

City Planning Commission Meeting  
Tuesday, April 28, 2015

CPC Deadline: 06/12/2015  
CC Deadline: 07/14/2015  
Council District: B – Cantrell

## PRELIMINARY STAFF REPORT

To: City Planning Commission

Prepared by: Valerie McMillan and  
Brittany DesRocher

Zoning Docket: 037-15

Date: April 14, 2015

### I. GENERAL INFORMATION

**Applicant:** Washington & S. Claiborne LLC

**Request:** This is a request for a Conditional Use (CU) to permit the expansion of an existing gasoline service station in a C-1 General Commercial District and within the Inner-City Urban Corridor (ICUC) Overlay District.

**Location:** The property is located on Square 408, Lots N or 12 and 16-22, in the Fourth Municipal District, bounded by South Claiborne and Washington Avenues, South Derbigny and Fourth Streets. The municipal address is 2727 S. Claiborne Avenue. (PD 2)

**Description:** The petitioned site, a rectangular parcel composed of eight (8) lots, is located at the corner of South Claiborne and Washington Avenues. The combined lots measure approximately one hundred forty-three feet (143') in width along South Claiborne Avenue and approximately one hundred ninety-four feet (194') in depth along Washington Ave for a total area of approximately twenty-seven thousand, seven hundred forty-two square feet (27,742 sq. ft.).

The site contains an existing gasoline service station with eight (8) gasoline pumps at four (4) pumping islands – in addition to a convenience store, which is located in the center of the site. The existing convenience store has a width of approximately twenty feet (20'), a depth of approximately eighteen feet (18') and an area of approximately three hundred sixty square feet (360 sq. ft.). Three (3) additional retail uses are also part of the development and are located at the rear of the site.

The applicant is requesting to demolish the existing convenience store and to construct a new convenience store, which will be attached to the existing additional retail uses, which are located at the rear of the site. The applicant received a demolition permit to demolish the existing structure in December of 2014.<sup>1</sup> According to the applicant and the staff's site visit, the existing convenience store is still in operation and has not been demolished. The proposed

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<sup>1</sup> See Demolition Permit 14-24847

convenience store will have a width of one hundred twenty feet (120'), a depth of (30') and an area of three thousand, three hundred sixty square feet (3,360 sq. ft.). Gasoline service stations are permitted by right in C-1 Commercial Districts, but require Conditional Use permits within the ICUC Overlay District. Sanborn maps indicate that the site has contained a gasoline service station since at least 1983, which predates the adoption of the ICUC Overlay, which was adopted in 2007.<sup>2</sup> Therefore, the site only requires a Conditional Use in order to expand the footprint of the existing convenience store.

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

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.

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## **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 petitioned site is located in a large C-1 General Commercial District generally bounded by South Claiborne and Washington Avenues and S. Derbigny and 3<sup>rd</sup> Streets. The site is also located within the Inner City Urban Corridor (ICUC) Overlay District, which ensures that sites are developed in a manner that establishes "a positive and unified streetscape" with structures oriented toward and accommodating of pedestrian activity, featuring relatively shallow front setbacks that are consistent with the surrounding urban context, landscaping, and relatively limited signage.

The petitioned C-1 District contains a variety of commercial uses along S. Claiborne Avenue such as retail, restaurant, and personal service establishments. Many operate within automobile-oriented structures that were built in recent decades and usually have substantial setbacks and large vehicular use area. This section of the S. Claiborne Ave. corridor also contains the newly developed Magnolia Marketplace, which consists of national and local retailers such as Ross Outlets, Capital One Bank, Michaels, Shoe Carnival and Raising Canes. The C-1 District also contains some historic single and two-family shotgun-style residences located on the narrow streets located just off of South Claiborne Avenue.

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<sup>2</sup> See Ordinances 22,518 MCS, 22,432 MCS and 18,569 MCS per the adoption of the ICUC Overlay District.

The site is also near a large RM-4 Multiple Family District north of the site, which consists mainly of single, two-family and multi-family residences, with instances of corner retail and public properties such as Taylor Park.

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

*Zoning:*

- 1929 – “J” Industrial District
- 1953 – “L” Heavy Industrial District
- 1970 – C-1 General Commercial District

*Land Use:*

- 1929 – Industrial and Commercial
- 1949 – Light Industrial and Commercial
- 1999 – Commercial<sup>3</sup>

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**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?**

In the past five (5) years, there have been the following zoning actions within five (5) blocks of the site:

**Zoning Docket 034-14** was a request for a Conditional Use to permit a fast food restaurant with drive-thru facilities in a C-1 General Commercial District and an ICUC Inner-City Urban Corridor District overlay. The municipal address is 2713 South Claiborne Avenue. The request was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. *This site is located approximately one block from the petitioned site.*

**Zoning Docket 002-14** was a request to amend Ordinance No. 25,220 MCS (which was considered under Zoning Docket 127/12). Passed in early 2013, Ordinance No. 25,220 MCS granted a zoning change, a conditional use, and a site plan review to allow the Magnolia Marketplace Phase I commercial development. The request was to reduce the footprint of the development. The request was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. The municipal addresses are 2600 Sixth Street, 2900 South Claiborne Avenue, and 2912 Washington Avenue. *This site is located approximately two blocks from the petitioned site.*

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<sup>3</sup> The 1999 Land Use Plan presented a generalized indication of land uses, and was not lot-specific.

**Zoning Docket 020-13** was a request for zoning change from an RM-4 Multi-Family Residential District to a C-1 General Commercial District and a request for a conditional use to permit fast food restaurants in a C-1 General Commercial District and a B-2 Neighborhood Business District, and within the ICUC Inner-City Urban Corridor District overlay. The request was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. The municipal address is 2929 Washington Avenue. *This site is located approximately one block from the petitioned site.*

**Zoning Docket 084-12** was a request for an amendment to Ordinance No. 23,674 MCS (ZD 23/09, a conditional use to permit the redevelopment of a gasoline service station) to modify provisos relative to the consolidation of lots, canopy design, landscaping, right-of-way planting and curbing, and a new conditional use to permit a fast food restaurant, in a C-1 General Commercial District and within the Inner-City Urban Corridor Overlay District. The request was recommended for denial by the City Planning Commission and was subsequently approved by the City Council. The municipal addresses are 2124 thru 2150 South Claiborne Avenue. *This site is located approximately six blocks from the petitioned site.*

**Zoning Docket 040-12** was a request for a conditional use to permit the expansion of a fast food restaurant in a B-2 Neighborhood Business District. The request was recommended for approval by the City Planning Commission and was subsequently approved by the City Council. The municipal addresses are 2719 Clara Street and 2803 Washington Avenue. *This site is located approximately four blocks from the petitioned site.*

**Zoning Docket 095-11** was a request for a for a Conditional Use to permit a fast food restaurant in a C-1 General Commercial District and within the Inner-City Urban Corridor District overlay. The municipal address is 2800 South Claiborne Avenue. The request was recommended for approval by the City Planning Commission and was subsequently approved by City Council. *This site is located approximately one block from the petitioned site.*

These actions indicate a trend in the influx of fast food restaurants and other retail and commercial uses within this C-1 District and along the Inner-City Urban Corridor. Therefore, this request fits within the current development pattern of the area.

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

The petitioned site is developed with a convenience store, four (4) double sided gasoline pumps, a canopy and a retail structure with adjoining auto repair garage. The convenience store has a width of approximately twenty feet (20'), a depth of approximately eighteen feet (18') and is located thirty-six feet (36') from the South Claiborne Avenue side property line, sixty-one feet (61') from the Washington Avenue side property line, one-hundred forty feet (140') from the S Derbigny Street side property

line, and sixty-one feet (61') from the 4<sup>th</sup> Street side property line. The existing canopy, which extends over the existing pump islands, measures approximately one-hundred seventeen feet (117') in width by fifty-three feet (53') in depth, and is setback twenty-two feet (22') from the South Claiborne Avenue property line and ten feet (10') from the Washington Avenue side property line. The existing additional retail structure has an irregular u-shape that measures approximately one-hundred twenty feet (120') in width and approximately thirty feet (30') in depth with an area of approximately three thousand three hundred sixty square feet (3,360 sq. ft.) and is located one-hundred twenty feet (120') from the South Claiborne Avenue side property line, twenty-one feet (21') from the Washington Ave side property line, thirty-eight feet (38') from the S Derbigny Street side property line, and zero feet (0') from the 4<sup>th</sup> Street side property line.

The applicant proposes to expand the current retail, demolish the existing convenience store and update the gasoline pumps and canopy on the petitioned site. The structure will be relocated to the expanded retail space as part of a new convenience store. The site consists of eight (8) adjacent lots, Lot N or 12 and Lots 16-22, which measure approximately one-hundred forty-three feet (143') in width along South Claiborne Avenue and one hundred ninety-four feet (194') in depth along Washington Ave for a total area of twenty-seven thousand, seven hundred forty-two square feet (27,742 sq. ft.). Structures are not allowed to be built over property lines, therefore, should this application be approved the staff recommends the following proviso:

- The applicant shall submit an application to resubdivide the site into one lot of record prior to the finalization of the conditional use. Additionally, the subdivision shall be finalized prior to the issuance of the Certificate of Use and Occupancy by the Department of Safety and Permits.

The proposed addition to the rear of the retail space would measure approximately seventy-eight feet (78') in width and forty-one feet (41') in depth with an area of approximately two-thousand seven-hundred twenty-eight square feet (2,728 sq. ft.) and is located one-hundred forty-three feet (143') from the South Claiborne Avenue side property line, fifty-eight feet (58') from the Washington Ave side property line, fourteen feet (14') from the S Derbigny Street side property line, and four feet (4') from the 4<sup>th</sup> Street side property line.

The combined structure would have six-thousand two hundred eight square feet (6,208 sq. ft.) of floor space and be constructed of wood stud framing with a stucco finish on the front and sides. The interior of the space would contain two separate retail spaces and an auto repair garage with storage/office. The first retail space would have an approximate floor area of two-thousand nine-hundred eighty-seven square feet (2,987 sq. ft.) and would contain an area of two-hundred eighty square feet (280 sq. ft.) for preparing food. The second retail space would have an approximate floor area of one-thousand six-hundred thirty-five square feet (1,635 sq. ft.). The auto repair garage with storage/office would have an approximate floor area of one-thousand five-hundred eighty-six square feet (1,586 sq. ft.).

During the staff's site visit, it was observed that used tires and other unsightly debris and litter were discarded at the rear of the auto repair garage. To ensure the applicant complies with the standards of the ICUC overlay, the staff recommends the following proviso:

- Any used tires, equipment or debris shall be properly disposed of in a trash receptacle or stored inside the site and shall not be visible to public view.

The applicant also proposes to update the canopy and replace the existing gasoline pumps. Although it was not specified by the applicant, the drawings appear to show a new configuration of the pumps. **Article 15, Section 15.5.12.6** of the *Comprehensive Zoning Ordinance* requires that filling station pumps, pump islands, and canopies be no closer than fifteen feet (15') from any street line. Should this application be approved the staff recommends the following proviso:

- Any reconfiguration of the pumps, pump islands or canopy shall be in accordance with **Article 15, Section 15.5.12.6** of the *Comprehensive Zoning Ordinance*.

#### *Inner-City Urban Corridor District requirements*

Although this is a proposed addition to an existing structure, all permit applications including new construction, redevelopment, alteration and signage within the overlay district shall be subject to design review by the City Planning Commission and shall comply with the design standards of the said overlay district. The proposed development is subject to the design review standards of the Inner-City Urban Corridor District (ICUC), which are provided in **Article 10, Section 10.3A** of the *Comprehensive Zoning Ordinance*. These design review standards take precedence over the less restrictive design review standards of the underlying C-1 General Commercial District and are presented below in italics, followed by an evaluation of the proposed design with regard to each standard.

#### *10.3A.6. Design Review Standards.*

- 1. Building Design. A strong visual connection shall be made between the building's design and the existing character of the area. The overall building design (including its height and bulk) should be compatible with the neighborhood and shall provide for a pedestrian environment through the use of visually active ground level treatments. Where appropriate, buildings should provide climatic protection to their users by incorporation of overhangs, arcades, balconies and galleries. Architectural details, material, colors, textures and landscape treatments shall be coordinated to provide visual continuity, quality and consistency. The design vernacular and site development shall adhere to the character and scale of the surroundings.*

As described above, the expanded retail will be constructed with stucco finish on the exterior portions along the front and sides of the building. The rearward sloping metal

roof will be blocked from view from the public right-of-way by a parapet wall. While the proposed massing of the structure appears to be compatible with the neighborhood, the structure and surrounding grounds do not provide for a pedestrian environment. The submitted site plan does not indicate pedestrian access to the retail entrances nor is there indication that it is to be improved with climatic protection. Additionally, there is no indication that the updates to the pumps, pump islands, and canopy will have continuity with the proposed expanded retail space. Finally, while the proposed stucco façade of the structure reflects an improvement over the existing retail façade, which doesn't have continuity within the context of its own site, it contrasts with the façade design of the development located upriver and across South Claiborne from the petitioned site, the design of which was reviewed and approved by City Planning Commission and City Council.<sup>4</sup>

With regard to the pedestrian environment, the staff recommends that the applicant submit a revised site plan indicating an unobstructed pedestrian walkway with a minimum width of four feet (4') between the front of the retail structure and parking spaces. The walkway should continue to the public right-of-way on Washington Avenue.

- The applicant shall submit revised site plans to City Planning Commission staff for review and approval indicating an unobstructed pedestrian walkway (see Figure 1) with a minimum width of four feet (4') between the front of the retail structure and parking spaces. The walkway shall continue to the public right-of-way on Washington Avenue.



**Figure 1: Petitioned Site's Pedestrian Walkway \*Source\*: Staff Site Visit**

<sup>4</sup> See Zoning Docket 002/14.

Further, so as to ensure compliance with the climatic protection standards of the ICUC, the staff recommends the following proviso:

- The applicant shall provide roof overhang covering the walkway bordering the façade of the structure subject to review and approval by City Planning Commission staff.

Additionally, with regard to the updates to the pumps, pump islands, and canopy, the staff recommends that the applicant submit revised elevations and details of the pumps, pump islands, and canopy indicating design that is in continuity with the façade design of proposed retail expansion on the petitioned site.

- The applicant shall submit revised elevations and details of the pumps, pump islands, and canopy to City Planning Commission staff for review and approval indicating design that is in continuity with the façade design of the proposed retail expansion on the petitioned site.

Finally, with regard to the design of the proposed retail expansion, the staff recommends that the applicant submit revised elevations indicating façade articulation and design that is in continuity with the façade design of the development located upriver and across South Claiborne from the petitioned site.

- The applicant shall submit revised elevations of the proposed retail expansion to City Planning Commission staff for review and approval indicating façade articulation and design that is in continuity with the façade design of the development located downriver and across South Claiborne from the petitioned site.

## 2. Site Development.

*a. Setbacks. Front yard setbacks shall be the average of the existing buildings on the block face with the installation of landscaping in any front yard setback.*

The staff has determined that the average front yard setback for the block face, which includes a building on the adjacent lot, is twenty feet (20'). In contrast, the existing building setback is one-hundred twenty feet (120') from South Claiborne Avenue. The applicant is proposing to expand the building towards the rear of the property and therefore will not be changing the front yard setback on the petitioned site.

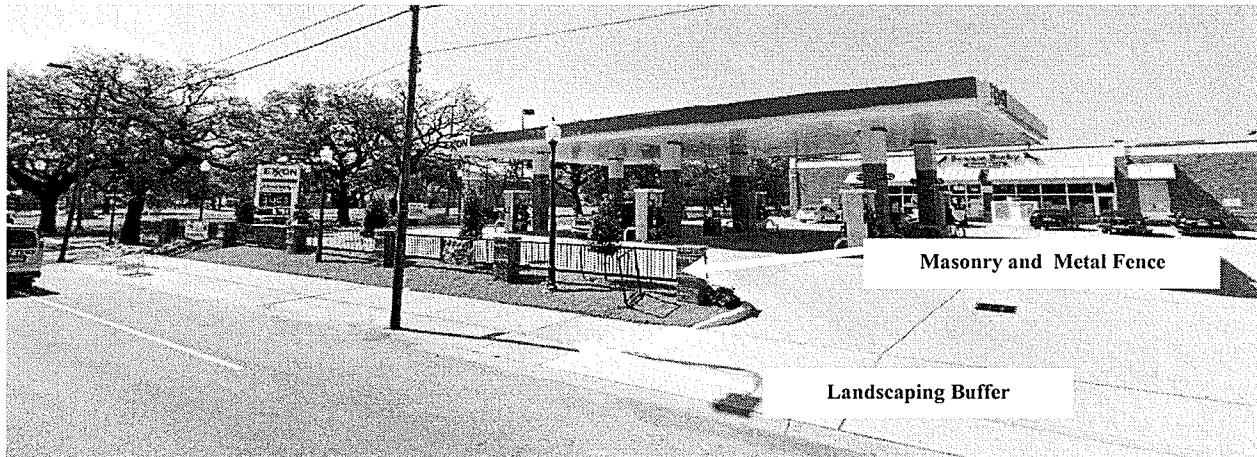
*b. Vehicular Use Area--Landscaping and Screening. Parking areas shall be designed to meet the standards set forth in Section 15.2.5 of the Comprehensive Zoning Ordinance. A continuous landscape hedge at a minimum height of thirty (30) inches shall be required along the perimeter of any vehicular use area adjacent to the public right-of-way. Alternatively, masonry wall, earth berm, metal fence and a hedge, or any combination thereof meeting the same height requirements may be substituted. Any residual areas not used for parking or vehicular access shall be*



*landscaped with trees, shrubs and groundcover. Additionally, a landscaped island shall be required every ten (10) continuous parking spaces, to include the planting of a minimum of one (1) shade tree, shrubs and/or groundcover. All required trees shall be a minimum of ten (10) feet in height and have a minimum caliper of two (2) inches upon installation.*

The applicant has indicated new landscape treatments to the site but the locations are unclear. Currently there are two (2) triangularly-shaped landscaped islands with unspecified plant material fronting South Claiborne Avenue on either side of the site and two (2) small strips with unspecified plant material located along Washington Avenue. As such, the applicant has not met the requirements of buffering the vehicular use area from the public right-of-way and the landscaping of any residual areas not used for parking or vehicular access. The staff believes that, where practicable, strict adherence to these requirements should significantly increase the aesthetic appeal of the petitioned site and generally reduce the impact of vehicular traffic on the surrounding area. Due to the fact that the existing structure is not in compliance with the setback requirement in Section 10.3A.6.2(a) of the Comprehensive Zoning Ordinance, the staff is recommending that a masonry and metal fence be used in lieu of the landscaping hedge but in addition to a landscaping buffer. The fence should have visual continuity with the retail structure and canopy. Bringing a built element to the public right-of-way will help to connect the pedestrian to the main structure on the petitioned site. An example of this can be seen at 3402 Tulane Avenue (see Figure 2), which was the subject of Zoning Docket 043-14. The staff, therefore, recommends the following provisos to ensure compliance with the applicable provisions of the ICUC district:

- A continuous masonry and metal fence shall be provided at a minimum height of thirty inches (30”) inches along the perimeter of the vehicular use areas adjacent to the South Claiborne Avenue and Washington Avenue rights-of-way subject to the review and approval of the staff of the City Planning Commission.
- Any residual areas not used for parking or vehicular access shall be landscaped with trees, shrubs and groundcover. There shall be a landscaping buffer a minimum of six feet (6’) deep along the perimeter of the vehicular use areas adjacent to the South Claiborne Avenue. All required trees shall be a minimum of ten feet (10’) in height and have a minimum caliper of two inches (2”) upon installation. The applicant shall submit a detailed landscape plan indicating the species, size, and quantity of all plants to be located within the site, subject to the approval of the staff of the City Planning Commission, which meets or exceeds the landscape requirements of **Article 10, Section 10.3A.6.2(b) Design Review Standards** of the *Comprehensive Zoning Ordinance*.



**Figure 2:** 3402 Tulane Avenue Per Zoning Docket 043-14

The applicant's site plan does not indicate the curb cuts or access points to the vehicular use area or off-street parking spaces from South Claiborne Avenue but it does show three (3) curb cuts along Washington Avenue. Based on a site visit, the three (3) curb cuts along Washington Avenue measure approximately thirty feet (30') and there are two (2) curb cuts along South Claiborne Ave., one closest to Washington Avenue and adjacent to a transit stop, measuring approximately thirty feet (30') and another measuring approximately thirty-seven feet (37'). The two (2) existing driveways along South Claiborne Avenue and three (3) existing driveways along Washington Avenue exceed the maximum permissible width of driveways of twenty-four feet (24') as indicated in **Chapter 146, Section 146-147 Design of Driveways** of the Code of Ordinances of the City of New Orleans. The staff believes the retention of the existing driveways discourages and poses a potential danger to pedestrian activity along South Claiborne Avenue and Washington Avenue. The staff, therefore, recommends the following proviso to mitigate the existing condition along Washington Avenue:

- The applicant shall restore a six inch (6") vertical curb along the Washington Avenue right-of-way adjacent to the site subject to review and approval of the Department of Public Works. No curb cut along Washington Avenue shall exceed twenty-four feet (24') in width unless authorized by the Department of Public Works.

Curb cuts present along South Claiborne Avenue fall under the jurisdiction and must meet the requirements of the Louisiana Department of Transportation and Development. In an effort to make the intersection of South Claiborne and Washington Avenue safer for pedestrians, transit users and vehicular traffic, the staff is recommending that the driveway closest to the corner of South Claiborne Avenue and Washington Avenue be eliminated and the remaining driveway be reduced to a maximum size of twenty-four feet (24'). To ensure that curb cuts located along South Claiborne Avenue meet all applicable requirements of the Louisiana Department of Transportation and Development, the staff recommends the following proviso:

- The applicant shall provide to the staff documentation of the Louisiana Department of Transportation and Development's approval of one (1) curb cut adjacent to the South Claiborne Avenue side of the petitioned site at a minimum distance of one-hundred feet (100') from the intersection of South Claiborne and Washington Avenue. No curb cut along South Claiborne Avenue shall exceed twenty-four feet (24') in width unless authorized by the Louisiana Department of Transportation and Development.

Finally, the staff observed the sidewalks along the perimeter of the site to be severely damaged and in need of repair. Therefore the following proviso is recommended that the sidewalks adjacent to the petitioned site be restored subject to review and approval from the Department of Public Works

- The applicant shall restore the sidewalks on the street frontage located within the public right-of-way adjacent to the site subject to the review and approval of the Department of Public Works and the Department of Parks and Parkways to ensure the root systems of the existing Live Oak Trees along Washington Ave., will not be damaged during the restoration of the sidewalks.

*c. Street Tree Planting. Where the continuity of major street tree plantings has been interrupted, as determined by the City Planning Commission staff, the reestablishment of such planting shall be required as a condition of development/redevelopment. Such plantings shall be in accordance with the standards of the Department of Parks and Parkways.*

The applicant has not proposed any landscaping within the public right-of-way along South Claiborne Avenue. Three (3) live oaks exist within the public right-of-way along Washington Avenue. The staff believes that landscaping, particularly in the public right-of-way, is critical in order to mitigate the impact of a vehicular-oriented use such as a gasoline service station. The standards of the ICUC allow for the required reestablishment of major street tree plantings where it is apparent that such plantings have been interrupted. The staff determined on a field investigation that while there are very few street trees in the vicinity of the petitioned site, a number of unspecified trees are located within the blocks upriver of the petitioned site along South Claiborne Avenue. As such, in keeping with the ICUC's clear goal of restoring the continuity of tree plantings along major streets, the staff recommends the following proviso:

- The applicant shall plant street trees within the South Claiborne Avenue right-of-way adjacent to the petitioned site of a species consistent with other trees planted on the upriver side of the petitioned site along South Claiborne Avenue between Washington Avenue and Napoleon Avenue and shall install irrigation for the maintenance of such trees where required by the Department of Parks and Parkways, pursuant to **Article 10, Section 10.3A.6.2(c) Design Review Standards** of the *Comprehensive Zoning Ordinance*. In addition, the three (3) live oak trees along Washington Avenue shall remain.

*d. Trash Dumpsters. Trash dumpsters (and any other type of refuse storage area) that are positioned adjacent to or visible from any other land use or street right-of-way shall be screened from view from them with an opaque wooden fence or masonry wall that is no less than six (6) feet tall.*

The applicant's site plan does not indicate the location of a trash dumpster. Therefore, should this application be approved, the staff recommends the following proviso:

- The applicant shall revise the site plan to indicate the location of trash receptacles that are screened by a six (6') foot opaque fence with latching gates. The dumpster shall be located toward the rear of the site and at no time shall trash be stored so as to be visible from the public rights-of-way.

*e. Lighting. Light standards shall be limited in height to twenty-five feet (25') feet and shall not be directed toward any adjacent residential uses.*

On the submitted site plan the applicant has indicated ten (10) new lights but the locations are unclear. Therefore, should this application be approved, the staff recommends the following proviso:

- The applicant shall submit a revised lighting plan that indicates the exact location, type, make, and height of all retained or proposed exterior lighting, including canopy lighting for the review and approval of the staff of the City Planning Commission. All proposed exterior lighting shall be limited in height to twenty-five feet (25') and shall not be directed toward any adjacent residential uses. Further, all canopy lighting shall be recessed such that fixtures do not project below the plane of the canopy ceiling.

### *3. Signage.*

- a. Each business shall be limited to one (1) attached wall or projecting sign. The sign shall be limited to one (1) square foot per linear foot of building width or tenant space to a maximum of seventy (70) square feet. Exterior attached signs shall not project above the first floor of a building.*
- b. One (1) detached (monument) sign shall be permitted for businesses/uses located along corridors or sections of corridors with at least four (4) lanes. The sign shall be limited to one-half (1/2) square foot per linear foot of the lot width to a maximum of seventy (70) square feet in area. Maximum permitted height of the detached sign shall be twelve (12) feet. Any detached sign shall be set back from all adjacent public rights-of-way a distance at least equal to the height of the sign.*
- c. A maximum of two (2) canopy signs shall be permitted for each business but their area shall be counted in the total allowable sign area for the business.*
- d. The sign may be illuminated but shall not flash, blink or fluctuate. The backlighting of awning containing signage shall not be permitted.*

e. Only one interior window sign per business shall be permitted within four (4) feet of the interior face of any window of a building and shall be counted in the total allowable sign area for the business.

The applicant has not provided a signage plan with the submitted application. However, during a site visit the staff noted several violations of **Article 10, Section 10A.3A.6.3 Signage** which are as follows:

1. The attached sign located on the existing retail projects above the first floor and there is more than one interior window sign.
2. The existing monument sign exceeds twelve feet (12') and there is an additional detached sign on site.
3. Furthermore, there were two "fluttering" temporary signs (see Figures 3 & 4) on site at the time of the visit which are prohibited per **Article 12, Section 12.2.4(1) Prohibited Signs**.

In order to bring this applicant into compliance with the standards of Article 10, Section 10A.3A.6.3, the staff recommends the following proviso:

- The applicant shall submit a revised signage plan which indicates the current and proposed signage for the site, which meets the requirements of **Article 10, Section 10A.3A.6.3 Signage** of the *Comprehensive Zoning Ordinance*.



Figure 3: Current Signage



Figure 4: Current Signage

4. *Litter Abatement Program. A litter abatement program acceptable to the Department of Safety and Permits shall be established for each development indicating procedures, pick-up schedule and a contact person.*

The applicant has not submitted a litter abatement letter; therefore the staff recommends the following proviso:

- The applicant shall provide to the City Planning Commission a litter abatement program letter, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by the Department of Sanitation or a contracted trash removal company, and the clearing of all litter from the sidewalks and periodic cleaning of the street right-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

**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 site is located at the intersection of two major streets, South Claiborne and Washington Avenues. South Claiborne Avenue is a state highway that runs in upriver and downriver directions and provides three lanes of traffic in each direction separated by a wide neutral ground. It is a key transportation link between the Central Business District, several Uptown and Downtown neighborhoods and both Jefferson and Saint Bernard Parishes. It accommodates a high volume of vehicular traffic at all times daily. Because of its high capacity and proximity to the Central Business District, the portion of South Claiborne Avenue on which the site is located is particularly suitable for the accommodation of high-intensity commercial uses.

The other street on which the site fronts, Washington Avenue, is a collector street providing one (1) lane of traffic and one (1) parking lane in each direction of travel. It carries a moderate level of traffic using it to travel within the Central City neighborhood, between it and adjacent neighborhoods, or to larger arterials such as South Claiborne Avenue. South Claiborne and Washington Avenues carry all of the traffic traveling to the site at one point or another and have sufficient capacity to do so. They are used primarily by vehicles accessing properties in the primarily residential areas abutting the South Claiborne Avenue commercial corridor and are only minimally affected by the presence of the gas station. The staff believes that the site would attract approximately the same number of visitors regardless of the size of the convenience store, therefore; the gasoline service station would generate essentially the same level of traffic regardless of whether or not the conditional use is granted.

*Parking*

**Article 15, Section 15.2.1** and **Table 15.A** *Off-Street Parking Regulations* of the Comprehensive Zoning Ordinance requires retail stores to provide one (1) off-street parking space per three hundred square feet (300 sq. ft.) of floor area. With the area of the proposed convenience store at two thousand, seven hundred twenty-eight square feet

(2,728 sq. ft.), the applicant would need to provide nine (9) off-street parking spaces.<sup>5</sup> The existing auto repair shop has an area of one thousand, five hundred eighty-six square feet (1,586 sq. ft.) which requires six (6) off-street spaces and the existing retail has an area of one thousand six hundred thirty-five square feet (1,635 sq. ft.) which also requires six (6) off-street spaces. The entire petitioned site requires twenty-one (21) off-street parking spaces. According to the applicant's site plan and the staff's site visit, there appears to be thirty (30) off-street spaces currently provided on the site. Eight (8) of those spaces are provided at the existing gasoline pumps, fourteen (14) are provided in front of the existing retail. Two (2) of the fourteen (14) existing spaces which are located in front of the retail uses, meet the guidelines set forth by American Disabilities Act (ADA), therefore no additional ADA accessible spaces are required. Although not shown on the site plan, the staff observed two (2) tandem spaces provided along the edge of the existing retail and approximately six (6) spaces which are provided at the rear of the site near the auto repair shop. Therefore, no additional parking spaces or a parking waiver are required. However, since the applicant did not indicate on the site plan whether or not any parking spaces would be eliminated as a result of the proposed renovations, the staff recommends the following proviso to ensure the applicant continues to comply with the standards of Article 15, Section 15.2.1:

- The applicant shall update the site plan to indicate the location of all existing and proposed off-street parking spaces, in order to comply with the standards of **Article 15, Section 15.2.1**.

#### *Loading*

One (1) off-street loading space is required for convenience stores and restaurants between 2,000 and 10,000 square feet of floor area, in accordance with **Article 15, Section 15.3.1** and **Table 15.G. Loading Requirements** of the Comprehensive Zoning Ordinance. Therefore the staff recommends the following proviso:

- The applicant shall update the site plan to indicate the location of **one (1) off-street loading space**. The loading space shall have a minimum area of five-hundred forty square feet (540 sq. ft.), a minimum width of twelve feet (12'), a minimum depth of thirty-five feet (35'), and a vertical clearance of at least fourteen feet (14'), six inches (6") as required by **Article 15, Section 15.3.4.1 Design Standards** of the *Comprehensive Zoning Ordinance*.

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

This item was heard before the Planning Advisory Committee at its meeting on April 8, 2015. There was discussion as to whether the applicant planned to sell alcoholic

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<sup>5</sup> **Article 15** of the Comprehensive Zoning Ordinance, **Table 15.A** (Off-Street Parking Regulations), requires retail uses to provide one off-street parking space per three hundred square feet (300 sq. ft.) of floor area in high intensity districts. **Section 15.2.2** (Interpretation of Table 15.A) states that where fractional spaces result; the parking spaces required shall be construed to be the next highest whole number.

beverages for off-site consumption on the site. The agent for the applicant stated the applicant did intend to see alcohol, which would require a Conditional Use. Safety and Permits staff stated that applicant may already have an Alcohol and Beverage Operational ABO license since the site has already been in operation. If so, the applicant would not be required to amend the CU request in order to obtain an ABO. There was also discussion about the excessive littering on the site, the legality of the food truck which currently sits on the site, the installation of additional trees, the repaving of the sidewalk along the perimeter of the site and the excessive illegal signage on the site. The agent for the applicant stated that the applicant has no objection with coming into compliance with the above mentioned concerns. The committee passed a motion of no objection subject to further review by the City Planning Commission, the Department of Public Works, and Parks and Parkways.

Subsequent to the PAC meeting, the staff contacted the Bureau of Revenue and confirmed that the applicant does not have an ABO license. The agent for the applicant also contacted the staff and confirmed that the applicant does not sell alcoholic beverages and does not intend to do so. Therefore, an updated CU request is not required. The staff also researched the legality of the existing food truck, which permanently sits on the petitioned site. The applicant does not possess any applicable permits for the food truck to exist on the site, therefore; the staff recommends the following proviso:

- The applicant shall permanently remove the food truck from the petitioned site prior to the issuance of the Certificate of Use and Occupancy by the Department of Safety and Permits.

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

The staff believes the current use of the site as a gasoline service station with a convenience store is generally appropriate for the C-1 General Commercial District in which it is located. The gasoline service station use is currently a Conditional Use within the Inner-City Urban Corridor overlay. However, as stated previously, the use of this site as a gasoline service station predates the inception of the ICUC, therefore the CU request is only required for its expansion. It is not anticipated that the expansion of the convenience store at the site will result in any additional impacts on adjacent properties. However, to ensure that the site comes into compliance with the standards of the ICUC, the staff recommends various provisos governing the operation of the use.

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

The proposed conditional use is **consistent** in the *Plan for the 21<sup>st</sup> 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 **General Commercial**. The goal, range of uses and development character for these designations are provided below:



## GENERAL COMMERCIAL

**Goal:** Increase the availability of retail services and amenities (and increase retail tax base) within the City of New Orleans, especially in areas that are currently underserved by retail, with existing and new medium- and large-scale commercial establishments and shopping centers.

**Range of Uses:** Larger commercial structures including shopping and entertainment centers typically anchored by large supermarkets, department stores or big-box style establishments with supportive chain retail and surface or structured parking.

**Development Character:** Structures oriented to the street where possible to encourage both pedestrian and automobile traffic. Sites are limited to accessible locations along major city roadways or highways with minimal negative impact on surrounding residential areas, often in proximity to transit.

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The gasoline service station and retail use fit within the goal, range of uses and development character of the General Commercial designation, which includes commercial uses that serve a wider area, as it is intended to provide for relatively intense commercial activity. The gas station and convenience store are considered supportive chain retail as described in the range of uses. The request is to expand the current uses and is therefore consistent with the Master Plan.

## IV. SUMMARY

This request is for a Conditional Use (CU) to permit the expansion of an existing gasoline service station in a C-1 General Commercial District and within the Inner-City Urban Corridor (ICUC) Overlay District. The applicant is requesting to demolish the existing convenience store and to construct a new convenience store, which will be attached to the existing other retail uses, which are located at the rear of the site.

The staff believes the current use of the site as a gasoline service station with a convenience store is generally appropriate for a major corridor such as S. Claiborne Ave. and the C-1 General Commercial District in which it is located. The gasoline service station use is currently a Conditional Use within the Inner-City Urban Corridor overlay. However, as stated previously, the use of this site as a gasoline service station predates the inception of the ICUC, therefore the CU request is only required for its expansion. It is not anticipated that the expansion of the convenience store at the site will result in any additional impacts on adjacent properties. However, to ensure that the site comes into compliance with the standards of the ICUC, the staff recommends various provisos governing the operation of the use and improvements to the site.

## V. PRELIMINARY STAFF RECOMMENDATION<sup>6</sup>

The staff recommends **APPROVAL** of Zoning Docket 037-15, a request for a Conditional Use (CU) to permit the expansion of an existing gasoline service station in a C-1 General Commercial District and within the Inner-City Urban Corridor (ICUC) Overlay District subject to seventeen (17) provisos:

1. The applicant shall submit an application to resubdivide the site into one lot of record prior to the finalization of the conditional use. Additionally, the subdivision shall be finalized prior to the issuance of the Certificate of Use and Occupancy by the Department of Safety and Permits.
2. Any used tires, equipment or debris shall be properly disposed of in a trash receptacle or stored inside the site and shall not be visible to public view.
3. Any reconfiguration of the pumps, pump islands or canopy shall be in accordance with **Article 15, Section 15.5.12.6** of the *Comprehensive Zoning Ordinance*.
4. The applicant shall submit revised site plans to City Planning Commission staff for review and approval indicating an unobstructed pedestrian walkway (see Figure 1) with a minimum width of four feet (4') between the front of the retail structure and parking spaces. The walkway shall continue to the public right-of-way on Washington Avenue.
5. The applicant shall provide roof overhang covering the walkway bordering the façade of the structure subject to review and approval by City Planning Commission staff.
6. The applicant shall submit revised elevations and details of the pumps, pump islands, and canopy to City Planning Commission staff for review and approval indicating design that is in continuity with the façade design of the proposed retail expansion on the petitioned site.
7. The applicant shall submit revised elevations of the proposed retail expansion to City Planning Commission staff for review and approval indicating façade articulation and design that is in continuity with the façade design of the development located downriver and across South Claiborne from the petitioned site.
8. A continuous masonry and metal fence shall be provided at a minimum height of thirty inches (30") along the perimeter of the vehicular use areas adjacent to the South Claiborne Avenue and Washington Avenue rights-of-way subject to the review and approval of the staff of the City Planning Commission.

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<sup>6</sup> Subject to modification by the City Planning Commission

9. Any residual areas not used for parking or vehicular access shall be landscaped with trees, shrubs and groundcover. There shall be a landscaping buffer a minimum of six feet (6') deep along the perimeter of the vehicular use areas adjacent to the South Claiborne Avenue. All required trees shall be a minimum of ten feet (10') in height and have a minimum caliper of two inches (2") upon installation. The applicant shall submit a detailed landscape plan indicating the species, size, and quantity of all plants to be located within the site, subject to the approval of the staff of the City Planning Commission, which meets or exceeds the landscape requirements of Article 10, Section 10.3A.6.2(b) Design Review Standards of the Comprehensive Zoning Ordinance.
10. The applicant shall restore a six inch (6") vertical curb along the Washington Avenue right-of-way adjacent to the site subject to review and approval of the Department of Public Works. No curb cut along Washington Avenue shall exceed twenty-four feet (24') in width unless authorized by the Department of Public Works.
11. The applicant shall provide to the staff documentation of the Louisiana Department of Transportation and Development's approval of one (1) curb cut adjacent to the South Claiborne Avenue side of the petitioned site at a minimum distance of one-hundred feet (100') from the intersection of South Claiborne and Washington Avenue. No curb cut along South Claiborne Avenue shall exceed twenty-four feet (24') in width unless authorized by the Louisiana Department of Transportation and Development.
12. The applicant shall restore the sidewalks on the street frontage located within the public right-of-way adjacent to the site subject to the review and approval of the Department of Public Works and the Department of Parks and Parkways to ensure the root systems of the existing Live Oak Trees along Washington Ave., will not be damaged during the restoration of the sidewalks.
13. The applicant shall plant street trees within the South Claiborne Avenue right-of-way adjacent to the petitioned site of a species consistent with other trees planted on the upriver side of the petitioned site along South Claiborne Avenue between Washington Avenue and Napoleon Avenue at a rate to be determined by and install irrigation for the maintenance of such trees where required by the Department of Parks and Parkways, pursuant to **Article 10, Section 10.3A.6.2(c) Design Review Standards** of the *Comprehensive Zoning Ordinance*. In addition, the three (3) live oak trees along Washington Avenue shall remain.
14. The applicant shall revise the site plan to indicate the location of trash receptacles that are screened by a six foot (6') opaque fence with latching gates. The dumpster shall be located toward the rear of the site and at no time shall trash be stored so as to be visible from the public rights-of-way.

15. The applicant shall submit a revised lighting plan that indicates the exact location, type, make, and height of all retained or proposed exterior lighting, including canopy lighting for the review and approval of the staff of the City Planning Commission. All proposed exterior lighting shall be limited in height to twenty-five feet (25') and shall not be directed toward any adjacent residential uses. Further, all canopy lighting shall be recessed such that fixtures do not project below the plane of the canopy ceiling.
16. The applicant shall submit a revised signage plan which indicates the current and proposed signage for the site, which meets the requirements of Article 10, Section 10A.3A.6.3 Signage of the Comprehensive Zoning Ordinance.
17. The applicant shall provide to the City Planning Commission a litter abatement program letter, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of litter pickup by the Department of Sanitation or a contracted trash removal company, and the clearing of all litter from the sidewalks and periodic cleaning of the street right-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.
18. The applicant shall update the site plan to indicate the location one (1) off-street loading space. The loading space shall have a minimum area of five-hundred forty (540) square feet, a minimum width of twelve feet (12'), a minimum depth of thirty-five feet (35'), and a vertical clearance of at least fourteen feet (14'), six inches (6") as required by Article 15, Section 15.3.4.1 Design Standards of the Comprehensive Zoning Ordinance.
19. The applicant shall permanently remove the food truck from the petitioned site prior to the issuance of the Certificate of Use and Occupancy by the Department of Safety and Permits.

## **VI. REASONS FOR RECOMMENDATION**

1. The proposed expansion is consistent with the *Plan for the 21<sup>st</sup> Century*.
2. The proposed expansion is compatible with the mix of commercial uses in the C-1 General Commercial District and the ICUC Overlay Districts in which it is located.
3. The site is located at the intersection of two major streets, which is appropriate for the existing uses and easily accommodates traffic.

4. Those negative impacts that are sometimes associated with gasoline service stations and convenience stores can be sufficiently mitigated through the compliance with the recommended operational standards. The recommended provisos will enhance the appearance and safety at the site and will bring the site closer to compliance with the standards of the ICUC Overlay District.

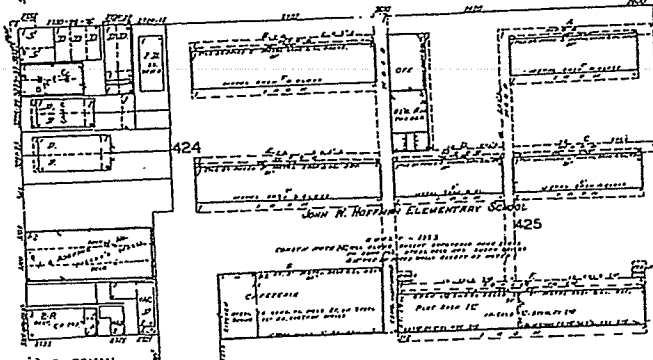
**VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

NEW ORLEANS, LA. VOL. 61.  
607A

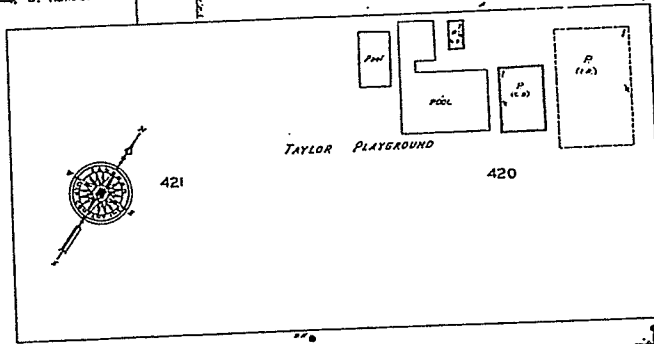
626A

S. PRIEUR

618A



JOHN R. HOFFMAN ELEMENTARY SCHOOL



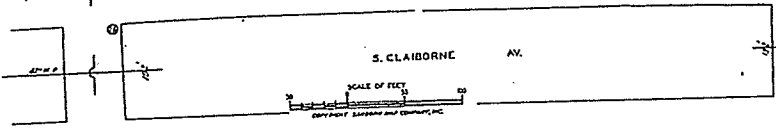
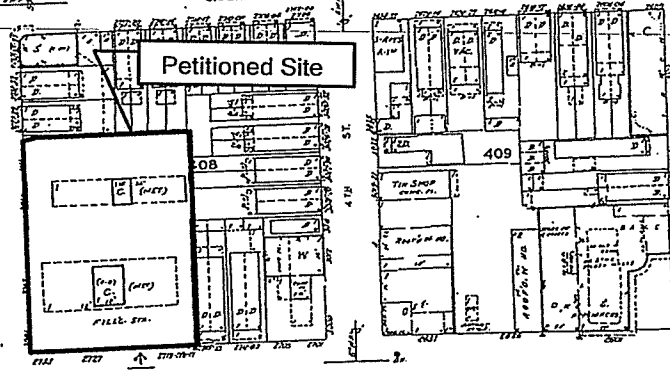
TAYLOR PLAYGROUND

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S. DERBIGNY

Petitioned Site



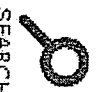
S. CLAIBORNE AV.

SCALE OF FEET

SEE VOLUME FOUR



# CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE LAYERS



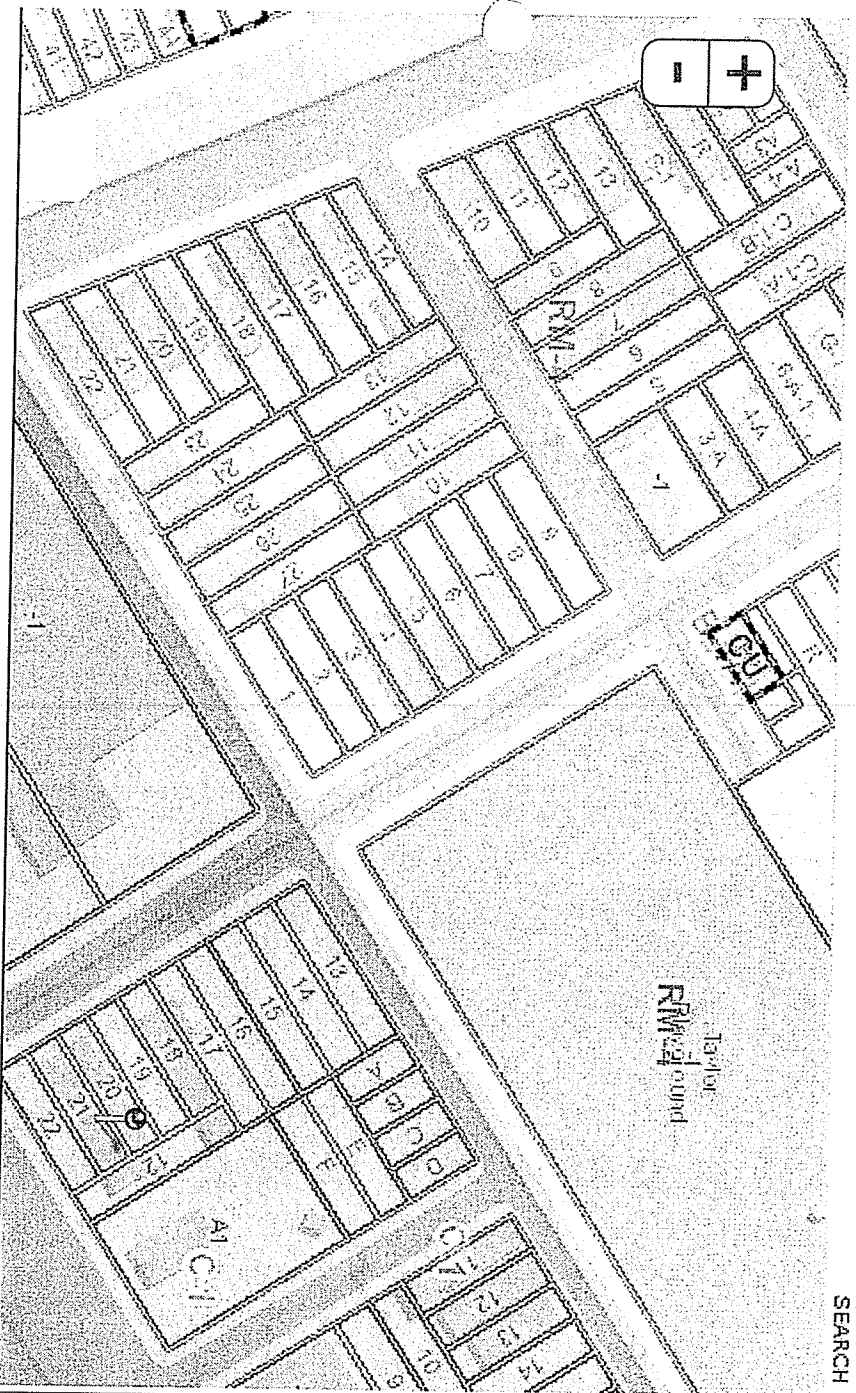
BASEMAP



PRINT



HELP



## PROPERTY INFORMATION

Mailing State: LA

Mailing Zip 5: 70112

Property Description: SQ 408 LOT N / 16 26X115 WASHNGTN LOTS N / 17  
21 & 22 28X115 EA. 2727-S.CLAIBORNE & WASHINGTON AVE EA LOT N  
OR 22 WASHINGTON AND S CLAIBORNE 28X115 PERMIT #B03001407  
3/18/03

GeoPIN: 41040031

Lot: N-16

## ZONING

Zoning District: C-1

Zoning Description: General Commercial District

DRAFT Zoning: C-2

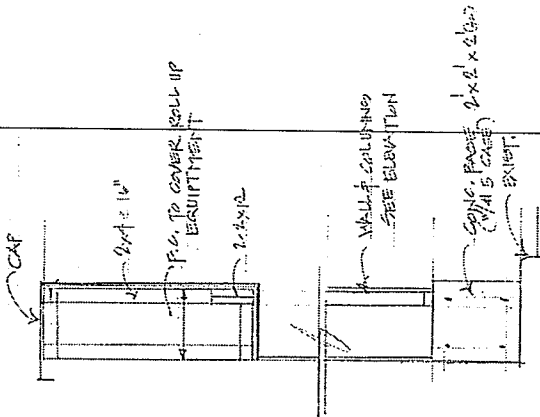
DRAFT Zoning Description: Auto-Oriented Commercial District

Future Land Use: GC

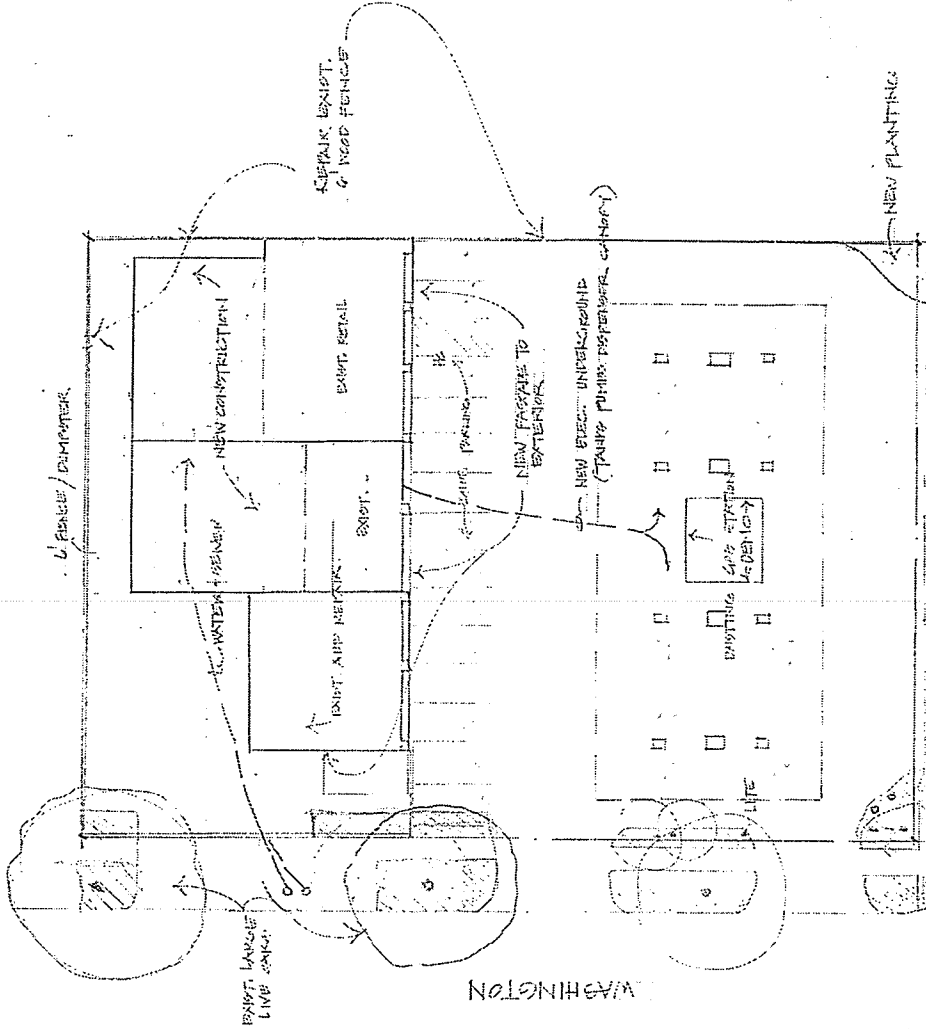
Future Land Use Description: General Commercial

Last Updated: Thu Dec 19 2013

- Square
- Lot
- Address Points
- Parcels
- Zoning
- CU/EU/Planned Dev
- Overlays/IZD's
- Future Land Use
- Draft Zoning Districts
- Local Historic Districts
- National Register of Historic Places
- Vieux Carre Commission
- Neighborhood Conservation Districts



WALL 1/2"



WASHINGTON

ELECTRICIAN TO ANALYZE  
 NEW & EXIST. LOADS AND ADD  
 PANEL AS NEEDED.

STORE NEEDS ARE  
 4 REFRIGERATION UNITS  
 1 ICE MACHINE  
 2 MILK COOLERS  
 SERVICE AREA 6 OUTLETS  
 MISC. 12  
 NEW LIGHTING 10

ADD 12 - 1/2 COMPUTERS UNDERGROUND  
 FOR DISPENSERS, SANITARY, ETC.

GENERAL NOTES

1. GENERAL REPAIRS TO NEW STORE EXTERIOR & INTERIOR
2. NEW FUEL DISPENSERS & TANK MARK. (BY OTHERS)
3. REPAIRS TO PARKING LOT
4. UPRATING OF CANOPY
5. MAINTAIN OPERATION OF AUTO SHOP
6. PERM. EXISTING GAS SALES WHEN PERMIT READY

S. CLARBORNE AVE

SITE PLAN 1"=60'

ADD 30 NEW 3 GAL SHAKES  
 3 10' x 20' TABLES  
 (CONCRETE)

2727 S. CLARBORNE - WASHINGTON NEW ORLEANS	
SCALE:	DRAWN BY:
DATE:	REVISED:
ROBERT SOLLBERGER, ARCHITECT	
18 CHATALE DR., SUDELL	
DRAWING NUMBER	



## Project NPP Report

**Date of Report:** March 13, 2015

**Project Name:** Super Discount, 2727 S. Claiborne Ave.

**Overview:** This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 2727 S. Claiborne Ave., on the northwest corner of S. Claiborne Ave. and Washington St. The applicant has been granted a permit to demolish the existing convenience store, and intends to apply for a permit to install new gas pumps, and renovate the existing building extending across the west side of the lot. The intended renovation includes expanding the square footage of the building by extending the north and south walls an additional thirty-one (31) feet, essentially increasing the square-footage from 900 square feet to 3,000 square feet. There will not be any change in the nature of the commercial enterprises currently engaged in business on the premises. The convenience store will be relocated to the aforesaid expanded and renovated building. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, letters, summary sheets, and other relevant materials are attached.

**Contact:**

Darleen Jacobs-Levy, Managing Member

Washington & S. Claiborne, LLC

823 St. Louis Street

New Orleans, LA 70112

504-522-0155

**Correspondence:** February 27, 2015—Letters were mailed to all residences, businesses, neighborhood associations, and the city council member included on the contact list provided to the applicant by City Planning. [A copy of the contact list and sample letter are attached hereto]

**Neighborhood Meeting:** On Thursday, March 12, 2015, beginning at 5:00 p.m., a meeting was held at the project site, Super Discount, 2727 S. Claiborne Ave., where everyone on the contact list had been invited by letter to appear and discuss the applicant's proposal. No one attended. [See attached affidavit and sample sign-in sheet that was prepared to distribute to those in attendance]

**Results:**

There were thirty-eight (38) persons/entities invited to the above-referenced community meeting; however, as stated above, no one attended. No one has expressed any objection to the intended project by any means of communication. Therefore, there are no concerns, issues, or problems for applicant to address.

Nicolette *X* *Mr* *h*

Address Label	OwnerName
2917 Washington Ave	1 New Orleans Ventures, LLC C/O Robert J Brent, III 3523 Tchoupitoulas Street New Orleans, LA 70115
2711 Willow St	2 Emanuel B Brown 2900 Fourth St New Orleans, LA 70113
2622 S Derbigny St	3 Joseph Simmons 2528 Valence Street New Orleans, LA 70115
2632 S Derbigny St	4 Moses S II Gordon 5339 Pasteur Blvd New Orleans, LA 70122
2704 S Derbigny St	5 Citywide Homes, LLC 1100 Poydras Street Suite 2900 New Orleans, LA 70163
2700 S Claiborne Ave	6 International Longshoremens Association 109 Northpark Blvd Suite 300 Covington, LA 70433
2715 Willow St	7 Kevin Vincent Etal 2717 Willow St New Orleans, LA 70113
2727 S Claiborne Ave Kings Rugs	8 Washington & S Claiborne LLC 823 St Louis Street New Orleans, LA 70112
3112 Washington Ave	9 Lewis Harding 3236 Toledano Street New Orleans, LA 70125
2713 S Claiborne Ave	10 Kazi Foods Of Louisiana, Inc A-1-A Estate Thomas St Thomas, VI 00801
2712 S Derbigny St	11 Larry V. Jr. Jackson 1100 Poydras Sttreet Suite 2900 New Orleans, LA 70163
2604 S Derbigny St	12 Mcmillian's First Steps Community 2601 S Claiborne Ave New Orleans, LA 70125
2927 Washington Ave	13 M W Mc Caleb Educational Foundation Dr. 1217 S Robertson St New Orleans, LA 70113
3031 Washington Ave	14 Larry V. Jr. Jackson 1100 Poydras Street Suite 2900 New Orleans, LA 70163
3100 Washington Ave	15 Louis Harding 8601 Nelson Street New Orleans, LA 70118
3018 3Rd St	16 Mcmillian's First Steps Community 2601 S Claiborne Ave New Orleans, LA 70125
2708 S Derbigny St	17 Orleans Redevelopment Authority New 1409 Oretha Castle Haley Bl New Orleans, LA 70113
3106 Washington Ave	18 Louis Harding 3236 Toledano St New Orleans, LA 70125
2921 Washington Ave	19 Monique Eliza Montgomery-Jones 2246 Baronne St New Orleans, LA 70113
2616 S Derbigny St	20 Mcmillian's First Steps 2601 S Claiborne Ave New Orleans, LA 70125-0125
2626 S Derbigny St	21 Renata M Weatherspoon 1620 Carol Sue Apt 122 Gretna, LA 70056
2612 S Derbigny St	22 Mcmillan's First Steps Community 2601 S Claiborne Ave New Orleans, LA 70125
2631 S Claiborne Ave Advance Auto Parts #9791	23 Discount Autoparts Inc P.O. Box 2710 Roanoke, VA 24001
3118 Washington Ave	24 Global Investment Holdings LLC P.O. Box 74 Belle Chasse, LA 70037
2819 S Derbigny St	25 Samuel H Sorapuru 6940 Ridgefield Drive New Orleans, LA 70128
2801 S Claiborne Ave It's Fashion Metro #7646	26 University Development, LLC 129 Chartres Street New Orleans, LA 70130
3026 4Th St	27 James E Marshall

2908 4Th St	28	P.O. Box 71 Labadieville, LA 70372
2601 S Claiborne Ave	29	Earl W Newman
Mcmillian's First Step Community Dev	30	2908 Fourth St New Orleans, LA 70113
2700 S Derbigny St	31	Firststeps Com Mcmillian's
2600 S Derbigny St	32	2601 S Claiborne Avenue New Orleans, LA 70125
Past, Present, And Future Motorsports	33	Deutsche Bank & Trust Company Americas
3023 4Th St	34	4600 Regent Blvd., Suite 200 Irving, TX 75063
2608 S Derbigny St	35	David Jr Taylor
3114 Washington Ave		2600 S Derbigny St New Orleans, LA 70125
		Mcmillian's First Steps
		2601 S Claiborne Avenue New Orleans, LA 70125
		Mcmillian's First Steps
		1520 Spain Street New Orleans, LA 70117
		Global Investment Holdings LLC
		631 St Charles Avenue New Orleans, LA 70130

Organization Name: Hoffman Triangle Neighborhood Association  
 Point of Contact: Brigida Reid  
 Phone Number: 504-858-6673  
 Email: brigidareid@yahoo.com  
 Street Address: 2816 S. Prieur Street  
 City: New Orleans  
 Zip: 70125

Organization Name: Central City Renaissance Alliance  
 Point of Contact: Kysha Brown Robinson  
 Phone Number: 504-581-5301  
 Email: kbr@myccra.org  
 Street Address: 1631 Oretha Castle Haley Boulevard  
 City: New Orleans  
 Zip: 70113

Organization Name: Central City Partnership  
 Point of Contact: Barbara Lacen-Keller  
 Phone Number: 504-524-3843 info@centralcitypartnership.com  
 Email: info@centralcitypartnership.com  
 Street Address: 2020 Jackson Avenue, 2nd Fl.  
 City: New Orleans

Council Person  
 District B  
 LaToya Cantrell  
 1300 Perdido Street, 2W10  
 504-658-1020  
 504-658-1025  
 lcantrell@nola.gov



# Home Finders International Inc.

February 27, 2015

RE: Project Community Meeting Invitation on 2727 South Claiborne Avenue

Dear Neighbor:

I am the owner of 2727 South Claiborne Street. We are renovating the back of the building to beautify the façade. We are seeking to demolish the existing convenience store and to renovate an existing commercial in the back of the building into a modern convenience store and restaurant which is currently part of the property.

Our application has to be heard by the Board of Zoning Adjustments. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what I propose and present questions or concerns. I am required to do this before I submit my application to the City Planning Commission and the City Council.

The meeting will take place on Thursday, March 12, 2015 at 5:00 p.m. on the premises of 2727 South Claiborne Avenue, New Orleans, LA.

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

I have enclosed a copy of the plan to give you a better idea. If we receive approval, we plan to start construction work within a month of the approval and estimate that the project will be completed within four months.

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If you have any questions or comments you can reach us at (504) 522-3287.

Sincerely,

(Miss) Darleen M. Jacobs

DMJ/kk

Enclosure

Sign-in sheet, 2727 S. Claiborne Ave., Project Community Meeting (5:00 pm, Thurs., March 12, 2015)

Name: \_\_\_\_\_, Address: \_\_\_\_\_

Email address: \_\_\_\_\_ Comments: \_\_\_\_\_

Name: \_\_\_\_\_, Address: \_\_\_\_\_

Email address: \_\_\_\_\_ Comments: \_\_\_\_\_

Name: \_\_\_\_\_, Address: \_\_\_\_\_

Email address: \_\_\_\_\_ Comments: \_\_\_\_\_

Name: \_\_\_\_\_, Address: \_\_\_\_\_

Email address: \_\_\_\_\_ Comments: \_\_\_\_\_

Name: \_\_\_\_\_, Address: \_\_\_\_\_

Email address: \_\_\_\_\_ Comments: \_\_\_\_\_

Name: \_\_\_\_\_, Address: \_\_\_\_\_

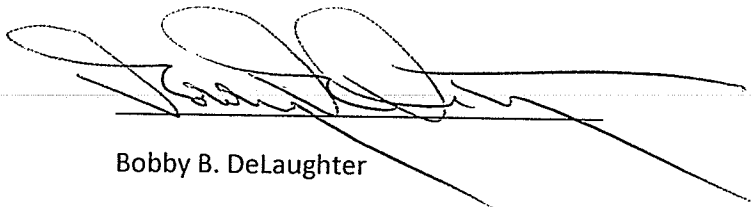
Email address: \_\_\_\_\_ Comments: \_\_\_\_\_

Sheets such as this were taken to the meeting to distribute to attendees, but no one appeared.

AFFIDAVIT

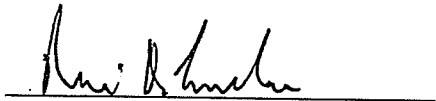
I, Bobby B. DeLaughter, after being first duly sworn, attest and swear to the following:

1. Darleen Jacobs-Levy is the managing member of Washington & S. Claiborne, LLC, owner of the property located at 2727 S. Claiborne Ave., New Orleans, LA.
2. At Miss Levy's request, I appeared on her behalf at the Neighborhood Participation Program meeting scheduled and noticed to commence at 5:00 p.m., Thursday, March 12, 2015.
3. Upon my arrival, I posted a sign on the building at 4:41 p.m., indicating the exact location on the property where the meeting would be held. [See attached time-imprinted photo verifying my presence on the premises as of 4:41 p.m.]
4. At 5:00 p.m., I announced that the meeting was starting, but no person other than me was in attendance. As of 5:15 p.m., no one appeared, and I left at that time. [See attached time-imprinted photo verifying my presence as of 5:15 p.m.]



Bobby B. DeLaughter

Sworn to and subscribed before me, the undersigned notary public, this the 13<sup>th</sup> day of March, 2015.



Notary Public *Rene D. Lovelace Bar # 19687*

My Commission Expires: *12/31/16*

Neighborhood  
Participation  
Program

Meeting

For

Super Discount Project

2727 S. Claiborne Ave.

5:00 p.m., Thurs., March 12,  
2015

Neighborhood  
Participation  
Program  
Meeting

For

Super Discount Project

2727 S. Claborn Ave.

5:00 p.m., Thurs., March 12,

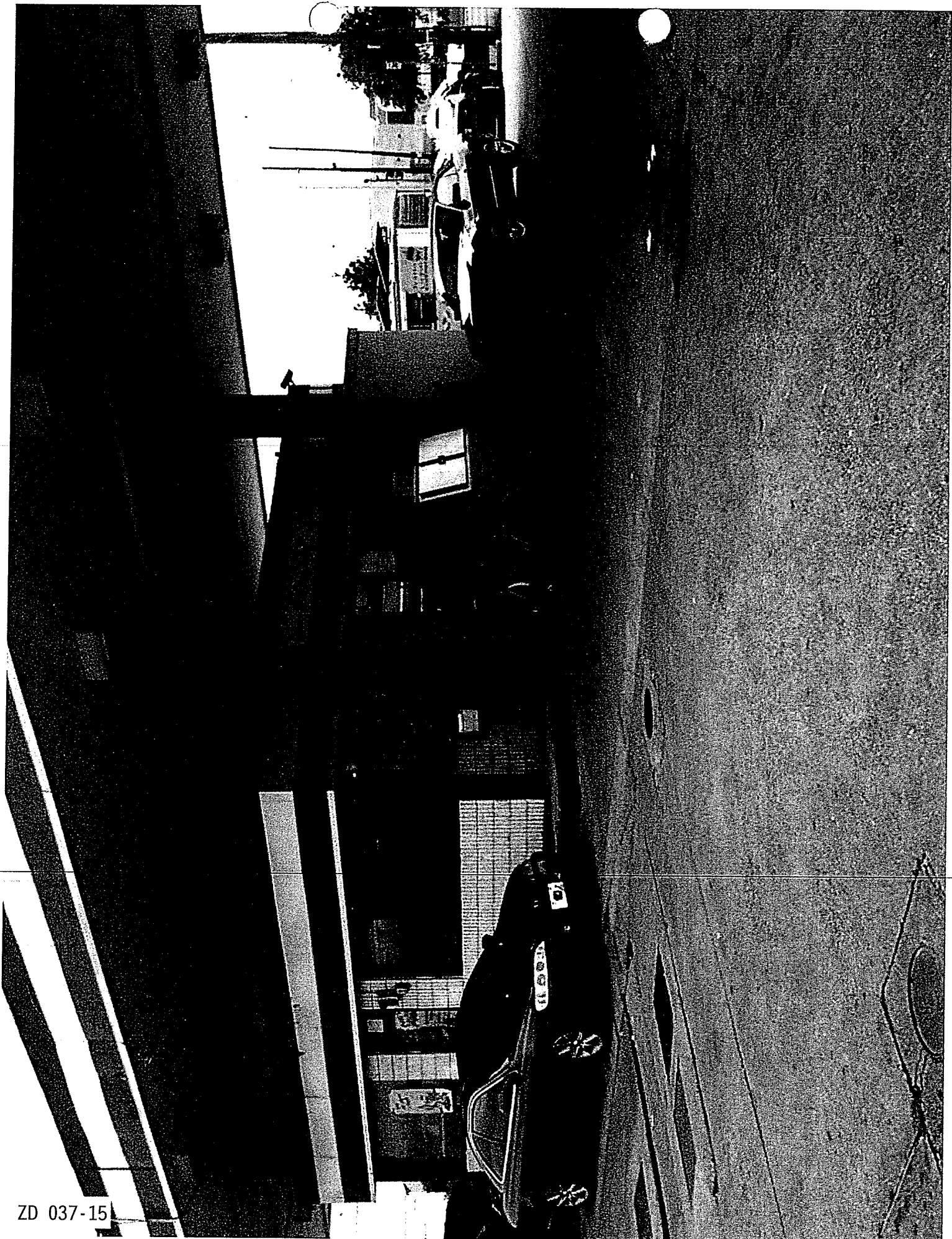
2015

03 12 2015 17 15





ZD 037-15



MOTION

NO. M-14-479

CITY HALL: November 6, 2014

BY: COUNCILMEMBER CANTRELL

SECONDED BY: COUNCILMEMBER BROSSETT

BE IT MOVED BY THE COUNCIL OF THE CITY OF NEW ORLEANS, That the request of Robert Sollberger – for a demolition permit for the property located at 2727 S. Claiborne Avenue, be, and the demolition request is granted.

BE IT FURTHER MOVED, That the Clerk of Council shall forward copies of this motion directly to all affected departments.

THE FOREGOING MOTION WAS READ IN FULL, THE ROLL WAS CALLED ON THE ADOPTION THEREOF AND RESULTED AS FOLLOWS:

YEAS: Brossett, Cantrell, Gray, Guidry, Head, Ramsey - 6

NAYS: 0

ABSENT: Williams - 1

AND THE MOTION WAS ADOPTED.

THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY

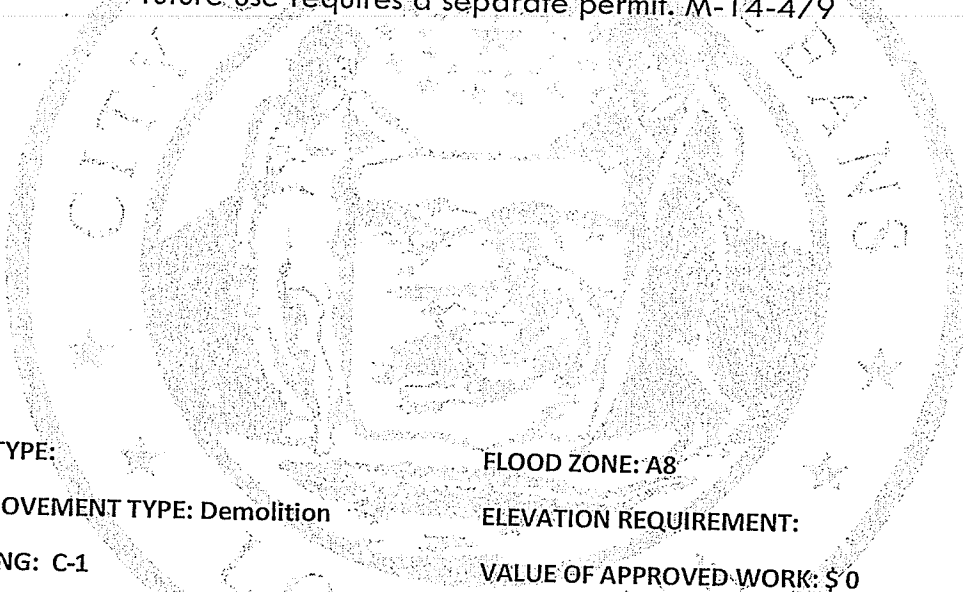
*Lera W. Johnson*  
CLERK OF COUNCIL

# SAFETY & PERMITS

## BUILDING PERMIT

### DESCRIPTION OF APPROVED WORK

Demolition to grade of a existing store under canopy as per Owner's request inside of the NCDC District. A separate permit is required from Sewerage and Water Board to cap sewer line and remove gas meter. Any future use requires a separate permit. M-14-479



USE TYPE:

FLOOD ZONE: A8

IMPROVEMENT TYPE: Demolition

ELEVATION REQUIREMENT:

ZONING: C-1

VALUE OF APPROVED WORK: \$0

### NOT VALID UNLESS POSTED ON SITE

~~THIS PERMIT MUST REMAIN PUBLICLY POSTED AT ALL TIMES WHILE WORK IS IN PROGRESS~~

Verify the authenticity of this permit or find more information about the project by visiting [nola.gov/onestop](http://nola.gov/onestop) or by scanning this code using a smartphone and searching the permit number in the dark blue oval at the top of the page.



This permit conveys no right to violate any provisions of the New Orleans Amendments to the International Building Code or Comprehensive Zoning Ordinance. This permit conveys no right to occupy any street, alley, or part thereof, either temporarily or permanently. Encroachments on public property must be approved by the appropriate City agency; separate permits must be obtained from other City or State agencies as required by law. This permit is subject to issuance of a final Certificate of Occupancy or Certificate of Completion; otherwise same is null and void. It is unlawful to occupy any building or portion thereof without said certificate.

**IT IS UNLAWFUL TO POUR ANY FOUNDATION, CLOSE ANY WALL, OR COVER ANY SPACE WITHOUT PRIOR APPROVAL FROM THE BUILDING INSPECTION DIVISION. FOR INFORMATION OR TO SCHEDULE AN INSPECTION, PLEASE CALL 504-658-7100.**

1300 Perdido Street, Room 7W03 • New Orleans • LA • 70112 • (504) 658-7100 • [nola.gov/onestop](http://nola.gov/onestop)

SOLO EL TRABAJO DESCRITO ANTERIORMENTE PUEDE REALIZARSE LEGALMENTE EN ESTE EDIFICIO

2727 S Claiborne Ave

14-24847-DEMO

12/5/2014

Applicant: Robert Solinger