Jackson	1319 Ferry Pl
Renewal Home Limited Part	1319 General Ogden St
Henry A III Mcenery	1320 Eagle St
Minnie M Alexander	1320 Ferry Pl
Patricia D Parker	1320 General Ogden St
Shannon M Harris	1321 General Ogden St
Parker Patricia D	1322 Gen Ogden St
Henrietta R Carr	1323 Ferry Pl
Housing Authority of N O	1324 Eagle St
Mercedes E King	1324 Ferry Pl
Karen G Lewis	1324 General Ogden St
Questcommunity Home	1325 General Ogden St
Mario A Sterling	1327 Ferry Pl
Robyn L Williams	1328 Ferry Pl
Raymond Vrazel A Jr	1328 Gen Ogden St
Peter Skinner	1330 Eagle St
Jenika J Sly	1331 Ferry Pl
Louis C Jr Jackson	1332 General Ogden St
Woodie Horne	1335 Ferry Pl
Keith E Pfefferle	1336 General Ogden St
Joan Marie S Skinner	1337 Eagle St
The Isaac Handy Trust	1339 Ferry Pl
Johnnie L Curtis	1340 Eagle St
Neighbor	1400 General Ogden St
Association, Tilman Hardy	1407 Leonidas Street
Neighbor	1408 General Ogden St
Nathaniel Battiste	1414 Eagle St
Neighbor	1414 General Ogden St
Neighbor	1416 General Ogden St
Housing Authority of N O	1417 General Ogden St

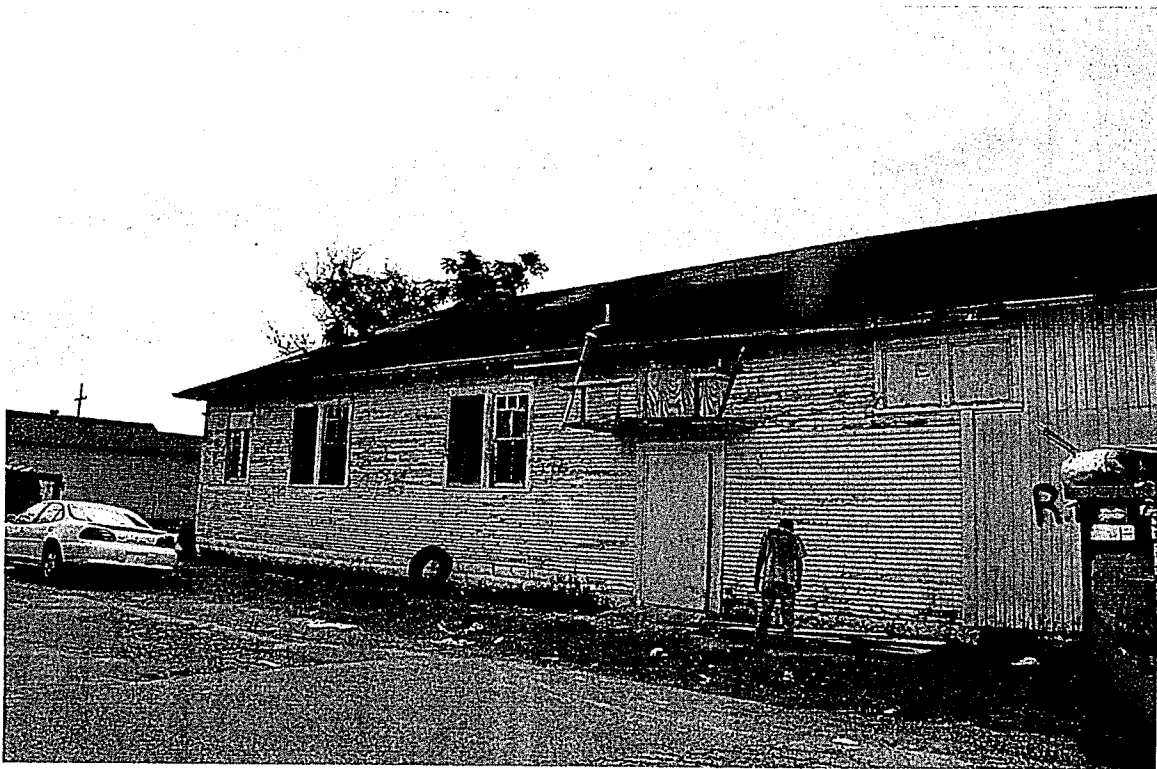
Alma H Pleasant	1418 Eagle St
1421 General Ogden Corp.	1421 General Ogden St
Neighbor	1424 General Ogden St
Direct Source Group LLC	1425 General Ogden St
Nathan Phillips	1425 Monticello Ave
Housing Authority of N O	1439 General Ogden St
Housing Authority of N O	1440 General Ogden St
Oliver Brown	1510 General Ogden St
Morris D Jr Jones	1513 General Ogden St
James Sr Howard	1517 General Ogden St
Gulf Coast Bank & Trust	1825 Veterans Memorial Bl
Cgh Partners 2007, Louisiana Limited Pa	1832 Felicity St
Schiff Robert	201 Ocean Ave#806P
Renewal Home Limited Partnership	2100 Oretha C Haley Blvd
Debra Weeks	221 Tye Street Se
Aghakasiri Hossein	23 Yellowstone Dr
Carrollton Area Network, H.V. Nagendra	2319 Adams Street
Direct Source Group LLC	2321 Fayette St
1421 General Ogden Corp.	290 Audubon Blvd
Amhi C/O Tarcela A Koban	320 Tudor Ave
Gurley Layth L	3212 Trafalgar St
Bouie Joseph, c/o Sharon Bouie	3320 Timberlane Way # 128
Home Questcommunity Developmen, Inc.	3401 Elysian Fields Av
Phillips Nathan	3443 Esplande Av Parkespland, Room 612
B&O Investments LLC	3633 Annunciation St
Battiste Nathaniel	3908 E. Bamboo Dr
Housing Authority Of N O	4100 Touro St
Curtis Johnnie L	419 S Dupre St
Sandifer Ira A	4619 D Hemecourt St.
8628-30 Willow Street, LLC	4745 Avron Bl
Blancher Raymond C	501 Georgia Ct
Mcenery Henry A III	5127 Laurel St
Pfefferle Keith E	5901 Vicksburg St
Hyung Cho C	5983 Lapalco Blvd.
Jackson Louis C Jr	6100 Nora
Stengel Anna C/O R A Garlepied	613 N Olympia St
Smith Dennis	617 Willowdale
Lewis Karen G	656 Spring Branch
J A & H LLC	7935 Fox Fire Dr
Mi Mi Inc.	817 Claiborne
Gch LLC	826 Adams St
Carrollton/Riverbend Resident's Association, Bryan L. Johnson	8318 Zimpel Street
Augustus Raymond D C/O Daniel Tan	8416 Oak St #A
Eddie Lindsey	8723 Willow St
Little T Jefferson	8727 Willow St
Gch LLC	8735 Willow St
Gch LLC	8737 Willow St
8628-30 Willow Street, LLC	8800 Jeannette St
James Raby	8801 Willow St
Raby James	8803 Willow St
Alfred Picou	8804 Jeannette St
Clifton Jacobs	8807 Willow St
J A & H LLC	8808 Jeannette St

Barbara P Lopez	8809 Willow St
Hyde Gerald W	8812 Jeannete St
Cho C Hyung	8813 Willow St
Shorts Allen Sr	8813-15 Jeannette St
Gerald W Hyde	8814 Jeannette St
Barnes Children's Trust LLC	8818 Jeannette St
Leo Lee	8818 Willow St
Allen Shorts	8819 Jeannette St
Renewal Homes Iii, LLC	8819 Willow St
Rendell Elloie	8820 Jeannette St
Norma Lee C Davis	8820 Willow St
Charles Keasley	8821 Plum St
Antoine E Joseph	8823 Willow St
Arleen B Williams	8825 Jeannette St
Neighbor	8825 Plum St
Snookie Jackson	8825 Willow St
Camilla Franklin	8826 Willow St
Joseph B Darensbourg	8827 Jeannette St
Raymond D Augustus	8829 Jeannette St
Kevin M Folger	8829 Willow St
Mi Mi Inc.	8831 Willow St
Lanise L Knox	8832 Willow St
Knox Lanise L	8834 Willow St
Willie L Dixon	8837 Jeannette St
Ira A Sandifer	8838 Willow St
Dennis Smith	8901 Jeannette St
Neighbor	8908 Jeannette St
City Of New Orleans	8916 Jeannette St
City Of New Orleans	8921 Willow St
Amhi	8922 Willow St
Rendell Elloie	8924 Jeannette St
Cgh Partners 2007, Louisiana Limited Pa	8926 Willow St
Robert Schiff	8927 Willow St
Joseph Bouie	8930 Jeannette St
Raymond C Blancher	8930 Willow St
Hossein Aghakasiri	8931 Willow St
Paul Knockum	8934 Willow St
Anna Stengel	8937 Willow St
Willie J Rounds	8938 Willow St
Shirley J Franklin	8941 Willow St
Stacy Head	City Hall, Room 2W40, 1300 Perdido Street
Jason Rogers Williams	City Hall, Room 2W50, 1300 Perdido Street
Susan G. Guidry	City Hall, Room 2W80, 1300 Perdido Street
William M Katz Usufr Trust	P O Box 55384
Barnes Children's Trust LLC	P O Box 870578
Dixon Willie L	P.O. Box 1014
Picou Alfred	Po Box 8122
John Williams & Associates	824 Baronne St

JOHN C. WILLIAMS ARCHITECTS LLC

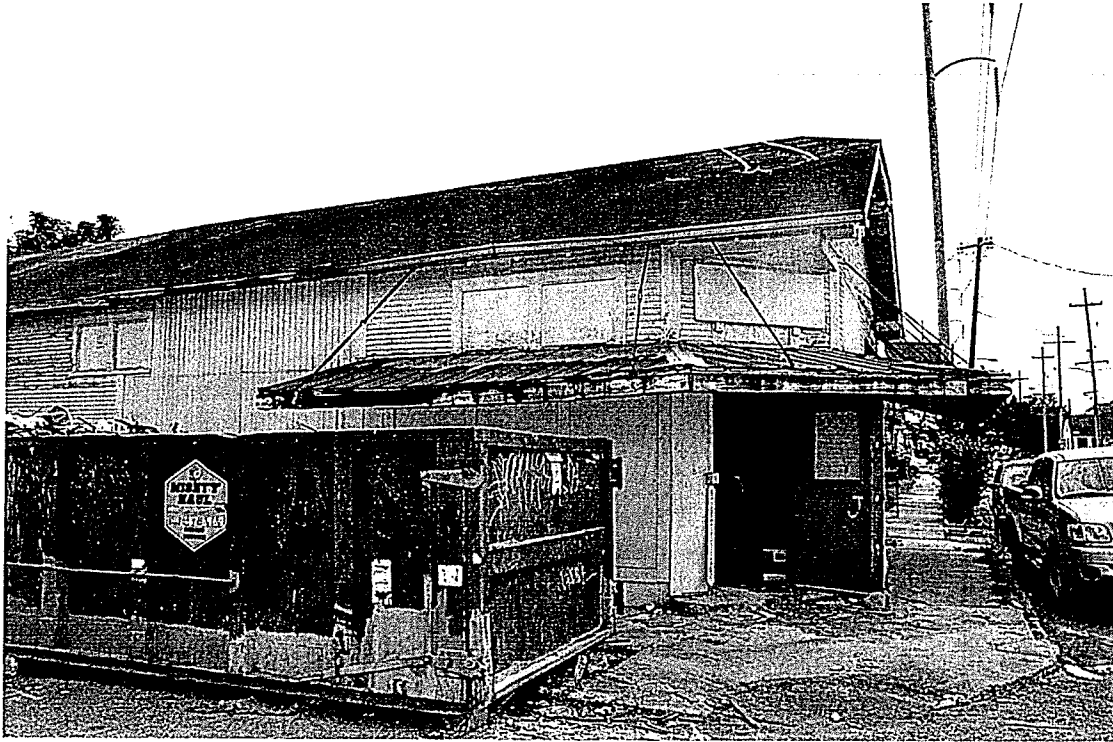


WILLOW STREET SIDE ELEVATION



GENERAL OGDEN STREET ELEVATION

JOHN C. WILLIAMS ARCHITECTS LLC



GENERAL OGDEN STREET ELEVATION

October 14, 2014

OCT20'14 02:41PM

City Council Person, Susan Guidry (District A)
The City Council, City of New Orleans
The Planning Commission, City of New Orleans

Re: Re-Zoning of 8800 block of Willow Street

Dear Sir or Madam,

We the following residents of the 8800 block of Willow Street in the City of New Orleans would like to submit this petition to the New Orleans City Council and The Planning Commission of The City of New Orleans.

We, the residents of this block in an area bounded by Willow, General Ogden, Eagle and Plum Streets would like to state our opposition to the rezoning of our neighborhood to accommodate a restaurant and/or commissary/commercial food preparation facility.

We feel that the proposed use would seriously compromise the quality of life and atmosphere of an area that is currently residential and occupied primarily by families and single family residences. We would like to submit the following reasons for our opposition to this zoning change.

- (1) As stated, this neighborhood is residential community and has been so for over a generation. It is occupied by a predominately African-american households whose homes have been passed from one generation to the next. We feel the introduction of a commercial food kitchen would encumber this neighborhood with many of the problems associated with a high volume cooking facility while offering no benefit to the community. We believe that this would be an affront to this working class neighborhood which has struggled to return after Hurricane Katrina.
- (2) We have complained in the past, to no avail, about an Alcoholic Beverage Outlet (Bar) which currently exists in the neighborhood. We would prefer not to have the residential atmosphere further deteriorated by a commercial outlet which would bring an entirely new set of problems
- (3) With the recent development of Oak St., we have seen an increase in vehicular and pedestrian traffic. Introducing this commercial facility, will increase this traffic even more and exacerbate the problems of residents' without off-street parking.
- (4) Our neighborhood has a high percentage of Senior Citizens. We believe the parking and transportation issues will be a greater burden and nuisance upon these citizens.
- (5) Our opposition to this proposed use is based upon the following tangible effects that the facility will bring:
 - A) *Effects of continuous cooking on the site - Smells cooking food, odors from storage of trash and waste*
 - B) *Traffic Effects - Deliveries and pick-up. Employees parking, vendors, salespeople, etc.*
 - C) *Property Values - This type of commercial business will lead to lower property values and ability to sell their residential property.*
 - D) *Effects of increase pests. Rodents, flies, and gnats associated with food disposal and retention.*

We the residents of the 8800 block of Willow Street oppose the re-zoning of our neighborhood and would appreciate if the owner would consider locating this business in another area that is zoned for this type of business. We believe that there are ample other options available other than forcing this type of commercial facility in a residential neighborhood.

A PETITION FROM RESIDENTS WHO ARE AGAINST THE

"KITCHEN COMMISSARY" BUSINESS ON

8837 WILLOW STREET

Name	Address	Years of Homeownership	
1. Antoinette Joseph Square	8823 Willow St.	11 years	Against ZONING change
2. Mr. Daniel [unclear]	1341 Foxey Place.	45 years	Against zoning change
3. Leo Lee	8818 Willow St	57 years	against zoning
4. Ms Norma L. [unclear]	8820 Willow St	50 years	Against zoning kitchen
5. Charles & Keady	8821 Plum St	70 years	AGAINST
6. Joyce R. Cunningham	8709 + 116 Willow	56 years	Against
7. Gertrude Rowell	1517 Eagle St	50 years	against
8. Harry S Walker	8705 Willow St	3 yrs	against
9. Arthur [unclear]	8727 Willow St	44 yrs	against
10. J. E. [unclear] (Haley)	8724 Willow St	Life	42 yrs against
11. Joe W. [unclear]	8825 Willow St	48 years	AGAINST
12. Brookie Jackson	8825 Willow St	62 years	AGAINST
13. Mildred Sanders	8734 Plum St.	54 years	Against
14. Jennie Keshell	8739 Plum	8 yrs	against
15. B. [unclear]	8809 Willow	7 years	against

16. Martha Campbell 8719 Jannette St 20 yrs. ^{against} ^{30 yrs} ^{AGAINST}
17. THOMAS A. ARANA JR. 8725 JEANNETTE ST 26 YRS AGAINST
18. June M Jones 1602 Eagle St 72 yrs. against
19. Mrs + Mrs Daidy Lang 1716 Eagle 42 yrs against
20. Kyril Howard 9023 Cohn St. Against
21. Andrew F. ~~Woods~~ 8813 Willow St. 2 1/2 yrs
22. Mrs. Jean Skinner 1387 Eagle 40 years
23. Mrs. Juliette Day 8806 Willow St. 20 years
24. Mrs. Ellen Hansen 8819 Willow St. 25 years
25. Phylis Scott 1421 Monroe street 45 years
26. Perry Ward 1212 Eagle street 813-7000
27. Joseph Doyle 8526 Willow street 861-1150
28. Dorothy La Cour 8439 Willow St 861-0980
29. James A. Crowl 1424 Juliet St 861-9895
30. Baldwin Skinner 1337 EAGLE 32 YEARS
31. Daniel W. Jackson 8938 Jannette St 8 years
32. Donald Jackson 1521 Concord St 50 years
33. Louis Brock 8825 Cohn St 20 YEARS
34. Shanty Brown 8422 Willow St 435-5688
35. Jennifer Lewis 1434 Camborne St. N.O.M.
36. Nella Warren 8319 Willow St
37. Trina Boyd 1444 Conbone St. 861-1784

A PETITION FROM RESIDENTS WHO ARE AGAINST THE

"KITCHEN COMMISSARY" BUSINESS ON

8837 WILLOW STREET

Name	Address	Years of Homeownership
38 Mr. Wilson Johnson	8734/8736 Plum St.	70 yrs
39 Mrs. Maura Barton	8326 Willow St	17 y 125
40 Euny Murray	1816 Holly Grove St.	35 yrs
41 Jeanne Raphael	8739 Plum St.	8 yrs
42 Maple Fairley Stiles	8943 Genette St.	12 yrs
43 Evra Solomon	8321 Green St	44 yrs
44 Hanny Martin	1425 Gen. Ogden St	5 yrs.
45 Carrie Davis	8933 Jeannette St	16 yrs
46 Irene Green	8639 Jeannette St	41 yrs
47 Rosa Costa (Sarkis)	1340 Eagle St	35 yrs
48 Antoinette Joseph-Square	8823 Willow St.	11 yrs ?
49 JOAN SKINNER	1337 EAGLE ST.	45 yrs ?
50 Juliette Day	8306 Willow St	20 yrs ?
51 Thomas Kelley	5701 Lembar St - 575-6356	
52 Vanasha Monroe	1520 Juliet St - 504/8610228	

A PETITION FROM RESIDENTS WHO ARE AGAINST THE

"KITCHEN COMMISSARY" BUSINESS ON

8837 WILLOW STREET

Name	Address	Years of Homeownership
53. Newton Powell	8510 Willow St	53 yrs - Against
54. Jack Powell	8433 Plum St	35 yrs Against
55. Mary H. Johnson	8525 Plum St	45 yrs Against
56. Sanja Blye	8530 Plum ST	7 years Against
57. William Murphy	8517 Plum St	3 yrs Against
58. Francine Behr	8521 Plum St.	35 Ag Against
59. Nancy Ambrose	8688 Plum street	50 years
60. Reginald Dorsey	1522 Joliet street	
61. Betty Guffin	1317 Monroe street	8 years
62. Tim Adams	809 Dante St.	AGAINST 32 years
63. Darin H. Williams	1602 Leonidas St.	43 years ^{Against}
64. Willie Rouns	8940 Willow St	17 yrs.
65. William Zampa	1323 Fern Rypl	6 yrs
66. Grace G.D.	1303 Ferry Pl	200 years
67. Sandra Franklin	1223 Gen. Ogden St	14 yrs.
68. Sherris Lewis	1314 Gen Ogden	10 yrs
69. Rita Weaver	1315 Gen Ogden	79 yrs

A PETITION FROM RESIDENTS WHO ARE AGAINST THE
"KITCHEN COMMISSARY" BUSINESS ON
8837 Willow Street.

<u>Name:</u>	<u>Address:</u>	<u>Years of Homeownership:</u>
70. Wendell Martin	1312 Ferry Place	5 yrs
71. Kerry R. Gross	1305 Ferry Place	5 yrs
72. Mario Sterling	1327 Ferry Place	
73. Lewon Forest	1328 Ferry Pl	5 yrs
74. LESA JACKSON	1319 Ferry Pl	5 yrs
75. Wandell Smith	1331 Ferry Pl.	4 years
76. Waeli Hone	1355 Ferry Pl	8 yrs
77. Shirley Franklin	8941 Willow St	
78. Sabriha Jacks	8931 Willow St.	

79. Erial King 1324 Ferry Pl

80. Vontrell Silas 1304 Ferry Pl 5 yrs

81. Monica Simmons 25 years

82. Karl Taylor 1819 Apt B Gen Ogden 1 yr

83. Mary Mark 8840 Willow

84. Mary Jordan 1309 Gen. Ogden St. 61 yrs.

85. Lawana E. Jordan 1307-11 Gen. Ogden St. 58 yrs.

86. Ms. Clair Hall 8819 Willow St N.O. (3 yrs. CA 70118)

87. Marjorie M Bass 1224 Eagle 43 yrs

Mr & Mrs Irina Fortin 8630 Willow St 10 years

Ms Cheryl H Shaw 8624-26 Willow 17 years

Ms. Tashica Barnes 8623 Willow 17 yrs

Mr. Samuel Hayden 8617 Willow St. 48 yrs.

Rev. Dennis Hampton 8908 Willow St.

Joyce Jackson

8825 Willow St.

New Orleans, LA. 70118

October 19, 2014

To Whom It May Concern:

My name is Joyce Jackson and I live at 8225-27 Willow St. My parents purchased this house in 1969. When we moved here, it was a neighborhood full of families and kids, whom all became very close friends and an extension of one another. We also had a one other thing, a corner store, at the corner of Willow and General Ogden streets. It was convenient, accessible, easy and an asset to the community.

I truly believe in the city of New Orleans growing and improving but, at the same time, I would like some things to stay the same. For example, I would like to see the building, at the corner of Willow and General Ogden streets, used for purposes that would be beneficial to the families currently residing in the neighborhood. Additionally, it would be ideal to see a business that would enhance community involvement and be a resource for those who presently resided in the neighborhood and will endure the test of time for future generations to come. These are some of the traits and characteristics the previous business held, before it was destroyed due to Hurricane Katrina.

Sincerely,

Joyce Jackson

Joyce Jackson

8825 Willow St.

New Orleans, LA. 70118

October 19, 2014

To Whom It May Concern:

In the event zoning changes are approved that the lot on the corner of Willow and General Ogden streets, the following would be my concerns:

- Kids who get on and off the bus at that location
- Potent smells or odors
- Hours of operation
- Parking
- Transient environment
- Pest control
- Garbage
- Fire

Thank You,

Joyce Jackson

Norma Davis

8820 Willow Street

New Orleans, LA 70118

October 20, 2014

To whom it may concern:

My name is Norma Davis; I live at the above address. My neighborhood and property has so many sentimental values and memories for me and family. My home has been in my family for over 60 years.

Yes, I have seen businesses come in the community that has been beneficial to the community yet, some have not.

I respect that the community is changing and new businesses are evolving. My concerns are the misleading calling of this business as the "Carrollton Commissary". Leading the community to believe a commissary for the community; not for a prep kitchen.

There are so many commercial vacant properties that can house and accommodate an industrial kitchen of this type. A venue of this nature will bring traffic, rodents and reduce parking for our own residents.

Is this truly transparent?

Sincerely,

Norma Davis

Community List of Requests

1. Preserve Residential Parking
2. Provide Daily Trash Pick-up
3. Consistent Rodent/Pest Control
4. Business Hours no earlier than 5:00 a.m. and no later than 6:00 p.m.
5. Reserve space for School bus pick up and drop off
6. Limited truck traffic (no large trucks)
7. Limited trucks parking at one time
8. Covered dumpsters.

Community Meeting

October 7, 2014 @ 7:00 p.m.

Place: Prayer Tower Church 8708 Willow Street New Orleans, LA 70118
Rev. Jermaine R. Hampton, Sr.

Purpose of Meeting:

Discussion on the application for re-zoning of building at the corner of Willow and General Ogden Streets. Owner wants to convert building into a commissary kitchen. It will be a place for organization, persons or whoever needed a place to prepare food for their business or activities. This will not be a restaurant. She is applying for conditional use. There will also be two apartments in the rear section of the building.

Rev. Hampton facilitated the meeting. He called the meeting to order at 7:00 p.m. He explained his duties as facilitator and conducted the meeting very well. Rev. Marcelle offered prayer.

Rebecca Schultz, the new owner, was present with her architect. They outlined and explained the sketches, what the building would be like. They explained that as a commissary, companies will pay to be able to prepare their food and take it with them.

Concerns of the neighborhood:

Traffic – Schultz said the traffic should not be bad because there will be no more than 8 people at one time working in building. Neighbors not in agreement.

Smells/Odor – Homes will be overpowered by the different smells coming from the building.

Rodents – Preparation of food sure to bring unwanted animals and rodents to the area.

Business Hours – Time of operations

Precedent – Will this act be the beginning of other bigger businesses.

Participation – There were more than 50 people present. Whoever wanted to address issues in the meeting were allowed to express their opinions. Ms. Shultz answered the questions as well as she could. She promised to become a helpful part

of community. The meeting was very orderly. Neighbors were advised to write what they expected from Ms. Schultz. These letters are to be read by Rev. Hampton and others to prepare a packet for the zoning board.

Meeting ended on a high note. Refreshments were served.

CITY PLANNING COMMISSION PUBLIC HEARING NOTICE

TUESDAY, OCTOBER 28, 2014

PUBLIC HEARING: 1:30 P.M. CITY COUNCIL CHAMBER (CITY HALL - 1E07)

THE CITY PLANNING COMMISSION IN ACCORDANCE WITH PROVISIONS OF ARTICLE 16 OF THE COMPREHENSIVE ZONING ORDINANCE #4264 M.C.S., AS AMENDED, WILL HOLD A PUBLIC HEARING ON OCTOBER 28, 2014 IN THE CITY COUNCIL CHAMBER (CITY HALL - 1E07) ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW OF THE CITY OF NEW ORLEANS.

ZONING DOCKET 109/14 – Request by CARROLLTON COMMISSARY, LLC for a Zoning Change from an RD-2 Two-Family Residential District to a B-1A Neighborhood Business District, on Square 174, Lot 10, in the Seventh Municipal District, bounded by Willow, General Ogden, Jeannette, and Eagle Streets. The municipal address is 8837 WILLOW STREET. (PD 3)

Kyle Shelly | kylejshelly@gmail.com

CPCinfo

From: Glenn Vatshell <glenn@palateneworleans.com>
Sent: Thursday, October 23, 2014 9:35 AM
To: CPCinfo
Cc: Susan G. Guidry
Subject: Support for Zoning Docket 109/14

Hello,

I live and own a business at 8216-8220 Willow street.

I support the change of zoning at 8837 Willow St. to allow for the proposed commissary kitchen/rental units. I have heard and seen the proposal and feel that it would greatly enhance the ongoing revitalization of this area of Carrollton/Riverbend.

I have lived/worked on Willow Street for 10 years, and watched the building at 8837 Willow slowly deteriorate, becoming a corner for drug sales.

I am thrilled to see some one willing to renovate the building, creating a viable business/residential space, with the additional effort to restore the building to its former self.

That corner has been drug dealers area of operation, I belief that this zone change will eliminate the drug dealing while improving the overall appearance of neighborhood.

Thank you.



GLENN VATSHELL
Owner & Executive Chef
Palate New Orleans
o 504.864.2990
c 504.914.2661

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

CPCinfo

From: Lorraine LeBlanc <lalhawk@gmail.com>
Sent: Thursday, October 23, 2014 10:53 AM
To: CPCinfo
Cc: Susan G. Guidry
Subject: Support for Zoning Docket 109/14

To the Planning Commission:

I am a New Orleans native and a resident of the Carrollton area. I bought my home at 8318 Jeannette St. in April 2014 and I am pleased to live in a neighborhood that reflects the diversity of my home city in terms of my neighbors and the mix of residential properties and historically viable small, locally owned businesses.

I am writing to support the change of zoning at 8837 Willow St. to allow for the proposed commissary kitchen in what was, historically, been a business property. I have read the Planning Commission staff report and the attachments from neighbors as well as the architect's attachments.

Last night I heard Rebecca Shultz make a presentation on her plans to develop what was a derelict property into a productive neighborhood asset. A commissary kitchen provides a much needed city business while limiting neighborhood impact, since there will be no retail sales and a limited number of vehicles. This will be modern, purpose-built kitchen that will comply with food preparation codes regarding odor management, pest control and waste disposal. The neighborhood will benefit from having a reclaimed and upgraded structure managed by an owner who lives close by and is part of the community. This kind of investment is essential to the continued revitalization of my neighborhood.

It is my hope that you will give your support to the project.

Lorraine LeBlanc

8318 Jeannette St.

New Orleans, LA 70118

Cell 323-445-9290

Email lahawk@gmail.com

CPCinfo

From: Carole Kiehl <carolekiehl@hotmail.com>
Sent: Friday, October 24, 2014 11:55 AM
To: CPCinfo
Subject: "Zoning Docket 109/14 Commissary kitchen on Willow and General Ogden"

Dear Sir/Madam

I am writing to support the project to build a commissary kitchen in the building on the corner of Willow and General Ogden. I live in the neighborhood and would like to see this and any other derelict building restored to good use. I also support the mixed commercial and residential use of the building. While we may be a predominantly residential neighborhood, the community would benefit from the possibility of these buildings being used to support local small businesses and to provide employment. This corner is particularly bad for criminal and drug related activities and the steady flow of users of the kitchen would help to make the neighborhood safer for all of us. Thank you for your consideration.

Sincerely
Carole Kiehl
1520 Eagle Street
New Orleans
LA 70118

Sent from Windows Mail

CPCinfo

From: Joanna McAdam <joanna.k.mcadam@gmail.com>
Sent: Monday, October 27, 2014 9:22 PM
To: CPCinfo
Cc: Susan G. Guidry; Marc Folger; CAMILLA FRANKLIN
Subject: Zoning Docket 109/14 - Homeowners support

TO: City Planning Commission

Subject: Support for approval of zone change request

Reference: CPC Public Hearing, 10/28/2014, Zoning Docket 109/14

Members of the Commission:

We are unable to attend the hearing on the 10/28, but wanted to email to state our full support of the zoning change for 8837 Willow St.

We live at 8829 Willow St, two doors down from the corner property that is under rezoning consideration. There is a double shotgun rental in between our house and the corner property, so we arguably would be among those most directly affected by any activity on that property. We wholeheartedly welcome this business to our neighborhood.

The property has been blighted for as long as we can remember (we bought our house in 2004, and rented a block down Willow for a year and a half prior to that). A previous owner of the corner property stated his intentions to open a corner store, which would be among our last choices of businesses to live near. We welcome the idea of a viable business in that space but definitely not a corner store, and, having dealt with noise issues from another business at that intersection, would strongly prefer a business that is not open at night.

The culinary business proposed by the owners is, in the absence of a community center or something similar, the most neighborhood-friendly solution we could imagine. They would only be open during the day, their type of business is not typically loud, the car traffic would be limited to the people cooking that day, and, most importantly, it would be a new small business (a good thing in and of itself) that is making a blighted property viable again. Our neighborhood could only benefit from this.

While some may be opposed to this business because they had hopes that a neighborhood center of some sort would move into that space, the sad fact is, that property has been little more than a canvas for graffiti for the better part of a decade. If someone was going to develop that property into a community or senior center, they would have done so by now.

It is our opinion that the addition of this business would be in the best interest of our neighborhood, and humbly request that the zoning change request be granted.

Warmest regards,

Joanna McAdam &
Kevin (Marc) Folger
8829 Willow St
New Orleans, LA 70118

Mobile: 504-264-7486

