

**PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 049/15

**Prepared by:** Stephen Kroll  
**Date:** May 13, 2015

**I. GENERAL INFORMATION:**

**Applicant:** Turnbull Bakeries, Inc. of La.

**Request:** This is a request for a zoning change from an LI Light Industrial District to an RD-3 Two-Family Residential District.

**Location:** The petitioned property is located on Square 46, Lots 1-4, 103-109, 97, 100, 101, 102, and 102 or 6, in the Fourth Municipal District, bounded by First, Saint Thomas, Soraparu and Rousseau Streets. The municipal addresses are 523 First Street, 2352-2354 Saint Thomas Street, and 520-546 Soraparu Street. The site is within the Irish Channel Local Historic District. (PD 2)

**Description:** The site includes 16 lots that form most of the site of Turnbull Bakeries, an industrial bakery located on First Street in the Irish Channel. Individually, the lots range between 26' and 33'-2" in width, 82'-10" and 183'-6" in depth, and between approximately 2,240 square feet and 6,090 square feet in area. Together, they form a parcel that has 219'-6" of frontage on First Street, 294'-7" of frontage on Saint Thomas Street, 179'-11" of frontage on Soraparu Street, and an area of 61,492.67 square feet (1.41 acres).

Along with the adjacent Lots 15A, 93, and 96A (which are also part of the Turnbull Bakeries site but are not part of this application), the site is developed with Turnbull Bakeries' masonry and metal industrial buildings, which are built to or near all property lines, occupying virtually the entire site. Turnbull Bakeries ceased operation in late 2012 and these industrial structures are no longer in use.

The applicant proposes to demolish<sup>1</sup> the existing industrial structures on the site and re-develop the site for single-family residential use. This redevelopment proposal requires the City Planning Commission to act on two separate applications, a zoning change application and a subdivision application. The site is currently within an LI Light Industrial District, which does not allow residential uses by right. To allow the redevelopment by right of the site with single-family residences, the applicant requests the rezoning of the site to an RD-3 Two-Family Residential District through the expansion of an existing RD-3 District that surrounds the LI District. This report considers the zoning change application.

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<sup>1</sup> The Historic District Landmarks Commission issued a Certificate of Appropriateness authorizing the demolition of the existing structures on March 20, 2015. See permit #15-06190-HDLC.

Additionally, the applicant requests that the 16 lots which currently form the site be re-subdivided into 15 new lots. The new lots would range between 26' and 39'-4" feet in width, between 120' and 183'-4" in width, and between 3,365.05 square feet and 6,022.65 square feet in area. This is a major subdivision, which is to be considered by the Commission under Subdivision Docket 022/15

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

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

## **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, in the Irish Channel neighborhood, is within an LI Light Industrial District that includes the entirety of the subject square, Square 46, as well as one lot located along Soraparu Street on the adjacent Square 45. The subject square is occupied by the Turnbull Bakeries' vacant industrial structures on the subject site, which are to be demolished and replaced with the single-family residences; another single-story industrial building formerly used by Turnbull Bakeries on Lot 15A, which fronts on Soraparu Street and is immediately adjacent to the subject site to the Rousseau Street side; and Lots 96A and 93, which are two vacant lots owned by Turnbull Bakeries which front on First Street and are immediately adjacent to the site to the Rousseau Street side. The square also includes, at the intersection of Soraparu and Rousseau Streets, a single-story masonry industrial structure formerly owned by Turnbull Bakeries which is now used by Raphael Academy, a school oriented toward children with intellectual and developmental disabilities. Also on the square are a two-family Creole Cottage, three shotgun two-family residences, and a single-story warehouse structure on Rousseau Street; a single-family Creole Cottage on First Street; and a two-story four-family residence on Soraparu Street. Additionally, there is a series of three vacant lots on Rousseau Street.

In addition to these properties on the subject square, the LI District also includes, on the adjacent Square 45, the site of the Waldorf School of New Orleans. Located at 517 Soraparu Street, the Waldorf School is a pre-school and elementary school occupying a historic three story masonry industrial structure adapted for residential use. The Waldorf School also has a small accessory parking area and outdoor yard areas.

This LI District is surrounded by an RD-3 Two-Family Residential District which spans most of the Irish Channel. Squares are divided into rectangular lots of varying size, but typically about 30 feet in width and most commonly about 120 feet in depth, though with significant variation. Individual lots are developed primarily by simple houses dating from the mid-to-late 19<sup>th</sup> century. These structures include single- and two-family Creole cottages and shotgun residences, often with Victorian ornamentation popular at the time of their construction. There are also examples of corner commercial structures, many of

which have been converted for residential use. Buildings are generally consistent in form, in their shallow setbacks, and in height, giving the building stock a remarkably uniform character. As they are typically built to or near front and side property lines, off-street parking spaces are typically not provided. Buildings of these types and are directly across First, Saint Thomas, and Soraparu Streets from the site and predominate on the surrounding squares. In addition, scattered examples of infill development can be found nearby, including recently constructed homes that are similar in design to the neighborhood's historic building stock, as well as a significant number of undeveloped lots. There are also occasional examples of institutional uses such as school as churches, as well as recreational uses, including Sorparu Playspot, which is located in the center of Soraparu Street between Tchoupitoulas and Rousseau Streets.

In addition to the LI District in which the subject site is located and the RD-3 District that surrounds it, the area also includes an HI Heavy Industrial District that includes two squares located along Tchoupitoulas Street between Jackson Avenue and Soraparu Street and an expansive LI District which extends along the bank of the Mississippi River, including the various port and maritime facilities along the river, as well as those industrial properties along the lake-side of Tchoupitoulas Street. These districts are occupied by industrial buildings that range in age and size, including a pair of relatively tall historic structures standing four and five stories in height, respectively, and, more commonly, single- and two-story warehouse structures constructed of metal and masonry and of varying age. The districts include primarily industrial and warehousing uses, largely within those structures but also occupying outdoor open storage areas.

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

**Zoning:** 1929 – "J" Industrial District  
1953 – "D" Multiple-Family Residential District<sup>2</sup>/  
"J" Light Industrial District<sup>3</sup>  
1970 – LI Light Industrial District

**Land use:**  
1929 – Single-family residential, two-family residential, commercial, and industrial  
1949 – Single-family residential, two-family residential, commercial, and industrial  
1999 – Industrial

These zoning and land use histories are taken from the City's historic zoning and land use maps. The site's past land use is also documented by historic Sanborn fire insurance maps. Those maps show the site as having transitioned from residential to industrial use over the course of the 20<sup>th</sup> century. The 1895-1895 Sanborn map shows the site and the rest of its square as being entirely occupied by single- and two-family residential uses, similar to most surrounding squares. By 1937, Lots 97, 100, and 101 on the subject site were used for industrial purposes, as was Lot 15A, which is adjacent to the subject site.

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<sup>2</sup> Lots 1 through 4 and 103 through 109, most of which front on Saint Thomas Street.

<sup>3</sup> The remaining lots, which front on First and Soraparu Streets.

The rest of the square remained used for single- and two-family residential purposes, except for a pair of corner commercial structures. By 1983, the bakery had expanded to include the entire site except for Lots 1, 2, 3, 4, and 109, and it would later expand to include the entire site.

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

In the past five years, there have been the following requests for zoning actions (including zoning changes, conditional use permits, and planned development districts) for properties located within an approximately five block radius of the petitioned site:

**Zoning Docket 026/15** was a request for an RPC Residential Planned Community District overlay to permit a multiple-family residential development in an RD-3 Two-Family Residential District. The municipal addresses are 729 Second Street and 718 First Street. The request was recommended for approval by the City Planning Commission. The City Council has not yet acted on the application. *The site is approximately three blocks from the subject site.*

**Zoning Docket 105/14** was a request for a conditional use to permit a school in an RD-3 Two-Family Residential District. The municipal address is 600 Soraparu Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site, which is the Waldorf School of New Orleans' early childhood education center, is directly across Saint Thomas Street from the subject site.*

**Zoning Docket 065/13** was a request for a request for a zoning change from an RM-2A Multi-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 839 Jackson Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located five blocks from the subject site.*

**Zoning Docket 044/12** was a request for a conditional use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-1A Neighborhood Business District. The municipal address is 739 Jackson Avenue. The City Planning Commission recommended denial of the request which was subsequently denied by the City Council. *The location is four blocks from the subject site.*

**Zoning Docket 028/11** was a request for a zoning change from an RM-2A Multiple-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 548 Jackson Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located two blocks from the subject site.*

**Zoning Docket 8/11** was a request for a Conditional Use to permit a standard restaurant greater than 5,000 square feet in area with the sale of alcoholic beverages for consumption on premises in a B-1A Neighborhood Business District. The municipal address is 2200 Magazine Street. The request was recommended for approval by the City

Planning Commission and subsequently approved by the City Council. *The location is two (2) blocks from the petitioned site.*

These recent requests are not indicative of any pattern or trend that is directly relevant to the current application.

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

*Traffic*

The subject site occupies just over half of the square bounded by First, Saint Thomas, Soraparu, and Rousseau Streets. Those bounding streets are typical of the grid street network that extends through the interior of the Irish Channel. As is the case in most of the city's older neighborhoods, in the Irish Channel, streets are typically one-way single-lane streets with parking lanes on each side. The only exceptions to this system of narrow streets are those larger arterial streets on and near the edges of the neighborhood, including Magazine Street, Tchoupitoulas Street, Louisiana Avenue, and Jackson Avenue.

The streets in the interior of the Irish Channel are used primarily by the single- and two-family residential uses which predominate. There is a limited level of industrial traffic associated with the remaining active industrial uses along and near Tchoupitoulas, and by the commercial traffic associated with commercial uses along Magazine Street, as vehicles traveling to those commercial uses are often parked on-street in the interior of the Irish Channel. Given the street system's use primarily by residential traffic, traffic levels are moderate at all times.

The rezoning of the site would not be problematic for the street network. As the property would be re-zoned to the same residential district that includes most of the Irish Channel for single-family residential development, the levels of additional traffic generated by that residential development would be low and appropriate for the network of narrow streets.

*Parking*

As most of the existing residences in the Irish Channel do not provide off-street parking, there is a significant demand for on-street parking by neighborhood residents, particularly in evening hours. In the portion of the Irish Channel near Magazine Street, there is additional on-street parking demand associated with people driving to businesses along Magazine Street. The redevelopment of the site with single-family residences (as is proposed) or with two-family residences (as would be allowed under the proposed RD-3 District zoning) would not excessively contribute to increased parking demand. **Article 15, Section 15.2.1** and **Table 15.A** of the Comprehensive Zoning Ordinance would require the new residences to provide at least one off-street parking space per unit, ensuring that most of the parking demand associated with the new residences is accommodated on-site, rather than on-street. There would also be an increase in demand for on-street parking, as well, due to the use of street parking by residents and visitors of

the new homes, but because this on-street parking would be used in addition to off-street parking and not instead of off-street parking, this increased demand is expected to be limited.

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

The purpose of the proposed re-zoning is to allow this vacant industrial site to be redeveloped for single-family residential use. To allow this, the applicant proposes expanding the RD-3 District that includes most of the surrounding residential neighborhood to also include the subject site. That RD-3 District would allow by right single-family residences, which the applicant proposes to develop, as well as two-family residences.

This rezoning of the site for single- or two-family residential development is sensible. While the site has been used for industrial purposes for decades, this industrial use was inconsistent with the overall land use character of the Irish Channel, which is primarily single- and two-family residential in use. The ceasing of the industrial use of the site in 2012 created the opportunity for the site to be redeveloped for residential use consistent with the general character of the neighborhood, as the applicant proposes. These proposed residences are intended to be complementary to the neighborhood's existing building stock in size, massing, and architectural character and will be subject to the review of the Historic District Landmarks Commission due to the site's location in the Irish Channel Local Historic District. Given the consistency of this proposed residential development with the overall low-density residential character of the neighborhood, it would not have any inappropriate or excessive impacts on the immediately surrounding properties or the neighborhood at large.

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

The terms "spot zone" and "spot zoning" refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting preferential treatment to those spot zoned parcels which is not also granted to similarly-situated surrounding properties. Due to this preferential treatment, the Commission is generally not supportive of spot zoning.

The proposed zoning change, which would expand the RD-3 District that virtually surrounds the subject site to also include the subject site, would not be a spot zone. Rather than singling out the property to be zoned differently from surrounding properties, the applicant proposes that the site be in the same RD-3 District as most of the residential portions of the Irish Channel, including the residential properties that surround the site. This would have the effect of treating the site the same, not differently from, those surrounding residential properties. Such similar treatment is appropriate given the applicant's intent to re-develop the site for single-family residential use consistent in character with the surrounding single- and two-family residential neighborhood.

**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 Home Rule Charter of the City of New Orleans requires all land use actions (including zoning changes) to be consistent with the Master Plan. A land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Land Use Element of the Master Plan and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map.

Based on the site's historic industrial use, it is designated by the Master Plan's future land use map ("Chapter 14: Land Use Plan" of the Master Plan) for **Mixed-Use Medium Density** future land use. The goal, range of uses and development character for the Mixed-Use Medium Density designation is copied below:

**MIXED-USE MEDIUM DENSITY**

**Goal:** Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

**Range of Uses:** Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

**Development Character:** Height/mass, and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors.

The proposed zoning change is **consistent** with the Mixed-Use Medium Density designation. Although the Mixed-Use Medium Density designation allows for mixed-use development, it is not necessary for all properties designated Mixed-Use Medium Density to be within mixed-use zoning districts. In some instances, it is sensible for properties designated Mixed-Use Medium Density to be within residential-only zoning districts that are broadly consistent with the objectives of the Mixed-Use Medium Density designation though they may not allow the full range of uses which are acceptable under that designation.

In this case, it is sensible for this property to be included within a single-use district, the RD-3 Two-Family Residential District. The RD-3 District which is proposed for the site and also includes most of the surrounding Irish Channel neighborhood allows for the sort of single- and two-family residential development that is characteristic of the neighborhood. This single- and two-family residential development allowed by the RD-3 District is within the range of uses intended under the Mixed-Use Medium Density designation. Further, since the RD-3 District proposed for the site also includes the surrounding neighborhood, the RD-3 District would ensure that the single- or two-family residences which might be developed on the property are consistent in height, massing,

and density with the existing surrounding residential building stock, consistent with the Mixed-Use Medium Density designation's development character objectives.

#### **IV. SUMMARY**

Zoning Docket 095/14 is a request for a zoning change from an LI Light Industrial District to an RD-3 Two-Family Residential District for most of the site of Turnbull Bakeries, located on First Street in the Irish Channel. Turnbull Bakeries, an industrial bakery occupying a series of industrial buildings, ceased operation in 2012. The applicant proposes to demolish the existing industrial structures on the site and re-develop the site with single-family residences. Since the site is now zoned LI Light Industrial District, which does not allow residential uses by right, this residential re-development is not allowed by right. To allow the residential redevelopment by right, the applicant requests that the site be rezoned to an RD-3 Two-Family Residential District through the expansion of an existing RD-3 District that surrounds the LI District.

The rezoning of the site to an RD-3 District to allow this residential redevelopment is appropriate. The rezoning would expand an existing RD-3 District which extends through most of the Irish Channel neighborhood, including most of the immediately surrounding squares, and would allow the site to be re-developed with single- and two-family residences similar to those which occupy those surrounding squares and are typical of the Irish Channel as a whole. This rezoning is consistent with the Master Plan, which designates the site for Mixed-Use Medium Density future land use. The Mixed-Use Medium Density designation allows for medium density single- and two-family residential zoning districts such as the RD-3 District.

#### **V. PRELIMINARY STAFF RECOMMENDATION<sup>4</sup>**

The staff recommends **APPROVAL** of Zoning Docket 049/15, a request for a zoning change from an LI Light Industrial District to an RD-3 Two-Family Residential District.

#### **VI. REASON FOR RECOMMENDATION**

1. As this site is no longer to be used for industrial purposes, it should no longer be zoned LI Light Industrial District, which allows for high-intensity industrial and commercial uses that are generally inappropriate for the Irish Channel neighborhood in which the site is located, which is characterized mostly by single- and two-family residential uses. Rather, it should be rezoned to the RD-3 Two-Family Residential District which includes most of the Irish Channel and which would allow for the site to be re-developed with single- and two-family residences that would be complementary to the neighborhood's existing residential building stock.
2. The rezoning to an RD-3 Two-Family Residential District is consistent with the Master Plan's designation of the site for Mixed-Use Medium Density future land

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<sup>4</sup> Subject to modification by the City Planning Commission



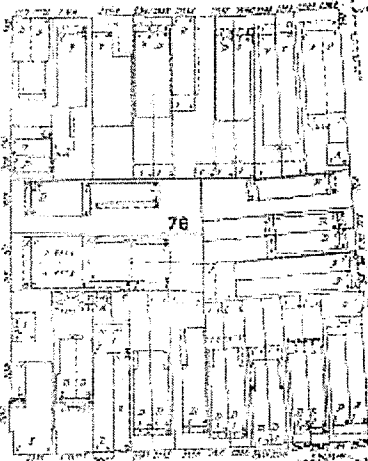
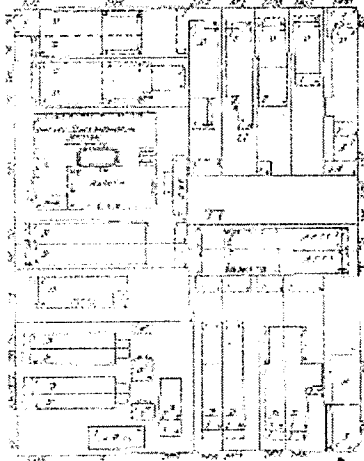
use, which allows for medium-density single- and two-family residential zoning districts.



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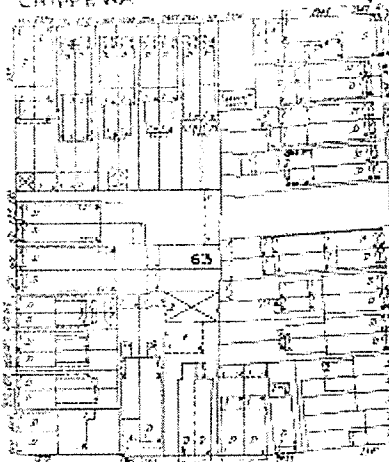
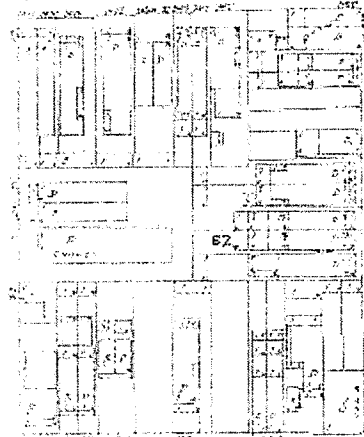
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ANNUNCIATION



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CHIPPewa



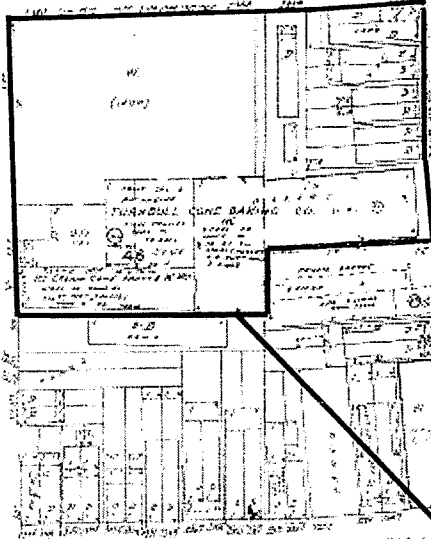
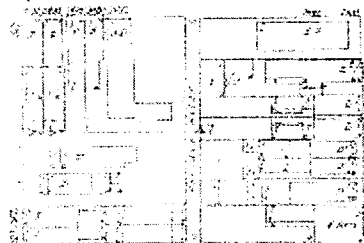
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2ND ST.

1ST ST.

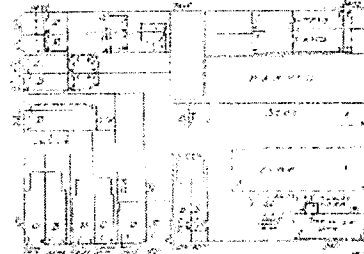
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ST. THOMAS



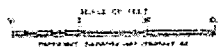
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DIVISION



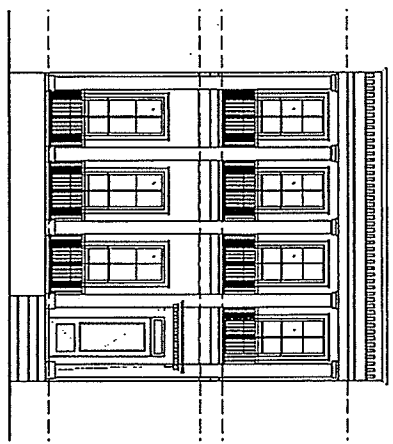
ROUSSEAU

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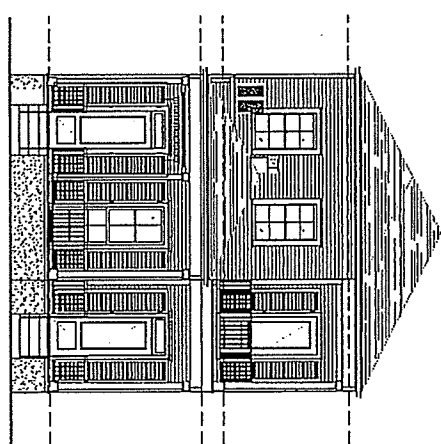




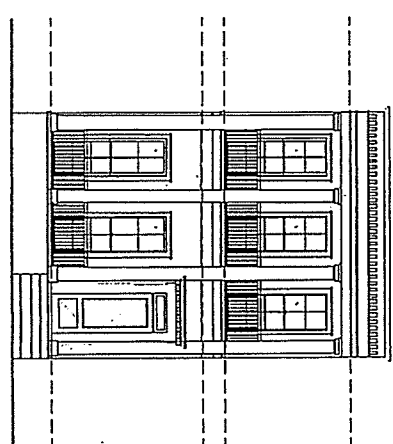
**ADAMICK**  
 ARCHITECTURE  
 1222 ANNUCINATION ST.  
 NEW ORLEANS, LA 70130  
 504.422.1520



PROPOSED FRONT ELEVATION SCHEME A  
 14'-0" x 7'-0"



PROPOSED FRONT ELEVATION SCHEME B  
 14'-0" x 7'-0"



PROPOSED FRONT ELEVATION SCHEME C  
 14'-0" x 7'-0"

DATE: MAY 2011  
 PROJECT NO.: 020  
 DRAWING NO.: 020  
 SCALE: 1/8" = 1'-0"  
 PROJECT: 1222 ANNUCINATION ST.  
 NEW ORLEANS, LA 70130

A-200.01  
 1/4"

12/14



April 1, 2015

RE: Redevelopment of the former Turnbull Bakery site

Dear Neighbor:

As your future neighbor I would like to inform you about my plans to redevelop the former Turnbull Bakery warehouse at First Street, St. Thomas Street and Soraparu into residential single family lots and homes. (The municipal addresses of the former bakery are 515 1st St., 519 1st St., 523 1st St., 2354 St. Thomas St.; 546, 542, 538, and 534 Soraparu St.)

As you may know, the bakery has been closed since 2012. The warehouse facility is located in a Light Industrial (LI) zoning district, which only allows high density and high intensity commercial and light industrial uses. Also, light industrial zoning allows buildings to be built up to 75 feet tall. However, I would like to reduce the allowable intensity, density, and height by down-zoning the property to Residential (RD-3 zoning district) which is the zoning of the surrounding neighborhood blocks. A zoning change (down-zoning to residential) is necessary in order to construct single homes on individual lots and build to the specifications of the Historic District Landmark Commission's regulations.

My proposal is to rezone the property to residential, demolish the warehouse, and subdivide the lots for construction of 17 luxury single family homes with off-street parking. The lots will be sold individually to future homeowners at market rates as vacant lots or with homes constructed on them. Pentek Homes will be the builder and I am the lead developer. Together, we will work with the surrounding neighbors and schools to coordinate our demolition and construction schedules and adjust our plans accordingly. The current industrial zoning allows the construction of commercial and industrial buildings by right without any communication with neighbors. Construction of and the use as single family homes, as I am proposing, will have the least impact and a positive long-term effect in the neighborhood compared to the construction and use of more intense and denser commercial or industrial use.

The lots will be subdivided in compliance with zoning regulations for residential single family. Also, there will be an interior service alley located behind the St. Thomas Street lots/houses that will allow homeowners access to their rear yards for off-street parking. Enclosed is an aerial view of the current site showing how the lots will be divided and the building that will be removed.

On March 19<sup>th</sup>, the Historic District Landmark Commission unanimously approved the demolition of the warehouse facility. The removal of the warehouse and the construction of single family homes will create green space and the houses will fit in with the surrounding residential neighborhood. The homes will be on individual lots and built to the specifications of the Historic District Landmark Commission's rules and regulations. Additionally I have included a few architectural renderings as examples of what the homes will look like. There will be various styles and sizes, but all will be designed and built in order to architecturally and aesthetically mirror the existing historic Irish Channel neighborhood.

Exhibit "B" 11/12  
ZD 049/15  
11



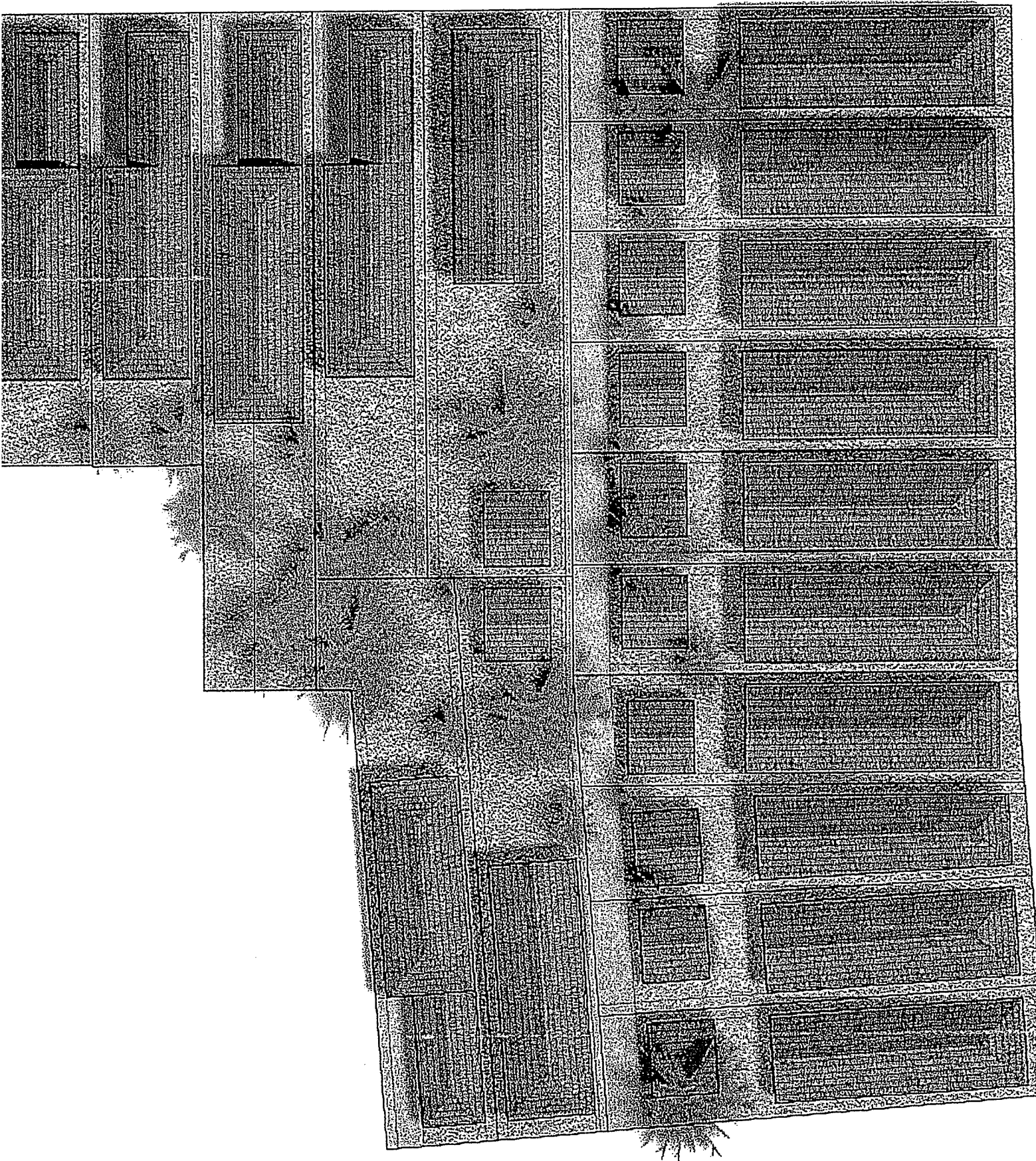
You are invited to a Neighborhood Participation meeting on Friday, April 10<sup>th</sup> at 7:00 pm to learn more about the project. My team and I will address any questions or concerns. The meeting will be held at the Waldorf School at 517 Soraparu Street in Room 101 (use side door) which is across the street from the redevelopment site. If you are unable to attend the meeting next week or would like to speak sooner, please do not hesitate to contact me at [nicole@webreconsulting.com](mailto:nicole@webreconsulting.com) or by phone at (504) 473-6940.

Sincerely,

A handwritten signature in black ink that reads "J. Nicole Webre-Nass". The signature is written in a cursive, flowing style.

J. Nicole Webre-Nass  
Livewell Properties, LLC  
Webre Consulting, LLC

[Enclosures]





## Agenda

Neighborhood Participation Meeting

Friday, April 10, 2015

Location: Waldorf School 517 Soraparu (located across the street from the former Turnbull Bakery.)

Topic: The re-zoning of Turnbull Bakery Site located at Soraparu St., St. Thomas St. and 1<sup>st</sup> St. from Light Industrial to Residential RD-3 to allow single family homes.

7:00-7:10 pm Introductions.

7:10-7:20 pm Presentation by Developer Nicole Webre.

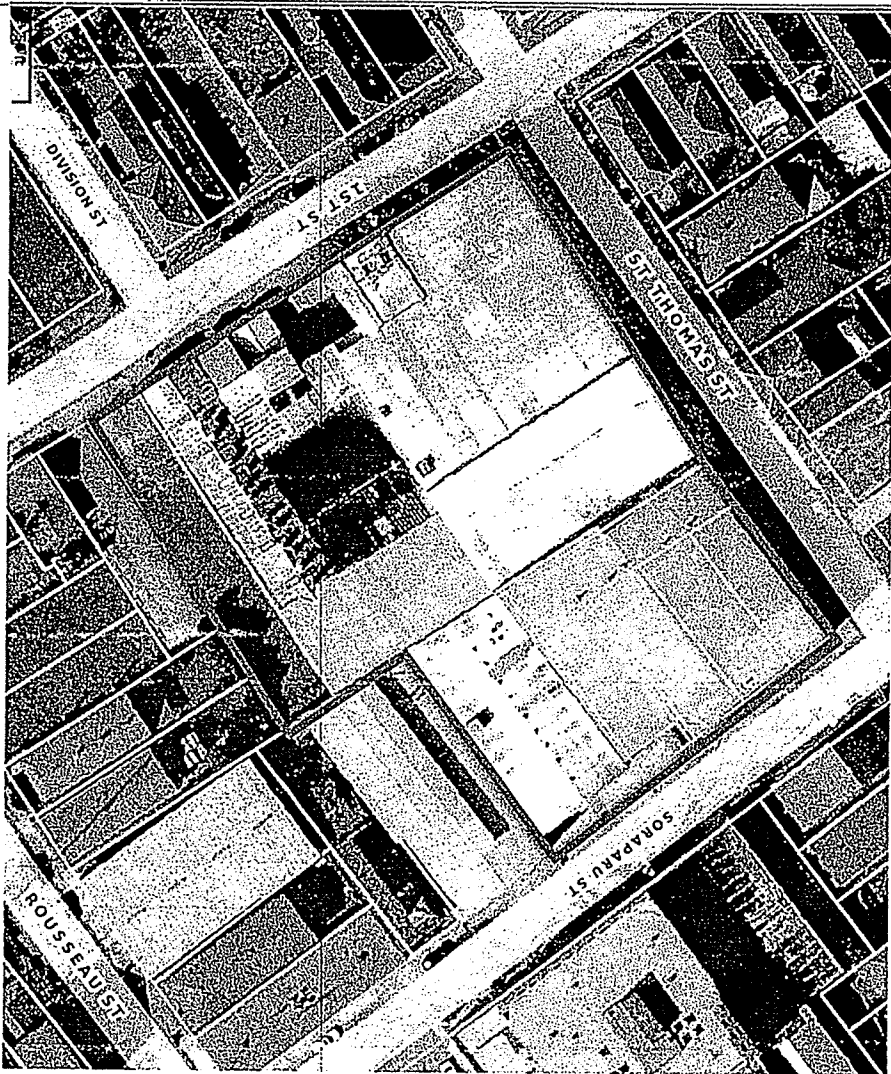
7:20-7:30 pm Neighbor Questions and Answers by the development team.

*Exhibit "C"*

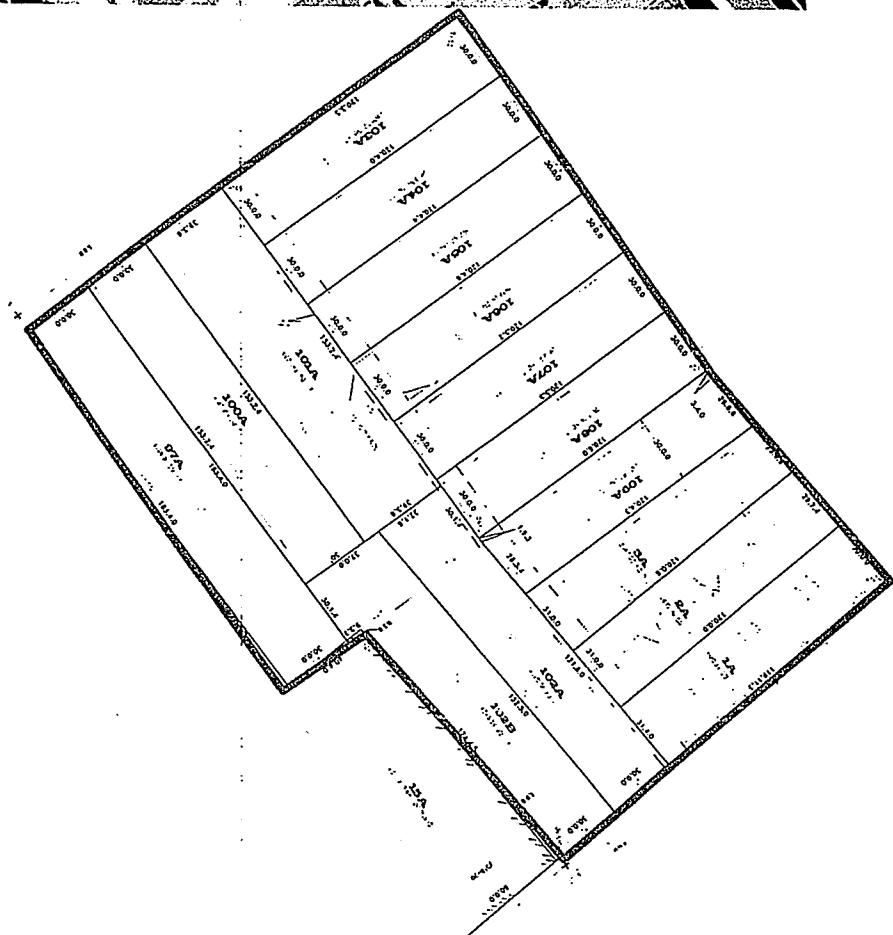
# TURNBULL BAKERY SITE

ZD 049/15

BIRDS EYE VIEW OF EXISTING PROPERTY

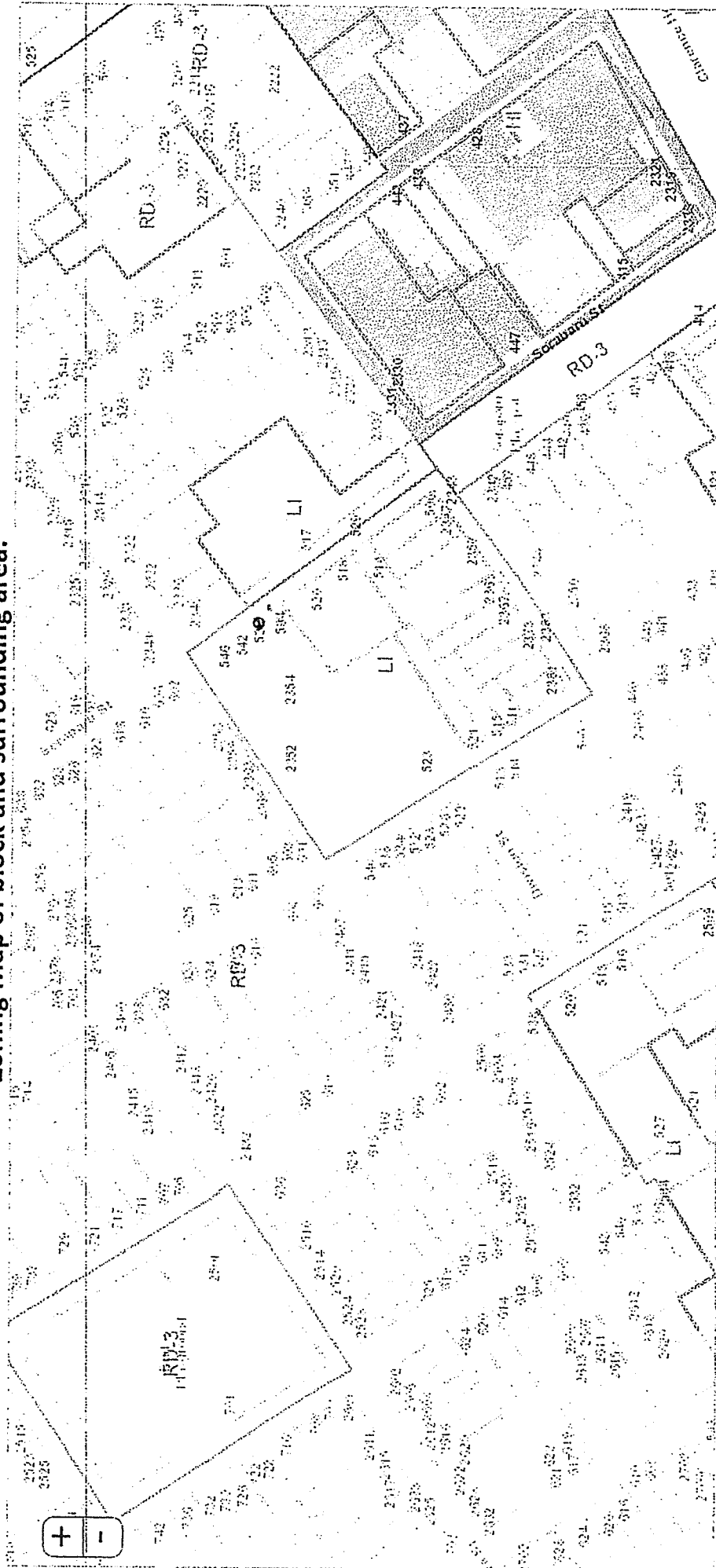


PROPOSED PLAT OF 15 LOTS



62

Zoning Map of block and surrounding area.



RD-3 is Residential single and two-family homes. LI is Light industrial.

C3

# NPP Summary Report

The following report summarizes the community outreach efforts by Nicole Webre, who is the lead developer and purchaser of the former Turnbull Bakery site, to inform the surrounding neighborhood within at least 600 foot radius of plans at the site and to afford neighbors and property owners an opportunity to inquire about the project and discuss any concerns. The zoning request is to rezone the former Turnbull Bakery site at 515, 519, 523 1<sup>st</sup> Street (2352 St. Thomas St.), 2354 St. Thomas Street, 546, 542, 538, 534 Soraparu Street from Light Industrial to RD-3 Residential.

The following are neighborhood meetings that were held to inform the neighborhood association and neighbors about the rezoning and proposed single-family home residential redevelopment.

## Irish Channel Neighborhood Association- Thursday, March 5, 2015 & Tuesday, March 31<sup>st</sup> 2015

Two meetings were held with the Irish Channel Neighborhood Association (ICNA) one informal meeting and another Land Use Committee meeting.

- 1.) Thursday, March 5, 2015 at 5:30 pm Irish Channel Neighborhood Association social mixer held at Tracey's on Magazine Street. About 15 neighbors were in attendance and this allowed my development team and me to introduce ourselves and informally discuss the project.
- 2.) Tuesday, March 31<sup>st</sup> 2015 before the Land Use Committee at the Waldorf School at 517 Soraparu which is located across the street from the site proposed for rezoning. ICNA notified individuals on their email list and notice of the meeting was posted on ICNA's website. I presented the project before the Land Use Committee. Neighbors and other parties were also in attendance. I presented the project and attendees asked questions. Most questions were regarding the timeline for development such as demolition and construction. No one was opposed.

After the land use committee meeting, board members of ICNA voted to support the project. Enclosed is a copy of ICNA's letter of support. [Exhibit "A"]

## NPP meeting- Friday, April 10, 2015

Letters were mailed via the USPS on Friday, April 3<sup>rd</sup> notifying all owners of record and organizations listed in the NPP spreadsheet within 600 ft radius that a meeting would be held on Friday, April 10, 2015 at 7:00 pm at the Waldorf School at 517 Soraparu which is located across the street from the site proposed for rezoning. The letter contained information about the rezoning request, the project, date, time and location of the meeting, my email and phone number, an example of the site plan, and front elevation sketches as examples of the homes to be constructed. [Exhibit "B"] In addition to the letters that were mailed USPS to owners of record and associations, ICNA advertised the NPP meeting and the Uptown Messenger published an article notifying the public of the meeting.

At the NPP meeting the following information was passed around to attendees. See Exhibit "C" which is a copy of the Agenda (pg C1), a site plan showing an aerial of the current location and the proposed plat of the 15 lots (pg C2), and the current zoning map of the area (pg C3). Nineteen (19) people attended the meeting and participated.

Attendees signed the enclosed sign-in sheet and 19 individuals attended the meeting and participated. Presentation boards were available to show the layout of the lots and examples of homes that will be built. The builder Bo Pennington of Pentek Homes and the architect Alex Adamick also attended and addressed questions as well. I presented for the first 15 minutes then the remainder of the time allowed for questions from the participants. No one was opposed to the project.

Concerns/questions:

- The attendees would like to see varying front yard setbacks so that homes are not perfectly lined up especially on St. Thomas Street where 10 residential lots are proposed. I explained that setbacks are determined by the city, however, if we are allowed to we would like to see varying front yard set-backs as well.

-Also, representatives from two of the neighboring private schools and a neighbor were concerned about demolition and construction times. I assured the attendees that City Code regulations for construction noise would be adhered to and as I get further in the zoning and resubdivision process I will have a better estimate when demolition and construction will occur. My goal is to have the warehouse demolished in July 2015 when the schools are not in session. However, I emphasized that this will depend on the permitting process and although the current building was approved for demolition on March 19, 2015 by the Historic District Landmark Commission there were a resubdivision and zoning process to complete. I explained that the City Code limits demolition and construction noise to the hours of 7:00 a.m. to 6:00 p.m. in residential districts. As we get closer to scheduling demolition and construction work, I will contact property owners and neighbors. Additionally, I will leave flyers at neighbors' front doors with dates, times, and contact information in advance of demolition. We still have a few months of working through the zoning and resubdivision process so we are not at the point of scheduling demolition.

-One neighbor asked about potential environmental or hazardous materials with regard to the warehouse facility. The property manager and representative of Turnbull Bakery, Frank LeCourt was in attendance and addressed the question. He stated that the bakery was regularly inspected by various national customers, such as Nestle, federal and state health agencies, and insurers to ensure that the warehouse and its structure were environmentally safe to house a food production facility. The warehouse is free of lead paint and asbestos.

-Attendees requested that houses vary in style. The architect Alec Adamick and I agreed. I explained that lots would be sold to individual property owners who could use Pentek Homes to construct their homes or bring in their own builder and architect. It is our goal that every home will complement and reflect existing historic homes in the Irish Channel, yet not mimic each other. I explained that I wanted new construction to blend in with existing Historic Irish Channel homes and look natural instead of constructed like "cookie-cutter homes" that are common in some subdivisions.

Overall Comments:

Attendees liked our plan to have a rear alleyway for the majority of lots to use in order to access off-street parking in the rear of the lots. They agreed that the rezoning from light industrial to residential will have less impact than other uses such as multi-family, commercial or mixed use. Many of the attendees were vocally supportive and several asked to sign a petition in support. [See petition in support Exhibit "E".]

Sincerely,



J. Nicole Webre-Nass  
Livewell Properties, LLC  
Webre Consulting, LLC  
(504)473-6940  
nicole@webreconsulting.com



April 2, 2015

Ms. J. Nicole Webre  
6811 Memphis Street  
New Orleans, LA 70124

RE: The Redevelopment of the Turnbull Bakery Site

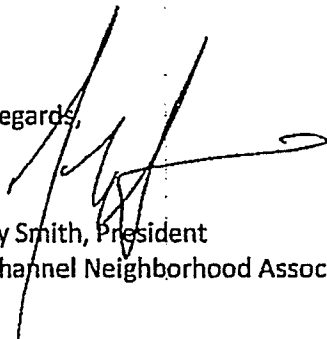
Dear Ms. Webre,

The purpose of this letter is to convey Irish Channel Neighborhood Association's support of Nicole Webre and Bo Pennington's single family redevelopment plan of the Turnbull Bakery site.

Ms. Webre and Mr. Pennington have spoken with members of our board and membership at public meetings regarding the request for down-zoning from light industrial to residential and the redevelopment plan including provided resubdivision plans and architectural renderings of the proposed homes. The Irish Channel Neighborhood Association supports down-zoning of the site from light industrial to residential and the developers plan to demolish the current Turnbull Bakery site and build 17 single family homes with off-street parking accessed by a mid-block alley.

Thus far, feedback from the neighbors and ICNA's membership have been positive and we look forward to working with them further as their project becomes a reality in our neighborhood. If you have any questions please feel free to contact Irish Channel Neighborhood Association at 504-913-3181.

Best Regards,

  
Jeremy Smith, President  
Irish Channel Neighborhood Association

Sign In for Neighborhood Participation Meeting regarding the redevelopment of the Turnbull Bakery site

Date & Time: Friday, April 10, 2015 7:00 pm

Location: Waldorf School, 517 Soraparú Street

Last Name	First Name	Address	City	State	Zip	Email	Phone #
MYERS	DARREN	522 1st	NO	CA	70130	darrinat@hotmail.com	(404) 432-8191
Conde	Martin	522 1st	NO	LA	70130	mlcondel3@hotmail.com	(404) 304-4498
Day	BONITA	517 Soraparú	NO	LA	70130	bbonitaday@me.com	
Redding	Matthew	517 Soraparú	WV	LA	70130	matthewredding@hotmail.com	
Stockman	Keely	2351 Annunciation	"	"	"	keelstockman@yahoo.com	
JOHNSON	ALABASTY	448 SORAPARU	NO	LA	70130	alabastjohnson@gmail.com	5044944271
Amundson	Angela	23305 5th Ave	WA	WA	98043	meandyouinc@comcast.net	425-772-6553
Hebert	Richard	1015 1st	NO	LA	70130	RichardPaul@hebert@gmail.com	504-529-5253
Pellias	Michael	906 Philip St	NO	LA	70130	mp3llias@yahoo.com	504 343 8564
Redding	Mark	517 Soraparú	NO	LA	70130	MSR3090@yaho.com	
Johnson	Luis	784 1st (Nomas)	NO	LA	70130	Knoban@comcast.net	
Case	JACQUE	517 SORAPARU ST	NO	LA	70130	praxisdes@aol.com	504-628-6876
Thurston	Caroline	7336 st. Thomas	NO	LA	70130	CarolineThurston@gmail.com	213-841-7987
Chazin	Sarah	1738 Bolton	NO	LA	70130	AK.VK.RIVER@comcast.net	404-958
Hayler	Tom	604-16 Soraparú	NO	LA	70130	sarahchazine@gmail.com	
Smith	Jeremy	532 1st	NO	LA	70130	TomHayler@gmail.com	412-897-8199
Fick	Samuel	2816 Chipmunk St	NO	LA	70130	jsmick@comcast.net	504 913 3181
LeCount	FRANK	311 Annunciation	NO	LA	70130	sawstick@gmail.com	985 249 9747
		6404 Carmon St	NO	LA	70130	FrankLeCount@comcast.net	504.210.6755

Exhibit "D"

Neighbors in support of the re-zoning of the Turnbull Bakery site from Light Industrial Zoning District to Residential Single Family (RD-3 zoning district)

Last Name	First Name	Address	City	State	Zip	Email	Phone #
Lundstrom	Angela	2305 54th Ave W	MLT	WA	98043	meandyouinc@comcast.net	425-772-6553
Myers	Dawn	522 1st	N.O.	LA	70130	dawnm1@hotmail.com	(404) 432-8191
Smith	Serenity	2816 Chippewa	NC	LA	70115	josm.sthessiz@gmail.com	504 913 3181
LeCormat	Francoise	6404 Caliente	Mot	LA	70003	FLCComptec@net	504-210-6755
JanDe	MARFIA	<del>522</del> 2 1st	NO	LA	70120	micoonte3@hotmail.com	404314 4418

TURNBULL