CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by	JAC
Sign Provided ○ **Date**	01-10-22
Tracking Number	22-0018

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
***If no site plan or title restriction** is required, submit your application for permitting.* ***If title restrictions are required**, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)*		
If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

○ Zoning Change:
- Lots 0-4,999 sq ft $1,000
- Lots 5,000-24,999 sq ft $2,000
- Lots 25,000-74,999 sq ft $3,000
- Lots 75,000 sq ft or more $4,000

◉ Conditional Use/Planned Development:
- Structures between 0-4,999 sq ft $1,160
- Structures between 5,000-24,999 sq ft $2,320
- Structures between 25,000-74,999 sq ft $3,480
- Structures of 75,000 sq ft or more $4,640

○ Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:
- No increase in floor area $500
- Increase in floor area $700

○ Text Amendment: $1,500

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by JAC
Sign Provided ○ Date 01-10-22
Tracking Number 22-0018

LAND-USE REQUEST APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant.

	ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
○	**Completed application** with all required information & signed by owner or authorized agent.	Required	Required	Required
○	**Authorization from Property Owner.** If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
○	**Accurate survey or legal description** showing or describing the legal boundaries of the site.		Required	Required
○	**Photographs** of the subject site(s) and building(s).		Required	Required
○	**Neighborhood Participation Program Documents** including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.		Required	Required
○	**Site Plan** of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
○	**Landscape Plans** including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
○	**Architectural Elevations** of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
○	**Floor Plan(s)** of the entire structure(s) showing room use, dimensions, walls, doors, windows, major applicances, plumbing fixtures, stairs, or other egress.			Required
○	**Recommendations or approvals** from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
○	**Design Advisory Committee (DAC) Recommendation,** when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Received by JAC
Sign Provided ○ Date 01-10-22
Tracking Number 22-0018

LAND-USE REQUEST APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: ○ Text Amendment ○ Zoning Change ◉ Conditional Use/Planned Development

Address of Property for which this application is being filed. 5500 St. Claude Avenue, New Orleans, Louisiana 70117

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ◉ Agent

Applicant Name Turner Healthcare Facilities Acquisition LLC

Applicant Address 3000 Olympic Blvd., Ste. 2120

City Santa Monica State CA Zip 90404

Applicant Contact Number 310.752.9600 Email rsonthalia@turnerimpact.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Dix Packa Sixie LLC

Property Owner Address 1900 Cadiz St, Unit A

City New Orleans State CA Zip 70115

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Medical Clinic

PROPERTY LOCATION

Square Number(s) 335 Lot Number(s) 4X, 1, 2, & 3

Bounding Streets ST. CLAUDE AVENUE CAFFIN AVENUE, FLOOD STREET NORTH RAMPART STREET

Zoning HU-MU, within HUC & EC overlays, and Lower 9th Ward Off-Street Parking Interim Zoning District Municipal District 3

Tax Bill Number 39W204601 Planning District 7

DESCRIPTION OF PROJECT (Attachments are acceptable)

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of the New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic and for such other activities in support thereof, including, without limitation, administrative offices, medical offices, and clinical examination rooms.

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction
Related Permit

Received by JAC
Sign Provided ○ Date 01-10-22
Tracking Number 22-0018

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature _____ Date 11/30/21

Agent Signature _____ Date _____

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resultion authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 30th day of November, 2021

My Commission expires Pool

PETER S. THRIFFILEY, JR.
NOTARY PUBLIC
STATE OF LOUISIANA
My Commission is issued for Life.
LA Bar Roll No. 32731

PETER S. THRIFFILEY, JR.
NOTARY PUBLIC
STATE OF LOUISIANA
My Commission is issued for Life.
LA Bar Roll No. 32731

LIMITED LIABILITY COMPANY AGREEMENT
OF
DIX PACKA SIXIE LLC

This Limited Liability Company Agreement (together with the schedules attached hereto, this "Agreement") of Dix Packa Sixie LLC (the "Company"), is entered into by Benjamin D. Jacobson, Casey A. Burka and Andrew S. Jacobs, as the sole equity members (each, a "Member" and jointly, the "Members"), and Michelle A. Dreyer, as the Independent Manager (as defined on Schedule A hereto). Capitalized terms used and not otherwise defined herein have the meanings set forth on Schedule A hereto.

The Members, by execution of this Agreement, hereby form the Company as a limited liability company pursuant to and in accordance with the Delaware Limited Liability Company Act (6 Del. C. ' 18-101 et seq.), as amended from time to time (the "Act"), and this Agreement, and the Members and Michelle A. Dreyer hereby agree as follows:

Section 1. Name.

The name of the limited liability company formed hereby is Dix Packa Sixie LLC.

Section 2. Principal Business Office.

The principal business office of the Company shall be located at 1900 Cadiz Street, Unit A, New Orleans, LA 70115 or such other location as may hereafter be determined by the Members.

Section 3. Registered Office.

The address of the registered office of the Company in the State of Delaware is Corporation Service Corporation, 251 Little Falls Drive, Wilmington, DE 19808.

Section 4. Registered Agent.

The name and address of the registered agent of the Company for service of process on the Company in the State of Delaware is Corporation Service Corporation, 251 Little Falls Drive, Wilmington, DE 19808.

Section 5. Members.

(a) The mailing addresses of the Members are set forth on Schedule B attached hereto. Each Member was admitted to the Company as a member of the Company upon its execution of a counterpart signature page to this Agreement.

(b) Subject to Section 9(f), the Members may act by written consent.

(c) Upon the occurrence of any event that causes the last remaining Member to cease to be a member of the Company (other than (i) upon an assignment by the last remaining

Member of all of its limited liability company interest in the Company and the admission of the transferee pursuant to Sections 21 and 23, or (ii) the resignation of the last remaining Member and the admission of an additional member of the Company pursuant to Sections 22 and 23), each person acting as an Independent Manager pursuant to Section 10 shall, without any action of any Person and simultaneously with the last remaining Member ceasing to be a member of the Company, automatically be admitted to the Company as a Special Member and shall continue the Company without dissolution. No Special Member may resign from the Company or transfer its rights as Special Member unless (i) a successor Special Member has been admitted to the Company as Special Member by executing a counterpart to this Agreement, and (ii) such successor has also accepted its appointment as Independent Manager pursuant to Section 10; provided, however, the Special Member shall automatically cease to be a member of the Company upon the admission to the Company of a substitute Member. Each Special Member shall be a member of the Company that has no interest in the profits, losses and capital of the Company and has no right to receive any distributions of Company assets. Pursuant to Section 18-301 of the Act, a Special Member shall not be required to make any capital contributions to the Company and shall not receive a limited liability company interest in the Company. A Special Member, in its capacity as Special Member, may not bind the Company. Except as required by any mandatory provision of the Act, each Special Member, in its capacity as Special Member, shall have no right to vote on, approve or otherwise consent to any action by, or matter relating to, the Company, including, without limitation, the merger, consolidation or conversion of the Company. In order to implement the admission to the Company of each Special Member, each person acting as an Independent Manager pursuant to Section 10 shall execute a counterpart to this Agreement. Prior to its admission to the Company as Special Member, each person acting as an Independent Manager pursuant to Section 10 shall not be a member of the Company.

Section 6. Certificates.

Peter S. Thriffiley, Jr., is hereby designated as an "authorized person" within the meaning of the Act, and has executed, delivered and filed the Certificate of Formation of the Company with the Secretary of State of the State of Delaware. Upon the filing of the Certificate of Formation with the Secretary of State of the State of Delaware, his powers as an "authorized person" ceased, and each Member thereupon became a designated "authorized person" and shall continue as a designated "authorized person" within the meaning of the Act. Any Member or an Officer shall execute, deliver and file any other certificates (and any amendments and/or restatements thereof) necessary for the Company to qualify to do business in New York and in any other jurisdiction in which the Company may wish to conduct business.

The existence of the Company as a separate legal entity shall continue until cancellation of the Certificate of Formation as provided in the Act.

Section 7. Purposes.

(a) The purpose to be conducted or promoted by the Company is to engage in the following activities:

(i) Acquiring, owning, leasing, managing, pledging, assigning, borrowing money against, financing and operating the Property, entering into and

performing its obligations under the Basic Documents, and transacting lawful business that is incident, necessary and appropriate to accomplish the foregoing; and

(ii) to engage in any lawful act or activity and to exercise any powers permitted to limited liability companies organized under the laws of the State of Delaware that are related or incidental to and necessary, convenient or advisable for the accomplishment of the above-mentioned purposes (including the entering into of interest rate or basis swap, cap, floor or collar agreements, currency exchange agreements or similar hedging transactions and referral, management, servicing and administration agreements).

(b) The Company, and any Member, or any Officer on behalf of the Company, may enter into and perform the Basic Documents and all documents, agreements, certificates, or financing statements contemplated thereby or related thereto, all without any further act, vote or approval of any Member, Officer or other Person notwithstanding any other provision of this Agreement, the Act or applicable law, rule or regulation. The foregoing authorization shall not be deemed a restriction on the powers of any Member or Officer to enter into other agreements on behalf of the Company.

Section 8. Powers.

Subject to Section 9(f), the Company, and the Members and the Officers of the Company on behalf of the Company, (i) shall have and exercise all powers necessary, convenient or incidental to accomplish its purposes as set forth in Section 7 and (ii) shall have and exercise all of the powers and rights conferred upon limited liability companies formed pursuant to the Act.

Section 9. Management.

(a) Subject to Section 9(f), the business and affairs of the Company shall be managed by or under the direction of the Members. Subject to Section 10, the Members may determine at any time in its sole and absolute discretion the number of Independent Managers. The initial number of Independent Managers shall be one. The initial Independent Manager designated by the Members is Michelle A. Dreyer.

(b) Powers. Subject to Section 9(f), the Members shall have the power to do any and all acts necessary, convenient or incidental to or for the furtherance of the purposes described herein, including all powers, statutory or otherwise. Subject to Sections 7 and 9, the Members have the authority to bind the Company.

(c) Meeting of the Members. The Members of the Company may hold meetings, both regular and special, within or outside the State of Delaware. Regular meetings of the Members may be held without notice at such time and at such place as shall from time to time be determined by the Members. Special meetings of the Members may be called by any Member on not less than five days' notice to each Member by telephone, facsimile, mail, telegram or any other means of communication.

(d) Electronic Communications. Members may participate in meetings of the Members, or any committee, by means of telephone conference or similar communications equipment that allows all Persons participating in the meeting to hear each other, and such participation in a meeting shall constitute presence in Person at the meeting. If all the participants are participating by telephone conference or similar communications equipment, the meeting shall be deemed to be held at the principal place of business of the Company.

(e) Member as Agent. To the extent of its powers set forth in this Agreement and subject to Section 9(f), each Member is an agent of the Company for the purpose of the Company's business, and the actions of any Member taken in accordance with such powers set forth in this Agreement shall bind the Company.

(f) Limitations on the Company's Activities.

(i) This Section 9(f) is being adopted in order to comply with certain provisions required in order to qualify the Company as a "special purpose" entity.

(ii) The Members shall not, so long as any Obligation is outstanding, amend, alter, change or repeal the definition of "Independent Manager" or Sections 5(c), 7, 8, 9, 10, 16, 20, 21, 22, 23, 24, 25, 26, 29 or 31 or Schedule A of this Agreement without the unanimous written consent of the Members and the Independent Manager. Subject to this Section 9(f), the Members reserve the right to amend, alter, change or repeal any provisions contained in this Agreement in accordance with Section 31.

(iii) Notwithstanding any other provision of this Agreement and any provision of law that otherwise so empowers the Company, the Members, any Officer or any other Person, neither the Members nor any Officer nor any other Person shall be authorized or empowered, nor shall they permit the Company, without the prior unanimous written consent of the Members and the Independent Manager, to take any Material Action, provided, however, that the Members may not vote on, or authorize the taking of, any Material Action, unless there is at least one Independent Manager then serving in such capacity.

(iv) The Members shall cause the Company to do or cause to be done all things necessary to preserve and keep in full force and effect its existence, rights (charter and statutory) and franchises. The Members also shall cause the Company to:

(A) maintain its own separate books and records and bank accounts;

(B) at all times hold itself out to the public and all other Persons as a legal entity separate from the Members and any other Person;

(C) file its own tax returns, if any, as may be required under applicable law, to the extent (1) not part of a consolidated group filing a

consolidated return or returns or (2) not treated as a division for tax purposes of another taxpayer, and pay any taxes so required to be paid under applicable law;

(D) except as contemplated by the Basic Documents, not commingle its assets with assets of any other Person;

(E) conduct its business in its own name and strictly comply with all organizational formalities to maintain its separate existence;

(F) maintain separate financial statements;

(G) pay its own liabilities only out of its own funds, provided, however, the foregoing shall not require the Members to make any additional capital contributions to the Company;

(H) maintain an arm's length relationship with its Affiliates and the Members;

(I) pay the salaries of its own employees, if any;

(J) not hold out its credit or assets as being available to satisfy the obligations of others;

(K) allocate fairly and reasonably any overhead for shared office space;

(L) use separate stationery, invoices and checks, which stationery, invoices, and checks utilized by Company or utilized to collect its funds or pay its expenses have borne, shall bear its own name and have not borne and shall not bear the name of any other entity unless such entity is clearly designated as being Company’s agent;

(M) except as contemplated by the Basic Documents, not pledge its assets for the benefit of any other Person;

(N) correct any known misunderstanding regarding its separate identity;

(O) maintain adequate capital in light of its contemplated business purpose, transactions and liabilities, provided, however, the foregoing shall not require the Member to make any additional capital contributions to the Company;

(P) not acquire any securities of the Members; and

(Q) cause the Members, Officers, agents and other representatives of the Company to act at all times with respect to the Company

consistently and in furtherance of the foregoing and in the best interests of the Company.

Failure of the Company, or the Members, to comply with any of the foregoing covenants or any other covenants contained in this Agreement shall not affect the status of the Company as a separate legal entity or the limited liability of the Members.

(v) So long as any Obligation is outstanding, the Members shall not cause or permit the Company to:

(A) except as contemplated by the Basic Documents, guarantee any obligation of any Person, including any Affiliate;

(B) engage, directly or indirectly, in any business other than the actions required or permitted to be performed under Section 7, the Basic Documents or this Section 9(f);

(C) incur, create or assume any indebtedness other than as expressly permitted under the Basic Documents;

(D) make or permit to remain outstanding any loan or advance to, or own or acquire any stock or securities of, any Person, except that the Company may invest in those investments permitted under the Basic Documents and may make any advance required or expressly permitted to be made pursuant to any provisions of the Basic Documents and permit the same to remain outstanding in accordance with such provisions;

(E) to the fullest extent permitted by law, engage in any dissolution, liquidation, consolidation, merger, asset sale or transfer of ownership interests other than such activities as are expressly permitted pursuant to any provision of the Basic Documents; or

(F) form, acquire or hold any subsidiary (whether corporate, partnership, limited liability company or other).

Section 10. Independent Manager.

As long as any Obligation is outstanding, the Members shall cause the Company at all times to have one Independent Manager who will be appointed by the Members. To the fullest extent permitted by law, including Section 18-1101(c) of the Act, and notwithstanding any duty otherwise existing at law or in equity, the Independent Manager shall consider only the interests of the Company, including its creditors, in acting or otherwise voting on the matters referred to in Section 9(f)(iii). Except for duties to the Company as set forth in the immediately preceding sentence (including duties to the Members and the Company's creditors solely to the extent of their respective economic interests in the Company but excluding (i) all other interests of the Members, (ii) the interests of other Affiliates of the Company, and (iii) the interests of any group

of Affiliates of which the Company is a part), the Independent Manager shall not have any fiduciary duties to the Members or any other Person bound by this Agreement; provided, however, the foregoing shall not eliminate the implied contractual covenant of good faith and fair dealing. To the fullest extent permitted by law, including Section 18-1101(e) of the Act, an Independent Manager shall not be liable to the Company, the Members or any other Person bound by this Agreement for breach of contract or breach of duties (including fiduciary duties), unless the Independent Manager acted in bad faith or engaged in willful misconduct. No resignation or removal of an Independent Manager, and no appointment of a successor Independent Manager, shall be effective until such successor (i) shall have accepted his or her appointment as an Independent Manager by a written instrument, which may be a counterpart signature page to the Management Agreement, and (ii) shall have executed a counterpart to this Agreement as required by Section 5(c). In the event of a vacancy in the position of Independent Manager, the Members shall, as soon as practicable, appoint a successor Independent Manager. Notwithstanding anything to the contrary contained in this Agreement, no Independent Manager shall be removed or replaced unless the Company provides the Lender with no less than two (2) business days' prior written notice of (a) any proposed removal of such Independent Manager, and (b) the identity of the proposed replacement Independent Manager, together with a certification that such replacement satisfies the requirements for an Independent Manager set forth in this Agreement. The Independent Manager is hereby designated as a "manager" within the meaning of Section 18-101(10) of the Act; provided, however, all right, power and authority of the Independent Manager shall be limited to the extent necessary to exercise those rights and perform those duties specifically set forth in this Agreement. No Independent Manager shall at any time serve as trustee in bankruptcy for any Affiliate of the Company.

Section 11. Officers.

The Members may, from time to time as it deems advisable, appoint officers of the Company (the "Officers") and assign in writing titles (including, without limitation, President, Vice President, Secretary, and Treasurer) to any such person. Unless the Members decide otherwise, if the title is one commonly used for officers of a business limited liability company formed under the Limited Liability Company Act of the State of Delaware, the assignment of such title shall constitute the delegation to such person of the authorities and duties that are normally associated with that office. Any delegation pursuant to this Section 11 may be revoked at any time by the act of a majority of the Members. Except to the extent otherwise provided herein, each Officer shall have a fiduciary duty of loyalty and care similar to that of directors and officers of business corporations organized under the General Corporation Law of the State of Delaware.

Section 12. Limited Liability.

Except as otherwise expressly provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be the debts, obligations and liabilities solely of the Company, and neither the Members nor the Special Member nor the Independent Manager shall be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member, Special Member or Independent Manager of the Company.

Section 13. Capital Contributions.

The Members have contributed to the Company property of an agreed value as listed on Schedule B attached hereto. In accordance with Section 5(c), the Special Member shall not be required to make any capital contributions to the Company.

Section 14. Additional Contributions.

The Members are not required to make any additional capital contribution to the Company. However, a Member may make additional capital contributions to the Company at any time upon the written consent of the Members. To the extent that a Member makes an additional capital contribution to the Company, the Members shall revise Schedule B of this Agreement. The provisions of this Agreement, including this Section 14, are intended to benefit the Members and the Special Member and, to the fullest extent permitted by law, shall not be construed as conferring any benefit upon any creditor of the Company (and no such creditor of the Company shall be a third-party beneficiary of this Agreement) and the Members and the Special Member shall not have any duty or obligation to any creditor of the Company to make any contribution to the Company or to issue any call for capital pursuant to this Agreement.

Section 15. Allocation of Profits and Losses.

The Company's profits and losses shall be allocated to the Members.

Section 16. Distributions.

Distributions shall be made to the Members at the times and in the aggregate amounts determined by the Members. Notwithstanding any provision to the contrary contained in this Agreement, the Company shall not be required to make a distribution to a Member on account of its interest in the Company if such distribution would violate Section 18-607 of the Act or any other applicable law or any Basic Document.

Section 17. Books and Records.

The Members shall keep or cause to be kept complete and accurate books of account and records with respect to the Company's business. Each Member and its duly authorized representatives shall have the right to examine the Company books, records and documents during normal business hours. The Company and Members shall not have the right to keep confidential from the Members any information that the Members would otherwise be permitted to keep confidential from the Members pursuant to Section 18-305(c) of the Act. The Company's books of account shall be kept using the method of accounting determined by the Members. The Company's independent auditor, if any, shall be an independent public accounting firm selected by the Members.

Section 18. Reports.

(a) Within 60 days after the end of each fiscal quarter, the Members shall cause to be prepared an unaudited report setting forth as of the end of such fiscal quarter:

(i) unless such quarter is the last fiscal quarter, a balance sheet of the Company; and

(ii) unless such quarter is the last fiscal quarter, an income statement of the Company for such fiscal quarter.

(b) The Members shall use diligent efforts to cause to be prepared and mailed to the Members, within 90 days after the end of each fiscal year, an audited or unaudited report setting forth as of the end of such fiscal year:

(i) a balance sheet of the Company;

(ii) an income statement of the Company for such fiscal year; and

(iii) a statement of each Member's capital account.

(c) The Members shall, after the end of each fiscal year, use reasonable efforts to cause the Company's independent accountants, if any, to prepare and transmit to the Members as promptly as possible any such tax information as may be reasonably necessary to enable the Members to prepare their federal, state and local income tax returns relating to such fiscal year.

Section 19. Other Business.

The Members, the Special Member and any Independent Manager and any Affiliate of the Members or the Special Member or the Independent Managers, may engage in or possess an interest in other business ventures (unconnected with the Company) of every kind and description, independently or with others notwithstanding any provision to the contrary at law or in equity. The Company shall not have any rights in or to such independent ventures or the income or profits therefrom by virtue of this Agreement.

Section 20. Exculpation and Indemnification.

(a) Neither the Members nor the Special Member nor the Independent Manager nor any Officer, employee or agent of the Company nor any employee, representative, agent or Affiliate of the foregoing (collectively, the "Covered Persons") shall, to the fullest extent permitted by law, be liable to the Company or any other Person that is a party to or is otherwise bound by this Agreement for any loss, damage or claim incurred by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that a Covered Person shall be liable for any such loss, damage or claim incurred by reason of such Covered Person's gross negligence (or in the case of the Independent Manager, bad faith) or willful misconduct.

(b) To the fullest extent permitted by applicable law, a Covered Person shall be entitled to indemnification from the Company for any loss, damage or claim incurred by such Covered Person by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that no

Covered Person shall be entitled to be indemnified in respect of any loss, damage or claim incurred by such Covered Person by reason of such Covered Person's gross negligence (or in the case of the Independent Manager, bad faith) or willful misconduct with respect to such acts or omissions; provided, however, that any indemnity under this Section 20 by the Company shall be provided out of and to the extent of Company assets only, and the Members, the Manager and the Special Member shall not have personal liability on account thereof; and provided further, that so long as any Obligation is outstanding, no indemnity payment from funds of the Company (as distinct from funds from other sources, such as insurance) of any indemnity under this Section 20 shall be payable from amounts allocable to any other Person pursuant to the Basic Documents.

(c) To the fullest extent permitted by applicable law, expenses (including reasonable legal fees) incurred by a Covered Person defending any claim, demand, action, suit or proceeding shall, from time to time, be advanced by the Company prior to the final disposition of such claim, demand, action, suit or proceeding upon receipt by the Company of an undertaking by or on behalf of the Covered Person to repay such amount if it shall be determined that the Covered Person is not entitled to be indemnified as authorized in this Section 20.

(d) A Covered Person shall be fully protected in relying in good faith upon the records of the Company and upon such information, opinions, reports or statements presented to the Company by any Person as to matters the Covered Person reasonably believes are within such other Person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports or statements as to the value and amount of the assets, liabilities, or any other facts pertinent to the existence and amount of assets from which distributions to the Members might properly be paid.

(e) To the extent that, at law or in equity, a Covered Person has duties (including fiduciary duties) and liabilities relating thereto to the Company or to any other Covered Person, a Covered Person acting under this Agreement shall not be liable to the Company or to any other Covered Person for its good faith reliance on the provisions of this Agreement or any approval or authorization granted by the Company or any other Covered Person. The provisions of this Agreement, to the extent that they restrict the duties and liabilities of a Covered Person otherwise existing at law or in equity, are agreed by the Members and the Special Member to replace such other duties and liabilities of such Covered Person.

(f) The foregoing provisions of this Section 20 shall survive any termination of this Agreement.

Section 21. Assignments.

A Member may assign in whole or in part its limited liability company interest in the Company. Subject to Section 23, if a Member transfers all of its limited liability company interest in the Company pursuant to this Section 21, the transferee shall be admitted to the Company as a member of the Company upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement, which instrument may be a counterpart signature page to this Agreement. Such admission shall be deemed effective immediately prior to the transfer and, immediately following such admission, the transferor

Member shall cease to be a member of the Company. Notwithstanding anything in this Agreement to the contrary, any successor to a Member by merger or consolidation in compliance with the Basic Documents shall, without further act, be a Member hereunder, and such merger or consolidation shall not constitute an assignment for purposes of this Agreement and the Company shall continue without dissolution.

Section 22. Resignation.

So long as any Obligation is outstanding, a Member may not resign, except as permitted under the Basic Documents and if the Rating Agency Condition is satisfied. If a Member is permitted to resign pursuant to this Section 22, an additional member of the Company shall be admitted to the Company, subject to Section 23, upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement, which instrument may be a counterpart signature page to this Agreement. Such admission shall be deemed effective immediately prior to the resignation and, immediately following such admission, the resigning Member shall cease to be a member of the Company.

Section 23. Admission of Additional Members.

One or more additional members of the Company may be admitted to the Company with the written consent of the Members; provided, however, that, notwithstanding the foregoing, so long as any Obligation remains outstanding, no additional Member may be admitted to the Company pursuant to Sections 21, 22 or 23 unless the Rating Agency Condition is satisfied.

Section 24. Dissolution.

(a) Subject to Section 9(f), the Company shall be dissolved, and its affairs shall be wound up upon the first to occur of the following: (i) the termination of the legal existence of the last remaining member of the Company or the occurrence of any other event which terminates the continued membership of the last remaining member of the Company in the Company unless the Company is continued without dissolution in a manner permitted by this Agreement or the Act or (ii) the entry of a decree of judicial dissolution under Section 18-802 of the Act. Upon the occurrence of any event that causes the last remaining member of the Company to cease to be a member of the Company or that causes the last remaining Member to cease to be a member of the Company (other than (i) upon an assignment by the last remaining Member of all of its limited liability company interest in the Company and the admission of the transferee pursuant to Sections 21 and 23, or (ii) the resignation of the last remaining Member and the admission of an additional member of the Company pursuant to Sections 22 and 23), to the fullest extent permitted by law, the personal representative of such member is hereby authorized to, and shall, within 90 days after the occurrence of the event that terminated the continued membership of such member in the Company, agree in writing (i) to continue the Company and (ii) to the admission of the personal representative or its nominee or designee, as the case may be, as a substitute member of the Company, effective as of the occurrence of the event that terminated the continued membership of the last remaining member of the Company or the last remaining Member in the Company.

(b) Notwithstanding any other provision of this Agreement, the Bankruptcy of a Member or a Special Member shall not cause such Member or Special Member, respectively, to cease to be a member of the Company and upon the occurrence of such an event, the Company shall continue without dissolution.

(c) Notwithstanding any other provision of this Agreement, each of the Members and the Special Member waives any right it might have to agree in writing to dissolve the Company upon the Bankruptcy of a Member or a Special Member, or the occurrence of an event that causes a Member or a Special Member to cease to be a member of the Company.

(d) In the event of dissolution, the Company shall conduct only such activities as are necessary to wind up its affairs (including the sale of the assets of the Company in an orderly manner), and the assets of the Company shall be applied in the manner, and in the order of priority, set forth in Section 18-804 of the Act.

(e) The Company shall terminate when (i) all of the assets of the Company, after payment of or due provision for all debts, liabilities and obligations of the Company shall have been distributed to the Members in the manner provided for in this Agreement and (ii) the Certificate of Formation shall have been canceled in the manner required by the Act.

Section 25. Waiver of Partition; Nature of Interest.

Except as otherwise expressly provided in this Agreement, to the fullest extent permitted by law, each of the Members and the Special Member hereby irrevocably waives any right or power that such Person might have to cause the Company or any of its assets to be partitioned, to cause the appointment of a receiver for all or any portion of the assets of the Company, to compel any sale of all or any portion of the assets of the Company pursuant to any applicable law or to file a complaint or to institute any proceeding at law or in equity to cause the dissolution, liquidation, winding up or termination of the Company. The Members shall not have any interest in any specific assets of the Company, and the Members shall not have the status of a creditor with respect to any distribution pursuant to Section 16 hereof. The interest of a Member in the Company is personal property.

Section 26. Benefits of Agreement; No Third-Party Rights.

None of the provisions of this Agreement shall be for the benefit of or enforceable by any creditor of the Company or by any creditor of a Member or a Special Member. Nothing in this Agreement shall be deemed to create any right in any Person (other than Covered Persons) not a party hereto, and this Agreement shall not be construed in any respect to be a contract in whole or in part for the benefit of any third Person (except as provided in Section 29).

Section 27. Severability of Provisions.

Each provision of this Agreement shall be considered severable and if for any reason any provision or provisions herein are determined to be invalid, unenforceable or illegal under any existing or future law, such invalidity, unenforceability or illegality shall not impair the operation of or affect those portions of this Agreement which are valid, enforceable and legal.

Section 28. Entire Agreement.

This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof.

Section 29. Binding Agreement.

Notwithstanding any other provision of this Agreement, the Members agree that this Agreement, including, without limitation, Sections 7, 8, 9, 10, 20, 21, 22, 23, 24, 26, 29 and 31, constitutes a legal, valid and binding agreement of the Members, and is enforceable against the Members by the Independent Manager, in accordance with its terms. In addition, the Independent Manager shall be intended beneficiaries of this Agreement.

Section 30. Governing Law.

This Agreement shall be governed by and construed under the laws of the State of Delaware (without regard to conflict of laws principles), all rights and remedies being governed by said laws.

Section 31. Amendments.

Subject to Section 9(f), this Agreement may be modified, altered, supplemented or amended pursuant to a written agreement executed and delivered by the Members. Notwithstanding anything to the contrary in this Agreement, so long as any Obligation is outstanding, this Agreement may not be modified, altered, supplemented or amended unless the Rating Agency Condition is satisfied except: (i) to cure any ambiguity or (ii) to convert or supplement any provision in a manner consistent with the intent of this Agreement and the other Basic Documents.

Section 32. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original of this Agreement and all of which together shall constitute one and the same instrument.

Section 33. Notices.

Any notices required to be delivered hereunder shall be in writing and personally delivered, mailed or sent by telecopy, electronic mail or other similar form of rapid transmission, and shall be deemed to have been duly given upon receipt (a) in the case of the Company, to the Company at its address in Section 2, (b) in the case of the Members, to each Member at its address as listed on Schedule B attached hereto and (c) in the case of either of the foregoing, at such other address as may be designated by written notice to the other party.

Section 34. Effectiveness.

Pursuant to Section 18-201 (d) of the Act, this Agreement shall be effective as of the time of the filing of the Certificate of Formation with the Office of the Delaware Secretary of State on October 3, 2017.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, has duly executed this Limited Liability Company Agreement as of the 4th day of January, ~~2017.~~ 2018

MEMBERS:

BENJAMIN D. JACOBSON, MEMBER

CASEY A. BURKA, MEMBER

ANDREW S. JACOBS

INDEPENDENT MANAGER:

Name: Michelle A. Dreyer

SCHEDULE A

Definitions

A. Definitions

When used in this Agreement, the following terms not otherwise defined herein have the following meanings:

"Act" has the meaning set forth in the preamble to this Agreement.

"Affiliate" means, with respect to any Person, any other Person directly or indirectly Controlling or Controlled by or under direct or indirect common Control with such Person.

"Agreement" means this Limited Liability Company Agreement of the Company, together with the schedules attached hereto, as amended, restated or supplemented or otherwise modified from time to time.

"Bankruptcy" means, with respect to any Person, if such Person (i) makes an assignment for the benefit of creditors, (ii) files a voluntary petition in bankruptcy, (iii) is adjudged a bankrupt or insolvent, or has entered against it an order for relief, in any bankruptcy or insolvency proceedings, (iv) files a petition or answer seeking for itself any reorganization, arrangement, composition, readjustment, liquidation or similar relief under any statute, law or regulation, (v) files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against it in any proceeding of this nature, (vi) seeks, consents to or acquiesces in the appointment of a trustee, receiver or liquidator of the Person or of all or any substantial part of its properties, or (vii) if 120 days after the commencement of any proceeding against the Person seeking reorganization, arrangement, composition, readjustment, liquidation or similar relief under any statute, law or regulation, if the proceeding has not been dismissed, or if within 90 days after the appointment without such Person's consent or acquiescence of a trustee, receiver or liquidator of such Person or of all or any substantial part of its properties, the appointment is not vacated or stayed, or within 90 days after the expiration of any such stay, the appointment is not vacated. The foregoing definition of "Bankruptcy" is intended to replace and shall supersede and replace the definition of "Bankruptcy" set forth in Sections 18-101(1) and 18-304 of the Act.

"Basic Documents" means this Agreement; the Management Agreement; such documents and instruments as are required or appropriate and as may be necessary in order to consummate the purchase of the Property, including (without limitation): Act of Cash Sale, Bill of Sale, Assignment and Assumption of Lease, Assignment of Rights, Assignment and Assumption Agreement for the assumption of the loan affecting the Property, Hazardous Substances Indemnity Agreement; and all documents and certificates contemplated thereby or delivered in connection therewith.

"Certificate of Formation" means the Certificate of Formation of the Company filed with the Secretary of State of the State of Delaware on October 3, 2017, as amended or amended and restated from time to time.

"Company" means Dix Packa Sixie LLC, a Delaware limited liability company.

"Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of a Person, whether through the ownership of voting securities or general partnership or managing member interests, by contract or otherwise. "Controlling" and "Controlled" shall have correlative meanings. Without limiting the generality of the foregoing, a Person shall be deemed to Control any other Person in which it owns, directly or indirectly, a majority of the ownership interests.

"Covered Persons" has the meaning set forth in Section 20(a).

"Independent Manager" shall mean a Person reasonably satisfactory to Wells Fargo Bank, National Association, who shall not have been at the time of such individual's appointment, and may not have been at any time during the preceding five (5) years: (i) a shareholder of, or an officer, director, partner or employee of, the Company or any of its shareholders, subsidiaries or affiliates (except in its capacity as an Independent Manager; (ii) a substantial creditor, customer of, or supplier to, the Company or any of its shareholders, subsidiaries or affiliates; (iii) a Person controlling or under common control with any such shareholder, partner, supplier or customer; or (iv) a member of the immediate family of any such shareholder, officer, director, partner, employee, supplier or customer.

"Material Action" means to consolidate or merge the Company with or into any Person, or sell all or substantially all of the assets of the Company, or to institute proceedings to have the Company be adjudicated bankrupt or insolvent, or consent to the institution of bankruptcy or insolvency proceedings against the Company or file a petition seeking, or consent to, reorganization or relief with respect to the Company under any applicable federal or state law relating to bankruptcy, or consent to the appointment of a receiver, liquidator, assignee, trustee, sequestrator (or other similar official) of the Company or a substantial part of its property, or make any assignment for the benefit of creditors of the Company, or admit in writing the Company's inability to pay its debts generally as they become due, or take action in furtherance of any such action, or, to the fullest extent permitted by law, dissolve or liquidate the Company.

"Members" means Benjamin D. Jacobson, Casey A. Burka and Andrew S. Jacobs, as the initial members of the Company, and includes any Person admitted as an additional member of the Company or a substitute member of the Company pursuant to the provisions of this Agreement, each in its capacity as a member of the Company; provided, however, the term "Members" shall not include the Special Member.

"Obligations" shall mean the indebtedness, liabilities and obligations of the Company under or in connection with this Agreement, the other Basic Documents or any related document in effect as of any date of determination.

"Officer" means an officer of the Company described in Section 11.

"Officer's Certificate" means a certificate signed by any Officer of the Company who is authorized to act for the Company in matters relating to the Company.

"Person" means any individual, corporation, partnership, joint venture, limited liability company, limited liability partnership, association, joint stock company, trust, unincorporated

organization, or other organization, whether or not a legal entity, and any governmental authority.

"Property" means real property known located at 5500 and 5528-5530 St. Claude Avenue, New Orleans, Louisiana.

"Rating Agency" has the meaning assigned to that term in the Basic Documents.

"Rating Agency Condition" means (i) with respect to any action taken at any time before the loan evidenced and secured by the Basic Documents has been sold or assigned to a securitization trust, that the lender thereunder has consented in writing to such action, and (ii) with respect to any action taken at any time after such loan has been sold or assigned to a securitization trust, that each Rating Agency shall have been given ten days prior notice thereof and that each of the Rating Agencies shall have notified the Company in writing that such action will not result in a reduction or withdrawal of the then current rating by such Rating Agency of any of securities issued by such securitization trust.

"Special Member" means, upon such person's admission to the Company as a member of the Company pursuant to Section 5(c), a person acting as Independent Manager, in such person's capacity as a member of the Company. A Special Member shall only have the rights and duties expressly set forth in this Agreement.

B. Rules of Construction

Definitions in this Agreement apply equally to both the singular and plural forms of the defined terms. The words "include" and "including" shall be deemed to be followed by the phrase "without limitation." The terms "herein," "hereof" and "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Section, paragraph or subdivision. The Section titles appear as a matter of convenience only and shall not affect the interpretation of this Agreement. All Section, paragraph, clause, Exhibit or Schedule references not attributed to a particular document shall be references to such parts of this Agreement.

SCHEDULE B

Members

Name	Mailing Address	Agreed Value of Capital Contribution	Membership Interest
Benjamin D. Jacobson	1900 Cadiz St., Unit A New Orleans, LA 70115	Services	33 1/3%
Casey A. Burka	1900 Cadiz St., Unit A New Orleans, LA 70115	Services	33 1/3%
Andrew S. Jacobs	3636 St. Charles Ave. New Orleans, LA 70115	$200,000.00	33 1/3%

SCHEDULE C

Management Agreement

January 4, 2018

Wells Fargo Bank, National Association, as Trustee
299 Main Street, 12th Floor
MAC: U1228-051
Salt Lake City, Utah 84111

Re: Management Agreement – Dix Packa Sixie LLC

Ladies and Gentlemen:

For good and valuable consideration, each of the undersigned Persons, who are the Members of Dix Packa Sixie LLC, a Delaware limited liability company (the "Company"), in accordance with the Limited Liability Company Agreement of the Company, dated as of January 4, 2018, as it may be amended or restated from time to time (the "LLC Agreement"), hereby agree as follows:

1. Each of the undersigned accepts such Person's rights and authority as an Independent Manager under the LLC Agreement and agrees to perform and discharge such Person's duties and obligations as an Independent Manager under the LLC Agreement, and further agrees that such rights, authorities, duties and obligations under the LLC Agreement shall continue until such Person's successor as an Independent Manager is designated or until such Person's resignation or removal as an Independent Manager in accordance with the LLC Agreement. Each of the undersigned agrees and acknowledges that it has been designated as a "manager" of the Company within the meaning of the Delaware Limited Liability Company Act.

2. So long as any Obligation is outstanding, each of the undersigned agrees, solely in its capacity as a creditor of the Company on account of any indemnification or other payment owing to the undersigned by the Company, not to acquiesce, petition or otherwise invoke or cause the Company to invoke the process of any court or governmental authority for the purpose of commencing or sustaining a case against the Company under any federal or state bankruptcy, insolvency or similar law or appointing a receiver, liquidator, assignee, trustee, custodian, sequestrator or other similar official of the Company or any substantial part of the property of the Company, or ordering the winding up or liquidation of the affairs of the Company.

3. THIS MANAGEMENT AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF DELAWARE, AND ALL RIGHTS AND REMEDIES SHALL BE GOVERNED BY SUCH LAWS WITHOUT REGARD TO PRINCIPLES OF CONFLICTS OF LAWS.

Initially capitalized terms used and not otherwise defined herein have the meanings set forth in the LLC Agreement.

This Management Agreement may be executed in any number of counterparts, each of which shall be deemed an original of this Management Agreement and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this Management Agreement as of the day and year first above written.

BENJAMIN D. JACOBSON, MEMBER

CASEY A. BURKA, MEMBER

ANDREW S. JACOBS, MEMBER

MICHELLE A. DREYER, INDEPENDENT MANAGER

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

12/11/2017

ONLINE FILING
petert@spsr-law.com

DIX PACKA SIXIE LLC

It has been a pleasure to approve and place on file your application for certificate of authority. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

In addition to email and text notifications, business owners now have the option to enroll in our secured business filings (SBF) service. This service is available for a one-time fee of $35 accompanied by a notarized affidavit. Upon enrollment, an amendment cannot be made to your entity without approval using your personal identification number. This is another way to protect your business from fraud and identity theft.

Please note that as of January 1, 2018, business owners in the following parishes will be required to file all available business documents online through geauxBIZ: Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Livingston, Orleans, Ouachita, Rapides, St. Tammany, Tangipahoa and Terrebonne.

Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB

UNITED STATES OF AMERICA

State of Louisiana

Tom Schedler

SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

the Application Form for Certificate of Authority of

DIX PACKA SIXIE LLC

Domiciled at WILMINGTON, DELAWARE,

Was filed and recorded in this Office on December 11, 2017.

Thus authorizing the limited liability company to exercise the same rights and privileges accorded similar domestic limited liability companies, subject to the provisions of R. S. Title 12, Chapter 22, Part VIII.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

December 11, 2017

Secretary of State

WEB 42879255Q

Certificate ID: 10896138#TXM73

To validate this certificate, visit the following web site, go to Business Services, Search for Louisiana Business Filings, Validate a Certificate, then follow the instructions displayed.
www.sos.la.gov

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

December 11, 2017

The attached document of DIX PACKA SIXIE LLC was received and filed on December 11, 2017.

WEB 42879255Q

APPLICATION FOR AUTHORITY

TO TRANSACT BUSINESS IN LOUISIANA

(R.S. 12:1345)

This Company is For:
BUSINESS

1. Limited Liability Company Name:
DIX PACKA SIXIE LLC

2. Previous Company Name:

3. Date of Organization:
10/03/2017

4. Period of Duration:
PERPETUAL

5. Principal office address in state or country of incorporation/organization:
251 LITTLE FALLS DRIVE
WILMINGTON, DE, 19808

6. Principal business office address:
1900 CADIZ STREET UNIT A
NEW ORLEANS, LA, 70115

7. Principal business establishment in Louisiana:
1900 CADIZ STREET UNIT A
NEW ORLEANS, LA, 70115

8. Registered office address in Louisiana:
1900 CADIZ STREET UNIT A
NEW ORLEANS, LA, 70115

9. Mailing Address:
1900 CADIZ STREET UNIT A
NEW ORLEANS, LA, 70115

10. Registered agent's name and address in Louisiana:
BENJAMIN D. JACOBSON
1900 CADIZ STREET UNIT A
NEW ORLEANS, LA, 70115

11. The name and municipal address (not a P.O. Box only) of the managers or members:
BENJAMIN D. JACOBSON (MEMBER)
2318 OCTAVIA STREET
NEW ORLEANS, LA, 70115

CASEY A. BURKA (MEMBER)
4518 CONSTANCE STREET
NEW ORLEANS, LA, 70115

ANDREW S. JACOBS (MEMBER)
2022 JEFFERSON AVENUE
NEW ORLEANS, LA, 70115

12. Nature of Business to be transacted in Louisiana:
LESSOR OF NONRESIDENTIAL BUILDING

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM A MEMBER/MANAGER.
ELECTRONIC SIGNATURE: BENJAMIN D. JACOBSON (12/8/2017)
TITLE: MEMBER

Delaware

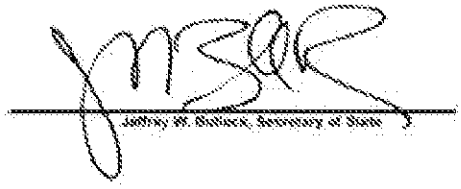
The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "DIX PACKA SIXIE LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE EIGHTH DAY OF DECEMBER, A.D. 2017.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "DIX PACKA SIXIE LLC" WAS FORMED ON THE THIRD DAY OF OCTOBER, A.D. 2017.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.





6566380 8300

SR# 20177459581

Authentication: 203713636

Date: 12-08-17

You may verify this certificate online at corp.delaware.gov/authver.shtml

SECRETARY OF STATE

Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 42879255Q

Charter Name: DIX PACKA SIXIE LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
12/11/2017	BENJAMIN D. JACOBSON	BEN JACOBSON

DocuSign Envelope ID: 4C7D88F2-BB54-4073-A246-A30775ABEE60

UNANIMOUS WRITTEN CONSENT
BY THE MEMBERS OF
DIX PACKA SIXIE LLC

The undersigned, constituting all of the members (the "Members") of Dix Packa Sixie LLC (the "Company"), a Delaware limited liability company formed on October 3, 2017, and registered with the Louisiana Secretary of State on December 11, 2017, do hereby consent, approve, and adopt the following resolution on behalf of the Company:

BE IT RESOLVED, the Members, in connection with the Company's ownership of that certain immovable property bearing the municipal address of 5500 St. Claude Avenue, New Orleans, Louisiana 70117 (the "Property") have consented to, approved and authorized the Company to submit an application for a Conditional Use Permit (and to perform any subsequent actions in furtherance thereof) for the use of a medical clinic with commercial floor area greater than 10,000 square feet and to submit any applications in connection with any associated site regulations (collectively, the "Conditional Use Application");

FURTHER RESOLVED, that the Members authorize Bari Cooper Sherman, Vice President of Turner Healthcare Facilities Acquisition LLC (the "Authorized Representative"), to execute and deliver on behalf of the Company such documents and instruments as are required or appropriate and as may be necessary for submission of the Conditional Use Application and the performance of any subsequent actions in furtherance thereof;

FURTHER RESOLVED, that any and all actions heretofore taken in respect of the matters described in this Unanimous Written Consent be, and hereby are, ratified and confirmed by the Company as its act and deed;

FURTHER RESOLVED, that this Unanimous Written Consent may be executed in counterparts, each of which, assuming it has not been modified, shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument; electronically transmitted signatures may be used in place of original signatures and that the undersigned intend to be bound by electronically transmitted signatures and hereby waive any defenses to the enforcement of the terms of this instrument based upon the form of signature; and the exchange of executed copies of this instrument by facsimile or Portable Document Format ("PDF") transmission shall constitute an effective execution and delivery of this instrument as to the parties for all purposes, and signatures of the parties transmitted by facsimile or PDF shall be deemed to be their original signatures for all purposes.

The undersigned Members do hereby warrant the correctness of the above information and further certify that: (i) the operation of the Company is governed by the Limited Liability Company Agreement dated January 4, 2018, which has not been amended; (ii) their authority is in full force and effect and has not been limited, restricted or abrogated in any way by any action of the Members and/or the Company, and is in accordance with the provisions of the Limited Liability Company Agreement of the Company; and (iii) this Unanimous Written Consent may be relied up on by any third party in respect of the matters described herein.

THUS, DONE AND SIGNED by the undersigned Members of Dix Packa Sixie LLC on this 23rd day of November, 2021.

DocuSigned by:
By: _____
4055345F01154E3...
Name: Andrew S. Jacobs
Title: Member

DocuSigned by:
By: _____
6194FE85BF3D44F...
Name: Casey A. Burka
Title: Member

DocuSigned by:
By: Ben Jacobson
155BB7837E0F447...
Name: Benjamin D. Jacobson
Title: Member

ALTA/NSPS Land Title Survey

Title Information

FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT #LA25210903J/30071961
EFFECTIVE DATE: AUGUST 26, 2021 AT 12:00 AM

Schedule A Description

A CERTAIN PIECE OR PORTION OF GROUND, SITUATED IN THE STATE OF LOUISIANA, ORLEANS PARISH, THIRD DISTRICT, SQUARE 335, BOUNDED BY ST. CLAUDE AVENUE, CAFFIN AVENUE, NORTH RAMPART STREET AND FLOOD STREET, DESIGNATED AS LOTS 1, 2, 3 AND 4-X ON A PLAN OF RESUBDIVISION MADE BY BFM CORPORATION, APPROVED BY THE CITY PLANNING COMMISSION ON APRIL 8, 1986, PER DECLARATION OF TITLE CHANGE BY SUBDIVISION, REGISTERED IN COB 804, FOLIO 283, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AND POINT-OF-BEGINNING AT THE 1/2" DIAMETER IRON ROD SET AT THE INTERSECTION OF THE SOUTHERNMOST RIGHT-OF-WAY LINE OF ST. CLAUDE AVENUE AND THE WESTERNMOST RIGHT-OF-WAY LINE OF CAFFIN AVENUE; THENCE, IN A SOUTHERLY DIRECTION ALONG SAID WESTERNMOST RIGHT-OF-WAY LINE OF CAFFIN AVENUE, SOUTH 15 DEGREES 12 MINUTES 58 SECONDS WEST, A DISTANCE OF 123.26 FEET TO THE 1/2" DIAMETER IRON ROD SET ON THE NORTHERNMOST BOUNDARY LINE OF LOT H; THENCE, IN A WESTERLY DIRECTION ALONG SAID NORTHERNMOST BOUNDARY LINE OF LOT H, NORTH 76 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 130.81 FEET TO THE WESTERNMOST BOUNDARY LINE OF LOT H; THENCE, IN A SOUTHERLY DIRECTION ALONG SAID WESTERNMOST BOUNDARY LINE OF LOT H, SOUTH 15 DEGREES 12 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.00 FEET TO THE NORTHERNMOST BOUNDARY LINE OF LOT 11-A; THENCE, IN A WESTERLY DIRECTION ALONG SAID NORTHERNMOST BOUNDARY LINE OF LOT 11-A, NORTH 76 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 130.83 FEET TO A 1/2" DIAMETER IRON ROD SET ON THE EASTERNMOST RIGHT-OF-WAY LINE OF FLOOD STREET; THENCE, IN A NORTHERLY DIRECTION ALONG SAID EASTERNMOST RIGHT-OF-WAY LINE OF FLOOD STREET, NORTH 15 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF 138.26 FEET TO THE SOUTHERNMOST RIGHT-OF-WAY LINE OF ST. CLAUDE AVENUE; THENCE, IN AN EASTERLY DIRECTION ALONG SAID SOUTHERNMOST RIGHT-OF-WAY LINE OF ST. CLAUDE AVENUE, SOUTH 76 DEGREES 02 MINUTES 22 SECONDS EAST, A DISTANCE OF 261.64 FEET TO THE POINT-OF-BEGINNING.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. LA25210903J/30071961, WITH AN EFFECTIVE DATE OF AUGUST 26, 2021 AT 12:00 AM.

Schedule B - Section II

NO APPLICABLE SCHEDULE B ITEMS.

Significant Observations

NONE APPARENT AT THE TIME OF THE SURVEY.

Temporary Benchmark Information

TBM#1
SET NAIL
NORTHING: 533709.61
EASTING: 3697908.91
ELEVATION: 1.39'

TBM#2
SET NAIL
NORTHING: 533803.45
EASTING: 3697720.52
ELEVATION: 0.89'

Invert Information

SMH#1
RIM ELEVATION: 0.58'
BOTTOM: -1.72'
NO PIPES VISIBLE
STRUCTURE FULL OF DIRT

SMH#2
RIM ELEVATION: 0.64'
INVERT 12" RCP: -6.86'

SMH#3
RIM ELEVATION: 0.82'
INVERT 12" RCP: -6.98'

SMH#4
RIM ELEVATION: 0.26'
INVERT 12" RCP: -5.34'

DMH#1
RIM ELEVATION: 0.04'
INVERT 12" RCP: -3.26'
INVERT 24" RCP: -8.96'

DMH#2
RIM ELEVATION: 0.24'
INVERT 12" RCP: -9.46'
INVERT 24" RCP: -9.46'

DMH#3
RIM ELEVATION: 0.28'
INVERT 12" RCP: -7.22'

DMH#4
RIM ELEVATION: 0.49'
INVERT 12" RCP: -4.71'
INVERT 24" RCP: -8.81'

DMH#5
RIM ELEVATION: 0.49'
UNABLE TO OPEN

G1#1
RIM ELEVATION: 0.68'
INVERT ELEVATION: -2.34'

G1#2
RIM ELEVATION: 0.69'
INVERT ELEVATION: -1.40'

G1#3
RIM ELEVATION: 1.19'
INVERT 10" PIPE: -1.81'
INVERT 10" PIPE: -1.41'

G1#4
RIM ELEVATION: -0.93'
INVERT 10" PIPE: -3.33'
INVERT 18": -4.93'

C1#1
RIM ELEVATION: -1.00'
UNABLE TO OPEN

C2#2
RIM ELEVATION: -1.21'
UNABLE TO OPEN

C1#3
RIM ELEVATION: -0.51'
UNABLE TO OPEN

C1#4
RIM ELEVATION: -0.57'
UNABLE TO OPEN

Miscellaneous Notes

1. COMPLETED FIELD WORK WAS SEPTEMBER 25, 2021.
2. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH WHICH IS BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS S 75°59'57" E PER GPS COORDINATE OBSERVATIONS LOUISIANA STATE PLANE, SOUTH ZONE NAD83.
   LATITUDE: = 29°57'41.1829"
   LONGITUDE = -90°01'00.6702
   CONVERGENCE ANGLE = 00°39'29.7252"
3. DISTANCES SHOWN ON PLAT ARE GROUND.
4. SOME FEATURES ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
5. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
6. ANY SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM ORLEANS PARISH TAX CARDS AND DEEDS.
8. THE NEAREST FIRE HYDRANT IS AS SHOWN ON SURVEY.
9. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED LOUISIANA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
10. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "(R#)" WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.
11. CONTOUR INTERVAL = 1 FOOT
12. TOTAL NUMBER OF STRIPED PARKING SPACES OBSERVED AT THE TIME OF THE SURVEY IS 36, WHICH INCLUDES 2 DESIGNATED ADA SPACES.
13. SURVEYOR NOTES THAT THE PROPERTY THAT THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SAINT CLAUDE AVENUE, CAFFIN AVENUE AND FLOOD STREET, ALL BEING PUBLICLY DEDICATED STREETS OR HIGHWAYS.
14. THERE WAS NO EVIDENCE OF MONITOR WELLS, OR ANY TEST BORINGS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
15. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
16. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
17. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING. (NAVD 1988 DATUM)
18. AT THE TIME OF THE SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
19. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
20. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SAINT CLAUDE AVENUE AND CAFFIN AVENUE, WHICH IS LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
21. SURVEYOR DID NOT RECEIVE CURRENT DEEDS FOR ADJOINING PROPERTIES FROM THE TITLE INSURER. SURVEYOR OBTAINED THE DEED INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE CURRENT DEED DESCRIPTIONS FOR ADJOINING PROPERTIES
22. REFERENCE DOCUMENTS NOTED HEREON WERE OBTAINED BY THE SURVEYOR AND ANY AND ALL REPRESENTATIONS BASED THEREON SHOULD BE REVIEWED BY A LICENCED ATTORNEY OR TITLE INSURER FOR VERIFICATION.
23. SURVEYOR DID NOT RECEIVE ANY INFORMATION FROM THE TITLE INSURER REGARDING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY OR ANY REQUIREMENTS RELATED TO THE APPLICABLE ZONING CLASSIFICATION. SURVEYOR OBTAINED THE ZONING INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE ZONING CLASSIFICATION OF THE PROPERTY AS WELL AS THE APPLICABLE RESTRICTIONS AND REQUIREMENTS ASSOCIATED WITH SUCH ZONING CLASSIFICATION.
24. IN REGARDS TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.

Flood Note

By graphic plotting only, this property is in Zones Shaded X and AE of the Flood Insurance Rate Map, Community Panel No. 22071C0234F, which bears an effective date of 09/30/2016 and is partially in a Special Flood Hazard Area

Zone "Shaded X" - Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.

Zone "AE" - The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

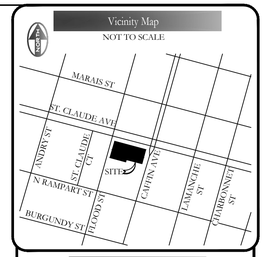
Utility Notes

1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

811 Know what's below. Call before you dig.

Vicinity Map

NOT TO SCALE



Legend of Symbols & Abbreviations

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- TEMPORARY BENCHMARK
- POWER POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- GRATED INLET
- CURB INLET
- WATER MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- GAS METER
- GAS VALVE
- SIGN
- TSP TRAFFIC SIGNAL POST
- BOLLARD
- HANDICAP PARKING
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- POB POINT OF BEGINNING
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EC EDGE OF CONCRETE
- EA EDGE OF ASPHALT
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE
- SW SIDEWALK
- NG NATURAL GROUND
- BUILDING OVERHANG
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- OHP OVERHEAD POWER LINE
- SUBJECT PROPERTY LINE
- X — X — FENCE
- UGT UNDERGROUND TELEPHONE LINE
- SS UNDERGROUND SEWER LINE
- SD UNDERGROUND STORM DRAIN LINE
- G UNDERGROUND GAS LINE
- FLOOD ZONE LINE

NORTH

Scale: 1" = 20'

0 20 40

Surveyor's Certification

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; DIX PACKA SIXIE LLC; AND TURNER HEALTHCARE FACILITIES ACQUISITION, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/25/2021. THE RETURN VISIT FIELDWORK WAS COMPLETED ON 11/22/2021.

DATE OF PLAT OR MAP: 09/29/2021

Preliminary

MICHAEL O. COOK
LAND SURVEYOR NO.: 4879
IN THE STATE OF LOUISIANA

FIRM
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JC 09/28/2021	MOC	LG

COUNTY & STATE:	JOB NUMBER:
ORLEANS PARISH, LOUISIANA	21-6672

LOCATION: 5500 SAINT CLAUDE AVENUE, NEW ORLEANS, LOUISIANA 70117

FOR THE USE AND BENEFIT OF:
TURNER HEALTHCARE FACILITIES ACQUISITIONS, LLC

DATE	REVISION	BY
10/08/2021	CLIENT COMMENTS	JC
11/09/2021	CLIENT COMMENTS	CZM
11/18/2021	CLIENT COMMENTS	JC
11/24/2021	ADDING RETURN VISIT INFORMATION	ME

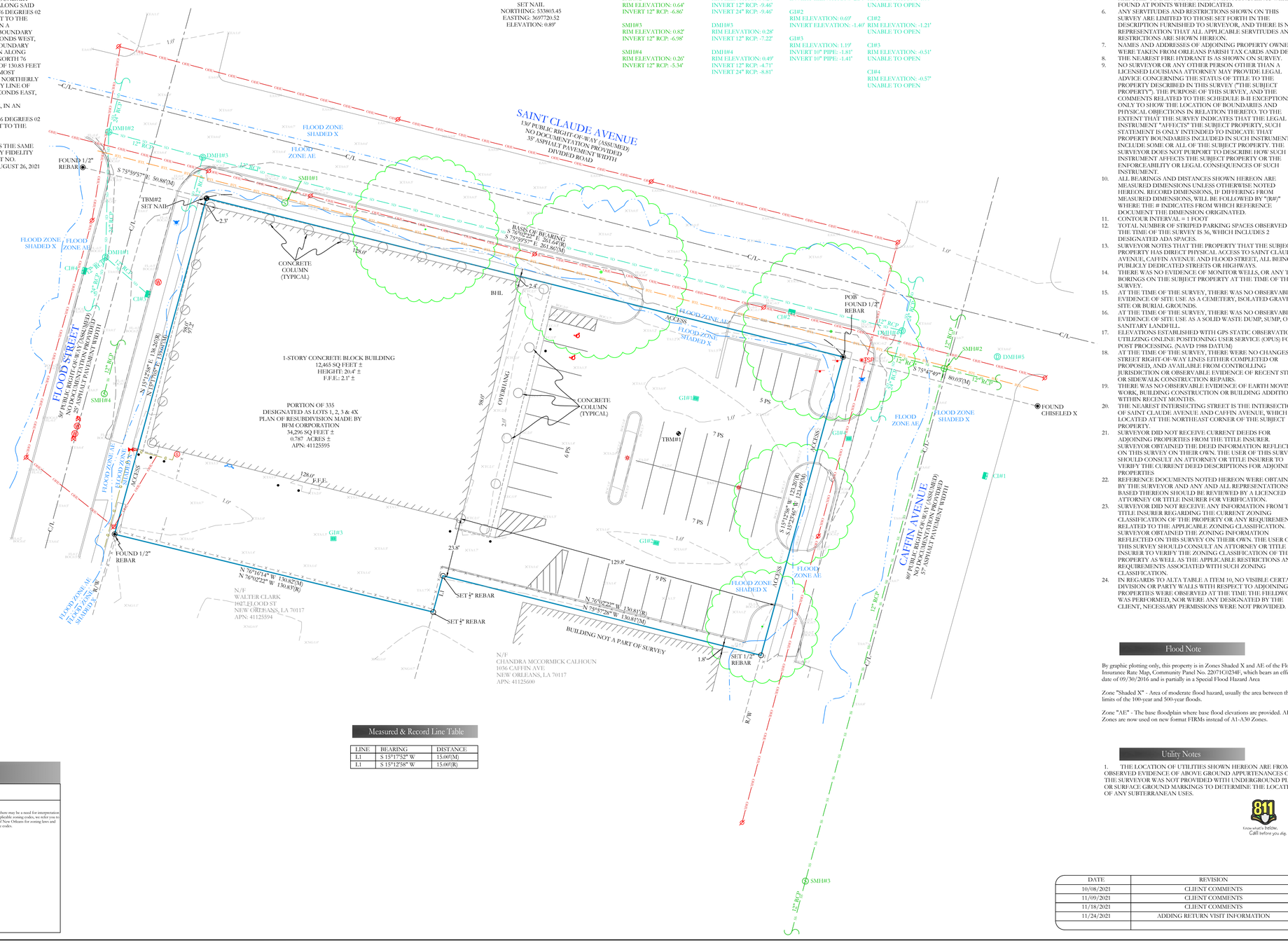
Zoning Information

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED	Notes:
PERMITTED USE:	N/A	ABANDONED	Because there may be a need for interpretation of the applicable zoning codes, we refer you to the city of New Orleans for zoning laws and applicable codes.
MIN. LOT AREA	N/A	34,296 SQ FEET	
MIN. LOT WIDTH	N/A	261.86'	
MAX. BLDG COVERAGE	N/A	36%	
MIN. SETBACKS FRONT	N/A	2.4'	
MIN. SETBACKS SIDE	N/A	2.3'	
MIN. SETBACKS REAR	N/A	23.8'	
MAX BUILDING HEIGHT	N/A	20.8'	
PARKING REGULAR	N/A	34	
PARKING HANDICAP	N/A	2	
PARKING TOTAL	N/A	36	

Measured & Record Line Table

LINE	BEARING	DISTANCE
L1	S 15°17'52" W	15.00'(M)
L1	S 15°12'58" W	15.00'(R)



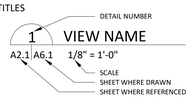
5500 ST CLAUDE AVE - TI

CUP PLANS

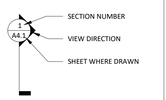
PROJECT SYMBOLS

VIEW REFERENCES

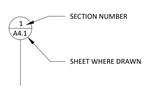
DRAWING TITLES



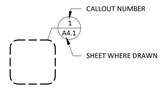
SECTIONS



DETAIL SECTION



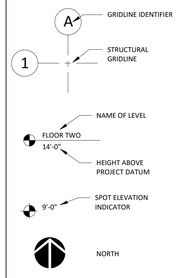
PLAN/DETAIL CALLOUTS



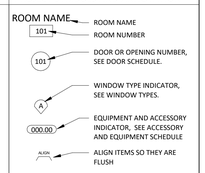
ELEVATIONS



DATUM SYMBOLS

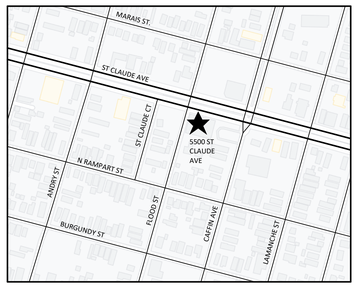


PROJECT SYMBOLS AND ANNOTATION



NOTE: SEE INDIVIDUAL SHEETS FOR ADDITIONAL SYMBOLS.

VICINITY MAP



PROJECT DIRECTORY

OWNER
TURNER HEALTHCARE FACILITIES ACQUISITION LLC
3000 OLYMPIC BOULEVARD, SUITE 2120
SANTA MONICA, CA 90404
PHONE: 310.752.9600

ARCHITECT
BOULDER ASSOCIATES, INC.
5646 MILTON STREET, SUITE 240
DALLAS, TX 75206
PHONE: 214.420.5700

CIVIL AND STRUCTURAL ENGINEER
MORPHY MAKOFSKY INCORPORATED
CONSULTING ENGINEERS
336 N. NORMAN C. FRANCIS PKWY
NEW ORLEANS, LA 70119
PHONE: 504.488.1317

CONTRACTOR
MAPP
344 THIRD STREET
BATON ROUGE, LA 70801
PHONE: 225.757.0111

MEP ENGINEER
HP ENGINEERING INC.
142 HOWELL STREET, SUITE 170
DALLAS, TX 75207
PHONE: 469.490.2500

LANDSCAPE ARCHITECT
DANA BROWN & ASSOCIATES
1836 VALENCE STREEN,
NEW ORLEANS, LA 70115

PROJECT DATA

BUILDING ADDRESS: 5500 ST CLAUDE AVENUE
NEW ORLEANS, LA 70117

PROJECT DESCRIPTION: MEDICAL CLINIC,
EXISTING 1 STORY ABOVE GRADE

OCCUPANCY: 'B' OCCUPANCY

CONSTRUCTION TYPE: 1-B (IBC), II (222) (NFPA)

GROSS BUILDING AREA:

	NEW	EXISTING
FIRST FLOOR	0 GSF	12,465 GSF

PROJECT TENANT AREA: 11,987 SF

FLOOR TO FLOOR HEIGHTS:
FIRST FLOOR: 20'- 8"

HAZARDOUS MATERIALS: HAZARDOUS MATERIALS ARE NOT USED, STORED OR TRANSPORTED WITHIN THIS BUILDING IN QUANTITIES SUFFICIENT TO REQUIRE PROTECTION.

APPLICABLE CODES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRICAL CODE
2014 FGI
2015 NFPA 101
2010 ADA STANDARDS

DEFERRED SUBMITTALS: FIRE SUPPRESSION SYSTEM
FIRE ALARM SYSTEM

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE CONTINUING. DO NOT SCALE DRAWINGS.
2. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REVIEW THE ARCHITECTURAL DRAWINGS PRIOR TO PRICING AND BEFORE PROCEEDING WITH INSTALLATION OF ANY MECHANICAL, PLUMBING, OR ELECTRICAL WORK.
3. SEAL AROUND ALL INTERIOR JOINTS AT DOORS, WINDOWS, CABINETS, AND COUNTERTOPS. ALSO SEAL WHERE DOOR FRAMES INTERSECT WITH FLOORING.

UNIT PRICES

1. UNIT PRICE 01 - PROVIDE A UNIT PRICE TO ADD A MOISTURE CONTROL SYSTEM PER SECTION 090561.13 "MOISTURE VAPOR EMISSION CONTROL", IN COST/SQUARE FOOT.

ALLOWANCES

1. ALLOWANCE 01 – PROVIDE AN ALLOWANCE TO ADD A MOISTURE CONTROL SYSTEM PER SECTION 090561.13 "MOISTURE VAPOR EMISSION CONTROL", WITH INSTALLATION CONTINGENT UPON MOISTURE TESTING RESULTS PER DIVISION 09 FLOORING SPECIFICATIONS. THE OWNER MAY ELECT TO USE THIS ALLOWANCE TO INSTALL A DIFFERENT (LESS EXPENSIVE) SYSTEM DEPENDING ON THE MOISTURE TEST RESULTS.

SHEET INDEX

X730.02 ID - FLOOR DETAILS
X730.09 ID - WALL DETAILS (PANELS)

0 - GENERAL
G0.01 COVER SHEET

1 - CIVIL
C1.1 PLACEHOLDER

2 - LANDSCAPE
LP-101 SCHEMATIC PLANTING PLAN
LP-501 SCHEMATIC PLANTING DETAILS

4 - ARCHITECTURAL DEMO
AD2.11 DEMO ROOF PLAN

5 - ARCHITECTURAL
A1.10 ARCHITECTURAL SITE PLAN
A2.10 OVERALL FLOOR PLAN
A2.10A FLOOR PLAN - AREA A
A2.10B FLOOR PLAN - AREA B
A2.21 ENLARGED PLANS
A2.30B FINISH PLAN - AREA B
A3.10 EXTERIOR ELEVATIONS
A7.01.TX TEXAS ACCESSIBILITY DETAILS
A7.30 INTERIOR DETAILS
A7.40 CEILING DETAILS

8- STRUCTURAL
S1.10 PLACEHOLDER

9- MECHANICAL
M1.10 PLACEHOLDER

10 - PLUMBING
P1.10 PLACEHOLDER

11 - ELECTRICAL
E1.10 PLACEHOLDER

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

COVER SHEET

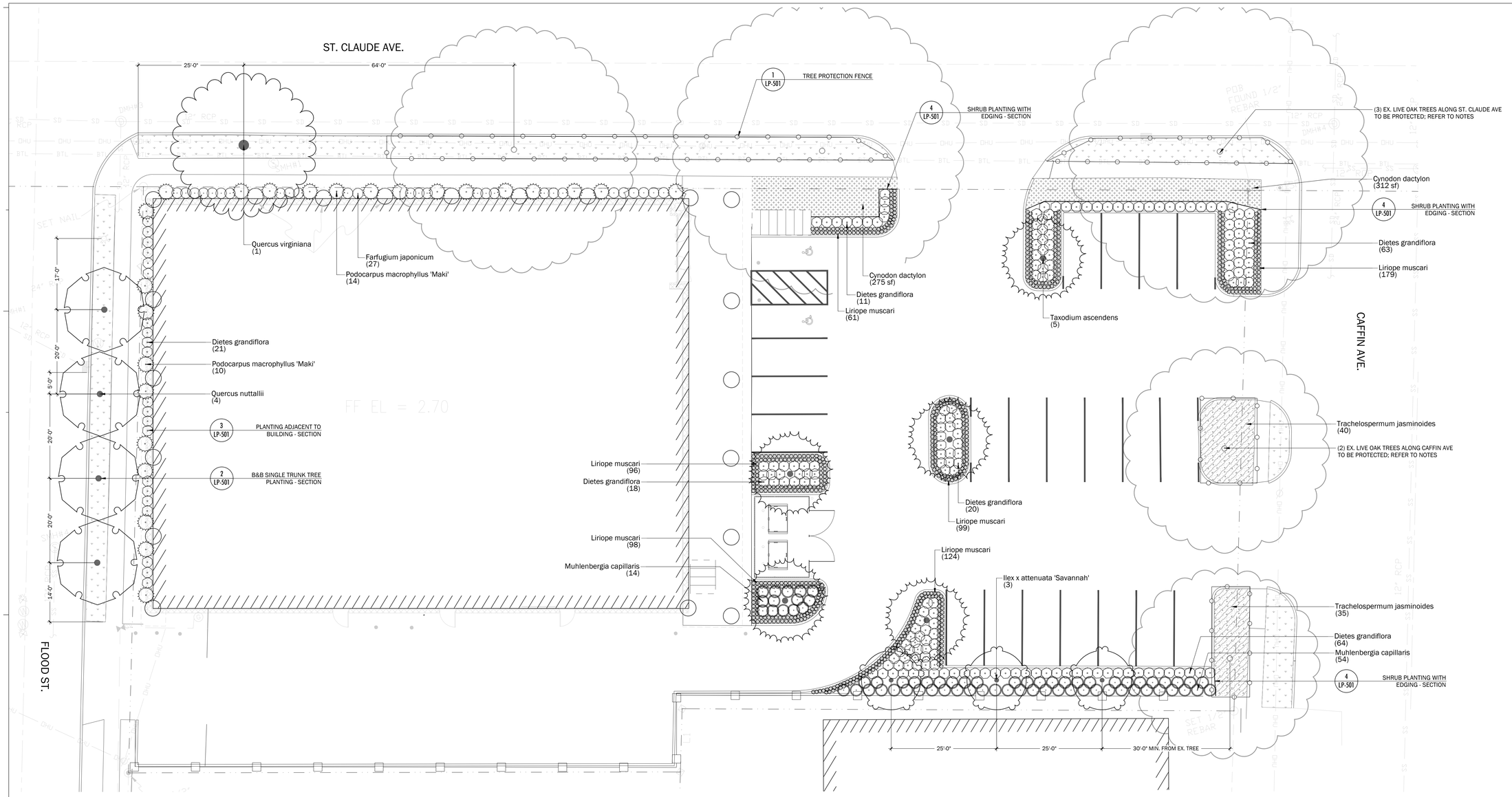
SHEET NUMBER

G0.01

©BOULDER ASSOCIATES

THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

11/30/2021 11:31:33 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt



1 PLANTING PLAN

scale: 1" = 10' - 0"

SCALE: 1"=10'-0"

NORTH

PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	CAL	REMARKS
	Ilex x attenuata 'Savannah'	Savannah Holly	2.5" Cal.	Single leader; 80" min. crotch height
	Quercus nuttallii	Nuttall Oak	2.5" Cal.	Single leader; 80" min. crotch height
	Quercus virginiana	Southern Live Oak	2.5" Cal.	Single leader; 80" min. crotch height
	Taxodium ascendens	Pond Cypress	2.5" Cal.	Single leader; 80" min. crotch height
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Dietes grandiflora	Fortnight Lily	3 gal.	Spacing: 30" on center
	Farfugium japonicum	Leopard Plant	3 gal.	Spacing: 30" on center
	Liriope muscari	Lilyturf	1 gal.	Spacing: 12" on center
	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	Spacing: 36" on center
	Podocarpus macrophyllus 'Maki'	Maki Podocarpus	3 gal.	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Cynodon dactylon	Bermuda Grass	sod	Class A Sod
	Trachelospermum jasminoides	Star Jasmine	1 gal.	Spacing: 30" on center

TREE PROTECTION NOTES:

1. ANY CONSTRUCTION WORK WHICH OCCURS WITHIN THE CRITICAL ROOT ZONE REQUIRES THE PRESENCE OF A LOUISIANA LICENSED ARBORIST. CONTRACTOR IS RESPONSIBLE FOR RETAINING A LICENSED AND INSURED ARBORIST, WITH A PERMIT FROM THE DEPARTMENT OF PARKS AND PARKWAYS, TO TRIM BRANCHES OR PRUNE ROOTS WITHIN THE LIMITS OF CONSTRUCTION.
2. CONTRACTOR IS LIABLE FOR ANY DAMAGE TO TREES ON CITY PROPERTY.
3. NO VEHICLES OR HEAVY EQUIPMENT IS PERMITTED WITHIN THE CRITICAL ROOT ZONE OF TREES.
4. TREE PROTECTION ZONE IS DEFINED BY THE CRITICAL ROOT ZONE, WHERE THE TREES ARE PROTECTED BY FENCING OR NOT. CONTRACTOR SHALL FOLLOW ALL TREE PROTECTION SPECIFICATIONS WITHIN THE CRITICAL ROOT ZONE. THE TREE PROTECTION ZONE INCLUDES AREAS IN THE RIGHTS-OF-WAY.
5. THE CRITICAL ROOT ZONE IS CALCULATED AT ONE FOOT FOR EACH INCH OF TREE CALIPER, MEASURED EQUIDISTANT FROM TRUNK IN ALL DIRECTIONS.
6. ALL WORK IN THE CRITICAL ROOT ZONE OF THE EXISTING ON SITE TREES MUST BE DONE BY HAND. NO HEAVY EQUIPMENT SHALL BE USED IN THE CRITICAL ROOT ZONE. REFER TO TREE PROTECTION SPECIFICATIONS.

THIS LINE IS 3 INCH LONG WHEN PRINTED TO FULL SCALE

©BOULDER ASSOCIATES

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

SCHEMATIC DESIGN

DATE 12/01/21

REVISIONS

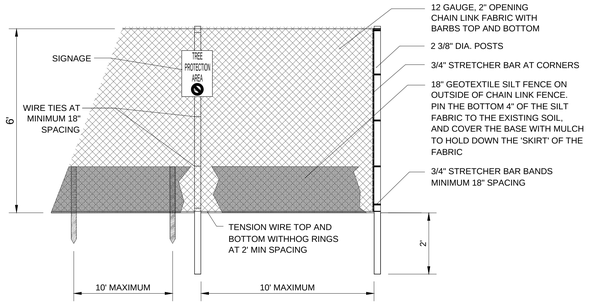
DANA BROWN & Associates
1636 Nashville Street New Orleans, LA 70115
504.345.2630

SHEET TITLE

SCHEMATIC PLANTING PLAN

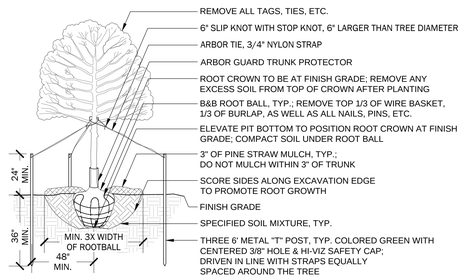
SHEET NUMBER

LP-101



1 TREE PROTECTION FENCE

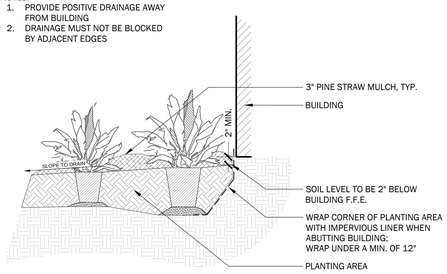
1/2" = 1'-0" 3290-01



2 B&B SINGLE TRUNK TREE PLANTING - SECTION

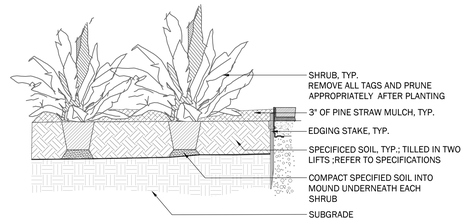
1/4" = 1'-0" 329343-01

NOTES:
1. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
2. DRAINAGE MUST NOT BE BLOCKED BY ADJACENT EDGES



3 PLANTING ADJACENT TO BUILDING - SECTION

1/2" = 1'-0" 329333-04



4 SHRUB PLANTING WITH EDGING - SECTION

3/4" = 1'-0" 329333-03

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

DANA BROWN& Associates
1636 Tulane Street, New Orleans, LA 70115
504.345.2639

SHEET TITLE

SCHEMATIC PLANTING DETAILS

SHEET NUMBER

LP-501

©BOULDER ASSOCIATES
THIS LINE IS 1 INCH LONG WHEN PRINTED AT FULL SCALE

PARKING ANALYSIS

PARKING REQUIRED PER NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

OFF-STREET VEHICLE PARKING FOR MEDICAL / DENTAL CLINIC	=	1.5 PER EXAM ROOM
NUMBER OF EXAM ROOMS	=	14
TOTAL NUMBER OF VEHICULAR PARKING REQUIRED	=	**21**

ACCESSIBLE SPACES REQUIRED

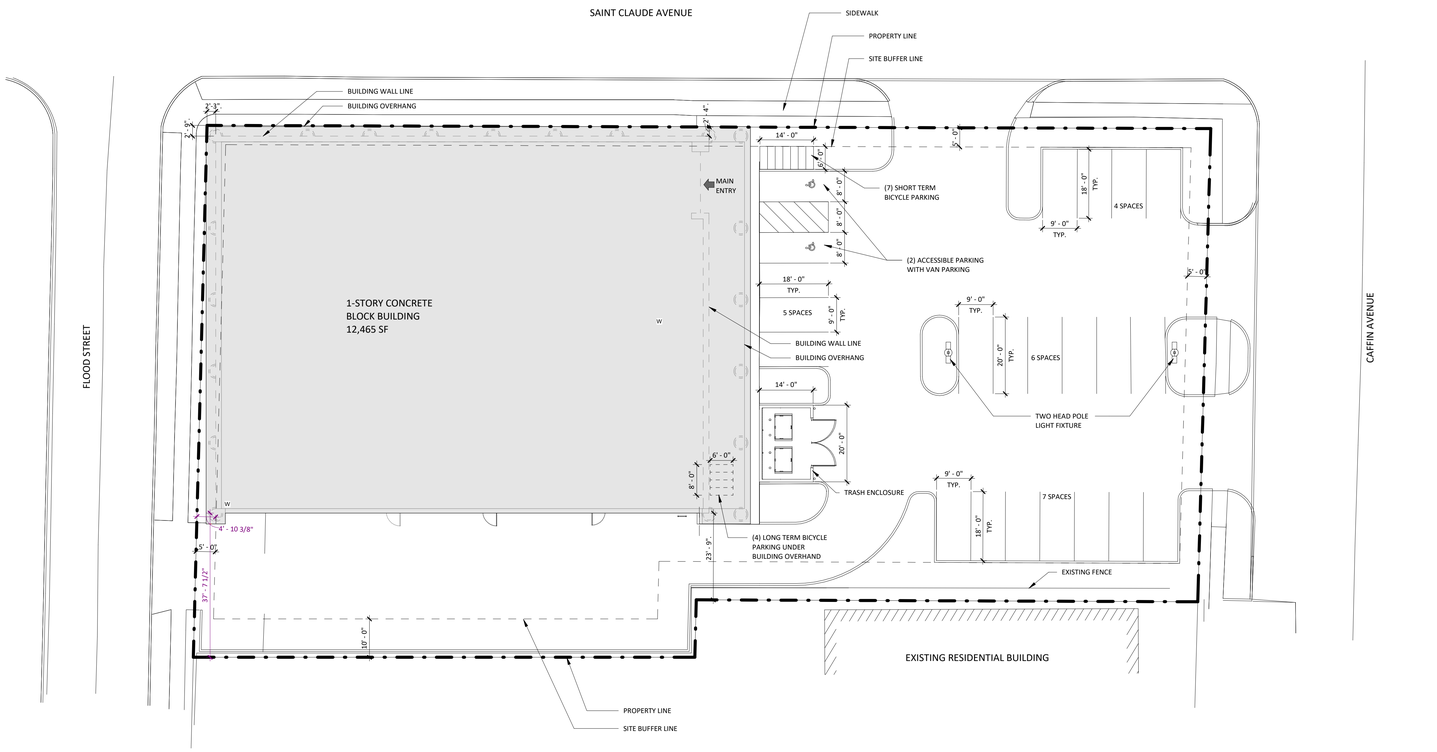
1 ACCESSIBLE SPACE FOR EVERY 25 STANDARD SPACE

BICYCLE PARKING REQUIREMENT

SHORT TERM BICYCLE SPACES = 1 PER 2 EXAM ROOM = 7
LONG TERM BICYCLE SPACES = 50% = 3.5 OR (4)

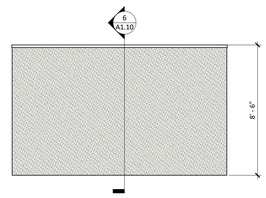
PARKING PROVIDED

VEHICLE PARKING (STANDARD)	=	20 SPACES
VEHICLE PARKING (ACCESSIBLE)	=	2 SPACES
BICYCLE (SHORT TERM)	=	7
BICYCLE (LONG TERM)	=	4

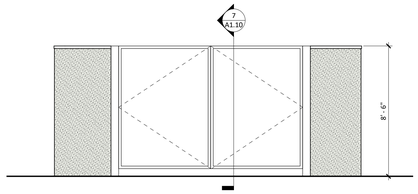


1 SITE PLAN
A1.10 | 1/16" = 1'-0"

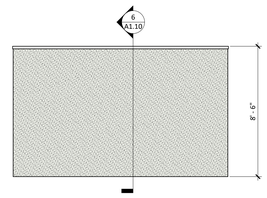
7 GATE DOOR SECTION A
A1.10 | A1.10 | 1 1/2" = 1'-0"



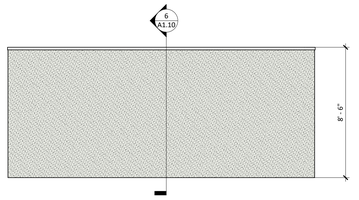
2 TRASH ENCLOSURE ELEVATION - NORTH
S2.10 | A1.10 | 1/4" = 1'-0"



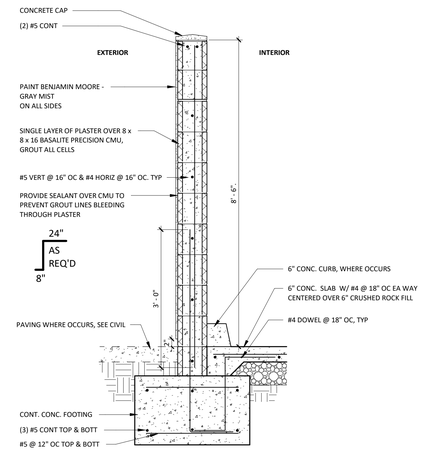
3 TRASH ENCLOSURE ELEVATION - EAST
A1.10 | 1/4" = 1'-0"



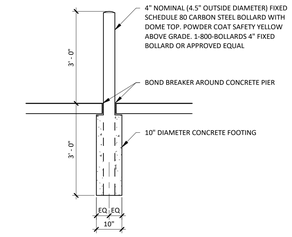
4 TRASH ENCLOSURE ELEVATION - SOUTH
S2.10 | A1.10 | 1/4" = 1'-0"



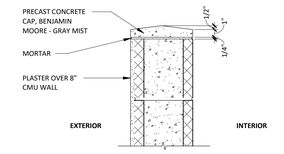
5 TRASH ENCLOSURE ELEVATION - WEST
S2.10 | A1.10 | 1/4" = 1'-0"



6 TRASH ENCLOSURE WALL SECTION A
A1.10 | A1.10 | 3/4" = 1'-0"



8 BOLLARD
A1.10 | 1/2" = 1'-0"



9 TRASH ENCLOSURE WALL CAP
A1.10 | 1 1/2" = 1'-0"

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A1.10

©BOULDER ASSOCIATES
THIS LINE IS 1 INCH LONG WHEN PRINTED ON FULL SHEET
11/30/2021 11:31:20 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt



1 OVERALL FLOOR PLAN
A2.10 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERLINES WHERE INDICATED.
2. ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
   A. AT RESTROOMS WITHOUT A SHOWER (TCNA COM2 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
   B. AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM3/4 AREAS), PROVIDE:
      1. AT TILE AND WALL PROTECTION LOCATIONS: PROVIDE 5/8" UNO COATED GLASS-MAT FACED WATER-RESISTANT GYPSUM WALLBOARD COMPLYING WITH ASTM C1178 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C1325
      2. AT PAINTED GYPSUM BOARD LOCATIONS (INCLUDING CEILINGS): PROVIDE 5/8" UNO TYPE 'X' MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396
3. PROVIDE RATED ENCLOSURES OR PUTTY PACKS AROUND ALL OUTLETS, BOXES, CABINETS, PIPING, DUCTWORK, ETC., THAT ARE RECESSED IN FIRE-RATED WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE SHEET DETAILS ON THE A7 SHEETS
4. DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A8 SHEETS.
5. J-BOXES SHOWN BACK-TO-BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE A7 SHEETS.
6. HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUBSEQUENT PARTITIONS DECREASE IN PRIORITY . HIGHER PRIORITY WALLS TAKES PRECEDENCE, SEE WALL PRIORITY DETAILS ON A7 SHEETS.

NEW PARTITION GRAPHIC LEGEND

1. SEE PARTITION TYPES, SHEET A7.10

GRAPHIC	DESCRIPTION	TYPE
	2 HOUR SMOKE BARRIER	2Ab
	2 HOUR FIRE BARRIER / SHAFT	2Sa
	2 HOUR FIRE BARRIER	2Aa
	1 HOUR SMOKE BARRIER	1Ab
	1 HOUR FIRE BARRIER / SHAFT	1Sa
	1 HOUR FIRE BARRIER	1Aa
	1 HOUR FIRE PARTITION	1Ac
	SMOKE PARTITION	0Aa
	SOUND PARTITION	0Ab
	SOUND PARTITION	0Ac
	SOUND PARTITION	0Ad
	SOUND PARTITION	0Ae
	SOUND PARTITION	0Af
	SOUND PARTITION	0Ag
	BRACED SOUND PARTITION	0Bb
	BRACED SOUND PARTITION	0Bd
	BRACED PARTITION	0Ba
	FURRING PARTITION	0Fa

EXISTING PARTITION LEGEND

GRAPHIC	DESCRIPTION
	2 HOUR SMOKE BARRIER
	2 HOUR FIRE BARRIER / SHAFTWALL
	2 HOUR FIRE BARRIER
	1 HOUR SMOKE BARRIER
	1 HOUR FIRE BARRIER / SHAFTWALL
	1 HOUR FIRE BARRIER
	1 HOUR FIRE PARTITION
	SMOKE PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	BRACED PARTITION
	BRACED PARTITION

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

OVERALL FLOOR PLAN

SHEET NUMBER

A2.10

©BOULDER ASSOCIATES
THIS UNIT IS 1 INCH LONG WHEN PRINTED TO FULL SCALE
11/30/2021 11:31:25 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt



1 FLOOR PLAN - AREA A

A2.10A 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERLINES WHERE INDICATED.
2. ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
   - A. AT RESTROOMS WITHOUT A SHOWER (TCNA COM2 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
   - B. AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM3/4 AREAS), PROVIDE:
     1. AT TILE AND WALL PROTECTION LOCATIONS: PROVIDE 5/8" UNO COATED GLASS-MAT FACED WATER-RESISTANT GYPSUM WALLBOARD COMPLYING WITH ASTM C1178 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C1325
     2. AT PAINTED GYPSUM BOARD LOCATIONS (INCLUDING CEILINGS): PROVIDE 5/8" UNO TYPE 'X' MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396
3. PROVIDE RATED ENCLOSURES OR PUTTY PACKS AROUND ALL OUTLETS, BOXES, CABINETS, PIPING, DUCTWORK, ETC., THAT ARE RECESSED IN FIRE-RATED WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE SHEET DETAILS ON THE A7 SHEETS
4. DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A8 SHEETS.
5. J-BOXES SHOWN BACK-TO-BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE A7 SHEETS.
6. HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUBSEQUENT PARTITIONS DECREASE IN PRIORITY . HIGHER PRIORITY WALLS TAKES PRECEDENCE, SEE WALL PRIORITY DETAILS ON A7 SHEETS.

NEW PARTITION GRAPHIC LEGEND

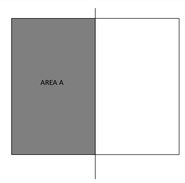
1. SEE PARTITION TYPES, SHEET A7.10

GRAPHIC	DESCRIPTION	TYPE
	2 HOUR SMOKE BARRIER	2Ab
	2 HOUR FIRE BARRIER / SHAFT	2Sa
	2 HOUR FIRE BARRIER	2Aa
	1 HOUR SMOKE BARRIER	1Ab
	1 HOUR FIRE BARRIER / SHAFT	1Sa
	1 HOUR FIRE BARRIER	1Aa
	1 HOUR FIRE PARTITION	1Ac
	SMOKE PARTITION	0Aa
	SOUND PARTITION	0Ab
	SOUND PARTITION	0Ac
	SOUND PARTITION	0Ad
	SOUND PARTITION	0Ae
	SOUND PARTITION	0Af
	SOUND PARTITION	0Ag
	BRACED SOUND PARTITION	0Bb
	BRACED SOUND PARTITION	0Bd
	BRACED PARTITION	0Ba
	FURRING PARTITION	0Fa

EXISTING PARTITION LEGEND

GRAPHIC	DESCRIPTION
	2 HOUR SMOKE BARRIER
	2 HOUR FIRE BARRIER / SHAFTWALL
	2 HOUR FIRE BARRIER
	1 HOUR SMOKE BARRIER
	1 HOUR FIRE BARRIER / SHAFTWALL
	1 HOUR FIRE BARRIER
	1 HOUR FIRE PARTITION
	SMOKE PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	BRACED PARTITION
	BRACED PARTITION

KEYPLAN - AREA A



BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

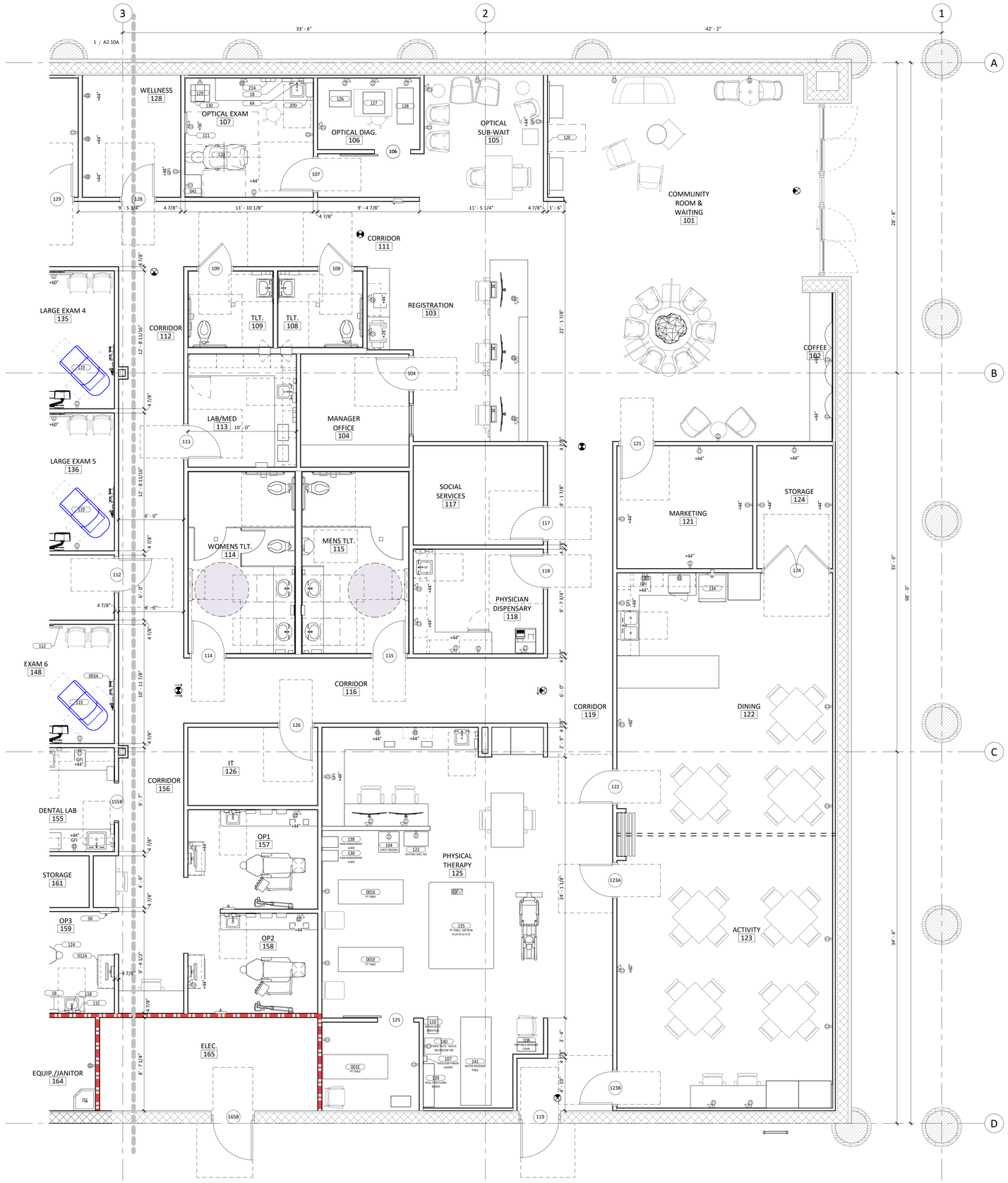
FLOOR PLAN - AREA A

SHEET NUMBER

A2.10A

©BOULDER ASSOCIATES
THIS DRAWING IS NOT TO BE USED, REPRODUCED OR PRINTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOULDER ASSOCIATES

11/30/2021 11:31:30 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt



1 FLOOR PLAN - AREA B

A2.10B 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERLINES WHERE INDICATED.
2. ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
   A. AT RESTROOMS WITHOUT A SHOWER (TCNA COM2 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
   B. AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM3/4 AREAS), PROVIDE:
      1. AT TILE AND WALL PROTECTION LOCATIONS: PROVIDE 5/8" UNO COATED GLASS-MAT FACED WATER-RESISTANT GYPSUM WALLBOARD COMPLYING WITH ASTM C1178 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C1325
      2. AT PAINTED GYPSUM BOARD LOCATIONS (INCLUDING CEILINGS): PROVIDE 5/8" UNO TYPE 'X' MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396
3. PROVIDE RATED ENCLOSURES OR PUTTY PACKS AROUND ALL OUTLETS, BOXES, CABINETS, PIPING, DUCTWORK, ETC., THAT ARE RECESSED IN FIRE-RATED WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE SHEET DETAILS ON THE A7 SHEETS
4. DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A8 SHEETS.
5. J-BOXES SHOWN BACK-TO-BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE A7 SHEETS.
6. HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUBSEQUENT PARTITIONS DECREASE IN PRIORITY. HIGHER PRIORITY WALLS TAKES PRECEDENCE, SEE WALL PRIORITY DETAILS ON A7 SHEETS.

NEW PARTITION GRAPHIC LEGEND

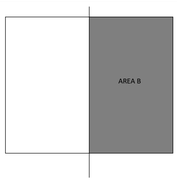
1. SEE PARTITION TYPES, SHEET A7.10

GRAPHIC	DESCRIPTION	TYPE
	2 HOUR SMOKE BARRIER	2Ab
	2 HOUR FIRE BARRIER / SHAFT	2Sa
	2 HOUR FIRE BARRIER	2Aa
	1 HOUR SMOKE BARRIER	1Ab
	1 HOUR FIRE BARRIER / SHAFT	1Sa
	1 HOUR FIRE BARRIER	1Aa
	1 HOUR FIRE PARTITION	1Ac
	SMOKE PARTITION	0Aa
	SOUND PARTITION	0Ab
	SOUND PARTITION	0Ac
	SOUND PARTITION	0Ad
	SOUND PARTITION	0Ae
	SOUND PARTITION	0Af
	SOUND PARTITION	0Ag
	BRACED SOUND PARTITION	0Bb
	BRACED SOUND PARTITION	0Bd
	BRACED PARTITION	0Ba
	FURRING PARTITION	0Fa

EXISTING PARTITION LEGEND

GRAPHIC	DESCRIPTION
	2 HOUR SMOKE BARRIER
	2 HOUR FIRE BARRIER / SHAFTWALL
	2 HOUR FIRE BARRIER
	1 HOUR SMOKE BARRIER
	1 HOUR FIRE BARRIER / SHAFTWALL
	1 HOUR FIRE BARRIER
	1 HOUR FIRE PARTITION
	SMOKE PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	BRACED PARTITION
	BRACED PARTITION

KEYPLAN - AREA B



BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

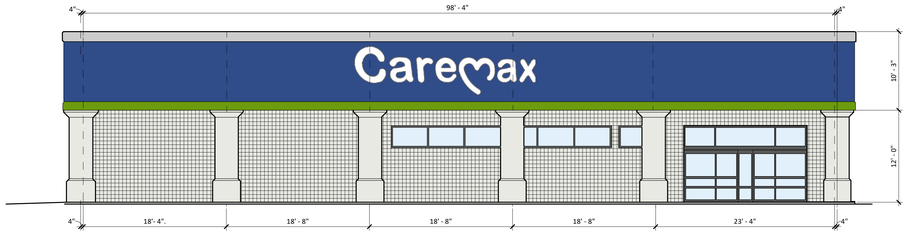
SHEET TITLE

FLOOR PLAN - AREA B

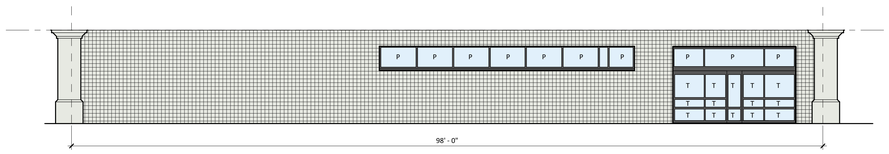
SHEET NUMBER

A2.10B

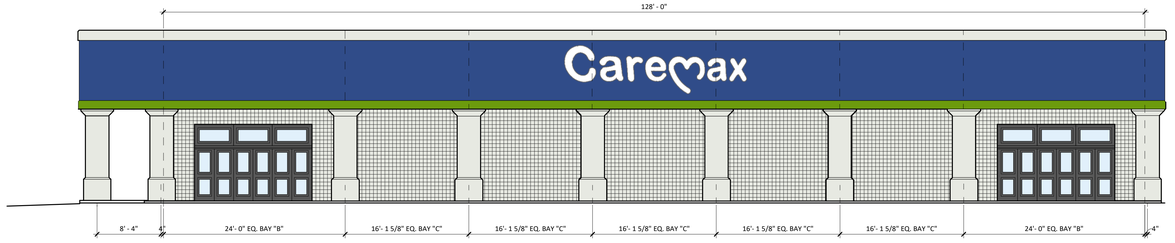
@BOULDER ASSOCIATES
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SHEET
11/30/2021 11:31:33 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt



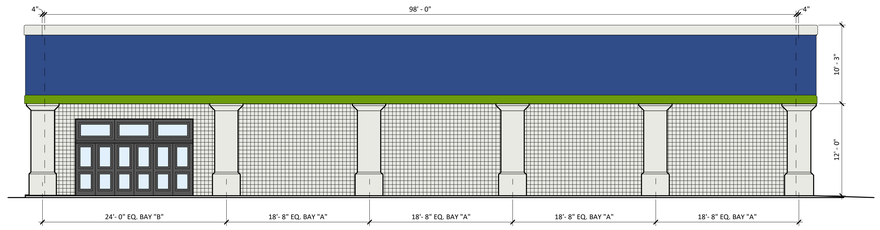
1 CAFFIN AVENUE (FRONT) ELEVATION
A3.10 1/8" = 1'-0"



2 CAFFIN AVENUE ELEVATION UNDER ARCADE
A3.10 1/8" = 1'-0"



3 ST CLAUD AVENUE ELEVATION
A3.10 1/8" = 1'-0"



4 FLOOD STREET (REAR) ELEVATION
A3.10 1/8" = 1'-0"



5 NORTH RAMPART STREET SIDE ELEVATION
A3.10 1/8" = 1'-0"

PAINT LEGEND

- BENJAMIN MOORE - DELPHINIUM
- BENJAMIN MOORE - DIOR GRAY
- BENJAMIN MOORE - GRAY MIST
- GREEN METAL FLASHING

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.10

THIS DRAWING IS INCOMPLETE WHEN PRINTED TO SCALE
11/30/2021 11:31:33 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt
©BOULDER ASSOCIATES

Locke Lord LLP
Attorneys & Counselors

601 Poydras Street, Suite 2660
New Orleans, LA 70130
Telephone: 504-558-5100
Fax: 504-558-5200
www.lockelord.com

Natalie Dawson
Direct Telephone: 504-558-5216
natalie.dawson@lockelord.com

January 5, 2022

Via-U.S. Mail
Mr. Joseph A. Colón
City of New Orleans
City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

RE: 5500 St. Claude Ave. – Conditional Use Application
New Orleans, LA 70112

Dear Mr. Colón:

On behalf of Turner Healthcare Facilities Acquisition LLC, I am submitting the applicable fee for the Conditional Use Application as well as the NPP Summary Report with attachments.

The following documents are being submitted:

1. One check made payable to The City of New Orleans, in the amount of $2,320.00, application fee for structures between 5,000-24,999 square feet.
2. Project NPP Summary Report
3. Copy of sample NPP notice letter and "required handouts" enclosures sent out to the community via "**U.S. Mail**".
4. Names and addresses of adjacent property owners and registered neighborhood and/or civic organizations obtained from CPC.
5. Letters and e-mail notices issued to Neighborhood Associations, Councilmember, and CPC.

Please feel free to contact me at 504-558-5216 with any questions or comments.

Best Regards,

Natalie Dawson
Natalie Dawson
Locke Lord LLP

ND/cf
Attachments

LOCKE LORD LLP A LIMITED LIABILITY PARTNERSHIP

Chase Bank Acct # 6300047753

DATE: 12-06-21 PAYEE: CITY OF NEW ORLEANS VENDOR #: 4733 CHECK #: 2414490

VOUCHER #	INVOICE #	INV DATE	AMOUNT	DESCRIPTION	AMT.PAID
1619488	REQ113021 4733	11-30-21	2,320.00	Application for CUP	2,320.00
				TOTAL	2,320.00

LOCKE LORD LLP A LIMITED LIABILITY PARTNERSHIP

Chase Bank Acct # 6300047753

DATE: 12-06-21 PAYEE: CITY OF NEW ORLEANS VENDOR #: 4733 CHECK #: 2414490

VOUCHER #	INVOICE #	INV DATE	AMOUNT	DESCRIPTION	AMT. PAID
1619488	REQ113021 4733	11-30-21	2,320.00	Application for CUP	2,320.00
				TOTAL	2,320.00

VOID VOID VOID

PROJECT NPP REPORT

Date of Report: January 4, 2022

Project Name: 5500 St. Claude Avenue

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 5500 St. Claude Ave. The applicant has filed an application of conditional use to allow for the commercial use (medical clinic) of the existing structure, which is 12,339 square feet, where the New Orleans Comprehensive Zoning Ordinance prohibits building density over 10,000 square feet in the HU-MU District without a CUP. Further, the setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions.

Contact:
Robert Mouton
Locke Lord LLP
601 Poydras Street Suite 2660
New Orleans, LA 70130
Telephone: (504) 558-5113
Email: rmouton@lockelord.com

Neighborhood Meeting: Due to the ongoing Covid-19 pandemic, applicant utilized the NPP Temporary Protocols for Covid-19 State of Emergency. Applicant provided written notice of its CUP application to those people, associations, councilmember, and City Planning on the staff-generated NPP contact list. The notice described the CUP being sought and provided a link to access the site plans. The required handouts were included with the notice. The notice provided for a fourteen (14) day comment period whereby neighbors and other concerned parties could express their questions, comments, concerns to the Contact listed above. The notice provided that no physical meeting would take place due to the Covid-19 pandemic.

Correspondence: Letters dated December 13, 2021, mailed December 14, 2021 to contact list, including homes, apartments, neighborhood associations, businesses, councilmember, and CPC.

Results: Following the mailing of the December 13, 2021 letters, and for the fourteen (14) day period from the date of mailing, the contact person listed on the notice received no comments, questions, or concerns from any neighbors or recipients of the NPP notice.

Locke Lord LLP

601 Poydras, Suite 2660
New Orleans, LA 70130-6036
Telephone: 504-558-5100
Fax: 504-558-5200
www.lockelord.com

Robert W. Mouton
Managing Partner – New Orleans
Direct Telephone: 504-558-5113
Direct Fax: 504-681-5313
rmouton@lockelord.com

December 13, 2021

Via U.S. Mail

Angelo M Jr Selby
226 Boggs Circle
Long Beach, MS 39560

Re: Conditional Use Permit Application
5500 St. Claude Avenue, New Orleans, Louisiana 70117

Dear Sir/Madam:

Our firm represents Turner Healthcare Facilities Acquisition LLC in filing an application for a Conditional Use Permit (CUP) at 5500 St. Claude Avenue, New Orleans. The address is located in the HU-MU Neighborhood Mixed Use District. As of August 2015, the CZO prohibits building density over 10,000 square feet in the HU-MU District. The existing structure is 12,339 square feet. However, commercial uses of existing structures can exceed this limit with the issuance of a CUP. A CUP is being sought to permit a commercial use (medical clinic) to be located in the existing structure in accordance with Article 12, Section 12.2.B.1.1.C of the Comprehensive Zoning Ordinance, as the existing structure is over ten thousand (10,000) square feet of total floor area.

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic.

Since you are a nearby neighbor or otherwise interested in the neighborhood, we are providing you with notice of our proposed CUP application. Due to the Covid-19 pandemic, Neighborhood Participation Program ("NPP") meetings may be done via email correspondence, virtual meetings, or physical meetings with proper COVID-19 health guidelines in place. We've elected to go with email correspondence. Therefore, any questions, comments or concerns should be directed to Robert Mouton at rmouton@lockelord.com or 504-558-5113. We are accepting comments, questions and concerns for fourteen (14) days following the date of this letter.

A plan to describe the layout of our proposed adaptation of the existing building and space can be located at https://lockelord.box.com/v/TurnerSitePlanStClaud-20211130. Additionally, enclosed for your review is the City of New Orleans online tools and the Zoning District Uses.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Robert W. Mouton

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

http://onestopapp.nola.gov/search.aspx

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/12/2020 11:18:36 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses

USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P,C[8]		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
Short Term Rental, Large	P	P	P	Section 20.3.LLL

Table 12-1: Permitted and Conditional Uses

USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Short Term Rental, Small	P	P	P	Section 20.3.LLL
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	Section 20.3.NNN
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			C	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	

Table 12-1: Permitted and Conditional Uses

USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C

Table 12-1: Permitted and Conditional Uses

USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19

Site Address	Site City	Site St	Site Zip	Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
10 St Claude Ct	New Orleans	LA	70117	Jo Ann Davis	10 St Claude Ct	New Orleans	LA	70117-3306
1000 Caffin Ave	New Orleans	LA	70117	Joseph D Awotwi	P O Box 67238	Baton Rouge	LA	70896
1000 Caffin Ave	New Orleans	LA	70117	Current Resident	1000 Caffin Ave	New Orleans	LA	70117
1010 Lamanche St	New Orleans	LA	70117	Harry Calvin Handy	1010 Lamanche St	New Orleans	LA	70117
1012 Caffin Ave	New Orleans	LA	70117	Cynthia Youngblood	1012 Caffin Ave	New Orleans	LA	70117
1012 Lamanche St	New Orleans	LA	70117	Harry Calvin Handy	1010 Lamanche St	New Orleans	LA	70117
1012 Lamanche St	New Orleans	LA	70117	Current Resident	1012 Lamanche St	New Orleans	LA	70117
1018 Caffin Ave	New Orleans	LA	70117	Angelo M Jr Selby	226 Boggs Circle	Long Beach	MS	39560
1018 Caffin Ave	New Orleans	LA	70117	Current Resident	1018 Caffin Ave	New Orleans	LA	70117
1018 Flood St	New Orleans	LA	70117	Cleveland Turner	2118 Laquinta Via	Harvey	LA	70058
1018 Flood St	New Orleans	LA	70117	Current Resident	1018 Flood St	New Orleans	LA	70117
1019 Caffin Ave	New Orleans	LA	70117	Southwest Region Conference As	2215 Lanark Avenue	Dallas	TX	75203
1019 Caffin Ave	New Orleans	LA	70117	Current Resident	1019 Caffin Ave	New Orleans	LA	70117
1020 Flood St	New Orleans	LA	70117	Gwendolyn W Dejean	17 St Claude Ct	New Orleans	LA	70117
1020 Flood St	New Orleans	LA	70117	Current Resident	1020 Flood St	New Orleans	LA	70117
1026 Flood St	New Orleans	LA	70117	Gwendolyn W Dejean	17 St Claude Ct	New Orleans	LA	70117
1026 Flood St	New Orleans	LA	70117	Current Resident	1026 Flood St	New Orleans	LA	70117
1027 Flood St	New Orleans	LA	70117	Walter Clark	1027 Flood St	New Orleans	LA	70117
1028 Caffin Ave	New Orleans	LA	70117	Lloyd R Hanhart	5021 Constance Street	New Orleans	LA	70115
1028 Caffin Ave	New Orleans	LA	70117	Current Resident	1028 Caffin Ave	New Orleans	LA	70117
1029 Caffin Ave	New Orleans	LA	70117	Southwest Region Conference As	2215 Lanark Avenue	Dallas	TX	75203
1029 Caffin Ave	New Orleans	LA	70117	Current Resident	1029 Caffin Ave	New Orleans	LA	70117
1030 Caffin Ave	New Orleans	LA	70117	Lloyd R Hanhart	5021 Constance Street	New Orleans	LA	70115
1030 Caffin Ave	New Orleans	LA	70117	Current Resident	1030 Caffin Ave	New Orleans	LA	70117
1034 Caffin Ave	New Orleans	LA	70117	Chandra Mccormick Calhoun	Etals 539 Caffin Ave	New Orleans	LA	70117
1034 Caffin Ave	New Orleans	LA	70117	Current Resident	1034 Caffin Ave	New Orleans	LA	70117
1036 Caffin Ave	New Orleans	LA	70117	Chandra Mccormick Calhoun	Etals 539 Caffin Ave	New Orleans	LA	70117
1036 Caffin Ave	New Orleans	LA	70117	Current Resident	1036 Caffin Ave	New Orleans	LA	70117
11 St Claude Ct	New Orleans	LA	70117	Charline Cager	Clara B Cager 11 St Claude (	New Orleans	LA	70117
11 St Claude Ct	New Orleans	LA	70117	Current Resident	11 St Claude Ct	New Orleans	LA	70117
1120 Flood St	New Orleans	LA	70117	Trung Nguyen	1120 Flood St	New Orleans	LA	70117
1120 Lamanche St	New Orleans	LA	70117	Project Lazarus Homes	7887 Walmsley Ave	New Orleans	LA	70125

1120 Lamanche St	New Orleans	LA	70117	Current Resident	1120 Lamanche St	New Orleans	LA	70117
1122 Flood St	New Orleans	LA	70117	Trung Nguyen	1120 Flood St	New Orleans	LA	70117
1122 Flood St	New Orleans	LA	70117	Current Resident	1122 Flood St	New Orleans	LA	70117
1123 Caffin Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
1123 Caffin Ave	New Orleans	LA	70117	Current Resident	1123 Caffin Ave	New Orleans	LA	70117
1125 Caffin Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
1125 Caffin Ave	New Orleans	LA	70117	Current Resident	1125 Caffin Ave	New Orleans	LA	70117
1127 Caffin Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
1127 Caffin Ave	New Orleans	LA	70117	Current Resident	1127 Caffin Ave	New Orleans	LA	70117
1131 Caffin Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
1131 Caffin Ave	New Orleans	LA	70117	Current Resident	1131 Caffin Ave	New Orleans	LA	70117
1133 Caffin Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
1133 Caffin Ave	New Orleans	LA	70117	Current Resident	1133 Caffin Ave	New Orleans	LA	70117
12 St Claude Ct	New Orleans	LA	70117	12 St Claude Court LLC	1907 Palmer Ave	New Orleans	LA	70118
12 St Claude Ct	New Orleans	LA	70117	Current Resident	12 St Claude Ct	New Orleans	LA	70117
14 St Claude Ct	New Orleans	LA	70117	12 St Claude Court LLC	1907 Palmer Ave	New Orleans	LA	70118
14 St Claude Ct	New Orleans	LA	70117	Current Resident	14 St Claude Ct	New Orleans	LA	70117
15 St Claude Ct	New Orleans	LA	70117	Gwendolyn W Dejean	17 St Claude Ct	New Orleans	LA	70117
15 St Claude Ct	New Orleans	LA	70117	Current Resident	15 St Claude Ct	New Orleans	LA	70117
16 St Claude Ct	New Orleans	LA	70117	Ron Ferdinand	18 St Claude Ct	New Orleans	LA	70117
16 St Claude Ct	New Orleans	LA	70117	Current Resident	16 St Claude Ct	New Orleans	LA	70117
17 St Claude Ct	New Orleans	LA	70117	Gwendolyn W Dejean	17 St Claude Ct	New Orleans	LA	70117
18 St Claude Ct	New Orleans	LA	70117	Ron Ferdinand	18 St Claude Ct	New Orleans	LA	70117
20 St Claude Ct	New Orleans	LA	70117	Heritage Estates LLC	2308 Country Club Dr	La Place	LA	70068
20 St Claude Ct	New Orleans	LA	70117	Current Resident	20 St Claude Ct	New Orleans	LA	70117
22 St Claude Ct	New Orleans	LA	70117	Heritage Estates LLC	2308 Country Club Dr	La Place	LA	70068
22 St Claude Ct	New Orleans	LA	70117	Current Resident	22 St Claude Ct	New Orleans	LA	70117
2215 Lanark Avenue	Dallas	TX	75203	Southwest Region Conference As	2215 Lanark Avenue	Dallas	TX	75203
2215 Lanark Avenue	Dallas	TX	75203	Southwest Region Conference Of	2215 Lanark Avenue	Dallas	TX	75203
23 St Claude Ct	New Orleans	LA	70117	Cleveland Turner	2118 Laquinta Via	Harvey	LA	70058
23 St Claude Ct	New Orleans	LA	70117	Current Resident	23 St Claude Ct	New Orleans	LA	70117
24 St Claude Ct	New Orleans	LA	70117	Fhu Investments LLC	3149 Barbwood Dr	Harvey	LA	70058
24 St Claude Ct	New Orleans	LA	70117	Current Resident	24 St Claude Ct	New Orleans	LA	70117

26 St Claude Ct	New Orleans	LA	70117	Fhu Investments LLC	3149 Barbwood Dr	Harvey	LA	70058
26 St Claude Ct	New Orleans	LA	70117	Current Resident	26 St Claude Ct	New Orleans	LA	70117
27 St Claude Ct	New Orleans	LA	70117	Sankofa Community Developmer	3401 St Claude Ave #2B	New Orleans	LA	70117
27 St Claude Ct	New Orleans	LA	70117	Current Resident	27 St Claude Ct	New Orleans	LA	70117
28 St Claude Ct	New Orleans	LA	70117	Lora Mae Cohea	28 St Claude Court	New Orleans	LA	70117
28 St Claude Ct	New Orleans	LA	70117	Current Resident	28 St Claude Ct	New Orleans	LA	70117
29 St Claude Ct	New Orleans	LA	70117	Sankofa Community Developmer	3401 St Claude Ave #2B	New Orleans	LA	70117
29 St Claude Ct	New Orleans	LA	70117	Current Resident	29 St Claude Ct	New Orleans	LA	70117
32 St Claude Ct	New Orleans	LA	70117	Georgia P Washington	PO Box 1918	Harvey	LA	70059
32 St Claude Ct	New Orleans	LA	70117	Current Resident	32 St Claude Ct	New Orleans	LA	70117
4 St Claude Ct	New Orleans	LA	70117	4 St Claude Court LLC	1907 Palmer Ave	New Orleans	LA	70118
4 St Claude Ct	New Orleans	LA	70117	Current Resident	4 St Claude Ct	New Orleans	LA	70117
5 St Claude Ct	New Orleans	LA	70117	Mc Miller Ovid J SR	C/O K Freed Sullivan 1022 U	Oakland	CA	94607
5 St Claude Ct	New Orleans	LA	70117	Current Resident	5 St Claude Ct	New Orleans	LA	70117
5431 St Claude Ave	New Orleans	LA	70117	Earline L Mason	5431 St Claude Ave	New Orleans	LA	70117
5435 St Claude Ave	New Orleans	LA	70117	Current Resident	5435 St Claude Ave	New Orleans	LA	70117
5438 St Claude Ave	New Orleans	LA	70117	Bazzel Hamdan	1934 Stumpf Blvd	Gretna	LA	70056
5438 St Claude Ave	New Orleans	LA	70117	Current Resident	5438 St Claude Ave	New Orleans	LA	70117
5439 St Claude Ave	New Orleans	LA	70117	Current Resident	5439 St Claude Ave	New Orleans	LA	70117
5439 St Claude Ave, 5435	New Orleans	LA	70117	Geraldine S Carter	P O Box 1265	Monticello	MS	39654
5444 St Claude Ave	New Orleans	LA	70117	Dewey C Howze	5444 St Claude Ave	New Orleans	LA	70117
5456 St Claude Ave	New Orleans	LA	70117	Stephen Jones	120 Mound Ave	New Orleans	LA	70124
5456 St Claude Ave	New Orleans	LA	70117	Current Resident	5456 St Claude Ave	New Orleans	LA	70117
5459 St Claude Ave	New Orleans	LA	70117	Ducar Construction LLC	638 Papworth AV Suite B	Metairie	LA	70005
5459 St Claude Ave	New Orleans	LA	70117	Current Resident	5459 St Claude Ave	New Orleans	LA	70117
5460 St Claude Ave	New Orleans	LA	70117	Stephen Jones	120 Mound Ave	New Orleans	LA	70124
5460 St Claude Ave	New Orleans	LA	70117	Current Resident	5460 St Claude Ave	New Orleans	LA	70117
5461 St Claude Ave	New Orleans	LA	70117	Ducar Construction LLC	638 Papworth AV Suite B	Metairie	LA	70005
5461 St Claude Ave	New Orleans	LA	70117	Current Resident	5461 St Claude Ave	New Orleans	LA	70117
5462 St Claude Ave	New Orleans	LA	70117	Stephen Jones	120 Mound Ave	New Orleans	LA	70124
5462 St Claude Ave	New Orleans	LA	70117	Current Resident	5462 St Claude Ave	New Orleans	LA	70117
5463 N Rampart St	New Orleans	LA	70117	Theresa G Landry	C/O City of New Orleans 511	New Orleans	LA	70117
5463 N Rampart St	New Orleans	LA	70117	Current Resident	5463 N Rampart St	New Orleans	LA	70117

5463 St Claude Ave	New Orleans	LA	70117	Ssts LLC	PO Box 53287	New Orleans	LA	70153
5463 St Claude Ave	New Orleans	LA	70117	Current Resident	5463 St Claude Ave	New Orleans	LA	70117
5466 St Claude Ave	New Orleans	LA	70117	Stephen Jones	120 Mound Ave	New Orleans	LA	70124
5466 St Claude Ave	New Orleans	LA	70117	Current Resident	5466 St Claude Ave	New Orleans	LA	70117
5467 St Claude Ave	New Orleans	LA	70117	Trung & Kim Investment LLC	5467 St Claude Ave	New Orleans	LA	70117
5500 St Claude Ave	New Orleans	LA	70117	Dix Packa Sixie LLC	1900 Cadiz St Unit A	New Orleans	LA	70115
5500 St Claude Ave	New Orleans	LA	70117	Current Resident	5500 St Claude Ave	New Orleans	LA	70117
5501 N Rampart St	New Orleans	LA	70117	Robert W Noto	C/O Azazel LLC PO Box 6168	Metairie	LA	70458
5501 N Rampart St	New Orleans	LA	70117	Current Resident	5501 N Rampart St	New Orleans	LA	70117
5503 N Rampart St	New Orleans	LA	70117	Robert W Noto	C/O Azazel LLC PO Box 6168	Metairie	LA	70458
5503 N Rampart St	New Orleans	LA	70117	Current Resident	5503 N Rampart St	New Orleans	LA	70117
5505 N Rampart St	New Orleans	LA	70117	Aimee Marie Charbonneau	Etal 5505 N Rampart St	New Orleans	LA	70117
5505 N Rampart St	New Orleans	LA	70117	Current Resident	5505 N Rampart St	New Orleans	LA	70117
5507 N Rampart St	New Orleans	LA	70117	Aimee Marie Charbonneau	Etal 5505 N Rampart St	New Orleans	LA	70117
5507 N Rampart St	New Orleans	LA	70117	Current Resident	5507 N Rampart St	New Orleans	LA	70117
5509 N Rampart St	New Orleans	LA	70117	Fontana Joseph J Jr	Etal 5509 N Rampart St	New Orleans	LA	70117
5509 N Rampart St	New Orleans	LA	70117	Current Resident	5509 N Rampart St	New Orleans	LA	70117
5511 N Rampart St	New Orleans	LA	70117	Fontana Joseph J Jr	Etal 5509 N Rampart St	New Orleans	LA	70117
5511 N Rampart St	New Orleans	LA	70117	Current Resident	5511 N Rampart St	New Orleans	LA	70117
5517 N Rampart St	New Orleans	LA	70117	Eliza Bailey Brinkmeyer	5517 N Rampart St	New Orleans	LA	70117-2501
5519 N Rampart St	New Orleans	LA	70117	Eliza Bailey Brinkmeyer	5517 N Rampart St	New Orleans	LA	70117-2501
5519 N Rampart St	New Orleans	LA	70117	Current Resident	5519 N Rampart St	New Orleans	LA	70117
5523 N Rampart St	New Orleans	LA	70117	Carletta D Reneau	5523 N Rampart St	New Orleans	LA	70117
5523 St Claude Ave	New Orleans	LA	70117	Branco LC	C/O Dept 300#31584 500 V	Chesapeake	VA	23320
5523 St Claude Ave	New Orleans	LA	70117	Current Resident	5523 St Claude Ave	New Orleans	LA	70117
5525 N Rampart St	New Orleans	LA	70117	Carletta D Reneau	5523 N Rampart St	New Orleans	LA	70117
5525 N Rampart St	New Orleans	LA	70117	Current Resident	5525 N Rampart St	New Orleans	LA	70117
5530 St Claude Ave	New Orleans	LA	70117	Dix Packa Sixie LLC	1900 Cadiz St Unit A	New Orleans	LA	70115
5530 St Claude Ave	New Orleans	LA	70117	Current Resident	5530 St Claude Ave	New Orleans	LA	70117
5600 St Claude Ave	New Orleans	LA	70117	Hai H Van T Le	5009 Bissonet Dr	Metairie	LA	70003
5600 St Claude Ave	New Orleans	LA	70117	Current Resident	5600 St Claude Ave	New Orleans	LA	70117
5601 N Rampart St	New Orleans	LA	70117	Southwest Region Conference As	2215 Lanark Avenue	Dallas	TX	75203
5601 N Rampart St	New Orleans	LA	70117	Current Resident	5601 N Rampart St	New Orleans	LA	70117

5601 St Claude Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
5601 St Claude Ave	New Orleans	LA	70117	Current Resident	5601 St Claude Ave	New Orleans	LA	70117
5609 N Rampart St	New Orleans	LA	70117	Brenda C Trueblood	5609 N Rampart St	New Orleans	LA	70117
5611 N Rampart St	New Orleans	LA	70117	Brenda C Trueblood	5609 N Rampart St	New Orleans	LA	70117
5611 N Rampart St	New Orleans	LA	70117	Current Resident	5611 N Rampart St	New Orleans	LA	70117
5613 N Rampart St	New Orleans	LA	70117	Yvonne S Huntley	5613 N Rampart St	New Orleans	LA	70117
5615 N Rampart St	New Orleans	LA	70117	Yvonne S Huntley	5613 N Rampart St	New Orleans	LA	70117
5615 N Rampart St	New Orleans	LA	70117	Current Resident	5615 N Rampart St	New Orleans	LA	70117
5616 St Claude Ave	New Orleans	LA	70117	Ruby Rodney Edwards	7432 Dartmoor St	New Orleans	LA	70127
5616 St Claude Ave	New Orleans	LA	70117	Current Resident	5616 St Claude Ave	New Orleans	LA	70117
5617 St Claude Ave	New Orleans	LA	70117	Project Lazarus Homes	7887 Walmsley Ave	New Orleans	LA	70125
5617 St Claude Ave	New Orleans	LA	70117	Current Resident	5617 St Claude Ave	New Orleans	LA	70117
5618 St Claude Ave	New Orleans	LA	70117	Ruby Rodney Edwards	7432 Dartmoor St	New Orleans	LA	70127
5618 St Claude Ave	New Orleans	LA	70117	Current Resident	5618 St Claude Ave	New Orleans	LA	70117
5619 N Rampart St	New Orleans	LA	70117	Mary Agnes H Deroun	Etal P O Box 926	Westwego	LA	70096
5619 N Rampart St	New Orleans	LA	70117	Current Resident	5619 N Rampart St	New Orleans	LA	70117
5620 St Claude Ave	New Orleans	LA	70117	Leroy Sr Williams	Althea Jones Williams 5620 S	New Orleans	LA	70117
5620 St Claude Ave	New Orleans	LA	70117	Current Resident	5620 St Claude Ave	New Orleans	LA	70117
5621 N Rampart St	New Orleans	LA	70117	Mary Agnes H Deroun	Etal P O Box 926	Westwego	LA	70096
5621 N Rampart St	New Orleans	LA	70117	Current Resident	5621 N Rampart St	New Orleans	LA	70117
5624 St Claude Ave	New Orleans	LA	70117	Adam Ministry Inc	7724 E St Bernard Hwy	Violet	LA	70092
5624 St Claude Ave	New Orleans	LA	70117	Current Resident	5624 St Claude Ave	New Orleans	LA	70117
6 St Claude Ct	New Orleans	LA	70117	4 St Claude Court LLC	1907 Palmer Ave	New Orleans	LA	70118
6 St Claude Ct	New Orleans	LA	70117	Current Resident	6 St Claude Ct	New Orleans	LA	70117
7 St Claude Ct	New Orleans	LA	70117	Romella H Vaughn	209 Quail Run Rd	Red Oak	TX	75154
7 St Claude Ct	New Orleans	LA	70117	Current Resident	7 St Claude Ct	New Orleans	LA	70117
9 St Claude Ct	New Orleans	LA	70117	Romella H Vaughn	209 Quail Run Rd	Red Oak	TX	75154
9 St Claude Ct	New Orleans	LA	70117	Current Resident	9 St Claude Ct	New Orleans	LA	70117

Distrcit Councilmember

District E

City Hall, Room 2W10, 1 New Orleans LA 70112 Cyndi Nguyen

Phone: (504) 658-1050 Cyndi.Nguyen@nola.gov

Fax: (504) 658-1058

Neigborhood Organizations

Holy Cross Neighborhood Association

603 Caffin Ave New Orleans LA 70177 Calvin Alexander
Phone: 504-701-5519 telephoneman19@yahoo.com

Lower 9 Neighborhood Association

917 Gordon Street New Orleans LA 70117 Willie Calhoun
Phone: 504-606-2603 lowerninestakeholders@gmail.com

City Planning Commisssion

7th Floor,
1300 Perdido St. New Orleans LA 70112 CPCinfo@nola.gov
Phone: (504) 658-7033
Fax: (504) 658-7032

Forstall, Cathy

From: Dawson, Natalie White
Sent: Tuesday, December 14, 2021 11:23 AM
To: cpcinfo@nola.gov
Cc: Mouton, Robert W.; Joseph A. Col□n
Subject: 5500 St. Claude Avenue - NPP Letter
Attachments: City of New Orleans online tools.pdf; Article 12 - Updated 10-12-20 Comprehensive Zoning Ordinance - City of New Orleans.pdf; 2021-12-13 - CPC NPP Letter.pdf

Attached please find the NPP letter and attachments that were issued in connection with the referenced.

Sincerely,

Natalie Dawson
Associate
Locke Lord LLP
601 Poydras Street, Suite 2660
New Orleans, LA 70130
Direct (504) 558-5216
Fax (504) 910-9756
natalie.dawson@lockelord.com

Locke Lord LLP

December 13, 2021

Via U.S. Mail

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

Re: Conditional Use Permit Application
5500 St. Claude Avenue, New Orleans, Louisiana 70117

Dear Sir/Madam:

Our firm represents Turner Healthcare Facilities Acquisition LLC in filing an application for a Conditional Use Permit (CUP) at 5500 St. Claude Avenue, New Orleans. The address is located in the HU-MU Neighborhood Mixed Use District. As of August 2015, the CZO prohibits building density over 10,000 square feet in the HU-MU District. The existing structure is 12,339 square feet. However, commercial uses of existing structures can exceed this limit with the issuance of a CUP. A CUP is being sought to permit a commercial use (medical clinic) to be located in the existing structure in accordance with Article 12, Section 12.2.B.1.1.C of the Comprehensive Zoning Ordinance, as the existing structure is over ten thousand (10,000) square feet of total floor area.

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic.

Since you are a nearby neighbor or otherwise interested in the neighborhood, we are providing you with notice of our proposed CUP application. Due to the Covid-19 pandemic, Neighborhood Participation Program ("NPP") meetings may be done via email correspondence, virtual meetings, or physical meetings with proper COVID-19 health guidelines in place. We've elected to go with email correspondence. Therefore, any questions, comments or concerns should be directed to Robert Mouton at rmouton@lockelord.com or 504-558-5113. We are accepting comments, questions and concerns for fourteen (14) days following the date of this letter.

A plan to describe the layout of our proposed adaptation of the existing building and space can be located at https://lockelord.box.com/v/TurnerSitePlanStClaud-20211130. Additionally, enclosed for your review is the City of New Orleans online tools and the Zoning District Uses.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/12/2020 11:18:36 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P,C[8]		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
Short Term Rental, Large	P	P	P	Section 20.3.LLL

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Short Term Rental, Small	P	P	P	Section 20.3.LLL
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	Section 20.3.NNN
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			C	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

http://onestopapp.nola.gov/search.aspx

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.

Forstall, Cathy

From: Dawson, Natalie White
Sent: Tuesday, December 14, 2021 12:02 PM
To: cyndi.nguyen@nola.gov
Cc: Mouton, Robert W.
Subject: 5500 St. Claude Avenue - NPP Letter
Attachments: 2021-12-13 - Cyndi Nguyen Councilmember NPP Letter.pdf; City of New Orleans online tools.pdf; Article 12 - Updated 10-12-20 Comprehensive Zoning Ordinance - City of New Orleans.pdf

Good afternoon Councilmember Nguyen,

Attached please find the NPP letter issued in relation to the CUP being sought at the referenced address.

Thank you,

Natalie Dawson
Associate
Locke Lord LLP
601 Poydras Street, Suite 2660
New Orleans, LA 70130
Direct (504) 558-5216
Fax (504) 910-9756
natalie.dawson@lockelord.com

Locke Lord LLP

December 13, 2021

Via U.S. Mail

Cyndi Nguyen
City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112

Re: Conditional Use Permit Application
5500 St. Claude Avenue, New Orleans, Louisiana 70117

Dear Sir/Madam:

Our firm represents Turner Healthcare Facilities Acquisition LLC in filing an application for a Conditional Use Permit (CUP) at 5500 St. Claude Avenue, New Orleans. The address is located in the HU-MU Neighborhood Mixed Use District. As of August 2015, the CZO prohibits building density over 10,000 square feet in the HU-MU District. The existing structure is 12,339 square feet. However, commercial uses of existing structures can exceed this limit with the issuance of a CUP. A CUP is being sought to permit a commercial use (medical clinic) to be located in the existing structure in accordance with Article 12, Section 12.2.B.1.1.C of the Comprehensive Zoning Ordinance, as the existing structure is over ten thousand (10,000) square feet of total floor area.

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic.

Since you are a nearby neighbor or otherwise interested in the neighborhood, we are providing you with notice of our proposed CUP application. Due to the Covid-19 pandemic, Neighborhood Participation Program ("NPP") meetings may be done via email correspondence, virtual meetings, or physical meetings with proper COVID-19 health guidelines in place. We've elected to go with email correspondence. Therefore, any questions, comments or concerns should be directed to Robert Mouton at rmouton@lockelord.com or 504-558-5113. We are accepting comments, questions and concerns for fourteen (14) days following the date of this letter.

A plan to describe the layout of our proposed adaptation of the existing building and space can be located at https://lockelord.box.com/v/TurnerSitePlanStClaud-20211130. Additionally, enclosed for your review is the City of New Orleans online tools and the Zoning District Uses.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/12/2020 11:18:36 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P,C[8]		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
Short Term Rental, Large	P	P	P	Section 20.3.LLL

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Short Term Rental, Small	P	P	P	Section 20.3.LLL
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	Section 20.3.NNN
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			C	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

http://onestopapp.nola.gov/search.aspx

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.

Forstall, Cathy

From: Dawson, Natalie White
Sent: Tuesday, December 14, 2021 12:03 PM
To: telephoneman19@yahoo.com
Cc: Mouton, Robert W.
Subject: 5500 St. Claude Avenue - NPP Letter
Attachments: 2021-12-13 - Holy Cross Neighborhood Association NPP Letter.pdf; Article 12 - Updated 10-12-20 Comprehensive Zoning Ordinance - City of New Orleans.pdf; City of New Orleans online tools.pdf

Good afternoon,

Attached please find the NPP Letter issued in connection with a CUP being sought on the referenced property.

Thanks,

Natalie Dawson
Associate
Locke Lord LLP
601 Poydras Street, Suite 2660
New Orleans, LA 70130
Direct (504) 558-5216
Fax (504) 910-9756
natalie.dawson@lockelord.com

Locke Lord LLP

December 13, 2021

Via U.S. Mail

Holy Cross Neighborhood Association
603 Caffin Ave
New Orleans, LA 70177

Re: Conditional Use Permit Application
5500 St. Claude Avenue, New Orleans, Louisiana 70117

Dear Sir/Madam:

Our firm represents Turner Healthcare Facilities Acquisition LLC in filing an application for a Conditional Use Permit (CUP) at 5500 St. Claude Avenue, New Orleans. The address is located in the HU-MU Neighborhood Mixed Use District. As of August 2015, the CZO prohibits building density over 10,000 square feet in the HU-MU District. The existing structure is 12,339 square feet. However, commercial uses of existing structures can exceed this limit with the issuance of a CUP. A CUP is being sought to permit a commercial use (medical clinic) to be located in the existing structure in accordance with Article 12, Section 12.2.B.1.1.C of the Comprehensive Zoning Ordinance, as the existing structure is over ten thousand (10,000) square feet of total floor area.

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic.

Since you are a nearby neighbor or otherwise interested in the neighborhood, we are providing you with notice of our proposed CUP application. Due to the Covid-19 pandemic, Neighborhood Participation Program ("NPP") meetings may be done via email correspondence, virtual meetings, or physical meetings with proper COVID-19 health guidelines in place. We've elected to go with email correspondence. Therefore, any questions, comments or concerns should be directed to Robert Mouton at rmouton@lockelord.com or 504-558-5113. We are accepting comments, questions and concerns for fourteen (14) days following the date of this letter.

A plan to describe the layout of our proposed adaptation of the existing building and space can be located at https://lockelord.box.com/v/TurnerSitePlanStClaud-20211130. Additionally, enclosed for your review is the City of New Orleans online tools and the Zoning District Uses.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/12/2020 11:18:36 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P,C[8]		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
Short Term Rental, Large	P	P	P	Section 20.3.LLL

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Short Term Rental, Small	P	P	P	Section 20.3.LLL
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	Section 20.3.NNN
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			C	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

http://onestopapp.nola.gov/search.aspx

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.

Forstall, Cathy

From: Dawson, Natalie White
Sent: Tuesday, December 14, 2021 12:03 PM
To: lowerninestakeholders@gmail.com
Cc: Mouton, Robert W.
Subject: 5500 St. Claude Avenue - NPP Letter
Attachments: 2021-12-13 - Lower 9 Neighborhood Association NPP Letter.pdf; Article 12 - Updated 10-12-20 Comprehensive Zoning Ordinance - City of New Orleans.pdf; City of New Orleans online tools.pdf

Good afternoon,

Attached please find the NPP Letter issued in connection with a CUP being sought on the referenced property.

Thanks,

Natalie Dawson
Associate
Locke Lord LLP
601 Poydras Street, Suite 2660
New Orleans, LA 70130
Direct (504) 558-5216
Fax (504) 910-9756
natalie.dawson@lockelord.com

Locke Lord LLP

December 13, 2021

Via U.S. Mail

Lower 9 Neighborhood Association
917 Gordon Street
New Orleans, LA 70177

Re: Conditional Use Permit Application
5500 St. Claude Avenue, New Orleans, Louisiana 70117

Dear Sir/Madam:

Our firm represents Turner Healthcare Facilities Acquisition LLC in filing an application for a Conditional Use Permit (CUP) at 5500 St. Claude Avenue, New Orleans. The address is located in the HU-MU Neighborhood Mixed Use District. As of August 2015, the CZO prohibits building density over 10,000 square feet in the HU-MU District. The existing structure is 12,339 square feet. However, commercial uses of existing structures can exceed this limit with the issuance of a CUP. A CUP is being sought to permit a commercial use (medical clinic) to be located in the existing structure in accordance with Article 12, Section 12.2.B.1.1.C of the Comprehensive Zoning Ordinance, as the existing structure is over ten thousand (10,000) square feet of total floor area.

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic.

Since you are a nearby neighbor or otherwise interested in the neighborhood, we are providing you with notice of our proposed CUP application. Due to the Covid-19 pandemic, Neighborhood Participation Program ("NPP") meetings may be done via email correspondence, virtual meetings, or physical meetings with proper COVID-19 health guidelines in place. We've elected to go with email correspondence. Therefore, any questions, comments or concerns should be directed to Robert Mouton at rmouton@lockelord.com or 504-558-5113. We are accepting comments, questions and concerns for fourteen (14) days following the date of this letter.

A plan to describe the layout of our proposed adaptation of the existing building and space can be located at https://lockelord.box.com/v/TurnerSitePlanStClaud-20211130. Additionally, enclosed for your review is the City of New Orleans online tools and the Zoning District Uses.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/12/2020 11:18:36 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P,C[8]		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
Short Term Rental, Large	P	P	P	Section 20.3.LLL

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Short Term Rental, Small	P	P	P	Section 20.3.LLL
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	Section 20.3.NNN
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			C	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

http://onestopapp.nola.gov/search.aspx

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.

LIMITED LIABILITY COMPANY AGREEMENT
OF
DIX PACKA SIXIE LLC

This Limited Liability Company Agreement (together with the schedules attached hereto, this "Agreement") of Dix Packa Sixie LLC (the "Company"), is entered into by Benjamin D. Jacobson, Casey A. Burka and Andrew S. Jacobs, as the sole equity members (each, a "Member" and jointly, the "Members"), and Michelle A. Dreyer, as the Independent Manager (as defined on Schedule A hereto). Capitalized terms used and not otherwise defined herein have the meanings set forth on Schedule A hereto.

The Members, by execution of this Agreement, hereby form the Company as a limited liability company pursuant to and in accordance with the Delaware Limited Liability Company Act (6 Del. C. ' 18-101 et seq.), as amended from time to time (the "Act"), and this Agreement, and the Members and Michelle A. Dreyer hereby agree as follows:

Section 1. Name.

The name of the limited liability company formed hereby is Dix Packa Sixie LLC.

Section 2. Principal Business Office.

The principal business office of the Company shall be located at 1900 Cadiz Street, Unit A, New Orleans, LA 70115 or such other location as may hereafter be determined by the Members.

Section 3. Registered Office.

The address of the registered office of the Company in the State of Delaware is Corporation Service Corporation, 251 Little Falls Drive, Wilmington, DE 19808.

Section 4. Registered Agent.

The name and address of the registered agent of the Company for service of process on the Company in the State of Delaware is Corporation Service Corporation, 251 Little Falls Drive, Wilmington, DE 19808.

Section 5. Members.

(a) The mailing addresses of the Members are set forth on Schedule B attached hereto. Each Member was admitted to the Company as a member of the Company upon its execution of a counterpart signature page to this Agreement.

(b) Subject to Section 9(f), the Members may act by written consent.

(c) Upon the occurrence of any event that causes the last remaining Member to cease to be a member of the Company (other than (i) upon an assignment by the last remaining

Member of all of its limited liability company interest in the Company and the admission of the transferee pursuant to Sections 21 and 23, or (ii) the resignation of the last remaining Member and the admission of an additional member of the Company pursuant to Sections 22 and 23), each person acting as an Independent Manager pursuant to Section 10 shall, without any action of any Person and simultaneously with the last remaining Member ceasing to be a member of the Company, automatically be admitted to the Company as a Special Member and shall continue the Company without dissolution. No Special Member may resign from the Company or transfer its rights as Special Member unless (i) a successor Special Member has been admitted to the Company as Special Member by executing a counterpart to this Agreement, and (ii) such successor has also accepted its appointment as Independent Manager pursuant to Section 10; provided, however, the Special Member shall automatically cease to be a member of the Company upon the admission to the Company of a substitute Member. Each Special Member shall be a member of the Company that has no interest in the profits, losses and capital of the Company and has no right to receive any distributions of Company assets. Pursuant to Section 18-301 of the Act, a Special Member shall not be required to make any capital contributions to the Company and shall not receive a limited liability company interest in the Company. A Special Member, in its capacity as Special Member, may not bind the Company. Except as required by any mandatory provision of the Act, each Special Member, in its capacity as Special Member, shall have no right to vote on, approve or otherwise consent to any action by, or matter relating to, the Company, including, without limitation, the merger, consolidation or conversion of the Company. In order to implement the admission to the Company of each Special Member, each person acting as an Independent Manager pursuant to Section 10 shall execute a counterpart to this Agreement. Prior to its admission to the Company as Special Member, each person acting as an Independent Manager pursuant to Section 10 shall not be a member of the Company.

Section 6. Certificates.

Peter S. Thriffiley, Jr., is hereby designated as an "authorized person" within the meaning of the Act, and has executed, delivered and filed the Certificate of Formation of the Company with the Secretary of State of the State of Delaware. Upon the filing of the Certificate of Formation with the Secretary of State of the State of Delaware, his powers as an "authorized person" ceased, and each Member thereupon became a designated "authorized person" and shall continue as a designated "authorized person" within the meaning of the Act. Any Member or an Officer shall execute, deliver and file any other certificates (and any amendments and/or restatements thereof) necessary for the Company to qualify to do business in New York and in any other jurisdiction in which the Company may wish to conduct business.

The existence of the Company as a separate legal entity shall continue until cancellation of the Certificate of Formation as provided in the Act.

Section 7. Purposes.

(a) The purpose to be conducted or promoted by the Company is to engage in the following activities:

(i) Acquiring, owning, leasing, managing, pledging, assigning, borrowing money against, financing and operating the Property, entering into and

performing its obligations under the Basic Documents, and transacting lawful business that is incident, necessary and appropriate to accomplish the foregoing; and

(ii) to engage in any lawful act or activity and to exercise any powers permitted to limited liability companies organized under the laws of the State of Delaware that are related or incidental to and necessary, convenient or advisable for the accomplishment of the above-mentioned purposes (including the entering into of interest rate or basis swap, cap, floor or collar agreements, currency exchange agreements or similar hedging transactions and referral, management, servicing and administration agreements).

(b) The Company, and any Member, or any Officer on behalf of the Company, may enter into and perform the Basic Documents and all documents, agreements, certificates, or financing statements contemplated thereby or related thereto, all without any further act, vote or approval of any Member, Officer or other Person notwithstanding any other provision of this Agreement, the Act or applicable law, rule or regulation. The foregoing authorization shall not be deemed a restriction on the powers of any Member or Officer to enter into other agreements on behalf of the Company.

Section 8. Powers.

Subject to Section 9(f), the Company, and the Members and the Officers of the Company on behalf of the Company, (i) shall have and exercise all powers necessary, convenient or incidental to accomplish its purposes as set forth in Section 7 and (ii) shall have and exercise all of the powers and rights conferred upon limited liability companies formed pursuant to the Act.

Section 9. Management.

(a) Subject to Section 9(f), the business and affairs of the Company shall be managed by or under the direction of the Members. Subject to Section 10, the Members may determine at any time in its sole and absolute discretion the number of Independent Managers. The initial number of Independent Managers shall be one. The initial Independent Manager designated by the Members is Michelle A. Dreyer.

(b) Powers. Subject to Section 9(f), the Members shall have the power to do any and all acts necessary, convenient or incidental to or for the furtherance of the purposes described herein, including all powers, statutory or otherwise. Subject to Sections 7 and 9, the Members have the authority to bind the Company.

(c) Meeting of the Members. The Members of the Company may hold meetings, both regular and special, within or outside the State of Delaware. Regular meetings of the Members may be held without notice at such time and at such place as shall from time to time be determined by the Members. Special meetings of the Members may be called by any Member on not less than five days' notice to each Member by telephone, facsimile, mail, telegram or any other means of communication.

(d) Electronic Communications. Members may participate in meetings of the Members, or any committee, by means of telephone conference or similar communications equipment that allows all Persons participating in the meeting to hear each other, and such participation in a meeting shall constitute presence in Person at the meeting. If all the participants are participating by telephone conference or similar communications equipment, the meeting shall be deemed to be held at the principal place of business of the Company.

(e) Member as Agent. To the extent of its powers set forth in this Agreement and subject to Section 9(f), each Member is an agent of the Company for the purpose of the Company's business, and the actions of any Member taken in accordance with such powers set forth in this Agreement shall bind the Company.

(f) Limitations on the Company's Activities.

(i) This Section 9(f) is being adopted in order to comply with certain provisions required in order to qualify the Company as a "special purpose" entity.

(ii) The Members shall not, so long as any Obligation is outstanding, amend, alter, change or repeal the definition of "Independent Manager" or Sections 5(c), 7, 8, 9, 10, 16, 20, 21, 22, 23, 24, 25, 26, 29 or 31 or Schedule A of this Agreement without the unanimous written consent of the Members and the Independent Manager. Subject to this Section 9(f), the Members reserve the right to amend, alter, change or repeal any provisions contained in this Agreement in accordance with Section 31.

(iii) Notwithstanding any other provision of this Agreement and any provision of law that otherwise so empowers the Company, the Members, any Officer or any other Person, neither the Members nor any Officer nor any other Person shall be authorized or empowered, nor shall they permit the Company, without the prior unanimous written consent of the Members and the Independent Manager, to take any Material Action, provided, however, that the Members may not vote on, or authorize the taking of, any Material Action, unless there is at least one Independent Manager then serving in such capacity.

(iv) The Members shall cause the Company to do or cause to be done all things necessary to preserve and keep in full force and effect its existence, rights (charter and statutory) and franchises. The Members also shall cause the Company to:

(A) maintain its own separate books and records and bank accounts;

(B) at all times hold itself out to the public and all other Persons as a legal entity separate from the Members and any other Person;

(C) file its own tax returns, if any, as may be required under applicable law, to the extent (1) not part of a consolidated group filing a

consolidated return or returns or (2) not treated as a division for tax purposes of another taxpayer, and pay any taxes so required to be paid under applicable law;

(D) except as contemplated by the Basic Documents, not commingle its assets with assets of any other Person;

(E) conduct its business in its own name and strictly comply with all organizational formalities to maintain its separate existence;

(F) maintain separate financial statements;

(G) pay its own liabilities only out of its own funds, provided, however, the foregoing shall not require the Members to make any additional capital contributions to the Company;

(H) maintain an arm's length relationship with its Affiliates and the Members;

(I) pay the salaries of its own employees, if any;

(J) not hold out its credit or assets as being available to satisfy the obligations of others;

(K) allocate fairly and reasonably any overhead for shared office space;

(L) use separate stationery, invoices and checks, which stationery, invoices, and checks utilized by Company or utilized to collect its funds or pay its expenses have borne, shall bear its own name and have not borne and shall not bear the name of any other entity unless such entity is clearly designated as being Company’s agent;

(M) except as contemplated by the Basic Documents, not pledge its assets for the benefit of any other Person;

(N) correct any known misunderstanding regarding its separate identity;

(O) maintain adequate capital in light of its contemplated business purpose, transactions and liabilities, provided, however, the foregoing shall not require the Member to make any additional capital contributions to the Company;

(P) not acquire any securities of the Members; and

(Q) cause the Members, Officers, agents and other representatives of the Company to act at all times with respect to the Company

consistently and in furtherance of the foregoing and in the best interests of the Company.

Failure of the Company, or the Members, to comply with any of the foregoing covenants or any other covenants contained in this Agreement shall not affect the status of the Company as a separate legal entity or the limited liability of the Members.

(v) So long as any Obligation is outstanding, the Members shall not cause or permit the Company to:

(A) except as contemplated by the Basic Documents, guarantee any obligation of any Person, including any Affiliate;

(B) engage, directly or indirectly, in any business other than the actions required or permitted to be performed under Section 7, the Basic Documents or this Section 9(f);

(C) incur, create or assume any indebtedness other than as expressly permitted under the Basic Documents;

(D) make or permit to remain outstanding any loan or advance to, or own or acquire any stock or securities of, any Person, except that the Company may invest in those investments permitted under the Basic Documents and may make any advance required or expressly permitted to be made pursuant to any provisions of the Basic Documents and permit the same to remain outstanding in accordance with such provisions;

(E) to the fullest extent permitted by law, engage in any dissolution, liquidation, consolidation, merger, asset sale or transfer of ownership interests other than such activities as are expressly permitted pursuant to any provision of the Basic Documents; or

(F) form, acquire or hold any subsidiary (whether corporate, partnership, limited liability company or other).

Section 10. Independent Manager.

As long as any Obligation is outstanding, the Members shall cause the Company at all times to have one Independent Manager who will be appointed by the Members. To the fullest extent permitted by law, including Section 18-1101(c) of the Act, and notwithstanding any duty otherwise existing at law or in equity, the Independent Manager shall consider only the interests of the Company, including its creditors, in acting or otherwise voting on the matters referred to in Section 9(f)(iii). Except for duties to the Company as set forth in the immediately preceding sentence (including duties to the Members and the Company's creditors solely to the extent of their respective economic interests in the Company but excluding (i) all other interests of the Members, (ii) the interests of other Affiliates of the Company, and (iii) the interests of any group

of Affiliates of which the Company is a part), the Independent Manager shall not have any fiduciary duties to the Members or any other Person bound by this Agreement; provided, however, the foregoing shall not eliminate the implied contractual covenant of good faith and fair dealing. To the fullest extent permitted by law, including Section 18-1101(e) of the Act, an Independent Manager shall not be liable to the Company, the Members or any other Person bound by this Agreement for breach of contract or breach of duties (including fiduciary duties), unless the Independent Manager acted in bad faith or engaged in willful misconduct. No resignation or removal of an Independent Manager, and no appointment of a successor Independent Manager, shall be effective until such successor (i) shall have accepted his or her appointment as an Independent Manager by a written instrument, which may be a counterpart signature page to the Management Agreement, and (ii) shall have executed a counterpart to this Agreement as required by Section 5(c). In the event of a vacancy in the position of Independent Manager, the Members shall, as soon as practicable, appoint a successor Independent Manager. Notwithstanding anything to the contrary contained in this Agreement, no Independent Manager shall be removed or replaced unless the Company provides the Lender with no less than two (2) business days' prior written notice of (a) any proposed removal of such Independent Manager, and (b) the identity of the proposed replacement Independent Manager, together with a certification that such replacement satisfies the requirements for an Independent Manager set forth in this Agreement. The Independent Manager is hereby designated as a "manager" within the meaning of Section 18-101(10) of the Act; provided, however, all right, power and authority of the Independent Manager shall be limited to the extent necessary to exercise those rights and perform those duties specifically set forth in this Agreement. No Independent Manager shall at any time serve as trustee in bankruptcy for any Affiliate of the Company.

Section 11. Officers.

The Members may, from time to time as it deems advisable, appoint officers of the Company (the "Officers") and assign in writing titles (including, without limitation, President, Vice President, Secretary, and Treasurer) to any such person. Unless the Members decide otherwise, if the title is one commonly used for officers of a business limited liability company formed under the Limited Liability Company Act of the State of Delaware, the assignment of such title shall constitute the delegation to such person of the authorities and duties that are normally associated with that office. Any delegation pursuant to this Section 11 may be revoked at any time by the act of a majority of the Members. Except to the extent otherwise provided herein, each Officer shall have a fiduciary duty of loyalty and care similar to that of directors and officers of business corporations organized under the General Corporation Law of the State of Delaware.

Section 12. Limited Liability.

Except as otherwise expressly provided by the Act, the debts, obligations and liabilities of the Company, whether arising in contract, tort or otherwise, shall be the debts, obligations and liabilities solely of the Company, and neither the Members nor the Special Member nor the Independent Manager shall be obligated personally for any such debt, obligation or liability of the Company solely by reason of being a Member, Special Member or Independent Manager of the Company.

Section 13. Capital Contributions.

The Members have contributed to the Company property of an agreed value as listed on Schedule B attached hereto. In accordance with Section 5(c), the Special Member shall not be required to make any capital contributions to the Company.

Section 14. Additional Contributions.

The Members are not required to make any additional capital contribution to the Company. However, a Member may make additional capital contributions to the Company at any time upon the written consent of the Members. To the extent that a Member makes an additional capital contribution to the Company, the Members shall revise Schedule B of this Agreement. The provisions of this Agreement, including this Section 14, are intended to benefit the Members and the Special Member and, to the fullest extent permitted by law, shall not be construed as conferring any benefit upon any creditor of the Company (and no such creditor of the Company shall be a third-party beneficiary of this Agreement) and the Members and the Special Member shall not have any duty or obligation to any creditor of the Company to make any contribution to the Company or to issue any call for capital pursuant to this Agreement.

Section 15. Allocation of Profits and Losses.

The Company's profits and losses shall be allocated to the Members.

Section 16. Distributions.

Distributions shall be made to the Members at the times and in the aggregate amounts determined by the Members. Notwithstanding any provision to the contrary contained in this Agreement, the Company shall not be required to make a distribution to a Member on account of its interest in the Company if such distribution would violate Section 18-607 of the Act or any other applicable law or any Basic Document.

Section 17. Books and Records.

The Members shall keep or cause to be kept complete and accurate books of account and records with respect to the Company's business. Each Member and its duly authorized representatives shall have the right to examine the Company books, records and documents during normal business hours. The Company and Members shall not have the right to keep confidential from the Members any information that the Members would otherwise be permitted to keep confidential from the Members pursuant to Section 18-305(c) of the Act. The Company's books of account shall be kept using the method of accounting determined by the Members. The Company's independent auditor, if any, shall be an independent public accounting firm selected by the Members.

Section 18. Reports.

(a) Within 60 days after the end of each fiscal quarter, the Members shall cause to be prepared an unaudited report setting forth as of the end of such fiscal quarter:

(i) unless such quarter is the last fiscal quarter, a balance sheet of the Company; and

(ii) unless such quarter is the last fiscal quarter, an income statement of the Company for such fiscal quarter.

(b) The Members shall use diligent efforts to cause to be prepared and mailed to the Members, within 90 days after the end of each fiscal year, an audited or unaudited report setting forth as of the end of such fiscal year:

(i) a balance sheet of the Company;

(ii) an income statement of the Company for such fiscal year; and

(iii) a statement of each Member's capital account.

(c) The Members shall, after the end of each fiscal year, use reasonable efforts to cause the Company's independent accountants, if any, to prepare and transmit to the Members as promptly as possible any such tax information as may be reasonably necessary to enable the Members to prepare their federal, state and local income tax returns relating to such fiscal year.

Section 19. Other Business.

The Members, the Special Member and any Independent Manager and any Affiliate of the Members or the Special Member or the Independent Managers, may engage in or possess an interest in other business ventures (unconnected with the Company) of every kind and description, independently or with others notwithstanding any provision to the contrary at law or in equity. The Company shall not have any rights in or to such independent ventures or the income or profits therefrom by virtue of this Agreement.

Section 20. Exculpation and Indemnification.

(a) Neither the Members nor the Special Member nor the Independent Manager nor any Officer, employee or agent of the Company nor any employee, representative, agent or Affiliate of the foregoing (collectively, the "Covered Persons") shall, to the fullest extent permitted by law, be liable to the Company or any other Person that is a party to or is otherwise bound by this Agreement for any loss, damage or claim incurred by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that a Covered Person shall be liable for any such loss, damage or claim incurred by reason of such Covered Person's gross negligence (or in the case of the Independent Manager, bad faith) or willful misconduct.

(b) To the fullest extent permitted by applicable law, a Covered Person shall be entitled to indemnification from the Company for any loss, damage or claim incurred by such Covered Person by reason of any act or omission performed or omitted by such Covered Person in good faith on behalf of the Company and in a manner reasonably believed to be within the scope of the authority conferred on such Covered Person by this Agreement, except that no

Covered Person shall be entitled to be indemnified in respect of any loss, damage or claim incurred by such Covered Person by reason of such Covered Person's gross negligence (or in the case of the Independent Manager, bad faith) or willful misconduct with respect to such acts or omissions; provided, however, that any indemnity under this Section 20 by the Company shall be provided out of and to the extent of Company assets only, and the Members, the Manager and the Special Member shall not have personal liability on account thereof; and provided further, that so long as any Obligation is outstanding, no indemnity payment from funds of the Company (as distinct from funds from other sources, such as insurance) of any indemnity under this Section 20 shall be payable from amounts allocable to any other Person pursuant to the Basic Documents.

(c) To the fullest extent permitted by applicable law, expenses (including reasonable legal fees) incurred by a Covered Person defending any claim, demand, action, suit or proceeding shall, from time to time, be advanced by the Company prior to the final disposition of such claim, demand, action, suit or proceeding upon receipt by the Company of an undertaking by or on behalf of the Covered Person to repay such amount if it shall be determined that the Covered Person is not entitled to be indemnified as authorized in this Section 20.

(d) A Covered Person shall be fully protected in relying in good faith upon the records of the Company and upon such information, opinions, reports or statements presented to the Company by any Person as to matters the Covered Person reasonably believes are within such other Person's professional or expert competence and who has been selected with reasonable care by or on behalf of the Company, including information, opinions, reports or statements as to the value and amount of the assets, liabilities, or any other facts pertinent to the existence and amount of assets from which distributions to the Members might properly be paid.

(e) To the extent that, at law or in equity, a Covered Person has duties (including fiduciary duties) and liabilities relating thereto to the Company or to any other Covered Person, a Covered Person acting under this Agreement shall not be liable to the Company or to any other Covered Person for its good faith reliance on the provisions of this Agreement or any approval or authorization granted by the Company or any other Covered Person. The provisions of this Agreement, to the extent that they restrict the duties and liabilities of a Covered Person otherwise existing at law or in equity, are agreed by the Members and the Special Member to replace such other duties and liabilities of such Covered Person.

(f) The foregoing provisions of this Section 20 shall survive any termination of this Agreement.

Section 21. Assignments.

A Member may assign in whole or in part its limited liability company interest in the Company. Subject to Section 23, if a Member transfers all of its limited liability company interest in the Company pursuant to this Section 21, the transferee shall be admitted to the Company as a member of the Company upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement, which instrument may be a counterpart signature page to this Agreement. Such admission shall be deemed effective immediately prior to the transfer and, immediately following such admission, the transferor

Member shall cease to be a member of the Company. Notwithstanding anything in this Agreement to the contrary, any successor to a Member by merger or consolidation in compliance with the Basic Documents shall, without further act, be a Member hereunder, and such merger or consolidation shall not constitute an assignment for purposes of this Agreement and the Company shall continue without dissolution.

Section 22. Resignation.

So long as any Obligation is outstanding, a Member may not resign, except as permitted under the Basic Documents and if the Rating Agency Condition is satisfied. If a Member is permitted to resign pursuant to this Section 22, an additional member of the Company shall be admitted to the Company, subject to Section 23, upon its execution of an instrument signifying its agreement to be bound by the terms and conditions of this Agreement, which instrument may be a counterpart signature page to this Agreement. Such admission shall be deemed effective immediately prior to the resignation and, immediately following such admission, the resigning Member shall cease to be a member of the Company.

Section 23. Admission of Additional Members.

One or more additional members of the Company may be admitted to the Company with the written consent of the Members; provided, however, that, notwithstanding the foregoing, so long as any Obligation remains outstanding, no additional Member may be admitted to the Company pursuant to Sections 21, 22 or 23 unless the Rating Agency Condition is satisfied.

Section 24. Dissolution.

(a) Subject to Section 9(f), the Company shall be dissolved, and its affairs shall be wound up upon the first to occur of the following: (i) the termination of the legal existence of the last remaining member of the Company or the occurrence of any other event which terminates the continued membership of the last remaining member of the Company in the Company unless the Company is continued without dissolution in a manner permitted by this Agreement or the Act or (ii) the entry of a decree of judicial dissolution under Section 18-802 of the Act. Upon the occurrence of any event that causes the last remaining member of the Company to cease to be a member of the Company or that causes the last remaining Member to cease to be a member of the Company (other than (i) upon an assignment by the last remaining Member of all of its limited liability company interest in the Company and the admission of the transferee pursuant to Sections 21 and 23, or (ii) the resignation of the last remaining Member and the admission of an additional member of the Company pursuant to Sections 22 and 23), to the fullest extent permitted by law, the personal representative of such member is hereby authorized to, and shall, within 90 days after the occurrence of the event that terminated the continued membership of such member in the Company, agree in writing (i) to continue the Company and (ii) to the admission of the personal representative or its nominee or designee, as the case may be, as a substitute member of the Company, effective as of the occurrence of the event that terminated the continued membership of the last remaining member of the Company or the last remaining Member in the Company.

(b) Notwithstanding any other provision of this Agreement, the Bankruptcy of a Member or a Special Member shall not cause such Member or Special Member, respectively, to cease to be a member of the Company and upon the occurrence of such an event, the Company shall continue without dissolution.

(c) Notwithstanding any other provision of this Agreement, each of the Members and the Special Member waives any right it might have to agree in writing to dissolve the Company upon the Bankruptcy of a Member or a Special Member, or the occurrence of an event that causes a Member or a Special Member to cease to be a member of the Company.

(d) In the event of dissolution, the Company shall conduct only such activities as are necessary to wind up its affairs (including the sale of the assets of the Company in an orderly manner), and the assets of the Company shall be applied in the manner, and in the order of priority, set forth in Section 18-804 of the Act.

(e) The Company shall terminate when (i) all of the assets of the Company, after payment of or due provision for all debts, liabilities and obligations of the Company shall have been distributed to the Members in the manner provided for in this Agreement and (ii) the Certificate of Formation shall have been canceled in the manner required by the Act.

Section 25. Waiver of Partition; Nature of Interest.

Except as otherwise expressly provided in this Agreement, to the fullest extent permitted by law, each of the Members and the Special Member hereby irrevocably waives any right or power that such Person might have to cause the Company or any of its assets to be partitioned, to cause the appointment of a receiver for all or any portion of the assets of the Company, to compel any sale of all or any portion of the assets of the Company pursuant to any applicable law or to file a complaint or to institute any proceeding at law or in equity to cause the dissolution, liquidation, winding up or termination of the Company. The Members shall not have any interest in any specific assets of the Company, and the Members shall not have the status of a creditor with respect to any distribution pursuant to Section 16 hereof. The interest of a Member in the Company is personal property.

Section 26. Benefits of Agreement; No Third-Party Rights.

None of the provisions of this Agreement shall be for the benefit of or enforceable by any creditor of the Company or by any creditor of a Member or a Special Member. Nothing in this Agreement shall be deemed to create any right in any Person (other than Covered Persons) not a party hereto, and this Agreement shall not be construed in any respect to be a contract in whole or in part for the benefit of any third Person (except as provided in Section 29).

Section 27. Severability of Provisions.

Each provision of this Agreement shall be considered severable and if for any reason any provision or provisions herein are determined to be invalid, unenforceable or illegal under any existing or future law, such invalidity, unenforceability or illegality shall not impair the operation of or affect those portions of this Agreement which are valid, enforceable and legal.

Section 28. Entire Agreement.

This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof.

Section 29. Binding Agreement.

Notwithstanding any other provision of this Agreement, the Members agree that this Agreement, including, without limitation, Sections 7, 8, 9, 10, 20, 21, 22, 23, 24, 26, 29 and 31, constitutes a legal, valid and binding agreement of the Members, and is enforceable against the Members by the Independent Manager, in accordance with its terms. In addition, the Independent Manager shall be intended beneficiaries of this Agreement.

Section 30. Governing Law.

This Agreement shall be governed by and construed under the laws of the State of Delaware (without regard to conflict of laws principles), all rights and remedies being governed by said laws.

Section 31. Amendments.

Subject to Section 9(f), this Agreement may be modified, altered, supplemented or amended pursuant to a written agreement executed and delivered by the Members. Notwithstanding anything to the contrary in this Agreement, so long as any Obligation is outstanding, this Agreement may not be modified, altered, supplemented or amended unless the Rating Agency Condition is satisfied except: (i) to cure any ambiguity or (ii) to convert or supplement any provision in a manner consistent with the intent of this Agreement and the other Basic Documents.

Section 32. Counterparts.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original of this Agreement and all of which together shall constitute one and the same instrument.

Section 33. Notices.

Any notices required to be delivered hereunder shall be in writing and personally delivered, mailed or sent by telecopy, electronic mail or other similar form of rapid transmission, and shall be deemed to have been duly given upon receipt (a) in the case of the Company, to the Company at its address in Section 2, (b) in the case of the Members, to each Member at its address as listed on Schedule B attached hereto and (c) in the case of either of the foregoing, at such other address as may be designated by written notice to the other party.

Section 34. Effectiveness.

Pursuant to Section 18-201 (d) of the Act, this Agreement shall be effective as of the time of the filing of the Certificate of Formation with the Office of the Delaware Secretary of State on October 3, 2017.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the undersigned, intending to be legally bound hereby, has duly executed this Limited Liability Company Agreement as of the 4th day of January, ~~2017.~~ 2018

MEMBERS:

BENJAMIN D. JACOBSON, MEMBER

CASEY A. BURKA, MEMBER

ANDREW S. JACOBS

INDEPENDENT MANAGER:

Name: Michelle A. Dreyer

SCHEDULE A

Definitions

A. Definitions

When used in this Agreement, the following terms not otherwise defined herein have the following meanings:

"Act" has the meaning set forth in the preamble to this Agreement.

"Affiliate" means, with respect to any Person, any other Person directly or indirectly Controlling or Controlled by or under direct or indirect common Control with such Person.

"Agreement" means this Limited Liability Company Agreement of the Company, together with the schedules attached hereto, as amended, restated or supplemented or otherwise modified from time to time.

"Bankruptcy" means, with respect to any Person, if such Person (i) makes an assignment for the benefit of creditors, (ii) files a voluntary petition in bankruptcy, (iii) is adjudged a bankrupt or insolvent, or has entered against it an order for relief, in any bankruptcy or insolvency proceedings, (iv) files a petition or answer seeking for itself any reorganization, arrangement, composition, readjustment, liquidation or similar relief under any statute, law or regulation, (v) files an answer or other pleading admitting or failing to contest the material allegations of a petition filed against it in any proceeding of this nature, (vi) seeks, consents to or acquiesces in the appointment of a trustee, receiver or liquidator of the Person or of all or any substantial part of its properties, or (vii) if 120 days after the commencement of any proceeding against the Person seeking reorganization, arrangement, composition, readjustment, liquidation or similar relief under any statute, law or regulation, if the proceeding has not been dismissed, or if within 90 days after the appointment without such Person's consent or acquiescence of a trustee, receiver or liquidator of such Person or of all or any substantial part of its properties, the appointment is not vacated or stayed, or within 90 days after the expiration of any such stay, the appointment is not vacated. The foregoing definition of "Bankruptcy" is intended to replace and shall supersede and replace the definition of "Bankruptcy" set forth in Sections 18-101(1) and 18-304 of the Act.

"Basic Documents" means this Agreement; the Management Agreement; such documents and instruments as are required or appropriate and as may be necessary in order to consummate the purchase of the Property, including (without limitation): Act of Cash Sale, Bill of Sale, Assignment and Assumption of Lease, Assignment of Rights, Assignment and Assumption Agreement for the assumption of the loan affecting the Property, Hazardous Substances Indemnity Agreement; and all documents and certificates contemplated thereby or delivered in connection therewith.

"Certificate of Formation" means the Certificate of Formation of the Company filed with the Secretary of State of the State of Delaware on October 3, 2017, as amended or amended and restated from time to time.

"Company" means Dix Packa Sixie LLC, a Delaware limited liability company.

"Control" means the possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of a Person, whether through the ownership of voting securities or general partnership or managing member interests, by contract or otherwise. "Controlling" and "Controlled" shall have correlative meanings. Without limiting the generality of the foregoing, a Person shall be deemed to Control any other Person in which it owns, directly or indirectly, a majority of the ownership interests.

"Covered Persons" has the meaning set forth in Section 20(a).

"Independent Manager" shall mean a Person reasonably satisfactory to Wells Fargo Bank, National Association, who shall not have been at the time of such individual's appointment, and may not have been at any time during the preceding five (5) years: (i) a shareholder of, or an officer, director, partner or employee of, the Company or any of its shareholders, subsidiaries or affiliates (except in its capacity as an Independent Manager; (ii) a substantial creditor, customer of, or supplier to, the Company or any of its shareholders, subsidiaries or affiliates; (iii) a Person controlling or under common control with any such shareholder, partner, supplier or customer; or (iv) a member of the immediate family of any such shareholder, officer, director, partner, employee, supplier or customer.

"Material Action" means to consolidate or merge the Company with or into any Person, or sell all or substantially all of the assets of the Company, or to institute proceedings to have the Company be adjudicated bankrupt or insolvent, or consent to the institution of bankruptcy or insolvency proceedings against the Company or file a petition seeking, or consent to, reorganization or relief with respect to the Company under any applicable federal or state law relating to bankruptcy, or consent to the appointment of a receiver, liquidator, assignee, trustee, sequestrator (or other similar official) of the Company or a substantial part of its property, or make any assignment for the benefit of creditors of the Company, or admit in writing the Company's inability to pay its debts generally as they become due, or take action in furtherance of any such action, or, to the fullest extent permitted by law, dissolve or liquidate the Company.

"Members" means Benjamin D. Jacobson, Casey A. Burka and Andrew S. Jacobs, as the initial members of the Company, and includes any Person admitted as an additional member of the Company or a substitute member of the Company pursuant to the provisions of this Agreement, each in its capacity as a member of the Company; provided, however, the term "Members" shall not include the Special Member.

"Obligations" shall mean the indebtedness, liabilities and obligations of the Company under or in connection with this Agreement, the other Basic Documents or any related document in effect as of any date of determination.

"Officer" means an officer of the Company described in Section 11.

"Officer's Certificate" means a certificate signed by any Officer of the Company who is authorized to act for the Company in matters relating to the Company.

"Person" means any individual, corporation, partnership, joint venture, limited liability company, limited liability partnership, association, joint stock company, trust, unincorporated

organization, or other organization, whether or not a legal entity, and any governmental authority.

"Property" means real property known located at 5500 and 5528-5530 St. Claude Avenue, New Orleans, Louisiana.

"Rating Agency" has the meaning assigned to that term in the Basic Documents.

"Rating Agency Condition" means (i) with respect to any action taken at any time before the loan evidenced and secured by the Basic Documents has been sold or assigned to a securitization trust, that the lender thereunder has consented in writing to such action, and (ii) with respect to any action taken at any time after such loan has been sold or assigned to a securitization trust, that each Rating Agency shall have been given ten days prior notice thereof and that each of the Rating Agencies shall have notified the Company in writing that such action will not result in a reduction or withdrawal of the then current rating by such Rating Agency of any of securities issued by such securitization trust.

"Special Member" means, upon such person's admission to the Company as a member of the Company pursuant to Section 5(c), a person acting as Independent Manager, in such person's capacity as a member of the Company. A Special Member shall only have the rights and duties expressly set forth in this Agreement.

B. Rules of Construction

Definitions in this Agreement apply equally to both the singular and plural forms of the defined terms. The words "include" and "including" shall be deemed to be followed by the phrase "without limitation." The terms "herein," "hereof" and "hereunder" and other words of similar import refer to this Agreement as a whole and not to any particular Section, paragraph or subdivision. The Section titles appear as a matter of convenience only and shall not affect the interpretation of this Agreement. All Section, paragraph, clause, Exhibit or Schedule references not attributed to a particular document shall be references to such parts of this Agreement.

SCHEDULE B

Members

Name	Mailing Address	Agreed Value of Capital Contribution	Membership Interest
Benjamin D. Jacobson	1900 Cadiz St., Unit A New Orleans, LA 70115	Services	33 1/3%
Casey A. Burka	1900 Cadiz St., Unit A New Orleans, LA 70115	Services	33 1/3%
Andrew S. Jacobs	3636 St. Charles Ave. New Orleans, LA 70115	$200,000.00	33 1/3%

SCHEDULE C

Management Agreement

January 4, 2018

Wells Fargo Bank, National Association, as Trustee
299 Main Street, 12th Floor
MAC: U1228-051
Salt Lake City, Utah 84111

Re: Management Agreement – Dix Packa Sixie LLC

Ladies and Gentlemen:

For good and valuable consideration, each of the undersigned Persons, who are the Members of Dix Packa Sixie LLC, a Delaware limited liability company (the "Company"), in accordance with the Limited Liability Company Agreement of the Company, dated as of January 4, 2018, as it may be amended or restated from time to time (the "LLC Agreement"), hereby agree as follows:

1. Each of the undersigned accepts such Person's rights and authority as an Independent Manager under the LLC Agreement and agrees to perform and discharge such Person's duties and obligations as an Independent Manager under the LLC Agreement, and further agrees that such rights, authorities, duties and obligations under the LLC Agreement shall continue until such Person's successor as an Independent Manager is designated or until such Person's resignation or removal as an Independent Manager in accordance with the LLC Agreement. Each of the undersigned agrees and acknowledges that it has been designated as a "manager" of the Company within the meaning of the Delaware Limited Liability Company Act.

2. So long as any Obligation is outstanding, each of the undersigned agrees, solely in its capacity as a creditor of the Company on account of any indemnification or other payment owing to the undersigned by the Company, not to acquiesce, petition or otherwise invoke or cause the Company to invoke the process of any court or governmental authority for the purpose of commencing or sustaining a case against the Company under any federal or state bankruptcy, insolvency or similar law or appointing a receiver, liquidator, assignee, trustee, custodian, sequestrator or other similar official of the Company or any substantial part of the property of the Company, or ordering the winding up or liquidation of the affairs of the Company.

3. THIS MANAGEMENT AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF DELAWARE, AND ALL RIGHTS AND REMEDIES SHALL BE GOVERNED BY SUCH LAWS WITHOUT REGARD TO PRINCIPLES OF CONFLICTS OF LAWS.

Initially capitalized terms used and not otherwise defined herein have the meanings set forth in the LLC Agreement.

This Management Agreement may be executed in any number of counterparts, each of which shall be deemed an original of this Management Agreement and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this Management Agreement as of the day and year first above written.

BENJAMIN D. JACOBSON, MEMBER

CASEY A. BURKA, MEMBER

ANDREW S. JACOBS, MEMBER

MICHELLE A. DREYER, INDEPENDENT MANAGER

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

12/11/2017

ONLINE FILING
petert@spsr-law.com

DIX PACKA SIXIE LLC

It has been a pleasure to approve and place on file your application for certificate of authority. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

In addition to email and text notifications, business owners now have the option to enroll in our secured business filings (SBF) service. This service is available for a one-time fee of $35 accompanied by a notarized affidavit. Upon enrollment, an amendment cannot be made to your entity without approval using your personal identification number. This is another way to protect your business from fraud and identity theft.

Please note that as of January 1, 2018, business owners in the following parishes will be required to file all available business documents online through geauxBIZ: Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Livingston, Orleans, Ouachita, Rapides, St. Tammany, Tangipahoa and Terrebonne.

Online filing options are available if changes are necessary to your registration or you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB

UNITED STATES OF AMERICA

State of Louisiana

Tom Schedler

SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that

the Application Form for Certificate of Authority of

DIX PACKA SIXIE LLC

Domiciled at WILMINGTON, DELAWARE,

Was filed and recorded in this Office on December 11, 2017.

Thus authorizing the limited liability company to exercise the same rights and privileges accorded similar domestic limited liability companies, subject to the provisions of R. S. Title 12, Chapter 22, Part VIII.

In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

December 11, 2017

Secretary of State

WEB 42879255Q

Certificate ID: 10896138#TXM73

To validate this certificate, visit the following web site, go to Business Services, Search for Louisiana Business Filings, Validate a Certificate, then follow the instructions displayed.
www.sos.la.gov

Tom Schedler
SECRETARY OF STATE

State of Louisiana
Secretary of State

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

December 11, 2017

The attached document of DIX PACKA SIXIE LLC was received and filed on December 11, 2017.

WEB 42879255Q

APPLICATION FOR AUTHORITY

TO TRANSACT BUSINESS IN LOUISIANA

(R.S. 12:1345)

This Company is For:
BUSINESS

1. Limited Liability Company Name:
DIX PACKA SIXIE LLC

2. Previous Company Name:

3. Date of Organization:
10/03/2017

4. Period of Duration:
PERPETUAL

5. Principal office address in state or country of incorporation/organization:
251 LITTLE FALLS DRIVE
WILMINGTON, DE, 19808

6. Principal business office address:
1900 CADIZ STREET UNIT A
NEW ORLEANS, LA, 70115

7. Principal business establishment in Louisiana:
1900 CADIZ STREET UNIT A
NEW ORLEANS, LA, 70115

8. Registered office address in Louisiana:
1900 CADIZ STREET UNIT A
NEW ORLEANS, LA, 70115

9. Mailing Address:
1900 CADIZ STREET UNIT A
NEW ORLEANS, LA, 70115

10. Registered agent's name and address in Louisiana:
BENJAMIN D. JACOBSON
1900 CADIZ STREET UNIT A
NEW ORLEANS, LA, 70115

11. The name and municipal address (not a P.O. Box only) of the managers or members:
BENJAMIN D. JACOBSON (MEMBER)
2318 OCTAVIA STREET
NEW ORLEANS, LA, 70115

CASEY A. BURKA (MEMBER)
4518 CONSTANCE STREET
NEW ORLEANS, LA, 70115

ANDREW S. JACOBS (MEMBER)
2022 JEFFERSON AVENUE
NEW ORLEANS, LA, 70115

12. Nature of Business to be transacted in Louisiana:
LESSOR OF NONRESIDENTIAL BUILDING

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM A MEMBER/MANAGER.
ELECTRONIC SIGNATURE: BENJAMIN D. JACOBSON (12/8/2017)
TITLE: MEMBER

Delaware

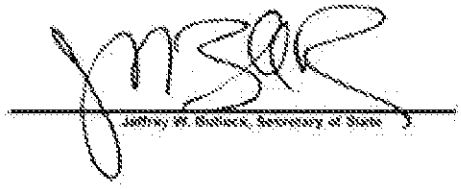
The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "DIX PACKA SIXIE LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE EIGHTH DAY OF DECEMBER, A.D. 2017.

AND I DO HEREBY FURTHER CERTIFY THAT THE SAID "DIX PACKA SIXIE LLC" WAS FORMED ON THE THIRD DAY OF OCTOBER, A.D. 2017.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.





6566380 8300

SR# 20177459581

Authentication: 203713636

Date: 12-08-17

You may verify this certificate online at corp.delaware.gov/authver.shtml

SECRETARY OF STATE

Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 42879255Q

Charter Name: DIX PACKA SIXIE LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

Date Responded	Agent(s)	Agent(s) Electronic Signature
12/11/2017	BENJAMIN D. JACOBSON	BEN JACOBSON

DocuSign Envelope ID: 4C7D88F2-BB54-4073-A246-A30775ABEE60

UNANIMOUS WRITTEN CONSENT
BY THE MEMBERS OF
DIX PACKA SIXIE LLC

The undersigned, constituting all of the members (the "Members") of Dix Packa Sixie LLC (the "Company"), a Delaware limited liability company formed on October 3, 2017, and registered with the Louisiana Secretary of State on December 11, 2017, do hereby consent, approve, and adopt the following resolution on behalf of the Company:

BE IT RESOLVED, the Members, in connection with the Company's ownership of that certain immovable property bearing the municipal address of 5500 St. Claude Avenue, New Orleans, Louisiana 70117 (the "Property") have consented to, approved and authorized the Company to submit an application for a Conditional Use Permit (and to perform any subsequent actions in furtherance thereof) for the use of a medical clinic with commercial floor area greater than 10,000 square feet and to submit any applications in connection with any associated site regulations (collectively, the "Conditional Use Application");

FURTHER RESOLVED, that the Members authorize Bari Cooper Sherman, Vice President of Turner Healthcare Facilities Acquisition LLC (the "Authorized Representative"), to execute and deliver on behalf of the Company such documents and instruments as are required or appropriate and as may be necessary for submission of the Conditional Use Application and the performance of any subsequent actions in furtherance thereof;

FURTHER RESOLVED, that any and all actions heretofore taken in respect of the matters described in this Unanimous Written Consent be, and hereby are, ratified and confirmed by the Company as its act and deed;

FURTHER RESOLVED, that this Unanimous Written Consent may be executed in counterparts, each of which, assuming it has not been modified, shall be deemed an original, but all of which, taken together, shall constitute one and the same instrument; electronically transmitted signatures may be used in place of original signatures and that the undersigned intend to be bound by electronically transmitted signatures and hereby waive any defenses to the enforcement of the terms of this instrument based upon the form of signature; and the exchange of executed copies of this instrument by facsimile or Portable Document Format ("PDF") transmission shall constitute an effective execution and delivery of this instrument as to the parties for all purposes, and signatures of the parties transmitted by facsimile or PDF shall be deemed to be their original signatures for all purposes.

The undersigned Members do hereby warrant the correctness of the above information and further certify that: (i) the operation of the Company is governed by the Limited Liability Company Agreement dated January 4, 2018, which has not been amended; (ii) their authority is in full force and effect and has not been limited, restricted or abrogated in any way by any action of the Members and/or the Company, and is in accordance with the provisions of the Limited Liability Company Agreement of the Company; and (iii) this Unanimous Written Consent may be relied up on by any third party in respect of the matters described herein.

THUS, DONE AND SIGNED by the undersigned Members of Dix Packa Sixie LLC on this 23rd day of November, 2021.

DocuSigned by:
By: _____
4055345F01154E3...
Name: Andrew S. Jacobs
Title: Member

DocuSigned by:
By: _____
6194FE85BF3D44F...
Name: Casey A. Burka
Title: Member

DocuSigned by:
By: Ben Jacobson
155BB7837E0F447...
Name: Benjamin D. Jacobson
Title: Member

ALTA/NSPS Land Title Survey

Title Information

FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT #LA25210903J/30071961
EFFECTIVE DATE: AUGUST 26, 2021 AT 12:00 AM

Schedule A Description

A CERTAIN PIECE OR PORTION OF GROUND, SITUATED IN THE STATE OF LOUISIANA, ORLEANS PARISH, THIRD DISTRICT, SQUARE 335, BOUNDED BY ST. CLAUDE AVENUE, CAFFIN AVENUE, NORTH RAMPART STREET AND FLOOD STREET, DESIGNATED AS LOTS 1, 2, 3 AND 4-X ON A PLAN OF RESUBDIVISION MADE BY BFM CORPORATION, APPROVED BY THE CITY PLANNING COMMISSION ON APRIL 8, 1986, PER DECLARATION OF TITLE CHANGE BY SUBDIVISION, REGISTERED IN COB 804, FOLIO 283, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AND POINT-OF-BEGINNING AT THE 1/2" DIAMETER IRON ROD SET AT THE INTERSECTION OF THE SOUTHERNMOST RIGHT-OF-WAY LINE OF ST. CLAUDE AVENUE AND THE WESTERNMOST RIGHT-OF-WAY LINE OF CAFFIN AVENUE; THENCE, IN A SOUTHERLY DIRECTION ALONG SAID WESTERNMOST RIGHT-OF-WAY LINE OF CAFFIN AVENUE, SOUTH 15 DEGREES 12 MINUTES 58 SECONDS WEST, A DISTANCE OF 123.26 FEET TO THE 1/2" DIAMETER IRON ROD SET ON THE NORTHERNMOST BOUNDARY LINE OF LOT H; THENCE, IN A WESTERLY DIRECTION ALONG SAID NORTHERNMOST BOUNDARY LINE OF LOT H, NORTH 76 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 130.81 FEET TO THE WESTERNMOST BOUNDARY LINE OF LOT H; THENCE, IN A SOUTHERLY DIRECTION ALONG SAID WESTERNMOST BOUNDARY LINE OF LOT H, SOUTH 15 DEGREES 12 MINUTES 58 SECONDS WEST, A DISTANCE OF 15.00 FEET TO THE NORTHERNMOST BOUNDARY LINE OF LOT 11-A; THENCE, IN A WESTERLY DIRECTION ALONG SAID NORTHERNMOST BOUNDARY LINE OF LOT 11-A, NORTH 76 DEGREES 02 MINUTES 22 SECONDS WEST, A DISTANCE OF 130.83 FEET TO A 1/2" DIAMETER IRON ROD SET ON THE EASTERNMOST RIGHT-OF-WAY LINE OF FLOOD STREET; THENCE, IN A NORTHERLY DIRECTION ALONG SAID EASTERNMOST RIGHT-OF-WAY LINE OF FLOOD STREET, NORTH 15 DEGREES 12 MINUTES 58 SECONDS EAST, A DISTANCE OF 138.26 FEET TO THE SOUTHERNMOST RIGHT-OF-WAY LINE OF ST. CLAUDE AVENUE; THENCE, IN AN EASTERLY DIRECTION ALONG SAID SOUTHERNMOST RIGHT-OF-WAY LINE OF ST. CLAUDE AVENUE, SOUTH 76 DEGREES 02 MINUTES 22 SECONDS EAST, A DISTANCE OF 261.64 FEET TO THE POINT-OF-BEGINNING.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. LA25210903J/30071961, WITH AN EFFECTIVE DATE OF AUGUST 26, 2021 AT 12:00 AM.

Schedule B - Section II

NO APPLICABLE SCHEDULE B ITEMS.

Significant Observations

NONE APPARENT AT THE TIME OF THE SURVEY.

Temporary Benchmark Information

TBM#1
SET NAIL
NORTHING: 533709.61
EASTING: 3697908.91
ELEVATION: 1.39'

TBM#2
SET NAIL
NORTHING: 533803.45
EASTING: 3697720.52
ELEVATION: 0.89'

Invert Information

SMH#1
RIM ELEVATION: 0.58'
BOTTOM: -1.72'
NO PIPES VISIBLE
STRUCTURE FULL OF DIRT

SMH#2
RIM ELEVATION: 0.64'
INVERT 12" RCP: -6.86'

SMH#3
RIM ELEVATION: 0.82'
INVERT 12" RCP: -6.98'

SMH#4
RIM ELEVATION: 0.26'
INVERT 12" RCP: -5.34'

DMH#1
RIM ELEVATION: 0.04'
INVERT 12" RCP: -3.26'
INVERT 24" RCP: -8.96'

DMH#2
RIM ELEVATION: 0.24'
INVERT 12" RCP: -9.46'
INVERT 24" RCP: -9.46'

DMH#3
RIM ELEVATION: 0.28'
INVERT 12" RCP: -7.22'

DMH#4
RIM ELEVATION: 0.49'
INVERT 12" RCP: -4.71'
INVERT 24" RCP: -8.81'

DMH#5
RIM ELEVATION: 0.49'
UNABLE TO OPEN

G1#1
RIM ELEVATION: 0.68'
INVERT ELEVATION: -2.34'

G1#2
RIM ELEVATION: 0.69'
INVERT ELEVATION: -1.40'

G1#3
RIM ELEVATION: 1.19'
INVERT 10" PIPE: -1.81'
INVERT 10" PIPE: -1.41'

G1#4
RIM ELEVATION: -0.93'
INVERT 10" PIPE: -3.33'
INVERT 18": -4.93'

C1#1
RIM ELEVATION: -1.00'
UNABLE TO OPEN

C2#2
RIM ELEVATION: -1.21'
UNABLE TO OPEN

C1#3
RIM ELEVATION: -0.51'
UNABLE TO OPEN

C1#4
RIM ELEVATION: -0.57'
UNABLE TO OPEN

Miscellaneous Notes

1. COMPLETED FIELD WORK WAS SEPTEMBER 25, 2021.
2. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH WHICH IS BASED ON THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS S 75°59'57" E PER GPS COORDINATE OBSERVATIONS LOUISIANA STATE PLANE, SOUTH ZONE NAD83.
   LATITUDE: = 29°57'41.1829"
   LONGITUDE = -90°01'00.6702
   CONVERGENCE ANGLE = 00°39'29.7252"
3. DISTANCES SHOWN ON PLAT ARE GROUND.
4. SOME FEATURES ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
5. DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.
6. ANY SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO SURVEYOR, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON.
7. NAMES AND ADDRESSES OF ADJOINING PROPERTY OWNERS WERE TAKEN FROM ORLEANS PARISH TAX CARDS AND DEEDS.
8. THE NEAREST FIRE HYDRANT IS AS SHOWN ON SURVEY.
9. NO SURVEYOR OR ANY OTHER PERSON OTHER THAN A LICENSED LOUISIANA ATTORNEY MAY PROVIDE LEGAL ADVICE CONCERNING THE STATUS OF TITLE TO THE PROPERTY DESCRIBED IN THIS SURVEY ("THE SUBJECT PROPERTY"). THE PURPOSE OF THIS SURVEY, AND THE COMMENTS RELATED TO THE SCHEDULE B-II EXCEPTIONS, IS ONLY TO SHOW THE LOCATION OF BOUNDARIES AND PHYSICAL OBJECTIONS IN RELATION THERETO. TO THE EXTENT THAT THE SURVEY INDICATES THAT THE LEGAL INSTRUMENT "AFFECTS" THE SUBJECT PROPERTY, SUCH STATEMENT IS ONLY INTENDED TO INDICATE THAT PROPERTY BOUNDARIES INCLUDED IN SUCH INSTRUMENT INCLUDE SOME OR ALL OF THE SUBJECT PROPERTY. THE SURVEYOR DOES NOT PURPORT TO DESCRIBE HOW SUCH INSTRUMENT AFFECTS THE SUBJECT PROPERTY OR THE ENFORCEABILITY OR LEGAL CONSEQUENCES OF SUCH INSTRUMENT.
10. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED DIMENSIONS UNLESS OTHERWISE NOTED HEREON. RECORD DIMENSIONS, IF DIFFERING FROM MEASURED DIMENSIONS, WILL BE FOLLOWED BY "(R#)" WHERE THE # INDICATES FROM WHICH REFERENCE DOCUMENT THE DIMENSION ORIGINATED.
11. CONTOUR INTERVAL = 1 FOOT
12. TOTAL NUMBER OF STRIPED PARKING SPACES OBSERVED AT THE TIME OF THE SURVEY IS 36, WHICH INCLUDES 2 DESIGNATED ADA SPACES.
13. SURVEYOR NOTES THAT THE PROPERTY THAT THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO SAINT CLAUDE AVENUE, CAFFIN AVENUE AND FLOOD STREET, ALL BEING PUBLICLY DEDICATED STREETS OR HIGHWAYS.
14. THERE WAS NO EVIDENCE OF MONITOR WELLS, OR ANY TEST BORINGS ON THE SUBJECT PROPERTY AT THE TIME OF THE SURVEY.
15. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A CEMETERY, ISOLATED GRAVE SITE OR BURIAL GROUNDS.
16. AT THE TIME OF THE SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
17. ELEVATIONS ESTABLISHED WITH GPS STATIC OBSERVATIONS UTILIZING ONLINE POSITIONING USER SERVICE (OPUS) FOR POST PROCESSING. (NAVD 1988 DATUM)
18. AT THE TIME OF THE SURVEY, THERE WERE NO CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.
19. THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
20. THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF SAINT CLAUDE AVENUE AND CAFFIN AVENUE, WHICH IS LOCATED AT THE NORTHEAST CORNER OF THE SUBJECT PROPERTY.
21. SURVEYOR DID NOT RECEIVE CURRENT DEEDS FOR ADJOINING PROPERTIES FROM THE TITLE INSURER. SURVEYOR OBTAINED THE DEED INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE CURRENT DEED DESCRIPTIONS FOR ADJOINING PROPERTIES
22. REFERENCE DOCUMENTS NOTED HEREON WERE OBTAINED BY THE SURVEYOR AND ANY AND ALL REPRESENTATIONS BASED THEREON SHOULD BE REVIEWED BY A LICENCED ATTORNEY OR TITLE INSURER FOR VERIFICATION.
23. SURVEYOR DID NOT RECEIVE ANY INFORMATION FROM THE TITLE INSURER REGARDING THE CURRENT ZONING CLASSIFICATION OF THE PROPERTY OR ANY REQUIREMENTS RELATED TO THE APPLICABLE ZONING CLASSIFICATION. SURVEYOR OBTAINED THE ZONING INFORMATION REFLECTED ON THIS SURVEY ON THEIR OWN. THE USER OF THIS SURVEY SHOULD CONSULT AN ATTORNEY OR TITLE INSURER TO VERIFY THE ZONING CLASSIFICATION OF THE PROPERTY AS WELL AS THE APPLICABLE RESTRICTIONS AND REQUIREMENTS ASSOCIATED WITH SUCH ZONING CLASSIFICATION.
24. IN REGARDS TO ALTA TABLE A ITEM 10, NO VISIBLE CERTAIN DIVISION OR PARTY WALLS WITH RESPECT TO ADJOINING PROPERTIES WERE OBSERVED AT THE TIME THE FIELDWORK WAS PERFORMED, NOR WERE ANY DESIGNATED BY THE CLIENT, NECESSARY PERMISSIONS WERE NOT PROVIDED.

Flood Note

By graphic plotting only, this property is in Zones Shaded X and AE of the Flood Insurance Rate Map, Community Panel No. 22071C0234F, which bears an effective date of 09/30/2016 and is partially in a Special Flood Hazard Area

Zone "Shaded X" - Area of moderate flood hazard, usually the area between the limits of the 100-year and 500-year floods.

Zone "AE" - The base floodplain where base flood elevations are provided. AE Zones are now used on new format FIRMs instead of A1-A30 Zones.

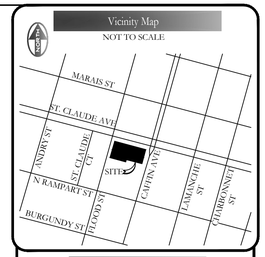
Utility Notes

1. THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

811 Know what's below. Call before you dig.

Vicinity Map

NOT TO SCALE



Legend of Symbols & Abbreviations

- FOUND MONUMENT (AS NOTED)
- SET MONUMENT (AS NOTED)
- COMPUTED POINT
- TEMPORARY BENCHMARK
- POWER POLE
- LIGHT POLE
- SEWER MANHOLE
- DRAINAGE MANHOLE
- GRATED INLET
- CURB INLET
- WATER MANHOLE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE
- GAS METER
- GAS VALVE
- SIGN
- TSP TRAFFIC SIGNAL POST
- BOLLARD
- HANDICAP PARKING
- (M) MEASURED/CALCULATED DIMENSION
- (R) RECORD DIMENSION
- R/W RIGHT-OF-WAY LINE
- C/L CENTERLINE
- N/F NOW OR FORMERLY
- BHL BUILDING HEIGHT LOCATION
- POB POINT OF BEGINNING
- TBM TEMPORARY BENCHMARK
- RCP REINFORCED CONCRETE PIPE
- BOC BACK OF CURB
- FL FLOW LINE
- EC EDGE OF CONCRETE
- EA EDGE OF ASPHALT
- TA TOP OF ASPHALT
- TC TOP OF CONCRETE
- SW SIDEWALK
- NG NATURAL GROUND
- BUILDING OVERHANG
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- OHU OVERHEAD POWER LINE
- SUBJECT PROPERTY LINE
- X — X — FENCE
- UGT UNDERGROUND TELEPHONE LINE
- SS UNDERGROUND SEWER LINE
- SD UNDERGROUND STORM DRAIN LINE
- G UNDERGROUND GAS LINE
- FLOOD ZONE LINE

NORTH

Scale: 1" = 20'

0 20 40

Surveyor's Certification

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; DIX PACKA SIXIE LLC; AND TURNER HEALTHCARE FACILITIES ACQUISITION, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 09/25/2021. THE RETURN VISIT FIELDWORK WAS COMPLETED ON 11/22/2021.

DATE OF PLAT OR MAP: 09/29/2021

Preliminary

MICHAEL O. COOK
LAND SURVEYOR NO.: 4879
IN THE STATE OF LOUISIANA

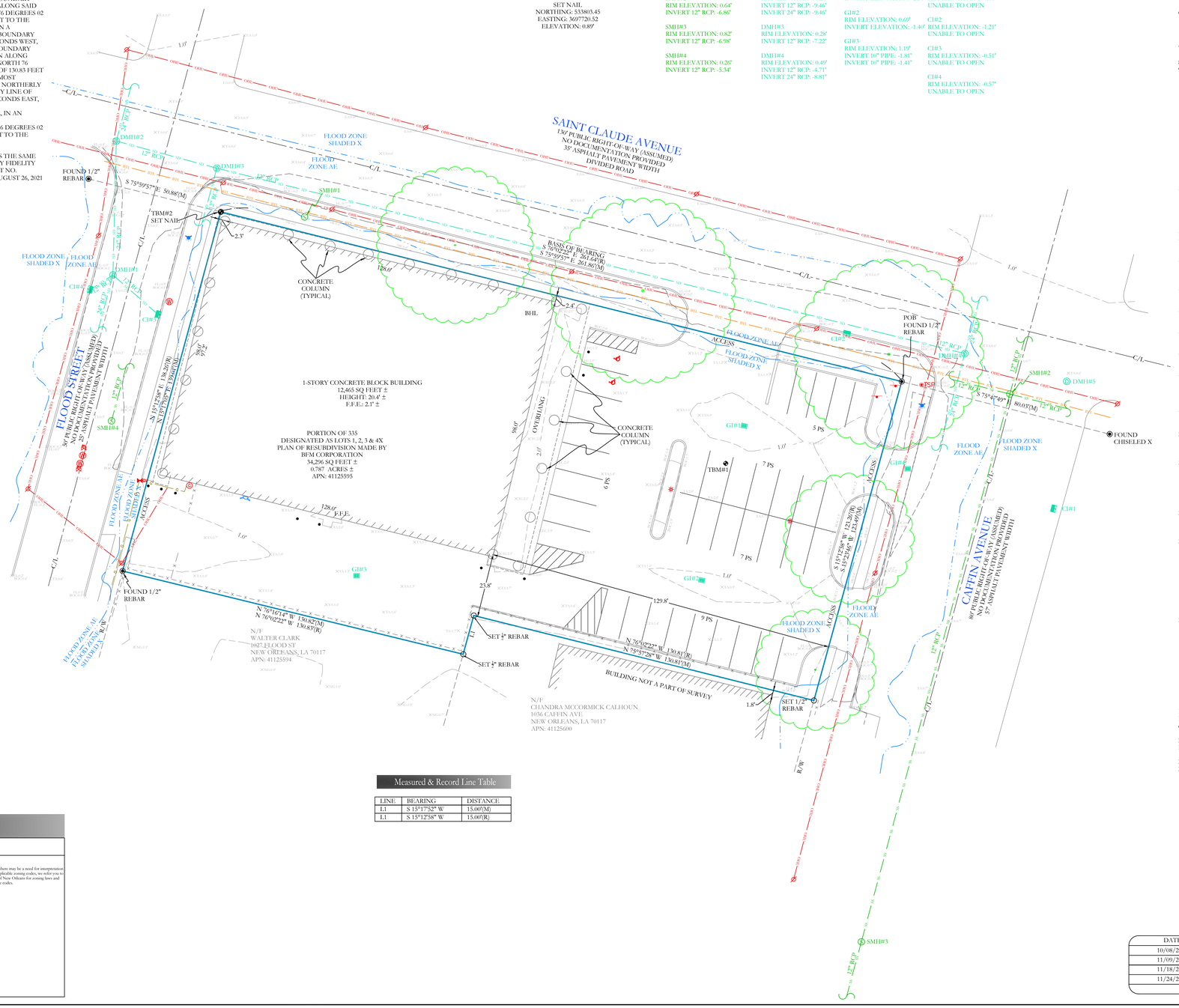
FIRM
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
JC 09/28/2021	MOC	LG

COUNTY & STATE:	JOB NUMBER:
ORLEANS PARISH, LOUISIANA	21-6672

LOCATION: 5500 SAINT CLAUDE AVENUE, NEW ORLEANS, LOUISIANA 70117

FOR THE USE AND BENEFIT OF:
TURNER HEALTHCARE FACILITIES ACQUISITIONS, LLC



Measured & Record Line Table

LINE	BEARING	DISTANCE
L1	S 15°17'52" W	15.00'(M)
L1	S 15°12'58" W	15.00'(R)

Zoning Information

PROPERTY IS CURRENTLY ZONED:
AWAITING ZONING REPORT

ITEM	REQUIRED	OBSERVED	Notes:
PERMITTED USE:	N/A	ABANDONED	Because there may be a need for interpretation of the applicable zoning codes, we refer you to the city of New Orleans for zoning laws and applicable codes.
MIN. LOT AREA	N/A	34,296 SQ FEET	
MIN. LOT WIDTH	N/A	261.86'	
MAX. BLDG COVERAGE	N/A	36%	
MIN. SETBACKS FRONT	N/A	2.4'	
MIN. SETBACKS SIDE	N/A	2.3'	
MIN. SETBACKS REAR	N/A	23.8'	
MAX BUILDING HEIGHT	N/A	20.8'	
PARKING REGULAR	N/A	34	
PARKING HANDICAP	N/A	2	
PARKING TOTAL	N/A	36	

DATE	REVISION	BY
10/08/2021	CLIENT COMMENTS	JC
11/09/2021	CLIENT COMMENTS	CZM
11/18/2021	CLIENT COMMENTS	JC
11/24/2021	ADDING RETURN VISIT INFORMATION	ME

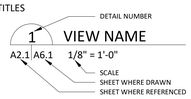
5500 ST CLAUDE AVE - TI

CUP PLANS

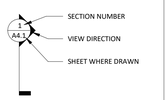
PROJECT SYMBOLS

VIEW REFERENCES

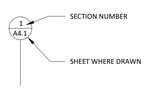
DRAWING TITLES



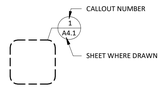
SECTIONS



DETAIL SECTION



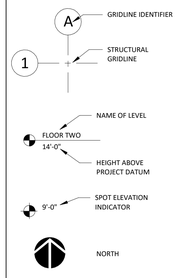
PLAN/DETAIL CALLOUTS



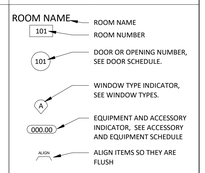
ELEVATIONS



DATUM SYMBOLS

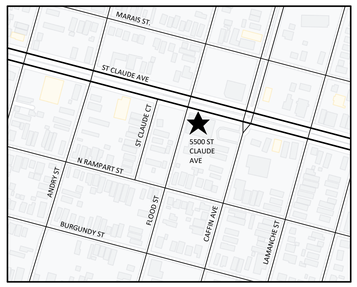


PROJECT SYMBOLS AND ANNOTATION



NOTE: SEE INDIVIDUAL SHEETS FOR ADDITIONAL SYMBOLS.

VICINITY MAP



PROJECT DIRECTORY

OWNER
TURNER HEALTHCARE FACILITIES ACQUISITION LLC
3000 OLYMPIC BOULEVARD, SUITE 2120
SANTA MONICA, CA 90404
PHONE: 310.752.9600

ARCHITECT
BOULDER ASSOCIATES, INC.
5646 MILTON STREET, SUITE 240
DALLAS, TX 75206
PHONE: 214.420.5700

CIVIL AND STRUCTURAL ENGINEER
MORPHY MAKOFSKY INCORPORATED
CONSULTING ENGINEERS
336 N. NORMAN C. FRANCIS PKWY
NEW ORLEANS, LA 70119
PHONE: 504.488.1317

CONTRACTOR
MAPP
344 THIRD STREET
BATON ROUGE, LA 70801
PHONE: 225.757.0111

MEP ENGINEER
HP ENGINEERING INC.
142 HOWELL STREET, SUITE 170
DALLAS, TX 75207
PHONE: 469.490.2500

LANDSCAPE ARCHITECT
DANA BROWN & ASSOCIATES
1836 VALENCE STREEN,
NEW ORLEANS, LA 70115

PROJECT DATA

BUILDING ADDRESS: 5500 ST CLAUDE AVENUE
NEW ORLEANS, LA 70117

PROJECT DESCRIPTION: MEDICAL CLINIC,
EXISTING 1 STORY ABOVE GRADE

OCCUPANCY: 'B' OCCUPANCY

CONSTRUCTION TYPE: 1-B (IBC), II (222) (NFPA)

GROSS BUILDING AREA:

	NEW	EXISTING
FIRST FLOOR	0 GSF	12,465 GSF

PROJECT TENANT AREA: 11,987 SF

FLOOR TO FLOOR HEIGHTS:
FIRST FLOOR: 20'- 8"

HAZARDOUS MATERIALS: HAZARDOUS MATERIALS ARE NOT USED, STORED OR TRANSPORTED WITHIN THIS BUILDING IN QUANTITIES SUFFICIENT TO REQUIRE PROTECTION.

APPLICABLE CODES:
2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL FUEL GAS CODE
2015 INTERNATIONAL FIRE CODE
2014 NATIONAL ELECTRICAL CODE
2014 FGI
2015 NFPA 101
2010 ADA STANDARDS

DEFERRED SUBMITTALS: FIRE SUPPRESSION SYSTEM
FIRE ALARM SYSTEM

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. REPORT ANY DISCREPANCIES TO ARCHITECT BEFORE CONTINUING. DO NOT SCALE DRAWINGS.
2. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO REVIEW THE ARCHITECTURAL DRAWINGS PRIOR TO PRICING AND BEFORE PROCEEDING WITH INSTALLATION OF ANY MECHANICAL, PLUMBING, OR ELECTRICAL WORK.
3. SEAL AROUND ALL INTERIOR JOINTS AT DOORS, WINDOWS, CABINETS, AND COUNTERTOPS. ALSO SEAL WHERE DOOR FRAMES INTERSECT WITH FLOORING.

UNIT PRICES

1. UNIT PRICE 01 - PROVIDE A UNIT PRICE TO ADD A MOISTURE CONTROL SYSTEM PER SECTION 090561.13 "MOISTURE VAPOR EMISSION CONTROL", IN COST/SQUARE FOOT.

ALLOWANCES

1. ALLOWANCE 01 – PROVIDE AN ALLOWANCE TO ADD A MOISTURE CONTROL SYSTEM PER SECTION 090561.13 "MOISTURE VAPOR EMISSION CONTROL", WITH INSTALLATION CONTINGENT UPON MOISTURE TESTING RESULTS PER DIVISION 09 FLOORING SPECIFICATIONS. THE OWNER MAY ELECT TO USE THIS ALLOWANCE TO INSTALL A DIFFERENT (LESS EXPENSIVE) SYSTEM DEPENDING ON THE MOISTURE TEST RESULTS.

SHEET INDEX

X730.02 ID - FLOOR DETAILS
X730.09 ID - WALL DETAILS (PANELS)

0 - GENERAL
G0.01 COVER SHEET

1 - CIVIL
C1.1 PLACEHOLDER

2 - LANDSCAPE
LP-101 SCHEMATIC PLANTING PLAN
LP-501 SCHEMATIC PLANTING DETAILS

4 - ARCHITECTURAL DEMO
AD2.11 DEMO ROOF PLAN

5 - ARCHITECTURAL
A1.10 ARCHITECTURAL SITE PLAN
A2.10 OVERALL FLOOR PLAN
A2.10A FLOOR PLAN - AREA A
A2.10B FLOOR PLAN - AREA B
A2.21 ENLARGED PLANS
A2.30B FINISH PLAN - AREA B
A3.10 EXTERIOR ELEVATIONS
A7.01.TX TEXAS ACCESSIBILITY DETAILS
A7.30 INTERIOR DETAILS
A7.40 CEILING DETAILS

8- STRUCTURAL
S1.10 PLACEHOLDER

9- MECHANICAL
M1.10 PLACEHOLDER

10 - PLUMBING
P1.10 PLACEHOLDER

11 - ELECTRICAL
E1.10 PLACEHOLDER

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

COVER SHEET

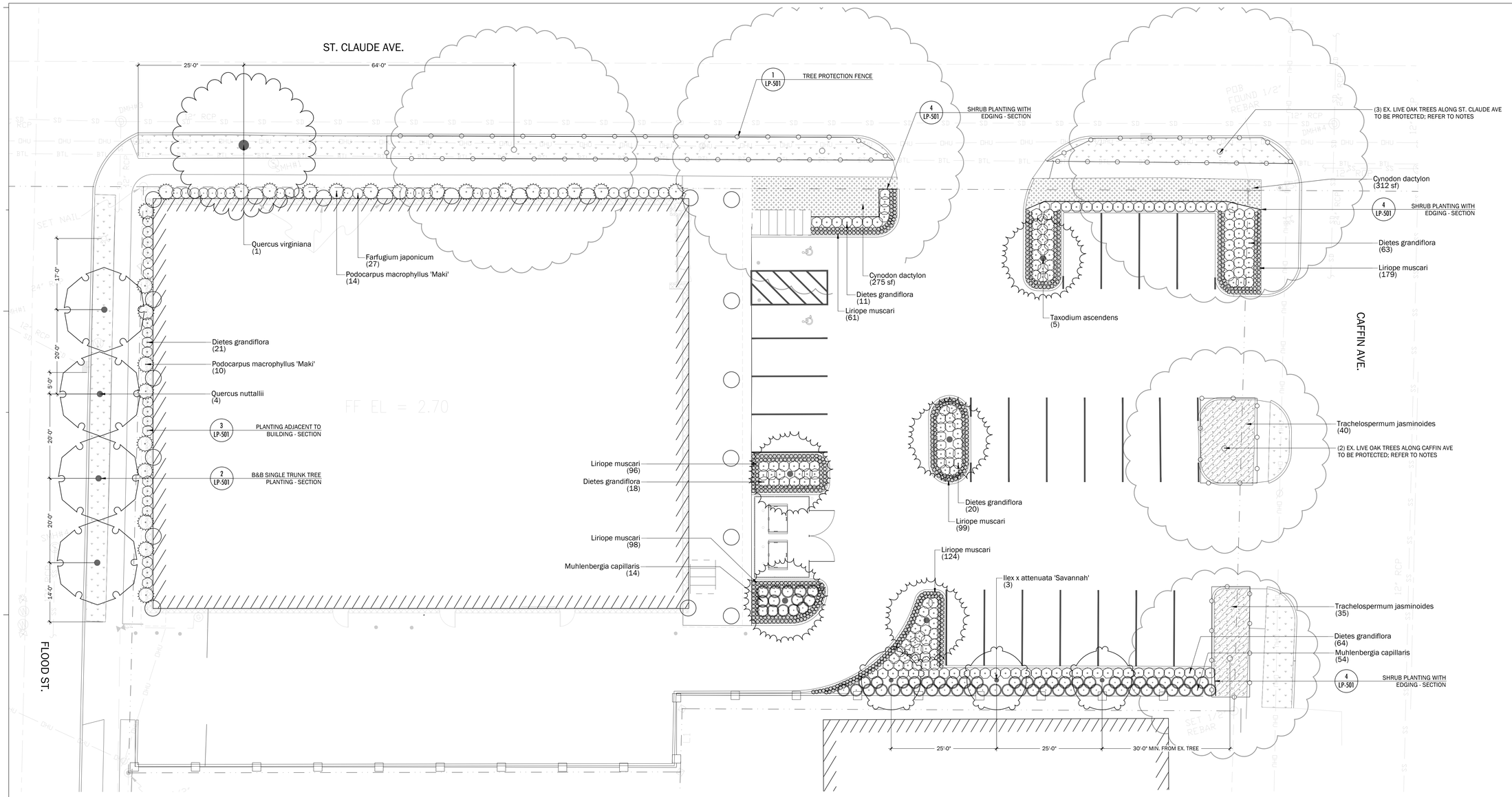
SHEET NUMBER

G0.01

©BOULDER ASSOCIATES

THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SCALE

11/30/2021 11:31:33 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt



1 PLANTING PLAN

scale: 1" = 10' - 0"

SCALE: 1"=10'-0"

NORTH

PLANT SCHEDULE				
TREES	BOTANICAL NAME	COMMON NAME	CAL	REMARKS
	Ilex x attenuata 'Savannah'	Savannah Holly	2.5" Cal.	Single leader; 80" min. crotch height
	Quercus nuttallii	Nuttall Oak	2.5" Cal.	Single leader; 80" min. crotch height
	Quercus virginiana	Southern Live Oak	2.5" Cal.	Single leader; 80" min. crotch height
	Taxodium ascendens	Pond Cypress	2.5" Cal.	Single leader; 80" min. crotch height
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Dietes grandiflora	Fortnight Lily	3 gal.	Spacing: 30" on center
	Farfugium japonicum	Leopard Plant	3 gal.	Spacing: 30" on center
	Liriope muscari	Lilyturf	1 gal.	Spacing: 12" on center
	Muhlenbergia capillaris	Pink Muhly Grass	3 gal.	Spacing: 36" on center
	Podocarpus macrophyllus 'Maki'	Maki Podocarpus	3 gal.	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	Cynodon dactylon	Bermuda Grass	sod	Class A Sod
	Trachelospermum jasminoides	Star Jasmine	1 gal.	Spacing: 30" on center

TREE PROTECTION NOTES:

1. ANY CONSTRUCTION WORK WHICH OCCURS WITHIN THE CRITICAL ROOT ZONE REQUIRES THE PRESENCE OF A LOUISIANA LICENSED ARBORIST. CONTRACTOR IS RESPONSIBLE FOR RETAINING A LICENSED AND INSURED ARBORIST, WITH A PERMIT FROM THE DEPARTMENT OF PARKS AND PARKWAYS, TO TRIM BRANCHES OR PRUNE ROOTS WITHIN THE LIMITS OF CONSTRUCTION.
2. CONTRACTOR IS LIABLE FOR ANY DAMAGE TO TREES ON CITY PROPERTY.
3. NO VEHICLES OR HEAVY EQUIPMENT IS PERMITTED WITHIN THE CRITICAL ROOT ZONE OF TREES.
4. TREE PROTECTION ZONE IS DEFINED BY THE CRITICAL ROOT ZONE, WHERE THE TREES ARE PROTECTED BY FENCING OR NOT. CONTRACTOR SHALL FOLLOW ALL TREE PROTECTION SPECIFICATIONS WITHIN THE CRITICAL ROOT ZONE. THE TREE PROTECTION ZONE INCLUDES AREAS IN THE RIGHTS-OF-WAY.
5. THE CRITICAL ROOT ZONE IS CALCULATED AT ONE FOOT FOR EACH INCH OF TREE CALIPER, MEASURED EQUIDISTANT FROM TRUNK IN ALL DIRECTIONS.
6. ALL WORK IN THE CRITICAL ROOT ZONE OF THE EXISTING ON SITE TREES MUST BE DONE BY HAND. NO HEAVY EQUIPMENT SHALL BE USED IN THE CRITICAL ROOT ZONE. REFER TO TREE PROTECTION SPECIFICATIONS.

THIS LINE IS 3 INCH LONG WHEN PRINTED TO FULL SCALE

©BOULDER ASSOCIATES

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

SCHEMATIC DESIGN

DATE 12/01/21

REVISIONS

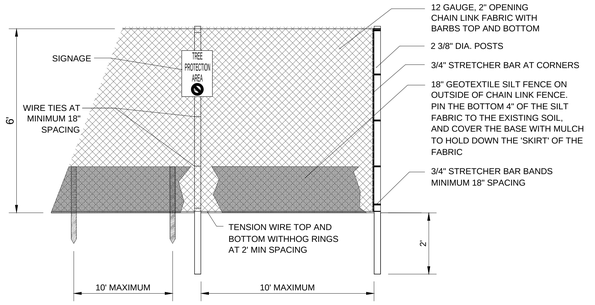
DANA BROWN & Associates
1636 Nashville Street New Orleans, LA 70115
504.345.2630

SHEET TITLE

SCHEMATIC PLANTING PLAN

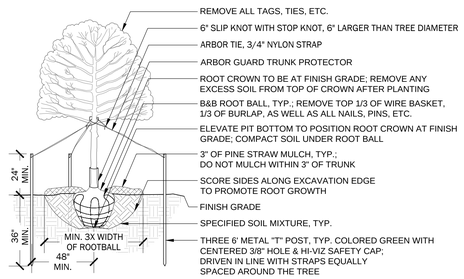
SHEET NUMBER

LP-101



1 TREE PROTECTION FENCE

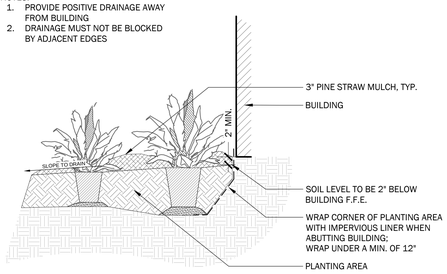
1/2" = 1'-0" 3290-01



2 B&B SINGLE TRUNK TREE PLANTING - SECTION

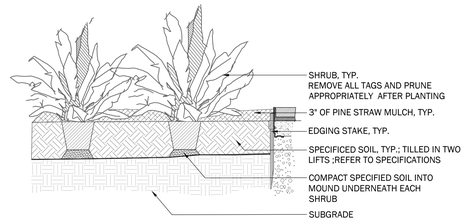
1/4" = 1'-0" 329343-01

NOTES:
1. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
2. DRAINAGE MUST NOT BE BLOCKED BY ADJACENT EDGES



3 PLANTING ADJACENT TO BUILDING - SECTION

1/2" = 1'-0" 329333-04



4 SHRUB PLANTING WITH EDGING - SECTION

3/4" = 1'-0" 329333-03

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

DANA BROWN& Associates
1636 Tulane Street, New Orleans, LA 70115
504.345.2639

SHEET TITLE

SCHEMATIC PLANTING DETAILS

SHEET NUMBER

LP-501

©BOULDER ASSOCIATES
THIS LINE IS 1 INCH LONG WHEN PRINTED AT FULL SCALE

PARKING ANALYSIS

PARKING REQUIRED PER NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

OFF-STREET VEHICLE PARKING FOR MEDICAL / DENTAL CLINIC	=	1.5 PER EXAM ROOM
NUMBER OF EXAM ROOMS	=	14
TOTAL NUMBER OF VEHICULAR PARKING REQUIRED	=	**21**

ACCESSIBLE SPACES REQUIRED

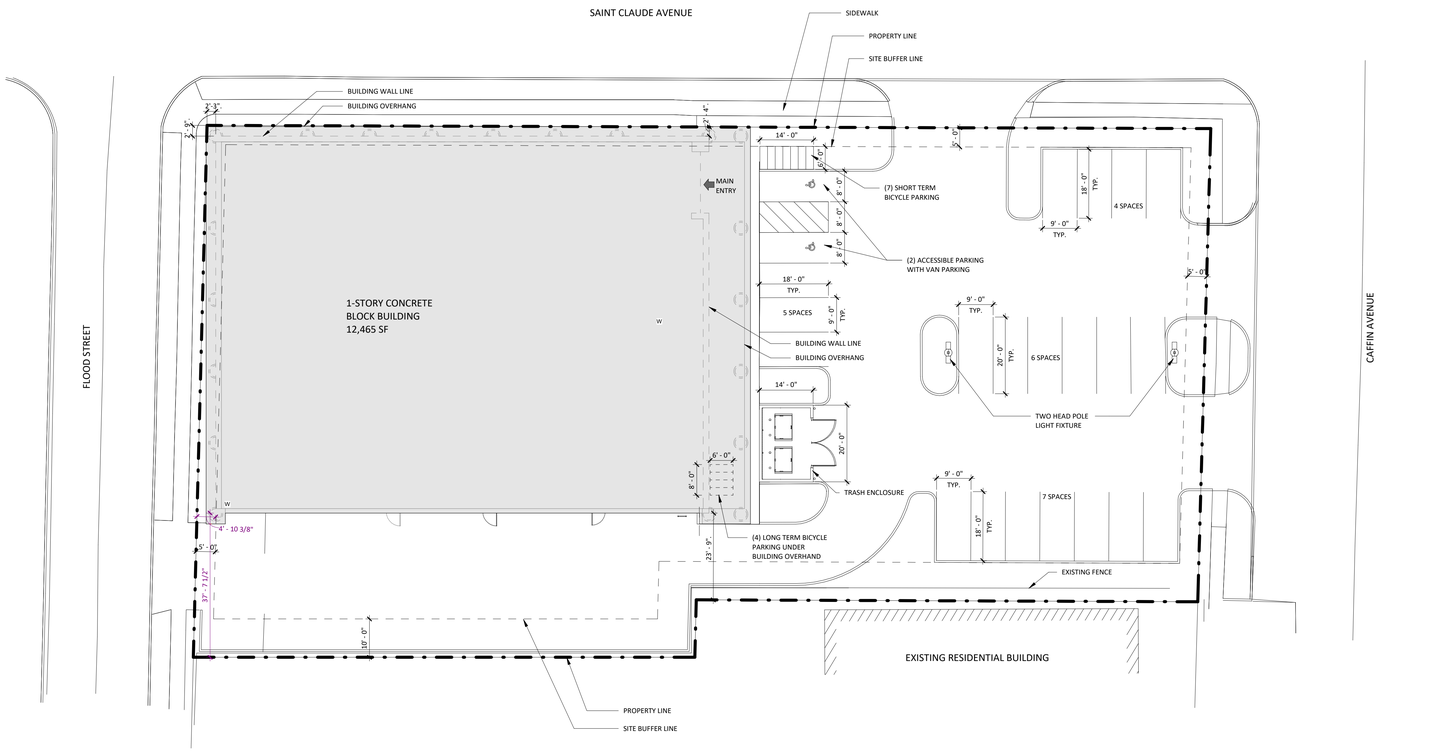
1 ACCESSIBLE SPACE FOR EVERY 25 STANDARD SPACE

BICYCLE PARKING REQUIREMENT

SHORT TERM BICYCLE SPACES = 1 PER 2 EXAM ROOM = 7
LONG TERM BICYCLE SPACES = 50% = 3.5 OR (4)

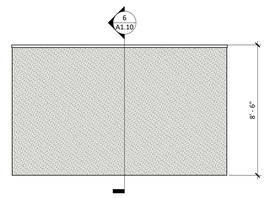
PARKING PROVIDED

VEHICLE PARKING (STANDARD)	=	20 SPACES
VEHICLE PARKING (ACCESSIBLE)	=	2 SPACES
BICYCLE (SHORT TERM)	=	7
BICYCLE (LONG TERM)	=	4

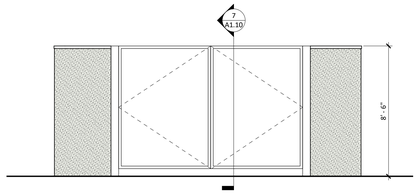


1 SITE PLAN
A1.10 | 1/16" = 1'-0"

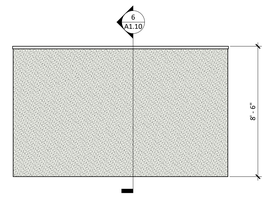
7 GATE DOOR SECTION A
A1.10 | A1.10 | 1 1/2" = 1'-0"



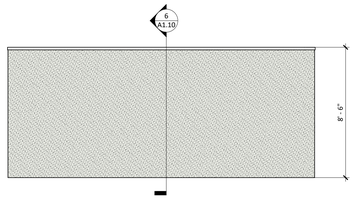
2 TRASH ENCLOSURE ELEVATION - NORTH
S2.10 | A1.10 | 1/4" = 1'-0"



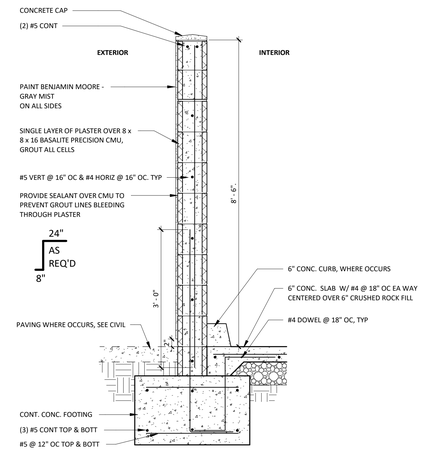
3 TRASH ENCLOSURE ELEVATION - EAST
A1.10 | 1/4" = 1'-0"



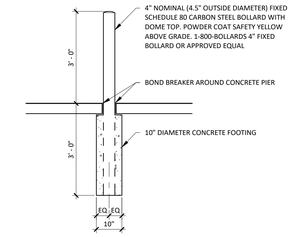
4 TRASH ENCLOSURE ELEVATION - SOUTH
S2.10 | A1.10 | 1/4" = 1'-0"



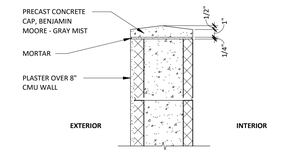
5 TRASH ENCLOSURE ELEVATION - WEST
S2.10 | A1.10 | 1/4" = 1'-0"



6 TRASH ENCLOSURE WALL SECTION A
A1.10 | A1.10 | 3/4" = 1'-0"



8 BOLLARD
A1.10 | 1/2" = 1'-0"



9 TRASH ENCLOSURE WALL CAP
A1.10 | 1 1/2" = 1'-0"

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A1.10

©BOULDER ASSOCIATES
THIS LINE IS 1 INCH LONG WHEN PRINTED ON FULL SHEET
11/30/2021 11:31:20 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt



1 OVERALL FLOOR PLAN
A2.10 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERLINES WHERE INDICATED.
2. ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
   A. AT RESTROOMS WITHOUT A SHOWER (TCNA COM2 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
   B. AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM3/4 AREAS), PROVIDE:
      1. AT TILE AND WALL PROTECTION LOCATIONS: PROVIDE 5/8" UNO COATED GLASS-MAT FACED WATER-RESISTANT GYPSUM WALLBOARD COMPLYING WITH ASTM C1178 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C1325
      2. AT PAINTED GYPSUM BOARD LOCATIONS (INCLUDING CEILINGS): PROVIDE 5/8" UNO TYPE 'X' MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396
3. PROVIDE RATED ENCLOSURES OR PUTTY PACKS AROUND ALL OUTLETS, BOXES, CABINETS, PIPING, DUCTWORK, ETC., THAT ARE RECESSED IN FIRE-RATED WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE SHEET DETAILS ON THE A7 SHEETS
4. DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A8 SHEETS.
5. J-BOXES SHOWN BACK-TO-BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE A7 SHEETS.
6. HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUBSEQUENT PARTITIONS DECREASE IN PRIORITY . HIGHER PRIORITY WALLS TAKES PRECEDENCE, SEE WALL PRIORITY DETAILS ON A7 SHEETS.

NEW PARTITION GRAPHIC LEGEND

1. SEE PARTITION TYPES, SHEET A7.10

GRAPHIC	DESCRIPTION	TYPE
	2 HOUR SMOKE BARRIER	2Ab
	2 HOUR FIRE BARRIER / SHAFT	2Sa
	2 HOUR FIRE BARRIER	2Aa
	1 HOUR SMOKE BARRIER	1Ab
	1 HOUR FIRE BARRIER / SHAFT	1Sa
	1 HOUR FIRE BARRIER	1Aa
	1 HOUR FIRE PARTITION	1Ac
	SMOKE PARTITION	0Aa
	SOUND PARTITION	0Ab
	SOUND PARTITION	0Ac
	SOUND PARTITION	0Ad
	SOUND PARTITION	0Ae
	SOUND PARTITION	0Af
	SOUND PARTITION	0Ag
	BRACED SOUND PARTITION	0Bb
	BRACED SOUND PARTITION	0Bd
	BRACED PARTITION	0Ba
	FURRING PARTITION	0Fa

EXISTING PARTITION LEGEND

GRAPHIC	DESCRIPTION
	2 HOUR SMOKE BARRIER
	2 HOUR FIRE BARRIER / SHAFTWALL
	2 HOUR FIRE BARRIER
	1 HOUR SMOKE BARRIER
	1 HOUR FIRE BARRIER / SHAFTWALL
	1 HOUR FIRE BARRIER
	1 HOUR FIRE PARTITION
	SMOKE PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	BRACED PARTITION
	BRACED PARTITION

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

OVERALL FLOOR PLAN

SHEET NUMBER

A2.10

©BOULDER ASSOCIATES
THIS UNIT IS 1 INCH LONG WHEN PRINTED TO FULL SCALE
11/30/2021 11:31:25 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt



1 FLOOR PLAN - AREA A

A2.10A 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERLINES WHERE INDICATED.
2. ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
   - A. AT RESTROOMS WITHOUT A SHOWER (TCNA COM2 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
   - B. AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM3/4 AREAS), PROVIDE:
     1. AT TILE AND WALL PROTECTION LOCATIONS: PROVIDE 5/8" UNO COATED GLASS-MAT FACED WATER-RESISTANT GYPSUM WALLBOARD COMPLYING WITH ASTM C1178 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C1325
     2. AT PAINTED GYPSUM BOARD LOCATIONS (INCLUDING CEILINGS): PROVIDE 5/8" UNO TYPE 'X' MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396
3. PROVIDE RATED ENCLOSURES OR PUTTY PACKS AROUND ALL OUTLETS, BOXES, CABINETS, PIPING, DUCTWORK, ETC., THAT ARE RECESSED IN FIRE-RATED WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE SHEET DETAILS ON THE A7 SHEETS
4. DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A8 SHEETS.
5. J-BOXES SHOWN BACK-TO-BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE A7 SHEETS.
6. HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUBSEQUENT PARTITIONS DECREASE IN PRIORITY . HIGHER PRIORITY WALLS TAKES PRECEDENCE, SEE WALL PRIORITY DETAILS ON A7 SHEETS.

NEW PARTITION GRAPHIC LEGEND

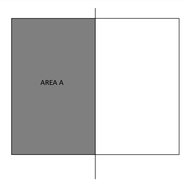
1. SEE PARTITION TYPES, SHEET A7.10

GRAPHIC	DESCRIPTION	TYPE
	2 HOUR SMOKE BARRIER	2Ab
	2 HOUR FIRE BARRIER / SHAFT	2Sa
	2 HOUR FIRE BARRIER	2Aa
	1 HOUR SMOKE BARRIER	1Ab
	1 HOUR FIRE BARRIER / SHAFT	1Sa
	1 HOUR FIRE BARRIER	1Aa
	1 HOUR FIRE PARTITION	1Ac
	SMOKE PARTITION	0Aa
	SOUND PARTITION	0Ab
	SOUND PARTITION	0Ac
	SOUND PARTITION	0Ad
	SOUND PARTITION	0Ae
	SOUND PARTITION	0Af
	SOUND PARTITION	0Ag
	BRACED SOUND PARTITION	0Bb
	BRACED SOUND PARTITION	0Bd
	BRACED PARTITION	0Ba
	FURRING PARTITION	0Fa

EXISTING PARTITION LEGEND

GRAPHIC	DESCRIPTION
	2 HOUR SMOKE BARRIER
	2 HOUR FIRE BARRIER / SHAFTWALL
	2 HOUR FIRE BARRIER
	1 HOUR SMOKE BARRIER
	1 HOUR FIRE BARRIER / SHAFTWALL
	1 HOUR FIRE BARRIER
	1 HOUR FIRE PARTITION
	SMOKE PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	BRACED PARTITION
	BRACED PARTITION

KEYPLAN - AREA A



BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

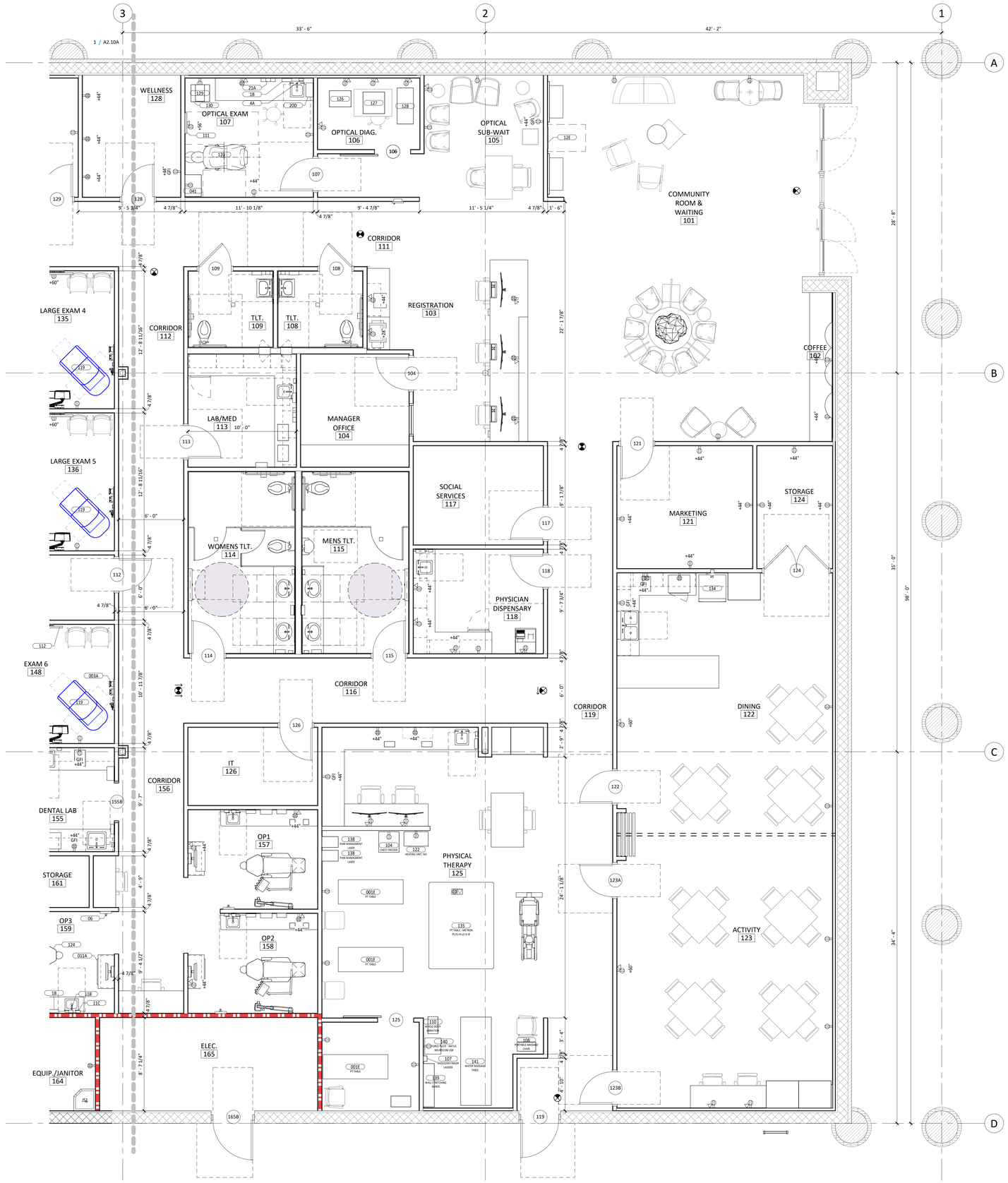
FLOOR PLAN - AREA A

SHEET NUMBER

A2.10A

©BOULDER ASSOCIATES
THIS DRAWING IS NOT TO BE USED, REPRODUCED OR PRINTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF BOULDER ASSOCIATES

11/30/2021 11:31:30 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt



1 FLOOR PLAN - AREA B

A2.10B 1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF INTERIOR GYPSUM BOARD, TILE BACKER BOARD, FACE OF EXTERIOR WALL MATERIALS, STRUCTURAL GRIDS AND CENTERLINES WHERE INDICATED.
2. ALL GYPSUM WALLBOARD TO BE 5/8" UNO TYPE 'X' EXCEPT AT THE FOLLOWING LOCATIONS:
   A. AT RESTROOMS WITHOUT A SHOWER (TCNA COM2 AREAS), PROVIDE 5/8" UNO MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396 FOR WALLS AND BEHIND TILE.
   B. AT WET AREAS INCLUDING BUT NOT LIMITED TO SHOWERS, STERILE PROCESSING ROOMS, JANITOR CLOSETS, SAUNAS, AND SWIMMING POOLS (TCNA COM3/4 AREAS), PROVIDE:
      1. AT TILE AND WALL PROTECTION LOCATIONS: PROVIDE 5/8" UNO COATED GLASS-MAT FACED WATER-RESISTANT GYPSUM WALLBOARD COMPLYING WITH ASTM C1178 OR 5/8" UNO CEMENT BACKER BOARD COMPLYING WITH ASTM C1325
      2. AT PAINTED GYPSUM BOARD LOCATIONS (INCLUDING CEILINGS): PROVIDE 5/8" UNO TYPE 'X' MOISTURE AND MOLD RESISTANT GYPSUM BOARD COMPLYING WITH ASTM C1396
3. PROVIDE RATED ENCLOSURES OR PUTTY PACKS AROUND ALL OUTLETS, BOXES, CABINETS, PIPING, DUCTWORK, ETC., THAT ARE RECESSED IN FIRE-RATED WALLS. ENCLOSE TO PROVIDE SAME RATING AS THE WALL WHERE IT IS LOCATED. SEE SHEET DETAILS ON THE A7 SHEETS
4. DOORS SHALL BE LOCATED 4" FROM ADJACENT PERPENDICULAR WALL TO THE INSIDE EDGE OF THE DOOR FRAME, UNO. SEE DOOR DETAILS ON THE A8 SHEETS.
5. J-BOXES SHOWN BACK-TO-BACK MAY BE ADJUSTED TO OFFSET THE BOXES WITH APPROVAL FROM THE ARCHITECT. SEE DETAILS ON THE A7 SHEETS.
6. HIGHEST PRIORITY PARTITIONS ARE LISTED FIRST IN THE PARTITION LEGENDS. SUBSEQUENT PARTITIONS DECREASE IN PRIORITY. HIGHER PRIORITY WALLS TAKES PRECEDENCE, SEE WALL PRIORITY DETAILS ON A7 SHEETS.

NEW PARTITION GRAPHIC LEGEND

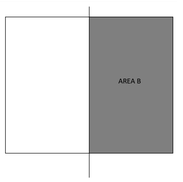
1. SEE PARTITION TYPES, SHEET A7.10

GRAPHIC	DESCRIPTION	TYPE
	2 HOUR SMOKE BARRIER	2Ab
	2 HOUR FIRE BARRIER / SHAFT	2Sa
	2 HOUR FIRE BARRIER	2Aa
	1 HOUR SMOKE BARRIER	1Ab
	1 HOUR FIRE BARRIER / SHAFT	1Sa
	1 HOUR FIRE BARRIER	1Aa
	1 HOUR FIRE PARTITION	1Ac
	SMOKE PARTITION	0Aa
	SOUND PARTITION	0Ab
	SOUND PARTITION	0Ac
	SOUND PARTITION	0Ad
	SOUND PARTITION	0Ae
	SOUND PARTITION	0Af
	SOUND PARTITION	0Ag
	BRACED SOUND PARTITION	0Bb
	BRACED SOUND PARTITION	0Bd
	BRACED PARTITION	0Ba
	FURRING PARTITION	0Fa

EXISTING PARTITION LEGEND

GRAPHIC	DESCRIPTION
	2 HOUR SMOKE BARRIER
	2 HOUR FIRE BARRIER / SHAFTWALL
	2 HOUR FIRE BARRIER
	1 HOUR SMOKE BARRIER
	1 HOUR FIRE BARRIER / SHAFTWALL
	1 HOUR FIRE BARRIER
	1 HOUR FIRE PARTITION
	SMOKE PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	SOUND PARTITION
	BRACED PARTITION
	BRACED PARTITION

KEYPLAN - AREA B



BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

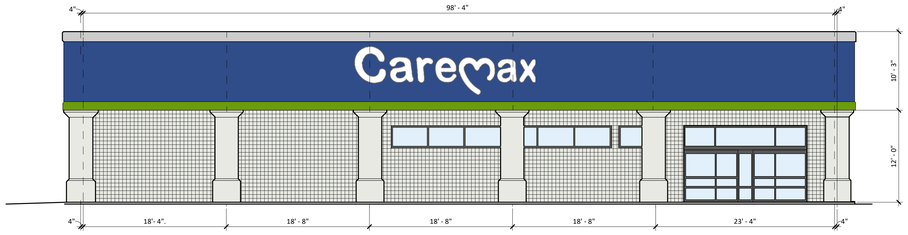
SHEET TITLE

FLOOR PLAN - AREA B

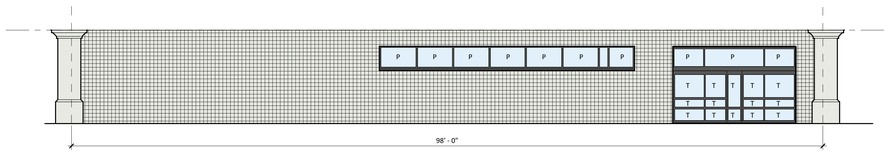
SHEET NUMBER

A2.10B

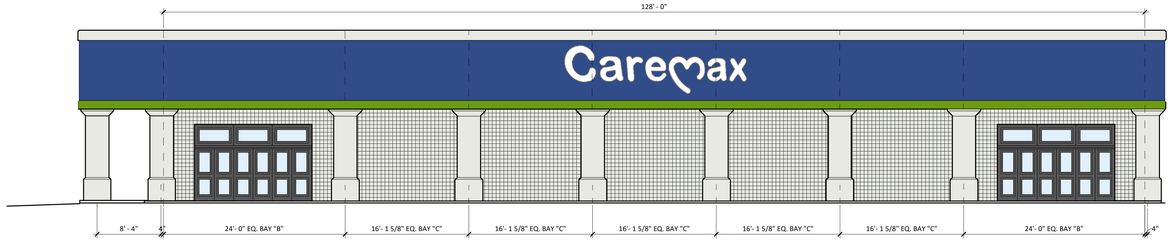
@BOULDER ASSOCIATES
THIS LINE IS 1 INCH LONG WHEN PRINTED TO FULL SHEET
11/30/2021 11:31:33 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt



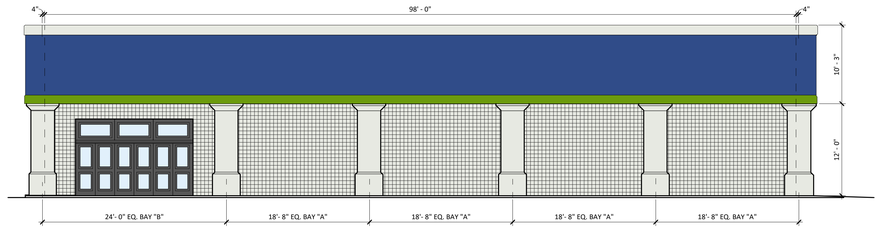
1 CAFFIN AVENUE (FRONT) ELEVATION
A3.10 1/8" = 1'-0"



2 CAFFIN AVENUE ELEVATION UNDER ARCADE
A3.10 1/8" = 1'-0"



3 ST CLAUD AVENUE ELEVATION
A3.10 1/8" = 1'-0"



4 FLOOD STREET (REAR) ELEVATION
A3.10 1/8" = 1'-0"



5 NORTH RAMPART STREET SIDE ELEVATION
A3.10 1/8" = 1'-0"

PAINT LEGEND

- BENJAMIN MOORE - DELPHINIUM
- BENJAMIN MOORE - DIOR GRAY
- BENJAMIN MOORE - GRAY MIST
- GREEN METAL FLASHING

BOULDER ASSOCIATES
5646 MILTON STREET, SUITE 240
DALLAS, TEXAS 75206
214.420.5700

PROJECT 215054.00

5500 ST CLAUDE AVE - TI

5500 ST CLAUDE AVE
NEW ORLEANS, LA 70117

CUP PLANS

DATE 12/01/21

REVISIONS

#	DESCRIPTION	DATE

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A3.10

THIS DRAWING IS INCOMPLETE WHEN PRINTED TO SCALE
11/30/2021 11:31:33 AM
BIM 360://215054.00 Turner Impact 5500 St Claude TI R21/215054.00 Turner Impact 5500 St Claude TI R21.rvt
©BOULDER ASSOCIATES

Locke Lord LLP
Attorneys & Counselors

601 Poydras Street, Suite 2660
New Orleans, LA 70130
Telephone: 504-558-5100
Fax: 504-558-5200
www.lockelord.com

Natalie Dawson
Direct Telephone: 504-558-5216
natalie.dawson@lockelord.com

January 5, 2022

Via-U.S. Mail
Mr. Joseph A. Colón
City of New Orleans
City Planning Commission
1300 Perdido Street, 7th Floor
New Orleans, LA 70112

RE: 5500 St. Claude Ave. – Conditional Use Application
New Orleans, LA 70112

Dear Mr. Colón:

On behalf of Turner Healthcare Facilities Acquisition LLC, I am submitting the applicable fee for the Conditional Use Application as well as the NPP Summary Report with attachments.

The following documents are being submitted:

1. One check made payable to The City of New Orleans, in the amount of $2,320.00, application fee for structures between 5,000-24,999 square feet.
2. Project NPP Summary Report
3. Copy of sample NPP notice letter and "required handouts" enclosures sent out to the community via "**U.S. Mail**".
4. Names and addresses of adjacent property owners and registered neighborhood and/or civic organizations obtained from CPC.
5. Letters and e-mail notices issued to Neighborhood Associations, Councilmember, and CPC.

Please feel free to contact me at 504-558-5216 with any questions or comments.

Best Regards,

Natalie Dawson
Natalie Dawson
Locke Lord LLP

ND/cf
Attachments

LOCKE LORD LLP A LIMITED LIABILITY PARTNERSHIP

Chase Bank Acct # 6300047753

DATE: 12-06-21 PAYEE: CITY OF NEW ORLEANS VENDOR #: 4733 CHECK #: 2414490

VOUCHER #	INVOICE #	INV DATE	AMOUNT	DESCRIPTION	AMT.PAID
1619488	REQ113021 4733	11-30-21	2,320.00	Application for CUP	2,320.00
				TOTAL	2,320.00

LOCKE LORD LLP A LIMITED LIABILITY PARTNERSHIP

Chase Bank Acct # 6300047753

DATE: 12-06-21 PAYEE: CITY OF NEW ORLEANS VENDOR #: 4733 CHECK #: 2414490

VOUCHER #	INVOICE #	INV DATE	AMOUNT	DESCRIPTION	AMT. PAID
1619488	REQ113021 4733	11-30-21	2,320.00	Application for CUP	2,320.00
				TOTAL	2,320.00

VOID VOID VOID

PROJECT NPP REPORT

Date of Report: January 4, 2022

Project Name: 5500 St. Claude Avenue

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for property located at 5500 St. Claude Ave. The applicant has filed an application of conditional use to allow for the commercial use (medical clinic) of the existing structure, which is 12,339 square feet, where the New Orleans Comprehensive Zoning Ordinance prohibits building density over 10,000 square feet in the HU-MU District without a CUP. Further, the setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions.

Contact:
Robert Mouton
Locke Lord LLP
601 Poydras Street Suite 2660
New Orleans, LA 70130
Telephone: (504) 558-5113
Email: rmouton@lockelord.com

Neighborhood Meeting: Due to the ongoing Covid-19 pandemic, applicant utilized the NPP Temporary Protocols for Covid-19 State of Emergency. Applicant provided written notice of its CUP application to those people, associations, councilmember, and City Planning on the staff-generated NPP contact list. The notice described the CUP being sought and provided a link to access the site plans. The required handouts were included with the notice. The notice provided for a fourteen (14) day comment period whereby neighbors and other concerned parties could express their questions, comments, concerns to the Contact listed above. The notice provided that no physical meeting would take place due to the Covid-19 pandemic.

Correspondence: Letters dated December 13, 2021, mailed December 14, 2021 to contact list, including homes, apartments, neighborhood associations, businesses, councilmember, and CPC.

Results: Following the mailing of the December 13, 2021 letters, and for the fourteen (14) day period from the date of mailing, the contact person listed on the notice received no comments, questions, or concerns from any neighbors or recipients of the NPP notice.

Locke Lord LLP

601 Poydras, Suite 2660
New Orleans, LA 70130-6036
Telephone: 504-558-5100
Fax: 504-558-5200
www.lockelord.com

Robert W. Mouton
Managing Partner – New Orleans
Direct Telephone: 504-558-5113
Direct Fax: 504-681-5313
rmouton@lockelord.com

December 13, 2021

Via U.S. Mail

Angelo M Jr Selby
226 Boggs Circle
Long Beach, MS 39560

Re: Conditional Use Permit Application
5500 St. Claude Avenue, New Orleans, Louisiana 70117

Dear Sir/Madam:

Our firm represents Turner Healthcare Facilities Acquisition LLC in filing an application for a Conditional Use Permit (CUP) at 5500 St. Claude Avenue, New Orleans. The address is located in the HU-MU Neighborhood Mixed Use District. As of August 2015, the CZO prohibits building density over 10,000 square feet in the HU-MU District. The existing structure is 12,339 square feet. However, commercial uses of existing structures can exceed this limit with the issuance of a CUP. A CUP is being sought to permit a commercial use (medical clinic) to be located in the existing structure in accordance with Article 12, Section 12.2.B.1.1.C of the Comprehensive Zoning Ordinance, as the existing structure is over ten thousand (10,000) square feet of total floor area.

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic.

Since you are a nearby neighbor or otherwise interested in the neighborhood, we are providing you with notice of our proposed CUP application. Due to the Covid-19 pandemic, Neighborhood Participation Program ("NPP") meetings may be done via email correspondence, virtual meetings, or physical meetings with proper COVID-19 health guidelines in place. We've elected to go with email correspondence. Therefore, any questions, comments or concerns should be directed to Robert Mouton at rmouton@lockelord.com or 504-558-5113. We are accepting comments, questions and concerns for fourteen (14) days following the date of this letter.

A plan to describe the layout of our proposed adaptation of the existing building and space can be located at https://lockelord.box.com/v/TurnerSitePlanStClaud-20211130. Additionally, enclosed for your review is the City of New Orleans online tools and the Zoning District Uses.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



Robert W. Mouton

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

http://onestopapp.nola.gov/search.aspx

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/12/2020 11:18:36 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses

USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P,C[8]		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
Short Term Rental, Large	P	P	P	Section 20.3.LLL

Table 12-1: Permitted and Conditional Uses

USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Short Term Rental, Small	P	P	P	Section 20.3.LLL
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	Section 20.3.NNN
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			C	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	

Table 12-1: Permitted and Conditional Uses

USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C

Table 12-1: Permitted and Conditional Uses

USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19

Site Address	Site City	Site St	Site Zip	Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
10 St Claude Ct	New Orleans	LA	70117	Jo Ann Davis	10 St Claude Ct	New Orleans	LA	70117-3306
1000 Caffin Ave	New Orleans	LA	70117	Joseph D Awotwi	P O Box 67238	Baton Rouge	LA	70896
1000 Caffin Ave	New Orleans	LA	70117	Current Resident	1000 Caffin Ave	New Orleans	LA	70117
1010 Lamanche St	New Orleans	LA	70117	Harry Calvin Handy	1010 Lamanche St	New Orleans	LA	70117
1012 Caffin Ave	New Orleans	LA	70117	Cynthia Youngblood	1012 Caffin Ave	New Orleans	LA	70117
1012 Lamanche St	New Orleans	LA	70117	Harry Calvin Handy	1010 Lamanche St	New Orleans	LA	70117
1012 Lamanche St	New Orleans	LA	70117	Current Resident	1012 Lamanche St	New Orleans	LA	70117
1018 Caffin Ave	New Orleans	LA	70117	Angelo M Jr Selby	226 Boggs Circle	Long Beach	MS	39560
1018 Caffin Ave	New Orleans	LA	70117	Current Resident	1018 Caffin Ave	New Orleans	LA	70117
1018 Flood St	New Orleans	LA	70117	Cleveland Turner	2118 Laquinta Via	Harvey	LA	70058
1018 Flood St	New Orleans	LA	70117	Current Resident	1018 Flood St	New Orleans	LA	70117
1019 Caffin Ave	New Orleans	LA	70117	Southwest Region Conference As	2215 Lanark Avenue	Dallas	TX	75203
1019 Caffin Ave	New Orleans	LA	70117	Current Resident	1019 Caffin Ave	New Orleans	LA	70117
1020 Flood St	New Orleans	LA	70117	Gwendolyn W Dejean	17 St Claude Ct	New Orleans	LA	70117
1020 Flood St	New Orleans	LA	70117	Current Resident	1020 Flood St	New Orleans	LA	70117
1026 Flood St	New Orleans	LA	70117	Gwendolyn W Dejean	17 St Claude Ct	New Orleans	LA	70117
1026 Flood St	New Orleans	LA	70117	Current Resident	1026 Flood St	New Orleans	LA	70117
1027 Flood St	New Orleans	LA	70117	Walter Clark	1027 Flood St	New Orleans	LA	70117
1028 Caffin Ave	New Orleans	LA	70117	Lloyd R Hanhart	5021 Constance Street	New Orleans	LA	70115
1028 Caffin Ave	New Orleans	LA	70117	Current Resident	1028 Caffin Ave	New Orleans	LA	70117
1029 Caffin Ave	New Orleans	LA	70117	Southwest Region Conference As	2215 Lanark Avenue	Dallas	TX	75203
1029 Caffin Ave	New Orleans	LA	70117	Current Resident	1029 Caffin Ave	New Orleans	LA	70117
1030 Caffin Ave	New Orleans	LA	70117	Lloyd R Hanhart	5021 Constance Street	New Orleans	LA	70115
1030 Caffin Ave	New Orleans	LA	70117	Current Resident	1030 Caffin Ave	New Orleans	LA	70117
1034 Caffin Ave	New Orleans	LA	70117	Chandra Mccormick Calhoun	Etals 539 Caffin Ave	New Orleans	LA	70117
1034 Caffin Ave	New Orleans	LA	70117	Current Resident	1034 Caffin Ave	New Orleans	LA	70117
1036 Caffin Ave	New Orleans	LA	70117	Chandra Mccormick Calhoun	Etals 539 Caffin Ave	New Orleans	LA	70117
1036 Caffin Ave	New Orleans	LA	70117	Current Resident	1036 Caffin Ave	New Orleans	LA	70117
11 St Claude Ct	New Orleans	LA	70117	Charline Cager	Clara B Cager 11 St Claude (	New Orleans	LA	70117
11 St Claude Ct	New Orleans	LA	70117	Current Resident	11 St Claude Ct	New Orleans	LA	70117
1120 Flood St	New Orleans	LA	70117	Trung Nguyen	1120 Flood St	New Orleans	LA	70117
1120 Lamanche St	New Orleans	LA	70117	Project Lazarus Homes	7887 Walmsley Ave	New Orleans	LA	70125

1120 Lamanche St	New Orleans	LA	70117	Current Resident	1120 Lamanche St	New Orleans	LA	70117
1122 Flood St	New Orleans	LA	70117	Trung Nguyen	1120 Flood St	New Orleans	LA	70117
1122 Flood St	New Orleans	LA	70117	Current Resident	1122 Flood St	New Orleans	LA	70117
1123 Caffin Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
1123 Caffin Ave	New Orleans	LA	70117	Current Resident	1123 Caffin Ave	New Orleans	LA	70117
1125 Caffin Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
1125 Caffin Ave	New Orleans	LA	70117	Current Resident	1125 Caffin Ave	New Orleans	LA	70117
1127 Caffin Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
1127 Caffin Ave	New Orleans	LA	70117	Current Resident	1127 Caffin Ave	New Orleans	LA	70117
1131 Caffin Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
1131 Caffin Ave	New Orleans	LA	70117	Current Resident	1131 Caffin Ave	New Orleans	LA	70117
1133 Caffin Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
1133 Caffin Ave	New Orleans	LA	70117	Current Resident	1133 Caffin Ave	New Orleans	LA	70117
12 St Claude Ct	New Orleans	LA	70117	12 St Claude Court LLC	1907 Palmer Ave	New Orleans	LA	70118
12 St Claude Ct	New Orleans	LA	70117	Current Resident	12 St Claude Ct	New Orleans	LA	70117
14 St Claude Ct	New Orleans	LA	70117	12 St Claude Court LLC	1907 Palmer Ave	New Orleans	LA	70118
14 St Claude Ct	New Orleans	LA	70117	Current Resident	14 St Claude Ct	New Orleans	LA	70117
15 St Claude Ct	New Orleans	LA	70117	Gwendolyn W Dejean	17 St Claude Ct	New Orleans	LA	70117
15 St Claude Ct	New Orleans	LA	70117	Current Resident	15 St Claude Ct	New Orleans	LA	70117
16 St Claude Ct	New Orleans	LA	70117	Ron Ferdinand	18 St Claude Ct	New Orleans	LA	70117
16 St Claude Ct	New Orleans	LA	70117	Current Resident	16 St Claude Ct	New Orleans	LA	70117
17 St Claude Ct	New Orleans	LA	70117	Gwendolyn W Dejean	17 St Claude Ct	New Orleans	LA	70117
18 St Claude Ct	New Orleans	LA	70117	Ron Ferdinand	18 St Claude Ct	New Orleans	LA	70117
20 St Claude Ct	New Orleans	LA	70117	Heritage Estates LLC	2308 Country Club Dr	La Place	LA	70068
20 St Claude Ct	New Orleans	LA	70117	Current Resident	20 St Claude Ct	New Orleans	LA	70117
22 St Claude Ct	New Orleans	LA	70117	Heritage Estates LLC	2308 Country Club Dr	La Place	LA	70068
22 St Claude Ct	New Orleans	LA	70117	Current Resident	22 St Claude Ct	New Orleans	LA	70117
2215 Lanark Avenue	Dallas	TX	75203	Southwest Region Conference As	2215 Lanark Avenue	Dallas	TX	75203
2215 Lanark Avenue	Dallas	TX	75203	Southwest Region Conference Of	2215 Lanark Avenue	Dallas	TX	75203
23 St Claude Ct	New Orleans	LA	70117	Cleveland Turner	2118 Laquinta Via	Harvey	LA	70058
23 St Claude Ct	New Orleans	LA	70117	Current Resident	23 St Claude Ct	New Orleans	LA	70117
24 St Claude Ct	New Orleans	LA	70117	Fhu Investments LLC	3149 Barbwood Dr	Harvey	LA	70058
24 St Claude Ct	New Orleans	LA	70117	Current Resident	24 St Claude Ct	New Orleans	LA	70117

26 St Claude Ct	New Orleans	LA	70117	Fhu Investments LLC	3149 Barbwood Dr	Harvey	LA	70058
26 St Claude Ct	New Orleans	LA	70117	Current Resident	26 St Claude Ct	New Orleans	LA	70117
27 St Claude Ct	New Orleans	LA	70117	Sankofa Community Developmer	3401 St Claude Ave #2B	New Orleans	LA	70117
27 St Claude Ct	New Orleans	LA	70117	Current Resident	27 St Claude Ct	New Orleans	LA	70117
28 St Claude Ct	New Orleans	LA	70117	Lora Mae Cohea	28 St Claude Court	New Orleans	LA	70117
28 St Claude Ct	New Orleans	LA	70117	Current Resident	28 St Claude Ct	New Orleans	LA	70117
29 St Claude Ct	New Orleans	LA	70117	Sankofa Community Developmer	3401 St Claude Ave #2B	New Orleans	LA	70117
29 St Claude Ct	New Orleans	LA	70117	Current Resident	29 St Claude Ct	New Orleans	LA	70117
32 St Claude Ct	New Orleans	LA	70117	Georgia P Washington	PO Box 1918	Harvey	LA	70059
32 St Claude Ct	New Orleans	LA	70117	Current Resident	32 St Claude Ct	New Orleans	LA	70117
4 St Claude Ct	New Orleans	LA	70117	4 St Claude Court LLC	1907 Palmer Ave	New Orleans	LA	70118
4 St Claude Ct	New Orleans	LA	70117	Current Resident	4 St Claude Ct	New Orleans	LA	70117
5 St Claude Ct	New Orleans	LA	70117	Mc Miller Ovid J SR	C/O K Freed Sullivan 1022 U	Oakland	CA	94607
5 St Claude Ct	New Orleans	LA	70117	Current Resident	5 St Claude Ct	New Orleans	LA	70117
5431 St Claude Ave	New Orleans	LA	70117	Earline L Mason	5431 St Claude Ave	New Orleans	LA	70117
5435 St Claude Ave	New Orleans	LA	70117	Current Resident	5435 St Claude Ave	New Orleans	LA	70117
5438 St Claude Ave	New Orleans	LA	70117	Bazzel Hamdan	1934 Stumpf Blvd	Gretna	LA	70056
5438 St Claude Ave	New Orleans	LA	70117	Current Resident	5438 St Claude Ave	New Orleans	LA	70117
5439 St Claude Ave	New Orleans	LA	70117	Current Resident	5439 St Claude Ave	New Orleans	LA	70117
5439 St Claude Ave, 5435	New Orleans	LA	70117	Geraldine S Carter	P O Box 1265	Monticello	MS	39654
5444 St Claude Ave	New Orleans	LA	70117	Dewey C Howze	5444 St Claude Ave	New Orleans	LA	70117
5456 St Claude Ave	New Orleans	LA	70117	Stephen Jones	120 Mound Ave	New Orleans	LA	70124
5456 St Claude Ave	New Orleans	LA	70117	Current Resident	5456 St Claude Ave	New Orleans	LA	70117
5459 St Claude Ave	New Orleans	LA	70117	Ducar Construction LLC	638 Papworth AV Suite B	Metairie	LA	70005
5459 St Claude Ave	New Orleans	LA	70117	Current Resident	5459 St Claude Ave	New Orleans	LA	70117
5460 St Claude Ave	New Orleans	LA	70117	Stephen Jones	120 Mound Ave	New Orleans	LA	70124
5460 St Claude Ave	New Orleans	LA	70117	Current Resident	5460 St Claude Ave	New Orleans	LA	70117
5461 St Claude Ave	New Orleans	LA	70117	Ducar Construction LLC	638 Papworth AV Suite B	Metairie	LA	70005
5461 St Claude Ave	New Orleans	LA	70117	Current Resident	5461 St Claude Ave	New Orleans	LA	70117
5462 St Claude Ave	New Orleans	LA	70117	Stephen Jones	120 Mound Ave	New Orleans	LA	70124
5462 St Claude Ave	New Orleans	LA	70117	Current Resident	5462 St Claude Ave	New Orleans	LA	70117
5463 N Rampart St	New Orleans	LA	70117	Theresa G Landry	C/O City of New Orleans 511	New Orleans	LA	70117
5463 N Rampart St	New Orleans	LA	70117	Current Resident	5463 N Rampart St	New Orleans	LA	70117

5463 St Claude Ave	New Orleans	LA	70117	Ssts LLC	PO Box 53287	New Orleans	LA	70153
5463 St Claude Ave	New Orleans	LA	70117	Current Resident	5463 St Claude Ave	New Orleans	LA	70117
5466 St Claude Ave	New Orleans	LA	70117	Stephen Jones	120 Mound Ave	New Orleans	LA	70124
5466 St Claude Ave	New Orleans	LA	70117	Current Resident	5466 St Claude Ave	New Orleans	LA	70117
5467 St Claude Ave	New Orleans	LA	70117	Trung & Kim Investment LLC	5467 St Claude Ave	New Orleans	LA	70117
5500 St Claude Ave	New Orleans	LA	70117	Dix Packa Sixie LLC	1900 Cadiz St Unit A	New Orleans	LA	70115
5500 St Claude Ave	New Orleans	LA	70117	Current Resident	5500 St Claude Ave	New Orleans	LA	70117
5501 N Rampart St	New Orleans	LA	70117	Robert W Noto	C/O Azazel LLC PO Box 6168	Metairie	LA	70458
5501 N Rampart St	New Orleans	LA	70117	Current Resident	5501 N Rampart St	New Orleans	LA	70117
5503 N Rampart St	New Orleans	LA	70117	Robert W Noto	C/O Azazel LLC PO Box 6168	Metairie	LA	70458
5503 N Rampart St	New Orleans	LA	70117	Current Resident	5503 N Rampart St	New Orleans	LA	70117
5505 N Rampart St	New Orleans	LA	70117	Aimee Marie Charbonneau	Etal 5505 N Rampart St	New Orleans	LA	70117
5505 N Rampart St	New Orleans	LA	70117	Current Resident	5505 N Rampart St	New Orleans	LA	70117
5507 N Rampart St	New Orleans	LA	70117	Aimee Marie Charbonneau	Etal 5505 N Rampart St	New Orleans	LA	70117
5507 N Rampart St	New Orleans	LA	70117	Current Resident	5507 N Rampart St	New Orleans	LA	70117
5509 N Rampart St	New Orleans	LA	70117	Fontana Joseph J Jr	Etal 5509 N Rampart St	New Orleans	LA	70117
5509 N Rampart St	New Orleans	LA	70117	Current Resident	5509 N Rampart St	New Orleans	LA	70117
5511 N Rampart St	New Orleans	LA	70117	Fontana Joseph J Jr	Etal 5509 N Rampart St	New Orleans	LA	70117
5511 N Rampart St	New Orleans	LA	70117	Current Resident	5511 N Rampart St	New Orleans	LA	70117
5517 N Rampart St	New Orleans	LA	70117	Eliza Bailey Brinkmeyer	5517 N Rampart St	New Orleans	LA	70117-2501
5519 N Rampart St	New Orleans	LA	70117	Eliza Bailey Brinkmeyer	5517 N Rampart St	New Orleans	LA	70117-2501
5519 N Rampart St	New Orleans	LA	70117	Current Resident	5519 N Rampart St	New Orleans	LA	70117
5523 N Rampart St	New Orleans	LA	70117	Carletta D Reneau	5523 N Rampart St	New Orleans	LA	70117
5523 St Claude Ave	New Orleans	LA	70117	Branco LC	C/O Dept 300#31584 500 V	Chesapeake	VA	23320
5523 St Claude Ave	New Orleans	LA	70117	Current Resident	5523 St Claude Ave	New Orleans	LA	70117
5525 N Rampart St	New Orleans	LA	70117	Carletta D Reneau	5523 N Rampart St	New Orleans	LA	70117
5525 N Rampart St	New Orleans	LA	70117	Current Resident	5525 N Rampart St	New Orleans	LA	70117
5530 St Claude Ave	New Orleans	LA	70117	Dix Packa Sixie LLC	1900 Cadiz St Unit A	New Orleans	LA	70115
5530 St Claude Ave	New Orleans	LA	70117	Current Resident	5530 St Claude Ave	New Orleans	LA	70117
5600 St Claude Ave	New Orleans	LA	70117	Hai H Van T Le	5009 Bissonet Dr	Metairie	LA	70003
5600 St Claude Ave	New Orleans	LA	70117	Current Resident	5600 St Claude Ave	New Orleans	LA	70117
5601 N Rampart St	New Orleans	LA	70117	Southwest Region Conference As	2215 Lanark Avenue	Dallas	TX	75203
5601 N Rampart St	New Orleans	LA	70117	Current Resident	5601 N Rampart St	New Orleans	LA	70117

5601 St Claude Ave	New Orleans	LA	70117	S and A Properties I LLC	1809 Butternut Ave	Metairie	LA	70001
5601 St Claude Ave	New Orleans	LA	70117	Current Resident	5601 St Claude Ave	New Orleans	LA	70117
5609 N Rampart St	New Orleans	LA	70117	Brenda C Trueblood	5609 N Rampart St	New Orleans	LA	70117
5611 N Rampart St	New Orleans	LA	70117	Brenda C Trueblood	5609 N Rampart St	New Orleans	LA	70117
5611 N Rampart St	New Orleans	LA	70117	Current Resident	5611 N Rampart St	New Orleans	LA	70117
5613 N Rampart St	New Orleans	LA	70117	Yvonne S Huntley	5613 N Rampart St	New Orleans	LA	70117
5615 N Rampart St	New Orleans	LA	70117	Yvonne S Huntley	5613 N Rampart St	New Orleans	LA	70117
5615 N Rampart St	New Orleans	LA	70117	Current Resident	5615 N Rampart St	New Orleans	LA	70117
5616 St Claude Ave	New Orleans	LA	70117	Ruby Rodney Edwards	7432 Dartmoor St	New Orleans	LA	70127
5616 St Claude Ave	New Orleans	LA	70117	Current Resident	5616 St Claude Ave	New Orleans	LA	70117
5617 St Claude Ave	New Orleans	LA	70117	Project Lazarus Homes	7887 Walmsley Ave	New Orleans	LA	70125
5617 St Claude Ave	New Orleans	LA	70117	Current Resident	5617 St Claude Ave	New Orleans	LA	70117
5618 St Claude Ave	New Orleans	LA	70117	Ruby Rodney Edwards	7432 Dartmoor St	New Orleans	LA	70127
5618 St Claude Ave	New Orleans	LA	70117	Current Resident	5618 St Claude Ave	New Orleans	LA	70117
5619 N Rampart St	New Orleans	LA	70117	Mary Agnes H Deroun	Etal P O Box 926	Westwego	LA	70096
5619 N Rampart St	New Orleans	LA	70117	Current Resident	5619 N Rampart St	New Orleans	LA	70117
5620 St Claude Ave	New Orleans	LA	70117	Leroy Sr Williams	Althea Jones Williams 5620 S	New Orleans	LA	70117
5620 St Claude Ave	New Orleans	LA	70117	Current Resident	5620 St Claude Ave	New Orleans	LA	70117
5621 N Rampart St	New Orleans	LA	70117	Mary Agnes H Deroun	Etal P O Box 926	Westwego	LA	70096
5621 N Rampart St	New Orleans	LA	70117	Current Resident	5621 N Rampart St	New Orleans	LA	70117
5624 St Claude Ave	New Orleans	LA	70117	Adam Ministry Inc	7724 E St Bernard Hwy	Violet	LA	70092
5624 St Claude Ave	New Orleans	LA	70117	Current Resident	5624 St Claude Ave	New Orleans	LA	70117
6 St Claude Ct	New Orleans	LA	70117	4 St Claude Court LLC	1907 Palmer Ave	New Orleans	LA	70118
6 St Claude Ct	New Orleans	LA	70117	Current Resident	6 St Claude Ct	New Orleans	LA	70117
7 St Claude Ct	New Orleans	LA	70117	Romella H Vaughn	209 Quail Run Rd	Red Oak	TX	75154
7 St Claude Ct	New Orleans	LA	70117	Current Resident	7 St Claude Ct	New Orleans	LA	70117
9 St Claude Ct	New Orleans	LA	70117	Romella H Vaughn	209 Quail Run Rd	Red Oak	TX	75154
9 St Claude Ct	New Orleans	LA	70117	Current Resident	9 St Claude Ct	New Orleans	LA	70117

Distrcit Councilmember

District E

City Hall, Room 2W10, 1 New Orleans LA 70112 Cyndi Nguyen

Phone: (504) 658-1050 Cyndi.Nguyen@nola.gov

Fax: (504) 658-1058

Neigborhood Organizations

Holy Cross Neighborhood Association

603 Caffin Ave New Orleans LA 70177 Calvin Alexander
Phone: 504-701-5519 telephoneman19@yahoo.com

Lower 9 Neighborhood Association

917 Gordon Street New Orleans LA 70117 Willie Calhoun
Phone: 504-606-2603 lowerninestakeholders@gmail.com

City Planning Commisssion

7th Floor,
1300 Perdido St. New Orleans LA 70112 CPCinfo@nola.gov
Phone: (504) 658-7033
Fax: (504) 658-7032

Forstall, Cathy

From: Dawson, Natalie White
Sent: Tuesday, December 14, 2021 11:23 AM
To: cpcinfo@nola.gov
Cc: Mouton, Robert W.; Joseph A. Col□n
Subject: 5500 St. Claude Avenue - NPP Letter
Attachments: City of New Orleans online tools.pdf; Article 12 - Updated 10-12-20 Comprehensive Zoning Ordinance - City of New Orleans.pdf; 2021-12-13 - CPC NPP Letter.pdf

Attached please find the NPP letter and attachments that were issued in connection with the referenced.

Sincerely,

Natalie Dawson
Associate
Locke Lord LLP
601 Poydras Street, Suite 2660
New Orleans, LA 70130
Direct (504) 558-5216
Fax (504) 910-9756
natalie.dawson@lockelord.com

Locke Lord LLP

December 13, 2021

Via U.S. Mail

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

Re: Conditional Use Permit Application
5500 St. Claude Avenue, New Orleans, Louisiana 70117

Dear Sir/Madam:

Our firm represents Turner Healthcare Facilities Acquisition LLC in filing an application for a Conditional Use Permit (CUP) at 5500 St. Claude Avenue, New Orleans. The address is located in the HU-MU Neighborhood Mixed Use District. As of August 2015, the CZO prohibits building density over 10,000 square feet in the HU-MU District. The existing structure is 12,339 square feet. However, commercial uses of existing structures can exceed this limit with the issuance of a CUP. A CUP is being sought to permit a commercial use (medical clinic) to be located in the existing structure in accordance with Article 12, Section 12.2.B.1.1.C of the Comprehensive Zoning Ordinance, as the existing structure is over ten thousand (10,000) square feet of total floor area.

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic.

Since you are a nearby neighbor or otherwise interested in the neighborhood, we are providing you with notice of our proposed CUP application. Due to the Covid-19 pandemic, Neighborhood Participation Program ("NPP") meetings may be done via email correspondence, virtual meetings, or physical meetings with proper COVID-19 health guidelines in place. We've elected to go with email correspondence. Therefore, any questions, comments or concerns should be directed to Robert Mouton at rmouton@lockelord.com or 504-558-5113. We are accepting comments, questions and concerns for fourteen (14) days following the date of this letter.

A plan to describe the layout of our proposed adaptation of the existing building and space can be located at https://lockelord.box.com/v/TurnerSitePlanStClaud-20211130. Additionally, enclosed for your review is the City of New Orleans online tools and the Zoning District Uses.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/12/2020 11:18:36 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P,C[8]		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
Short Term Rental, Large	P	P	P	Section 20.3.LLL

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Short Term Rental, Small	P	P	P	Section 20.3.LLL
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	Section 20.3.NNN
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			C	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

http://onestopapp.nola.gov/search.aspx

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.

Forstall, Cathy

From: Dawson, Natalie White
Sent: Tuesday, December 14, 2021 12:02 PM
To: cyndi.nguyen@nola.gov
Cc: Mouton, Robert W.
Subject: 5500 St. Claude Avenue - NPP Letter
Attachments: 2021-12-13 - Cyndi Nguyen Councilmember NPP Letter.pdf; City of New Orleans online tools.pdf; Article 12 - Updated 10-12-20 Comprehensive Zoning Ordinance - City of New Orleans.pdf

Good afternoon Councilmember Nguyen,

Attached please find the NPP letter issued in relation to the CUP being sought at the referenced address.

Thank you,

Natalie Dawson
Associate
Locke Lord LLP
601 Poydras Street, Suite 2660
New Orleans, LA 70130
Direct (504) 558-5216
Fax (504) 910-9756
natalie.dawson@lockelord.com

Locke Lord LLP

December 13, 2021

Via U.S. Mail

Cyndi Nguyen
City Hall, Room 2W10
1300 Perdido Street
New Orleans, LA 70112

Re: Conditional Use Permit Application
5500 St. Claude Avenue, New Orleans, Louisiana 70117

Dear Sir/Madam:

Our firm represents Turner Healthcare Facilities Acquisition LLC in filing an application for a Conditional Use Permit (CUP) at 5500 St. Claude Avenue, New Orleans. The address is located in the HU-MU Neighborhood Mixed Use District. As of August 2015, the CZO prohibits building density over 10,000 square feet in the HU-MU District. The existing structure is 12,339 square feet. However, commercial uses of existing structures can exceed this limit with the issuance of a CUP. A CUP is being sought to permit a commercial use (medical clinic) to be located in the existing structure in accordance with Article 12, Section 12.2.B.1.1.C of the Comprehensive Zoning Ordinance, as the existing structure is over ten thousand (10,000) square feet of total floor area.

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic.

Since you are a nearby neighbor or otherwise interested in the neighborhood, we are providing you with notice of our proposed CUP application. Due to the Covid-19 pandemic, Neighborhood Participation Program ("NPP") meetings may be done via email correspondence, virtual meetings, or physical meetings with proper COVID-19 health guidelines in place. We've elected to go with email correspondence. Therefore, any questions, comments or concerns should be directed to Robert Mouton at rmouton@lockelord.com or 504-558-5113. We are accepting comments, questions and concerns for fourteen (14) days following the date of this letter.

A plan to describe the layout of our proposed adaptation of the existing building and space can be located at https://lockelord.box.com/v/TurnerSitePlanStClaud-20211130. Additionally, enclosed for your review is the City of New Orleans online tools and the Zoning District Uses.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/12/2020 11:18:36 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P,C[8]		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
Short Term Rental, Large	P	P	P	Section 20.3.LLL

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Short Term Rental, Small	P	P	P	Section 20.3.LLL
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	Section 20.3.NNN
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			C	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

http://onestopapp.nola.gov/search.aspx

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.

Forstall, Cathy

From: Dawson, Natalie White
Sent: Tuesday, December 14, 2021 12:03 PM
To: telephoneman19@yahoo.com
Cc: Mouton, Robert W.
Subject: 5500 St. Claude Avenue - NPP Letter
Attachments: 2021-12-13 - Holy Cross Neighborhood Association NPP Letter.pdf; Article 12 - Updated 10-12-20 Comprehensive Zoning Ordinance - City of New Orleans.pdf; City of New Orleans online tools.pdf

Good afternoon,

Attached please find the NPP Letter issued in connection with a CUP being sought on the referenced property.

Thanks,

Natalie Dawson
Associate
Locke Lord LLP
601 Poydras Street, Suite 2660
New Orleans, LA 70130
Direct (504) 558-5216
Fax (504) 910-9756
natalie.dawson@lockelord.com

Locke Lord LLP

December 13, 2021

Via U.S. Mail

Holy Cross Neighborhood Association
603 Caffin Ave
New Orleans, LA 70177

Re: Conditional Use Permit Application
5500 St. Claude Avenue, New Orleans, Louisiana 70117

Dear Sir/Madam:

Our firm represents Turner Healthcare Facilities Acquisition LLC in filing an application for a Conditional Use Permit (CUP) at 5500 St. Claude Avenue, New Orleans. The address is located in the HU-MU Neighborhood Mixed Use District. As of August 2015, the CZO prohibits building density over 10,000 square feet in the HU-MU District. The existing structure is 12,339 square feet. However, commercial uses of existing structures can exceed this limit with the issuance of a CUP. A CUP is being sought to permit a commercial use (medical clinic) to be located in the existing structure in accordance with Article 12, Section 12.2.B.1.1.C of the Comprehensive Zoning Ordinance, as the existing structure is over ten thousand (10,000) square feet of total floor area.

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic.

Since you are a nearby neighbor or otherwise interested in the neighborhood, we are providing you with notice of our proposed CUP application. Due to the Covid-19 pandemic, Neighborhood Participation Program ("NPP") meetings may be done via email correspondence, virtual meetings, or physical meetings with proper COVID-19 health guidelines in place. We've elected to go with email correspondence. Therefore, any questions, comments or concerns should be directed to Robert Mouton at rmouton@lockelord.com or 504-558-5113. We are accepting comments, questions and concerns for fourteen (14) days following the date of this letter.

A plan to describe the layout of our proposed adaptation of the existing building and space can be located at https://lockelord.box.com/v/TurnerSitePlanStClaud-20211130. Additionally, enclosed for your review is the City of New Orleans online tools and the Zoning District Uses.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/12/2020 11:18:36 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P,C[8]		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
Short Term Rental, Large	P	P	P	Section 20.3.LLL

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Short Term Rental, Small	P	P	P	Section 20.3.LLL
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	Section 20.3.NNN
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			C	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

http://onestopapp.nola.gov/search.aspx

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.

Forstall, Cathy

From: Dawson, Natalie White
Sent: Tuesday, December 14, 2021 12:03 PM
To: lowerninestakeholders@gmail.com
Cc: Mouton, Robert W.
Subject: 5500 St. Claude Avenue - NPP Letter
Attachments: 2021-12-13 - Lower 9 Neighborhood Association NPP Letter.pdf; Article 12 - Updated 10-12-20 Comprehensive Zoning Ordinance - City of New Orleans.pdf; City of New Orleans online tools.pdf

Good afternoon,

Attached please find the NPP Letter issued in connection with a CUP being sought on the referenced property.

Thanks,

Natalie Dawson
Associate
Locke Lord LLP
601 Poydras Street, Suite 2660
New Orleans, LA 70130
Direct (504) 558-5216
Fax (504) 910-9756
natalie.dawson@lockelord.com

Locke Lord LLP

December 13, 2021

Via U.S. Mail

Lower 9 Neighborhood Association
917 Gordon Street
New Orleans, LA 70177

Re: Conditional Use Permit Application
5500 St. Claude Avenue, New Orleans, Louisiana 70117

Dear Sir/Madam:

Our firm represents Turner Healthcare Facilities Acquisition LLC in filing an application for a Conditional Use Permit (CUP) at 5500 St. Claude Avenue, New Orleans. The address is located in the HU-MU Neighborhood Mixed Use District. As of August 2015, the CZO prohibits building density over 10,000 square feet in the HU-MU District. The existing structure is 12,339 square feet. However, commercial uses of existing structures can exceed this limit with the issuance of a CUP. A CUP is being sought to permit a commercial use (medical clinic) to be located in the existing structure in accordance with Article 12, Section 12.2.B.1.1.C of the Comprehensive Zoning Ordinance, as the existing structure is over ten thousand (10,000) square feet of total floor area.

A CUP is being sought as the size of the existing building exceeds the maximum square footage provision of New Orleans Comprehensive Zoning Ordinance (Section 12.2.B.1), and a setback of the existing building also exceeds the setback maximum under the New Orleans Comprehensive Zoning Ordinance (Section 12.3.A.1, Table 12-2). The project generally consists of an adaptive re-use of the currently vacant building for use as a medical clinic.

Since you are a nearby neighbor or otherwise interested in the neighborhood, we are providing you with notice of our proposed CUP application. Due to the Covid-19 pandemic, Neighborhood Participation Program ("NPP") meetings may be done via email correspondence, virtual meetings, or physical meetings with proper COVID-19 health guidelines in place. We've elected to go with email correspondence. Therefore, any questions, comments or concerns should be directed to Robert Mouton at rmouton@lockelord.com or 504-558-5113. We are accepting comments, questions and concerns for fourteen (14) days following the date of this letter.

A plan to describe the layout of our proposed adaptation of the existing building and space can be located at https://lockelord.box.com/v/TurnerSitePlanStClaud-20211130. Additionally, enclosed for your review is the City of New Orleans online tools and the Zoning District Uses.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,



NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

Printed: 10/12/2020 11:18:36 AM

12.2.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 12-1: Permitted and Conditional Uses (#table12-1) as permitted uses or conditional uses are allowed within the Historic Urban Neighborhood Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 12-1: Permitted and Conditional Uses

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
RESIDENTIAL USE				
Bed and Breakfast – Accessory	P	P	P	Section 20.3.I
Bed and Breakfast – Principal	P	P	P	Section 20.3.I
Day Care Home, Adult or Child – Small	P	P	P	Section 20.3.T
Day Care Home, Adult or Child – Large		P	P	Section 20.3.T
Dwelling, Above the Ground Floor	P	P	P	
Dwelling, Single-Family	P	P	P	
Dwelling, Two-Family	P	P	P	Section 20.3.Y
Dwelling, Townhouse			P	Section 20.3.X
Dwelling, Multi-Family			P	
Dwelling, Established Multi-Family	P,C[8]	P,C[8]		Section 20.3.W
Group Home, Small	P	P	P	Section 20.3.GG
Group Home, Large	P[2]	P[2]	P	Section 20.3.GG
Group Home, Congregate			C	Section 20.3.GG
Permanent Supportive Housing	P[2]	P[2]	P	Section 20.3.PP
Residential Care Facility	P	P	P	Section 20.3.YY
Short Term Rental, Large	P	P	P	Section 20.3.LLL

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Short Term Rental, Small	P	P	P	Section 20.3.LLL
COMMERCIAL USE				
Amusement Facility, Indoor		P	P	Section 20.3.E
Animal Hospital		P	P	
Art Gallery	P	P	P	
Arts Studio	P	P	P	
Bar			C	Section 20.3.G
Catering Kitchen	P	P	P	
Day Care Center, Adult or Child – Small	P	P	P	Section 20.3.S
Day Care Center, Adult or Child – Large		P	P	Section 20.3.S
Day Care Center, Adult or Child - Commercial		P	P	Section 20.3.S
Drive-Through Facility			C[3]	Section 20.3.V
Financial Institution	P	P	P	
Funeral Homes		C	C	
Grocery Store	P	P	P	Section 20.3.NNN
Gas Station		C	C	Section 20.3.EE
Health Club		P	P	
Hostel			C	
Hotel/Motel			C	
Live Entertainment – Secondary Use			C	Section 20.3.JJ
Medical/Dental Clinic	C	P	P	
Micro-Brewery			P	
Micro-Distillery			P	
Motor Vehicle Dealership, Small			C	
Office	P	P	P	
Personal Service Establishment	P	P	P	
Pet Day Care Service	P	P	P	Section 20.3.QQ
Public Market		P	P	Section 20.3.TT
Recording Studio			P	

Table 12-1: Permitted and Conditional Uses				
USE[1]	DISTRICTS			USE STANDARDS
	HU-B1A	HU-B1	HU-MU	
Reception Facility		C	C	Section 20.3.WW
Restaurant, Carry-Out	C	P	P	Section 20.3.ZZ
Restaurant, Fast Food		C	C	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	Section 20.3.ZZ
Restaurant, Standard	P	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	
Retail Sales of Packaged Alcoholic Beverages		C[4]	C	
Short Term Rental, Commercial			P	Section 20.3.LLL
Small Box Variety Store	P	P	P	Section 20.3.NNN
Wine Shop		C	C	Section 20.3.PPP
INDUSTRIAL USE				
Brewery			P[7]	
Food Processing			C	
Manufacturing, Artisan			P	
Mardi Gras Den			C	
Mini-Warehouse			C	
Warehouse			C	
INSTITUTIONAL USE				
Community Center	C	P	P	
Convent and Monastery		P	P	
Cultural Facility	C	C	C	Section 20.3.R
Educational Facility, Primary		P	P	Section 20.3.Z
Educational Facility, Secondary		P	P	Section 20.3.Z
Educational Facility, Vocational		P	P	Section 20.3.Z
Government Offices	P	P	P	
Place of Worship		P	P	
Public Works and Safety Facility			C	
Social Club or Lodge	P	P	P	Section 20.3.CCC
OPEN SPACE USE				
Agriculture – No Livestock	P	P	P	Section 20.3.C

Table 12-1: Permitted and Conditional Uses				
USE[1]	**DISTRICTS**			**USE STANDARDS**
	HU-B1A	**HU-B1**	**HU-MU**	
Agriculture – With Livestock	C	C	C	Section 20.3.C
Parks and Playgrounds	P	P	P	
Stormwater Management (Principal Use)	P	P	P	
OTHER				
Parking Lot (Principal Use)		C	C	Section 20.3.OO
Parking Structure (Principal Use)		C	C	Section 20.3.OO
Planned Development	C	C	C	Article 5
Utilities		P[5]	P[5]	Section 20.3.GGG
Wireless Telecommunications Antenna & Facility	C,P[6]	C,P[6]	C,P[6]	Section 20.3.JJJ
Wireless Telecommunications Tower & Facility	C	C	C	Section 20.3.JJJ

TABLE 12-1 FOOTNOTES

[1] The terms in this column ("Use") are defined in Article 26.

[2] Subject to the use restrictions in Section 12.2.B.2.

[3] Subject to the use restrictions in Section 12.2.B.3.

[4] Subject to the use restrictions in Section 12.2.B.4.

[5] Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4.2

[6] Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

[7] Subject to the use restrictions in Section 12.2.B.5.

[8] Established Multi-Family Dwellings that comply with Section 20.3.W.1 are permitted uses while those that comply with Section 20.3.W.2 are conditional uses.

Jan. 20, 2017, Ord. 27,262 MCS, §1, Zoning Docket 114-16; Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,375, §3, April 28, 2017, Zoning Docket 118/16; Ord. No. 27,338, §3, March 31, 2017, Zoning Docket 121/16; Ord. No. 27,726, §1, April 11, 2018, Zoning Docket 4/18; Ord. No. 27,707, §1, April 2, 2018, Zoning Docket 001/18; Technical Correction #1, 12-17-18; Ord. 28176, Sept. 5, 2019, ZD 58/19; Ord. No. 28,156 MCS, §6, August 8, 2019, Zoning Docket 026/19 & 027/19; Ord. 28349 MCS, 5-7-20, ZD 122/19

CITY OF NEW ORLEANS ONLINE TOOLS

CITY PLANNING COMMISSION WEBSITE

nola.gov/cpc

The City Planning Commission website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance and the Master Plan.

COMPREHENSIVE ZONING ORDINANCE

czo.nola.gov

The entire text of the Comprehensive Zoning Ordinance can be viewed on this website.

NOTICEME

noticeme.nola.gov/

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system that offers a way for interested parties to stay informed for land use proposals in an individually selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

ONE STOP APP

http://onestopapp.nola.gov/search.aspx

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

PROPERTY VIEWER

property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information that includes the Master Plan Future Land Use Map, zoning districts, and the locations of site-specific zoning actions approved by ordinance which includes Conditional Uses, Exceptional Uses, and Planned Development Districts. Links are provided that can take the viewer to the applicable section of the Comprehensive Zoning Ordinance and Assessor records.


ben turka
FOR SALE


ben+bucks
FOR SALE
504.301.1002




ben bucke
FOR SALE
504.301.1000


ben+burka
FOR SALE
504.301.1002
ONE WAY















