

**City Planning Commission Meeting**  
**Tuesday, February 10, 2015**

**CPC Deadline: 03/27/15**  
**CC Deadline: 04/28/15**  
**Council District: E**  
**Council Member: Gray**

**PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 016/15

**Prepared by:** Kelly G. Butler  
**Date:** January 30, 2015

**I. GENERAL INFORMATION:**

**Applicant:** DESIRE STREET MINISTRIES

**Request:** This is a request for a Conditional Use to permit a child care facility with an associated clinic and community space in an LI Light Industrial District.

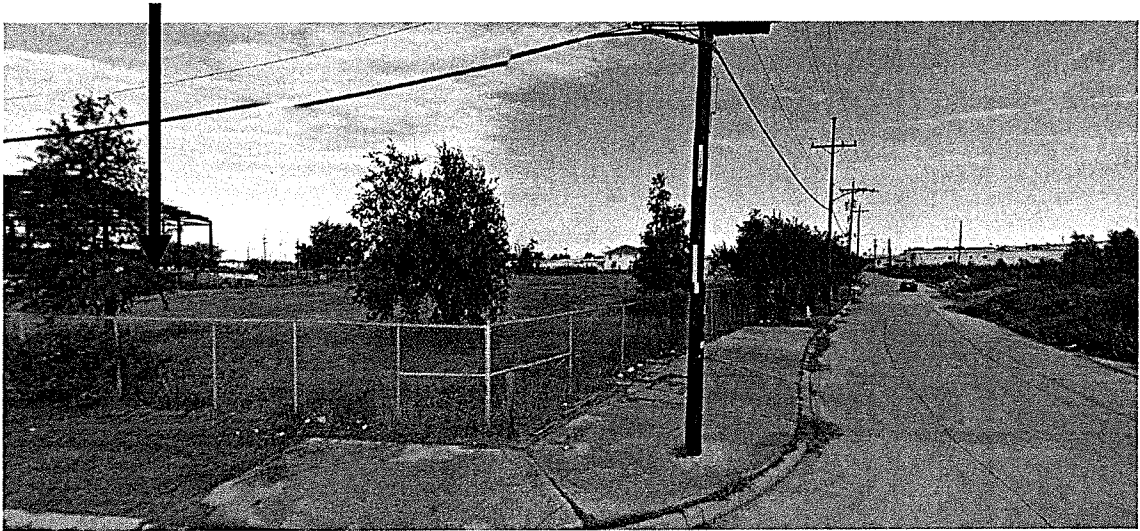
**Location:** The property is located on Square 29, on Lots Y and W-5A, in the Third Municipal District, bounded by Desire Parkway, Chickasaw and Louisa Streets and Higgins Boulevard. The municipal addresses are 3600-02 Desire Parkway. (PD 7)

**Description:** The subject site is comprised of two trapezoidal lots, Lots Y and W-5A, which frame the southeast corner of Desire Parkway and Higgins Boulevard in the Upper Ninth Ward neighborhood. Together the lots contain approximately four hundred ten (410') feet of frontage along Desire Parkway and two hundred eighteen (218') feet of frontage along Higgins Boulevard. The total area of the site is approximately one hundred fourteen thousand three hundred thirty-three (114,333 sq. ft.) square feet (2.62 acres). The site is currently vacant, but was previously developed with the Desire Street Academy School, which was demolished in 2012.<sup>1</sup> The applicant proposes new construction of a six thousand (6,000 sq. ft.) square foot child care facility on the site that will include a six thousand five hundred seventy (6,570 sq. ft.) outdoor play area for a total area of twelve thousand five hundred seventy (12,570 sq. ft.) square feet. In addition to the child care center, the applicant is proposing construction of a new health care clinic and a new community center while utilizing an existing office building to service the development. The proposed child care center is the subject of this request as the other uses are permitted in the LI Light Industrial District.

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<sup>1</sup> Demolition Permit No. 11COM-01565

## Proposed child care center location



### Why is City Planning Commission action required?

**Article 7, Section 7.3.5 Conditional Uses** of the Comprehensive Zoning Ordinance lists child care centers as a conditional use in the LI Light Industrial District. The City Planning Commission is required to make a recommendation on all applications for conditional use requests prior to City Council action, in accordance with **Article 16, Section 16.6.4 Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

## II. ANALYSIS

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

#### *Zoning*

The property is zoned LI Light Industrial District along with the squares that are adjacent to Desire Parkway. The properties across Louisa Street to the west are within an RD-2 Two-Family Residential District and the properties across Higgins Boulevard to the south are within an RM-2 Multi-Family Residential District. There is also a small B-1 Neighborhood Business District adjacent to the multi-family district. An HI Heavy Industrial District is to the east of the subject square, which includes the Intracoastal Waterway.

*Land Use*

Delgado Community College is in the process of constructing The Sidney Collier Technical College adjacent to and on the same square as the subject site. Across the street from the subject site, along Desire Parkway, is a large vacant parcel. Separated by a large neutral ground, the area across Higgins Boulevard consists of vacant land and residential units that have been constructed post-Hurricane Katrina. A small B-1 Neighborhood Business District is also located across Higgins Boulevard on the upriver side of the site. The site of the George Washington Carver School is located within a large RD-2 Two-Family District on the same side of the street as the subject site and is currently being redeveloped with another school. Residential uses make up the majority of the RD-2 District. The proposed day care center is to be located on a site that is currently vacant. The site previously contained a school that has been demolished. The proposal includes redeveloping the site with the child care center, a health clinic, a community center while utilizing an existing office building to serve the development.

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

*Zoning:* 1929 – ‘B’ Residential Multi-Family  
1953 – ‘B’ Two-Family  
1970 – LI Light Industrial District  
Current – LI Light Industrial District

*Land Use:* 1929 – Vacant Property  
1949 – Vacant Land  
1999 – Institutional/Public and Semi-Public<sup>2</sup>

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

There have not been any land use requests in the surrounding one thousand (1,000) foot radius within the last five (5) years.

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

The applicant is seeking to operate a commercial childcare center on a site to contain multiple facilities, including proposals for a health clinic and a community center. A building exists on the site, which is proposed to be used as office space. The overall site encompasses the southeast corner of Square No. 29 and consists of two large lots in the Upper Ninth Ward neighborhood, bounded by Desire Parkway, Higgins Boulevard, Louisa and Chicksaw Streets. The site contains approximately one hundred fourteen

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

thousand three hundred thirty-three (114,333 sq. ft.) square feet, or two point sixty-two (2.62) acres. The childcare center will occupy approximately twelve thousand five hundred seventy (12,570 sq. ft.) square feet, which includes an outdoor play area.

The site is comprised of two lots of record and the staff recommends that the applicant resubdivide the lots into a single lot of record which shall correspond to the configuration of the built-out parcels.

- The applicant shall resubdivide all lots into a single lot of record which shall correspond to the configuration of the built-out parcels. The resubdivision shall be finalized prior to the issuance of a Certificate of Use and Occupancy by the Department of Safety and Permits.

The proposed development meets all standards of **Article 7, Section 7.3.7 Height, Area and Bulk Requirements** in respect to a maximum height (75' permitted), Floor Area Ratio (1.00 permitted) and setbacks (no setback requirements).

The applicant is proposing (100) off-street parking spaces in three separate parking areas, located along Higgins Boulevard and Desire Parkway, to serve the uses on the site. Ingress is proposed for two locations along Desire Parkway while egress is proposed along Desire Parkway and Higgins Boulevard.

#### *Special Regulations Pertaining to Childcare Facilities*

##### Minimum Spacing Between Child Care Facilities

The subject site does not appear to be located within three hundred (300) feet of another childcare facility. Therefore, the subject site would not need a waiver for distance between childcare facilities.

##### Number of Children Allowed

The Comprehensive Zoning Ordinance sets no maximum number of children permitted within a commercial child care center. However, the CZO restricts the total number of children permitted, by requiring childcare facilities to provide thirty-five (35 sq. ft.) square feet of indoor and thirty seven point five (37.5 sq. ft.) square feet of outdoor play/instructional space per child.

The applicant submitted a floor plan that indicates that the total amount of indoor instruction area is approximately two thousand four hundred ninety (2,490 sq. ft.) square feet spread throughout five (5) classrooms. Based on the stated requirement, this interior area could support seventy-one (71) children.<sup>3</sup> In addition to the classrooms space, the applicant is proposing an office, a kitchen, a staff break room, a lobby and reception area, bathroom facilities for each classroom as well as a staff bathroom, a storage area and two mechanical/electrical rooms. The applicant has indicated that the outdoor play area will

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3      35 square foot of indoor area per child is required.

contain six thousand five hundred seventy (6,570 sq. ft.) square feet. The applicant needs to revise the site plan to provide accurate measurements for the play area. The proposed number of children permitted in the facility should correspond to the open space requirement as per **Article 11, Section 11.15.1**<sup>4</sup>

- The applicant shall revise the site plan to provide accurate measurements for the play area. The proposed number of children permitted in the facility should correspond to the open space requirement as per **Article 11, Section 11.15.1**

#### Screening, Shading and Landscaping

The submitted site plan indicates that the outdoor play area will be located between the proposed child care center and the proposed community center. A new security fence and access gate will enclose the outdoor play area along the abutting interior walkway while a privacy fence will be installed along the rear of the outdoor play area. In addition, the site plans indicate two sixty-five (65) gallon live oak trees will be planted in the outdoor play area and a covered play area adjacent to the building will provide shade, which is in accordance with **Article 11, Section 11.15.d.4 Yard Requirements** of the Comprehensive Zoning Ordinance. Therefore, should this request be approved, no waiver is required.

The submitted landscape plan shows both interior and perimeter landscaping will be included in the development. To ensure the rights-of-way are landscaped according to the Department of Parks and Parkways standards, the staff recommends the following proviso:

- The applicant shall submit a detailed landscape plan, stamped and signed by a Louisiana-licensed landscape architect, indicating the type, size and placement of street trees on the site and along the Desire Parkway and Higgins Boulevard rights-of-way, subject to review and approval of the Department of Parks and Parkways and the staff of the City Planning Commission.

#### Off-street Parking and passenger zone

**Article 11, Section 11.15.1.d Site Requirements** of the Comprehensive Zoning Ordinance requires child care centers to provide one (1) off-street parking space for every 525 square feet of indoor play/instructional area. Two thousand four hundred ninety (2,490 sq. ft.) square feet of indoor classroom space is proposed and therefore requires five (5) off-street parking spaces. While there is the provision of off-street parking for the variety of proposed uses on the property, the submitted site plan does not indicate any designated off-street parking for the child care center. According to **Article 11, Section 11.15.1.b. Parking**, an on-site drop-off or residential passenger zone must be provided. The applicant indicated to staff that two (2) of the off-street parking spaces will be dedicated to a drop-off zone. Should this request be approved, the staff recommends inclusion of the following proviso:

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4      37.5 square feet of outdoor play area per child is required

- The applicant shall submit a revised site plan which indicates five (5) off-street parking spaces and the location of the drop-off zone designated for the child care center.

#### Equipment

The CZO also requires that child care facilities provide play equipment and that the play surface be made of soft material under all climbing equipment. The site plan does not indicate the inclusion or location of the equipment; however, the applicant has indicated that play equipment and soft surface materials will be provided, but the actual layout has yet to be determined. The staff recommends the following proviso to address the play equipment and surface requirements of **Article 11, Section 11.15.d.5**.

- Play equipment and play area surfaces shall be provided in accordance with **Article 11, Section 11.15** of the Comprehensive Zoning Ordinance.

#### *Signage*

The applicant has not submitted signage at the time of this report. Therefore, it is assumed that the applicant intends on complying with the **Article 7, Section 7.3.6 Permitted Signs** of the Comprehensive Zoning Ordinance.

- Any proposed signage shall comply with standards of **Article 7, Section 7.3.6** of the Comprehensive Zoning Ordinance.

#### *Trash Storage & Removal*

The submitted site plan indicates the location of a refuse area to the rear of the facility abutting the property line. To minimize any potential negative effect on the adjacent property, the trash pick-up schedule should be coordinated with the schedule of the nearby properties. In addition to screening the dumpster area, the applicant should submit a litter abatement letter to keep on file in case of any violation. This is a standard condition for commercial developments or developments of greater size.

- The trash storage areas and dumpsters shall be screened from view with an opaque fence with latching gates a minimum six (6) feet in height. The dumpster must remain in the designated trash area except at pick-up times.
- The applicant shall submit a litter abatement program letter to the Department of Sanitation for approval, which is inclusive of 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. The name and phone number of the owner or 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 a 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 subject site is located adjacent to the intersection of Desire Parkway and Higgins Boulevard near several major streets including Higgins and Almonaster Boulevards, Franklin Avenue, and Louisa and Alvar Streets according to the *Plan for the 21<sup>st</sup> Century: New Orleans 2030 Major Streets Plan*. Desire Parkway, Chicksaw and Piety Streets are minor, two-lane streets adjacent to the petitioned site.

The proposed child care center will occupy one of four (4) spaces within a proposed development containing several uses. The site plans indicate the space for the child care center is located on the interior southwest side of the site positioned behind the proposed health clinic and adjacent to one of the parking areas. Two entry/exit doorways for the child care center are indicated on the plans, with primary access via an entrance from the parking area along Higgins Boulevard. The remaining door provides access from the interior of the site. Off-street parking and drop-off areas are not designated on the site plan for the child care center; however, the applicant has indicated spaces will be reserved solely for the use of the child care center. Vehicular traffic would access the parking lot adjacent to the child care center off of Desire Parkway and exit on to Higgins Boulevard.

The child care center should not have a significant impact on parking and traffic on the major streets, particularly when compared to the existing uses. The extent of the traffic impact depends on the range of drop-off/pick-up times and the proposed hours of operation. The potential impact is lessened if children are dropped off and picked up over a large duration of time.

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

The request was considered at the Planning Advisory Committee meeting on January 21, 2015. The representative from the Department of Public Works noted that the applicant will need to provide detailed plans regarding the proposed curb-cuts, sidewalks and curbing. The representative from the Department of Real Estate and Records noted that the applicant will need to provide detailed plans regarding any possible building encroachments over the public right-of-way. The representative from the Department of Parks and Parkways noted that the applicant will need to submit more detailed landscape plans prepared by a licensed Louisiana architect and that the plans need to be approved by the Sewerage and Water Board. This report addresses the Department of Parks and Parkways concerns in an earlier section. In regards to encroachments along the public-right-away, staff did not find it necessary to include a proviso since the site plans do not show any encroachments at this time. In order to incorporate the concerns of the

Department of Public Works, the staff recommends the following proviso stated below. The committee passed a motion of no objection, subject to further review by the City Planning Commission, the Department of Public Works, Parks and Parkways and the Sewerage and Water Board.

- The applicant shall restore all sidewalks and curbs, where necessary, to the standards of the Department of Public Works. Any proposed curb cuts shall require the approval of the Department of Public Works.

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

The proposed child care center will be located within a building on a site containing other community/neighborhood service facilities that is part of an industrial area on Desire Parkway. The child care center will occupy a six thousand (6,000 sq. ft. ) square feet space along with a six thousand five hundred seventy (6,570 sq. ft.) square foot outdoor play area. The center will be located along the rear property line behind the proposed health clinic, which will have frontage on Desire Parkway. A parking area is proposed along the Higgins Boulevard frontage on the southwest side of the proposed child care center. The area adjacent to the child care center on the northeast side is proposed for the outdoor play area. Adverse impacts related to child care centers generally include noise, litter, and traffic. Noise is usually a concern when a child care center is next to a residential use. The petitioned site is not directly adjacent to residential uses. Instead, there are more intense industrial/commercial uses which tend to generate more activity than a child care center, so noise is not a concern in this case. The proposal could potentially increase traffic, because traffic from parents dropping off or picking up their child at the main entrance will proceed onto Higgins Boulevard or Desire Parkway. The extent of the traffic impact depends on the range of drop-off/pick-up times and the proposed hours of operation.

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

The proposal is **not addressed** in the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Industrial.” The goal, range of uses, and development character for that designation are copied below:

**INDUSTRIAL**

**Goal:** Retain land to further strengthen port activity, maritime-related activities, manufacturing and other uses that provide jobs and opportunities for New Orleans’ residents.



**Range of Uses:** Heavy manufacturing, maritime uses, water treatment and transfer and large warehousing/distribution facilities.

**Development Character:** Often located near rail and highway infrastructure, massing and bulk will vary depending on location, however, proper buffers/standards required, particularly when abutting residential neighborhoods.

Uses that provide jobs and opportunities for New Orleans's residents are included in the goals described in the Industrial land use category. A child care center would be considered a supportive accompaniment to the Industrial area as it will provide accessible child care near employment locations and the nearby technical school currently under construction. Accessing child care convenient to work is often a challenge when not conveniently located near the work place and can be considered a hindrance to job creation and job growth in certain areas. Therefore, the staff believes a child care center in this area is appropriate, as long as it is not negatively impacted by adjacent uses, as it will assist employees and ultimately employers' needs; thus, attributing to jobs and opportunities.

Since the proposal is not inconsistent with the Master Plan, the decision whether to grant the conditional use may be made on a case-by-case basis.

#### IV. SUMMARY

Zoning Docket 16/16 is a request for a conditional use to permit a commercial childcare center in an LI Light Industrial District. The property is located on a parcel consisting of two vacant lots at the intersection of Desire Parkway and Higgins Boulevard. The applicant is proposing to develop several other uses on the site, including a health clinic, a community center and office space. Delgado Community College's Sidney Collier Technical School is not part of this development, but is being developed adjacent to the site. The proposed childcare center will occupy a twelve thousand five hundred seventy (12,570 sq. ft.) square foot portion of the one hundred fourteen thousand three hundred thirty three (114,333 sq. ft.) square foot site. The main entrance will be located adjacent to the parking area along the Higgins Boulevard street side. Any increase in traffic or demand for parking should be easily accommodated by the existing transportation infrastructure surrounding the site and the provision of off-street parking available on the site. The recommended provisos address issues related to the building and site layout, signage, trash storage, litter, off-street parking, and passenger drop-off. The request is not addressed in the *Plan for the 21<sup>st</sup> Century Land Use Plan*, which designates the site as Industrial; however, one of the goals of the designation is intended to provide jobs and opportunities for New Orleans residents. A child care center would be considered a supportive service to employees and employers of said jobs.

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

The staff recommends **Approval of Zoning Docket 016/15**, a request for a conditional use to permit a child care facility in an LI Light Industrial District, subject to ten (10) 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 applicant shall resubdivide all lots into a single lot of record which shall correspond to the configuration of the built-out parcels. The resubdivision shall be finalized prior to the issuance of a Certificate of Use and Occupancy by the Department of Safety and Permits.
3. The applicant shall revise the site plan to provide accurate measurements for the outdoor play area. The proposed number of children permitted in the facility should correspond to the open space requirement as per **Article 11, Section 11.15.1**.
4. The applicant shall submit a detailed landscape plan, stamped and signed by a Louisiana-licensed landscape architect, indicating the type, size and placement of street trees on the site and along the Desire Parkway and Higgins Boulevard rights-of-way, subject to review and approval of the Department of Parks and Parkways and the staff of the City Planning Commission.
5. The applicant shall submit a revised site plan which indicates five (5) off-street parking spaces and the location of the drop-off zone designated for the child care center.
6. Play equipment and play area surfaces shall be provided in accordance with **Article 11, Section 11.15** of the Comprehensive Zoning Ordinance.
7. Any proposed signage shall comply with standards of **Article 7, Section 7.3.6** of the Comprehensive Zoning Ordinance.

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

8. The trash storage areas and dumpsters shall be screened from view with an opaque fence with latching gates a minimum six (6) feet in height. The dumpster must remain in the designated trash area except at pick-up times.
9. The applicant shall submit a litter abatement program letter to the Department of Sanitation for approval, which is inclusive of 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. The name and phone number of the owner or 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 a public right-of-way.
10. The applicant shall restore all sidewalks and curbs, where necessary, to the standards of the Department of Public Works. Any proposed curb cuts shall require the approval of the Department of Public Works.

**VI. REASONS FOR RECOMMENDATION**

1. The child care center will provided needed services to surrounding uses in the area.
2. The recommended conditions will address potential adverse impacts and ensure compliance with the standards of the *Comprehensive Zoning Ordinance*.

- 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

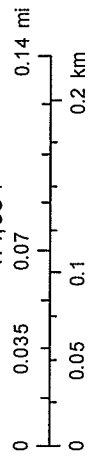


January 29, 2015

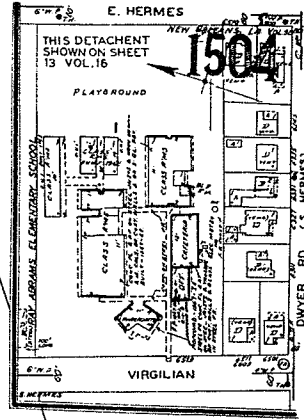
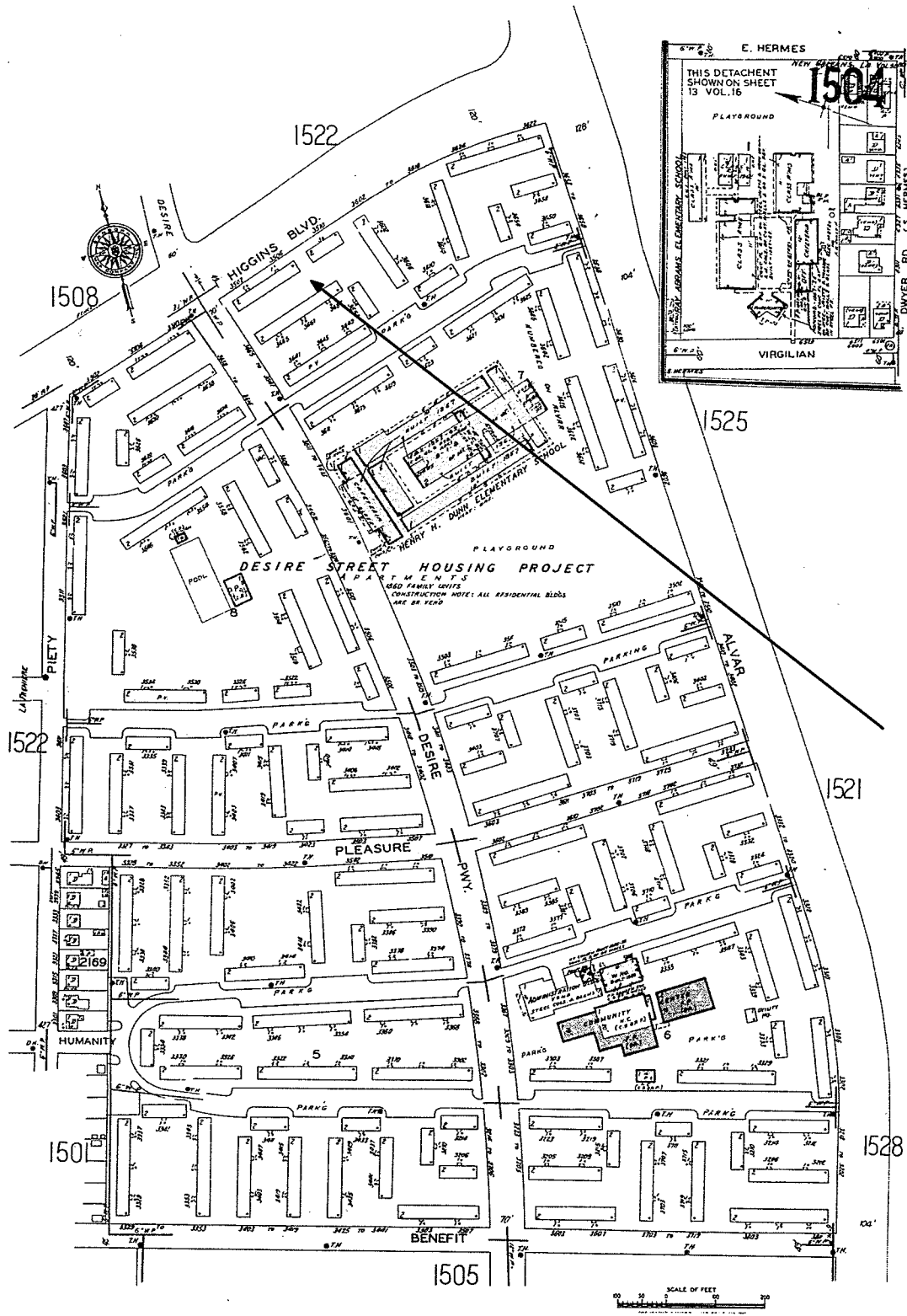


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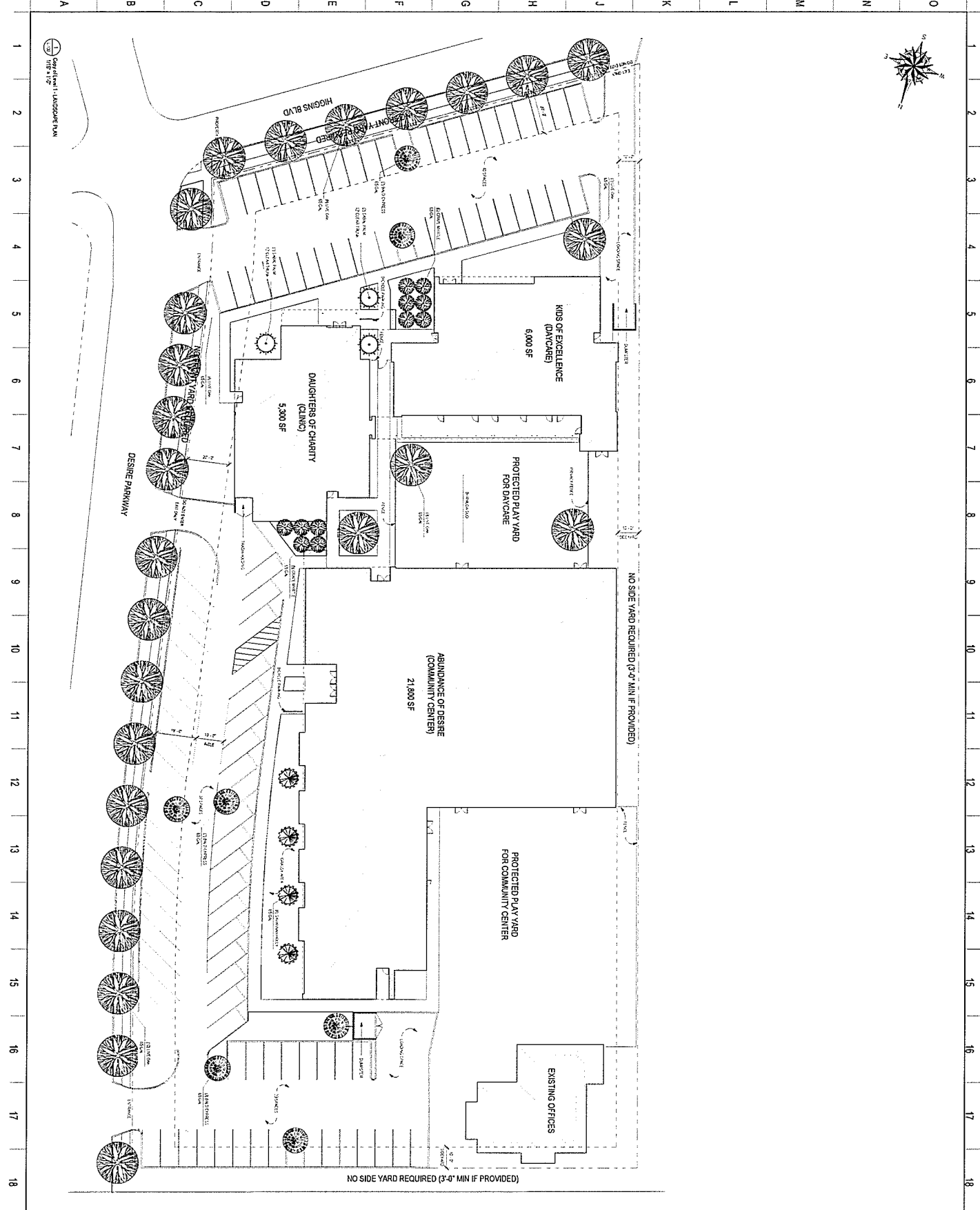
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## Zoning Docket 016-15



ZONING DOCKET 016/15



Department of LANDSCAPE PLAN  
 1/12  
 1/12

**DESIRE STREET MINISTRIES  
 WELLNESS  
 COMMUNITY CENTER**  
 3600 DESIRE PARKWAY, NEW ORLEANS, LA 70117

CONSULTANTS:  
 **DAILY-SUBLETTE**  
 LANDSCAPE ARCHITECTS  
 1124 P  
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NOTES OWNED BY: 1124 P  
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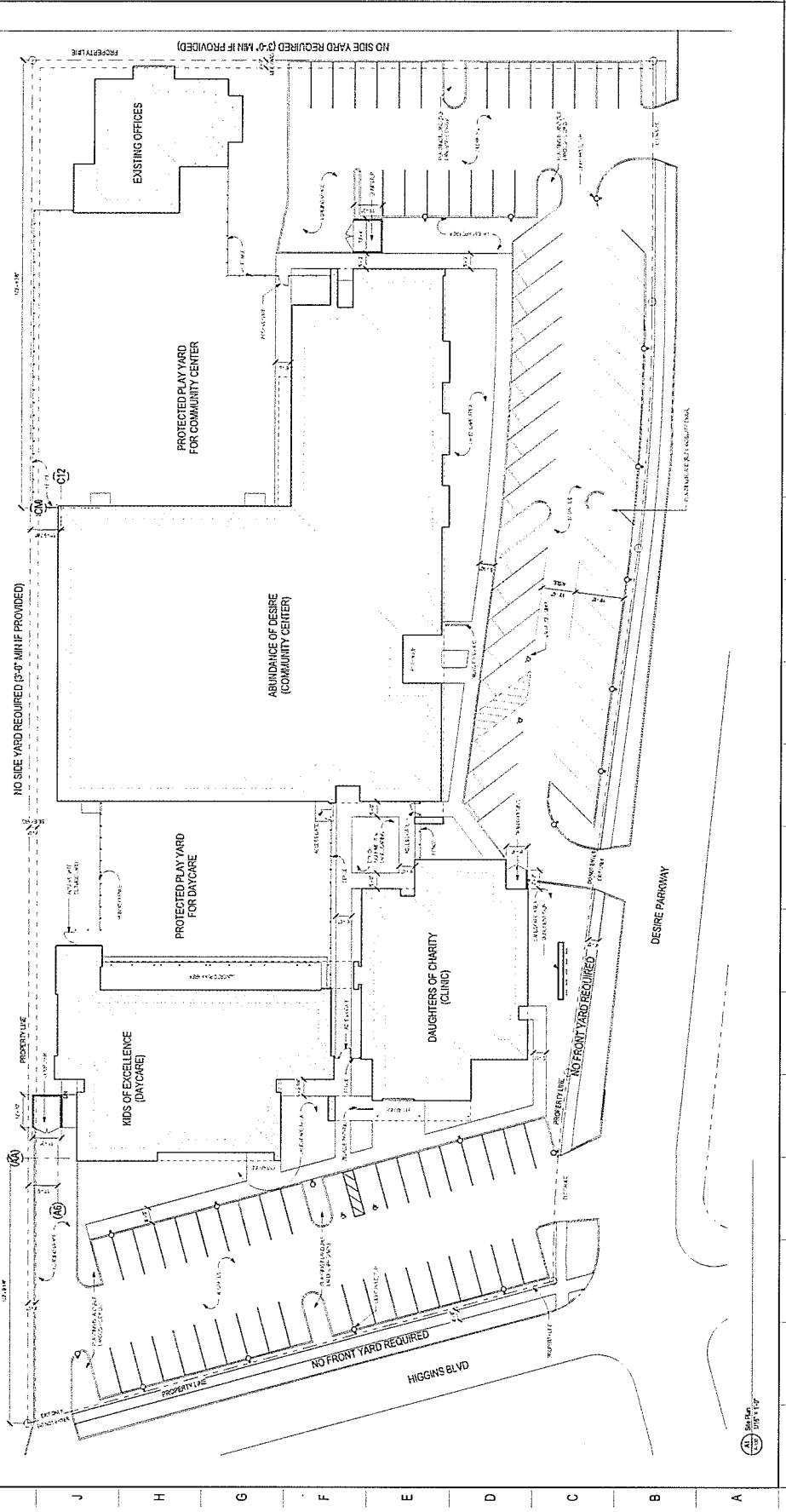
<p>SECTION NUMBER <b>L-100</b></p>	<p>WORK DATE DESCRIPTION          SHEET NO. 01/25/2011</p>
	<p>PROJECT NO. 01/25/2011          0 2011 PM LANDSCAPE ARCHITECTS, LLC</p>
<p>LANDSCAPE PLAN</p>	

**GENERAL NOTES:**

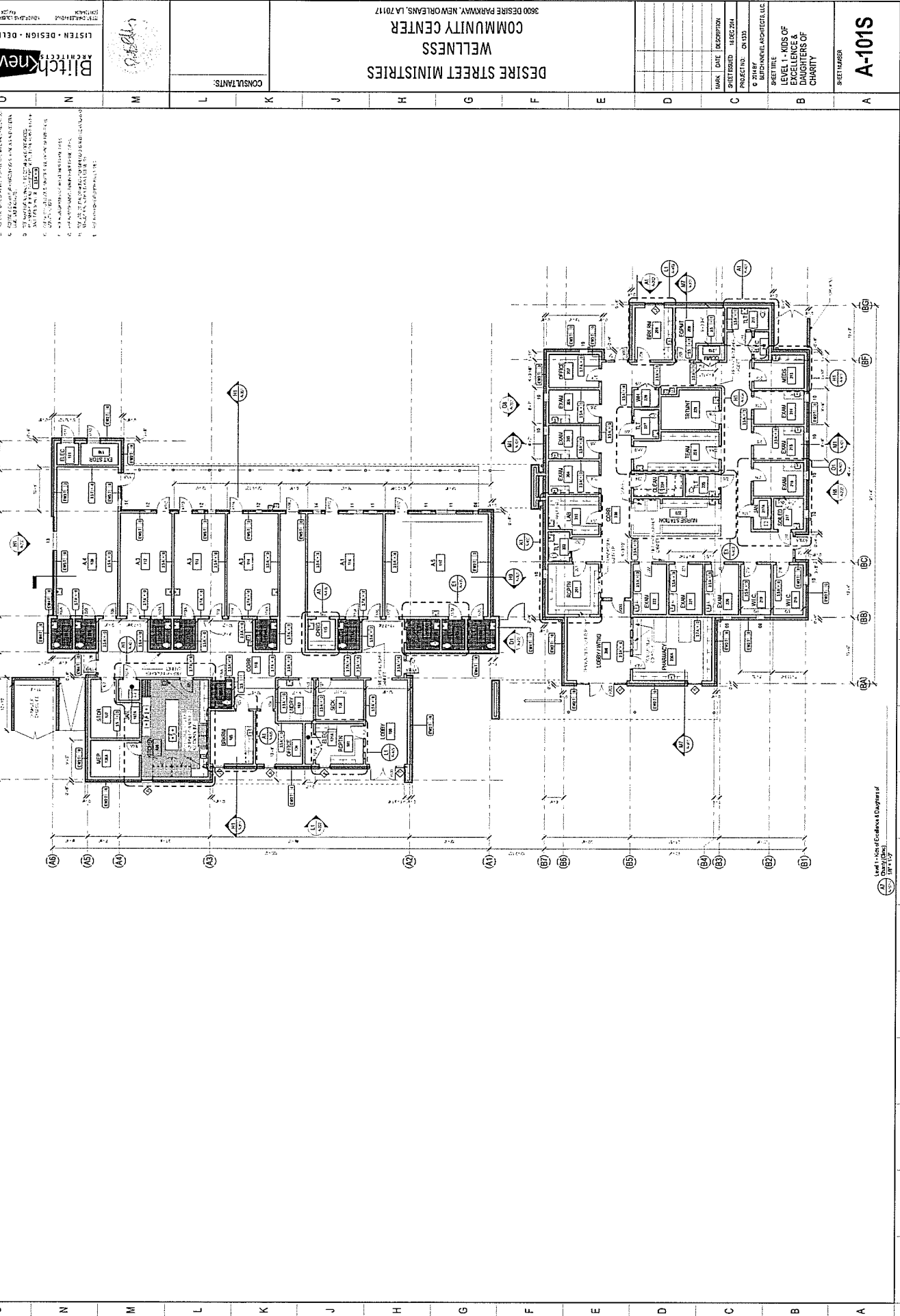
1. ALL NOTES ARE SUBJECT TO THE CITY OF NEW ORLEANS ZONING ORDINANCES AND ALL APPLICABLE REGULATIONS.
2. THE CLIENT HAS PROVIDED ALL NECESSARY PERMITS AND APPROVALS FOR THIS PROJECT.
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**GENERAL NOTES (continued):**

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**GENERAL NOTES:**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL BUILDING DEPARTMENT.
3. ALL DIMENSIONS SHALL BE SHOWN AND SHALL TAKE PRECEDENCE OVER ANY NOTES.
4. ALL FINISHES SHALL BE AS SHOWN ON THE FINISH SCHEDULE.
5. ALL ELECTRICAL AND MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND MECHANICAL CODES.
6. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
7. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE APPROVED BY THE ARCHITECT.
8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND SPECIFICATIONS.
9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE AND MECHANICAL CODES.
10. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY COUNCIL (NSC) CODES.
12. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS (NSPE) CODES.
13. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF ARCHITECTS (NSA) CODES.
14. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF INTERIOR DESIGNERS (NSID) CODES.
15. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF LANDSCAPE ARCHITECTS (NSLA) CODES.
16. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF PLANNING (NSP) CODES.
17. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF REALTORS (NSR) CODES.
18. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOCIETY OF TRAVEL AGENTS (NSTA) CODES.

CONSULTANTS

**Bitchknevel**  
ARCHITECTS  
LISTEN • DESIGN • DELIGHT

3600 DESIRE PARKWAY, NEW ORLEANS, LA 70117

DESIRE STREET MINISTRIES  
WELLNESS  
COMMUNITY CENTER

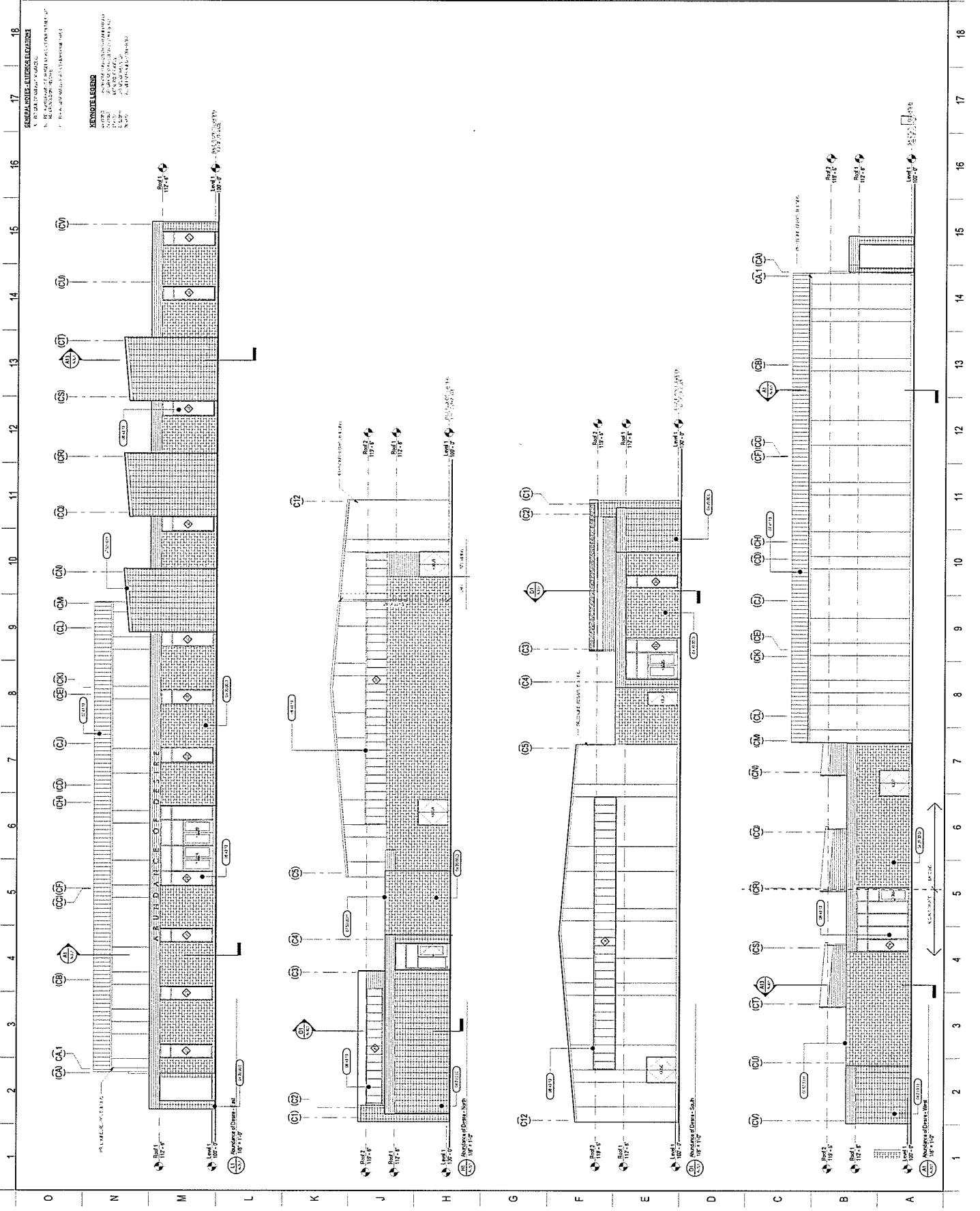
PROJECT NO. 01133  
DATE 02/14/17  
SHEET TITLE  
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Level 1 - Mids of Entrance & Diagram of  
Room Numbers



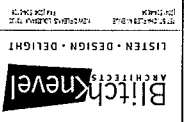


**GENERAL NOTES - EXTERIOR ELEVATIONS**  
1. REFER TO DRAWING "GENERAL NOTES" FOR ALL NOTES.  
2. REFER TO DRAWING "GENERAL NOTES" FOR ALL NOTES.  
3. REFER TO DRAWING "GENERAL NOTES" FOR ALL NOTES.

**REMOVE LEGEND**  
1. REFER TO DRAWING "GENERAL NOTES" FOR ALL NOTES.  
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3. REFER TO DRAWING "GENERAL NOTES" FOR ALL NOTES.

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DESIRE STREET MINISTRIES  
WELLNESS  
COMMUNITY CENTER  
3600 DESIRE PARKWAY, NEW ORLEANS, LA 70117



CONSULTANTS

DATE: 08/14/2018  
BY: [Signature]

PROJECT NO.: CN137  
SHEET USED: 18C-214

DATE: 08/14/2018  
BY: [Signature]

PROJECT NO.: CN137  
SHEET USED: 18C-214

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DATE: 08/14/2018  
BY: [Signature]

PROJECT NO.: CN137  
SHEET USED: 18C-214

DATE: 08/14/2018  
BY: [Signature]

**GENERAL NOTES:**  
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. REFER TO ALL OTHER SHEETS FOR DETAILS.  
3. SEE SUPPLEMENTAL SPECIFICATIONS.

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	08/14/2018	ISSUED FOR PERMIT
2	08/14/2018	REVISIONS TO PERMIT
3	08/14/2018	REVISIONS TO PERMIT

**KEYNOTE LEGEND:**

KEYNOTE	DESCRIPTION
100	FOUNDATION
101	1ST FLOOR
102	2ND FLOOR
103	3RD FLOOR
104	4TH FLOOR
105	5TH FLOOR
106	6TH FLOOR
107	7TH FLOOR
108	8TH FLOOR
109	9TH FLOOR
110	10TH FLOOR
111	11TH FLOOR
112	12TH FLOOR
113	13TH FLOOR
114	14TH FLOOR
115	15TH FLOOR
116	16TH FLOOR
117	17TH FLOOR
118	18TH FLOOR
119	19TH FLOOR
120	20TH FLOOR

**SECTION A-A:**  
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**SECTION B-B:**  
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**SECTION ZZ-ZZ:**  
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A B C D E F G H J K L M N O

A B C D E F G H J K L M N O

A B C D E F G H J K L M N O



PO Box 18057

Atlanta, GA 30316

Ph. 678 681.3979

[www.desirestreet.org](http://www.desirestreet.org)

Developing thriving and sustainable urban ministries in Atlanta, GA | New Orleans, LA | Montgomery, AL | Mobile, AL | Lakeland, FL | Dallas, TX

**Neighborhood Participation Program Meeting  
on Proposed Community Wellness Center  
at corner of Higgins Blvd and 3600 Desire Parkway  
4:15 p.m. December 4, 2014**

**Summary**

On November 20, 2014 Desire Street Ministries sent letters to the attached list (Attachment A) of neighbors and interested parties, inviting them to a Neighborhood Participation Program Meeting on December 4, 2014 to announce Desire Street's intentions to build a proposed community wellness center building project.

The meeting, with the attached list (Attachment B) of attendees, was held on the scheduled date, starting at 4:30 p.m. to give additional time for latecomers. Desire Street Executive Director Danny Wuerffel opened the meeting, made introductions, then turned the program over to Kenyon Zimmerman from Blitch Knevel Architects, who walked through the proposed plans being submitted soon to the City of New Orleans for a conditional use for a daycare facility and a variance concerning use of a few required parking spaces for landscaping and trees.

Questions from meeting participants were:

- Does the City require sidewalks? Answer: Yes, on both Higgins and Desire Parkway.

There being no further questions, the meeting was adjourned at 5:00 p.m.

In the invitational letter sent to neighbors, written comments were solicited from those unable to attend. As of the date of this report (December 19, 2014), no comments (written or by phone) have been received at the Desire Street offices.

Report by:

Diane Hitzfeld

Communications Director

Desire Street Ministries

Attachment A

MAILING LIST

Sent via	Name	Name Line 2	Addr1	City	St	Zip	Phone	Notes*
Fedex	Councilmember Jared Brossett	City Council District D	City Hall, Room 2W20 1300 Perdido Street	New Orleans	LA	70112	(504) 658-1040	
Fedex	Desire/Florida Area Community Council, Inc.	Ms. Dot Wilson	4121 St. Claude Avenue	New Orleans	LA	70117	504-258-8661	Signed for, then returned
Fedex	Upper Ninth Ward Community Association	Rev. James R. Willis Jr.	4222 Paris Avenue	New Orleans	LA	70122	504-352-0012	
USPS	A Demain, LLC		5131 Chamberlain Dr	New Orleans	LA	70122		
USPS	Bethel Lutheran Church	C/O Mr. Alvin Mc Millian	3145 N Claiborne Avenue	New Orleans	LA	70117		
USPS	Bethel Lutheran Church		3515 Louisa St	New Orleans	LA	70126		Returned, undeliverable
USPS	Bethel Lutheran Church		4127 Franklin Ave	New Orleans	LA	70122		
USPS	Coastal Shipment Inc		3833 Desire Pkwy	New Orleans	LA	70126		
USPS	Housing Authority Of New Orleans		4100 Touro St	New Orleans	LA	70122		
USPS	IDB of New Savoy Place Phase II, LP		1340 Poydras St Suite 1106	New Orleans	LA	70112		
USPS	L & J Properties Of New Orleans LLC		5000 W Esplanade #185	Metairie	LA	70006		
USPS	Louisa St Church Of Christ		3644 Louisa St	New Orleans	LA	70126		
USPS	Louisiana State Building Authority Inc		1201 N. Third St	Baton Rouge	LA	70802		Returned, Addressee unknown
USPS	Monopoly Real Estate LLC		721 Papworth Ave Suite 101	Metairie	LA	70005		
USPS	Mr. Albert J Ward Jr		Post Office Box 697	Harvey	LA	70059		
USPS	Mr. Alvin Mc Millian		5982 Jamison St	New Orleans	LA	70126		
USPS	Mr. Arthur Richardson		7621 Forum Blvd	New Orleans	LA	70129		Returned, undeliverable
USPS	Mr. Clarence Broussard		3428 Piety St	New Orleans	LA	70126		Returned, undeliverable
USPS	Mr. Clarence Broussard		7511 Fieldston Rd	New Orleans	LA	70126		Returned, undeliverable
USPS	Mr. Clarence Thompson		4767 Hess Rd	Saginaw	MI	48601		

MAILING LIST (continued)

Sent via	Name	Name Line 2	Addr1	City	St	Zip	Phone	Notes*
USPS	Mr. Gilbert Bell Sr		2604 Desire St	New Orleans	LA	70117		Returned, vacant
USPS	Mr. Lionel Griffin III et al.	C/O Mr. Alvin Mc Millian Sr	3145 N Claiborne Av	New Orleans	LA	70117		
USPS	Mr. Milton Richardson Jr.		3636 Louisa Street	New Orleans	LA	70126		Returned, undeliverable
USPS	Mr. Richard E Gasper		1313 Charbonnet St	New Orleans	LA	70117-7012		
USPS	Mr. Robert P Sorinainc	C/O City Of New Orleans	1300 Perdido St	New Orleans	LA	70112		
USPS	Mr. Willie D Edwards		3676 Louisa St	New Orleans	LA	70126		
USPS	Ms. Cynthia Wharton		3618 Louisa St	New Orleans	LA	70126-7012		
USPS	Ms. Ericka E Stearns	C/O Mr. Gregory Jones Jr	5982 Jamison St	New Orleans	LA	70126		
USPS	Ms. Leola Domio et al.		1169 S Rifle St	Aurora	CO	80017		
USPS	Ms. Maisie D. Dennis et al.		8526 Apricot St	New Orleans	LA	70118		
USPS	Ms. Mammie W Johnson		3328 Frenchmen St	New Orleans	LA	70122		
USPS	Ms. Mary B Bierra et al.		5286 Warrington Dr	New Orleans	LA	70122-3310		Returned, undeliverable
USPS	Ms. Mary Bierra et al.	C/O Ms. Cassandra Domio	5823 N. Galvez Street	New Orleans	LA	70117		
USPS	Ms. Rose M Simmons		3628 Louisa St	New Orleans	LA	70126		
USPS	Owner	3700 Desire Pkwy LLC	3700 Desire Parkway	New Orleans	LA	70126		
USPS	Owner	3600 Alvar LLC	925 Behrman Hwy Ste 1	Gretna	LA	70056		
USPS	R White Investments L L C	C/O Mr. Alvin Mc Millian	3145 N. Claiborne Avenue	New Orleans	LA	70117		

## Attachment B

### Neighborhood Participation Program Meeting on Proposed Community Wellness Center at corner of Higgins Blvd and 3600 Desire Parkway 4:15 p.m. December 4, 2014

#### MEETING ATTENDEES

(Original Sign-in Sheets on file at Desire Street. Unless otherwise noted, address information is for New Orleans, LA)

Danny Wuerffel, Desire St Min  
Dana Ponder, Desire Street Ministries  
Lacy Howe, DSM, 4319 Bluebonnet, BR LA  
Diane Hitzfeld, DSM  
Anthony Gordon, DSM  
Angie Winn, DSM (failed to sign in)

Kenyon Zimmerman, Blitch Knevel, 757 St. Charles  
Brennan Plunkett, Blitch Knevel, 2611 Carondelet

Chad Ermel, Sulzer Group, 650 Poydras St., Ste 2828

Irvin L. Bell, Abundance of Desire, 3600 Desire Pkwy  
Julie Andrews, Abundance of Desire, 6421 Lauren Dr., Slidell LA

Frank Folino, Daughters of Charity, 3201 S Carrollton

Oscar Brown, Desire Fellowship, 3600 Desire Parkway (failed to sign in)  
Stacy Howard, Desire Fellowship, 3600 Desire Pkwy

Kristi Givens, Kids of Excellence, 1415 Franklin Ave.

Dwana Caliste, A Desire For Change, 2547 Industry St.



PO Box 18057 Atlanta, GA 30316 Ph. 866.633.0070  
www.desirestreet.org

**Resolution of the Board of Directors**

**From the Minutes of the Meeting on February 21, 2012**

Be it resolved that Danny Wuerffel has designated Lacy Howe to serve on his behalf in regard to zoning issues that affect the properties of Desire Street Ministries in Louisiana.

Attested by:

---

Sara Pace

Secretary to the Board of Directors

December 18, 2014

City of New Orleans  
City Planning Commission  
1340 Poydras Street  
Suite 900  
New Orleans, LA 70112

Application for Land-Use Request – Conditional Use  
3600 Desire Street  
New Orleans LA 70117



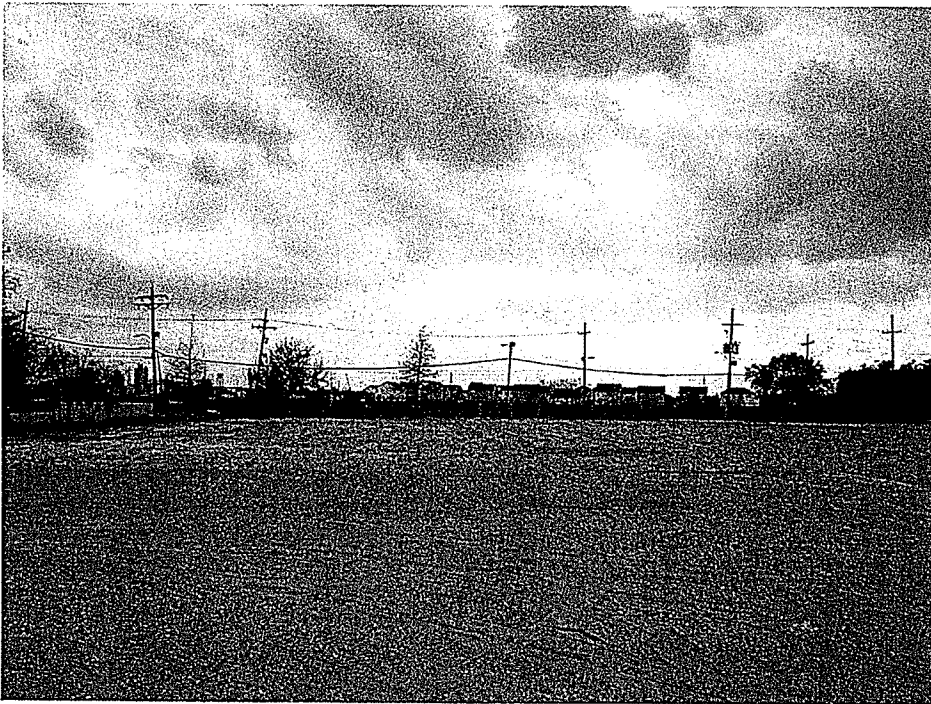
FROM HIGGINS PARKWAY TOWARDS DESIRE STREET



To: City Planning Commission  
Re: 3600 Desire Street Conditional Use Application  
Date: 12/18/2014  
Page 2 of 7



INSIDE SITE TOWARDS DESIRE STREET



INSIDE SITE TOWARDS HIGGINS BLVD

To: City Planning Commission  
Re: 3600 Desire Street Conditional Use Application  
Date: 12/18/2014  
Page 3 of 7



INSIDE SITE TOWARDS ADJOINING PROPERTY



DESIRE STREET TOWARDS HIGGINS BLVD

To: City Planning Commission  
Re: 3600 Desire Street Conditional Use Application  
Date: 12/18/2014  
Page 4 of 7



DESIRE STREET TOWARDS ADJACENT PROPERTY

To: City Planning Commission  
Re: 3600 Desire Street Conditional Use Application  
Date: 12/18/2014  
Page 5 of 7



HIGGINS BLVD

To: City Planning Commission  
Re: 3600 Desire Street Conditional Use Application  
Date: 12/18/2014  
Page 6 of 7



HIGGINS BLVD TOWARDS REAR OF SITE



INSIDE SITE TOWARDS ADJACENT PROPERTY AT REAR OF SITE

To: City Planning Commission  
Re: 3600 Desire Street Conditional Use Application  
Date: 12/18/2014  
Page 7 of 7



INSIDE SITE TO ADJOINING PROPERTY

file: 1330/Bldg. Permit