

City Planning Commission Meeting
Tuesday, October 28, 2014

CPC Deadline: 12/12/14
CC Deadline: 01/13/15
Council District: C – Ramsey

PRELIMINARY STAFF REPORT

To: City Planning Commission

Prepared by: Dale Thayer

Zoning Docket: 107/14

Date: October 14, 2014

I. GENERAL INFORMATION

Applicant: Brookwood-Behrman, LLC

Request: This is a request for a Zoning Change from a B-2 Neighborhood Business District to a C-1 General Commercial District and a Conditional Use to permit a mini-warehouse over 10,000 square feet of floor area/one acre in site size in the proposed C-1 District and the UC Urban Corridor District overlay.

Location: The petitioned property is located on Square 185/186 or ES-1, Lot 5, bounded by Behrman Place, Behrman Highway, and Bender Boulevard. The municipal address is 10005 Behrman Highway. (PD 12)

Description: The subject site is located on Lot 5, Square 185/186 and immediately bounding Behrman Highway. Lot 5 is a triangular shaped and corner lot that measures approximately five hundred and one feet (501') in circular width along Behrman Highway, five hundred twelve feet (512') in depth along Bender Boulevard and approximately six hundred twenty seven feet (627') in depth along the shared servitude with an existing big box development for a total area of one hundred thirty three thousand three hundred eighty one square feet (133,381 sq. ft.) or 3.062 acres. The site is currently undeveloped, wooded land.

The applicant proposes to develop the wooded lot with a storage facility consisting of two (2) structures and additional site improvements. Building A1 is a two-story structure that measures one hundred thirty feet (130') in width and three hundred thirty feet (330') in depth for a gross floor area of seventy eight thousand three hundred square feet (78,300 sq. ft.). The first floor of Building A1 consists of a one thousand square feet (1,000 sq. ft.) sales office, two (2) stairwells, a manager's storage room, 20 exterior units, and two (2) lobbies each developed with an elevator, elevator equipment room, cart storage area and building entrance area. The remainder of the first floor consists of individual storage units and corridors providing access to those units. The second floor consists of two (2) stairwells and two (2) elevator areas with the remaining area utilized for individual storage units and corridors.

Building B is a one-story structure that measures one hundred thirty feet (130') in width and two hundred fifty feet (250') in depth for a gross floor area of twenty seven thousand seven hundred seventy five square feet (27,775 sq. ft.). This structure consists of 43 exterior storage units and numerous interior storage units that are accessed via open breezeways. The site's orientation fronts toward the shared servitude that is accessed from Behrman Highway. The site will be accessed from an ingress/egress driveway off the shared servitude followed by an off-street parking location and the property sales office area. Site customers will progress forward through a sliding gate to access the storage unit buildings and exit the development at a secondary egress area located on the side of Building B. This secondary egress area also exits onto the shared servitude roadway.

The proposed off-street parking area consists of six (6) spaces, including one (1) handicapped space. The interior drive is proposed with a thirty five feet (35') width to allow for vehicular parking and loading along both sides. The site will also include an enclosed trash dumpster area as well as extensive landscaping throughout the site.

The applicant is applying for a zoning change from a B-2 Neighborhood Business District to a C-1 General Commercial District to allow the mini-warehouse development. The applicant is also seeking a Conditional Use to permit a mini-warehouse over 10,000 square feet of floor area/one acre in site size in the proposed C-1 District and the UC Urban Corridor District overlay.

Why is City Planning Commission action required?

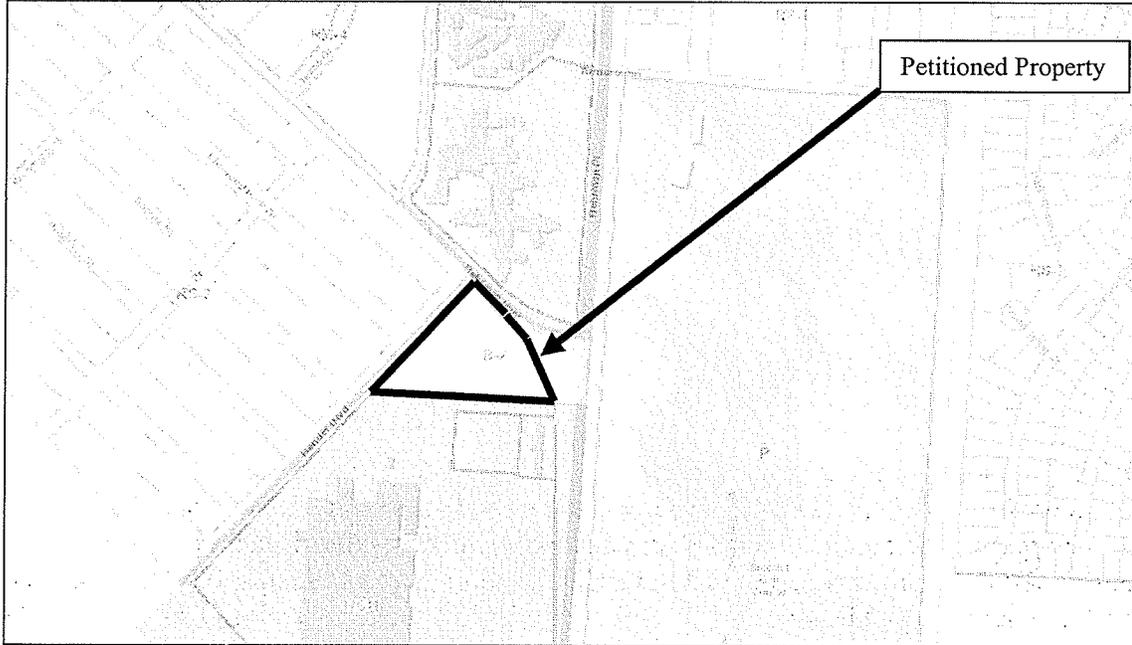
Currently, the site is zoned B-2 Neighborhood Business District. The B-2 District does not permit a mini-warehouse use proposed by the applicant. To allow the site to be developed in the manner it proposes, the applicant requests that the site be rezoned to C-1 General Commercial District, which permits a mini-warehouses up to 10,000 square feet of floor area/one acre in site size. The City Planning Commission is required to make a recommendation on all requests for zoning changes prior to City Council action, in accordance with **Article 16, Section 16.2.3.2. Planning Commission Recommendation** of the Comprehensive Zoning Ordinance.

While the requested C-1 District allows the use of mini-warehouse(s), developments that exceed 10,000 square feet of floor area are allowed only as conditional uses, in accordance with **Article 10, Section 10.1A.7** of the Comprehensive Zoning Ordinance. Since the development proposal calls for one hundred thirty three thousand three hundred eighty one square feet (133,381 sq. ft.) in gross floor area or 3.062 acres in area, it is allowed only as a conditional use. The City Planning Commission is required to make a recommendation on all conditional use applications 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?

Image #1: Adjacent and Surrounding Zoning



Source: City of New Orleans Property Viewer

Zoning and Land Use:

As shown in Image #1 above, the subject site's designated zoning of B-2 Neighborhood Business District is dissimilar to the adjacent zoning in the area. Immediately adjacent to the site is also an area zoned B-2 District. However, this area is not a part of the request as the property is retained by the State of Louisiana for use as a right-of-way managed by the Louisiana Department of Transportation (LDOT). A C-1 General Commercial District is located adjacent to and south of the petitioned property. This C-1 District is currently developed with a large retail outlet and an automotive gasoline station. An RS-2 Single-Family Residential District is located adjacent to and west of the site. This area is undeveloped, wooded land that may be developed into residential housing units in the future. An MS Medical Services District is located adjacent to and north of the petitioned property. This MS District is currently developed with a senior assisted living campus. A P Park and Recreation District is located adjacent to and east of the petitioned property. This P District is currently developed as Brechtel Park and managed by the City of New Orleans.

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

Zoning: 1929 - Undesignated
1953 - "A" Single-family Residential District
1970 - RS-2 - Single-Family Residential District
Post-1970 – B-2 Neighborhood Business District¹

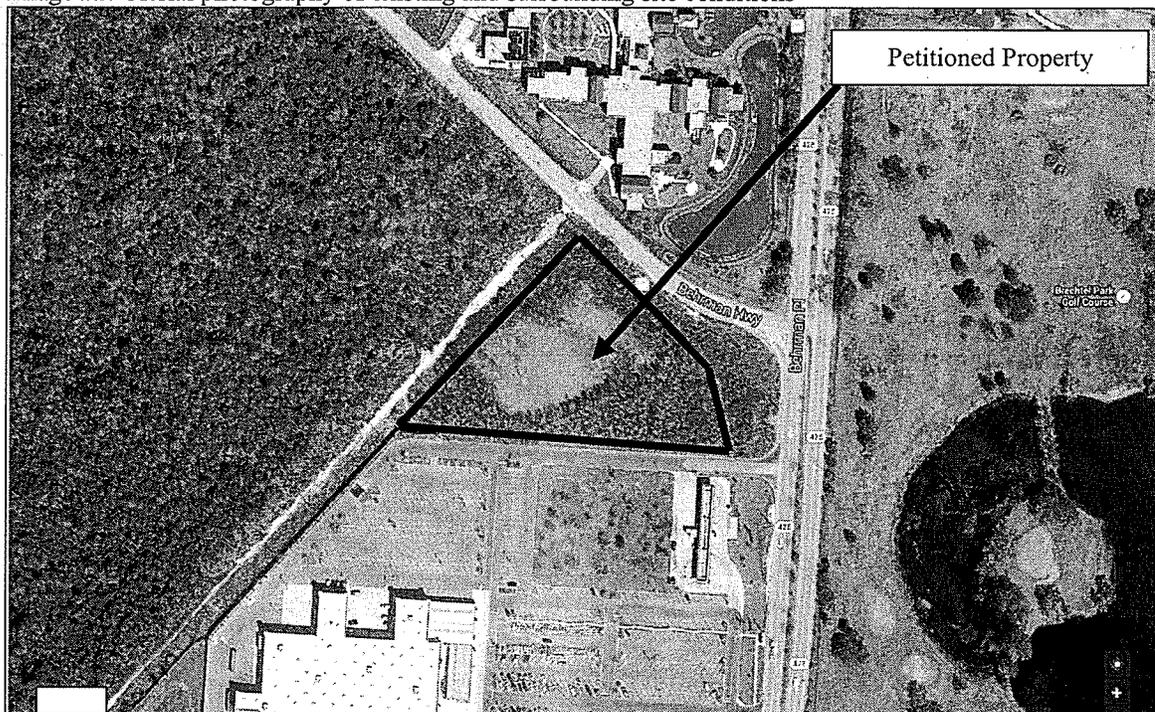
Land Use: 1929 - Undeveloped
1949 - Undeveloped
1999 - Wetland/Non-Urban/Undeveloped Area²

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 (5) years, zero (0) zoning actions have been requested within a one thousand three hundred and twenty liner foot radius (1,320 lf) or 0.25 miles of the site.

D. What are the comments from the design review staff?

Image #2: Aerial photography of existing and surrounding site conditions



¹ A zoning change to a B-2 District occurred on this property at some point after 1970. The historic ZBM E-17 does not specify a zoning docket or ordinance for the petitioned property. However, ZBM E-17 does address zoning changes for the properties located adjacent to the north and south as well as the inclusion of the Urban Corridor between the years 1989 and 2000.

² The 1999 Land Use Plan, which depicted land use patterns that were typically generalized at the square level and was not parcel-specific, shows the parcel as having been used for commercial purposes.

The applicant proposes to construct a storage facility, consisting of two (2) structures and additional site improvements, on an undeveloped lot. The petitioned property is a triangular shaped and corner lot that measures approximately 501' in circular width along Behrman Highway, 512' in depth along Bender Boulevard and approximately 627' in depth along the shared servitude with an existing big box development for a total area of 133,381 sq. ft. or 3.062 acres.

Site Development - Exterior

As shown Image #2 above, the site is currently undeveloped, wooded land. The applicant proposes to develop the wooded lot with a storage facility consisting of two (2) structures and additional site improvements. Building A1 is a two-story structure that measures one hundred thirty feet (130') in width and three hundred thirty feet (330') in depth for a gross floor area of seventy eight thousand three hundred square feet (78,300 sq. ft.). Building B is a one-story structure that measures one hundred thirty feet (130') in width and two hundred fifty feet (250') in depth for a gross floor area of twenty seven thousand seven hundred seventy five square feet (27,775 sq. ft.).

The site will be accessed from an ingress/egress driveway off the shared servitude followed by an off-street parking location and the property sales office area. Site customers will progress forward through a sliding gate to access the storage unit buildings and exit the development at a secondary egress area located on the side of Building B. This secondary egress area also exits onto the shared servitude roadway. The proposed off-street parking area consists of six (6) spaces, including one (1) handicapped space. The interior drive is proposed with a thirty five feet (35') width to allow for vehicular parking and loading along both sides. The site will also include an enclosed trash dumpster area as well as extensive landscaping throughout the site.

The site's orientation fronts toward the shared servitude that is accessed from Behrman Highway. The site will be accessed from an ingress/egress driveway off the shared servitude followed by an off-street parking location and the property sales office area. Site customers will progress forward through a sliding gate to access the storage unit buildings and exit the development at a secondary egress area located on the side of Building B. This secondary egress area also exits onto the shared servitude roadway.

Site Development - Interior of Site Structures

The first floor of Building A1 consists of a one thousand square feet (1,000 sq. ft.) sales office, two (2) stairwells, a manager's storage room, 20 exterior units, and two (2) lobbies each developed with an elevator, elevator equipment room, cart storage area and building entrance area. The remainder of the first floor consists of individual storage units and corridors providing access to those units. The second floor consists of two (2) stairwells and two (2) elevator area with the remaining area utilized for individual storage units and corridors. Building B is a one-story structure that consists of 43 exterior storage units and numerous interior storage units which are accessed via open breezeways.

Building Design

Article 5, Section 5.7.3(16) – *Permitted Use* states that mini-warehouses are limited in height to fifty feet (50’), and when set back a minimum of ten feet (10’) from all property lines. A landscaped screening hedge a minimum of six feet (6’) in height shall be provided along all interior and rear lot lines. The applicant proposes to develop all site structures under fifty feet (50’) in height. However, the applicant proposes a setback of less than ten feet (10’) along the servitude side property line which is not compliant with **Article 5, Section 5.7.3(16)**. A twenty five (25’) in depth private right-of-way does exist between the applicants property line and the servitude road way. The staff believes the intent of the setback is to provide relief from a roadway that would not otherwise be provided by a right-of-way. The staff believes the twenty five (25’) depth of the private right-of-way meets the intent of this requirement.

For this reason, the staff recommends the following waiver:

- The applicant shall be granted a waiver of **Article 5, Section 5.7.3(16)** which requires a setback of ten feet (10’) from all property lines to permit the proposed Building B setback of less than ten feet (10’) from the property line adjacent to the private servitude. All other site improvements shall conform to the ten-foot (10’) setback requirement.

As stated above, **Article 5, Section 5.7.3(16)** also requires a landscaped screening hedge a minimum of six feet (6’) in height shall be provided along all interior and rear lot lines. As shown on the site plans, the property line adjacent to the private right-of-way and roadway servitude is the only interior or rear lot line for the site. As such, the applicant has the opportunity to meet this requirement as the orientation of the development also fronts this private servitude area.

For this reason, the staff recommends the following proviso:

- The applicant shall provide a continuous landscaped screening hedge, a minimum of six feet (6’) in height, along the entirety of the property line adjacent to the private servitude.

The applicant also proposes fencing that generally encompasses the perimeter of the interior site drive. The fence also provides security for the site’s interior not otherwise protected by either Building A1 or B facades.

For this reason, the staff recommends the following proviso:

- The applicant shall provide fencing at a height no greater than seven feet (7’) to provide security for the site buildings and customer drive/loading areas. The use of chain link fencing is prohibited.

Article 10, Section 10.1A.11(1) – *Site Requirements* regulates building design and requires that **a)** all buildings shall be set back not less than twenty feet (20') from the street right-of-way. As stated above, the site's orientation fronts toward the shared servitude that is accessed from Behrman Highway. This servitude is a private drive and therefore no subject to the setback requirement. The remainder of the site is compliant with the setback requirement. **Article 10, Section 10.1A.11(1)(b)** requires that the twenty foot (20') setback area shall be landscaped with grass, trees, and shrubs except for approved drives.

The proposed site plan does not meet this requirement in the area located at the rear of Building B. The applicant proposes to extend the interior drive to encroach into the twenty feet (20') setback adjacent to Bender Boulevard to provide additional parking and loading areas for customers as well as a screened trash dumpster. The applicant proposes nine feet (9') between this parking/loading area and the property line. The staff notes that the Bender Boulevard public right-of-way is thirty feet (30') in width, the area is currently undeveloped and a fence will be erected along the exterior of this encroachment.

For this reason, the staff recommends the following waiver:

- The applicant shall be granted a waiver of **Article 10, Section 10.1A.11(1)(b)** which requires a twenty feet (20') setback area landscaped with grass, trees and shrubs (except for approved drives) from street rights-of-way to permit an eight feet (8') in depth landscaped (grass) setback adjacent to the Bender Boulevard public right-of-way. All other site improvements shall conform to the twenty feet (20') street rights-of-way landscaped setback requirement.

Article 10, Section 10.1A.11(1)(c) requires that no parking or pavement be allowed in this area. As stated above, the staff believes the proposal meets the intent of this requirement due to the Bender Boulevard area being non-developed, a thirty feet (30') in width public right-of-way and screening of the proposed parking/loading area.

For this reason, the staff recommends the following waiver:

- The applicant shall be granted a waiver of **Article 10, Section 10.1A.11(1)(c)** which requires that no paving or parking be allowed within twenty feet (20') of a street right-of-way to permit pavement and parking being located in an area no less than eight feet (8') from the adjacent Bender Boulevard public right-of-way. All other site improvements shall conform to the twenty feet (20') street rights-of-way pavement and parking setback requirement.

Perimeter Landscaping

Article 10, Section 10.1A.11(2) states that within four feet (4') from the street right-of-way, three and one-half (3½) inch caliper trees at least ten feet (10') in height shall be

planted thirty (30) feet on center. The site measures a total of 1,013 in perimeter linear footage along the public right-of-way. The requirement states that a street shall be planted every 30'; therefore, the applicant will need to plant 34 trees to meet this requirement. The applicant proposes a total of 13 Highrise Live Oak trees with a 40' separation and setback approximately 15' from the public right-of-way along Behrman Highway. The applicant also proposes zero (0) trees along the Bender Boulevard public right-of-way. However, the applicant also proposes to plant five (5) Highrise Live Oaks, five (5) Crape Myrtles, and 12 Savannah Holly trees along the servitude property line as well as other interior areas of the site. With these additions, the applicant proposes a total of 35 trees at the site.

For these reasons, the staff recommends the following waiver:

- The applicant shall be granted a waiver **Article 10, Section 10.1A.11(2)** which requires that within four feet (4') from the street right-of-way, three and one-half (3½) inch caliper trees at least ten feet (10') in height shall be planted thirty (30) feet on center to permit zero (0) tree planting along the Bender Boulevard public right-of-way.

However, the staff believes the applicant can meet the requirement of 30' spacing of the Highrise Live Oak trees along Behrman Highway. To become compliant with this requirement, the applicant will need to provide a total of seventeen (17) trees along this right-of-way. The applicant can plant the remaining seventeen (17) trees at strategic locations at the site, most notably along the property line adjacent to the servitude.

For this reason, the staff recommends the following proviso:

- The applicant shall provide a total of seventeen (17) compliant trees along the Behrman Highway right-of-way and at least seventeen (17) compliant trees at other strategic locations within the site, most notably along the property line adjacent to the servitude.

Interior Landscaping

Article 10, Section 10.1A.11(3) requires that interior landscaping in vehicular use areas shall be landscaped. The applicant proposes a total of three (3) interior islands in vehicle use areas that are to be landscaped per the requirements of **Article 10, Section 10.1A.11(3)**; therefore, no waivers or provisos are necessary.

Lighting, Parking and Loading

Article 15, Section 15.2.2 (Table 15.A) states that a warehouse shall provide one (1) parking space per every two (2) employees during a working shift. The applicant proposes a total of six (6) parking spaces, including one (1) handicapped space, adjacent to the first floor sales office in Building A1. The applicant states that not more than five

(5) employees will work during any given shift. The applicant also states that residual spaces located in front of the sales office will be reserved for potential customers and contract related inquiries. Because of this, the staff believes the applicant meets the off-street parking requirement; therefore, no provisos or waivers are needed. However, a storage unit functions differently than a warehouse and is not specifically defined in **Article 15, Section 15.2.2 (Table 15.A)**. Because of this, the applicant will provide ample room for both parking and loading within the interior of the site. **Article 15, Section 15.3.2 (Table 15.G)** states the requirements for warehouse loading spaces. Per these requirements, Building A1 must provide five (5) loading spaces and Building B must provide three (3) loading spaces. No lighting is specifically shown on the provided site plans.

For these reasons, the staff recommends the following provisos:

- The applicant shall submit a revised site plan depicting the location of eight (8) designated loading spaces which shall be screened by an opaque fence at least seven (7) feet in height.
- The applicant shall submit an exterior lighting plans that conforms to the requirements of **Article 10, Section 10.1A.11(4)(f) – Lighting**.

Trash Storage and Litter Abatement

The submitted site plan does indicate the location of a dumpster and trash containment area for the site. For this reason, the staff recommends the following provisos:

- A dumpster area shall be screened from view by an opaque wooden or masonry fence, with latched gate, that is at least six (6) feet tall.
- The applicant shall provide to the City Planning Commission a litter abatement program letter approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type, and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street right-of-way. The name and phone number of the owner/operator of the mini-warehouse shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

Signage

The applicant has not included a detailed signage plan with this application. The staff anticipates that signage will be proposed at the site; therefore, the staff recommends the following provisos:

- The applicant shall submit proposed signage plans, which will include details of all proposed signage for the site, which shall conform to **Article 5 C-1 General Commercial District, Section 5.7.6 Permitted Signs, Article 10, Section 10.1A.8 - Permitted Attached Identification Signs** and **Article 10, Section 10.1A.9 - Permitted Detached Identification Signs** of the Comprehensive Zoning Ordinance.
- Temporary banners or any other type of temporary signage shall be prohibited on the facades and in the windows of the establishment.

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?

Streets

Behrman Highway is a major street according to the *New Century New Orleans Major Streets Plan*. Behrman Highway is a four-lane, two-way roadway with a neutral ground in the center of the roadway and no parking lanes on either side. Behrman Highway is also State Highway 428 that carries a significant amount of traffic. As shown above, the proposed use will be accessed via a private servitude shared with an adjacent big box development. For this reason, the proposed use is not likely to significantly increase traffic or impact traffic on Behrman Highway.

Loading

As shown in Section D above, the applicant has ample opportunity to provide for and screen eight (8) loading spaces on the site.

Parking

As shown in Section D above, the applicant meets the requirements of **Article 15, Section 15.2.2 (Table 15.A)**; therefore, a waiver of off-street parking spaces is not necessary.

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

The rezoning is necessary to allow the applicant to redevelop the site for commercial purposes. Currently, the site is zoned B-2 Neighborhood Business District. To allow the development, the applicant requests that the site be rezoned to a C-1 General Commercial District, which is consistent with the adjacent zoning located to the south of the site. The adjacent C-1 General Commercial District currently consists of a big box development and gasoline service station; therefore, the requested zoning change would not negatively impact this use. The adjacent RS-2 District is currently vacant, undeveloped land; therefore, no impact would be anticipated as a result of the petitioned use. If the land

were to be developed in the future, the staff believes the existing thirty feet (30') in width right-of-way would mitigate any proposed impact. The adjacent P District is currently utilized as a park and managed by the City. This site formally functioned as a golf course but has not operated as this use for some time. The staff believes no impact would result from the proposed development. The adjacent MS District is currently utilized for senior assisted living. The staff believes that no impact would result from the proposed development.

To the staff's knowledge, the petitioned site has always been undeveloped land. The requested zoning change would allow the applicant to construct a mini-warehouse, which will contribute to a slight increase of traffic in the area. Uses that generate additional adverse impacts are generally categorized as conditional uses which will require design review and approval by the City Council through the conditional use process. The applicant proposes off-street parking/loading, landscaping and screening to mitigate the impact on adjacent uses.

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

As the zoning change request would expand the existing C-1 District that is applied to the south of the site, rather than create a new zoning district, it is not considered to be a spot zone.

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

The request was considered at the Planning Advisory Committee meeting on October 8, 2014. The applicant summarized the request to the Committee. A representative of the Department of Public Works (DPW) stated that DPW will need to review all proposed curbs, curb-cuts, side walk and drainage plan improvements for the site. A representative of the Department of Parks and Parkways (PPW) stated that they appreciate the planting of Live Oaks and would like to see street trees planted along the Behrman Highway side of the site. The representative from the CPC made a motion of no objection subject to further review by the CPC, PPW and DPW.

Because of this, the staff is recommending the following proviso:

- The applicant shall revise the site plan to show curbs, curb cuts and sidewalks, subject to the review and approval of the Department of Public Works.
- The applicant shall provide a Drainage Plan for the site, subject to the review and approval of the Department of Public Works.

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

The mini-warehouse development and use will be a positive addition to the adjacent and surrounding area. Currently, the site is undeveloped and overgrown with un-kept vegetation in a now urban setting. The current undeveloped site also attracts illegal trash dumping. The applicant proposes new construction for the self-storage business, which will bring the large undeveloped site into active use. The staff believes the proposed development will complement the existing and adjacent big box use. The staff also believes the proposed project may spur development to the adjacent and undeveloped residentially zoned land located beyond Bender Boulevard. The operation of the self-storage business will not be as impacting as other adjacent commercial businesses that draw more concentrated and frequent traffic. Self-storage businesses are only utilized by contracted customers who would likely access their units at intermittent times. The applicant states that the sales office will operate between 8:00 a.m. to 6:00 p.m. Monday through Saturday. The sales office will be closed on Sundays. Customers will be granted access to the interior of the site (via keycard or pass code) from 6:00 a.m. to 12:00 a.m. seven (7) days a week. In addition to the secured customer ingress/egress gates, the applicant will also employ closed circuit camera surveillance at strategic areas within the interior and exterior of the site.

The site is also oriented toward a private servitude adjacent to an existing commercial development. Because of this, the staff believes the impact to adjacent public roadways and private uses will be minimal. The CPC staff has included provisos addressing physical improvements to the site, such as screening, landscaping, and fencing, which will mitigate any negative impacts on nearby neighborhood residents.

III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Unified New Orleans Plan* and the *Plan for the 21st Century*?

The proposal is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. "Chapter 14: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "General Commercial." The goal, range of uses, and development character for that designation are copied below:

GENERAL COMMERCIAL

Goal: Increase the availability of retail services and amenities (and increase retail tax base) within the City of New Orleans, especially in areas that are currently underserved by retail, with existing and new medium- and large-scale commercial establishments and shopping centers.

Range of Uses: Larger commercial structures including shopping and entertainment centers typically anchored by large supermarkets, department stores

or big-box style establishments with supportive chain retail and surface or structured parking.

Development Character: Structures oriented to the street where possible to encourage both pedestrian and automobile traffic. Sites are limited to accessible locations along major city roadways or highways with minimal negative impact on surrounding residential areas, often in proximity to transit.

Adjacent land uses to the proposed site include vacant land, a big box development, a gasoline service station, a park and a senior assisted living development. The proposed zoning change and conditional use, situated on approximately 3 acres of land, fits within the intense range of uses described in the General Commercial designation. Therefore, the staff believes the request is consistent with the Master Plan.

IV. SUMMARY

Zoning Docket 107-14 is a request for a Zoning Change from a B-2 Neighborhood Business District to a C-1 General Commercial District and a Conditional Use to permit a mini-warehouse over 10,000 square feet of floor area/one acre in site size in the proposed C-1 District and the UC Urban Corridor District overlay. The subject site is located on one (1) undeveloped lot, immediately bounding Behrman Highway. Lot 5 is a triangular shaped and corner lot that measures approximately 501' in circular width along Behrman Highway, 512' in depth along Bender Boulevard and approximately 627' in depth along the shared servitude with an existing big box development for a total area of 133,381 sq. ft. or 3.062 acres. The site is currently undeveloped, wooded land.

The applicant proposes to develop the wooded lot with a storage facility consisting of two (2) structures and additional site improvements. Building A1 is a two-story structure with a gross floor area 78,300 sq. ft. Building B is a one-story structure with a gross floor area of 27,775 sq. ft. The site's orientation fronts toward the shared servitude that is accessed from Behrman Highway. The site will be accessed from an ingress/egress driveway off the shared servitude followed by an off-street parking location and the property sales office area. Site customers will progress forward through a sliding gate to access the storage unit buildings and exit the development at a secondary egress area located on the side of Building B. This secondary egress area also exits onto the shared servitude roadway.

The staff is supportive of the proposed zoning change and conditional use request as it will bring a positive impact to the adjacent and surrounding areas. The staff believes there is opportunity for increased landscaping along Behrman Highway as well as along the property line adjacent to the shared servitude drive. The staff also believes that security protocols should be defined if the proposed use were to provide 24-hour service to its customers. For the reasons stated within this report, the staff recommends approval of the zoning change and conditional use requests.

V. PRELIMINARY STAFF RECOMMENDATION³

The staff recommends **approval** of Zoning Docket 107/14, a request for a Zoning Change from a B-2 Neighborhood Business District to a C-1 General Commercial District and a Conditional Use to permit a mini-warehouse over 10,000 square feet of floor area/one acre in site size in the proposed C-1 District and the UC Urban Corridor District overlay, subject to four (4) waivers and twelve (12) provisos.

Waivers

1. The applicant shall be granted a waiver of **Article 5, Section 5.7.3(16)** which requires a setback of ten feet (10') from all property lines to permit the proposed Building B setback of less than ten feet (10') from the property line adjacent to the private servitude. All other site improvements shall conform to the ten feet (10') setback requirement.
2. The applicant shall be granted a waiver of **Article 10, Section 10.1A.11(1)(b)** which requires a twenty feet (20') setback area landscaped with grass, trees and shrubs (except for approved drives) from street rights-of-way to permit an eight feet (8') in depth landscaped (grass) setback adjacent to the Bender Boulevard public right-of-way. All other site improvements shall conform to the twenty feet (20') street rights-of-way landscaped setback requirement.
3. The applicant shall be granted a waiver of **Article 10, Section 10.1A.11(1)(c)** which requires that no paving or parking be allowed within twenty feet (20') of a street right-of-way to permit pavement and parking being located in an area no less than eight feet (8') from the adjacent Bender Boulevard public right-of-way. All other site improvements shall conform to the twenty feet (20') street rights-of-way pavement and parking setback requirement.
4. The applicant shall be granted a waiver **Article 10, Section 10.1A.11(2)** which requires that within four feet (4') from the street right-of-way, three and one-half (3½) inch caliper trees at least ten feet (10') in height shall be planted thirty (30) feet on center to permit zero (0) tree planting along the Bender Boulevard public right-of-way.

³ Subject to modification by the City Planning Commission
ZD 107/14

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The applicant shall provide a continuous landscaped screening hedge, a minimum of six feet (6') in height, along the entirety of the property line adjacent to the private servitude.
3. The applicant shall provide fencing at a height no greater than seven feet (7') to provide security for the site buildings and customer drive/loading areas. The use of chain link fencing is prohibited.
4. The applicant shall provide a total of seventeen (17) compliant trees along the Behrman Highway right-of-way and at least seventeen (17) compliant trees at other strategic locations within the site, most notably along the property line adjacent to the servitude.
5. The applicant shall submit a revised site plan depicting the location of eight (8) designated loading spaces which shall be screened by an opaque fence at least seven (7) feet in height.
6. The applicant shall submit an exterior lighting plans that conforms to the requirements of **Article 10, Section 10.1A.11(4)(f) – Lighting**.
7. A dumpster area shall be screened from view by an opaque wooden or masonry fence, with latched gate, that is at least six (6) feet tall.
8. The applicant shall provide to the City Planning Commission a litter abatement program letter approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type, and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street right-of-way. The name and phone number of the owner/operator of the mini-warehouse shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.
9. The applicant shall submit proposed signage plans, which will include details of all proposed signage for the site, which shall conform to **Article 5 C-1 General Commercial District, Section 5.7.6 Permitted Signs, Article 10, Section 10.1A.8**

- *Permitted Attached Identification Signs* and **Article 10, Section 10.1A.9 - Permitted Detached Identification Signs** of the Comprehensive Zoning Ordinance.

10. Temporary banners or any other type of temporary signage shall be prohibited on the facades and in the windows of the establishment.
11. The applicant shall revise the site plan to show curbs, curb cuts and sidewalks, subject to the review and approval of the Department of Public Works.
12. The applicant shall provide a Drainage Plan for the site, subject to the review and approval of the Department of Public Works.

VI. REASONS FOR RECOMMENDATION

1. The negative impacts associated with the proposed use can be mitigated through the use of staff recommended provisos.
2. The proposed use would have a positive impact to adjacent and surrounding uses.
3. The proposed zoning change is not a spot zone.
4. The proposed use is consistent with the Master Plan.

VII. Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.



CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH

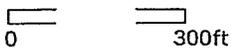
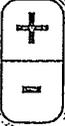
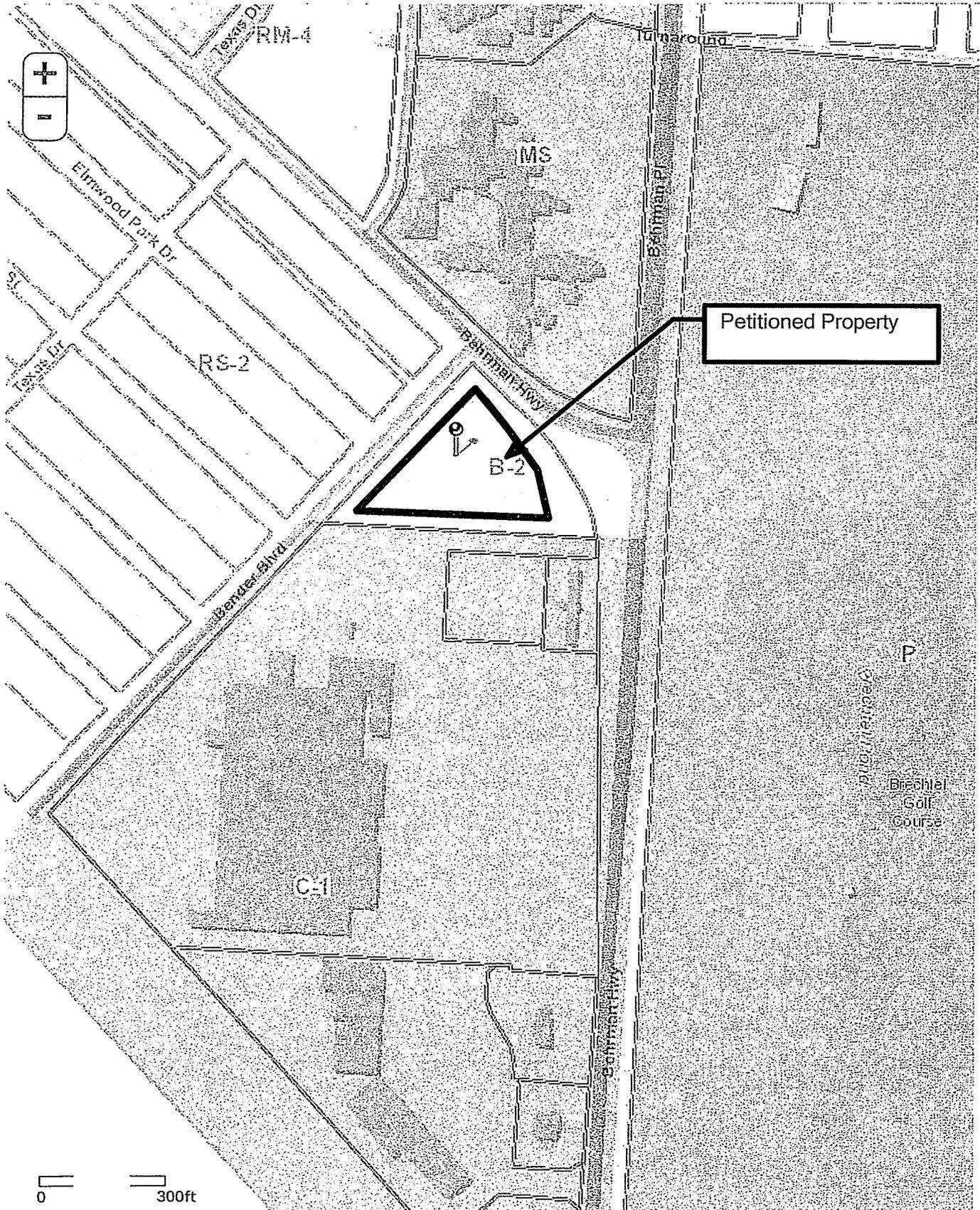
MEASURE

LAYERS

BASEMAP

PRINT

HELP





CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE



LAYERS



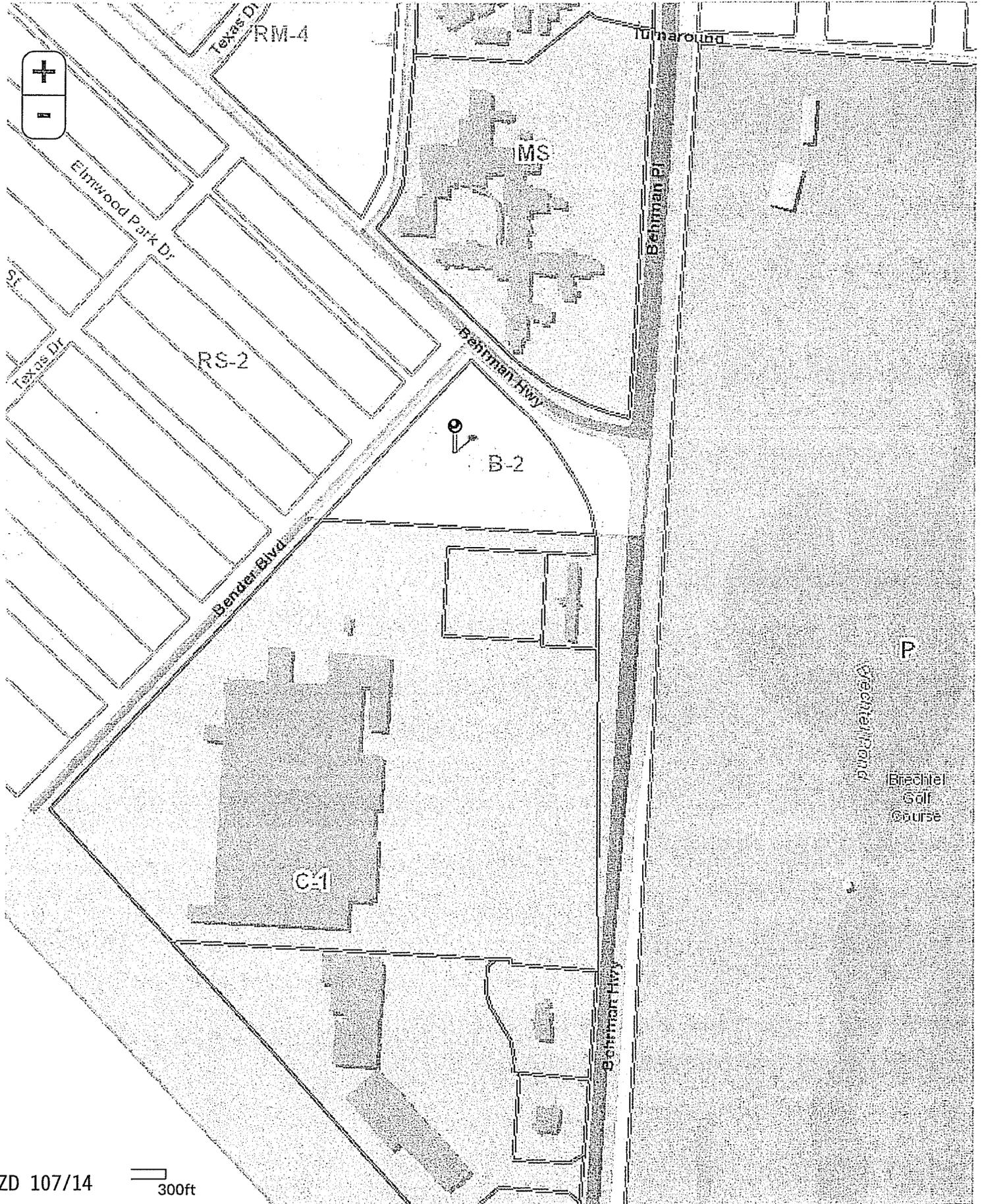
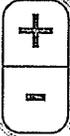
BASEMAP



PRINT



HELP



ISSUE DATE
 02/15/14
 02/15/14
 02/15/14

THE StorageCenter
 BEHRMAN HIGHWAY
 NEW ORLEANS, LOUISIANA

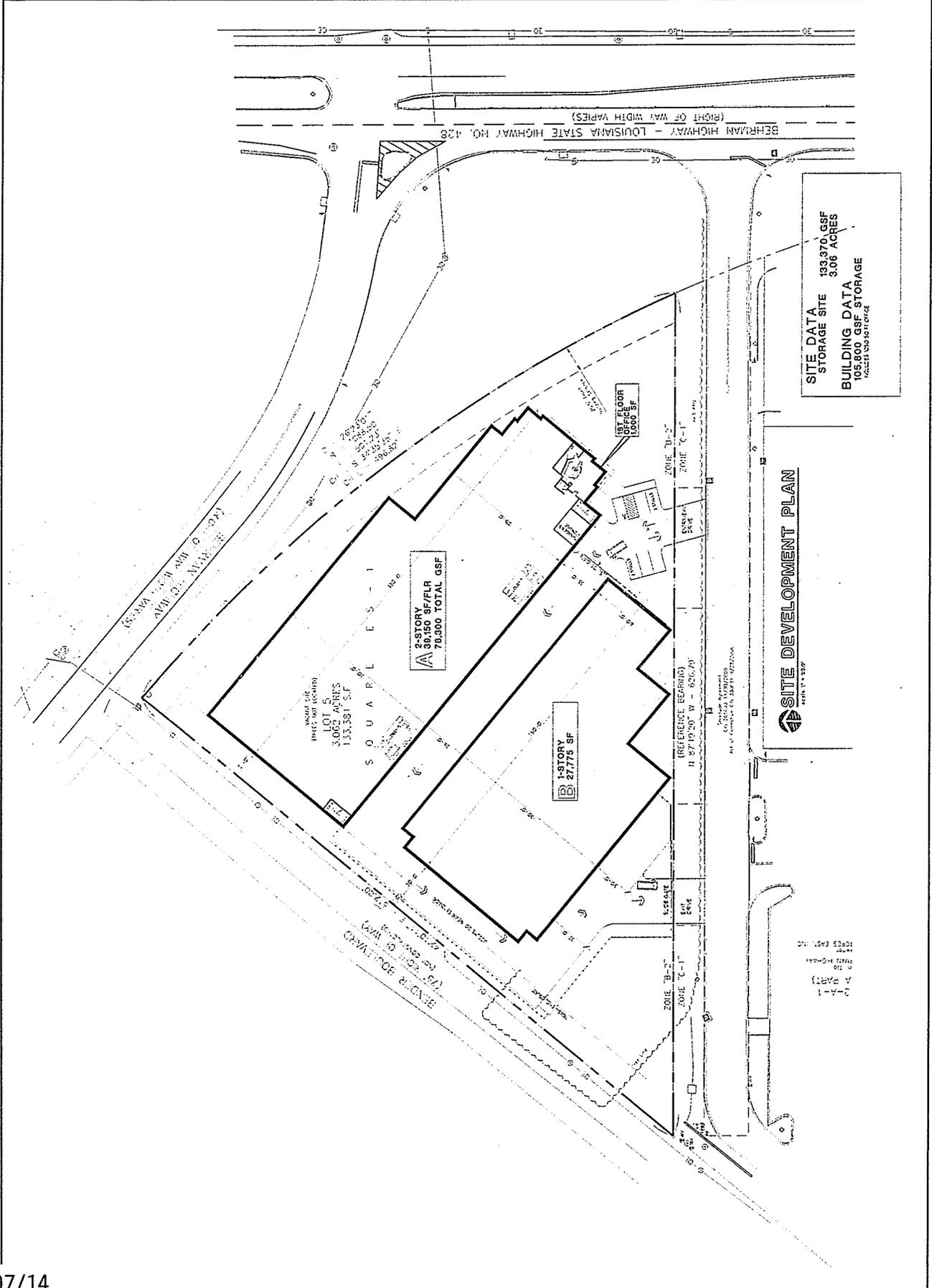
**Kaufman
 Design
 Group**
 ARCHITECTURE

12271 E. LINCOLN CT.
 (310) 618-0048 (770) 677-0707
 (310) 618-0048 fax
 kaufmanworkgroup.net

SHEET TITLE
 SITE PLAN

SHEET NUMBER
 A1

OF SHEETS



ISSUE DATE 04/28/14

DATE 7/1/17

THE StorageCenter

BEHRMAN HIGHWAY
NEW ORLEANS, LOUISIANA

Kaufman Design Group

ARCHITECTURE

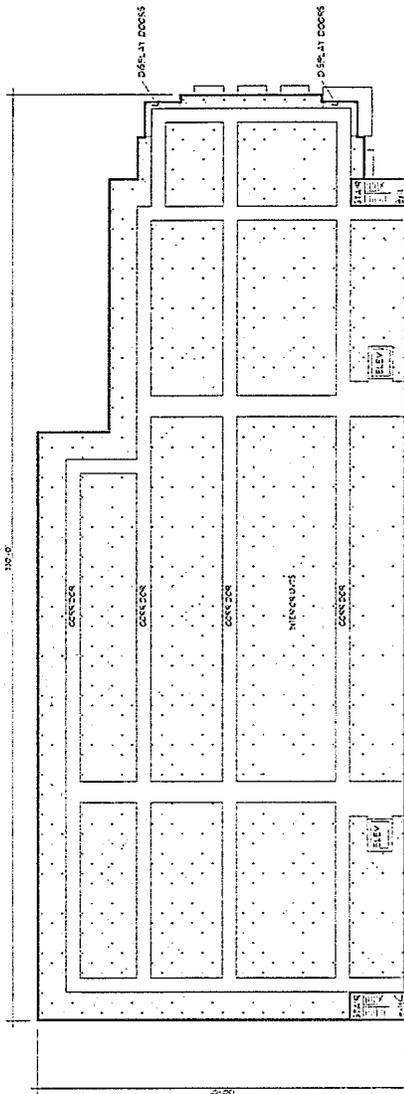
12374 E. LINCOLN CT.
DALLAS, TX 75247
(214) 618-0448
(214) 618-0448 fax
info@kaufmandesign.net

SHEET TITLE
FLOOR PLAN

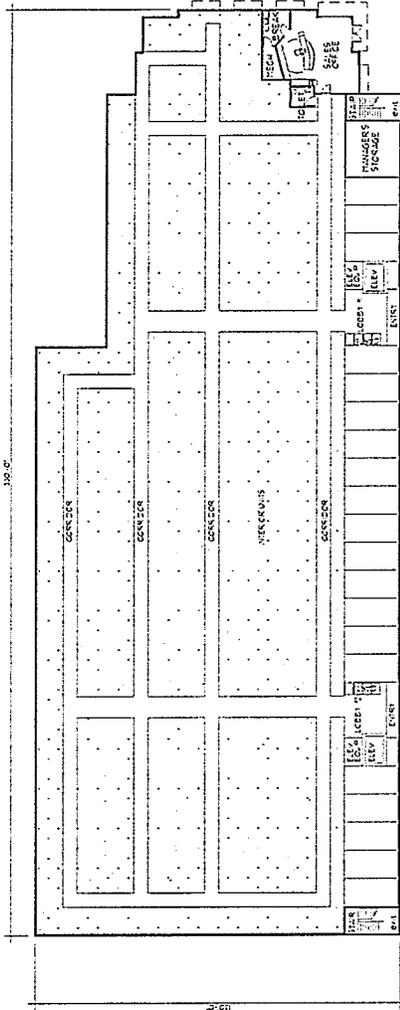
SHEET NUMBER

A2

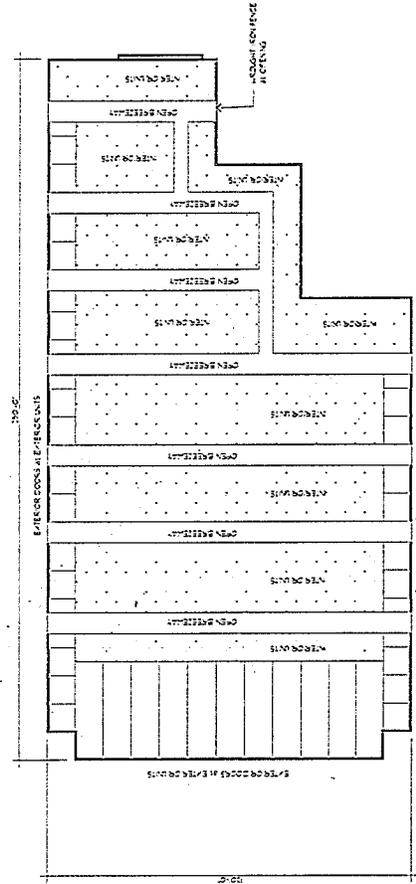
OF SHEETS



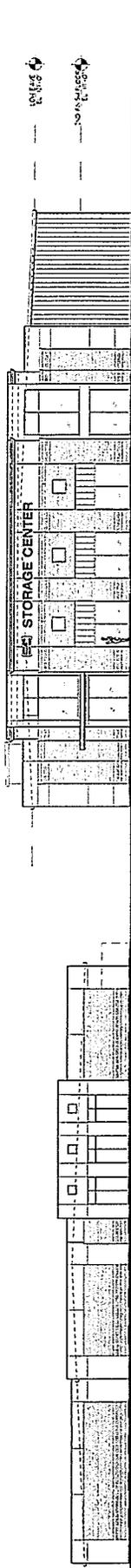
(A2) SECOND FLOOR PLAN
 BUILDING A
 39,150 SF/FLR
 00413 1" = 20'-0"



(A1) FIRST FLOOR PLAN
 BUILDING A
 78,300 TOTAL GSF
 00413 1" = 20'-0"



(B) FIRST FLOOR PLAN
 BUILDING B
 27,775 SF
 00413 1" = 20'-0"



SOUTHEAST ELEVATION BUILDING B

SOUTHEAST ELEVATION BUILDING A

BEHRMAN HIGHWAY 428 FRONTAGE

SCALE 3/32" = 1'-0"



NORTHEAST ELEVATION BUILDING A

BEHRMAN HIGHWAY FRONTAGE

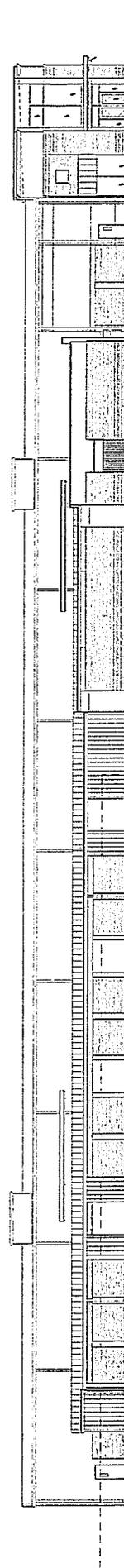
SCALE 3/32" = 1'-0"



NORTHWEST ELEVATION BUILDING A

NORTHWEST ELEVATION BUILDING B

SCALE 3/32" = 1'-0"



SOUTHWEST ELEVATION BUILDING B

SOUTHWEST ELEVATION BUILDING A

SCALE 3/32" = 1'-0"

SECTION 02000 - LANDSCAPING

11 GENERAL

- A. Installation: In addition to general conditions, work the following where applicable.
 1. Substrate: If not indicated, use 4" compacted gravel for all tree pits, or for root pits.
 2. Provide a 2" layer of 1/2" gravel for all tree pits, or for root pits.
 3. Provide a 2" layer of 1/2" gravel for all tree pits, or for root pits.
- B. Planting:
 1. Planting: Plant trees and shrubs in accordance with manufacturer's instructions.
 2. Planting: Plant trees and shrubs in accordance with manufacturer's instructions.
 3. Planting: Plant trees and shrubs in accordance with manufacturer's instructions.
- C. Watering:
 1. Watering: Water trees and shrubs in accordance with manufacturer's instructions.
 2. Watering: Water trees and shrubs in accordance with manufacturer's instructions.
 3. Watering: Water trees and shrubs in accordance with manufacturer's instructions.

13 EXECUTION

- A. Preparing the Preparation: Before moving trees, inspect roots, plants, soil, stems, and foliage with regard to any damage or disease. If any damage or disease is observed, notify the manufacturer immediately. Do not plant damaged or diseased plants.
- B. Planting Preparation (Preparation): Loosen substrate to a minimum depth of 6 inches (150 mm) in the planting hole. Do not compact the substrate.
- C. Watering:
 1. Watering: Water trees and shrubs in accordance with manufacturer's instructions.
 2. Watering: Water trees and shrubs in accordance with manufacturer's instructions.
 3. Watering: Water trees and shrubs in accordance with manufacturer's instructions.
- D. Planting Preparation (Preparation): Loosen substrate to a minimum depth of 6 inches (150 mm) in the planting hole. Do not compact the substrate.

13 EXECUTION

- A. Trees and Shrubs:
 1. Planting: Plant trees and shrubs in accordance with manufacturer's instructions.
 2. Planting: Plant trees and shrubs in accordance with manufacturer's instructions.
 3. Planting: Plant trees and shrubs in accordance with manufacturer's instructions.
- B. Planting Preparation (Preparation): Loosen substrate to a minimum depth of 6 inches (150 mm) in the planting hole. Do not compact the substrate.
- C. Watering:
 1. Watering: Water trees and shrubs in accordance with manufacturer's instructions.
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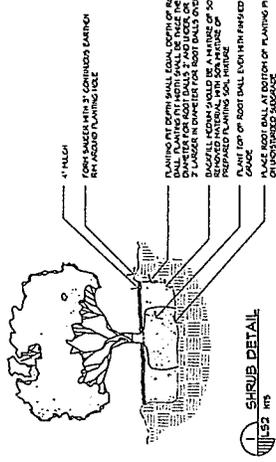
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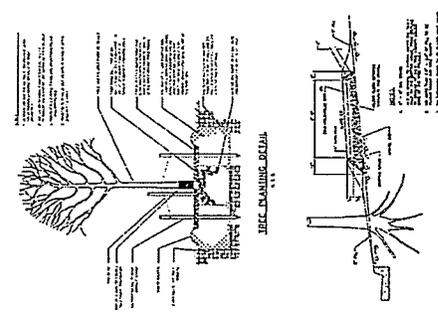
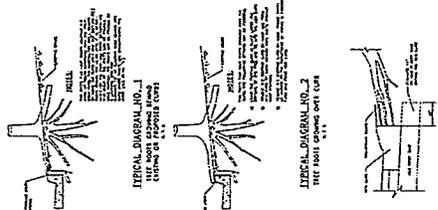
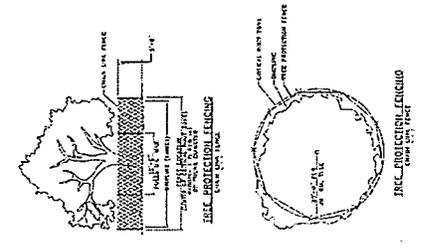
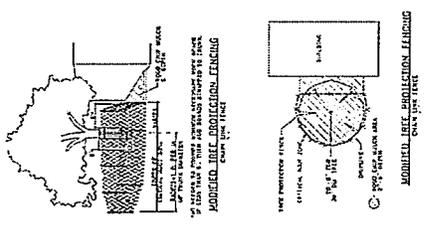


SHRUB DETAIL

LS2
 3 OF 10 SHEETS
The Storage Center
 New Orleans, Louisiana
LANDSCAPE SPECIFICATIONS
 PROJECT NO. 1411-17
 DATE: 9/10/2014
 DRAWN BY: JLD
 CHECKED BY: JLD
 APPROVED BY: JLD

REVISIONS
 NO. DATE
 1
 2
 3
 4
 5

PROFESSIONAL ENGINEERS, ARCHITECTS AND SURVEYORS
LINFELD, HUNTER & JUNIUS, INC.
 3008 18th Street, Suite 200
 Metairie, Louisiana 70002



NOTE: THE TREE PROTECTION FENCING SHALL BE INSTALLED AS SHOWN.



SHERMAN
STRATEGIES LLC

Community Meeting Invitation

September 15, 2014

Dear Neighbor:

Our client, Brookwood Properties, LLC, is interested in developing the triangle-shaped site at the corner of Behrman Highway and Bender Boulevard and would like to open a storage facility on this property. This site currently has no buildings and to develop the intended use, we must obtain a zoning change.

Currently the site is zoned "B-2", a neighborhood business district. We are applying for the zoning to be changed to "C-1", a general commercial district and for a conditional use approval. This change is in conformity with the Master Plan, which designates the property as general commercial. Further, the uses directly to the south, and the only adjacent properties with businesses, are all zoned "C-1". 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, we are inviting you to a meeting where you can learn more about what we propose, and present questions, concerns, and requests for the location.

The meeting will take place:

Thursday, August 28, 6:00p.m.

10005 Behrman Highway (the site); directly north of the Wal-Mart Supercenter on Behrman Hwy

This letter is being delivered through U.S. Mail. At the meeting, we will provide a sign-in sheet to obtain email addresses, so that we can keep you updated if there are any changes to the plans. If we receive approval for the zoning change, construction of the storage facility will begin by the end of this year and is predicted to take between six and nine months.

If you have questions or comments, or are unable to attend the meeting, please do not hesitate to contact us for more information.

Sincerely,

Mike Sherman
504.250.2257

Avery Cootes
504.301.5228

000's Benrman, contact list within 600 foot radius

Type	Source	Name	Address1	Address2	City	St	Zip	DayPhone
Business	County	Wal Mart Stores East Inc	Po Box 8050	Ms 0555 Prop Tax Dept	Bentonville	AR	72712-8050	
Person	County	Murphy Oil Usa, Inc.,	200 Peach St		El Dorado	AR	71730	
Business	County	Woldenberg Village The Living Center	3701 Behrman Pl		New Orleans	LA	70114	
Business	County	City Of New Orleans Algiers Park	1300 Perdido St Room 5W17		New Orleans	LA	70112	
Business	County	1500 Lorene LLC	C/O Kevin O'brien	1500 Lorene Dr	Harvey	LA	70058	
Business	County	Branch Banking And Trust Company	C/O Creo Admin	445 Dexter Ave, Suite 8000	Montgomery	AL	36104	

Project Neighborhood Participation Program Report

Date of Meeting: August 28, 2014

Project Name: The Storage Center

Overview:

This report provides results of the implementation of the Project Neighborhood Participation Program for a triangle-shaped property located at 10005 Behrman Highway and between Bender Boulevard, Behrman Highway, and Behrman Place. The applicant intends to file an application to rezone the property from B-2 to C-1 to permit a storage facility, defined as a "mini-warehouse" in the comprehensive zoning ordinance. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions.

Contact: Mike Sherman
1309 Marengo Street
New Orleans, LA 70115
(504) 250-2257
mike@shermanstrategiesllc.com

Neighborhood Meetings:

We held a neighborhood meeting on Thursday, August 28th, 6:00pm adjacent to the site which had zero attendance.

All citizens within a 600-foot radius, based upon the list provided by the City, were invited to attend via letter nine days in advance.

Correspondence:

We reached out to Mr. Joe Townsend, Executive Director, of the Woldenberg Village via telephone call. We also visited the Woldenberg Village for input, however there was none.

We called both the Algiers Economic Development Foundation and the Algiers Neighborhood Presidents Council to invite them to the meeting.

Results:

This area has an extremely low-density, and so the neighbor list for this site amounts to only five neighbors. Further, these neighbors are all commercial entities. For these reasons, our meeting had zero attendance.

Safari File Edit View History Bookmarks Window Help

Orleans Parish Parcel Maps

http://qpublic9.qpublic.net/qpmap4/map.php?county=la_orleans&parcel=41188789&extent=3694164+513605+3699488+517945& 4001 behrman highway

DCZO CCZO Tax Assessor N.O. 505 New Orleans City Council Google Maps Property Viewer Nola.gov Municode

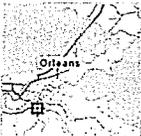
Inbox - avery@shermanstrategie... Orleans Parish Parcel Maps

Zoom County Zoom In Zoom Out Panby Hand Get Info Zoom To Center On Parcel Measure Area Tool Print Page Search Select Additional Options Orleans Home / Property Search / Map Help

Controls

Available Layers

- Assessment Districts
- Council Districts
- Parcels
- Address Numbers
- Parcel Numbers
- Yearly Sales
- Exempt Parcels
- Water
- Roads
- Aerial Photos (2014)
- Topographic Map



Show Scale



Reports

Parcel

View as: Google Earth | Bird's Eye | Google Maps & Street View

Parcel Information

Selected Parcel	ICCCS-BEHRMANHWY E1
Property Class	Residential
Assessment District	13
Land Area (sq ft)	133381

Ownership Information

Name	BROOKWOOD-BEHRMAN LLC
Mailing Address	5153 BLUEBONNET BLVD
Location Address	BATON ROUGE, LA 70809
Location Address	ICCCS BEHRMAN HW E51

2015 Uncertified Values

Land Value	\$250,000
Building Value	\$0
Total Value	\$250,000

Last 2 Sales/Transfers

Sale/Transfer Date	Price	Grantee	Grantee
05-2012	\$0	TERRYTOWN SSA LLC	BRANCH BANKING AND TRUST COMPANY
03-2007	\$715,000	BODENGER CHARLES K	TERRYTOWN SSA LLC

Parcel List

Legend

Measure

Orleans Parish makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll.

Project Neighborhood Participation Program Report

Date of Meeting: August 28, 2014

Project Name: The Storage Center

Overview:

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New Orleans City Planning Commission
300 Poydras Street, Suite 7W03
New Orleans, LA 70112

The New Orleans City Planning Commission (CPC) will hold its next regularly scheduled public hearing and meeting on **Tuesday, October 28, 2014 at 1:30 P.M.** in the City Council Chamber in City Hall, 500 Perdido St. You have received this notice because you own or occupy a property that is near another property/(ies) on the agenda for the above-noted CPC meeting. The request only applies to the property/(ies) described below. As a neighbor, you are being notified should you wish to comment on the request. You may speak at the public hearing or submit written comments to the CPC offices by 5 P.M. on the Monday eight days preceding the meeting.

ZONING DOCKET 107/14 – Request by **BROOKWOOD-BEHRMAN LLC** for a Zoning Change from a B-2 Neighborhood Business District to a C-1 General Commercial District and a Conditional Use to permit a mini-warehouse over 10,000 square feet of floor area/one acre in site size in the proposed C-1 District and the UC Urban Corridor District overlay, on Square 185/186 or ES-1, Lot 5, bounded by Behrman Place, Behrman Highway, and Bender Boulevard. The municipal address is 10005 BEHRMAN HIGHWAY. (PD 12)

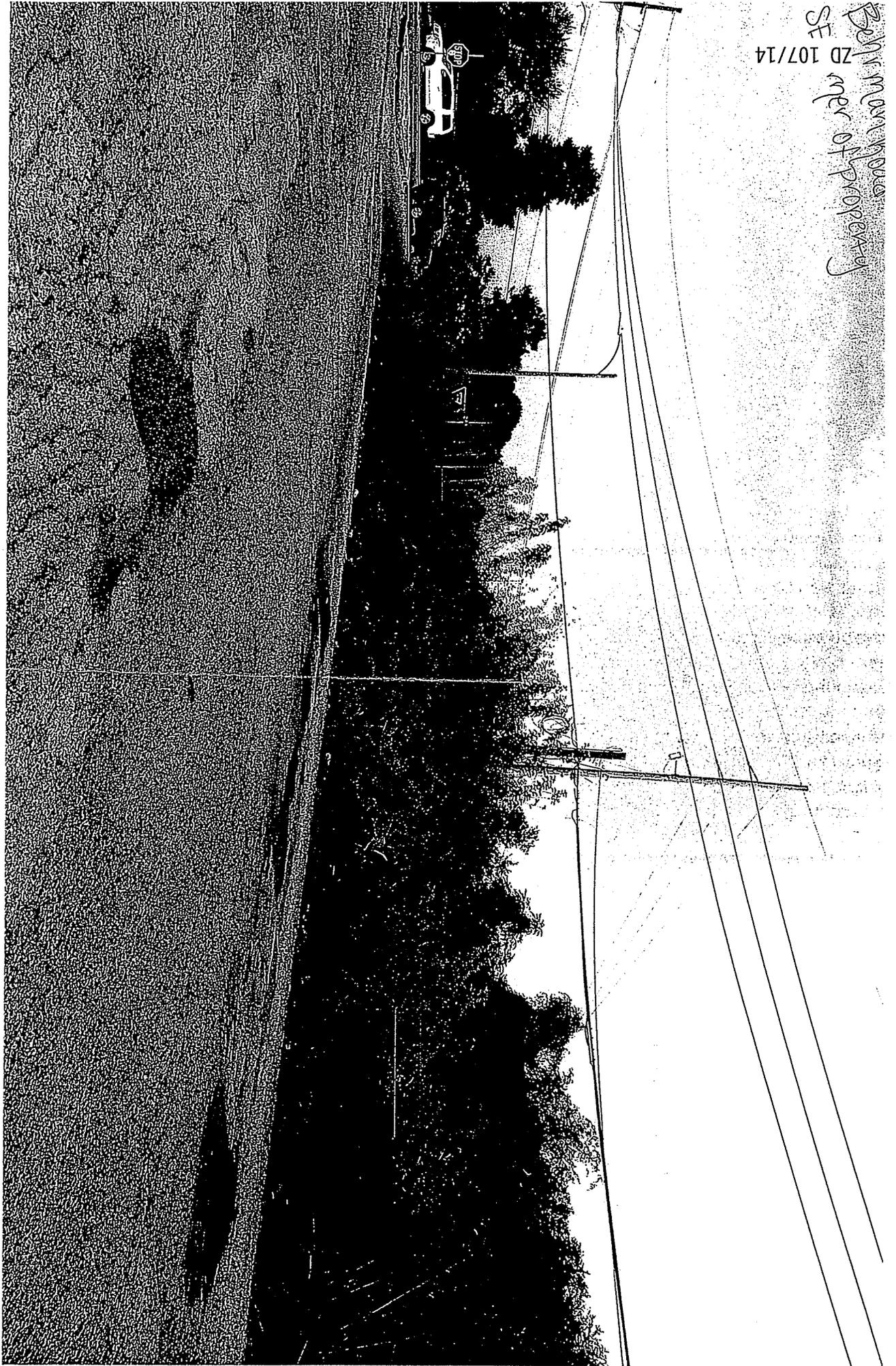
Notifications
ZD 107-14

Name	Address1	Address2	City	St	Zip
Wal Mart Stores East Inc	Po Box 8050	Ms 0555 Prop Tax Dept	Bentonville	AR	72712-8050
Murphy Oil Usa, Inc.,	200 Peach St		El Dorado	AR	71730
Woldenberg Village The Living Center	3701 Behrman Pl		New Orleans	LA	70114
City Of New Orleans Algiers Park	1300 Perdido St Room 5W17		New Orleans	LA	70112
Brookwood-Behrman LLC	5153 Bluebonnet Blvd		Baton Rouge	LA	70809

Organization Name	Street	City	State	Zip	Point of Contact	Position	Telephone Number	Email Address	Boundaries
31ers Crescent Community Development Corporation	8128 Hendrix Street	New Orleans	LA	70114	Beryl Ragsdale	President	504-392-0450	info@31erscrescent.com	Sidell St, Hendrix St, Mandi Gras Blvd, Mississippi River
31ers Economic Development Corporation	3320 General DeGaulle Drive	New Orleans	LA	70114	Ronald Lesell	President	504-392-6438	info@31erscrescent.com	All of Algiers
31ers Elmwood Park Property Association/Incorporated	P.O. Box 3110	New Orleans	LA	70114	Phyllis Meinhart	President	504-401-0946	pmeinh@cox.com	Westbank Expy, Behrman Hwy, Memorial Park Dr, Donner Canal, Kansas St, Hudson St
Algiers Neighborhood Improvement Association	2720 Behrman Highway	New Orleans	LA	70114	Alex Galles Duhin	President	504-970-3650	admin@energy.com	Newton St, Teche St, Magellan St, Semmes St, Bodeinger Blvd, Alibi Ave, Newren St
Algiers Neighborhood Presidents Association	5504 Park Boulevard	New Orleans	LA	70114	Val Enlombs	Chairman	504-410-9911/601-394-9981	info@albienergy.org	All of Algiers
Algiers Pdt/Assoc	P.O. Box 749448	New Orleans	LA	70114	SWJ Sander	President	504-392-9659	skj@kamtudios.com	Newton St, Mississippi River, Alibi Ave
Algiers Pdt/Assoc	247 Belleville Street	New Orleans	LA	70114	Beryl Ragsdale	President	504-392-0450	beryrags@belsouth.net	Opelousas Ave, Behrman Ave, Mildred Gray Blvd, Mississippi River
Aurora Civic Association	1128 Hendrix Street	New Orleans	LA	70114	J.C. Harmon	President	504-394-5171	jesw@yahoo.com	General Meyer Ave, Eaton St, General McArthur Blvd, Woodland Hwy
Aurora Civic Association	5700 Brighton Place	New Orleans	LA	70114	Frank Laurin	President	504-394-1100	frank@ga.com	Woodland Hwy, Patterson Rd, Sullen Pl, Norman Canal
Aurora Gardens Community Association	6143 Carlisle Court	New Orleans	LA	70114	Jean Krus	President	504-392-1886	jean@ga.com	General Meyer Ave, Aurora Oaks, General DeGaulle, General Meyer
Aurora Oaks/Hyman, Keble, Cive Organizational	1601 Keble Drive	New Orleans	LA	70114	Bryon Compton	President	504-289-2000	bcompton@cox.net	General Meyer Ave, Bislet, Schmetz, Berkley, Labor, Dambury
Aurora West Civic Association	3312 Bislet Place	New Orleans	LA	70114	Michael Shipley	President	504-958-3174	micha@ca.no.com	Woodland Hwy, Carisle Ct, Gen De Gaulle, Rue Delphine, Lavour, Ronelle St, Rue Collette, Brunswick Ct. (includes properties on both sides of street except Woodland & De Gaulle)
Bocaire Civic Association	5320 LaCour Montique	New Orleans	LA	70114	Ray Jackson	President	504-295-0618	photon@jmail.com	Carriage Ln, Le Garden Oaks Dr
Camargo Park Homeowners Association	18 Carriage Lane	New Orleans	LA	70114	Margaret Feodor (Have Pat Pizzo listed as President)	President	504-351-8889	camargo@myspace.com	Tullis Dr, Lennox Blvd, Donner Canal, Bislet Park
Dominic Estates Homeowners Association	6 Eugenie Court	New Orleans	LA	70114	Lillian Thompson	President	504-393-2348	lthompson@ca.com	Hodge and Camargo Lane, 66 Garden Oaks Drive
Hollis Park Association	48 Belleville Lane	New Orleans	LA	70114	Judy Ghlin	President	504-394-1739	ghlinj@ca.com	Presbit Pt, Berilly Dr, Mansfield Ave, Kent Dr
Holly Park Civic Association	3310 Preston Place	New Orleans	LA	70114	Sheel Carter	President	504-391-2275 / 504-393-3271	sheelc@ca.com	Woodland Hwy, Bennett St, Penny St, Mississippi River (777 Boundary Street East 777)
Livewood Estates Homeowners Association	3110 Montclair Avenue	New Orleans	LA	70114	Coral Harvey	President	504-392-7693	manylunch@yahoo.com	Lennox, Tullis, Livewood, Country Club, Berilly Park
Lennox Blvd Homeowners Association	44 Livewood Estates Drive	New Orleans	LA	70114	Mary Bousard	President	504-392-7693	maryb@ca.com	Lennox Blvd, Norm General DeGaulle, Dr, To Tullis Dr
Lower Algiers Neighborhood Civic Association	420 Lennox Boulevard	New Orleans	LA	70114	Cible Charles	President	504-394-7581	ccharnes12@cox.net	Mississippi River, Intra Coastal Waterway, Norman Canal, Sullen Place
Old Algiers Civic Association	3044 Canal Street	New Orleans	LA	70114	Anthony Dean	Manager	504-392-7487	oaca@cox.net	L.B. Landry St, Mississippi River, O.C.C. Bridge
Old Algiers Main Street Association	5011 Emin Avenue	New Orleans	LA	70114	Lawrence Galles	President	504-392-8813	edean@gallesmainstreet.com	Newton St, and Teche St, (772 Just an intersection, 777)
Pacombam Oaks Homeowners Association	P.O. Box 740181	New Orleans	LA	70114	Alex Saeco Duhin	President	504-399-9819	ksm@ca.com	Chelsea St, Patterson Dr, Bodeinger, General Meyer Ave
Park Place Subdivision	2473 Cumberland Court	New Orleans	LA	70114	Patricia Kimbers	President	504-392-3650	admin@energy.com	Magellan St, Park, Brooklyn Ave, Bodeinger Blvd
Park Timbers Homeowners Association	504 Park Boulevard	New Orleans	LA	70114	Patricia Kimbers	President	504-392-3650	pat@parktimbers@yahoo.com	General DeGaulle, Dr, Lennox Blvd, Algiers Outfall Canal, Norman Canal
Real Timbers Homeowners Association	P.O. Box 6532	New Orleans	LA	70114	Julius Lee	President	504-392-5118	jeep@ca.com	Amazon St, Memorial Park, DeLaware St, Kansas St
St. Charles Homeowners Association	2910 Selma Street	New Orleans	LA	70114	Kelly Schulte	President	504-421-0982	kcschul503@aol.com	Sleepy Chase Lane and DeGaulle Street (only) by General Meyer & Patterson

Organization Name	Street	City	State	Zip	Point of Contact	Position	Telephone Number	Email Address	Boundaries
Timber Ridge County Homeowners Association	5183 Forest Park Lane	New Orleans	LA	70131	Jermaine Lewis	President	504-457-4731	jedmason@bellsouth.net	Tullis Dr., Timber Ridge Court, Timber Wolf Lane (both sides), Wall 77 Spurge Drive
Timber's Owner's Association	P.O. Box 6285	New Orleans	LA	70174	Rickie Kramer	President	504-392-9961	rczma@cox.net	Inwood Ave., South Inwood Ave., Red Cypress St., Lakewood Country Club
Waring Square Homeowners Circle Association	1018 Iberville Street	New Orleans	LA	70114	Leslie Ellison	President	504-812-9378	leballisen@aol.com	Orion Ave., Flanerie St., Patterson St., Wall Blvd., and Wilz Lane and East Lalle (between Patterson and Wall)
Walnut Bend Association	P.O. Box 740022	New Orleans	LA	70174	Yvonne Michelle Gubb	President	504-393-0684	info@walnutbend.org yvonneg@att.com	MacArthur Blvd., Kaseel Dr., General Meyer Ave., Healdy Dr.
Woodlawn Heights Neighborhood Association	2514 Bevelly Drive	New Orleans	LA	70131	Eric Pickering	President	504-516-5000	eric@pickeringassociates.com eric@pickering.com	Woodlawn Hwy, MacArthur Dr., Eton St., Banksy Dr.

Benjamin Moore
ZD 107/14
SE
near of property



ZD 107/14



VIEW OF SITE FROM
Behmgen Road

Superior Road
S Walmsworth's property
spas
ZD 107/14
WGET PROPERTY



Fire Alarm Inspector 10061

D 107/14

