



Fw: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

From CPCINFO <CPCINFO@nola.gov>

Date Wed 10/30/2024 12:47 PM

To Julia I Nickle <Julia.Nickle@nola.gov>

From: Larry Balyeat <larry@seniorcareauthority.com>

Sent: Wednesday, October 30, 2024 12:42 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Support for FLUM revision requests PD13 -06, -09, -10, -13, and -14 and Support for M-22-447 Ordinance 29365 "Lower Coast Algiers Impact Study"

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I support the passage of all of the District 13 FLUM revision requests as submitted by the City Council. I also support the Lower Coast Algiers Impact Study.

The proposed FLUM amendments would align the zoning of the subject parcels with the requirements of the Master Plan for the City of New Orleans. The Master Plan mandates that all parcels in Lower Coast Algiers/Planning District 13 be zoned single family.

Chapter 13 in the Master Plan states:
“Minimal changes are recommended. Existing subdivisions and areas near the bridge are now designated Planned Development Area to remain single-family. Due to limited infrastructure (public water, but not sewer), the remainder of the district will require 2 acres per dwelling unit to maintain the unique rural character. Residential development at higher densities should be in the form of conservation subdivisions that cluster housing in order to allow significant open space.”

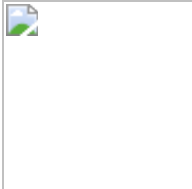
Sincerely
Lawrence Balyeat
9 Bear Creek Dr.
New Orleans, LA 70131

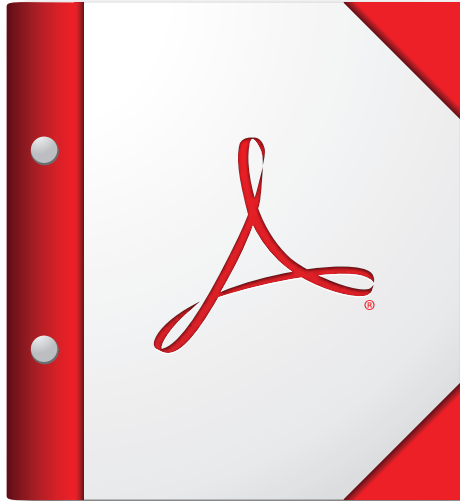
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Larry Balyeat

Owner Senior Care Authority Louisiana

Main: (504)702-6830 · Direct: (504)905-7300





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FUTURE LAND USE MAP PD09-09 ZONING LETTER OF SUPPORT
Letter uploaded to CPC Public Comment Portal: cpcinfo@nola.gov

Douglas Finley (Starline Ventures LLC)
1638 Spain Street
New Orleans, LA 70117
Email Address: dfinley@starlineventures.com
Phone Number: 504.298.9354

Date: Monday, January 6, 2024

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

Subject: Support for Mixed-Use Future Land Use Map (FLUM) Zoning Amendment PD09-09
• **Specific Property Details/Address: 5700 and 5775 Deer Park Blvd., New Orleans, LA 70127**

Dear Members of the City Planning Commission,

Douglas Finley supports the City of New Orleans Master Plan Future Land Use Map Amendments (FLUM) PD09-09 because the amendment acknowledges single-family, duplex, four-plex, multi-family, commercial, and mixed-use land use options. The amendment aims to promote diverse housing options and stimulate economic growth by allowing for flexible land use. Such changes align with the community's broader goals of increasing flexibility to develop our diverse New Orleans East communities in the same successful manner as other communities spread throughout the City of New Orleans and the Orleans-Metairie MSA.

I am writing to express my support for the FLUM Zoning Designation Change of Mixed-Use to support the proposed "Buyou Art Lofts" development proposed at 5700 and 5775 Deer Park Blvd. in New Orleans East. This proposed development is essential for addressing a critical need for new, modern, premium, mixed-income housing development in our community.

Proximity to Public Amenities: The strategic location of PD09-09 is in proximity to facilities that include: retail/service, medical, office, and town home housing. The Lake Forest Blvd. and Deer Park Blvd. corridors have a mix of land uses amid disinvested, vacant land. Additional amenities in the area include: the City of New Orleans 1st Nationally Accredited Park, 1 of 5 recognized Top National Urban Nature Centers, public transportation, and neighborhood scale retail. These amenities make the location an ideal choice for fostering community growth.

Community Need: New Orleans East is Open for Business! In the 20th Anniversary of Hurricane Katrina, New Orleans East can truly claim that it is addressing barriers to entry through Zoning Deregulation in alignment with the Department of Housing and Urban Development's Pathways to Removing Obstacles to Housing Program (PRO).

Thank you for your dedicated service. I urge the City Planning Commission to support the Mixed Use Zoning Change Request for PD09-09. Your favorable consideration of this amendment will undoubtedly continue the process of enhancing quality of life experiences for new and existing New Orleans East residents.

Sincerely,

Douglas Finley
CEO
Starline Ventures LLC

Article by Palesa Development

Dancing Into Progress: Embracing Mixed-Use Zoning for New Orleans East



New Orleans East is experiencing a season of opportunity for transformative shifts in land use zoning aimed at increasing investment. New development is exciting for any community, and investors typically consider a site's physical location and surrounding benefits before reviewing its zoning. Rezoning vacant land with flexible, mixed-use classifications will significantly enhance site marketability by reducing New Orleans East's barriers to entry. This path allows us to address unmet needs in our neighborhoods, offer local investors the chance to invest in their own communities, and be part of growth, profitability, and progress. All these opportunities hinge on addressing our current zoning and land use policies through the proposed Future Land Use Map (FLUM) amendments. Zoning deregulation, at its core, increases investment and enhances the marketability of vacant, underutilized properties—a strategy we intend to use to build the community we deserve.

Rarely does an investor consider a site's zoning before the investor first appreciates the physical situs and that location's demographics. In the metaphorical dance of progress, it is imperative to lean into land use reform underway as a key component to increase New Orleans East's land use marketability to investors. As we sift through land use zoning policies that hinder growth and sustain under-investment, we pave the way for purposeful shifts in public policy.

Palesa Community Development Corporation (Palesa CDC) supports the following City of New Orleans Master Plan Future Land Use Map Amendments (FLUM Amendments) because the amendments acknowledge single-family, duplex, four-plex, multi-family, commercial, and mixed-use options:

- **PD-9-01 to PD-9-25** (detailed list available).

These amendments aim to promote diverse housing options and stimulate economic growth by allowing for more flexible land use. Such changes align with our broader goals of increasing flexibility to develop our diverse New Orleans East communities in the same successful manner as other communities spread throughout the City of New Orleans and the Orleans-Metairie MSA.

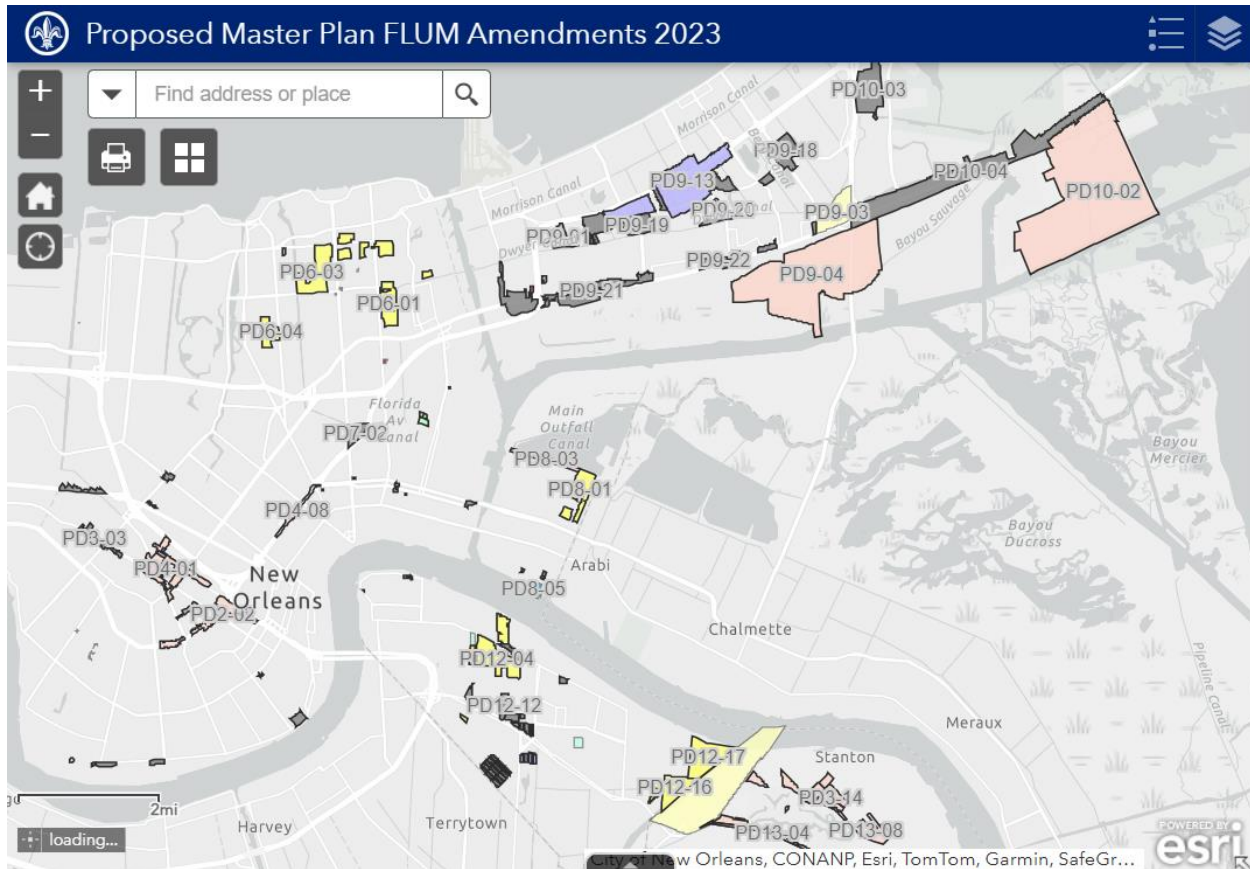


Figure 1: City of New Orleans Master Plan FLUM Amendments: [City Planning - Topics - Master Plan: Plan for the 21st Century - 2023 Master Plan Amendment Process - City of New Orleans \(nola.gov\)](#)

Addressing Regional Growth Disparities

New Orleans East can and should plan and build housing and neighborhoods that cater to the needs and interests of younger adults, diverse families, and persons with cultural and creative pursuits. College student's talents should be incorporated into community planning to effectively engage this target group in socialization that aims to increase their pride, attachment, and thus residency in New Orleans East neighborhoods.

For the first time in the past two hundred years of America, minorities will make up most children in public schools that will hopefully grow into citizens participating in varied systems of democracy. Since 2000, Louisiana, despite having a majority-minority city, New Orleans, lost two congressional seats due to population decline, while Texas, Florida, and Georgia saw population growth. In June 2023, an LSU affiliate expressed that Louisiana was losing college enrollment to Texas. The state's growth rate of 2.7% is far below the national average growth of 7.4% and the Southern regional average of 10.2%.



Louisiana's population from 2010-2023

Louisiana's population fell for the third straight year in 2023, according to new census estimates. The state has lost nearly 2% of its population since the 2020 census. New York and Illinois are the only states that saw their populations decline at a faster rate.

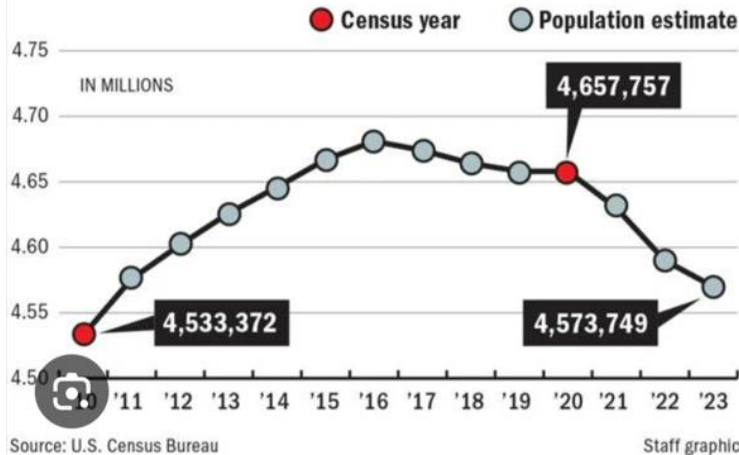
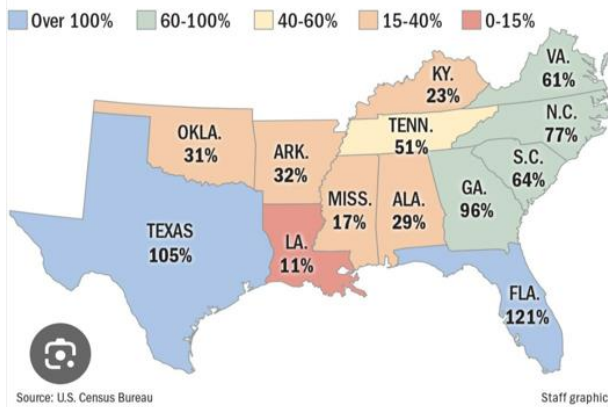


Figure 2: Louisiana's population drops for third straight year: [Louisiana's population drops for third straight year | Local Politics | nola.com](#)



Population growth in the South

A look at population changes in southern states since 1980:



People are fleeing Louisiana as nearby states surge | Local ...

Visit >

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Figure 3: People are fleeing Louisiana as nearby states surge: [People are fleeing Louisiana as nearby states surge | Local Politics | nola.com](#)

Embracing Diversity, Equity, and Inclusion (DEI)

Zoning and allowed land use policies dictate population growth. When you control the permit, you control the price, and thus the purse or wallet. Re-zoning utilizes the major distinction between absolute and nuance; only residential zoning on a parcel or the openness to the free market and business community assessing a site for marketability as commercial, residential single-family housing, multi-family housing, both, commercial, or as mixed-land use. When we use the nuance in lieu of the absolute, we manage dialogue that increases community collaboration, increases perception as a welcoming business environment, and increases investment. The amendments proposed by the City Planning Department and Commission increase zoning flexibility through Mixed-Use Zoning classifications.

We are each uniquely wired to contribute to our community. By embracing a process for sifting through each unique opportunity we then lay baselines that leverage patience to identify opportune shifts that are neither all black nor all white, but mostly gray and in a “Well, it depends” state of analysis. The actual, patient work of determining development opportunity nuances guide us toward a New Orleans East which may be experienced as welcoming first, second - less stressful, and primed for a future of diverse individuals in age, race, gender, and talent. Diversity in talents will contribute to our collective wellness and resident empowerment, which rests on guiding principles that leverage Diversity, Equity, and Inclusion (DEI).

Benefitting beyond the housing industry’s construction economics entails a dedicated commitment to crafting new living environments that encourage connection and nurture innovation. Managing this delicate dance into progress requires an unwavering commitment to initiating more of the world’s best community development practices that cater to both the current and the unknown, future resident’s housing interests.

Aligning with Federal Policies

As New Orleans considers the city-wide Future Land Use Map Amendments for New Orleans East, note the similarity found in policy goals with the Biden-Harris Administration’s Housing Supply Action Plan. HUD’s Announcement states efforts to accomplish the following:

- Reduce barriers to build housing: such as restrictive and costly land use and zoning rules.
- Expand financing for affordable, energy efficient and resilient housing; and
- Promote commercial-to-residential conversion opportunities, particularly for affordable and zero emissions housing.

These administrative actions are in direct alignment with the leadership of the City of New Orleans and City Council’s Future Land Use Map Zoning Amendments currently under review.

The article titled, “Biden-Harris Administration Announces Actions to Lower Housing Costs and Boosts Supply | The White House,” is excerpt herein: “Like Restrictive and Costly Land Use and Zoning Rules. Local land use laws and zoning regulations limit where, and how densely housing may be built. This constrains housing supply, perpetuates historical patterns of segregation, prevents workers from accessing jobs, and increases energy costs and climate risk. The Biden-Harris Administration is funding jurisdictions committed to removing barriers that restrict housing production and preservation, through the following federal departments.

1. Department of Housing and Urban Development’s Pathways to Removing Obstacles to Housing Program (PRO): Restrictive local land use rules slow down housing production, or prohibit housing being developed at all, which increases the costs to rent or purchase a home. Such restrictive rules are often also inconsistent with fair housing principles. This first-of-its-kind \$85 million federal program will provide communities with funding to identify and remove barriers to affordable housing production and preservation.
2. Department of Transportation’s Reconnecting Communities and Neighborhoods Program (RCN): Reduces land-use restrictions and improves transportation access to housing. The program

provides up to \$3.16 billion for planning and capital construction projects that prioritize disadvantaged communities and improve access to daily destinations.

3. Economic Development Administration (EDA): Updated the “Investment Priorities” that guide the agency’s grantmaking to include an emphasis on efficient land use, where commercial uses, economic activity, and employment opportunities are concentrated and accessible to nearby residential density.

Conclusion

The White House’s actions to reform zoning policy with targeted funding signify a conscious effort to expand potential land use and foster a more open market. Supporting land use policies that increase quality housing options will encourage investment in New Orleans East’s residential and commercial thoroughfares. **Palesa CDC supports Planning District 9 and 10 FLUM Amendments originally approved** by the City of New Orleans Office of Community Assets & Investments, City Planning Department and City Planning Commission, and urges community support for these fundamental zoning changes.

Fw: Special City Planning Commission Hearing for Master Plan Reconsiderations - January 7, 2025

From Robert D. Rivers <rdrivers@nola.gov>

Date Tue 1/7/2025 9:29 AM

To Rachael Berg <rberg@nola.gov>

From: Desha Greely <noematters@gmail.com>

Sent: Monday, January 6, 2025 8:57 PM

To: CPCINFO <CPCINFO@nola.gov>

Cc: Robert D. Rivers <rdrivers@nola.gov>; Tangee Wall <tangeyon@yahoo.com>

Subject: Special City Planning Commission Hearing for Master Plan Reconsiderations - January 7, 2025

New Orleans East Economic Development Focus Group - New Orleans East Matters stand by the following

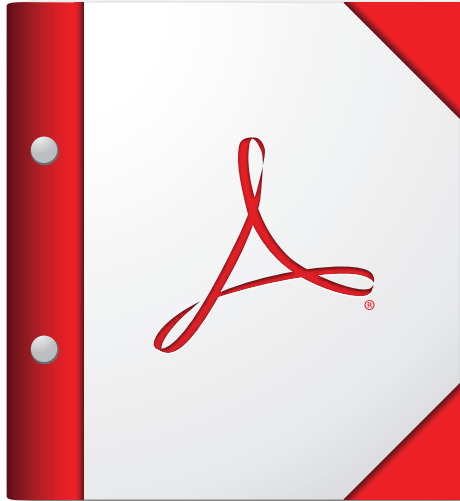
PD 9-01 – A request by the City Planning Commission to change the Future Land Use Map Designation from Residential Single-Family Post-War to Mixed-Use Low Density.

If Mixed-Use Low Density will not be approve, we align with the City Council recommendation to remain Residential Single-Family Post-War

Tangee Wall, President

Desha Greely, Secretary

New Orleans East Economic Development Focus Group - New Orleans East Matters



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James Austin Gray, II
6051 Winchester Park Drive
New Orleans, Louisiana 70128
Nitsuaii@gmail.com

Phone Number: 504-628-3089

Date: January 7, 2025

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

**Subject: Support for Mixed-Use Future Land Use Map (FLUM) Zoning Amendment
PD09-09**

· **Specific Property Details/Address: 5700 and 5775 Deer Park Blvd., New Orleans,
LA 70127**

Dear Members of the City Planning Commission,

I live 1,033.28 meters from the site. That is .64 miles from the site. Less than 500 meters in the other direction is a grocery store that just closed. I wonder if we had an extra 100 people living within 500 meters of the grocery store if it would still be open. Across the street from the closed grocery store is a struggling office building. I wonder if an extra 100 people living with 400 meters of the office building would give it one more tenant. This is why I support the development.

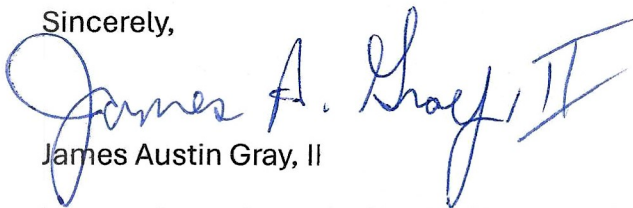
I am amazed when I talk to friends and people I respect who share my worry about the future of New Orleans East, but who would oppose this development. I had the pleasure and honor of representing this district. In that capacity I have talked to hundreds of potential investors and developers. All of them were concerned about the lack of

population near their proposed development. All of them were confused by the fact that other places were begging them to come, and we seemed hell bent on keeping them out. We will either change that perception or continue to decline as a community and city.

I strongly support the City of New Orleans Master Plan Future Land Use Map Amendments (FLUM) PD09-09 because the amendment acknowledges single-family, duplex, four-plex, multi-family, commercial, and mixed-use land use options. I am writing to express my support for the FLUM Zoning Designation Change of Mixed-Use to support the proposed "Buyou Art Lofts" development proposed at 5700 and 5775 Deer Park Blvd. in New Orleans East. This proposed development is essential for addressing a critical need for new, modern, premium, mixed-income housing development in our community.

Thank you for your dedicated service. I urge the City Planning Commission to support the Mixed Use Zoning Change Request for PD09-09. Your favorable consideration of this amendment will undoubtedly continue the process of enhancing quality of life experiences for new and existing New Orleans East residents.

Sincerely,



James Austin Gray, II

Former Councilman for District E of New Orleans

City Planning Commission Speaker Card

PD 09
15

Date: 1-7-2025

I would like to speak regarding CPC Docket: PD 09-05

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood South

I am the applicant for this docket

I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

PD 09-01
14

Date: 1-7-2025

I would like to speak regarding CPC Docket: PD 09-01

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood Ct. So.

I am the applicant for this docket

I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

Date: 1-7-2025

I would like to speak regarding CPC Docket: 09-06-07

IN SUPPORT

Name: Dawn Hebert

Address: 6896 Lake Willow Dr

I am the applicant for this docket

I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1/7/2025

I would like to speak regarding CPC Docket: 09-13

IN SUPPORT

Name: Dawn Hebert

Address: 6896 Lake Willow Dr

I am the applicant for this docket

I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

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Signature of Speaker: Dawn Hebert

PD 09-09

City Planning Commission Speaker Card

Date: 1-7-2025
I would like to speak regarding CPC Docket: 17

IN SUPPORT

Name: Frain Bayas
Address: 11311 Parkwood Ct. South

I am the applicant for this docket
 I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

Date: 1-7-2025
I would like to speak regarding CPC Docket: 16

PD 09-09

IN SUPPORT

Name: Frain Bayas
Address: 11311 Parkwood Ct So.

I am the applicant for this docket
 I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

Date: 1/7/2024
I would like to speak regarding CPC Docket: PD09-09

IN OPPOSITION

Name: Jasmine Chaney
Address: 73 Marywood Ct. New Orleans, La 70128

I am the applicant for this docket
 I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Jasmine Chaney

City Planning Commission Speaker Card

Date: 1-7-2025
I would like to speak regarding CPC Docket: _____

INFORMATION ONLY

Name: Dawn Hebert
Address: 6846 Lake Willow Dr

I am the applicant for this docket
 I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1-7-2024

I would like to speak regarding CPC Docket: PD09-09

IN OPPOSITION

Name: Kimberly Burbank

Address: 11420 S. Easterlyn Circle NOLA 70128

- I am the applicant for this docket
- I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 1-7-2023

I would like to speak regarding CPC Docket: PD9-09

IN OPPOSITION

Name: Del Scott

Address: 7010 LAKE BARRINGTON DR.

- I am the applicant for this docket
- I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 1-7-25

I would like to speak regarding CPC Docket: PD09-09

IN OPPOSITION

Name: Darovan Calhoun - Betti's

Address: 5602 Stoneridge Pl. NOLA 70126

- I am the applicant for this docket
- I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 1/7/25

I would like to speak regarding CPC Docket: PD09-09

IN OPPOSITION

Name: Ronald Wright

Address: 11012 So. Hardy St NOLA

- I am the applicant for this docket
- I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Ronald A. Wright

(replace support)

City Planning Commission Speaker Card

Date: 1/7/2025

I would like to speak regarding CPC Docket: P009-09

IN OPPOSITION

Name: Paula Peer

Address: 850 Tchoupitoulas

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 1-7-25

I would like to speak regarding CPC Docket: #17 9-09

IN OPPOSITION

Name: ETRIAN FLESTAD

Address: 2533 COLUMBUS ST

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 1-7-2024

I would like to speak regarding CPC Docket: P009-09

IN OPPOSITION

Name: Marjo Pleasant

Address: 4413 Read BLVD

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 1/7/2025

I would like to speak regarding CPC Docket: P009-09

IN OPPOSITION

Name: Chris Moten

Address: 147 Bradley Dr. Slidell, La 70458

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 1-7-2025

I would like to speak regarding CPC Docket: P009-09

IN OPPOSITION

Name: Reggie Winfield

Address: 6270 Eastover Dr. HOLA

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 01-07-2025

I would like to speak regarding CPC Docket: P09-09

IN OPPOSITION

Name: Kaitlyn Williams

Address: 7011 Lake Barrington Dr.

- I am the applicant for this docket
I'd like to cede my time to: Kimberly Burbank

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Kaitlyn Williams

City Planning Commission Speaker Card

Date: 1/7/2025

I would like to speak regarding CPC Docket: P009-09

IN SUPPORT OPPOSITION

Name: Paula Peer

Address: 850 Tchoupitoulas St. nola 70130

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 1/7/2025

I would like to speak regarding CPC Docket: P009-09

IN OPPOSITION

Name: Jo Ann Minor

Address: 712 Boulevard St

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Jo Ann Minor

IF CHANGE FROM MIXED USE LOW DENSITY

City Planning Commission Speaker Card

Date: 1/7/2025

I would like to speak regarding CPC Docket: PD09-09

~~IN SUPPORT~~

~~OPPOSITION~~
SPOKE

Name: Jean Minor Kimberly Burbank

Address: 712 BELLEVUE ST, NEW ORLEANS 70114

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Jean Minor

City Planning Commission Speaker Card

Date: 1-7-25

I would like to speak regarding CPC Docket: ITEM #17 PD9-09

~~IN SUPPORT~~

~~OPPOSITION~~

Name: ETHAN ELLESTAD

Address: 2533 COLUMBUS ST

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

Date: 1-7-2025

I would like to speak regarding CPC Docket: 1809-1809-11

~~IN SUPPORT~~

Name: Dawn Hebert

Address: 6896 Lake Willow Dr

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1-7-25

I would like to speak regarding CPC Docket: #17: PD9-09

~~IN SUPPORT~~

~~OPPOSITION~~

Name: Darovan Calhoun - Beth's

Address: 7602 Stoneridge Pl. 70126 NOLA

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: _____

City Planning Commission Speaker Card

Date: 11-7-2025

I would like to speak regarding CPC Docket: 09-14

IN SUPPORT

Name: Dawn Hebert

Address: 2846 Lake Willow Dr

- I am the applicant for this docket
- I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

09-11

Date: 1-7-2025

I would like to speak regarding CPC Docket: 18

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood Ct So.

- I am the applicant for this docket
- I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

09-14

Date: 1-7-2025

would like to speak regarding CPC Docket: 20

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood Ct. So.

- I am the applicant for this docket
- I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

09-12

Date: 1-7-2025

I would like to speak regarding CPC Docket: 19

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood Ct. So.

- I am the applicant for this docket
- I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

09-17

Date: 1-7-2025

I would like to speak regarding CPC Docket: 22

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood Ct. So.

- I am the applicant for this docket
- I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

09-16

Date: 1-7-2025

I would like to speak regarding CPC Docket: 21

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood Ct. So.

- I am the applicant for this docket
- I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

09-18

Date: 1-7-2025

I would like to speak regarding CPC Docket: 23

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood Ct. So.

- I am the applicant for this docket
- I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

Date: 1/7/2025

I would like to speak regarding CPC Docket: 17

IN SUPPORT

Name: Dawn Hobert

Address: 6846 Wakewidow Dr

- I am the applicant for this docket
- I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Kevin Kelly

City Planning Commission Speaker Card

09-20

Date: 1-7-2025

I would like to speak regarding CPC Docket: 25

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood Ct. So.

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

Date: 1/7/2025

I would like to speak regarding CPC Docket: 09-19

IN SUPPORT

Name: Dawn Hebert

Address: 6846 Lake Willow Dr

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1-7-2025

I would like to speak regarding CPC Docket: 20

IN SUPPORT

Name: Dawn Hebert

Address: 6846 Lake Willow

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

09-19

Date: 1-7-2025

I would like to speak regarding CPC Docket: 24

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood Ct So.

- I am the applicant for this docket
I'd like to cede my time to:

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

Date: 1-7-2025

09-22
22

I would like to speak regarding CPC Docket: _____

IN SUPPORT

Name: DAWN Hebert

Address: 6846 Lake Willow Dr

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

09-22

Date: 1-7-2025

I would like to speak regarding CPC Docket: 26

IN SUPPORT

Name: Frain Bayas

Address: 11311 Parkwood Ct So.

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

Date: 1-7-2025

I would like to speak regarding CPC Docket: 23

IN SUPPORT

Name: DAWN Hebert

Address: 6846 Lake Willow Dr

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1-7-2025

I would like to speak regarding CPC Docket: ~~25~~ 21

IN SUPPORT

Name: DAWN Hebert

Address: 6846 Lake Willow Dr

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1-7-2025
I would like to speak regarding CPC Docket: 24

IN SUPPORT

Name: Dawn Hebert
Address: 6846 Lakewood Dr

I am the applicant for this docket
 I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1-7-2025
I would like to speak regarding CPC Docket: 27

IN SUPPORT

Name: Frain Bayas
Address: 11311 Parkwood Ct. So.

I am the applicant for this docket
 I'd like to cede my time to: _____

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Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

Date: 1-7-2025
I would like to speak regarding CPC Docket: 29

IN SUPPORT

Name: Frain Bayas
Address: 11311 Parkwood Ct. So.

I am the applicant for this docket
 I'd like to cede my time to: _____

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Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

Date: 1-7-2025
I would like to speak regarding CPC Docket: 28

IN SUPPORT

Name: Frain Bayas
Address: 11311 Parkwood Ct. So.

I am the applicant for this docket
 I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Frain Bayas

City Planning Commission Speaker Card

Date: 1-7-2025 ⁰⁹⁻
I would like to speak regarding CPC Docket: 27

IN SUPPORT

Name: Dawn Hebert

Address: 6846 Lake Willow Dr

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1-7-2025 ⁰⁹⁻
I would like to speak regarding CPC Docket: 25

IN SUPPORT

Name: Dawn Hebert

Address: 6846 Lake Willow Dr

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1-7-2025 ⁰⁹⁻
I would like to speak regarding CPC Docket: 26

IN SUPPORT

Name: Dawn Hebert

Address: 6846 Lake Willow Dr

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1-7-2025 09-28
I would like to speak regarding CPC Docket: _____

IN SUPPORT

Name: Dawn Hebert
Address: 6846 Lake Willow Dr

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert

City Planning Commission Speaker Card

Date: 1-7-2025 09-29
I would like to speak regarding CPC Docket: _____

IN SUPPORT

Name: Dawn Hebert
Address: 6846 Lake Willow Dr

- I am the applicant for this docket
- I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Dawn Hebert



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ASHÉ CULTURAL ARTS CENTER

1712 Oretha Castle Haley Blvd. | New Orleans, LA 70113
504-569-9070 | info@ashenola.org | www.ashenola.org



January 7th, 2025

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

RE: Letter of Support for Mixed Use Future Land Use Map; Zoning Amendment PD09-09

Dear New Orleans Planning Commission Members:

I am writing to express my full support for the proposed "Buyou Art Lofts" development in general and in particular for the Future Land Use Map (FLUM) zoning amendment that would allow this worthy project to progress.

New Orleans East is poised to become the city's next bright area of redevelopment, an exciting and clearly needed aspect of community development. The location of property in question, 5700 and 5775 Deer Park Blvd is ideal for providing critically needed mixed income housing for our community. The location is convenient to retail, medical, commercial offices and Joe Brown Park.

I thank you for your time, attention, and commitment to the City of New Orleans. Simultaneously I urge you to support this critically important amendment.

Most Sincerely,

Jo Ann Minor

Chief Financial Officer

Ashé Cultural Arts Center/Efforts of Grace, Inc.



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ASHÉ CULTURAL ARTS CENTER

1712 Oretha Castle Haley Blvd. | New Orleans, LA 70113
504-569-9070 | info@ashenola.org | www.ashenola.org



January 7th, 2025

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

RE: Letter of Support for Mixed Use Future Land Use Map; Zoning Amendment PD09-09

Dear New Orleans Planning Commission Members:

I am writing to express my full support for the proposed "Buyou Art Lofts" development in general and in particular for the Future Land Use Map (FLUM) zoning amendment that would allow this worthy project to progress.

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I thank you for your time, attention, and commitment to the City of New Orleans. Simultaneously I urge you to support this critically important amendment.

Most Sincerely,

Jo Ann Minor

Chief Financial Officer

Ashé Cultural Arts Center/Efforts of Grace, Inc.



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Acrobat X or Adobe Reader X, or later.**

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