

City Planning Commission Meeting
Tuesday, April 28, 2015

CPC Deadline: 06/12/15
CC Deadline: 07/14/15
City Council District: C
Councilmember: Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 038/15

Prepared by: Kelly Butler
Date: April 17, 2015

I. GENERAL INFORMATION:

Applicant: MONTE C. SHALETT, JEFFERSON N. RUCK, ZEN-PROP, LLC, and HOWARD W. SMITH, ET AL.

Request: This is a request for a Conditional Use to permit a retail store on a site over one acre in area in a C-1 General Commercial District and an Urban Corridor District overlay.

Location: The petitioned property is located in the Fifth Municipal District, on Square 23, Lot N4, bounded by General De Gaulle, Life Center and Sandra Drives. The municipal address is 2900 General De Gaulle Drive. (PD-12)

Description: The subject site is a vacant parcel at the corner of General De Gaulle and Sandra Drives in Algiers. The square-shaped parcel measures approximately 47,878 square feet. The site has approximately two-hundred feet (200') of frontage along General De Gaulle Drive and approximately one hundred ninety-six feet (196') of frontage along Sandra Drive. The applicant proposes to construct a 9,180 square foot Family Dollar store, which will be set back approximately one hundred fifteen feet (115') from the General De Gaulle Drive frontage and approximately ninety-five feet (95') from the Sandra Drive frontage. Forty-seven (47) parking spaces are proposed on site. The parking lot will be accessed via a twenty-four (24) foot curb cut on General De Gaulle Drive and via a shared common driveway on Sandra Drive.

Why is City Planning Commission action required?

Any new development occupying more than one (1) acre of site area is a conditional use in the UC Urban Corridor District overlay per **Article 10, Section 10.1A.7. Conditional Uses**, subsection 2.c, of the Comprehensive Zoning Ordinance. The City Planning Commission is required to make a recommendation on all amendments to 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. The proposal is within the Urban Corridor District overlay, and subject to standards of **Article 10, Section 10.1A** 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 site is located within a relatively small C-1 General Commercial District that includes eight (8) parcels with frontage along the eastern side of General De Gaulle Drive between Wall Boulevard and Sandra Drive. Across General De Gaulle Drive on the western side are several properties designated as B-1 Neighborhood Commercial District along with two (2) parcels designated as SC Shopping Center District. There is an RM-4 Multi Family District abutting the subject site to the rear of the property and another B-1 Neighborhood Business District to the south of the C-1 General Commercial District. The subject site and commercial properties along General De Gaulle Drive are within a UC Urban Corridor District.

Land Use

The petitioned site is located at the intersection of General De Gaulle and Sandra Drives. It is directly across General De Gaulle Drive from the Clock Tower Shopping Center that includes several small businesses. It is adjacent to a newly constructed bank on General De Gaulle Drive. There is a church behind the site, located across Life Center Drive on the adjacent square. The Celebration reception hall is located approximately ¼ of a mile north of the site on General De Gaulle Drive.

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

Zoning:

- 1926 L – Unrestricted District
- 1953 A – Single-Family District
- 1970 C-1 General Commercial District

Land Use:

- 1929 None (undeveloped land)
- 1949 None (undeveloped land)
- 1999 Commercial¹

¹ The 1999 *Land Use Plan* presented a generalized representation of land uses and was not lot-specific.
ZD 038/15

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 actions within five (5) blocks of the subject site in the past five (5) years:

Zoning Docket 93/13 was a request for an amendment to conditional use Ordinance No. 21,997 M.C.S. (ZD023-05), which permitted a fast food restaurant with a drive-thru facility, to permit the expansion of the existing drive-thru facility, in a B-2 Neighborhood Business District, within a UC Urban Corridor Overlay District. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *The location is approximately four blocks from the petitioned site.*

Zoning Docket 101/11 was a request for an amendment to Ordinance No. 24,370 M.C.S. (ZD 123/10, a Conditional Use to permit the sale of alcoholic beverages for consumption off-premises at a gasoline service station) to modify provisos relative to curb cuts, in a B-1 Neighborhood Business District within the UC Urban Corridor Overlay District. The City Planning Commission recommended modified approval of the request. The City Council approved the request with modifications to the City Planning Commission's recommendation. *The location is two blocks from the petitioned site.*

Zoning Docket 134/10 was an amendment to permit a commercial/residential mixed use building greater than 10,000 square feet in floor area, and a separate, new Conditional Use to allow the sale of alcoholic beverages for consumption on premises at a reception facility in a B-2 Neighborhood Business District within the UC Urban Corridor District overlay. The municipal address is 3220 General De Gaulle. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This is located approximately one block from the petitioned site.*

Zoning Docket 95/10 was a request for a Conditional Use to permit a gasoline service station on a site greater than one acre and a Conditional Use to permit the sale of alcoholic beverages for consumption off premises at a gasoline service station in a B-1 Neighborhood Business District within the UC Urban Corridor Overlay District. The municipal address is unassigned. The City Planning Commission recommended denial of the request, which was subsequently denied by the City Council. *This is located across General De Gaulle Drive from the petitioned site.*

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

The proposed site covers an area of approximately 47,878 square feet or approximately 1.099 acres and comprises one lot of record. The site is currently vacant. The applicant's proposal is to construct a new structure which will be used as a Family Dollar retail store. The proposed building design includes a one story square structure set back one hundred fifteen (115) feet from the General De Gaulle Drive frontage and ninety-five (95) feet from the

Sandra Drive frontage. The main entrance to the proposed store is oriented toward General De Gaulle Drive. To ensure the staff of the City Planning Commission is satisfied with the fulfillment of the conditional use requirements, the staff recommends the following proviso:

- 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.

Height, Area and Bulk Requirements

The proposed one-story structure will have a height of twenty-four feet four inches (24' 4") with a footprint measuring approximately 9,180 square feet on a site with forty seven thousand eight hundred seventy eight (47,878) square feet or 1.099 acres. The building will be constructed of mainly brick overlay on all four sides containing herringbone brick inlays to break up the appearance of the flat walls. The front elevation adjacent to General De Gaulle will also contain the brick overlay and inlays, but will also include a combination of aluminum and glass doors and windows. Concrete Masonry Units (CMUs) will border the entrance area extending beyond the roof line to contain the parapet. The building has a front yard measuring 115', side yards of 3' and 95' and a rear yard of 11'. C-1 General Commercial Districts limits height to one hundred (100) feet. C-1 has no minimum front yard, side yard or rear yard requirements. Therefore, no waivers for height area and bulk are required.

Trash Storage/Litter Abatement

The site plan indicates the location of a dumpster within the development screened with a fence and gate enclosure. However, the method of screening is not indicated. If this conditional use is approved, the staff recommends the proviso addressing the dumpsters included below. Also, in order to ensure all of the rights-of-way immediately adjacent to the subject site are kept free of trash, the staff recommends the following:

- The developer shall provide to the City Planning Commission a refuse and litter abatement program letter approved by the Sanitation Department, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and periodic cleaning of the 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 dumpster area shall be screened from view by an opaque wooden or masonry fence that is at least six (6) feet tall.

Landscaping

The site is located within the UC Urban Corridor District and, therefore, is subject to the regulations of that district. **Article 10, Section 10.1A.11 - *Special Site Design Conditions*** requires a twenty (20) foot deep landscaped buffer, ample landscaping for the vehicular use areas, and perimeter landscaping. This section also requires perimeter landscaping within four (4) feet of the street right-of-way. The submitted site plans indicate the presence of landscaping onsite; however, there is no direct pedestrian connection between the building and the public sidewalk system. Staff believes that this type of connection is necessary and should also be landscaped. In addition, **Article 10, Section 10.1A.11.4** of the Comprehensive Zoning Ordinance requires that ten (10) percent of the vehicular use area be landscaped with shrubs and trees. The staff would like to ensure compliance with landscaping standards and recommends that the applicant resubmit the final landscape plan showing full compliance with **Article 10, Section 10.1A.11** of the Comprehensive Zoning Ordinance, for final approval by the staff of the City Planning Commission.

- The applicant shall submit a detailed landscape plan, in accordance with **Article 10, Section 10.1A.11** of the Comprehensive Zoning Ordinance, prepared by a licensed Louisiana landscape architect, for the review and approval of the Department of Parks and Parkways and the staff of the City Planning Commission.

Signage & Lighting

Article 10, Sections 10.1A.8-*Permitted Attached Identification Signs* and 10.1A.9-*Permitted Detached Identification Signs* detail the amount of signage that is permitted for a location within the Urban Corridor. A site is limited to one (1) attached sign per street frontage with a maximum of two (2) signs. The sign(s) are further limited in area to one (1) square foot per each linear foot of building width to a maximum of 70 square feet. A site is also limited to one (1) detached sign per street frontage. Though the site plan indicates the inclusion of signage, the applicant has not submitted a detailed proposal for attached or detached signage; therefore, it is assumed that the applicant is not requesting waivers for the total allowable sign area. To ensure compliance with **Article 10, Section 10.1** of the Comprehensive Zoning Ordinance, the staff recommends the following proviso:

- The applicant shall submit detailed signage plans, which are in accordance with **Article 10, Sections 10.1.8 and 10.1.9** of the Comprehensive Zoning Ordinance, subject to review of the staff of the City Planning Commission.

Article 10, Section 10.1A.11.4(f) requires site lighting to be no taller than twenty-five feet. The included site plan does not indicate the provision of on-site lighting. To ensure the proposed lighting does not encroach on adjacent properties, the staff recommends the following proviso:

- The applicant shall submit an exterior lighting plan for the proposed development. No light fixture on the site shall be taller than twenty-five (25) feet. The lighting plan shall be subject to the approval of the staff of the City Planning Commission.

E. What is the potential traffic impact? What are the off-street parking requirements? Can they be provided on site? If not, is a waiver required?

Ingress to/egress from site and structures thereon

The main access points for the proposal will be located off General De Gaulle Drive, via a twenty-four (24) foot, two-way curb-cut, and a second twenty-four (24) foot, two-way curb-cut that will be used as a common driveway with other properties located off of Sandra Drive. Upon staff's site visit it was noted that the existing sidewalk and curbing along General De Gaulle Drive are not in good condition and there are no sidewalks or curbing along Sandra Drive; therefore, the staff recommends the following proviso:

- Any new or modified curbs cuts must approved by the Department of Public Works and the Louisiana Department of Transportation and Development. The applicant shall repair the existing sidewalks and install new sidewalks where they are currently lacking along the perimeter of the site, subject to review and approval of the Department of Public Works.

Traffic

General De Gaulle Drive is a seven lane; bidirectional state road with a neutral ground/drainage canal and is classified as a major street according to the *Plan for the 21st Century*. Bounding the block of the subject site, Wall Boulevard, located one block from the subject site, and Pace Boulevard, located one block from the subject site are the other major streets in the vicinity of the site. The Crescent City Connection Bridge has an exit onto General De Gaulle Drive that is approximately six blocks from the petitioned site. General De Gaulle Drive is a major corridor of the Heavy Truck Routes system.

Two bus routes have stops within walking distance of the petitioned site.

- Route 101 – The Algiers Loop route runs along General De Gaulle Drive.
- Route 114/115 – The General De Gaulle, runs along General De Gaulle Drive.

The petitioned property is located along a major street that provides direct access to the Crescent City Connection Bridge and the West Bank Expressway and it should be able to

accommodate the small increase in traffic that would result from commercial use of the subject site. Because the proposed use is not event-oriented, traffic will not queue, or there will not be a large number of vehicles entering or exiting the site on or about the same time. An increase in the demand for on-street parking in the vicinity of the site would not be expected, as there is sufficient off-street parking at the site.

Off-Street Parking Analysis

The site plan shows off-street parking spaces, accessed via two curb cuts – one onto Sandra Drive through a common driveway shared with other properties and the other onto General DeGaulle Drive. Two of the spaces are designated as handicapped-accessible. The proposed parking spaces are nine (9') in width and eighteen feet (18') in depth and two handicapped-accessible spaces are shown adjacent to the proposed building. Pursuant to **Article 15, Section 15.2.1 (Table 15.A)**, retail stores are required to provide one (1) off-street parking space per 300 square feet of floor area, requiring the applicant to provide thirty-one (31) spaces. The applicant is providing forty-seven (47) spaces, and as such, no waiver is necessary. Also, pursuant to **Article 15, Section 15.3 (Table 15.G)** retail stores with a floor area between two thousand and ten thousand (2,000 – 10,000 sq. ft.) are required to provide one (1) off-street loading space. The submitted site plan indicates that one (1) loading space will be provided. No waiver is necessary.

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

In meeting with City Planning Commission staff, the proposal was considered by the Mayor's Office of Placed Based Planning where it was determined that the parapet articulated in the submitted elevations facing the parking lot should be modified to reflect a design in which the parapet is not rounded, but is instead squared. To ensure the design of the parapet reflects these comments, the staff recommends the following proviso:

- The applicant shall submit revised plans to reflect design modifications to the parapet facing the parking lot, which shall include removal of the rounded "eyebrow" shaped parapet and detailing a square shaped parapet, subject to review and approval of the staff of the City Planning Commission.

The proposal was considered by the Planning Advisory Committee at its meeting of April 8, 2015. Cliff Diamond appeared on behalf of the applicant and briefly explained the proposal to construct a Family Dollar retail store on a site larger than one (1) acre. The representative from the Department of Public Works noted that any work involving curb-cuts and sidewalks will be subject to review and approval of their department. The Department of Parks and Parkways was not able to be present at the meeting, but submitted comments regarding the proposal stating that their department would need to review and approve any landscaping within the public right-of-way. The committee passed a motion of no objection subject to further review by the Departments of Parks and Parkways, Public Works, and the City Planning Commission. Based on the recommendations from the Planning Advisory

Committee meeting, the staff has included provisos addressing issues raised in the meeting in the design section of this report.

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

The proposed retail development will be located on a commercial corridor in Algiers. There will be minimal impact on traffic and parking in the area. There is adequate off-street parking proposed for commercial use on the site. The Design Review section has addressed landscaping, trash storage, litter abatement, site design, and operational standards.

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

The proposal is **consistent with** the *Future Land Use Map* within the *Plan for the 21st Century: New Orleans 2030 (the Master Plan)*, which categorizes the land as **General Commercial**. The goal, range of uses and development character for this designation is copied 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.

The General Commercial designation is intended to provide for relatively intense commercial activity. Considering the location on a major arterial as well as the General Commercial designation, the proposed use is **consistent with** the Master Plan.

IV. SUMMARY

Zoning Docket 038-15 is a request for a Conditional Use to permit a retail store on a site over one (1) acre in area in a C-1 General Commercial District and an Urban Corridor District overlay. The applicant proposes to establish a Family Dollar retail store within a new 102' x 90' structure with 9,180 square feet of floor area with a total of forty-seven (47) off-street

parking spaces. The staff believes that the petitioned use is appropriate for the area in which it is proposed and that it will not adversely affect adjacent properties. The use is less intense than several commercial uses permitted by right in the subject C-1 General Commercial District, such as restaurants, amusement places, cocktail lounges, and light manufacturing of foods. Further, because of the site's location along a major street that provides direct access to the Crescent City Connection Bridge and the West Bank Expressway, it should be able to accommodate the small increase in traffic that would result from its commercial use. Provisos regarding landscaping, signage, lighting, trash and litter abatement should mitigate any further potential adverse impacts to adjacent properties and nearby residences.

V. PRELIMINARY STAFF RECOMMENDATION²

The staff recommends **APPROVAL** of Zoning Docket 038-15, subject to eight (8) provisos.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The developer shall provide to the City Planning Commission a refuse and litter abatement program letter approved by the Sanitation Department, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and periodic cleaning of the 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.
3. The dumpster area shall be screened from view by an opaque wooden or masonry fence that is at least six (6) feet tall.
4. The applicant shall submit a detailed landscape plan, in accordance with **Article 10, Section 10.1A.11** of the Comprehensive Zoning Ordinance, prepared by a licensed Louisiana landscape architect, for the review and approval of the Department of Parks and Parkways and the staff of the City Planning Commission.

² Subject to modification by the City Planning Commission

5. The applicant shall submit detailed signage plans, which are in accordance with **Article 10, Sections 10.1.8 and 10.1.9** of the Comprehensive Zoning Ordinance, subject to review of the staff of the City Planning Commission.
6. The applicant shall submit an exterior lighting plan for the proposed development. No light fixture on the site shall be taller than twenty-five (25) feet. The lighting plan shall be subject to the approval of the staff of the City Planning Commission.
7. Any new or modified curbs cuts must approved by the Department of Public Works and the Louisiana Department of Transportation and Development. The applicant shall repair the existing sidewalks and install new sidewalks where they are currently lacking along the perimeter of the site, subject to review and approval of the Department of Public Works.
8. The applicant shall submit revised plans to reflect design modifications to the parapet facing the parking lot, which shall include removal of the rounded “eyebrow” shaped parapet and detailing a square shaped parapet, subject to review and approval of the staff of the City Planning Commission.

VI. REASONS FOR RECOMMENDATION

1. The site is located on a business corridor near other commercial uses of similar intensity.
2. The request is consistent with the *Plan for the 21st Century*, the Master Plan.
3. The recommended provisos would minimize any potential adverse impacts of the proposal on other uses nearby.

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

City of New Orleans Property Viewer

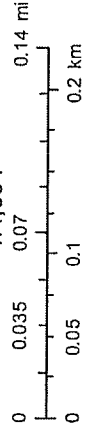


April 15, 2015

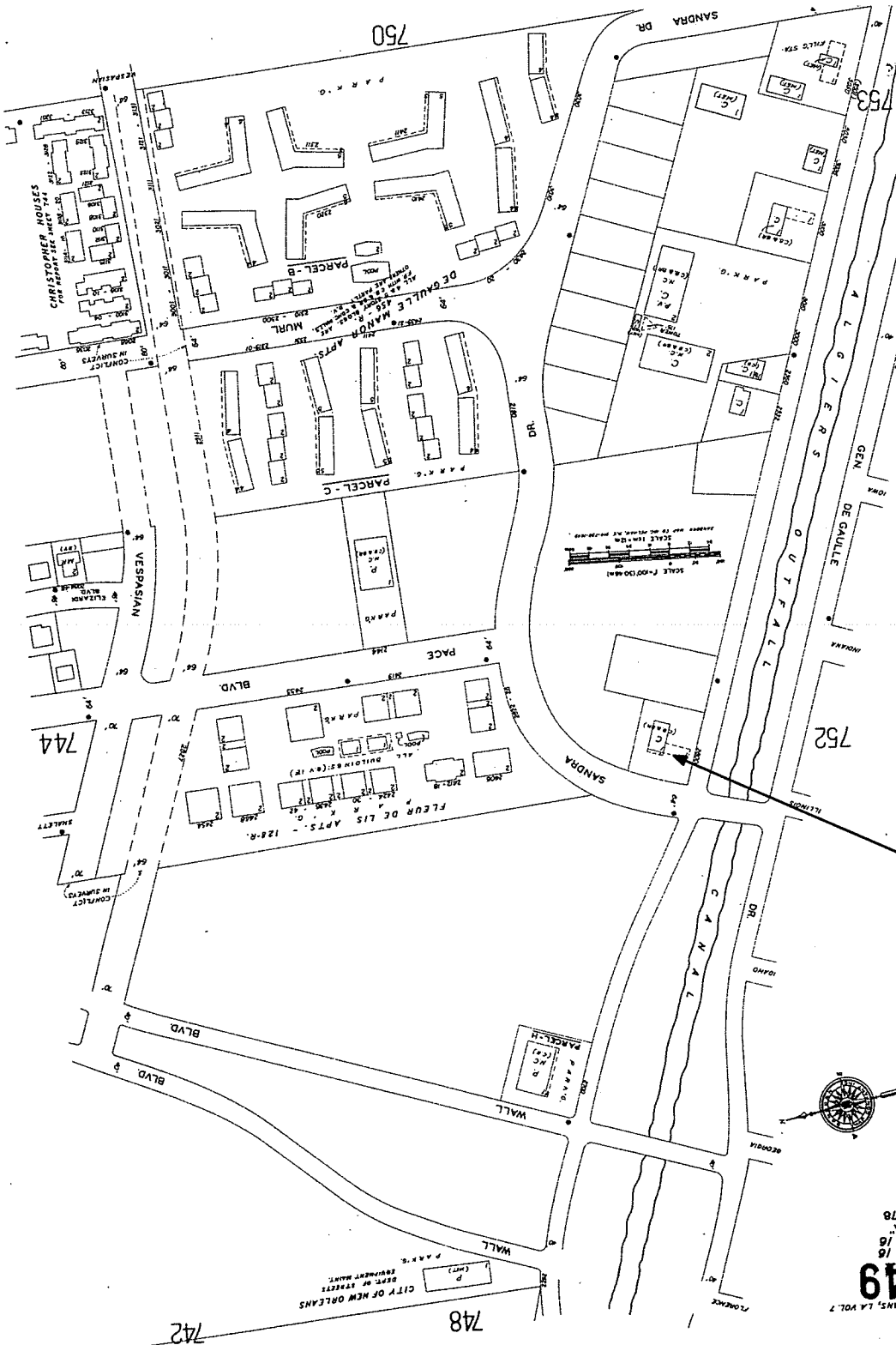


Override 1

1:4,361



ZONING DOCKET 038/15



ZONING DOCKET 038/15

NEW ORLEANS, LA VOL. 7
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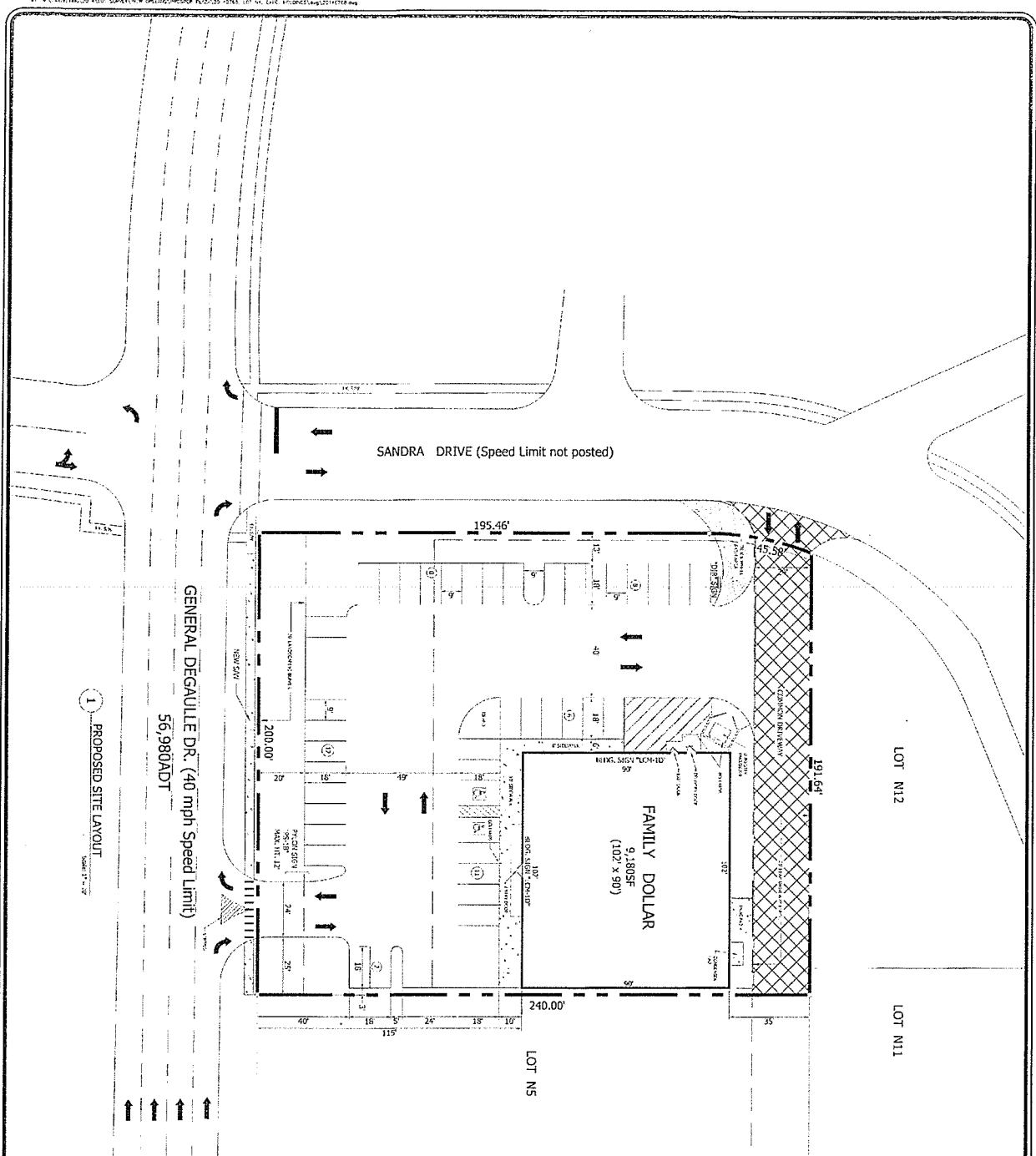
744

752

753

750

CITY OF NEW ORLEANS
 DEPT. OF PUBLIC
 WORKS
 PLANNING DIVISION



Site Data Summary

Existing Zoning: C-1 Commercial
 "Urban Corridor Overlay"

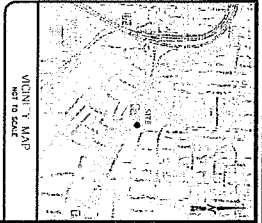
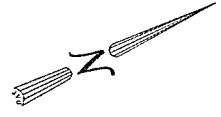
Area Summary:
 Total Site Area: 47,878 SF (1.099 AC.)
 Building Area: 9,180 SF
 Impervious Area: 29,740 SF (62%)
 Green Area: 18,138 SF (38%)

Parking Summary:
 Required: 46 Spaces (1/200SF)
 Provided: 47 Spaces (2 ACCESS/45 REGULAR)
 Space Size: 9' x 18' (Typical)

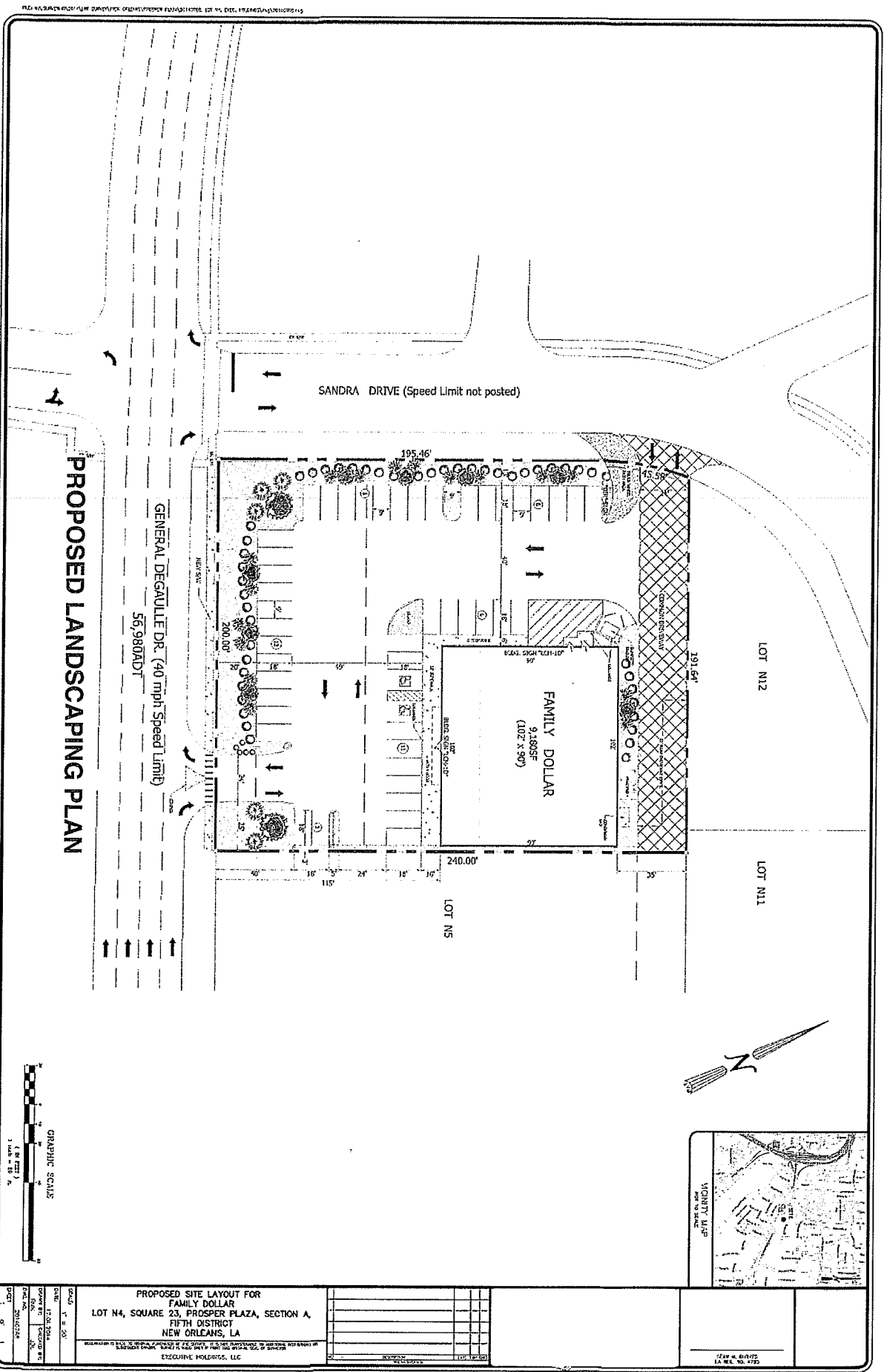
Building Setbacks:
 Front: 76' (115' Provided)
 Side: 3' (3' Provided)
 Rear: 0' (35' Provided)

Landscape Requirements/Notes:
 (If Necessary)

Notes:
 If Risk Class 0 - 2, No Bollards will be placed in front of the store.



<p>PROPOSED SITE LAYOUT FOR FAMILY DOLLAR LOT N4, SQUARE 23, PROSPER PLAZA, SECTION A, FIFTH DISTRICT NEW ORLEANS, LA</p> <p>EXECUTIVE HOLDINGS, LLC</p>		<p>J.V. Burkes & Associates, Inc. SURVEYING • ENGINEERING • ENVIRONMENTAL</p> <p>1805 Shortall Highway Suite 100, Metairie, LA 70002 Phone: 504-885-0575 Fax: 504-885-2344 Website: www.jvburkes.com</p>	<p>STATE OF LOUISIANA PROFESSIONAL ENGINEER NO. 12345</p>
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PROPOSED LANDSCAPING PLAN

GENERAL DEGAULLE DR. (40 mph Speed Limit)
56,980ADT

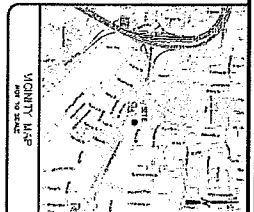
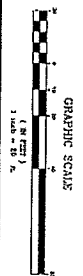
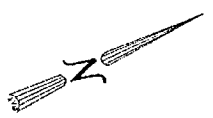
SANDRA DRIVE (Speed Limit not posted)

FAMILY DOLLAR
9,189SF
(102' x 90')

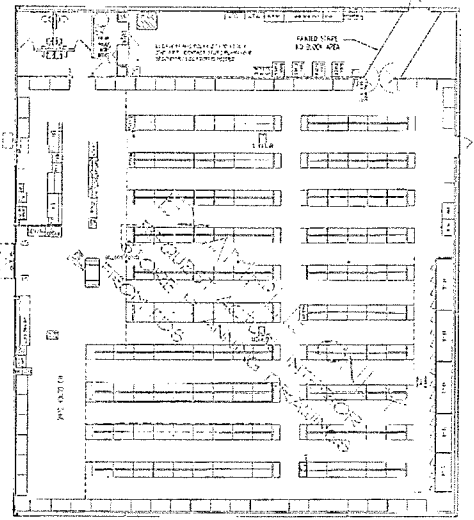
LOT N12

LOT N11

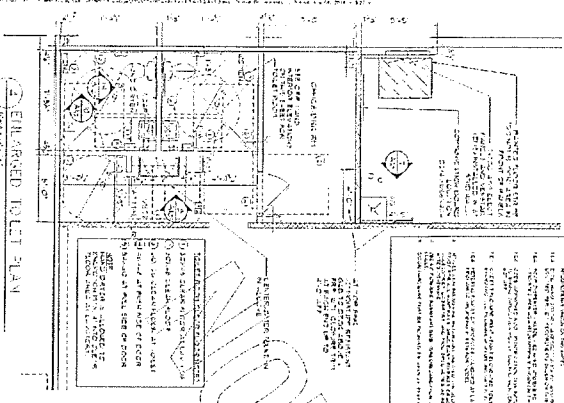
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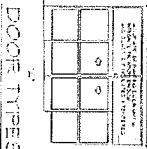
<p>PROPOSED SITE LAYOUT FOR FAMILY DOLLAR LOT N4, SQUARE 23, PROSPER PLAZA, SECTION A, FIFTH DISTRICT NEW ORLEANS, LA</p>		<p>DATE: 10-24-2014 DRAWN BY: [unclear] CHECKED BY: [unclear] SCALE: AS SHOWN PROJECT: 20140214</p>		<p>OWNER: [unclear] DESIGNER: [unclear] SCALE: [unclear] PROJECT: [unclear]</p>		<p>2204 N. BUIVIE LA 70119, 504-775-1725</p>	
<p>EXECUTIVE HOLDINGS, LLC</p>		<p>LOT: [unclear]</p>		<p>[unclear]</p>		<p>[unclear]</p>	



INTERIOR FLOOR PLAN



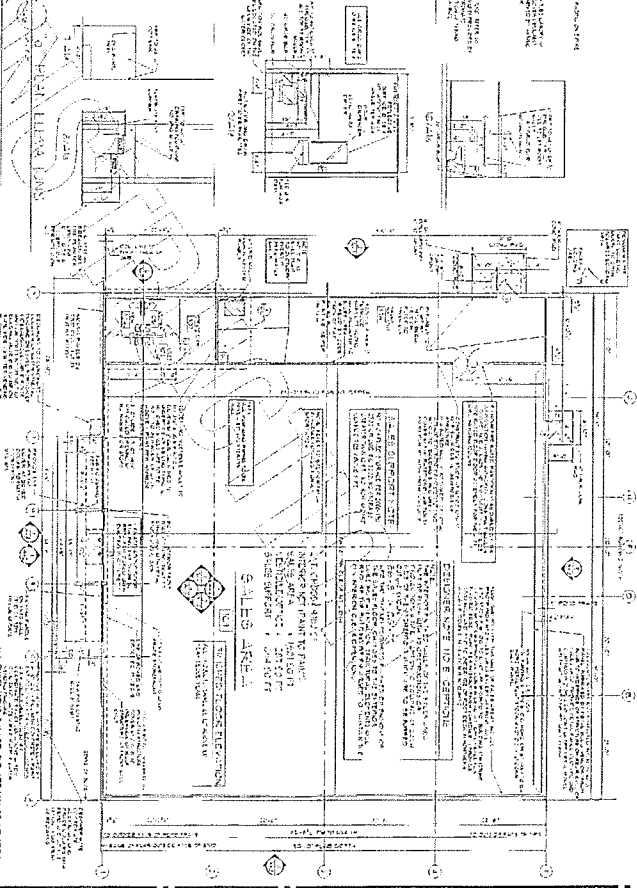
ENLARGED DETAIL FLOOR PLAN



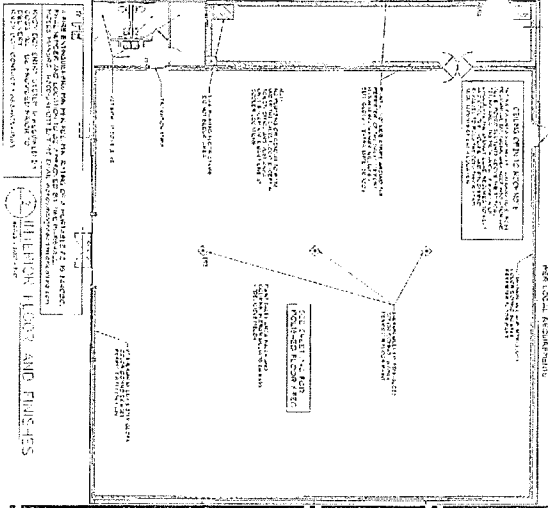
DOOR TYPES

NO.	DESCRIPTION	QTY	UNIT	NOTES
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4	DOOR	1	EA	...
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DOOR SCHEDULE



FLOOR PLAN



SECTION LEGEND AND FINISHES

<p>Project: A-1a</p> <p>Sheet: _____</p>	<p>FAMILY DOLLAR STORE</p> <p>2014-02-PROTOTYPE</p> <p>CITY, STATE</p>	 <p>1300 South 14th Street, Suite 304, Charlotte, NC 28203 Email: csd@csdarch.com • Fax: 704-373-0922 • Phone: 704-373-1500</p>
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February 13, 2015

Dear Neighbor,

My company, Executive Holdings, LLC, has plans develop a new Family Dollar Store at the corner of General DeGaulle Drive and Sandra Drive. We are excited about bringing a new development and providing the convenience of shopping for household needs close to your home.

The lot size on which we plan to build is slightly larger than 1-acre, which requires a Conditional Use approval to proceed with development. So, our application for development has to be heard by the City Planning Commission and the City Council.

As a nearby neighbor or other interested party in the neighborhood, your opinion matters to both your City and to me as the developer. I am inviting you to a meeting where you can learn more about what we propose to build, and to give you a chance to present questions or concerns. The neighborhood meeting is a requirement in order to submit our application to the City Planning Commission, but the interest and concerns of the people who will be shopping at this new store are very important to me.

The meeting will take place:

Tuesday, February 24, 2015 from 6:00pm - 7:00pm
at 2701 General DeGaulle Drive, New Orleans, LA 70114

This letter is being delivered through U.S. Mail or hand delivery. At the meeting, I'll provide a sign-in sheet to obtain email addresses so that I can keep you updated if there are any changes to the plans.

I've attached a drawing to give you an idea of what we're proposing for the site. The store would be approximately 9,180 square feet, and provide convenience retail goods and food items to local customers. Hours of operation would be 9 a.m. to 9 p.m. Monday through Sunday.

The site is currently vacant, but previously operated as a gas service station. If we receive approval, we plan to start construction work within a month of approvals, and estimate construction will take approximately four months.

If you have questions or comments, my contact information is below. I hope to see you at the meeting on February 24.

Sincerely,

Corey J. Smith
311 Telly Road
Picayune, MS 39466
corey@execreal.com
601-798-4000

Vonda G Stampley
2913 Amazon St
New Orleans, LA 70114

Resident
11956 Sandra Dr
New Orleans, LA 70114

The City Of New Orleans
1300 Perdido St Room 5W17
New Orleans, LA 70112

Zen-Prop LLC
1700 Central Bl
Harvey, LA 70058

Resident
2144 Pace Blvd
New Orleans, LA 70114

Resident
2501 Wall Blvd
New Orleans, LA 70114

Lawrence P Rankin
2801 Amazon St
New Orleans, LA 70131

Barry N Hammond
2814 Wabash St
New Orleans, LA 70114

Timothy S Morris
2821 Amazon St
New Orleans, LA 70114

Resident
2834 Wabash St
New Orleans, LA 70114

FNMA C/O Trustmark Bank
201 Country Place PW
Day Centre Suite B
Jackson, MS 39208

Resident
12185 General De Gaulle Dr
New Orleans, LA 70114

Total Community Action Inc
1420 S Jefferson Davis Pkwy
New Orleans, LA 70125

New Orleans Faith-Based
Community Dev Corp Inc.
1832 Felicity St
New Orleans, LA 70113

Resident
2150 Pace Blvd
New Orleans, LA 70114

Algiers Lions Home Inc
2700 General De Gaulle Dr
New Orleans, LA 70114

Resident
2808 Wabash St
New Orleans, LA 70114

Stanley III Moore
2815 Amazon St
New Orleans, LA 70114

Jeffrey C Vincent
2828 Wabash St
New Orleans, LA 70114

Resident
2835 Amazon St
New Orleans, LA 70114

EPH Properties LLC
11143 River Rd
New Orleans, LA 70131

Resident
12186 General De Gaulle Dr
New Orleans, LA 70114

Louis D Haeuser Investments, LLC
1504 L & A Rd
Metairie, LA 70001

Resident
2100 Pace Blvd
New Orleans, LA 70114

Resident
2435 Pace Blvd
New Orleans, LA 70114

Resident
2703 General De Gaulle Dr
New Orleans, LA 70114

Resident
2809 Amazon St
New Orleans, LA 70114

Reginald Sr Harrison
2820 Wabash St
New Orleans, LA 70114

Doucette Melvin A Jr
2829 Amazon St
New Orleans, LA 70114

Resident
2900 General De Gaulle Dr
New Orleans, LA 70114

Resident
2900 Wabash St
New Orleans, LA 70114

Mack Allen Sr
2901 Amazon St
New Orleans, LA 70114

Resident
2901 Amazon St
New Orleans, LA 70114

Resident
2901 General De Gaulle Dr
New Orleans, LA 70114

Resident
2901 Life Center Dr
New Orleans, LA 70114

Resident
2908 General De Gaulle Dr
New Orleans, LA 70114

Resident
2909 Life Center Dr
New Orleans, LA 70114

Resident
2912 Wabash St
New Orleans, LA 70114

Vonda G Stampley
2913 Amazon St
New Orleans, LA 70114

Resident
2916 General De Gaulle Dr
New Orleans, LA 70114

Resident
2917 Life Center Dr
New Orleans, LA 70114

Resident
2924 General De Gaulle Dr
New Orleans, LA 70114

Resident
2924 Wabash St
New Orleans, LA 70114

Resident
2925 Amazon St
New Orleans, LA 70114

Resident
2925 Life Center Dr
New Orleans, LA 70114

Resident
2929 General De Gaulle Dr
New Orleans, LA 70114

Resident
2931 Life Center Dr
New Orleans, LA 70114

Resident
2932 General De Gaulle Dr
New Orleans, LA 70114

Resident
2933 Sandra Dr
New Orleans, LA 70114

Resident
2939 Sandra Dr
New Orleans, LA 70114

Allen Mack Sr
2946 Wall Blvd
New Orleans, LA 70114

Resident
2951 Vespasian Blvd
New Orleans, LA 70114

Resident
2969 General De Gaulle Dr
New Orleans, LA 70114

Resident
3000 General De Gaulle Dr
New Orleans, LA 70114

Resident
3001 General De Gaulle Dr
New Orleans, LA 70114

Shalett Monte C ET ALS
3030 Lausat St Suite B
Metairie, LA 70001-5924

Jose L Rangel
3105 Indiana St
New Orleans, LA 70001

Resident
3201 General De Gaulle Dr
New Orleans, LA 70114

3221 General Degaulle Dr LLC
3221 Gen Degaulle Dr
New Orleans, LA 70114

Resident
3300 Indiana St
New Orleans, LA 70114

Tanner Elizabeth T, ETAL 3331 Indiana St New Orleans, LA 70114	VP NOLA Land 2 LLC 3421 N Causeway Blvd Suite 301 Metairie, LA 70002	Algiers Economic Development Foundation 3520 General DeGaulle Dr Suite 3110 New Orleans, LA 70114
AHG Solutions LLC C/O Replica 3D LLC 401K Profit Sharing Plan 4219 Baronne St New Orleans, LA 70115	J & Eugene Franz Aloysius Foundation 500 E Chelton Ave Philadelphia, PA 19144	Aloysius J & Eugene F Franz Foundation 500 E Chelton Ave Philadelphia, PA 19144-0808
Darryl Smothers 5168 Westgrove Pk New Orleans, LA 70131	Judeh Enterprises Inc 541 Morningside Dr Gretna, LA 70056	Armeen A Salem 6441 Fleur De Lis New Orleans, LA 70124
Parks Square LLC 700 Camp St New Orleans, LA 70130	Richard A Juge 818 Gravier St # A New Orleans, LA 70112	Resident 888 2100 Pace Bl New Orleans, LA 70114
Crescent City Gates Fund LP C/O P Lop C/O Peter J Losavio, Jr. 9427 Wild Valley Rd Baton Rouge, LA 70810	Elizabeth T Tanner Etal 3331 Indiana St New Orleans, LA 70114	Nero Shirley S Et Al P O Box 15871 New Orleans, LA 70175
Algiers Neighborhood Presidents Council P.O. Box 740446 New Orleans, LA 70174	Gilda J Randle C/O Nebraska Realty Co PO Box 1414 Minneapolis, MN 55480	Degaulle Investments L L C Po Box 1755 Gretna, LA 70054
VP Nola Land 2 LLC 3421 N Causeway Blvd Suite 301 Metairie, LA 70002		
Nadine M. Ramsey City Hall, Room 2W70 1300 Perdido Street New Orleans, LA 70112		

GENERAL DEGAULLE FAMILY DOLLAR NEIGHBORHOOD MEETING 2-24-2015 SIGN-IN SHEET

	NAME	MAILING ADDRESS	PHONE	EMAIL ADDRESS
1	Cliff Diamond	826 Joffenite Pkwy, MS	601-797-8010	cliff@execreal.com
2	Ginn Detillier	5999 Woods Rd, Prichard, MS	601-798-4000	erin@execreal.com
3	Jack Stumpf	1700 Central Blvd ^{Ham} _{La}	504-366-1800	Jack@Jackstumpf.com
4	Er. Robinson	6328 Dover Pl. ⁷⁰¹⁹ _{LA}	504-377-7130	erobinson@11security.com
5	Gacey Burke	4518 Constance St	504-722-2055	CBURKA@gnisil.com
6	Sophie Palley	7222 Pearl St.	800-966-2930	sophiepalley@gmail.com
7	MONTE SHALETT	15 TELL ST.	504-288-2762	mshalett@windspring.com
8	Claudia Haupt		504-250-9000	
9	MIRE BARBIEE	1920 ROSE ST	504-394-1555	MICHAEL.BARBIEE@MAIL.COM
10	Ginger Fruge	207 Finland Place	504-583-0365	nautical225750@att.net
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Executive Holdings, LLC
New Family Dollar Store Project
Neighborhood Participation Meeting Minutes
6:00PM Tuesday, February 24, 2015
2701 General DeGaulle Boulevard

- Invitations were mailed to approximately 70 recipients. (copy of invitation and mailing list attached)
- A sign-in sheet was provided at the front door. (copy attached)
- Approximately 10 citizens attended the meeting.
- The first attendee arrived at approximately 5:50pm.
- Large presentation boards were displayed with the proposed site layout and color building elevations.
- Because of the low turn-out, the meeting was kept informal, allowing personal introductions and discussions between developer representatives and all attendees.
- None of the attendees raised any objections to the proposed site-plan layout or building design elevations.
- Several attendees commented that the store was logical for the location and was needed in the community.
- The meeting was closed at 7:00pm

Executive Holdings
Family Dollar Site on General DeGaulle Drive
Site Photographs for Conditional Use Application

