

City Planning Commission Meeting
Tuesday, November 11, 2014

CPC Deadline: 12/26/14
CC Deadline: 01/21/15
Council District: A – Guidry

PRELIMINARY STAFF REPORT

To: City Planning Commission

Prepared by: Editha Amacker and
Dubravka Gilic

Zoning Docket: 114/14

Date: November 3, 2014

I. GENERAL INFORMATION

Applicant: BBG 326 JEFF DAVIS, LLC

Request: This is a request for a Conditional Use to permit a cocktail lounge in an LI Light Industrial District, an ICUC Inner-City Urban Corridor District overlay, and the Lafitte Greenway Revitalization Corridor Interim Zoning District.

Location: The location is on Square 450, Lot 24, in the Second Municipal District, bounded by North Rendon Street, Conti Street, Bienville Avenue, and North Jefferson Davis Parkway. The municipal address is 315 NORTH RENDON STREET.
(PD 4)

Description: The applicant operates Bayou Beer Garden which is located in a former residence facing North Jefferson Davis Parkway. There is an unimproved parking lot behind the bar. Next to the parking lot on North Rendon Street, the applicant proposes to convert a single story shotgun double into a wine bar and a restaurant. The petitioned site has 32 feet of frontage on N. Rendon Street, a depth of 153.9 feet and an area of approximately 4,924.8 square feet. The building has 1,730 square feet of floor area and will include outdoor seating in the rear yard. Indoor and outdoor seating will accommodate 122 patrons.

Why is City Planning Commission action required?

The subject site is located in the Lafitte Greenway Revitalization Corridor Interim Zoning District which prohibits the establishment of any uses other than those authorized in the C-IA General Commercial District as permitted by right (main or accessory) or those classified as conditional (only after having obtained conditional use approval from the City Council) on all properties currently zoned LI Light Industrial District, in the areas bounded by North Claiborne Avenue, Bienville Street, Jefferson Davis Parkway and Orleans Avenue. Cocktail lounges or bars are a conditional use in the C-1A General Commercial District, as stated in **Article 5, Section 5.8.5 (7) Conditional Uses**.

The City Planning Commission is required to make a recommendation on all conditional use requests prior to City Council action, in accordance with **Article 16, Section 16.6.4 Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

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

Zoning and Land Use

The property is within an LI Light Industrial District and it is directly adjacent to an RO-1 General Office District. The site is within the Lafitte Greenway Revitalization Corridor Interim Zoning District. The property is located next to an unimproved parking lot for the bar facing South Jefferson Davis Parkway. On the Bienville Street side of the property, there is a small warehouse that is currently used as an art studio. The remaining properties in the middle of the block and on both sides of the street are developed with single- and two-family residences. There is a two-story multiple-family residence at the corner of Bienville Avenue on the same block face with the subject site and includes a restaurant on the first floor.

There are approximately five (5) alcoholic beverage outlets within a few blocks of the site, including the existing bar on North Jefferson Davis Parkway that is associated with the request.

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

Zoning History

1929 – ‘J’ Industrial District
1953 – ‘J’ Light Industrial District
1970 – “LI” Light Industrial District
Current – LI Light Industrial District¹

Land Use

1929 – Two-family residential
1949 – Two-family residential
1999 – Residential – Single/Two-Family²

¹ The property is within the Lafitte Greenway Revitalization Interim Zoning District which limits properties that are zoned LI Light Industrial District to the permitted and conditional uses of the C-1A General Commercial District.

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

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

In the past five years, there have been the following requests for zoning changes and development approvals (including conditional uses and planned developments) for properties located within five blocks of the subject site:

Zoning Docket 055-14 was a request for a zoning change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is three blocks from the site at 611-15 N. Rendon Street.*

Zoning Docket 058-13 was a request for a conditional use to permit a non-accessory parking lot in an RO-1 General Office District and the Inner-City Urban Corridor Overlay District. The request went to the City Council with a no legal majority action by the City Planning Commission. The City Council approved the request. *The location is on the same square with the subject site at 3311 Bienville Avenue.*

Zoning Docket 011-13 was a request for an amendment to Article 18 of the Comprehensive Zoning Ordinance No. 4264, M.C.S., as amended, to establish a new Interim Zoning District (IZD) to be named the Lafitte Greenway Revitalization Corridor Interim Zoning District, prohibiting the establishment of any uses other than those authorized in the C-1A General Commercial District as permitted by right (main or accessory) or those classified as conditional (only after having obtained conditional use approval from the City Council) on all properties currently zoned LI Light Industrial District and to further classify the sale of packaged alcoholic beverages as conditional for all properties currently zoned LI Light Industrial in the areas generally bounded by: Orleans Avenue/Basin Street, Lafitte Avenue and North Claiborne Avenue, as well as the area bounded by North Claiborne Avenue, Bienville Street, Jefferson Davis Parkway and Orleans Avenue and also prohibiting the establishment of any uses other than those authorized in the MU-A Mixed Use District as permitted by right (main or accessory) or those classified as conditional (only after having obtained conditional use approval from the City Council) on all properties currently zoned HI Heavy Industrial or LI Light Industrial in the areas generally bounded by: Jefferson Davis Parkway, Bienville Street, North Alexander and Orleans Avenue. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The subject site is within the impacted area.*

None of the above requests concern alcoholic beverage sales. Alcoholic beverage sales did not require a conditional use for the nearby LI Light Industrial and RO-1 General Office Districts until the Lafitte Greenway Corridor Interim Zoning District was in place.

D. What are the comments from the Design Review staff?

The applicant is proposing to convert a single story shotgun double into a wine bar and a restaurant. The petitioned site has 32 feet of frontage on N. Rendon Street, a depth of 153.9 feet and an area of approximately 4,924.8 square feet. The structure is set back 20.3 feet from the front property line, 2.7 and 3.5 feet respectively from the side property lines, and the rear yard is 60 feet deep. No parking exists on the site and none is proposed.

Development Standard

The proposed development is within an LI *Light Industrial District* which sets the following restrictions on *Height, Area and Bulk Requirements*. **Table 7.C of Section 7.3.7** below indicates the minimum standards for the LI District:

Table 7.C Area Regulations for the LI Light Industrial District	
Requirements	Standards
Maximum height	75 ft. ¹
Minimum depth of front yard	none
Minimum yard on a side street	none
Minimum interior side yard	none
Minimum interior side yard abutting a residential district	5 ft.
Minimum yard on a side street when rear yard abuts a residential district	10 ft.
Minimum side or rear yard if any is provided	3 ft.
Minimum rear yard abutting a residential district	20 ft.
Maximum Floor Area Ratio	1.00

¹ The height of a building or structure which adjoins or abuts on a residential district shall not exceed fifty (50) feet unless set back one (1) foot from all required yard lines for each foot of additional height above fifty (50) feet.

Existing residential uses within the LI district are subject to standards of RM-2 Multi-Family Residential District. The existing residential double meets the set standards of **Article 4, Section 4.9.7 Table 4.I.** which requires a minimum lot width of 30 feet, minimum lot depth of 90 feet, and a minimum lot area of 3,500 square feet.

Proposed Development

The applicant proposes to convert a small 32'x67' foot (1,730 sq.ft.) two-family residential structure into a wine bar and a restaurant. The site abuts the existing beer bar (Bayou Beer Garden) under the same ownership as the proposed wine bar. The two establishments will be connected in the rear providing a free circulation of patrons from one site to the other.

The exterior modifications to the wine bar building will include the addition of a ramp in the front yard for handicapped access and an eight (8) foot deep rear porch addition along the full width of the building. The interior of the structure will contain a large bar/counter area (approximately 34 seats), an open & closed kitchen area, dining areas (approximately 44 seats), storage rooms and two sets of restrooms. The outdoor 32'x52' foot garden area would contain an outdoor bar, a small storage structure and seating for approximately 44 patrons. Combined, the wine bar with a restaurant would provide 122 seating spaces. Based on the overall size of 3,395 square feet (1,730 sq. ft. of interior space and 1,665 sq. ft. of patio area) the proposed wine bar and a restaurant will be required to secure 68 parking spaces.³ The proposed project does not provide any off-street parking.

Landscaping

The project proposes some spot and perimeter landscaping in the rear patio area. No landscaping has been proposed for the front yard, which currently contains a small lawn area. The Inner City Urban Corridor Overlay District, as per **Article 10, Section 10.3A.6 Design Standards** requires landscaping and street tree planting for all new projects within the district. If the application is recommended for approval, the applicant will be required to provide additional landscaping in the front and rear of the site, and planting of one (1) street tree within the public-right-of-way, subject to review and approval by the Department of Parks and Parkways.

- The applicant shall submit a landscape plan which shall indicate the type, size and placement of landscaping on the site and planting of a street tree within the N. Rendon Street right-of-way, subject to the review and approval of the staffs of the City Planning Commission and the Department of Parks and Parkways.

Sidewalks and Site Improvements

The applicant has not indicated that they will improve the sidewalk adjacent to the property and close a curb-cut leading to an unauthorized front yard parking space. Given that this is a redevelopment project within the Inner City Urban Corridor District, **Article 10, Section 10.3A.6 Design Standards** requires repairs of sidewalks and curbing adjacent to the site. The sidewalk repairs and re-establishment of curbing would require review and approval from the Department of Public Works. Therefore, the staff is recommending the following proviso:

- The applicant shall repair sidewalk and install new curbing along N. Rendon Street abutting the property to eliminate access to a parking space in the front yard, subject to the review and approval of the Department of Public Works. The plans approved by the Department of Public Works shall be submitted to the staff of the City Planning Commission prior to final approval of the Conditional Use.

³ Off-street parking requirement is one parking space per 150 square feet of floor area.

Performance Standards for Bars and Restaurants

If the application is recommended for approval, to ensure that this facility does not create nuisances for nearby residential and commercial uses, the staff recommends the following performance standards:

- The bar shall operate only between the hours of 8:00 a.m. and 10:00 p.m., Sunday through Thursday and 8:00 a.m. and Midnight Friday and Saturday.
- Live music shall be prohibited. Music of any kind shall not be projected to the exterior of the building.
- Signage for the advertisement of alcoholic beverages shall not be visible from the public rights-of-way.

Litter Abatement

The applicant has not indicated the location of the trash storage on the site. In addition, bars have a tendency to generate litter that can negatively impact the adjacent properties. Therefore a litter abatement program shall be established indicating procedures, pick-up schedule and a contact person.

- The applicant shall provide to the City Planning Commission staff a letter outlining a litter abatement program, approved by the Department of Sanitation, inclusive of the location of trash storage out of the public right-of-way, the frequency of trash pickup, the clearing all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the restaurant shall be kept on file in case of any violation.

Lighting

No lighting plan has been submitted in conjunction with this conditional use application. Since the wine bar and a restaurant will operate during daylight and evening hours, staff believes that patio lighting will be installed. Therefore, the staff recommends the following proviso:

- The applicant shall submit a lighting plan to show all exterior lighting on site, subject to the review and approval of the City Planning Commission staff. These lights shall be directed towards the interior of the site, away from neighboring properties.

Signage

The submitted drawings do not indicate any signage at the site. However, the staff would like to ensure that all signage is compliant with standards of **Article 10, Section 10.3A.6(3) Signage** within the Inner City Urban Corridor District. Therefore, the staff recommends the following provisos:

- Any signage shall require the applicant to submit a signage plan that is compliant with **Article 10, Section 10.3A.6(3) Signage** of the Comprehensive Zoning Ordinance. Additionally, temporary signs, banners and promotional material for alcoholic beverages, including window signs shall be prohibited.

Other Considerations

Should the Conditional Use be approved, the staff recommends the following standard proviso to ensure the revised development plans are approved appropriately by the Department of Safety and Permits in accordance with requirements of the Conditional Use.

- The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

- E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?**

Traffic

According to the *Plan for the 21st Century Major Streets Plan*, North Jefferson Davis Parkway and Bienville Avenue are major streets near the petitioned site. North Jefferson Davis Parkway is a four-lane, two-way roadway with a wide neutral ground that includes a bike lane. The open channel for Bayou Saint John begins at the end of South Jefferson Davis Parkway. Bienville Avenue is two-way street with a narrow neutral ground and on-street parking on either side. North Rendon Street is a single-lane, one-way street with parking on either side.

The area experiences traffic related to accessing North Jefferson Davis Parkway and from the existing commercial uses. The existing bar on North Jefferson Davis Parkway generates traffic and parking demand during the evenings. The proposed bar and restaurant will increase traffic and increase the demand for parking.

Off-street Parking

The proposed wine bar and restaurant will be located in a building that has one off-street parking space in the required front yard. The Lafitte Greenway Corridor Interim Zoning District has effectively changed the zoning of the property to C-1A General Commercial District. There are special parking standards for uses within the C-1A General Commercial, including parking bonuses for a change of use where the existing building is retained. The following is from **Article 15, Section 5.8.8.1.d(2) *Parking Bonuses***.

“When an existing structure is to be retained and developed in whole or in part with commercial uses permitted by the requirements of this district with no increase of the floor area of the existing structure, no additional off-street parking spaces shall be required for the first 1,500 square feet of floor area of the existing structure so utilized or one-half (½) of the square feet of the existing structure so utilized, whichever is greater. The granting of this bonus shall be contingent upon the following:

- (a) The maximum front yard of the structure does not exceed the median front yards provided by main buildings on the block frontage. In the event that the structure is located adjacent to vacant land on the block frontage, the maximum front yard of the structure does not exceed the median front yards provided by main buildings on the two (2) adjacent block frontages.
- (b) There is no parking or parking area in the front yard.”

As noted in the Design Review section, the parking space in the front yard must be removed. This is also necessary in order to be eligible for the parking bonus as listed in the requirements above. Removing the parking space in the front yard will provide an opportunity to include bicycle parking on the site. Therefore, staff recommends the following:

- The applicant shall provide revised site plans which indicate the location and number of bicycle parking spaces to be located in the area which will no longer be used as a vehicular parking space.

The square footage of the building is 1,730 square feet, and the standards for the parking bonus allows the first 1,500 square feet of the floor area of the building to be exempt from the parking requirements. The proposal includes outdoor seating in the back yard which has an area of 1,920 square feet. The total area to be considered for off-street parking requirements is 2,150 square feet.

In the C-1A General Commercial District, the parking requirements are based on the high density standards in **Article 15, Section 15.2.1 Table 15.A *Off-street Parking Requirements***⁴ of the Comprehensive Zoning Ordinance. For a high density district, one parking space per 250 square feet is required for restaurants and establishments which serve beverages for consumption on premises. For 2,150 square feet, nine (9) off-street parking spaces are required for the proposed use.

⁴ **Article 5, Section 5.8.8.1(a) *Off-street Parking Regulations*** of the Comprehensive Zoning Ordinance
ZD 114/14

The proposed wine bar and restaurant will be associated with an existing bar that faces North Jefferson Davis Parkway and has a parking lot in two vacant lots adjacent to the subject site. The bar on North Jefferson Davis Parkway is within a building that has a floor area of 2,578 square feet and outdoor seating that covers 2,502 square feet. Given the parking bonus standards, the total area considered for off-street parking requirements is 3,580 square feet. For a requirement of one space per 250 square feet, fifteen (15) spaces are required.

The applicant proposes to pave and stripe the vacant lots that are used as a parking area for the existing bar, and the proposed wine bar. The parking lot has twenty-two (22) parking spaces. The dumpster for the existing bar is also located in the parking lot. Seven (7) spaces would be available for the new wine bar and restaurant. Given that parking is heavily used in the area for the existing bar, no off-street parking waiver is recommended for this proposal. The outdoor seating area in the rear yard should be adjusted to meet the parking requirements and reduce the impact on parking and traffic in the surrounding area. In order to use parking spaces in the adjacent lot, an agreement must be submitted for use of an off-site parking facility within 300 feet of the proposed use.

- The applicant shall secure the required parking spaces on a lot within 300 feet of the subject site by establishing a recorded covenant or agreement which states that parking spaces are to be used in conjunction with the principal use and shall be reserved as such through an encumbrance on the Title of the property to be designated as required parking space, such encumbrance to be valid for the total period the use or uses for which the parking is needed are in existence. Such agreement or covenant shall be duly recorded in the office of the Registrar of Conveyances and certificate furnished to the Director of Safety and Permits.

Off-street Loading

In the C-1A General Commercial District, one off-street loading space is required for commercial uses that are less than 10,000 square feet in floor area. There is no room on the subject site to provide an off-street loading space. The restaurant and wine bar will likely need a designated space on the street to receive deliveries. Therefore staff recommends the following:

- The applicant shall be granted a waiver of **Article 15, Section 15.3.1. Table 15.G Loading Requirements** of the Comprehensive Zoning Ordinance, which requires the provision of one (1) off-street loading space, to permit the provision of zero (0) off-street loading spaces on the site.
- The applicant shall secure approval from the Department of Public Works for a designated on-street loading zone.

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

The request was considered by the Planning Advisory Committee at its meeting on October 22, 2014. The applicant’s representative appeared before the committee. The committee unanimously passed a motion of no objection subject to further review by the City Planning Commission.

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

The proposal to open a wine bar and restaurant at the subject site could increase traffic and demand for on-street parking in the area. The parking demand is high in the area due to the existing bar on the square. The proposal does not meet the off-street parking requirements. The proposal will create additional adverse impacts on nearby residents such as noise, littering, and disruptive behavior from patrons. The Design Review section has addressed litter abatement, trash storage, operational standards, lighting, signage, and site issues.

The proposed zoning for the site in the draft CZO will be HU-RD2 Two-Family Residential District. Some commercial uses will be permitted as a conditional use as a Neighborhood Commercial Establishment. Wine bars and restaurants are not listed in the commercial uses under Neighborhood Commercial Establishment. Therefore, the proposal would not be permitted by the new zoning ordinance.

III. Is the proposed action consistent with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

“Chapter 14: Land Use Plan” of the *Plan for the 21st Century*, commonly known as the Master Plan, designates the petitioned site as **Residential Low Density Pre-War**. The goals, ranges of uses, and development character for this designation are copied below:

RESIDENTIAL LOW DENSITY PRE-WAR

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing multi-family buildings. Business and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion of multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

The applicant proposes to open a wine bar in a single-story, shotgun-style double. It is noted in the range of uses for Residential Low Density Pre-War that business and traditional corner stores may be allowed where current or former commercial use is verified. The building does not have the characteristics of a traditional corner store, nor does it have a history of commercial use. Therefore, the request is **not consistent with** the Master Plan designation of the site as *Residential Low Density Pre-War*.

IV. SUMMARY

The applicant proposes to open a wine bar and restaurant in a vacant residential building on North Rendon Street in Mid-City. The proposal will be associated with Bayou Beer Garden which faces North Jefferson Davis Parkway. The applicant proposes to use the adjacent parking lot for the existing bar and the proposed restaurant and wine garden. The parking lot does not have enough spaces for the existing bar and the proposed use. The request will increase traffic and demand for street parking which is heavily used by patrons of the existing bar. The request is not consistent with the *Plan for the 21st Century Land Use Plan* which designates the site Residential Low Density Pre-War. While the current zoning allows commercial use, the land use designation and the proposed zoning of the site in the draft CZO do not support the request.

V. PRELIMINARY STAFF RECOMMENDATION⁵

The staff recommends **Denial** of Zoning Docket 114/14, a request for a Conditional Use to permit a cocktail lounge in an LI Light Industrial District, an ICUC Inner-City Urban Corridor District overlay, and the Lafitte Greenway Revitalization Corridor Interim Zoning District.

VI. REASONS FOR RECOMMENDATION

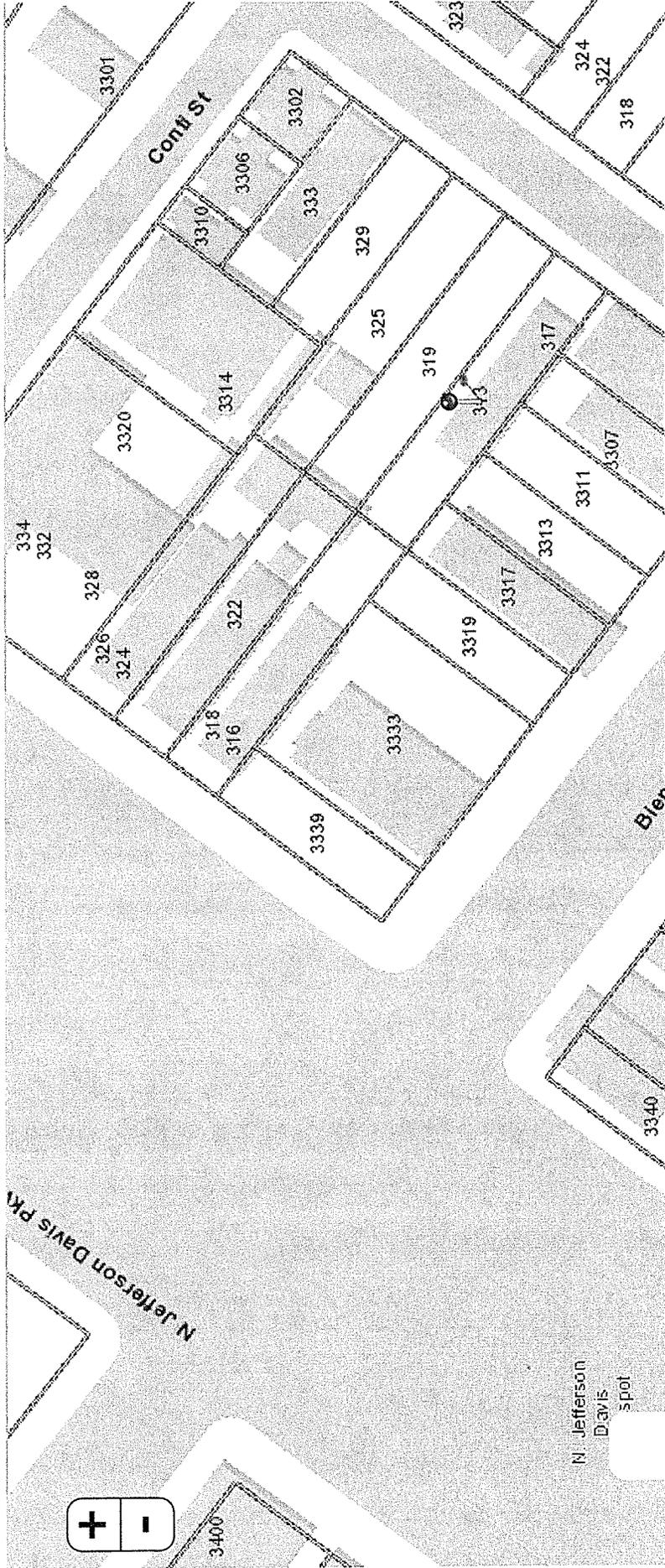
1. The request is not consistent with the *Plan for the 21st Century: New Orleans 2030 Plan*.
2. The proposal will increase traffic and demand for on-street parking which is heavily used by patrons of a bar on the same square.
3. The proposal does not meet the parking requirements.

⁵ Subject to modification by the City Planning Commission
ZD 114/14



CITY OF NEW ORLEANS PROPERTY VIEWER

SEARCH MEASURE LAYERS BASEMAP PRINT HELP



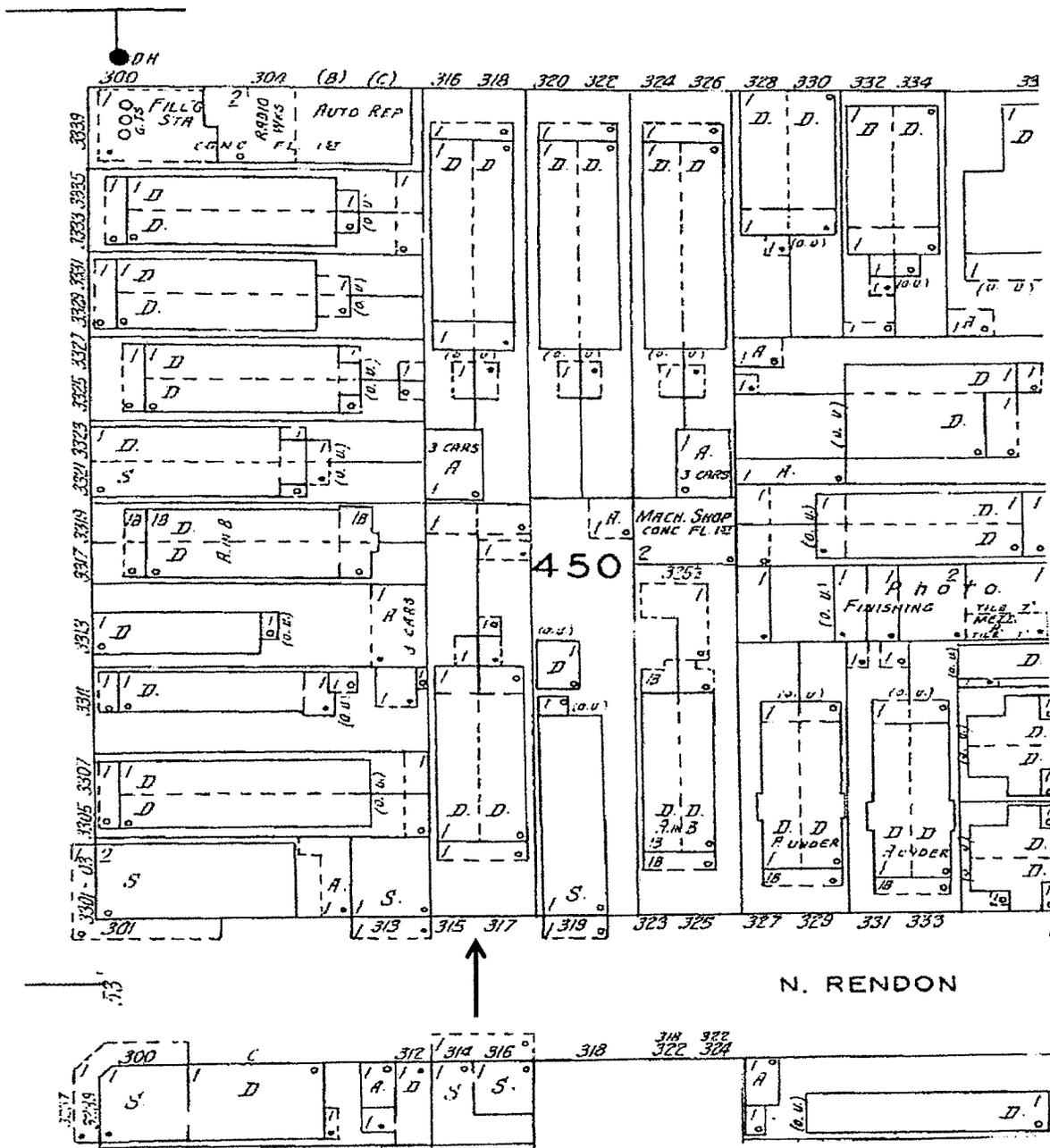
PROPERTY INFORMATION

Site Address: 313 N RENDON ST, LA, 70119
 First Owner Name: BBG 326 JEFF DAVIS, LLC
 Mailing Address: 824 FILMORE AV
 Mailing City: NEW ORLEANS
 Mailing State: LA
 Mailing Zip 5: 70124
 Property Description: SQ 450 LOT 24 N RENDON 32X153

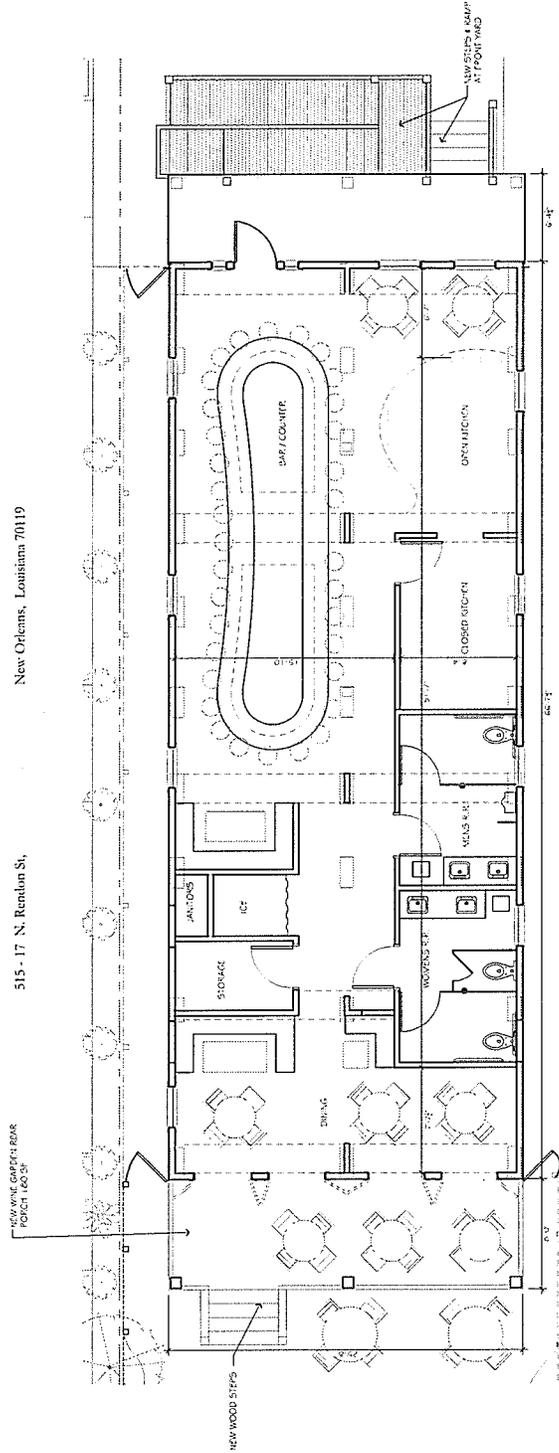
ZONING

Zoning District: LI
 Zoning Description: Light Industrial District
 DRAFT Zoning: HU-RD2
 DRAFT Zoning Description: Historic Urban Two-Family Residential District
 Future Land Use: RLD-PRE
 Future Land Use Description: Residential Low Density Pre-War
 Last Updated: Thu Dec 19 2013

[View Conditional](#)



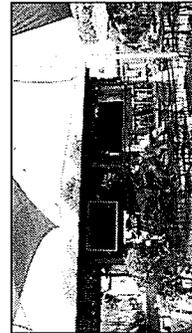
Convert Existing Double Shotgun Building Into a New
Bayou Wine Garden
 515 - 17 N. Rendon St,
 New Orleans, Louisiana 70119



Floor - Plan



Beer Garden Rear Deck from Alley



Beer Garden Rear Deck from Parking Entry



Beer Garden Rear Deck from Parking Entry

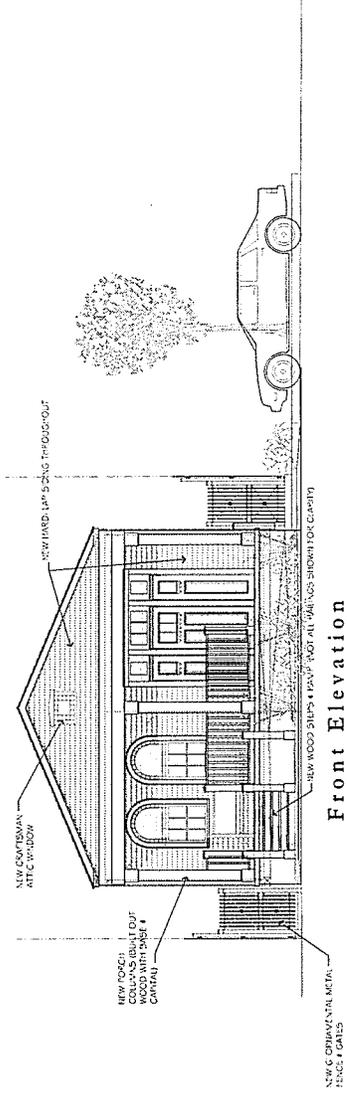


Beer Garden Rear Deck from Alley

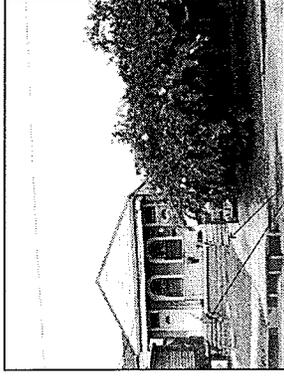
BAVIDO
ARCHITECTURE PC
 28 / Sept / 2014

Convert Existing Double Shotgun Building Into a New
Bayou Wine Garden

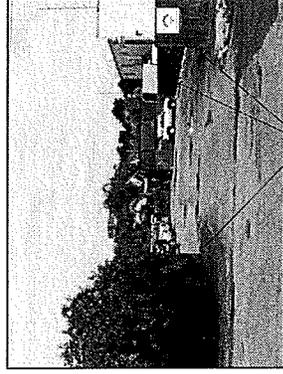
515 - 17 N. Rendon St, New Orleans, Louisiana 70119



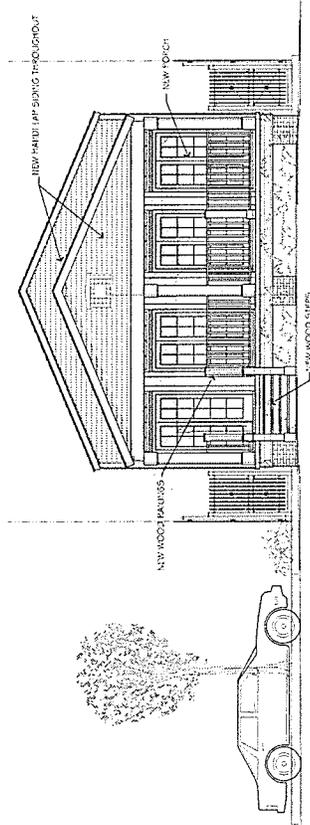
Front Elevation



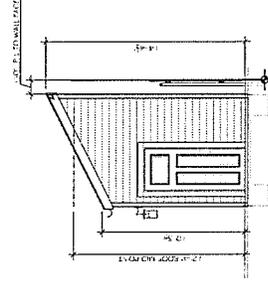
View of Front Porch



View of Parking Area Entry



Rear Elevation

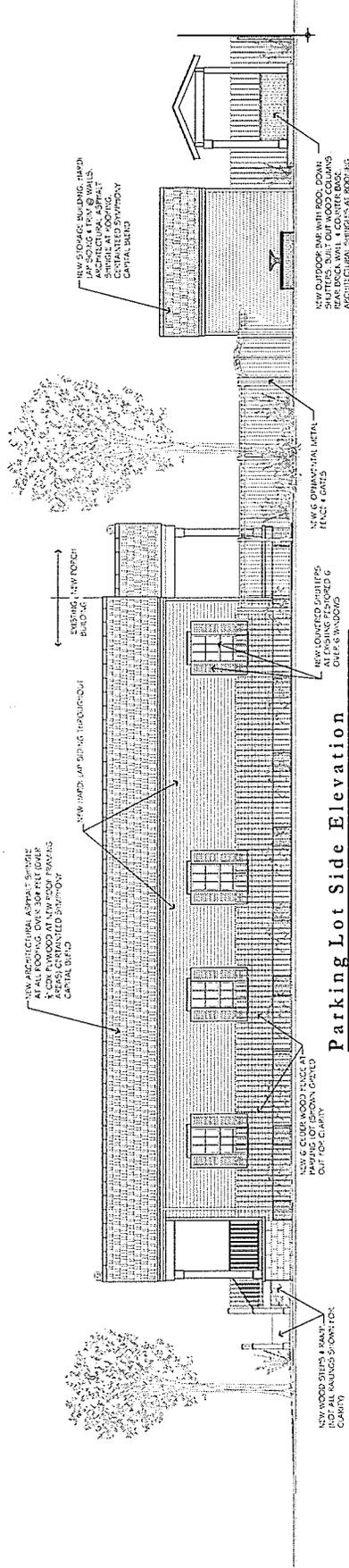


New Storage Bldg Elevation

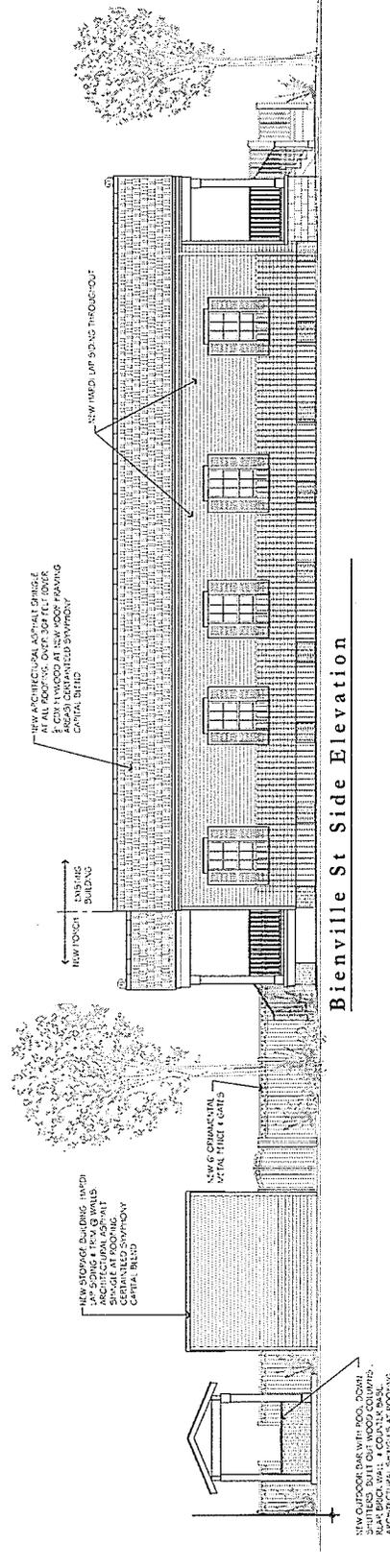
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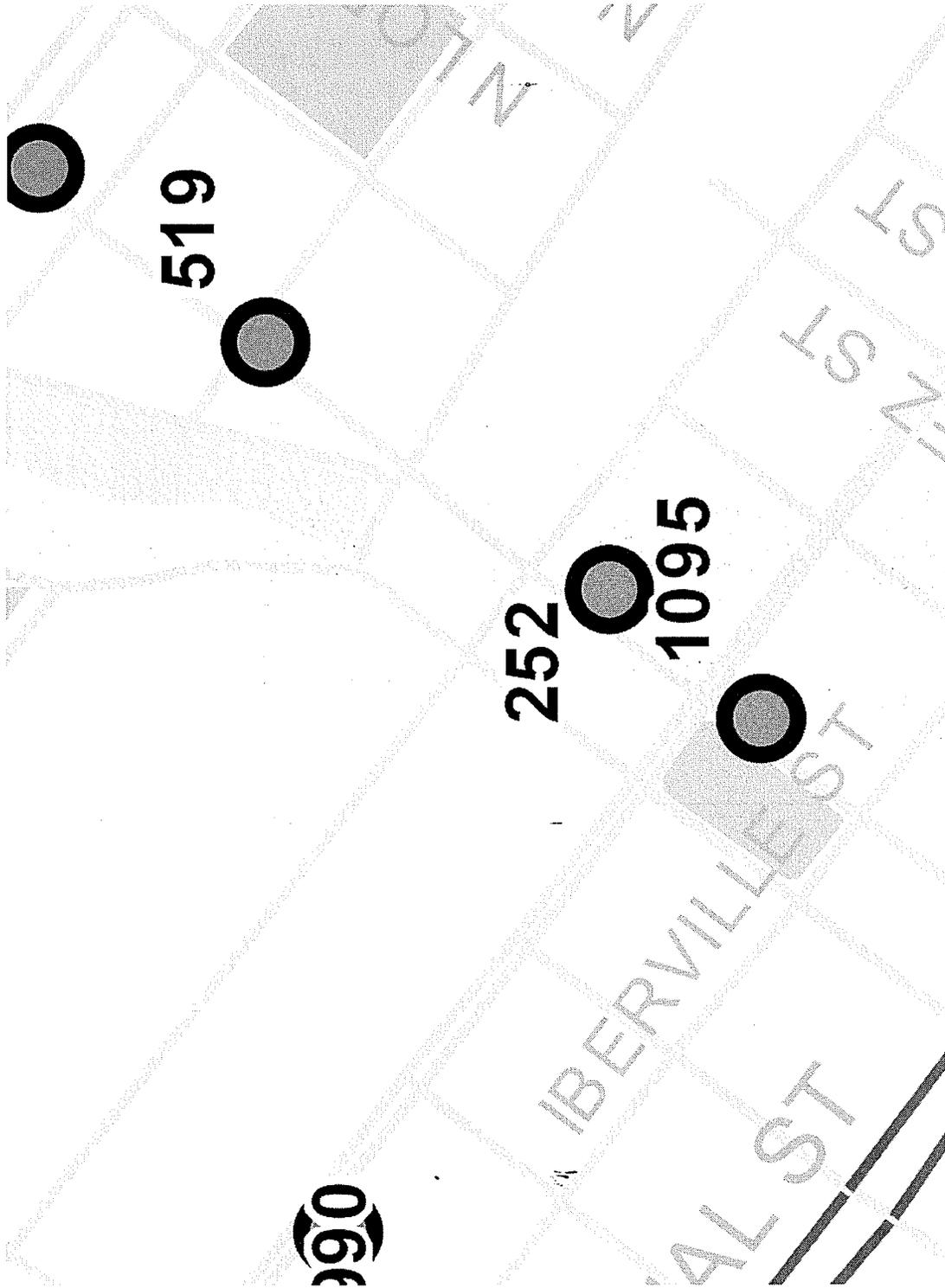
Convert Existing Double Shotgun Building Into a New
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Parking Lot Side Elevation



Bienville St Side Elevation



This map shows the general location of licensed alcoholic beverage outlets that sell alcohol for consumption on premises or off premises, including, but not limited to, restaurants, grocery stores, package liquor stores, cocktail lounges/bars, private clubs, amusement places, etc. There is no correspondence between the numbers on the map and the type of alcoholic beverage outlet.

The data used to generate this map was provided by the Department of Finance as of December 31, 2013. The points on the map do not exactly correspond with the actual locations of individual alcoholic beverage outlets. This data has not been field verified by City Planning staff, but previous site visits suggest that it may not accurately represent the number of active alcoholic beverage outlets within any given geography.

BAYOU WINE GARDEN

315-317 N Rendon Street

Bayou Wine Garden is a wine bar and restaurant with a peaceful outdoor patio, with a classy-but-casual atmosphere that welcomes and excites both experts and novices with its selections and attitude. As you enter through the renovated historical front façade on Rendon Street, updated to reveal and enhance the traditional charm of Mid City architecture, you'll arrive in an airy bar area with views into the open kitchen, which continues the theme of the neighborhood allure. With a curving oval bar designed to enhance small-group interaction and lots of natural light, it will be a beautiful and inviting space to sit and sip a glass of wine, snack on a plate of meats and cheeses, and catch up on the local news with your neighbors. As you continue towards the back of the building, you'll come into another open space, with large windows and French doors allowing a lovely view of the courtyard below – so when the weather isn't as pleasant, you can still enjoy the look of outside with the comfort of climate control. When the weather turns lovely, however, you can continue out onto a covered deck overlooking the old-world courtyard, complete with the gentle splashing sounds of the fountains and lush plants, inspired by the traditional courtyards of the French Quarter. With an arched bridge that connects the courtyard of Bayou Wine Garden to the deck of Bayou Beer Garden, your options range from wine and cheese to burgers and beer, ensuring something for everyone.

Our goal when designing our menus centers around accessibility. The wine menu will feature a variety of styles at various price points, continuing the something-for-everyone mentality - whether that means a pricy bottle of complicated flavors or a more affordable and approachable option, our knowledgeable staff will be there to help everyone find something that they're comfortable with. The kitchen will feature a variety of cheeses, along with house made charcuterie ranging from fresh pates to cured meats that you can watch age in our specially designed curing boxes. In addition, the meats and cheeses will be showcased in a smattering of sandwiches and flat bread pizzas. Whether you know a lot about wine and cheese and charcuterie, or absolutely nothing, we want everyone to be comfortable navigating our menus and walk away happy with their decisions! We will open at 4pm everyday, with the kitchen closing at 12am weeknights and 1am on Fridays and Saturdays.

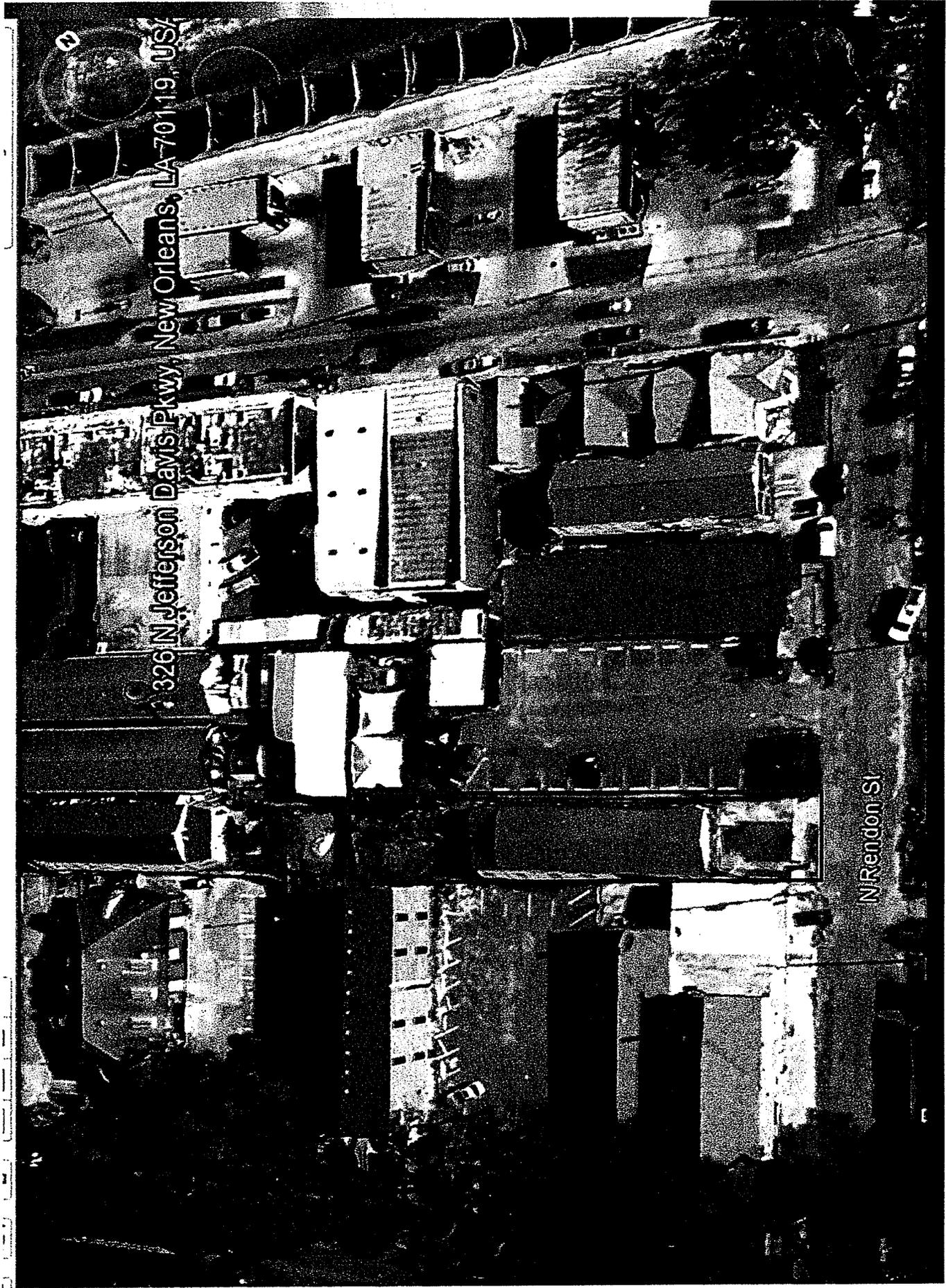
The historic building will not be torn down, but will be renovated to maintain its historic charm while improving the structure and its surroundings. We're estimating approximately four months of construction time, with an anticipated opening date in March or April of 2015. Our parking plans are currently under investigation, but include re-lining the existing lot to increase the number of spaces, along with several possible lots in the area, both adjacent to the proposed Bayou Wine Garden site on Rendon and Bienville Streets, and satellite lots in the surrounding blocks. We are also currently posting signs in and around Bayou Beer Garden and its lots to remind customers that if they park illegally (i.e., blocking neighbors driveways) they will be towed. To address the potential noise issue, we are also posting signs reminding patrons of the presence of neighbors at night, and both of these signs would also be posted in and around Bayou Wine Garden. In addition, we are looking into the possibility of hiring a security guard to provide a nightly presence, to help keep customers from making too much noise as they come and go.

The site where Bayou Wine Garden will be located is zoned High Density Light Industrial with Conditional Uses, which means we are required to go through the Project Neighborhood

Participation Program for Land Use Actions and then apply for approval to operate our business in this location. Bayou Wine Garden will occupy the current building at 315-317 N Rendon, which abuts the current parking lot for Bayou Beer Garden and the back of it's patio, with entrances into the building on N Rendon and into the patio garden through the back of the parking lot. This building was a rundown shotgun-double rental unit in desperate need of some TLC, which needed major renovations to be habitable, but we will convert it into an open space with historic Mid-City charm.

326 N Jefferson Davis Pkwy, New Orleans, LA 70119, USA

N Rendon St



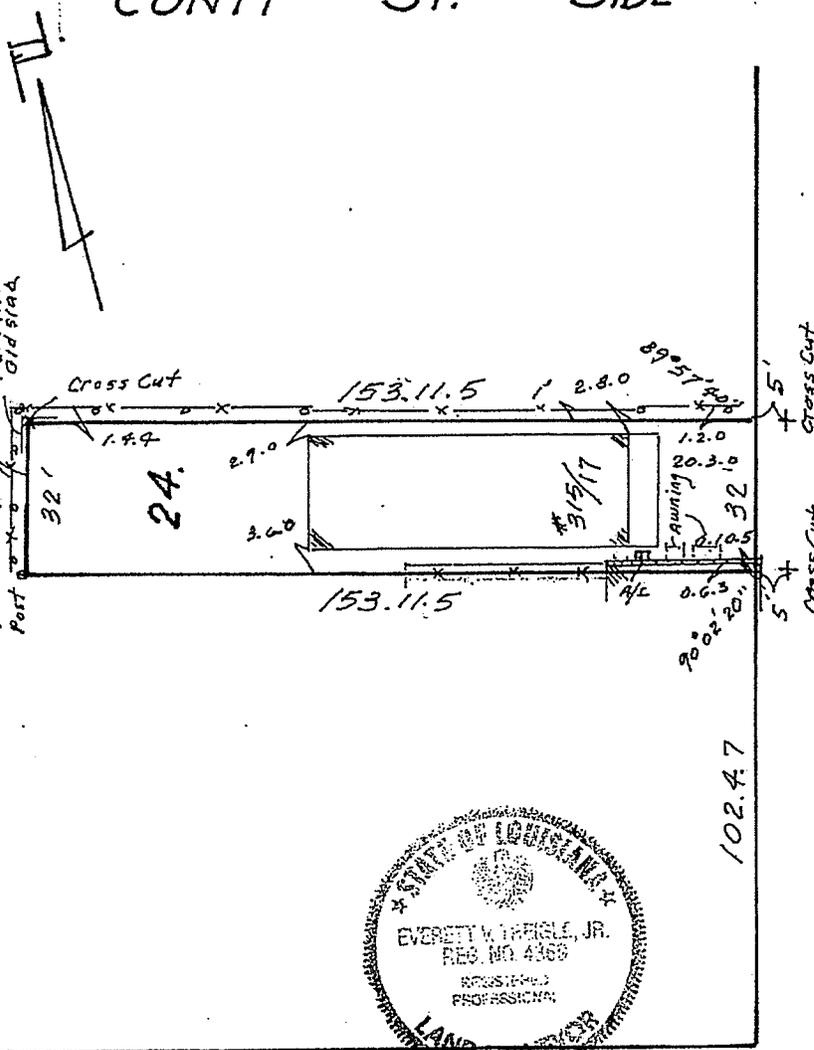
SQ. No. 450
SECOND DISTRICT

NEW ORLEANS, LA.
ORLEANS PARISH

CONTI ST. SIDE

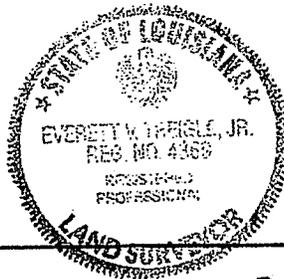
N. JEFF DAVIS PKWY. SIDE

(Late Hogan Ave.) 16.0
remnants of
old road



N. RENDON ST.

BIENVILLE ST.



Note:
Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.

THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE A-4

Lot angles as per plan of sub.

Date: September 20, 2014

Scale: 1" = 30'

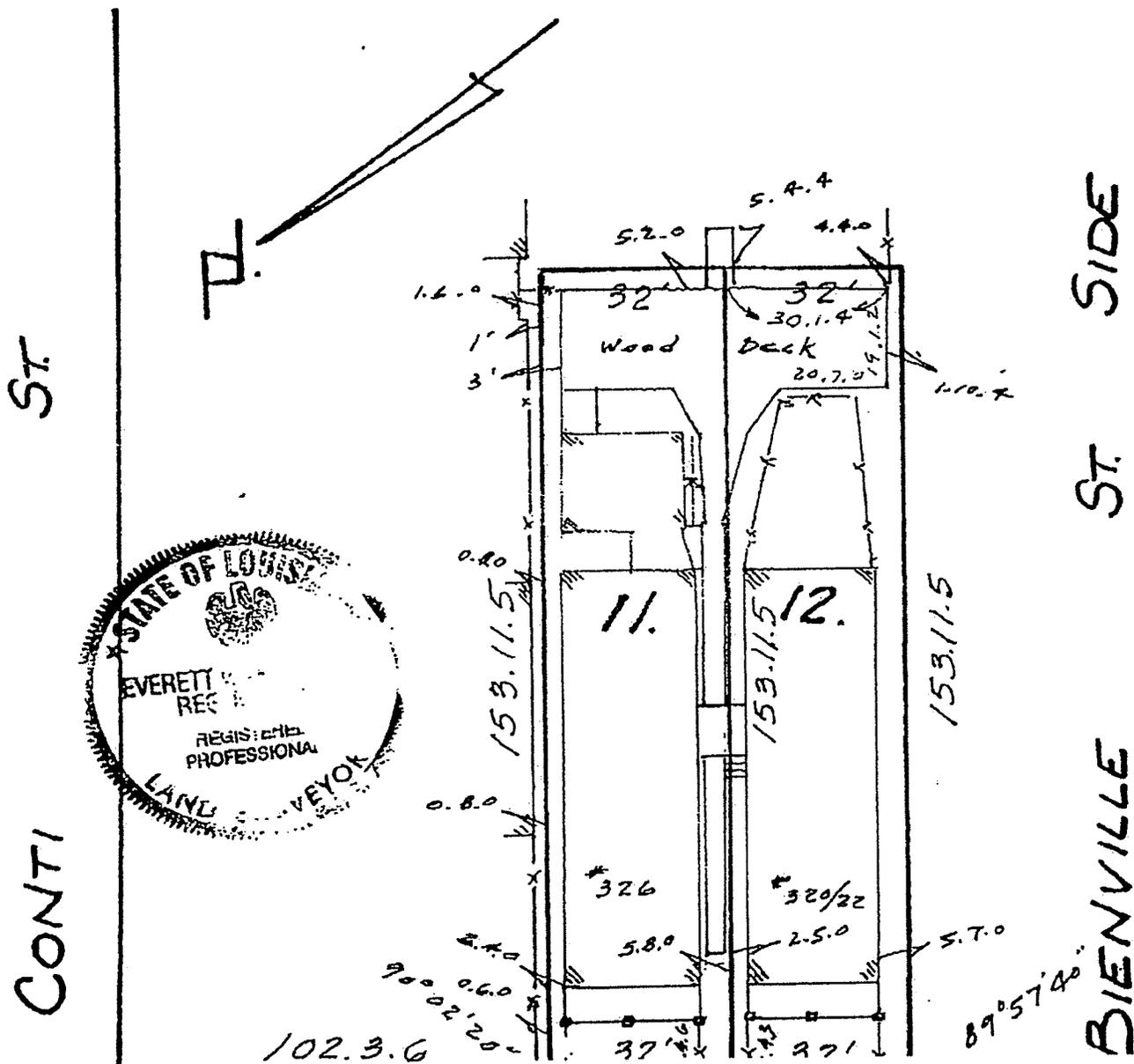
This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:LXI, Chapter 25 for a Class "e" survey.
Made at the request of John Demarest

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

Sq. No. 450
SECOND DISTRICT

NEW ORLEANS, LA.
ORLEANS PARISH

N. RENDON ST. SIDE



Date of Report: September 29, 2014

Project Name: Bayou Wine Garden

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for the property located at 315-317 N Rendon Street. The applicant intends to file an application for Conditional Use to permit a wine bar and restaurant as a sister business to Bayou Beer Garden. This report provides a summary of contacts with citizens, neighbors, neighborhood associations, local businesses, and other interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Letters, emails, contact lists, sign-in lists, comments, and other materials are attached.

Contacts:

David Demarest
326 N Jefferson Davis Blvd
New Orleans, LA 70119
(504)259-5970
davidhsoa@gmail.com

Fiona Shore
(504)442-9669
fionamdelargy@gmail.com

Neighborhood Meetings: The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal (sign in list and comment summary attached).

- August 27, 2014 – Bayou Beer Garden, 326 N Jefferson Davis Blvd, 7pm – 7 people in attendance.

Correspondence and Telephone Calls:

1. August 15, 2014 – contact made via email with Mid City Neighborhood Association and Friends of Laffite Corridor (correspondence attached).
2. August 20, 2014 – letters mailed to contact list, including homes, rental units, businesses, and the Greater Mid City Business Association.
3. August 21, 2014 – letters sent via email to the neighborhood associations.
4. August 28, 2014 – received email from Gabrielle Alicino with NEWCITY Neighborhood Partnership and Providence Community Housing and responded accordingly (correspondence attached).

Results:

There were 98 persons/addresses invited to the community meeting. See summary below.

1. Summary of concerns, issues, and problems:
 - a. Increased demand for parking on streets.
 - b. Increased noise from customers outside of business.
 - c. Preservation of a historic building.
2. How concerns, issues, and problems will be addressed:
 - a. Additional potential parking lots in the area are currently being sought to decrease on-street demand.
 - b. If suitable lots are secured but possibly insufficient to address demand, spots can be dedicated for neighboring residents.
 - c. If no suitable lots can be secured, a valet service will be considered.

- d. Signs will be posted in and around both businesses and a security guard may be hired to remind customers of the presence of residents in the area and help reduce noise impacts from customers outside of the business.
3. Concerns, issues, and problems not addressed and why:
- a. The building will not be torn down, but will be renovated to maintain its historic charm while improving the structure and its surroundings.

Project NPP Checklist for Applicants (To Be Submitted with Application)

Step 1: Meet with the City Planning Commission staff. Provide the size of your site and the floor area of any existing or planned structures. The staff will verify the size(s) and will provide the contact list information highlighted in grey. This information constitutes your Project Neighborhood Participation Program contact list.

<input checked="" type="checkbox"/>	Site area: <u>4896</u> sq. ft. (to be provided by applicant and verified by staff)
	Floor area of all structures (existing and/or planned): <u>1712</u> sq. ft. (to be provided by applicant and verified by staff)
<input checked="" type="checkbox"/>	Radius for notification is: <input checked="" type="checkbox"/> 300 feet (when site and floor area are less than 25,000 sq. ft.) <input type="checkbox"/> 600 feet (when either the site or floor area is greater than or equal to 25,000 sq. ft.)
<input checked="" type="checkbox"/>	Outlined area map of notification radius (printout of appropriate buffer showing lot lines, contact names and addresses)
<input checked="" type="checkbox"/>	Owner(s) of record of subject property and all properties within notification radius (from Assessor's office)
<input checked="" type="checkbox"/>	Addresses of subject property and all properties within notification radius (separate list with property addresses may be addressed to "Occupant")
<input checked="" type="checkbox"/>	All neighborhood associations with boundaries within which any portion of the subject property is located. (from CPC registration forms via spreadsheet).

Source: Comprehensive Zoning Ordinance Sections 16.9.2.1.a and 16.9.2.4.b.(1) through 16.9.2.4.b.(4).

Step 2: Write a letter to the community. Information to be provided in the letter shall include:

<input checked="" type="checkbox"/>	Type of land use application (zoning change, conditional use, parking variance, etc.).
<input checked="" type="checkbox"/>	A brief description of the project.
<input checked="" type="checkbox"/>	Your contact information or contact information for a representative.
<input checked="" type="checkbox"/>	Estimated start and end dates for any construction and estimated opening date for any non-residential component of the project.
<input checked="" type="checkbox"/>	Indicate which techniques are being used to notify the contact list (U.S.P.S., hand delivery, etc.).
<input checked="" type="checkbox"/>	Date, time, and location of the neighborhood meeting (Consult the Neighborhood Engagement Office at 658-4980 for help in finding a location and planning your neighborhood meeting(s)).
<input checked="" type="checkbox"/>	State how people and associations on the contact list will be informed of any changes to the proposal after the initial contact (e.g., people who sign in at the meeting will receive email updates, a project website will be kept up to date with changes, etc.).
<input checked="" type="checkbox"/>	If the request involves an existing or planned structure, attach a project site plan.

Source: Comprehensive Zoning Ordinance Sections 16.9.2.1.b.(1) through 16.9.2.1.b.(5)

August 20, 2014

Dear Neighbor:

Our Company, Bayou Beer Garden, L.L.C., owns the building at 315-317 N Rendon Street, and we'd like to open a sister business at that location. It would operate as a wine bar and restaurant with a peaceful outdoor patio, with a classy-but-casual atmosphere that welcomes and excites both experts and novices with it's selections and attitude. We would open at 4pm everyday, with the kitchen closing at 12am weeknights and 1am on Fridays and Saturdays.

The site where Bayou Wine Garden would be located is zoned Light Industrial with Conditional Uses, which means we are required to go through the Project Neighborhood Participation Program for Land Use Actions and then apply for approval to operate our business in this location. Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present any questions or concerns. We are required to do this before we submit our application to the City Planning Commission.

The meeting will take place:

Wednesday, August 27, 2014 at 7:00pm

Bayou Beer Garden Patio, 326 N. Jefferson Davis Parkway

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

At the meeting, we'll have more information about the project, along with plans for the building and the site, to give you a better idea of what we'd like to do. Bayou Wine Garden would occupy the current building at 315-317 N Rendon, which abuts the current parking lot for Bayou Beer Garden and the back of it's patio, with entrances into the building on N Rendon and into the patio garden through the back of the parking lot. This building was a rundown shotgun-double rental unit in desperate need of some TLC, which needed major renovations to be habitable, but we would convert it into an open space with historic Mid-City charm.

If you have any questions or comments, our contact info is included below. We welcome your feedback, and hope to see you at the meeting on August 27th!

Sincerely,

Fiona Shore
Dean DiSalvo
David Demarest
Virginia Demarest

326 N. Jefferson Davis Parkway
New Orleans, LA 70119
davidhsoa@gmail.com
(504)259-5970

Correspondence - Mid City Neighborhood Association

From: **Fiona Delargy** <fionamdelargy@gmail.com>

Date: Friday, August 15, 2014

Subject: Bayou Beer Garden

To: president@mcno.org

Hi Jennifer,

I wanted to send you a quick note to make sure you had a heads up before I see you. (I happened to be talking to Pauline recently and she suggested coming to the next MCNO board meeting.)

We acquired the property adjacent to BBG's parking lot last year, and at the moment we are in the early stages of discussion about either expanding BBG or opening a complementary "little sibling" business there. The property is zoned Light Industrial, and is located at 315 N. Rendon, between BBG and an artist's studio and bar on the corner.

So basically before we go any further I wanted to give you an idea of our plans and perhaps ask for any recommendations you may have. I would really appreciate your knowledge and advice.

Thanks very much,

Fiona

(504) 442-9669

From: **Jennifer Farwell President MCNO** <mcnopresident@gmail.com>

Date: Saturday, August 16, 2014

Subject: Bayou Beer Garden

To: Fiona Delargy <fionamdelargy@gmail.com>

Absolutely, Fiona! The building is historic so we would hope you are planning to renovate rather than tear it down.

As a result, a sibling business would likely be the best choice. But we are open to discussing it with you if you have other plans.

We will add an agenda item for you to the next board meeting. If you do want to do a demolition, please bring us some interior and exterior pictures that support it as not being in salvageable condition.

Thanks!

Jennifer

Jennifer Farwell

President, MCNO
www.mcno.org

From: **Fiona Delargy** <fionamdelargy@gmail.com>
Date: Wednesday, August 20, 2014
Subject: Bayou Beer Garden
To: Jennifer Farwell President MCNO <mcnopresident@gmail.com>

Jennifer thanks so much for your helpful and encouraging response!

We are absolutely planning to renovate rather than tear down, although in the condition that the building is in, we will wind up replacing almost all of it anyway, but putting it back together the same way as it was. We will bring as much information as we possibly can to your meeting.

Thanks again,
Fiona

From: **Jennifer Farwell President MCNO** <mcnopresident@gmail.com>
Date: Thursday, August 21, 2014
Subject: Bayou Beer Garden
To: Fiona Delargy <fionamdelargy@gmail.com>

That is great news, Fiona. You have been such a great asset to Mid-City, both as a person and a business owner, I shouldn't have had any doubt!

Jennifer Farwell

Jennifer Farwell
President, MCNO
www.mcno.org

From: **Jennifer Farwell President MCNO** <mcnopresident@gmail.com>
Date: Thursday, August 21, 2014
Subject: Bayou Beer Garden
To: Fiona Delargy <fionamdelargy@gmail.com>

Hey, our board agenda is crazy full, and you won't need our approval on anything, so why don't you and I meet privately. I can also throw out your suggestions to the members and see what they want. It always helps to get the input from those who will be giving you the business (or not).

What is good for you, next week?

Jennifer

Jennifer Farwell
President, MCNO
www.mcno.org

From: **Fiona Delargy** <fionamdelargy@gmail.com>
Date: Thursday, August 21, 2014
Subject: Bayou Beer Garden
To: Jennifer Farwell President MCNO <mcnopresident@gmail.com>

Actually I was going to email you today anyway, to let you know our neighborhood meeting will be next week, on Wednesday the 27th at 7pm (please God the weather will behave, there's rumblings of a storm..) I hope you can make it, but if not I would be happy to meet at your convenience, or both!

I'm attaching the letter we mailed to the nearby residents, to give you a basic idea of the business and what we're trying to do. My vision is of an old world New Orleans interior and an unpretentious French Quarter look to the courtyard, with plenty of shade and plants and a couple of splashy fountains for peaceful sound. We would serve wine and cheese and charcuterie and a few small plates and a couple of sumptuous desserts, all in a casual, Mid City way.

If you'd like to meet for a coffee or a glass of wine I can make myself available almost anytime.
Thanks Jennifer!

Fiona

From: **Jennifer Farwell President MCNO** <mcnopresident@gmail.com>
Date: Tuesday, August 26, 2014
Subject: Bayou Beer Garden
To: Fiona Delargy <fionamdelargy@gmail.com>

What neighborhood organization? BBG is in Mid-City's footprint and no other group's, to my knowledge.

Jennifer Farwell

Jennifer Farwell
President, MCNO

From: **Jennifer Farwell President MCNO** <mcnopresident@gmail.com>
Date: Tuesday, August 26, 2014
Subject: Bayou Beer Garden
To: Fiona Delargy <fionamdelargy@gmail.com>

I see now what you mean. Your neighbor outreach meeting. I'll try to stop by. Had plans for tomorrow night, but might be able to make part of it.

Jennifer

Jennifer Farwell
President, MCNO

From: **Fiona Delargy** <fionamdelargy@gmail.com>
Date: Monday, September 15, 2014
Subject: Bayou Wine Garden
To: Jennifer Farwell President MCNO <mcnopresident@gmail.com>

Hi Jennifer,

I'm sorry to bother you with this request, I know you're crazy busy.

We met with councilwoman Latoya Cantrell last week and she asked that we include a "good neighbor" letter from MCNO with our submission. I'm hoping you wouldn't mind doing that for us.

I did tell her of your concerns about preserving a historic building, and that MCNO had kind of given their blessing for the project.

I do appreciate your help with all these hurdles.

Thanks again,
Fiona

From: **Jennifer Farwell President MCNO** <mcnopresident@gmail.com>
Date: Sunday, September 21, 2014
Subject: Bayou Wine Garden
To: Fiona Delargy <fionamdelargy@gmail.com>

Sorry for the delay in responding, Fiona. I am gonzo busy as you indicated and didn't have a chance to check this email, this week

I cannot give you a letter without the blessing of the board. Can you please share with me some concrete plans that I can share with them?

If necessary, I can come meet with you next week - it will be a bit less hectic than this one was.

Jennifer

Jennifer Farwell
President, MCNO
Monthly meetings held the second Monday of every month
6-8pm at Warren Easton High School

From: **Fiona Delargy** <fionamdelargy@gmail.com>
Date: Tuesday, September 23, 2014
Subject: Bayou Wine Garden
To: jenfarwell@gmail.com
Cc: David Demarest <Davidhsoa@gmail.com>

Hi Jennifer,

Thanks for your response, I appreciate your time. I'm handing over this correspondence to David Demarest, our partner in BWG, as I will be out of town for the next ten days and I don't want everyone waiting for me. He's talking with the architect and handling all the plans so he'll have everything you need by the weekend or Monday.

Thanks again,
Fiona

from: **David Demarest** <davidhsoa@gmail.com>
to: mcnopresident@gmail.com

date: Mon, Sep 29, 2014 at 10:29 AM

subject: Bayou Wine Garden - Good Neighbor Endorsement

Hi Jennifer,

I'm David Demarest, the General Manager of Bayou Beer Garden and one of the partners in Bayou Wine Garden, along with my wife, Virginia (who will be running the kitchen) and Fiona and Dean. I know you've been in contact with Fiona, and are aware of our desire for a written good neighbor endorsement from the MCNO, but need the blessing of the board. As such, I've attached a written summary of our plans (which is also going to the city planner with our application) along with our site plans for the business. Please get back to me with any questions or concerns, or if you'd like us to attend or take part in your next meeting.

Thank you for all of your time and help!

David Demarest

(504)259-5970

Correspondence - Friends of Lafitte Corridor

From: **Fiona Delargy** <fionamdelargy@gmail.com>
Date: Friday, August 15, 2014
Subject: Bayou Beer Garden
To: vice-chair@folc-nola.org

Hi Harry,

I'm sorry I didn't get to meet you the evening you guys got together at BBG to celebrate the breaking of ground for the Lafitte Greenway, I had been looking forward to it but unfortunately life gets in the way of plans sometimes.

We will be organizing a neighborhood meeting soon, to discuss BBG either expanding or opening a complementary "little sibling" business next to our parking lot in the back. I hope you'll be able to make it.

As we are so close to the Lafitte corridor, I feel that we will benefit directly from it, and I would love to become involved and try to give back in some way. I did check out the website and see ways to donate and support, but I'm not sure what you guys need most or the best way to approach this. I was going to try to get creative with suggestions such as bike racks, but figured it would be best to come directly to you for ideas.

Thanks and I look forward to hearing from you!

Fiona Delargy

Bayou Beer Garden
(504) 442-9669

From: **Harry Vorhoff** <vice-chair@folc-nola.org>
Date: Sunday, August 17, 2014
Subject: Bayou Beer Garden
To: Fiona Delargy <fionamdelargy@gmail.com>, "Samuel Spencer, FOLC Chair" <chair@folc-nola.org>

Hi Fiona,

Great to hear from you, and great to hear you'll be expanding! I'd love to attend the neighborhood meeting if I'm available. Please let me know the time and date when it's set.

As for giving back, that's wonderful to hear! Bike racks are always a great option and pretty straight forward. I'm looping our board chair, Sam Spencer, in on this email to help generate some

ideas. I'm happy to talk about it anytime over the phone as well. You can reach me at 504-812-9316.

Best,
Harry

From: **Samuel Spencer, FOLC Chair** <chair@folc-nola.org>
Date: Saturday, August 23, 2014
Subject: Bayou Beer Garden
To: Harry Vorhoff <vice-chair@folc-nola.org>
Cc: Fiona Delargy <fionamdelargy@gmail.com>

Hey Fiona (and Harry) -

Thank you Fiona for the kind offer of support, and we will definitely take you up on it in a way that works for you and for the greenway. It is music to our ears to hear a business owner express the understanding that the greenway is going to do good things for them, and we think you're absolutely right about that.

Right now we have an interesting "problem" as to amenities on the greenway that FOLC might ordinarily be seeking to raise money for or take donations of - the city and DPW are doing a lot more than we expected with the money dedicated to the construction of the greenway. Meaning that we are finding out we are getting unexpected things in this first version of the greenway; for example, neither lighting nor trees were guaranteed to be part of the city's first stage of building of this project, and FOLC was prepared to go get those critical items through private donations or other methods. But as it happened, we got both from the city's deal with the contractor. Even as to smaller items like bike racks, while none were guaranteed, we are going to get 60+ of them in this construction. Looks like trash cans will be the same, and maybe benches, and possibly a rebuilding of that rickety pedestrian bridge at Lopez the kids from Warren Eastern use.

This is all great news for the greenway and for everyone around it, but it puts FOLC in a weird position as to the kind of in kind donations we seek. We don't want to ask someone for something we're already going to have when the facility opens, and it won't be totally clear what all we'll get until the ribbon is cut in the spring, probably. Nevertheless, I still think it would be productive to sit and talk sometime at your convenience and do a little brainstorming. Plus I would like to meet you personally, and I'm not sure I have done that yet. Harry and I will stop over for a beer in the next couple of weeks and arrange a time, if that's okay.

Meantime, thank you again for the offer of support, good luck with the expansion, and we'll talk soon -

Sam
FOLC Chair
202-556-9814 cell

Correspondence - Mid City Business Association

From: **Fiona Delargy** <fionamdelargy@gmail.com>

Date: Wednesday, August 20, 2014

Subject: Bayou Beer Garden

To: nolajoe57@yahoo.com

Dear Josef,

My name is Fiona Delargy and I am one of the partners in Bayou Beer Garden. I wanted to reach out to you and introduce myself (to my knowledge I haven't met you but I could be wrong, my memory is dim as I get older!)

You will be receiving an invitation to a neighborhood meeting, which we are organizing to make our immediate neighbors aware of our future plans, and to address any concerns they may have.

We acquired the property adjacent to BBG's parking lot last year, and at the moment we are in the early stages of discussion about either expanding BBG or opening a complementary "little sibling" business there. The property is zoned Light Industrial, and is located at 315 N. Rendon, between BBG and an artist's studio and bar on the corner. We are hoping to be able to open Bayou Wine Garden, keeping the theme of BBG, with a relaxed laid back feel, but serving wines and charcuterie and cheeses and other small plates in the space.

So before we go any further I wanted to give you an idea of our plans and perhaps ask for any recommendations you may have. I would really appreciate your knowledge and advice, and I hope you'll be able to come to the meeting, which will be held on the deck at Bayou Beer Garden, next Wednesday August 27th at 7pm.

Sincerely,
Fiona Delargy

(504) 442-9669

Correspondence – Providence Community Housing

from: **Gabrielle Alicino** <galicino@providencech.org>
to: "davidhsoa@gmail.com" <davidhsoa@gmail.com>
date: Thu, Aug 28, 2014 at 4:11 PM
subject: Development on 315-317 N Rendon

Hello David,

I am writing to you on behalf of NEWCITY Neighborhood Partnership and Providence Community Housing, to inquire further about your plans for 315-317 N Rendon Street.

As a neighborhood organization that serves that area and a housing developer in the neighborhood, we would like some further information about your plans for the building and area. We are interested in parking plans, a timeline for the project and further community engagement plans. We are also concerned about noise in the neighborhood, considering the late kitchen hours on weekdays.

I am sorry I was unable to make it to your community meeting yesterday. How was the turnout?

Please feel free to contact me with any further questions or concerns.

Best,

Gabrielle Alicino
NEWCITY Neighborhood Partnership Coordinator
Providence Community Housing
1050 S. Jefferson Davis Pkwy, ste. 301
galicino@providencech.org
[504-821-7236](tel:504-821-7236)

from: **David Demarest** <davidhsoa@gmail.com>
to: Gabrielle Alicino <galicino@providencech.org>
date: Wed, Sep 3, 2014 at 1:04 PM
subject: Re: Development on 315-317 N Rendon

Hi Gabrielle,

I'm sorry for the delay in this response due to the holiday weekend, but thank you for your interest in Bayou Wine Garden! We had a turnout of 7 people to our neighborhood meeting, including Patrick from your organization, but it was a nice mix of renters, owner-occupants, and owner-landlords, which gave us a pretty good representation of the concerns various groups have, which closely matched up with your own concerns.

As far as the timeline, we're estimating approximately four months of construction time, with an

anticipated opening date in March or April of 2015. Our parking plans are currently under investigation, but include several possible lots in the area, both adjacent to the proposed Bayou Wine Garden site on Rendon and Bienville Streets, and satellite lots in the surrounding blocks, which could also be used for valet services. We are also currently posting signs in and around Bayou Beer Garden and its lots to remind customers that if they park illegally (i.e., blocking neighbors driveways) they will be towed. To address the noise issue, we are also posting signs reminding patrons of the presence of neighbors at night, and both of these signs would also be posted in and around Bayou Wine Garden. In addition, we are looking into the possibility of hiring a security guard to provide a nightly presence, to help keep customers from making too much noise as they come and go - the feedback we got at the meeting was that neighbors usually had no problems with noise from the business itself, rather from customers leaving the property.

We currently don't have any further community engagement programs scheduled, but we are always available to sit down with our neighbors and chat about our plans, or address questions or concerns, at Bayou Beer Garden!

Please feel free to contact me with any other questions or concerns you might have. Thank you again for your interest in Bayou Wine Garden, and we look forward to meeting you in the future!

Sincerely,

David Demarest
Bayou Wine Garden
326 N Jefferson Davis Pkwy
davidhsoa@gmail.com
[\(504\)259-5970](tel:(504)259-5970)

from: **Gabrielle Alicino** <galicino@providencech.org>
to: David Demarest <davidhsoa@gmail.com>
date: Mon, Sep 8, 2014 at 11:34 AM
subject: RE: Development on 315-317 N Rendon

Hi David,

Thanks so much for the information. Good luck moving forward with approval from City Council.

I will be in touch if there are any further concerns.

Best,

Gabrielle Alicino
NEWCITY Neighborhood Partnership Coordinator
Providence Community Housing
1050 S. Jefferson Davis Pkwy, ste. 301
galicino@providencech.org

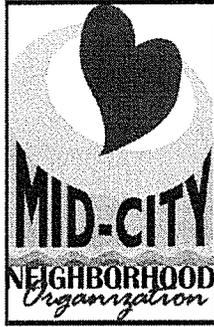
NAME	COMMENTS
Dylan Leach (+1)	As renters, we're for anything that improves the neighborhood, and excited about these plans. Noise as people leave the bar is a concern.
Rosheba Price	Parking is a concern – my elderly mother and her nurse need close spots, but no off street parking is available to me. The business will be a great addition to the neighborhood, though, and I'm glad to get an opportunity to voice my concerns.
Kevin & Kim Cooks	As owners, we like the improved property value that this would bring, but we're concerned about noise levels for our tenants. Situation has improved recently through contact with Bayou Beer Garden.
Justin Crooks	As an owner-resident, I'm excited about having this business in my neighborhood, but I'm concerned about noise levels and parking.
Patrick Coyle	Representative for Providence Community Housing, which owns the properties across Rendon Street from Bayou Wine Garden.

<p>Dominick Percy 3232 Conti Street New Orleans, LA 70119</p> <p>Contacted via US Mail</p>	<p>Mc Development LLC 1836 Bayou Rd New Orleans, LA 70116</p> <p>Contacted via US Mail</p>	<p>Federal National Mortgage Association PO Box 650042 Dalas, TX 75265-0043</p> <p>Contacted via US Mail</p>
<p>Oak Tree Renovations, LLC 3135 Bell St New Orleans, LA 70119</p> <p>Contacted via US Mail</p>	<p>Carrie A Rose Etal 2161 Biron St Mandeville, LA 70448</p> <p>Contacted via US Mail</p>	<p>Kim T Singleton 3130 Castine St New Orleans, LA 70119</p> <p>Contacted via US Mail</p>
<p>Pet Peeve LLC 5904 Argonne Bl New Orleans, LA 70124</p> <p>Contacted via US Mail</p>	<p>Timothy S Dubclet 4325 Mandeville St New Orleans, LA 70122</p> <p>Contacted via US Mail</p>	<p>Mustafa Hatipogiu 4424 Conlin Street #2A Metairie, LA 70006</p> <p>Contacted via US Mail</p>
<p>Father Flanagan's Boys Home 700 Frenchman St New Orleans, LA 70116</p> <p>Contacted via US Mail</p>	<p>Snia A Castro-Zamis 2240 Leon C Simon Dr New Orleans, LA 70119</p> <p>Contacted via US Mail</p>	<p>3340 Bienville LLC 3340 Bienville Street New Orleans, LA 70119</p> <p>Contacted via US Mail</p>
<p>Luke F Sparacio 542 Mehle St Arabi, LA 70032</p> <p>Contacted via US Mail</p>	<p>P M & L Inc 3300 Bienville St New Orleans, LA 70119</p> <p>Contacted via US Mail</p>	<p>Total Foot Care Inc 5195 Cole Rd Memphis, TN 38117</p> <p>Contacted via US Mail</p>
<p>Neil R Poynter 3232 Bienville St New Orleans, LA 70119</p> <p>Contacted via US Mail</p>	<p>Lukasz Sebastianurbanski LLC 4484 Lafaye St New Orleans, LA 70122</p> <p>Contacted via US Mail</p>	<p>Melissa L Fritz 3304 Conti St New Orleans, LA 70119</p> <p>Contacted via US Mail</p>
<p>L & S Consultants Inc C/O Nola Capital Investments LLC 27 W Woodlawn Dr Destrehan, LA 70047</p> <p>Contacted via US Mail</p>	<p>Richard V Brenda 2909 Esplanade Ave New Orleans, LA 70119</p> <p>Contacted via US Mail</p>	<p>Providence Community Housing 1050 S Jefferson Davis Pkwy, Suite 301 New Orleans, LA 70125</p> <p>Contacted via US Mail</p>
<p>Drainage Commission of N O New Orleans 1300 Perdido St, Room 5W17 New Orleans, LA 70112</p> <p>Contacted via US Mail</p>	<p>Robert Wilson 211 N Rendon St New Orleans, LA 70119</p> <p>Contacted via US Mail</p>	<p>Rosheba L Price 3228 Conti St New Orleans, LA 70119</p> <p>Contacted via US Mail</p>
<p>Felix R Rainey, Jr. 3210 Conti St New Orleans, LA 70119</p> <p>Contacted via US Mail</p>	<p>Richard M Salathe 101 Houston Pl Kenner, LA 70065</p> <p>Contacted via US Mail</p>	<p>Therese Z Barrett 320 N Jefferson Davis Pkwy New Orleans, LA 70119</p> <p>Contacted via US Mail</p>

Joseph J Laura, III 4630 Orleans Ave New Orleans, LA 70119 Contacted via US Mail	Angela B Williams 3226 Conti St New Orleans, LA 70119 Contacted via US Mail	Dona L Baudot Etal 3438 Banks St New Orleans, LA 70119 Contacted via US Mail
Jason P Villemarette 914 N Hennessey St New Orleans, LA 70119 Contacted via US Mail	Lawrence E Smith 3216 Conti St New Orleans, LA 70119 Contacted via US Mail	Kingman LLC C/O Mr. Baldassare Mannino P.O. Box 24972 New Orleans, LA 70184 Contacted via US Mail
Berta Lopez 3238 Bienville St New Orleans, LA 70119 Contacted via US Mail	Justin P Crooks 234 S Pierce St New Orleans, LA 70119 Contacted via US Mail	Margie J Rowe 3212 Conti St New Orleans, LA 70119 Contacted via US Mail
Eshrat Masoodifar 215 N Telemachus St New Orleans, LA 70119 Contacted via US Mail	Lisa M Brown 3220 Conti St New Orleans, LA 70119 Contacted via US Mail	Ledora Parker Etal 3306 Bienville St New Orleans, LA 70119 Contacted via US Mail
Milton J Gautreaux Etal 4122 Cleaveland Ave #C New Orleans, LA 70119 Contacted via US Mail	Stephen S Bouzon 7322 Amber St New Orleans, LA 70124 Contacted via US Mail	Midcity Property Management LLC 1407 State St New Orleans, LA 70118 Contacted via US Mail
Ronald A Chee-Awai 216 N Jefferson Davis Pkwy New Orleans, LA 70119 Contacted via US Mail	N Rendon Holdings LLC 3123 Chestnut St New Orleans, LA 70115 Contacted via US Mail	Vyola D O'Neal Etal 219 N Rendon St New Orleans, LA 70119 Contacted via US Mail
Gregory M Porobil 420 Old Hammond Hwy, Unit 124 Metairie, LA 70005 Contacted via US Mail	Dregun, LLC 123 Walnut St New Orleans, LA 70118 Contacted via US Mail	Terry O Youngtrust 4437 Lake Trail Dr Kenner, LA 70065 Contacted via US Mail
Eldefonso Zuniga 4820 Henican Place Metairie, LA 70003 Contacted via US Mail	City Of New Orleans 1300 Perdido St Room 5W17 New Orleans, LA 70112 Contacted via US Mail	Resident 3300 Conti St New Orleans, LA 70119 Contacted via US Mail
Resident 3207 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 215 N Rendon St New Orleans, LA 70119 Contacted via US Mail	Resident 3203 Bienville Ave New Orleans, LA 70119 Contacted via US Mail

Resident 3239 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3301 Conti St New Orleans, LA 70119 Contacted via US Mail	Resident 3317 Bienville Ave New Orleans, LA 70119 Contacted via US Mail
Resident 3333 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3312 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3230 Bienville Ave New Orleans, LA 70119 Contacted via US Mail
Resident 3339 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3215 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3313 Bienville Ave New Orleans, LA 70119 Contacted via US Mail
Resident 3233 Conti St New Orleans, LA 70119 Contacted via US Mail	Resident 323 N Lopez St New Orleans, LA 70119 Contacted via US Mail	Resident 223 N Rendon St New Orleans, LA 70119 Contacted via US Mail
Resident 224 N Jefferson Davis Pkwy New Orleans, LA 70119 Contacted via US Mail	Resident 314 N Rendon St New Orleans, LA 70119 Contacted via US Mail	Resident 404 N Jefferson Davis Pkwy New Orleans, LA 70119 Contacted via US Mail
Resident 3219 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3238 Conti St New Orleans, LA 70119 Contacted via US Mail	Resident 3314 Conti St New Orleans, LA 70119 Contacted via US Mail
Resident 3229 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 327 N Rendon St New Orleans, LA 70119 Contacted via US Mail	Resident 3315 Iberville St New Orleans, LA 70119 Contacted via US Mail
Resident 3236 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 322 N Rendon St New Orleans, LA 70119 Contacted via US Mail	Resident 316 N Jefferson Davis Pkwy New Orleans, LA 70119 Contacted via US Mail
Resident 318 N Rendon St New Orleans, LA 70119 Contacted via US Mail	Resident 3319 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3304 Bienville Ave New Orleans, LA 70119 Contacted via US Mail

Resident 3305 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3319 Iberville St New Orleans, LA 70119 Contacted via US Mail	Resident 3213 Bienville Ave New Orleans, LA 70119 Contacted via US Mail
Resident 331 N Rendon St New Orleans, LA 70119 Contacted via US Mail	Resident 3328 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3310 Conti St New Orleans, LA 70119 Contacted via US Mail
Resident 3322 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3301 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3225 Bienville Ave New Orleans, LA 70119 Contacted via US Mail
Resident 3330 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3311 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 3233 St Louis St New Orleans, LA 70119 Contacted via US Mail
Resident 436 N Jefferson Davis Pkwy New Orleans, LA 70119 Contacted via US Mail	Resident 3308 Bienville Ave New Orleans, LA 70119 Contacted via US Mail	Resident 336 N Jefferson Davis Pkwy New Orleans, LA 70119 Contacted via US Mail
Greater Mid-City Business Association C/O Josef Wright 4640 S Carrollton Ave, Suite 219 New Orleans, LA 70119 Nnolajoe57@gmail.com Contacted via US Mail and email	Friends of Laffite Corridor C/O Sophie Harris sharris@folc-nola.org Contacted via email	Mid City Neighborhood Association C/O Jennifer Farwell president@mcno.org Contacted via email



November 3, 2014

Robert D. Rivers, Executive Director
City Planning Commission of New Orleans
1340 Poydras Street, Suite 900
New Orleans, Louisiana 70112

Via Email

ZONING DOCKET 114/14 – Request by BBG 326 JEFF DAVIS, LLC for a Conditional Use to permit a cocktail lounge in an LI Light Industrial District, an ICUC Inner-City Urban Corridor District overlay, and the Lafitte Greenway Revitalization Corridor Interim Zoning District, on Square 450, Lot 24, in the Second Municipal District, bounded by North Rendon Street, Conti Street, Bienville Avenue, and North Jefferson Davis Parkway. The municipal address is 315 NORTH RENDON STREET. (PD 4)To Whom It May Concern:

The Mid-City Neighborhood Organization has received notice of the referenced Zoning Docket, inspected the property and held a meeting to discuss it. We **SUPPORT** the request and ask the City Planning Department and Commission to **APPROVE** this request.

The area is largely commercial, there is overwhelming support from the community (and the support of the few nearby neighbors), and it fits in with an expressed wish, by Mid-Citizens during post-Katrina planning, to create neighborhood “nodes” of mixed commercial at walkable intervals as opposed to having individual commercial structures on largely residential blocks.

Please contact me at (504) 232-7178 with any questions.

Sincerely,

A handwritten signature in black ink that reads "Jennifer Farwell". The signature is written in a cursive style with a large, looped initial "J".

Jennifer Farwell, *President*
Mid-City Neighborhood Organization