

Semi-Monthly Zoning Meeting
Tuesday, April 14, 2015

CPC Deadline: 05/29/15
CC Deadline: 06/30/15
Council District: B
Councilmember: Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 030/15

Prepared by: Kelly Butler
Date: April 7, 2015

I. GENERAL INFORMATION

Applicant: GEOCOR PROPERTIES, LLC

Request: This is a request for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption at a standard restaurant in a B-1A Neighborhood Business District).

Location: The petitioned property is located on Square 578, Lots 18 and 19, in the First Municipal District, bounded by Banks, South Dorgenois, South Rocheblave and Palmyra Streets. The municipal address is 2549 Banks Street. (PD-4)

Description: The petitioned site is located on the downtown riverside of Banks Street at the intersection of South Dorgenois Street in lower Mid-City within two blocks of the Southeast Louisiana Veterans Health Care System Medical Center site. The site comprises a rectangular-shaped lot with a total area of approximately three thousand two hundred fifty-two (3,252) square feet. The restaurant would occupy approximately two thousand two hundred seventy (2,270) square feet of floor area. The site is developed with a two-story structure that currently contains office space, three (3) residential units and vacant space where the proposed restaurant will be on the first floor and office space on the second floor. There is no off-street parking provided on the site.

Why is City Planning Commission action required?

Alcoholic beverage service at a standard restaurant is a conditional use according to **Article 5, Section 5.5.5 (20) Conditional Uses**. The City Planning Commission is required to make a recommendation on all conditional use requests prior to City Council action, in accordance with **Article 16, Section 16.6.4 Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

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

Zoning

The petitioned site is located in a B-1A Neighborhood Business District that includes most properties with frontage on Banks Street between S. Dorgenois and S. Broad Streets. The B-1A Neighborhood Business District extends beyond S. Dorgenois towards the river to include two more properties, one of which is the subject site. Continuing on Banks Street, there is a large RD-3 Two-Family Residential District that extends to the downriver side and an HI Heavy Industrial District on the upriver side of Banks Street. There is a C-1A General Commercial District located one and one-half (1 ½) blocks from the subject site that extends along Broad Street between Tulane Avenue and Conti Street.

Land Use

The petitioned site is located on the first floor of a two-story mixed-use, commercial and residential building. It is located next to another mixed use office and residential building. The remainder of the square is occupied by residential uses. Across Banks Street are a standard restaurant, a large vacant industrial building, and residential structures. The subject site is one block from the edge of the University Medical Center, located between Canal Street and Tulane Avenue.

Alcoholic Beverage Outlets

There are approximately eight (8) alcoholic beverage outlets within three blocks of the petitioned site.¹

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

Zoning History

1929 – ‘F’ Commercial District
1953 – ‘F’ Regional Shopping District
1970 – B-1A Neighborhood Business District
Current – B-1A Neighborhood Business District

Land Use

1929 –Commercial
1949 –Commercial
1999 –Commercial²

¹ Map provided by the Department of Finance shows location of alcoholic beverage outlets and is attached to this report.

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 the following zoning actions within five (5) blocks of the subject site in the past five years.

ZONING DOCKET 121-14 was a request for a conditional use to permit a child care center over 5,000 square feet in floor area in a B-1A Neighborhood Business District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is 1/2 block from the petitioned site.*

Zoning Docket 95-14 was a request for a zoning change from an RD-3 Two-Family Residential District to an RM-2 Multiple-Family Residential District. The City Planning Commission vote resulted in no legal majority. The request has not been considered by the City Council at the time of this report. *The location is three blocks from the subject site.*

Zoning Docket 59-14 was a request for a zoning change from an RD-3 Two-Family Residential District to a C-1A General Commercial District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is three blocks from the subject site.*

Zoning Docket 77-13 was a request for a Conditional Use to permit a cocktail lounge in a C-1A General Commercial District and the Inner-City Urban Corridor Overlay District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is three blocks from the subject site.*

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

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

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

10.3A.5. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The subject site is within the impacted area.*

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

Zoning Docket 93-10 was a request for an Amendment to Calendar Ordinance No. 28,099 (ZD 40/10, a conditional use to permit a multiple-family dwelling greater than 10,000 square feet in area in a C-1A General Commercial District) to permit the inclusion of an additional lot and other modifications to the site plan. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is four blocks from the subject site*

Zoning Docket 40-10 was a request for a Conditional Use to permit a multiple-family dwelling greater than 10,000 square feet in area in a C-1A General Commercial District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is four blocks from the subject site.*

These recent zoning actions in the vicinity of the subject site include examples of requests for text amendments, zoning changes and conditional uses to permit a child care center, residential uses, and a cocktail lounge. These actions, which have been supported by the City Planning Commission and the City Council, do not show evidence of a discernable trend in zoning actions.

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

The subject site is a rectangular lot with frontage on Banks Street and S. Dorgenois Street. The site is located on a single lot that is twenty five feet eleven inches (25’ 11”) in width, one hundred eight feet (108’) in depth, for an approximate lot area of 3,252 square feet. An existing two-story building measuring approximately twenty four feet three inches (24’ 3”) in width for the first fifty three feet ten inches (53’ 10”) and twenty four feet eleven inches (24’ 11”) for the remaining forty eight feet eight inches (48’ 8”) with one hundred two feet and six inches (102’ 6”) in depth on the first floor. The overall floor area of the proposed restaurant is two thousand two hundred seventy (2,270) square feet. The applicant would like to open a standard restaurant with the sale of alcoholic beverages in conjunction with meal service.

The proposed restaurant will consist of a general seating area for one hundred twenty (120) patrons at two-top tables, four-top tables, a counter, and a holding bar³, a kitchen, a prep kitchen, a video poker room, an office and two restrooms. The second floor of the structure extends only from the front of the property along the first fifty three feet ten inches (53' 10") of the building and will serve as office space for a separate tenant. The office use of the building is not in consideration for the purpose of this application. The entire structure contains approximately three thousand seventy-five (3,575) square feet.

Operational Standards

In an email to staff, the applicant has indicated that the hours of operation for the restaurant will be 10:00 a.m. through 10:00 p.m. on weekdays and 10:00 a.m. through 11:00 p.m. on the weekends and may expand to include breakfast hours if the market supports an earlier opening. The staff believes that these hours of operation are reasonable and consistent with restaurants elsewhere in the City, and consistent with previous Conditional Use approvals. To ensure that this restaurant operates within the requirements for alcoholic beverage outlets and does not disturb nearby uses, the staff recommends the following performance standards:

- Alcoholic beverage service for consumption on premises shall only be in combination with food service. Food and non-alcoholic beverage service shall comprise at least fifty percent (50%) of the revenue for the restaurant and a full food menu shall be available at all times that the restaurant is open.
- The restaurant shall operate only between the hours of 7:00 a.m. and 11:00 p.m., Monday through Sunday.
- Live music shall be prohibited. Music of any kind shall not be projected to the exterior of the restaurant or building.

Landscaping & Encroachments

The applicant has not submitted a landscape plan for the site. To ensure the site is landscaped, as deemed appropriate by the Department of Parks and Parkways, and the site obtains the appropriate approval from the Department of Property Management Division of Real Estate and Records for the encroachments, the staff recommends the following provisos:

- The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.

³ On the plans submitted, a one hundred twenty (120) person capacity is printed on the submitted floor plan; however, fifty-three (53) seats are detailed on the plan. Actual seating capacity will be limited by building code and fire marshal standards.

- The applicant shall provide for the installation of landscaping along the site's public rights-of-way, subject to the review and approval of the staff of the Department of Parks and Parkways and the staff of the City Planning Commission.

Signage

The submitted plans did not indicate a signage plan. To ensure such signage meets the Comprehensive Zoning Ordinance requirements, the staff recommends the following proviso relative to signage. Additionally, to ensure the site is not encouraged to include the advertisement of the sale of alcoholic beverages visible from the right-of-way, the staff recommends the following proviso in regards to signage.

- The applicant shall submit all proposed exterior signage in accordance with the requirements of **Article 5, Section 5.5.6 Permitted Signs** and **Article 10, Section 10.3A.6 Design Review Standards** of the Comprehensive Zoning Ordinance, subject to the review and approval of the staff of the City Planning Commission. No signage promoting alcoholic beverages or video poker shall be permitted on the exterior of the building or visible from the exterior of the building.

Litter Abatement

The applicant has indicated that trash will be stored on the side of the building behind a locked gate. A dumpster location/trash storage area that addresses the needs of the restaurant will need to be designated on the site plan. Trash receptacles shall be kept out of view from the public right-of-way and shall be moved curbside for pickup only at designated time of trash pickup. At no time should the trash receptacles be stored within the public right-of-way. The applicant shall conduct a daily litter abatement program, which shall include clearing of all litter from the sidewalks adjacent to the property and periodic cleaning of the street right-of-way.

- The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall include 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 street rights-of-way. The name and phone number of the owner/operator shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.
- The applicant shall indicate the location of dumpsters or trash storage containers on the site plan for final approval. At no time other than during trash pick-up shall trash be visible from the public right-of-way.

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?

Streets

The rectangular lot has its primary frontage on Banks Street and secondary frontage on S. Dorgenois Street. Banks Street, which is designated as a local street, is a divided two-way, four lane street that carries two travel lanes and a parking lane in both lake-bound and river-bound directions. Banks Street begins at the intersection of S. Rocheblave St, which is one block from the proposed restaurant, and traverses in a northwest direction transecting the major intersections of S. Broad Street, Jefferson Davis Parkway and Carrollton Avenue. Banks Street ends at the Ponchartrain Expressway. It carries moderate-to-heavy volumes of traffic throughout the day, with peaks during morning and evening commuting times.

S. Dorgenois is a two-way, two lane street carrying one travel lane and a parking lane in both upriver and downriver directions. Designated as a collector street, it carries traffic traveling through the Mid-City neighborhood. Traffic levels on S. Dorgenois Street are moderate, but the street is somewhat narrow for a two-way street, so congestion can occur at some points as vehicles traveling in opposite directions attempt to pass each other.

Off-Street Parking and Loading

The proposal is fully compliant with the off-street parking requirements of the B-1A District. The B-1A District does not require the provision of off-street parking for commercial uses with less than 5,000 square feet of floor area⁴, so no parking is required for the 2,270 square foot restaurant.

Traffic impact of the sale of alcoholic beverages at the proposed restaurant

The proposed restaurant is a permitted use in the B-1A District. Like the other restaurants in the Banks Street corridor, it will likely be patronized by both residents of the immediately surrounding area, who might walk to the site, and people traveling to the site from more distant locations. Those customers driving to the site will primarily park on the surrounding streets, and will contribute to marginal increases in traffic and demand for parking on those surrounding streets.

The sale of alcoholic beverages at the restaurant for on-premises consumption with meals would not affect the level of traffic the restaurant generates. Customers will be motivated to dine at the restaurant based on the quality of its cuisine, not whether or not it serves alcoholic beverages, so the restaurant should generate essentially the same level of traffic regardless of whether or not it sells alcoholic beverages. The granting of the conditional

⁴ Article 5, Section 5.5.8(1)(a) of the Comprehensive Zoning Ordinance

use would simply allow the restaurant's customers to enjoy alcoholic beverage with their meals, but it would not otherwise affect the restaurant's operational characteristics.

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

The request was considered by the Planning Advisory Committee on March 25, 2015. The representative from the Department of Property Management Division of Real Estate and Records indicated that further review is required to address encroachments in the public right-of-way. The representative from the Department of Parks and Parkways indicated that landscaping should be included where possible along the public right-of-way. The committee passed a motion of no objection, subject to further review by the City Planning Commission, the Department of Property Management Division of Real Estate and Records, and the Department of Parks and Parkways.

Concerns regarding encroachments within the public right-of-way have been addressed in the Design Review section.

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

In most instances, the sale of alcoholic beverages with meals in a standard restaurant has few, if any, negative impacts on nearby properties. At most standard restaurants, alcoholic beverages are served only with meals and the consumption of those beverages is no different in impact than the consumption of non-alcoholic beverages. The sale of alcoholic beverages at standard restaurants is only problematic when a business identifies itself as a standard restaurant for licensing purposes but actually assumes the operational characteristics of a cocktail lounge, which can include the sale of alcoholic beverages without meals, late operating hours, and exterior signage advertising alcohol sales. This potential for the restaurant at the subject site to operate as a de facto cocktail lounge can be addressed through the imposition and enforcement of provisos governing the operational characteristics of the business. These provisos should mitigate the impact of alcoholic beverage sales at the restaurant, ensuring that the levels of noise, litter, and other activity the restaurant produces when selling alcoholic beverages with meals are no greater than they would be without the sale of alcoholic beverages.

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

The request is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan, in portions of the petitioned site designated as "Residential Low Density Pre-War". The goal, range of uses and development character for this designation are copied on the next page:

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. Maximum density of 24 units/acre.

The Residential Low Density Pre-War Land Use designation allows for business uses where a former commercial use can be verified. The structure on the site was historically occupied by a commercial use. However, the Master Plan does not address the issue of alcoholic beverage service as an accessory use in the Residential Low Density Pre-War Designation. As long as the proposal is not in conflict with the Master Plan, the decision whether or not to grant a Conditional Use may be made on a case-by-case basis.

IV. SUMMARY

Zoning Docket 030/15 is a request for a conditional use to allow the sale of alcoholic beverages at a new standard restaurant, The Melt, that is to be located on Banks Street at the intersection of S. Dorgenois Street. The restaurant will occupy the first floor of an existing two story mixed-use building. The staff generally believes that the sale of alcoholic beverages is acceptable in standard restaurants and that it does not cause restaurants to produce greater levels of noise, activity, traffic, or demand for parking than they would otherwise have. The sale of alcoholic beverages at a standard restaurant is only problematic when a restaurant actually assumes the operational characteristics of a cocktail lounge rather than a restaurant. To ensure that this does not occur at the subject site, the staff recommends the imposition of several standard provisos limiting the restaurants hours of operation, allowing alcohol to be served only with meals, and other provisos that should mitigate any adverse impacts on nearby properties. The request is consistent with the *Plan for the 21st Century: New Orleans 2030 Plan*.

V. PRELIMINARY STAFF RECOMMENDATION⁵

The CPC staff recommends **APPROVAL** of Zoning Docket 030/15, a request for a conditional use to permit the sale of alcoholic beverages for on-premises consumption at a restaurant in a B-1A Neighborhood Business District, subject to nine (9) provisos:

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. Alcoholic beverage service for consumption on premises shall only be in combination with food service. Food and non-alcoholic beverage service shall comprise at least fifty percent (50%) of the revenue for the restaurant and a full food menu shall be available at all times that the restaurant is open.
3. The restaurant shall operate only between the hours of 7:00 a.m. and 11:00 p.m., Monday through Sunday.
4. Live music shall be prohibited. Music of any kind shall not be projected to the exterior of the restaurant or building.
5. The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management, Office of Real Estate and Records.
6. The applicant shall provide for the installation of landscaping along the site's public rights-of-way, subject to the review and approval of the staff of the Department of Parks and Parkways and the staff of the City Planning Commission.
7. The applicant shall submit all proposed exterior signage in accordance with the requirements of **Article 5, Section 5.5.6 Permitted Signs** and **Article 10, Section 10.3A.6 Design Review Standards** of the Comprehensive Zoning Ordinance, subject to the review and approval of the staff of the City Planning Commission. No signage promoting alcoholic beverages or video poker shall be permitted on the exterior of the building or visible from the exterior of the building.
8. The applicant shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall include the stated location of

⁵ The recommendation is subject to change by the City Planning Commission

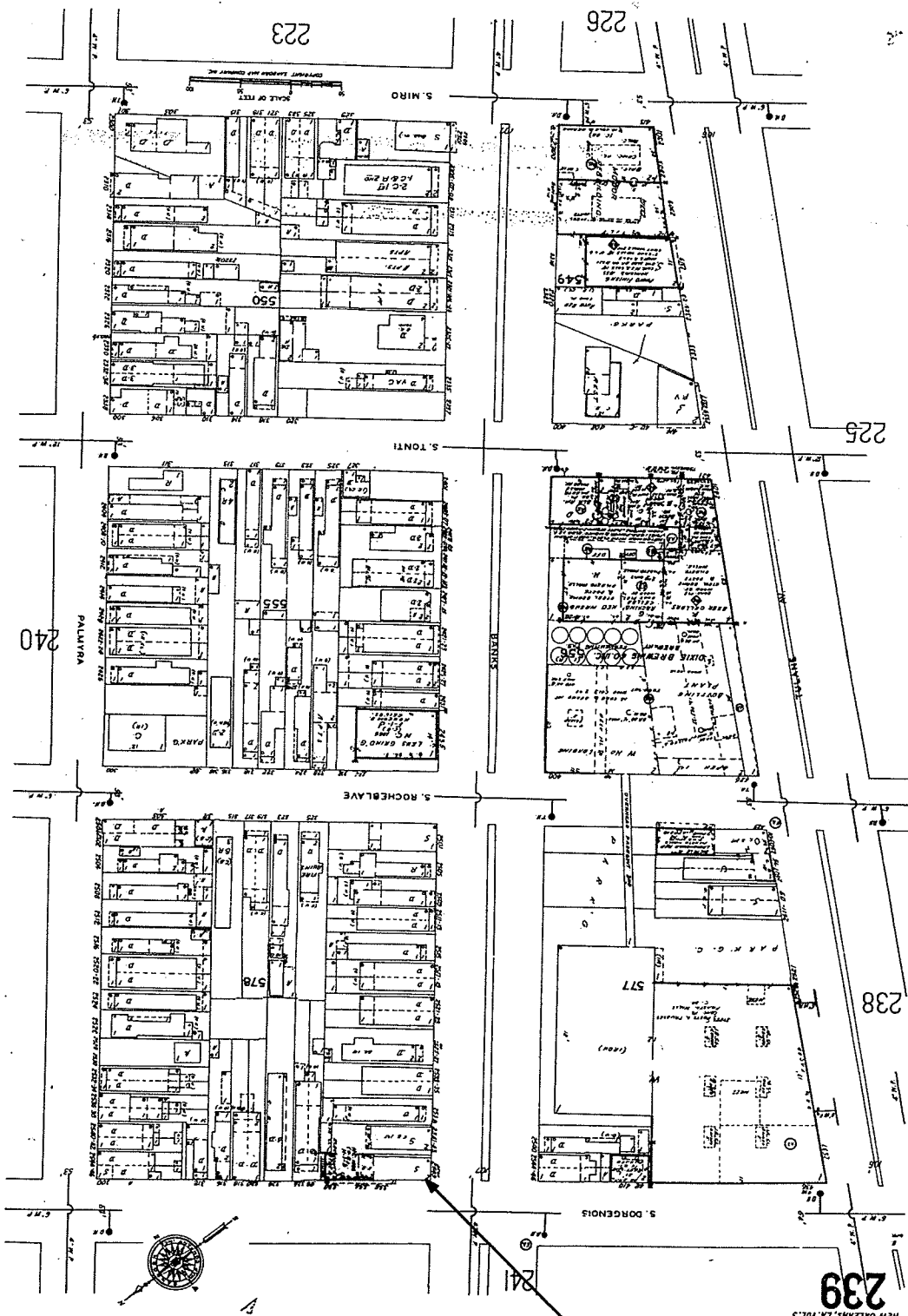
trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and street rights-of-way. The name and phone number of the owner/operator shall be included in this letter to be kept on file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

9. The applicant shall indicate the location of dumpsters or trash storage containers on the site plan for final approval. At no time other than during trash pick-up shall trash be visible from the public right-of-way.

VI. REASONS FOR RECOMMENDATION

1. Those negative impacts that are sometimes associated with the sale of alcoholic beverages for on-premises consumption can be sufficiently mitigated through the compliance with the recommended operational standards.
2. The proposed use is compatible with the mix of commercial uses in the B-1A Neighborhood Business District in which it is proposed.

- 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.



ZONING DOCKET
030-15

239
NEW ORLEANS, LA 70113


NEIGHBORHOOD PARTICIPATION PLAN
SUMMARY REPORT

Melt

2549 Banks Street
New Orleans, LA
GEOCOR PROPERTIES, LLC and KAIROS CONCEPTS, LLC
APPLICATION FOR CHANGE IN CONDITIONAL USE

I. NOTIFICATION OF NEIGHBORS, Etc.

Legal counsel acquired the list of names of all neighbors and associations that needed to be invited to the NPP meeting from the CPC staff. Each and every one was sent a letter via US Mail notifying them of the date and time of the meeting and stating the following:



GeoCor Properties, L.L.C.
PROPERTY MANAGEMENT
1525 AIRLINE DRIVE, METAIRIE, LA 70001
(Phone) 504.835.3232 (Fax) 504.324.4887

December 16, 2014

To all of our neighbors at
2549 Banks St.

RE: You're Invited!!!

Dear Neighbor,

GEOCOR PROPERTIES, LLC and KAIROS CONCEPTS, LLC invite you to a Neighborhood
Participation Meeting at:

2549 Banks St.

Tuesday, January 6, 2015
6pm

GEOCOR PROPERTIES, LLC and KAIROS CONCEPTS, LLC are applying to the City Planning Commission and City Council to establish a restaurant with alcohol under a Conditional Use Ordinance at the property at 2549 Banks St.

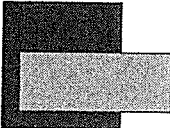
We will be revealing the designs and plans at this meeting. If you cannot attend, you may obtain the information after the meeting date by email to geocor@luckycoin.net. Come be an informed neighbor.

Any changes or updates will be sent to requestors via email.

Your neighbor,
GEOCOR PROPERTIES, LLC

A sample of the letter invitation appears above. Letters were mailed on or about December 16, 2014.

In addition, a flyer was posted on the premises for one week prior to the meeting, inviting patrons and neighbors to attend. A copy of the flyer posted appears below.



GeoCor Properties, L.L.C.
PROPERTY MANAGEMENT
1525 AIRLINE DRIVE, METAIRIE, LA 70001
(Phone) 504.835.3232 (Fax) 504.324.4667

NOTICE
Neighborhood Participation Meeting

GEOCOR PROPERTIES, LLC and KAIROS CONCEPTS, LLC
invite you to a Neighborhood Participation Meeting at:

2549 Banks St.

Tuesday, January 6, 2015
6pm

GEOCOR PROPERTIES, LLC and KAIROS CONCEPTS, LLC are applying to the City Planning Commission and City Council to establish a restaurant with alcohol under a Conditional Use Ordinance at the property at 2549 Banks St.

We will be revealing the designs and plans at this meeting. If you cannot attend, you may obtain the information after the meeting date by email to geocor@luckycoin.net. Come be an informed neighbor.

II. MEETING

The NPP meeting was held on the subject premises on schedule. Four persons attended, although one did not sign in. Three additional persons came early, took information and left. They did not sign in and indicated that they worked in the neighborhood, but did not live in the neighborhood. The meeting started approximately 6:08 pm. Counsel explained that the application was to establish a full service restaurant with alcohol and video poker.

Other presenters explained the menu and layout of the floorplan sketches. They also discussed the décor and interior look.

Video of the meeting will be provided upon request. A copy of the meeting agenda is attached.

III. COMMENTS AND QUESTIONS

- Q. The question was raised as to the plans for the exterior of the building.
- A. The response was given that there are no significant plans for the exterior except to clean and paint. There will be a sign, but there is no variance being requested on signage, as it is expected that the signage will meet zoning and all other codes.
- Q. The question was raised as to the use of the neighboring patio.
- A. The response was given that the door to the patio is for an emergency exit, and not for seating.
- A: The question was raised as to the duration of construction and opening date of the restaurant.
- Q: The answer was given that the project is expected to take 60-90 days of construction after approval of the CU and building permits. Opening is hoped for in May or June 2015.

Throughout the meeting, all attendees repeatedly expressed support for the project.

No person expressed any negative comments, nor was anyone opposed to the project.

One neighbor was unable to attend and was sent the information by email.
Two attendees have requested updates of any changes.

One update was sent to all requestors on Tuesday, January 20, 2015, showing a revised floor plan. (Submitted herewith.)

Submitted herewith are the documents displayed and distributed at the meeting.

IV. ADDITIONAL COMMUNICATIONS

On February 9, 2015, we accepted an invitation from the Mid-City Neighborhood Association to present the proposal to the group. The revised plans were presented. This went very well, with the only question being asked concerning the parking requirements. We explained that there was no plan to request a parking variance.

GEOCOR PROPERTIES, LLC AND KAIROS CONCEPTS, LLC
Community Participation Meeting
January 6, 2015

Are applying to the City Planning Commission and City Council for a Restaurant with a liquor license and Video Poker under the Conditional Use Ordinance.

There are no significant changes planned for the exterior of the property.

I. INTRODUCTION

Ask for sign-in – Notice: Meeting being recorded - Format

THOMAS ROBICHAUX

MILES TULLY, JR.

CASEY BIEHL

II. PURPOSE

A. Meeting is required whenever there is any change to a conditional use, such as we have here.

B. GEOCOR PROPERTIES, LLC and KAIROS CONCEPTS, LLC, d/b/a MELT are applying to allow a full service restaurant with bar which includes the sale of liquor for consumption on premises.

C. Restaurant Concept - MILES TULLY, JR. & CASEY BIEHL

1. Menu

2. Interior design - Page A-1

3. Clientele

4. Impact on Neighborhood

5. Hours of Operation (10a-10p) – possible breakfast at a later date

C. No significant changes to the exterior of the premises.

D. Signage as permitted – No variance being requested

E. Video Poker will be in a completely separate room.

III. QUESTIONS AND ANSWERS



What It's Worth

January 22, 2015

City of New Orleans City Planning Commission
1300 Perdido St., 7th Floor
New Orleans, LA 70112

Dear Commission –

I am writing to voice my support for the proposed café NOLA Melts at 2549 Banks Street. My husband and I own a residential property at 2525 Banks Street, just a few doors down from the site. Sadly, we ended up leaving New Orleans because of Hurricane Katrina, only two months after we had bought the property. We have held onto the property as it represents our faith in the continued re-development and renewal of our beloved NOLA.

From the start we have had great belief in the potential for the lower Banks Street neighborhood – and the opening of NOLA Melts would be a tremendous mark of progress towards the goal of revitalizing the area. The opportunities for the vicinity have grown exponentially with the hospital development – and NOLA Melts is exactly the type of business presence that would serve a thriving community!

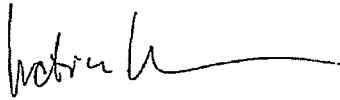
The representatives for the project have been exceptionally communicative with and inviting to the neighborhood residents and property owners – a fact that is appreciated immensely. They have clearly have a thorough and lucrative business plan. The opportunity is there and we would welcome NOLA Melts to the neighborhood and the block!

We are fortunate to be able to visit New Orleans often (I often have meetings there and of course Jazz Fest and Mardi Gras are required holidays!) from our new home in Portland, Oregon. When Melt Café is open we will certainly become loyal customers and help spread the word!

I would welcome the chance to speak with anyone from the Commission personally if I can offer any additional support. Many thanks for the incredibly vital work you are doing to help New Orleans tap its vast potential and unparalleled spirit. We deserve success with business like NOLA Melts!

Please feel free to reach out to me at any time. Again, thank you for your hard work on this project as well as all others.

Best regards,

A handwritten signature in black ink, appearing to read 'Lucretia Lyons', with a long horizontal flourish extending to the right.

Lucretia Lyons
President

Business Valuation Resources, LLC
lucretial@bvresources.com
971-322-5001
1000 SW Broadway, Ste. 1200
Portland, OR 97202

CC:
Thomas Ainsworth Robichaux
In-House Counsel
1525 Airline Dr.
Metairie, LA 70001

226 S. Dorgenois, LLC	5308 13Th Ave. Suite#133	Brooklyn NY 11219
2529-31 Palmyra St,Llc	5308 13Th Avenue 3133	Brooklyn NY 11219
2540-42 Palmyra Street LLC	5308 13Th Avenue #133	Brooklyn NY 11219
2544 Palmyra Street, LLC	5308 13Th Avenue #133	Brooklyn NY 11219
2544 Palmyra Street, LLC	5308 13Th Avenue #133	Brooklyn NY 11219
2601 L. L. C.	2735 Tulane Av.	New Orleans LA 70119
2601 L. L. C.	2601 Tulane Ave	New Orleans LA 70119
2601 L. L. C.	2601 Tulane Avenue	New Orleans LA 70119
2623 Banks Street LLC	5308 13Th Avenue #133	Brooklyn NY 11219
2623 Banks Street LLC	5308 13Th Avenue #133	Brooklyn NY 11219
Angulo Pedro A	6721 Milne Blvd	New Orleans LA 70124
Authority Of N O Housing	4100 Touro St	New Orleans LA 70122
Authority Of N O Housing	4100 Touro St	New Orleans LA 70122
Barabino Larry	4215 Van Ave	New Orleans 7 LA 0122
Barbarin Erkine L	812 Kathy St	Gretna LA 70056
Barrio Louis Et Al	2532 Palmyra St	New Orleans LA 70119

Benjamin Carolyn C	317-S Rocheblave St	New Orleans LA 70119
Carolyn C Benjamin	317-S Rocheblave St	New Orleans LA 70119
Clement Joseph W	222 Douglas Dr	New Orleans LA 70123
Coats Tyler S	2515 Banks St	New Orleans LA 70119
D M Snead	2626 Banks Street	New Orleans LA 70119
Dixie Brewing Co Inc	2401 Tulane Ave	New Orleans LA 70119
Donald Pryor	1300 Perdido St 5Th Floor	New Orleans LA 70112
Duncklee Malcolm D	2810 Se 31St Av.	Portland OR 97202
Ely Edwards Enterprises Inc	P.O.Box 57928	New Orleans LA 70157
Ely Edwards Enterprises Inc	P.O.Box 57928	New Orleans LA 70157
Erkine L Barbarin	812 Kathy St	Gretna LA 70056
Eunice M Sipp	2537 Palmyra Street	New Orleans LA 70119
Frank J Larre	617 Colbert St	Mandeville LA 70470
Frank J Larre	617 Colbert St	Mandeville LA 70470
Geocor Properties, LLC	701 Edwards Ave	New Orleans LA 70123
Geocor Properties, LLC	701 Edwards Ave	New Orleans LA 70123
Geocor Properties, LLC	701 Edwards Ave	New Orleans LA 70123

Glover Shelia 2524 Palmyra Street New Orleans LA 70119
Gregory D Guth 1618 New York St New Orleans LA 70122
Guaranty Savings Bank C/O Clay J Legros -- Atty 212 Veterans Bl Ste 100 Metairie LA 70005
Guaranty Savings Bank C/O Clay J Legros -- Atty 212 Veterans Bl Ste 100 Metairie LA 70005
Guth Gregory D 1618 New York St New Orleans LA 70122
Housing Authority Of N O 4100 Touro St New Orleans LA 70122
Howell Mary E 316 S. Dorgenois Street New Orleans LA 70119
James T Wilkerson C/O Kimberly M Pounds 3017 Amazon St New Orleans LA 70114
Jenmaddie Inc 6221 S. Claiborne Ave. #636 New Orleans LA 70128
Jenmaddie Inc 6221 S. Claiborne Ave. #636 New Orleans LA 70128
Jones Toni M 2539 Banks Street New Orleans LA 70119
Joseph H Robichaux 2104 Tulane Ave New Orleans 70112
Joseph H Robichaux 2104 Tulane Ave New Orleans LA 70112
Joseph Rollins P O Box 3505 Harvey LA 70058
Joseph W Clement 222 Douglas Dr New Orleans LA 70123
Joyce L Williams C/O D. R. Landholdings 3100 Cleary Ave Suite 3 Metairie LA 70002

June L Rivers 318 So Dorgenois Street New Orleans LA 70119
2601 L. L. C. 2601 Tulane Avenue New Orleans LA 70119
Lagarde Lion M P O Box 296 Westwego LA 70096
Larre Frank J 617 Colbert St Mandeville LA 70470
Larry Barabino 4215 Van Ave New Orleans LA 70122
Lemaire Nicole Y 409 Venus Mandeville LA 70471
Llon M Lagarde P O Box 296 Westwego LA 70096
Lopez Maria S 1934 Indiana St. Kenner LA 70062
Louis Barrio et al. 2532 Palmyra St New Orleans LA 70119
Malcolm D Duncklee 2810 Se 31St Av. Portland OR 97202
Margin Salvador A Jr 2220 Mandeville St New Orleans LA 70117
Maria S Lopez 1934 Indiana St. Kenner LA 70062
Marilyn J Rivera C/O Icarus Property Management LLC 500 N Causeway Blvd Metairie LA 70001
Mary E Howell 316 S. Dorgenois Street New Orleans LA 70119
New Orleans Fire Fighters Lcl 632 329 S Dorgenois St New Orleans LA 70119
New Orleans Redevelopment Authority 1409 Oretha Castle Haley Blvd New Orleans LA 70113-2230
Nicole Y Lemaire 409 Venus Mandeville LA 70471

No Brainer Investments, LLC	1222 Florida St	Mandeville LA 70448
No Brainer Investments, LLC	1222 Florida St	Mandiville LA 70448
Nora One LLC	365 Canal St Ste 2670	New Orleans LA 70130
Nora One LLC	365 Canal St Ste 2670	New Orleans LA 70130
Nora One, LLC	365 Canal St Ste. 2670	New Orleans LA 70130
Nora One, LLC	365 Canal St Ste. 2670	New Orleans LA 70130
Nora Two, LLC	5308 13Th Ave. Suite#133	Brooklyn NY 11219
Nora Two, LLC	5308 13th Ave. Suite#133	Brooklyn NY 11219
Odyssey House Louisiana Inc	1125 N Tonti St	New Orleans LA 70119
Orleans Fire Fighters Local 632 New	329 S Dorgenois St	New Orleans LA 70119
Orleans Redevelopment Authority New	1409 Oretha Castle Haley Bl	New Orleans LA 70113
P F Developers LLC	5308 13Th Av. Suite 133	Brooklyn NY 11219
P F Developers LLC	5308 13Th Av. Suite 133	Brooklyn 11219
Palmyra St,Llc 2529-31	5308 13Th Avenue 3133	Brooklyn NY 11219
Palmyra Street L.L.C 2540-42	5308 13th Avenue #133	Brooklyn NY 11219
Patrick E Smith	2607 Banks St.	New Orleans LA 70119

Paul Jr Sylvester C/O Michael Tessitore 3109 1/2 Lake Villa Dr Metairie LA 70002
Paul, Jr Sylvester C/O Michael Tessitore 3109 1/2 Lake Villa Dr Metairie LA 70002
Paul, Jr Sylvester P O Box 791110 New Orleans LA 70179
Pedro A Angulo 6721 Milne Blvd New Orleans LA 70124
Pedro A Angulo 6721 Milne Blvd New Orleans LA 70124
Pedro A Angulo 6721 Milne Blvd New Orleans LA 70124
Pedro A Angulo 6721 Milne Blvd New Orleans LA 70124
Pensco Trust Company 995 San Ramon Way Sacramento CA 95864
Pensco Trust Company 995 San Ramon Way Sacramento CA 95864
Pensco Trust Company Custodian C/O Monte E Ikemire 995 San Ramon Way Sacramento CA 95864
Pensco Trust Company Custodian C/O Monte E Ikemire 995 San Ramon Way Sacramento CA 95864
PfDevelopers, LLC 5308 13Th Av. Suite 133 Brooklyn NY 11219
Pfd-2613, LLC 3938 Bienville St New Orleans LA 70119
Pfd-2613, LLC 3938 Bienville St New Orleans LA 70119
Pryor Donald 1300 Perdido St 5Th Floor New Orleans LA 70112
Rights Organization Welfare 2600 Banks St New Orleans LA 70119
Rivera Marilyn J C/O Icarus Property Management LLC 500 N Causeway Blvd Metairie LA 70001

Rivers June L	318 So Dorgenois Street	New Orleans LA 70119
Robichaux Joseph H	2104 Tulane Ave	New Orleans LA 70112
Rollins Joseph	P O Box 3505	Harvey LA 70058
Salvador A Jr Margin	2220 Mandeville St	New Orleans LA 70117
Shamrock Ventures, LLC	8006 Nelson Street	New Orleans LA 70125
Shamrock Ventures, LLC	8006 Nelson Street	New Orleans LA 70125
Shelia Glover	2524 Palmyra Street	New Orleans LA 70119
Sibling Rivalry Asset Management Group	201 Eagle Bend Way	Shreveport LA 71115
Sibling Rivalry Asset Management Group	201 Eagle Bend Way	Shreveport LA 71115
Sibling Rivalry Asset Management Group	201 Eagle Bend Way	Shreveport LA 71115
Sibling Rivalry Asset Management Group L	201 Eagle Bend Way	Shreveport LA 71115
Sibling Rivalry Asset Management Group L	201 Eagle Bend Way	Shreveport LA 71115
Sipp Eunice M	2537 Palmyra Street	New Orleans LA 70119
Smith George Jr	1638 Gen Ogden St	New Orleans LA 70118
Smith Patrick E	2607 Banks St.	New Orleans LA 70119
Snead D M	2626 Banks Street	New Orleans LA 70119

Steven M Sinnott LLC 4808 Trenton St Metairie LA 70006
Steven M Sinnott LLC 4808 Trenton St Metairie LA 70006
Sylvester Paul, Jr P O Box 791110 New Orleans LA 70179
Sylvester Paul, Jr C/O Michael Tessitore 3109 1/2 Lake Villa Dr Metairie LA 70002
Thomas F Walsh 345 Upham St Melrose MA 02179
Thompson Francisco 3649 East Loyola Drive Kenner LA 70065
Thompson Gerald J III 2601 Palmyra St New Orleans LA 70119
Toni M Jones 2539 Banks Street New Orleans LA 70119
Trinity Land LLC 7213 Schouest Street Metairie LA 70003
Trinity Land LLC 7213 Schouest Street Metairie LA 70003
Tulane Ave Associates Inc 6221 S.Claiborne Ave.#636 New Orleans LA 70125
Tulane Ave Associates Inc 6221 S. Claiborne Ave. #636 New Orleans LA 70125
Tulane Ave Associates Inc 6221 S.Claiborne Ave. #636 New Orleans LA 70125
Tulane Ave Associates Inc 6221 S. Claiborne Ave. #636 New Orleans LA 70125
Tulane Ave Associates Inc 6221 S. Claiborne Ave. #636 New Orleans LA 70125
Tulane Ave Associates Inc 6221 S.Claiborne Ave. #636 New Orleans LA 70115
Tyler S Coats 2515 Banks St New Orleans LA 70119

V Nguyen Phone 342 So. Broad St New Orleans LA 70130
Walsh Thomas F 345 Upham St Metrose MA 02176
Washington Wilmot 7423 Horizon Dr New Orleans LA 70129
Welfare Rights Organization 2600 Banks St New Orleans LA 70119
Wilkerson James T C/O Kimberly M Pounds 3017 Amazon St New Orleans LA 70114
Williams Charlene 2508 Palmyra Street New Orleans LA 70119
Williams Joyce L C/O D. R. Landholdings 3100 Cleary Ave Suite 3 Metairie LA 70002
Wilmot Washington 7423 Horizon Dr New Orleans LA 70129
Hon. LaToya Cantrell
Councilmember, District B
City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112
1050 S. Jefferson Davis Pkwy.
New Orleans, LA 70125
NEWCITY Neighborhood Partnership
Phoenix of New Orleans
2547 Palmyra Street Ste. 102
New Orleans, LA 70119

Bienville-Conti-Tulane Nbrhd. Colab.
2307 Bienville Avenue
New Orleans, LA 70112

Mid City Neighborhood Organization
P.O. Box 791023
New Orleans, LA 70119

