

City Planning Commission Meeting
Tuesday, May 12, 2015

CPC Deadline: 06/26/15
CC Deadline: 07/28/15
Council District: B – Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission

Prepared by: Nicholas Kindel &
Brittney DesRocher

Zoning Docket: 042/15

Date: April 28, 2015

I. GENERAL INFORMATION:

Applicant: M.J. Falgoust Inc.

Request: This is a request for a conditional use to permit the expansion of an existing school in an RM-2A Multiple-Family Residential District.

Location: The petitioned property is located on Square 212, Lot 9 or Lot 9 and Pt. Lot C, in the Fourth Municipal District, bounded by Saint Charles Avenue and Philip, Prytania, and First Streets. The municipal address is 2318 Saint Charles Avenue. The property is within the Saint Charles Avenue Local Historic District. (PD 2)

Description: The subject site is a trapezoidal property, Lot 9 or Lot 9 and Pt. Lot C, that fronts Saint Charles Avenue between Philip and First Streets in the Lower Garden District neighborhood. The property measures approximately 71 feet 5 inches wide along Saint Charles Avenue and 81 feet 7 inches wide in the rear. The property has a depth of 144 feet 5 inches on the Philip Street side and 145 feet 10 inches on the First Street side. The property has a total area of approximately 11,030 square feet. The property is owned M.J. Falgoust Inc, but the Louise S. McGehee School has secured a long-term lease to expand their campus into the existing structures on the property, which requires a conditional use. Since the property is under separate ownership from the rest of the campus, this is a separate conditional use application and not an amendment of the existing conditional use permit that applies to the rest of the school campus.¹

This conditional use request would create 8 classrooms, office space, administration space, and storage space by converting an existing two-family dwelling and an adjacent accessory structure into the proposed Mathilde Hall. These 8 classrooms would replace existing classroom elsewhere on the McGehee Campus, so there

¹ The rest of the campus is operating under a previous conditional use Ordinance No 20,106 MCS (ZD 05/01, a Conditional Use to permit a school with an increase in land area). There were two other conditional uses approved to expand the campus under ZD 53/05 and ZD 20/11. While these conditional uses were approved by City Council, the final site plans were not submitted to City Planning Commission and the conditional uses were never completed and recorded.

would be no net increase in the number of classrooms, the student population, or the staff at the school.²

The existing structure is an irregularly shaped building that is a contributing building in the Saint Charles Avenue Local Historic District and is subject to Historic District Landmarks Commission review.³ The building is a two-story structure with a maximum width of 42 feet, depth of 96 feet, and a total area of approximately 5,500 square feet. There is no proposed increase to the footprint the structure. The applicant is proposing to increase the size of balconies to meet building codes, add a ramp to make the structure ADA accessible, and add a new rear porch. There is an adjacent two-story accessory structure that measures 22 feet 9 inches wide by 9 feet 4 inches deep that will be used for administration space and storage. There is an existing garage and carport on the rear property line which are proposed to be demolished.

Why is City Planning Commission action required?

Article 4, Section 4.10.5 (by reference to **Section 4.1.5**) of the Comprehensive Zoning Ordinance states that schools are conditional uses in the RM-2A Multiple-Family Residential District. 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?

The subject site is located within an RM-2A Multiple-Family Residential District that includes the properties on the riverside of Saint Charles Avenue to Carondelet Street between Jackson Avenue and Toledano Street. The subject site was previously used as a two-family dwelling, but the proposed conditional use would allow for the conversion of the existing structure into a school building. Most of the rest of the McGehee School campus is located in an RD-2 Two-Family Residential District that spans much of the Garden District from Saint Charles Avenue to Magazine Street and Jackson Avenue to Louisiana Avenue.

The RM-2A District is characterized by grand historic homes, including many that have been divided into multiple units, as well as newer multifamily apartments, condominiums, and townhouse buildings. All of the properties in the RM-2A District on the subject square, except for the condominium building at Saint Charles Avenue and Philip Street, are part of

² As indicated in a letter from the Louise S. McGehee School that was included with the application materials.

³ The applicant has not yet filed for a building permit with the Department of Safety and Permits, but has applied for a Certificate of Appropriateness from the Historic District Landmarks Commission (Permit # 14-36134-HDLC) which is currently under review by HDLC staff.

the McGehee School campus. The RD-2 District is characterized by well-maintained single and two family residences, including some with off-street parking.

A C-1A General Commercial District is located one block away at the intersection of Saint Charles and Jackson Avenues. That area includes a number of hotels, restaurants, and retail stores. There is also an RM-1 Multiple-Family Residential District that runs along Jackson Avenue between Saint Charles Avenue and Magazine Street. That area includes single and multiple family dwellings as well as a church and school. On the lakeside of Carondelet Street is a large RM-4 Multiple-Family Residential District that encompasses much of the Central City neighborhood. This area includes a mix of single, two, and multiple family dwelling, with some institutional uses and corner retail uses.

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

Zoning: 1929 – “D” Multiple-Family Residential District
1953 – “D” Multiple-Family Residential District
1970 – RM-3 Multiple-Family Residential District
Current – RM-2A Multiple-Family Residential District

Land Use: 1929 – Single-family residence
1949 – Single-family residential
1999 – Single/Two-family residential⁴
Current – Two-family residence

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 has been the following zoning action for properties located within approximately five blocks of the site:

Zoning Docket 018/15 was a request for an amendment to a Conditional Use Ordinance No. 25,273 MCS (Zoning Docket 008/13, which amended Ordinance No. 17,456 MCS and Ordinance No. 24,235 MCS to permit a hotel within a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District) to allow modifications to the hotel including an increase in guest rooms, interior and exterior building modifications, and additional dining and bar areas. The municipal addresses are 2031-2035 Saint Charles Avenue. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *This location is approximately 3 blocks from the subject site.*

Zoning Docket 014/15 was a request for a zoning change from an RM-1 Multiple-Family Residential District to a C-1A General Commercial District. The municipal address is 2127 Prytania Street. The City Planning Commission recommended denial of the request, which

⁴ The 1999 Land Use Plan characterized general land use in squares and is not lot specific.

was subsequently approved by the City Council. *This location is approximately 2 blocks from the subject site.*

Zoning Docket 101/14 was a request for a conditional use to permit an accessory parking lot for a main use within 300' of said lot in an RM-2A Multiple-Family Residential District. The municipal address is 1900 Saint Charles Avenue. The City Planning Commission recommended denial of the request which was subsequently approved by the City Council. *This location is approximately 4 blocks from the subject site.*

Zoning Docket 073/14 was a request for a Conditional Use to permit the sale of alcoholic beverages for on-premises consumption in a restaurant in a B-1A Neighborhood Business District. The municipal address is 2240 Magazine Street. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *This location is approximately 5 blocks from the subject site.*

Zoning Docket 027/13 was a request for a zoning change from an RM-4 Multiple-Family Residential District to a B-1A Neighborhood Business District. The municipal addresses are 2247-2249 Oretha Castle Haley Boulevard. The City Planning Commission recommended denial of the request which was subsequently approved by the City Council. *This location is approximately 4 blocks from the subject site.*

Zoning Docket 008/13 was a request for an amendment to Conditional Use Ordinance No. 17,456 MCS (ZD 91/95), which permitted a rooftop installation of sectored antennas and electronic equipment for cellular or wireless (Personal Communication Services) and the rescission of Ordinance No. 24,235 MCS (ZD 85/10) which permitted a cocktail lounge, to permit a hotel within a C-1A General Commercial District and the Lower Saint Charles Avenue Design Review District. The municipal addresses are 2031-2035 Saint Charles Avenue. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *This location is approximately 3 blocks from the subject site.*

Zoning Docket 020/11 was a request for an Amendment to Ordinance No. 20,106 MCS (ZD 5/01, a Conditional Use to permit a school with an increase in land area) to permit the expansion of an existing private elementary and secondary school in an RD-2 Two-Family Residential District and an RM-2A Multiple-Family Residential District. The municipal addresses are 2328-44 Saint Charles Avenue, 2303-43 Prytania Street, and 1528-38 Philip Street. The request was recommended for approval by the City Planning Commission and subsequently approved by the City Council. *This request is for the McGehee School which is on the same square as the subject site.*

Zoning Docket 104/10 was a request for an Amendment to Conditional Use Ordinance No. 20,902 MCS (ZD 57/02) to permit an off-site accessory parking lot in an RM-2A Multiple-Family Residential District. The municipal addresses are 1227-31 Josephine Street. The request received a vote of no legal majority from the City Planning Commission and was

denied by the City Council. *This location is approximately 5 blocks from the subject site.*

Zoning Docket 085/10 was a request for an Amendment to a Conditional Use, Ordinance No. 17,456 MCS (ZD 91/95) to permit a cocktail lounge in a C-1A General Commercial District. The municipal addresses are 2031-2035 Saint Charles Avenue. The request was recommended for approval by the City Planning Commission and subsequently approved by the City Council. *This location is approximately 3 blocks from the subject site.*

Zoning Docket 063/10 was a request for a Zoning Change from an RM-4 Multiple-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 2139 Baronne Street. The request was recommended for approval by the City Planning Commission and subsequently approved by the City Council. *This location is approximately 5 blocks from the subject site.*

These requests are not indicative of any pattern or trend that is relevant to the current request. The only similar request was Zoning Docket 020/11, which was also a request for an expansion of the McGehee School, was recommended for approval by the City Planning Commission and was subsequently approved by the City Council.

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

The applicant has requested a conditional use to permit the relocation of classroom space at an existing private elementary school into an existing two-family residence. An expansion of an elementary school is a conditional use in this zoning district, an RM-2A Multiple-Family Residential District, and is subject to the supplementary use standards in **Article 11, Section 11.37 Schools, Public/Private Elementary Schools (Including Kindergarten)** of the Comprehensive Zoning Ordinance. The petitioned site is also included in the Saint Charles Avenue Local Historic District; therefore, any exterior work is subject to review and approval by the New Orleans Historic District Landmarks Commission.

The petitioned site is a trapezoidal property, Lot 9 or Lot 9 and Pt. Lot C, that fronts Saint Charles Avenue between Philip Street and First Street. The property measures approximately seventy-one (71) feet five (5) inches wide along Saint Charles Avenue and eight-one (81) feet seven (7) inches wide at the rear property line. The property has a depth of one hundred forty-four (144) feet five (5) inches on the Philip Street side and one hundred forty-five (145) feet ten (10) inches on the First Street side. The property has a total area of approximately eleven thousand thirty (11,030) square feet. Since the property appears to comprise two lots of record, Lot 9 and Pt. Lot C, the applicant shall resubdivide the two lots into one lot of record. Therefore, the staff recommends the following proviso:

- The applicant shall resubdivide all lots within the petitioned site into one lot of record prior to the issuance of the Certificate of Use and Occupancy or demonstrate that the parcel has been already resubdivided into one lot of record.

The petitioned site, although on a separate lot, is part of a larger campus that encompasses most of square 212. The campus is approximately one hundred fifty-seven thousand two hundred (157,200) square feet (3.6 acres) and includes an elementary school, junior high and senior high school. In order to get a better understanding of how the campus functions as a whole, the staff is recommending the following proviso:

- The applicant shall submit an overall campus plan to City Planning Commission staff for review indicating the location of all on campus parking, detailed uses and capacities of all buildings, circulation paths on to and through the campus and the location of trash storage.

Site and Building Layout

The petitioned structure is located on Lot 9 or Lot 9 and Pt. Lot C of Square 212 and is addressed 2318 St Charles Avenue. The front yard setback of the main structure is approximately nineteen (19) feet, the interior side yard setbacks are (Philip Street side) approximately two (2) feet and (First Street side) thirty (30) feet. There are accessory garage and carport structures located on the rear and First Street side property line that the applicant proposes to demolish.

The petitioned structure has two stories with a maximum width of forty-two (42) feet, depth of ninety-six (96) feet, and a total area of approximately five thousand five hundred (5,500) square feet. The structure will house eight (8) classrooms, restrooms, office space and storage. There is no proposed increase to the footprint of the structure. The applicant is proposing to increase the size of balconies to meet building codes, add a ramp to make the structure ADA accessible, and add a new rear porch.

Compliance with Standards of Article 11, Section 11.37. - Schools, Public/Private Elementary Schools (Including Kindergarten).

According to **Article 11, Section 11.37.1**, in all districts in which elementary schools are authorized, the following standards apply:

- a. Facilities shall be located on a site having a minimum of two (2) acres or one (1) city square, whichever is the lesser;*
- b. Appropriate setbacks shall be provided for all public and private elementary school structures (exclusive of play equipment), of not less than fifty (50) feet where the side yard line or rear yard line abuts a residential district, and not less than twenty-five (25) feet from all lot lines abutting streets, canals, or open public spaces.*

Furthermore, according to **Article 11, Section 11.37.2** in the RS-1 and RS-2 Districts, in all RD, and all RM (the petitioned site is located in an RM-2A District) Districts the following standard applies:

- b. *Access to schools shall be provided by a minimum of a street with two (2) or more clearly marked lanes for traffic in each direction and a street with a single lane for traffic in each direction or three (3) streets with a single lane for traffic in each direction.*

The petitioned site does not meet the site size requirements of **Article 11, Section 11.37.1(a)** stated above. The eleven thousand thirty (11,030) square foot lot (0.25 acres) does not meet the minimum lot size of two acres or one city square. However this site is part of a larger campus of approximately one hundred fifty-seven thousand two hundred (157,200) square feet (3.6 acres) which does meet the lot size requirement for elementary schools. The overall campus contains an elementary school, junior and senior high school and by expanding the campus the overall site comes closer to meeting the requirement of **Article 11, Section 11.37. - Schools, Public/Private Junior High or Senior High Schools** which states *facilities shall be located on a site having a minimum of five (5) acres*. For these reasons, the staff believes that if the application is recommended for approval, it should be granted the following waiver:

- The applicant shall be granted a waiver of **Article 11, Section 11.37.1(a) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires a minimum lot area of two (2) acres to allow a lot area of eleven thousand thirty (11,030) square feet.

The petitioned site does not meet the setback requirements of **Article 11, Section 11.37.1(b)** stated above. For the lot lines abutting the streets, a twenty-five (25) foot setback is required. The front yard setback of the existing structure is nineteen (19) feet and therefore does not meet this requirement. However, this is an existing residential structure and its setback fits in with the contexts of the Saint Charles Avenue streetscape. For the lot lines abutting residential districts, a fifty (50) foot setback is required. The interior side yard setbacks are (Philip Street side) approximately two (2) feet and (First Street side) thirty (30) feet and the rear yard is twelve (12) feet, none of which met this requirement. However the proposed Butterfly Garden on Lot B provides a 50 foot buffer between the petitioned structure and the abutting residential development at the corner of Saint Charles Avenue and Philip Street. The other side yard and rear yard of the petitioned site abut lots that are already part of the existing campus. For these reasons, the staff believes that there will be no negative impact on the adjacent properties. Should the application be recommended for approval, it should be subject to the following waivers:

- The applicant shall be granted waivers of **Article 11, Section 11.37.1.(b) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires a twenty-five (25) foot front yard and fifty (50) foot side and rear yards to allow for front yard setback of nineteen (19) feet and side yard setbacks of two (2) feet and thirty (30) feet and a rear yard setback of twelve (12) feet.

The proposal does not include any changes to its current drop off locations which are located on First Street, Prytania Street and Philip Street. This proposal includes the relocation of existing classroom space with no increase in student capacity. Additionally the petitioned site is located on a street with two (2) clearly marked lanes for traffic in each direction and therefore would not need any waivers in order to meet the access requirements.

RM-2A Non-Residential Lot Standards

Article 4, Section 4.10.7., Table 4.J outlines the height, area and yard requirements for nonresidential properties in the RM-2A Multiple-Family Residential District. The lot area and setback requirements for schools in **Article 11, Section 11.37.1** are more restrictive than the underlying zoning district, so the proposal needs to meet, or be granted waivers for, the supplemental use standards (as stated in the above section). There are no requirements for lot width or lot depth in **Article 11, Section 11.37.1** so the application shall meet or be granted waivers for the lot width and depth requirements in **Article 4, Section 4.10.7., Table 4.J**.

Nonresidential lots in an RM-2A Multiple-Family Residential District are required to have a minimum lot width of one hundred (100) feet and a minimum lot depth of one hundred (100) feet. The petitioned site has a lot width of 71 feet 5 inches and therefore it will require a waiver. The petitioned site has a lot depth of 144 feet 5 inches which meets the requirement. This proposal is also part of an overall campus site which does meet the lot size requirements; therefore, the staff believes that there will be no negative impact on the surrounding development. For these reasons, the staff believes that should the application be recommended for approval, it should be subject to the following waivers:

- The applicant shall be granted a waiver of **Article 4, Section 4.10.7., Table 4.J – Minimum Lot Width (Nonresidential)** of the Comprehensive Zoning Ordinance, which requires a minimum lot width of 100 feet to allow for a lot width of 71 feet 5 inches.

Landscaping

Street trees exist along Saint Charles Avenue in front of the petitioned site. The site plan indicates proposed landscaping on the site; however, the genus, species, or size of these trees is unknown. A detailed landscape plan has not been submitted for review by the City Planning Commission staff at this time. The staff recommends the following provisos relative to landscaping:

- The applicant shall submit a revised site plan and a landscape plan prepared by a licensed Louisiana landscape architect to the staff of the City Planning Commission for review and approval. The landscape plan shall indicate the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within the site with applicable remarks and details.

Trash Storage/Litter Abatement

Trash disposal and litter reduction are important considerations for a school. The applicant has not indicated how trash pickup will occur and there is no area for storage of trash cans indicated on the submitted plans. Reducing litter around the site will be important to ensure that the facility does not negatively affect the area. Therefore, the proposal should be subject to the following provisos:

- The trash disposal/storage area shall be indicated on the campus site plan and enclosed with an opaque fence with a minimum height of six (6) feet.
- The applicant shall provide to the City Planning Commission staff 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 rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.

Signage

The applicant is required to provide signage that meets the standards of the underlying RM-2A District. The applicant's site plan does not indicate any signage on the site. Therefore, the staff recommends the following proviso to ensure compliance with the applicable signage requirements:

- Any proposed exterior signage shall be subject to **Article 4, Section 4.10.6 Permitted Signs** of the Comprehensive Zoning Ordinance.

Sidewalks and Curb Cuts

There is currently a sidewalk and curb cut adjacent to the site along Saint Charles Avenue. The applicant is not proposing any changes to the curb cut configuration however the site plan indicates a new concrete driveway and new concrete sidewalks. It is necessary that the Department of Public Works review any modifications to the public right-of-way to ensure compliance with that department's standards. Therefore, staff recommends the following proviso relative to sidewalks and curb cuts:

- The applicant shall secure the approval of the Department of Public Works for the installation/restoration of all public sidewalks, curbs, and curb cuts adjacent to the site, if required.

Other Provisions

Lastly, to ensure the requirements of the conditional use are fulfilled prior to the issuance of building permits by the Department of Safety and Permits the staff recommends the following standard proviso:

- The Department of Safety and Permits shall issue no building permits or licenses 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?

Description of street system

The site is located on Saint Charles Avenue, a major street with a neutral ground and two travel lanes and one parking lane in each direction. The Saint Charles Streetcar provides frequent public transportation immediately adjacent to the school. The rest of the school campus is bounded by Prytania Street, First Street, and Philip Street. Prytania Street is a two-way street with two marked travel lanes. There is a travel lane and a parking lane on each side of the street. First and Philip Streets are one-way streets with one travel lane and parking on each side of the street. First Street travels towards the river while Philip Street traffic heads towards the lake. The major street of Jackson Avenue is one and a half blocks away. Jackson Avenue is a divided street with two lanes of traffic and a parking lane in each direction. Most of the remaining streets in the vicinity are single lane, one- or two-way streets with a parking lane on each side.

Traffic

Traffic can be a major issue associated with a school, especially during the times when parents drop-off students in the morning and pick-up students in the afternoon. The applicant indicated that there would be no increase in the number of classroom, students, or faculty and staff as a result of the proposed expansion. As a result, there should be no increase in the amount of traffic generated by the school expansion. The applicant has submitted a plan that indicates the four drop off locations for different age students around the site. The applicant's representative stated that there are no proposed changes to the drop off locations as a result of the proposed relocation of classrooms to Mathilde Hall. Since the most recent traffic circulation plan for the campus on file with the City Planning Commission dates from 2001, and the staff would like the applicant to submit a more up-to-date circulation plan. Therefore, staff recommends the following proviso:

- The applicant shall submit to the City Planning Commission a traffic circulation plan for the entire campus during drop-off and pick-up times.

Parking

Article 15, Section 15.2.1., Table 15.A of the Comprehensive Zoning Ordinance requires elementary schools in the RM-2A District to provide 1 off-street parking space per classroom, plus 1 off-street parking space per 10 seats in the main auditorium or lecture room or 1 per classroom, plus 1 off-street parking space per 3 employees, whichever is greater. There is no auditorium or lecture room proposed for this project, so the employee parking requirement will be greater. The proposed school expansion will have 8 classrooms, but no new employees, which results in a requirement of 8 off-street parking spaces. The previous use as a two-family residence required two off-street parking spaces. At least two spaces were provided in the carport and garage, so no off-street parking spaces are grandfathered to the site.

Since the proposed school expansion is located on a lot that is under different ownership than the rest of the campus, this request is considered under a separate conditional use and not as an amendment of the existing conditional use. Since there are 8 “new” classrooms on this separate lot, 8 parking spaces are technically required. However, these 8 classrooms are being moved from elsewhere on campus, so there is no net gain in the number of classrooms campus-wide. In addition, there is no proposed increase in the number of staff on campus, so there is no need for additional parking. For these reasons, the staff believes that the following waiver is justified:

- The applicant shall be granted a waiver of **Article 15, Section 15.2.1., Table 15.A** of the Comprehensive Zoning Ordinance, which requires eight (8) off-street parking spaces for the expanded school facility, to allow zero (0) off-street parking spaces to be provided.

The site plans submitted to the City Planning Commission shows an existing driveway, two-car garage, and carport, but the campus plan does not show the garage or carport. The applicant’s representative stated that the garage and carport are proposed to be demolished, so the site plan shall be updated to reflect that. In addition, it is unclear if the applicant proposes providing any off-street parking spaces, even if the required off-street parking is waived. The staff recommends the following provisos:

- The applicant shall indicate on the site plan that the garage and carport are proposed to be demolished. Any demolitions require the approval of the Historic District Landmarks Commission.
- The applicant shall indicate the location of off-street parking if any parking spaces are proposed.

For student, parents, faculty, staff, and visitors who chose to bike to campus, secure bicycle parking should be provided. Since the staff supports granting a waiver for off-street parking, the staff believes that the applicant should provide bicycle parking. Therefore, the staff recommends the following proviso:

- The applicant shall indicate the installation of a minimum of four (4) bicycle parking spaces on the final plans submitted to the review of the City Planning Commission staff.

Loading

For the purposes of calculating its off-street loading space requirement, a school is categorized as a “place of public assembly.” There is one off-street loading space required for a school structure between 5,000 and 10,000 square feet in accordance with **Article 15, Section 15.3.1. Table of Requirements, Table 15.G Loading Requirements** of the Comprehensive Zoning Ordinance. Therefore, the proposed 5,500 square foot school building is required to provide one (1) off-street loading space. There is no off-street loading space shown on the site plan, so the applicant shall show the location of the loading zone on the site plan. Therefore, the staff recommends the following proviso:

- The applicant shall revise the site plan to show the location of one (1) off-street loading space that meets **Article 15, Section 15.3.4. Design Standards**.

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

The request was considered by the City Planning Commission’s Planning Advisory Committee at its April 22, 2015 meeting. The Historic District Landmarks Commission noted that the property is located in the Saint Charles Avenue Local Historic District, and the applicant needs HDLC approval for any modifications or demolitions of the existing buildings. The committee passed a motion of no objection subject to further review by the City Planning Commission and the Historic District Landmarks Commission. The staff recommends the following proviso to address the comments made by the Historic District Landmarks Commission:

- The applicant shall secure the approval of the Historic District Landmarks Commission for the exterior design of all structures on the site, prior to the final approval of the development plan by the staff of the City Planning Commission.

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

The proposed school expansion should have minimal negative impacts on the surrounding area. The school expansion will not increase the number of classrooms, the student

population, or number of school staff. As a result, there will be no increase in traffic, need for additional parking, or increase in noise associated with outdoor play and other daily operations of the school. There are no changes proposed to the location of the morning drop-off and afternoon pick-up of the students. The staff recommends a number of provisos to minimize the potential negative effects or impacts of the school on those surrounding properties.

III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century*?

The request for a conditional use to permit an expansion of a school in an RM-2A Multiple-Family Residential District **is consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 14: Land Use Plan” of the Plan for the 21st Century designates the future land use of the petitioned site as Residential Pre-War Medium Density. The goal, range of uses and development character for the designation mentioned above are provided below:

RESIDENTIAL PRE-WAR MEDIUM DENSITY

Goal: Preserve the character and scale of pre-war (WWII) residential areas that currently have a variety of housing types and sizes and allow for compatible infill development.

Range of Uses: Single- and two-family residences, townhomes and small multifamily structures. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities allowed (e.g., schools and places of worship).

Development Character: New development will conform to the general character and scale of surrounding neighborhoods. A maximum of 36 dwelling units/acre allowed. These areas are primarily located along major roadways, often with bus or streetcar service—existing or planned—that can support higher densities.

The request is to permit the conversion of a two-family residence into a school building. The request is consistent with the Master Plan as it is a community facility, which is included in the range of uses. Schools are commonly found within residential areas and this proposal is similar in scale and character with the surrounding residential neighborhood, so it should be appropriate for this future land use designation. As such, the proposal **is consistent with** the Master Plan.

IV. SUMMARY

Zoning Docket 042/15 is a request for a conditional use to allow the expansion of an existing school in an RM-2A Multiple-Family Residential District. The Louise McGehee School is proposing to convert an existing two-family dwelling on Saint Charles Avenue into an

approximately 5,550 square foot school building with 8 classrooms, office space, administration space, and storage space. The proposed expansion is on a lot with different ownership than the rest of the campus; therefore, a separate conditional use, and not an amendment of the existing conditional use, is required. Since this request is separate from the rest of the campus, waivers for lot size, lot width, and setbacks are required. A waiver of 8 off-street parking spaces is also required, but the applicant indicated that there will be no increase in the number of classrooms, students, or staff, so there should be no additional need for parking. In addition, since there will be no net increase in the number of students or staff members, the potential impacts of increased traffic, noise, or any other negative externalities on the adjacent property shall be minimal. The proposal is consistent with the Master Plan. The staff believes the school would be an appropriate use of the site and recommended provisos will mitigate the negative impacts on the surrounding neighborhood. The staff recommends approval subject to a number of waivers and provisos.

V. PRELIMINARY STAFF RECOMMENDATION⁵

The staff recommends **APPROVAL** of Zoning Docket 042/15, a conditional use to permit an expansion in school in an RM-2A Multiple-Family Residential District, subject to four (4) waivers and fourteen (14) provisos.

Waivers

1. The applicant shall be granted a waiver of **Article 11, Section 11.37.1(a) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires a minimum lot area of two (2) acres to allow a lot area of eleven thousand thirty (11,030) square feet.
2. The applicant shall be granted waivers of **Article 11, Section 11.37.1.(b) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires a twenty-five (25) foot front yard and fifty (50) foot side and rear yards to allow for front yard setback of nineteen (19) feet and side yard setbacks of two (2) feet and thirty (30) feet and a rear yard setback of twelve (12) feet.
3. The applicant shall be granted a waiver of **Article 4, Section 4.10.7., Table 4.J – Minimum Lot Width (Nonresidential)** of the Comprehensive Zoning Ordinance, which requires a minimum lot width of 100 feet to allow for a lot width of 71 feet 5 inches.
4. The applicant shall be granted a waiver of **Article 15, Section 15.2.1., Table 15.A** of the Comprehensive Zoning Ordinance, which requires eight (8) off-street parking

⁵ Subject to modification by the City Planning Commission

spaces for the expanded school facility, to allow zero (0) off-street parking spaces to be provided.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses 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 resubdivide all lots within the petitioned site into one lot of record prior to the issuance of the Certificate of Use and Occupancy or demonstrate that the parcel has been already resubdivided into one lot of record.
3. The applicant shall submit an overall campus plan to City Planning Commission staff for review indicating the location of all on campus parking, detailed uses and capacities of all buildings, circulation paths on to and through the campus and the location of trash storage.
4. The applicant shall submit a revised site plan and a landscape plan prepared by a licensed Louisiana landscape architect to the staff of the City Planning Commission for review and approval. The landscape plan shall indicate the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within the site with applicable remarks and details.
5. The trash disposal/storage area shall be indicated on the campus site plan and enclosed with an opaque fence with a minimum height of six (6) feet.
6. The applicant shall provide to the City Planning Commission staff 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 rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.
7. Any proposed exterior signage shall be subject to **Article 4, Section 4.10.6 Permitted Signs** of the Comprehensive Zoning Ordinance.

8. The applicant shall secure the approval of the Department of Public Works for the installation/restoration of all public sidewalks, curbs, and curb cuts adjacent to the site, if required.
9. The applicant shall submit to the City Planning Commission a traffic circulation plan for the entire campus during drop-off and pick-up times.
10. The applicant shall indicate on the site plan that the garage and carport are proposed to be demolished. Any demolitions require the approval of the Historic District Landmarks Commission.
11. The applicant shall indicate the location of off-street parking if any parking spaces are proposed.
12. The applicant shall indicate the installation of a minimum of four (4) bicycle parking spaces on the final plans submitted to the review of the City Planning Commission staff.
13. The applicant shall revise the site plan to show the location of one (1) off-street loading space that meets **Article 15, Section 15.3.4. Design Standards**.
14. The applicant shall secure the approval of the Historic District Landmarks Commission for the exterior design of all structures on the site, prior to the final approval of the development plan by the staff of the City Planning Commission.

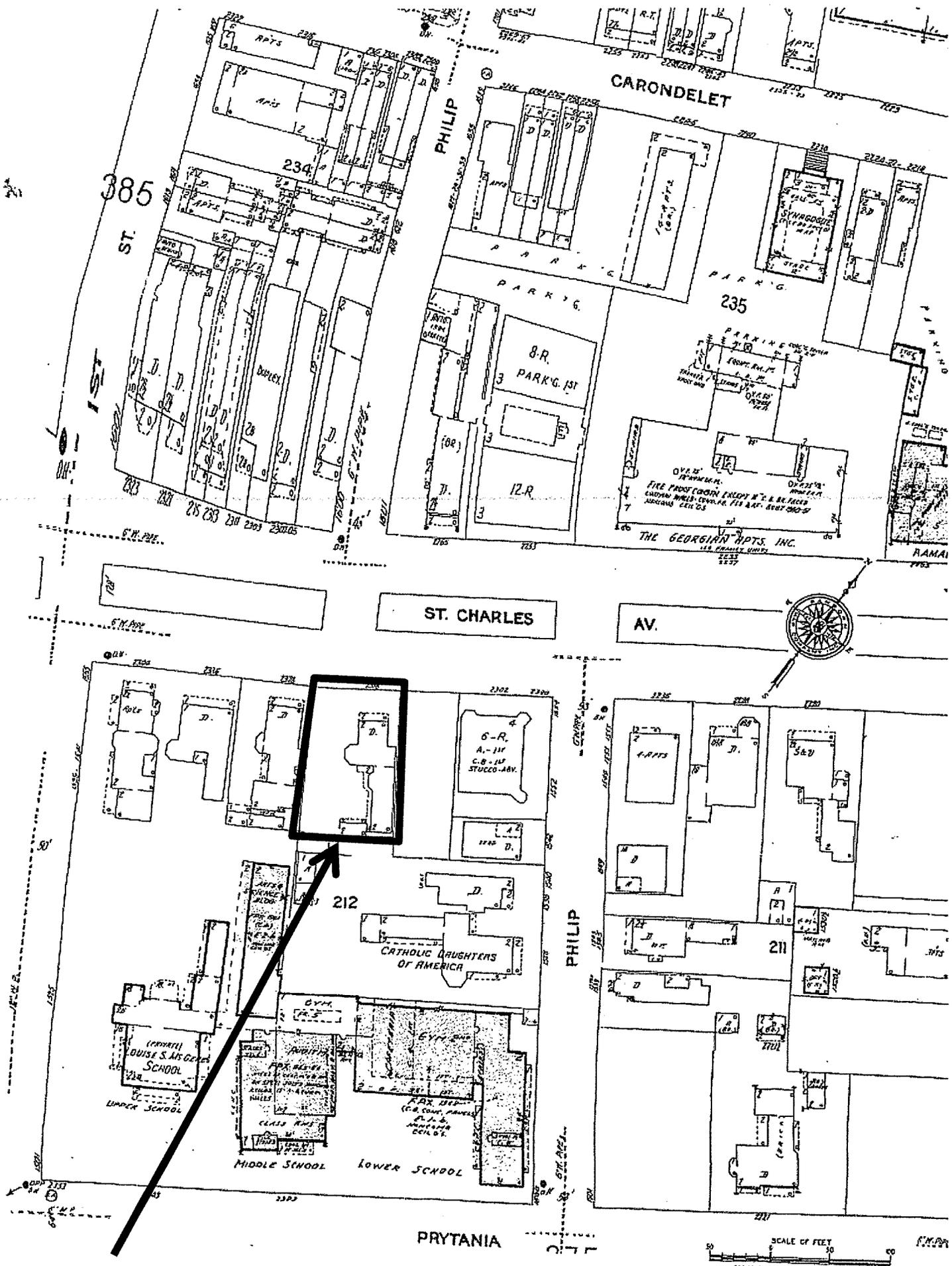
VI. REASONS FOR RECOMMENDATION

1. The proposed school expansion will not result in an increase in the number of classrooms, students, and staff and will have minimal impacts on the surround area.
2. The proposal is consistent with the *Plan for the 21st Century*.

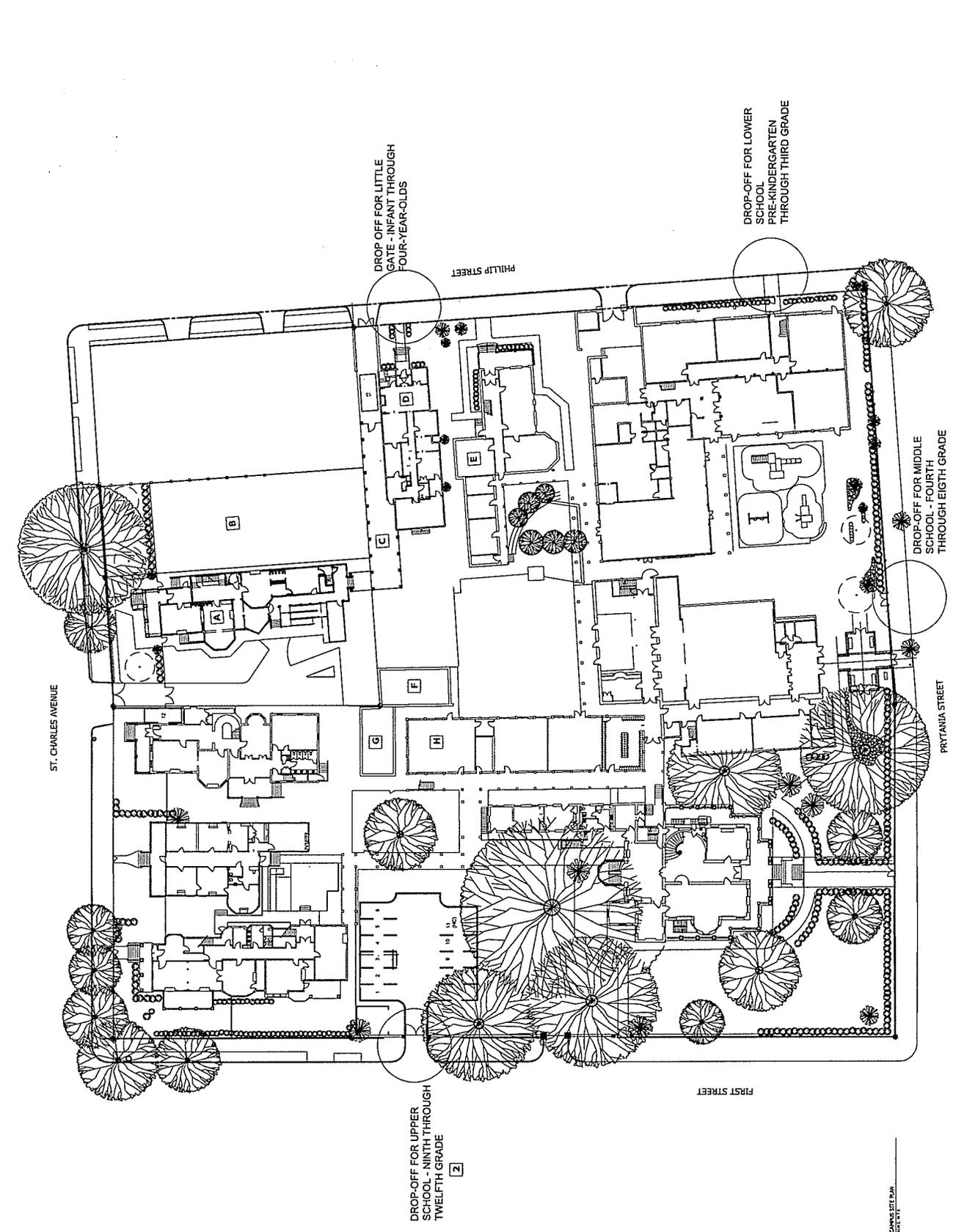
VII. Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

CITY OF NEW ORLEANS PROPERTY VIEWER ZD042/15 – RM-2A Multiple-Family Residential District



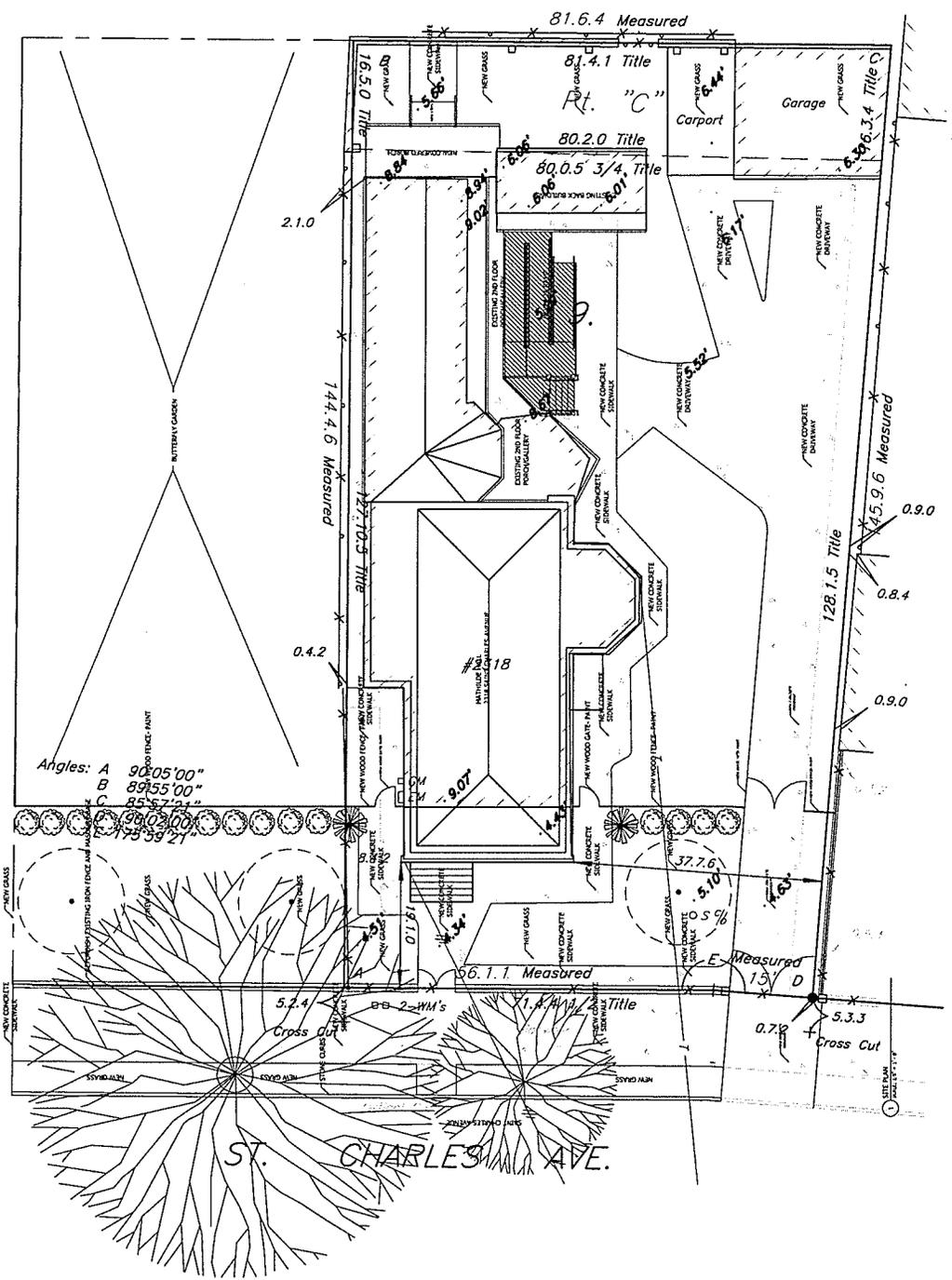


ZD 042/15 – 2318 St Charles Avenue



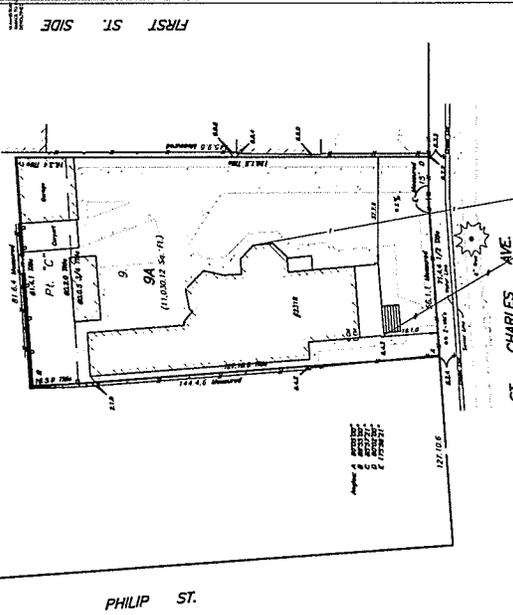
1. OWNER SITE PLAN
 DATE: 01/14/15

THE ENGINEER HAS REVIEWED THIS PLAN FOR CONFORMANCE WITH THE REQUIREMENTS OF THE ENGINEERING PROFESSIONAL SEAL ACT AND THE ENGINEERING PROFESSIONAL SEAL REGULATIONS. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



SO. NO. 212
 ORLEANS PARISH
 FOURTH DISTRICT
 A Resubdivision of Lot 9 and Pl. "C" into Lot 9A.

PRYTANIA ST. SIDE



THE SURVEYORS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION MADE BY US AS TO THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS MADE NO TITLE SEARCH OR FIELD RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

THE ORIGINAL INSURANCE INSTRUMENTS, FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE A-1 (4507) & "B".

Let angles used.

Date: February 25, 2015

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:LX, Chapter 25 for a Class "B" survey.

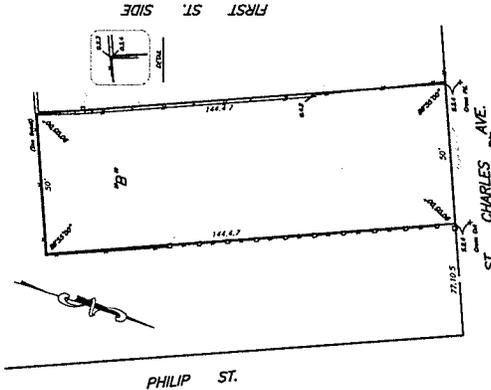
Made at the request of The Louise Mc Cawee School.

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

123009

SO. NO. 212
 ORLEANS PARISH
 NEW ORLEANS, LA
 FOURTH DISTRICT

PRYTANIA ST. SIDE



THE SURVEYORS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION MADE BY US AS TO THE ACCURACY OF THE SURVEY. THE SURVEYOR HAS MADE NO TITLE SEARCH OR FIELD RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

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Let angles used.

Date: March 12, 2015

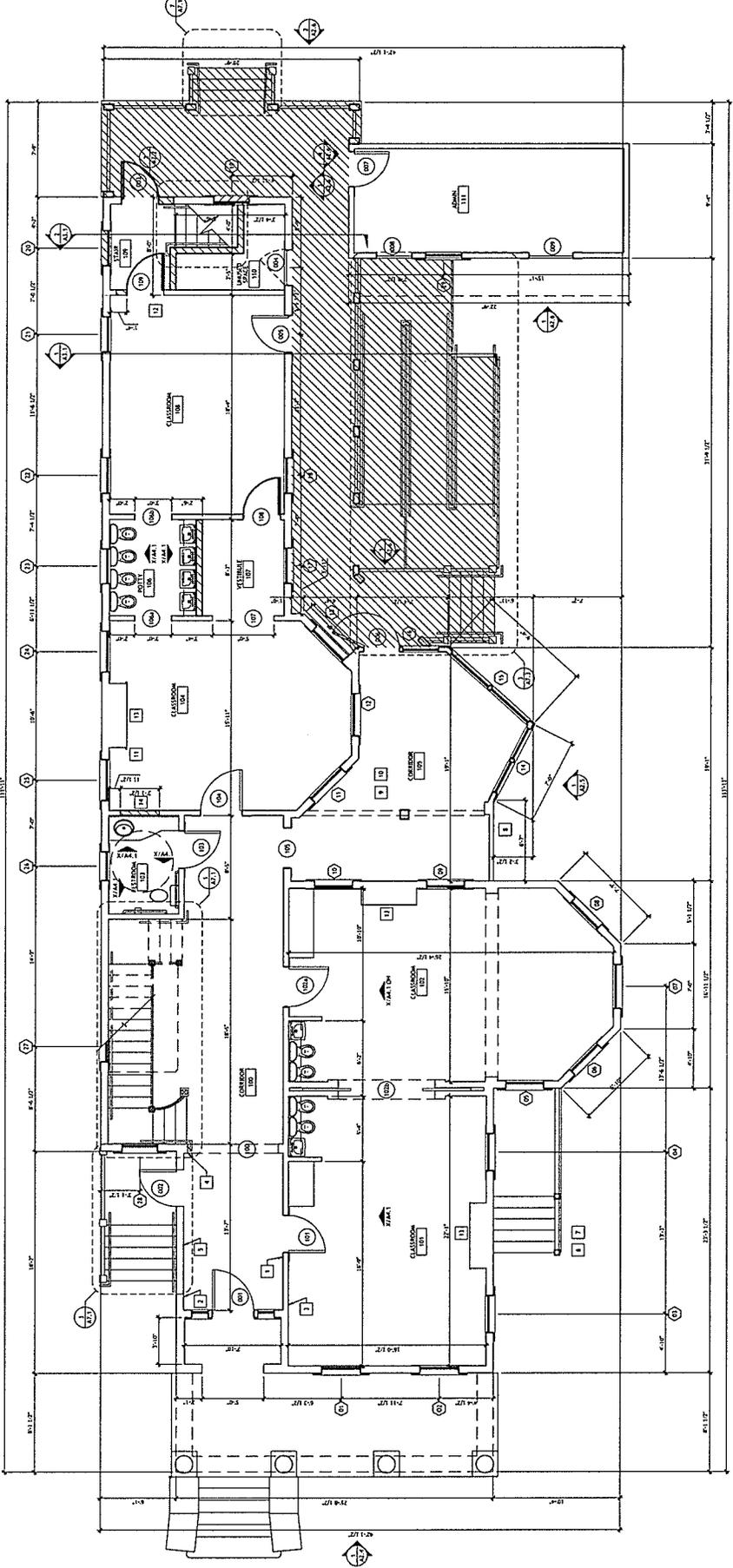
Scale: 1" = 20'

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:LX, Chapter 25 for a Class "B" survey.

Made at the request of The Louise S. Mc Cawee School.

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

123009



1 FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

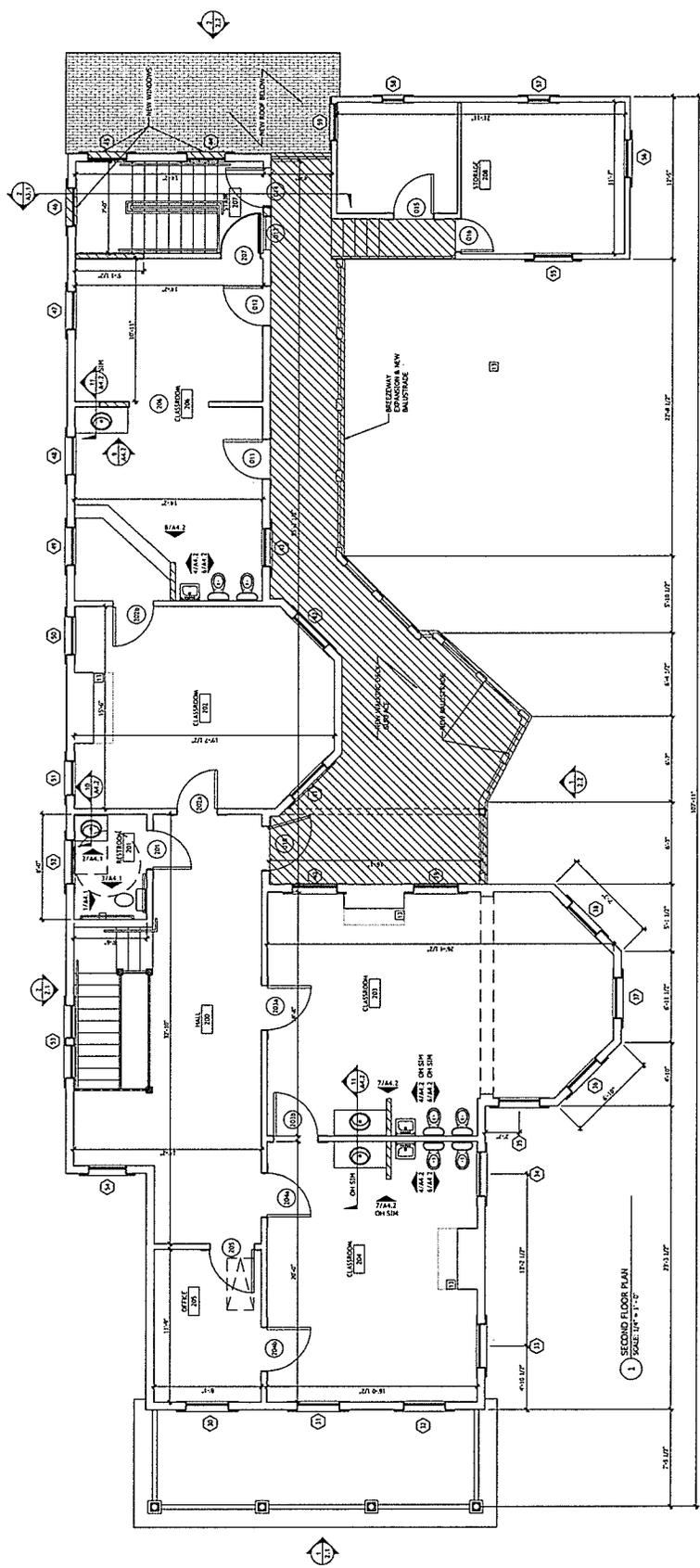
- GENERAL NOTES:**
- REFER TO DEMOLITION NOTES ON SHEET T1.2, DEMOLITION PLANS D1.1 & D1.2, & DEMOLITION EXTENDERS ON SHEETS D2.1 & D2.2
 - REFER TO SUMMARY ON SHEET T1.2 FOR SCORE OF WORK
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 - THE CONTRACTOR SHALL PROVIDE ANY SITE DEMOLITION/UTILITY RELOCATION NECESSARY FOR COMPLETION OF WORK
 - IN NO WAY DO THE DIMENSIONS SHOWN ON THE PLANS REPRESENT AN EXACT QUANTITY OF MATERIALS. THE BIDDER IS SOLELY RESPONSIBLE FOR THE QUANTITIES IN HIS BID.
 - THE CONTRACTOR SHALL KEEP THE SITE & ALL INTERIOR SPACES CLEAR OF TRASH & CONSTRUCTION DEBRIS DURING CONSTRUCTION ON A DAILY BASIS.
 - THE SITE PLAN REPRESENTS GENERAL LOCATION OF IMPROVEMENTS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO LOCATE ALL IMPROVEMENTS ON SITE PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE AROUND THE BUILDING AT ALL TIMES.
 - ALL SYMBOLS SHOWN ON CONSTRUCTION DOCUMENTS REFER TO APPLICABLE NATIONAL, STATE, & LOCAL CODES & REGULATIONS.
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 - ALL EXPOSED ALUMINUM PIECES/PARTS TO BE FACTORY COATED & FINISHED IN A COLOR TO BE SELECTED BY ARCHITECT.
 - STAGING WILL BE ALLOWED AS SHOWN ON A1.1. HOWEVER, ANY DAMAGE TO LAWN SURFACES & GARDEN/LANDSCAPE AREAS SHALL REQUIRE RESTORATION TO ORIGINAL CONDITION BY GENERAL CONTRACTOR. STAGING SHALL EXTEND OVER THE SITE IN ALL AREAS DISTURBED BY CONSTRUCTION.
 - CONTRACTOR IS TO COORDINATE ALL WORK SCHEDULES WITH OWNER & USERS. ARRANGING ACCESS INTO THE BUILDING AFTER HOURS &/OR DURING HOLIDAYS IS THE RESPONSIBILITY OF THE CONTRACTOR. GC TO PROVIDE 72 HRS MINIMUM NOTICE FOR REQUEST TO ACCESS.
 - ALL SYMBOLS SHOWN ON CONSTRUCTION DOCUMENTS REFER TO APPLICABLE NATIONAL, STATE, & LOCAL CODES & REGULATIONS.
 - ALL EXPOSED TRANSITIONS BETWEEN DISSIMILAR MATERIALS ARE TO HAVE CONTINUOUS SEAMANT BETWEEN MATERIAL. COLOR TO BE SELECTED BY ARCHITECT.
 - THE CONTRACT DOCUMENTS INCLUDE NOT ONLY THE DRAWINGS, BUT ALSO THE OWNER CONTRACTOR AGREEMENT, GENERAL CONDITIONS OF THE CONTRACT, AIA DOCUMENT A191, ADDENDA, & MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THESE CONTRACT DOCUMENTS ARE COMPLEMENTARY & WHAT IS REQUIRED BY ANY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS & APPROVALS. DETAILED SIMILARLY AS WORK SHOWN MORE COMPLETELY ELSEWHERE IN THE CONTRACT DOCUMENTS.
 - DO NOT SCALE DRAWINGS.
 - NOTIFY ARCHITECTS IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS ON THESE DRAWINGS OR BETWEEN DRAWINGS & ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING ANY WORK INVOLVING THE AREAS OF CONFLICT.
 - SHIRTS WITH SLEEVES ARE REQUIRED AT ALL TIMES. NO SMOKING ALLOWED ON LOUISE S. MCGEEHRE SCHOOL PROPERTY. NO CONTACT WITH STUDENTS NOR TEACHERS IS ALLOWED. WORKERS ARE NOT ALLOWED TO USE PHONES OR RESTROOMS WITHIN ANY BUILDING OF THE LOUISE S. MCGEEHRE CAMPUS.
 - ANY CONSTRUCTION REQUIRING HIGH NOISE LEVELS TO BE COORDINATED WITH OWNER DURING LOCAL, STATE, & NATIONAL TEST TIMES.

KEY NOTES

MARK	KEY NOTE
1	CONCRETE BASE OF DESIGN
2	REMOVE EXISTING CONCRETE
3	REMOVE EXISTING CONCRETE
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5	REMOVE EXISTING CONCRETE
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REVISIONS:

NO.	DATE	DESCRIPTION
1	03/27/15	ISSUE FOR PERMIT
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87	03/27/15	ISSUE FOR PERMIT



KEY NOTES

MARK	KEY NOTES
1	CASING BASIS OF DESIGN
2	WOOD DOOR BUMPER BASIS OF DESIGN
3	BASE TRIM BASIS OF DESIGN, ADD SHOE MOLD
4	PRESURE BASE TRIM BASIS OF DESIGN FOR STAIR HALL, ADD SHOE MOLD
5	CROWN BASIS OF DESIGN
6	RESURF LEVEL POSE
7	NEW PAINT, ETC.
8	FIELD OF FLOOR WITH SLEEVES
9	NEW FLOOR
10	PROVIDE PROPOSAL FOR PLASTER GROWN REPAIR
11	PRESERVE DOOR OPENING LOCATION
12	NEW REPLACEMENT HEARTH
13	SHEET LOSS OVER FIELD/IN PLACE DOOR

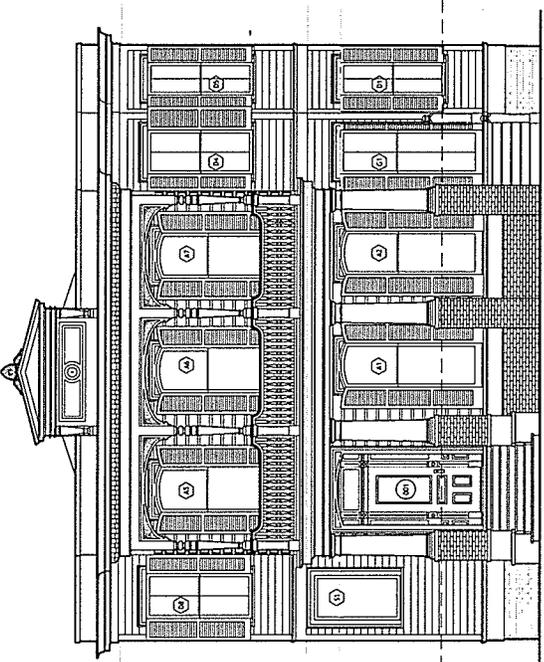
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THIS DOCUMENT IS THE PROPERTY OF JAHNCKE & BURNS ARCHITECTS, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAHNCKE & BURNS ARCHITECTS, LLC.

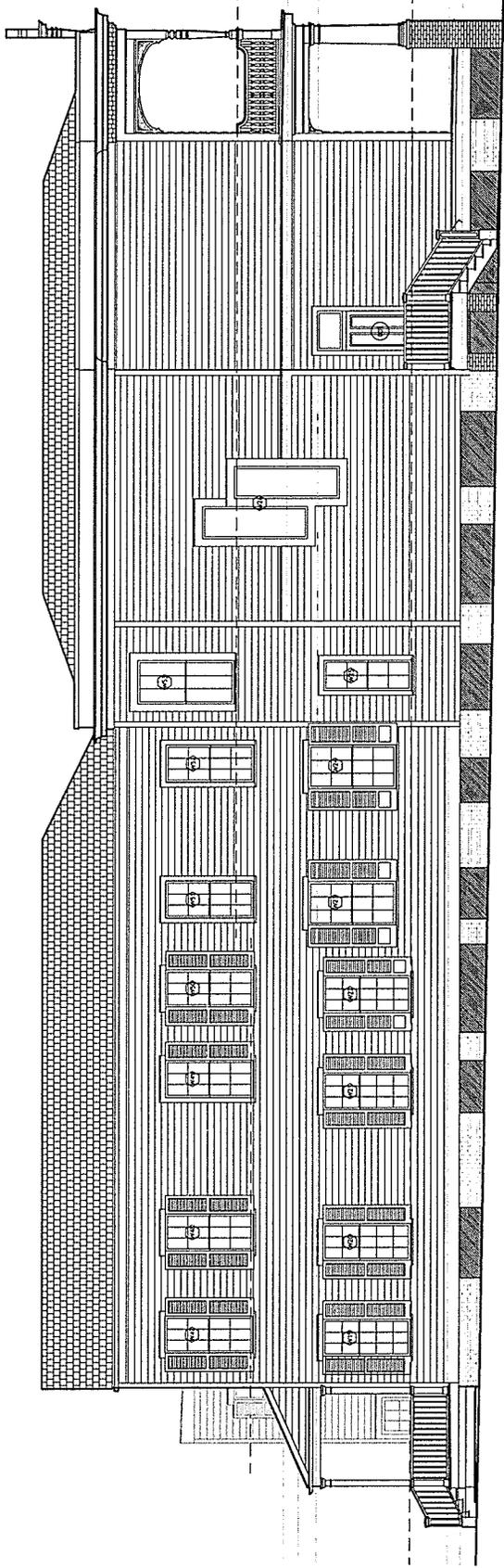
MATHILDE HALL
 LOUISE S. MCGEEHEE SCHOOL
 2318 ST. CHARLES AVENUE
 NEW ORLEANS, LA 70115

DATE: 03/27/15
 PROJECT NO: 1416
 SHEET NO: CU-07

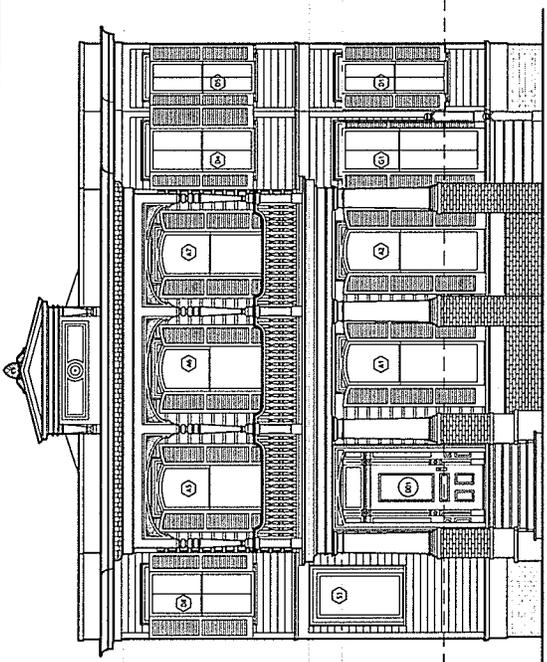
CU-07



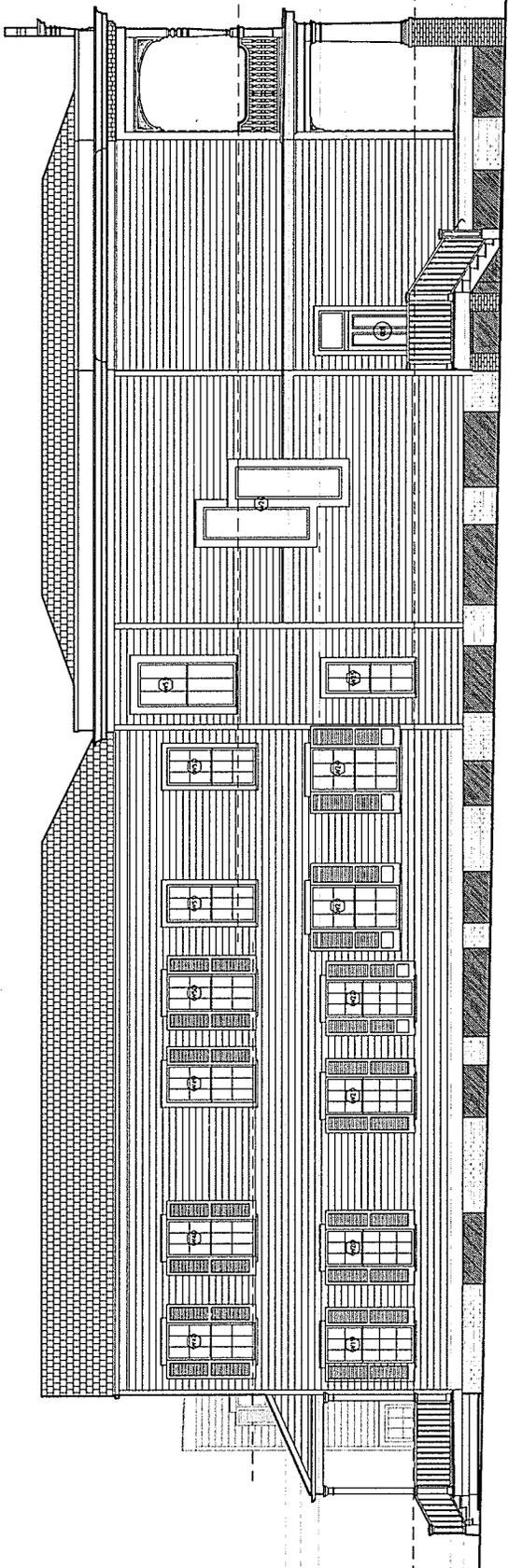
1 EXTERIOR ELEVATION- NORTH
 SCALE: 1/4" = 1'-0"



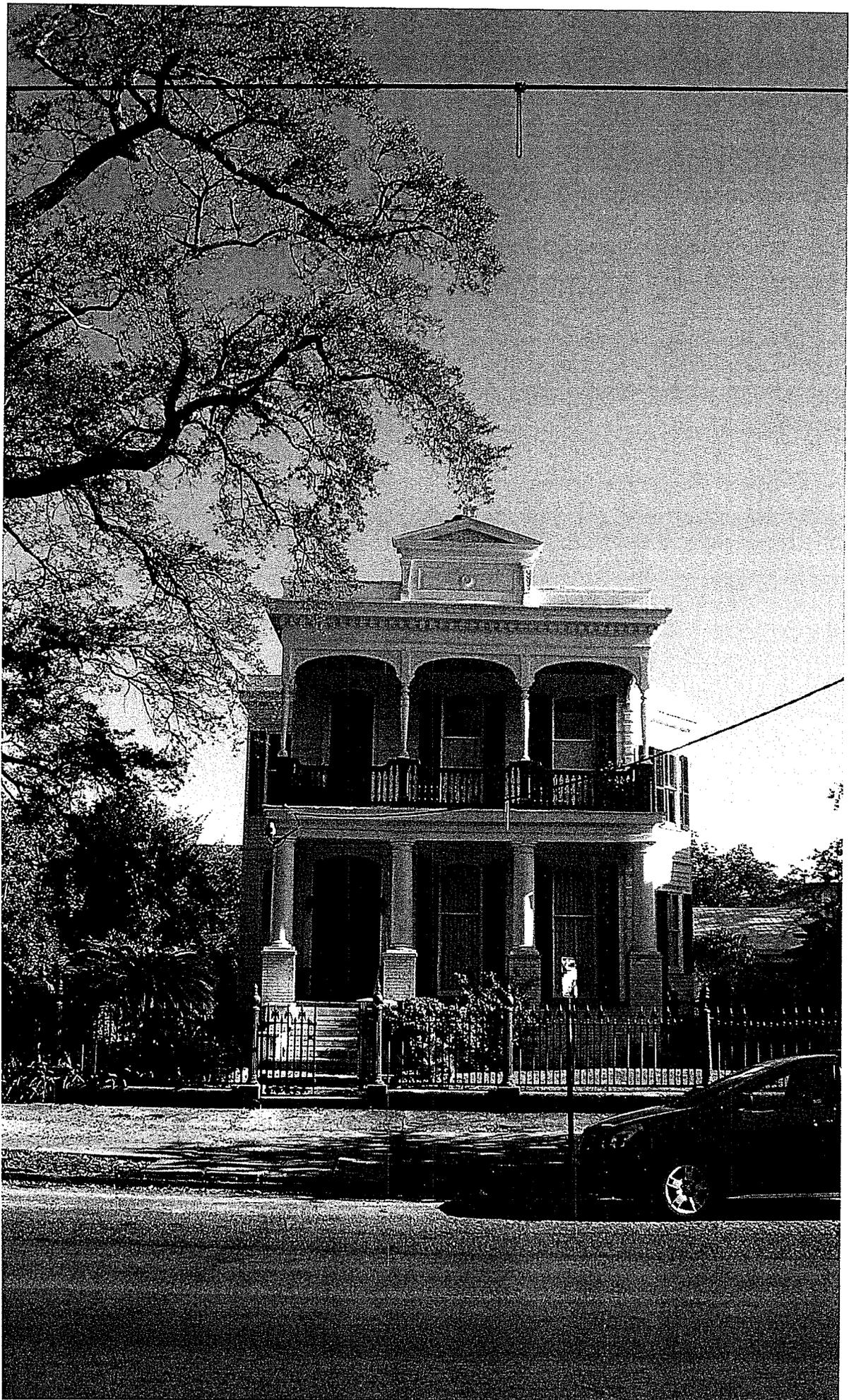
2 EXTERIOR ELEVATION- EAST
 SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION-NORTH
 SCALE 1/8" = 1'-0"



2 EXTERIOR ELEVATION-EAST
 SCALE 1/8" = 1'-0"











201 ST. CHARLES AVENUE
NEW ORLEANS, LOUISIANA 70170-5100
504-582-8000
FAX 504-582-8583
www.joneswalker.com

Scott T. Zander
Direct Dial: 504-582-8344
Direct Fax: 504-589-8344
szander@joneswalker.com

March 27, 2015

City of New Orleans
One Stop Permits and Licenses
City Hall
639 Loyola Avenue
New Orleans, Louisiana

Attn: City Planning Commission

Re: Conditional Use Permit Application for
2318 St. Charles Avenue

To Whom It May Concern:

In connection with the Louise S. McGehee School's (the "School") Application for a Conditional Use Permit for 2318 St. Charles Avenue, enclosed please find the following:

1. A notarized Land-Use Requests Application, executed on behalf of the property owner and the School (the School has a 40-year lease on the subject property);
2. Photographs of all four sides of the building at the subject property;
3. A copy of the names and addresses of adjacent property owners (as provided by CPC Staff);
4. The NPP Summary Report;
5. Two (24" x 36") copies of the site, floor, landscaping and elevation plans (a digital copy will be provided to CPC staff by email). In addition, also included is a schematic of the School's campus-wide plan which shows the location and connection of the subject property as it relates to the rest of the School's campus;

{N2997165.1}

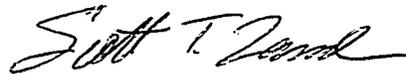
JONES WALKER LLP

ALABAMA * ARIZONA * CALIFORNIA * DISTRICT OF COLUMBIA * FLORIDA * GEORGIA * LOUISIANA * MISSISSIPPI * NEW YORK * OHIO * TEXAS

6. As requested by CPC staff, we have also included a narrative discussion that covers (a) on a building-by-building basis, the classroom losses/gains to be achieved with the addition of the subject property to the School's campus, (b) the change, if any, in the overall faculty and student headcounts with the addition of the subject property; (c) the impact, if any, on street parking in the neighborhood and immediate vicinity, and (d) a discussion of the fact that the School has also entered into a long-term lease for the adjacent parcel at 2308 St. Charles Avenue which it has converted into a Butterfly Garden principally used by the School's younger children.

If you have any questions or comments regard this Application, please contact me (at the contact information shown on this letter), Eileen Powers (the School's headmistress, 561-1224) or Bonnie LaGraize (the School's Business Manager, 561-1224). We look forward to working with the CPC in connection with this Application. Thank you for giving it consideration.

Sincerely,



Scott T. Zander

STZ/jm
Enclosures



**Conditional Use Application
The Louise S. McGehee School
2318 St. Charles Ave
The Mathilde Bernard Villere Hall**

The addition of Mathilde Hall (Building A on attached Campus Plan) to campus will create eight new classrooms. These new classrooms will replace other classrooms on campus that are being eliminated. We have two buildings that are being converted to storage facilities - Little Gate Cottage 1 and Little Gate Cottage 2 (Building G & F) which will eliminate two classrooms. These two classes will move to Mathilde Hall. We have to convert the classroom space in the bottom floor of Science wing (Building H) to locker room for Middle School and science rooms for Lower School and Middle School. This conversion will eliminate five classrooms. These classes will be moved to Mathilde Hall. The middle room of Bradish Johnson back wing (Building I) is being converted to office space or possible Lower School art room which will eliminate one classroom. This class will be moved to Mathilde Hall. In addition to entering in to a long term lease agreement on the Mathilde Hall property, the School likewise entered into a long term lease on the undeveloped property adjacent to the Mathilde Hall property (2308 St. Charles Ave). The School has converted this space into the Mary Alice Quinn Butterfly Garden.

The overall faculty and student headcounts will not change with the addition of Mathilde Hall.

The addition of Mathilde Hall will have a beneficial impact on street parking. We will be creating room for eight additional cars to park on campus primarily during school hours. In addition, through the conversion of the property from two apartments, we are also eliminating the 24 hour parking of former residents and their guests.

Address Label	OwnerName
Building	OwnerAddress
2416 St Charles Ave	Klein Robert O Etal 27 Boulder View, Irvine, CA 92603
2233 St Charles Ave Helen Elizabeth Ullrich Md	Georgianpartnership Sizeler 2542 William Blvd Kenner, LA 70062
2302 Carondelet St	Carlos Metaxas Joseph P Guillory 2302 Carondelet Street New Orleans, LA 70130-4025
1538 Philip St	Louise S Mcgehee School 2343 Prytania St New Orleans, LA 70130
1627 Philip St	Cross Steven M 2249 Carondelet St, New Orleans, LA 70130
2318 St Charles Ave	M. J. Falgoust Inc 337 Carondelet St, New Orleans, LA 70130- 0
1536 1St St	Hartson Judy A 7158 Chimney Corners, Austin, TX 78731
1518 1St St	John N Casbon 1518 First St New Orleans, LA 70130
1533 2Nd St	Seds H2 LLC 4506 Avebury Plano, TX 75024
1619 1St St	Hebert 1St Street Properties, LLC 628 Adee Lane, Gretna, LA 70056
2236 St Charles Ave	St Charlesllc 2236 C/O Thomas B Brown 2236 St Charles Avenue New Orleans, LA 70130
2328 St Charles Ave	Louise S Mcgehee School 2343 Prytania St New Orleans, LA 70130
2344 St Charles Ave	Louise S Mcgehee School Sobel & Leborne 2343 Prytania St New Orleans, LA 70130
1539 Philip St	Brent Melancon Etal 539 Philip St New Orleans, LA 70130
2308 Prytania St	Aaron S Dumont 2308 Prytania St New Orleans, LA 70130
1530 1St St	Pigott John D III 1530 First St, New Orleans, LA 70130
2302 St Charles Ave	Blumenthal Steiner Testamentary Jane C/O Liskow & Lewis 1001 Fannin St Ste 1800 Houston, TX 77002
2300 Prytania St	Raoul P Sere' 2300 Prytania St New Orleans, LA 70130
1633 1St St	1633 First Street Acquisitions, LLC 1305 Distributors Row Suite K New Orleans, LA 70123
2313 St Charles Ave	The Marilyn Kelly Revocable 4035 St Charles Ave, New Orleans, LA 70115
2220 St Charles Ave Columns And Oaks	Broel Bonnie 2220 St Charles Av, New Orleans, LA 70130
2308 St Charles Ave	M. J. Falgoust Inc 337 Carondelet St New Orleans, LA 70130
1528 Philip St	Louise S Mcgehee School 2343 Prytania St New Orleans, LA 70130
2336 St Charles Ave	Louise S Mcgehee School 2343 Prytania St New Orleans, LA 70130
2307 St Charles Ave	Denver B Pentecost Etal. 2305 St Charles Av New Orleans, LA 70130
2316 Prytania St	Troutt William E 2316 Prytania Street, New Orleans, LA 70130
2309 St Charles Ave	Leblanc Mark G 2311 St Charles Avenue, New Orleans, LA 70130
1618 Philip St	M.J. Falgoust, Inc 337 Carondelet St, New Orleans, LA 70130
2200 St Charles Ave	Bank One, Na

2301 St Charles Ave	C/O Industry Consluting Group Po Box 810490, Dallas, TX 75381-0490
1542 Philip St	M J Falgoust, Inc 337 Carondelet St, New Orleans, LA 70130
2303 Prytania St	Martin Cedric D 1410 Second Street, New Orleans, LA 70130
2304 Carondelet St	Louise S Mc Gehee School Inc 2343 Prytania St New Orleans, LA 70130
2400 St Charles Ave	Thomas G Bambrick 544 St Annes Dr Holland, OH 43528
2228 St Charles Ave	Joseph G Jr Landrieu 2400 St Charles Ave New Orleans, LA 70130
Da Cajun Critter Cookbook	Peggy Sue Herrington 2228 St Charles Ave New Orleans, LA 70130-5822
2255 St Charles Ave	Riverlake N O Properties LLC 826 Adams Street New Orleans, LA 70118
1545 Philip St	Gay M Wirth 1545 Philip St New Orleans, LA 70130
2265 St Charles Ave	Rebekah E Gee 2265 St Charles Ave New Orleans, LA 70130
1533 2Nd St	Henry Property Management Trust 1533 2Nd St New Orleans, LA 70130
2220 St Charles Av C	Broel Bonnie 2220 St Charles Av, New Orleans, LA 70130
Columns And Oaks	Dennis Flander J 2915 Camp St, New Orleans, LA 70115
2302 St Charles Av 2A	Flander J Dennis 2302 St Charles Avenue #2B New Orleans, LA 70130
2302 St Charles Av 2B	Marie D O'neill 2302 St Charles Av Unit 3-A New Orleans, LA 70130
2302 St Charles Av 3A	Marie D O'neill 2302 St Charles Ave Unit 3A New Orleans, LA 70130
2302 St Charles Av 3B	Levy Arthur I Jr 18413 N. Mission Hills Ave., Baton Rouge, LA 70810
2302 St Charles Av 4A	Little Elizabeth S P O Box 1261, Highlands, NC 28741
1633 1St St	Rault Gerard A, Jr 1633 First St Unit 103, New Orleans, LA 70130
1633 1St St	Jeffrey R Soyez Etal 1633 First St Unit 201 New Orleans, LA 70130
1633 1St St	Wyszynski Andrzej E 100 Olives Branch, Shady Shores, TX 76208
1633 1St St	Qayum Shahid 3724 Lake Aspen W Dr, Gretna, LA 70056
1633 1St St	Cesar M, Jr Roca 9585 Timbercreek Bl Spanish Fort, AL 36527
1633 1St St	Guilmino Brad D 1633 1St St #301, New Orleans, LA 70130
1633 1St St	Davis W. Sexton And 462 Sexton Rd, Sebastopol, CA 95472
1633 1St St	Wu Justin L 1633 First St Unit 303, New Orleans, LA 70130
1633 1St St	Smith Ronald D 13649 Landmark Dr, Baton Rouge, LA 70810
2323 St Charles Ave	Whol Michael S 1601 First Street, New Orleans, LA 70130
2323 St Charles Av	Balsamo Gary A 2323 St Charles Avenue, New Orleans, LA 70130
2321 St Charles Av	Meza James Jr 2321 St Charles Avenue, New Orleans, LA 70130



NPP SUMMARY REPORT

- **Meeting Date, Time, and Location:**
The Louise S. McGehee School had one meeting. It was held on Tuesday, March 17, 2015 at 6:00pm in the Bradish Johnson Library located on school campus, 2343 Prytania St, New Orleans, LA 70130.
- **Total Number of People that Participated;**
The total number of people that attended the meeting was fourteen. No one made contact to the School regarding the meeting via other means.
- **List of Concerns, Issues, or Problems Expressed by Participants:**
There was only one question asked. Participant asked if there were any state restrictions on the age of children that could have classrooms on the second floor of the building.
- **Statement of how School will address Concern:**
The School will follow same procedures used in other four historic buildings that they have converted to classroom space. The School will follow all measures necessary to be in code compliant including, but not limited to, placing sprinklers throughout building, and not allowing older children to be in classrooms above younger children.
- **Copies of Relevant Materials:**
Attachment A: Meeting Invitation
Attachment B: Meeting Agenda
Attachment C: Meeting Presentation
Attachment D: Sign-in Sheets
- **Copies of Relevant Materials:**
Attachment E: Names of individuals and associations that were notified and method of notification



A

NPP COMMUNITY MEETING INVITATION

March 9, 2015

Dear Neighbor,

The Louise S. McGehee School has obtained a long term lease on the property located at 2318 St. Charles Ave. The School plans to convert this two apartment duplex into classroom space for young children.

The conversion of this building will require a Conditional Use permit which means that we are required to apply for approval of this conversion and renovation. 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, you are invited to a meeting where you can learn more about what the School is proposing and present any questions or concerns. This meeting is a requirement of the Conditional Use permitting process.

This meeting will take place:

Tuesday, March 17, 2015 at 6:00 PM

The Louise S. McGehee School, 2343 Prytania St., New Orleans, LA 70130
Bradish Johnson Library

Please enter the School through main entrance located on Prytania St. beneath red awning.

This letter is being delivered through U.S. Mail. At the meeting, there will be a sign-in sheet to obtain e-mail addresses of attendees so that you can be updated if there are any material changes to proposed plans as the project proceeds.

A draft site plan is attached to this correspondence to provide an idea of the overall concept of this project. The parameters of this project will be very similar to those used on previous renovations that the School has done to the properties located at 2308 St. Charles Ave., 2336 St. Charles Ave., and 2344 St. Charles Ave.

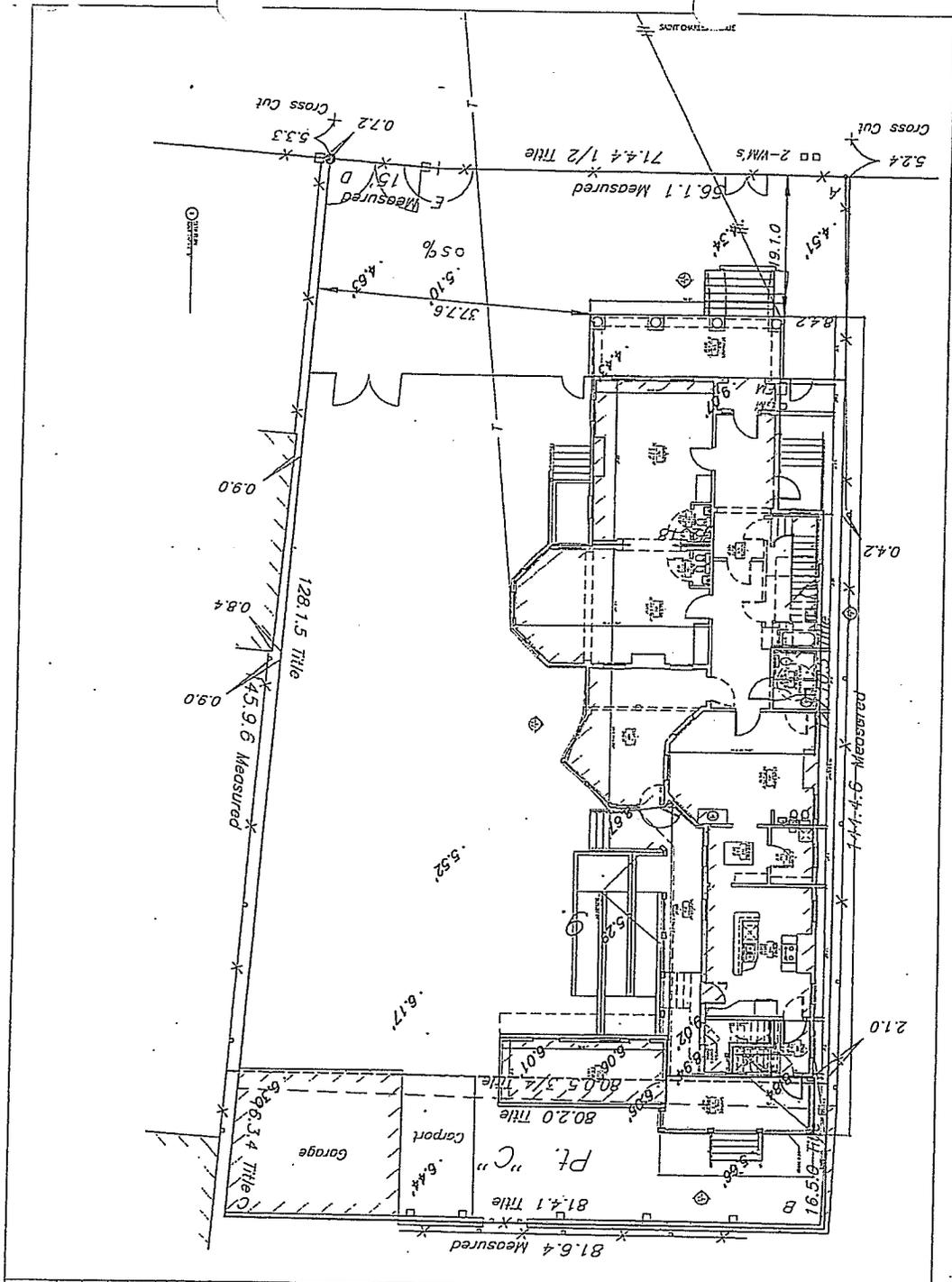
We look forward to sharing more details of this project with you at the meeting.

If you have any questions prior to the meeting, you may contact the School at 504-561-1224.

Sincerely,

A handwritten signature in cursive script that reads "Eileen Powers".

Eileen Powers
Headmistress



PROJECT: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: 03/09/15
 SCALE: 1/4" = 1'-0"
 SHEET: 1416
C1.0

MATHILDE HALL
 LOUISE S. MCGEHEE SCHOOL
 2318 ST CHARLES AVE, LA
 NEW ORLEANS, LA

JAHNCKE & BURNS
 ARCHITECTS, LLC
 1526 HUGAHE STREET
 NEW ORLEANS, LA 70115
 TEL: 504.777.4231
 FAX: 504.777.4232

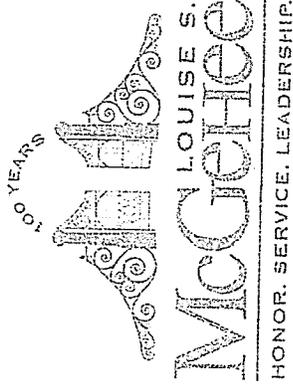


B

NPP COMMUNITY MEETING
TUESDAY, MARCH 17, 2015 at 6:00 PM
THE LOUISE S. McGEHEE SCHOOL
2343 PRYTANIA ST, NEW ORLEANS, LA 70130
BRADISH JOHNSON LIBRARY

AGENDA

- Welcome and Introduction of Project- Eileen Powers, Headmistress
- Project Plans- Harvey Burns, Jahnke & Burns Architects
- Q&A
- Concluding Remarks- Bonnie LaGraize, Business Officer

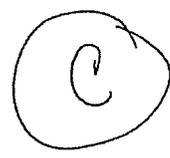


Renovations and Additions to

MATHILDE HALL

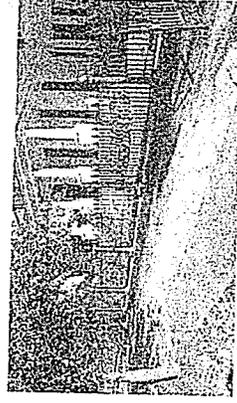
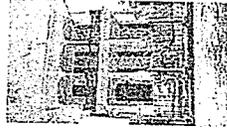
Louise S. McGehee School
New Orleans, Louisiana 70130

Neighborhood Meeting
Tuesday, March 17, 2015



Today's Aims

- + Present proposed changes to 2318 St. Charles Avenue
- + Increase awareness of a potential land use action affecting a neighborhood
- + Promote neighborhood engagement and review early in the proposal process
- + Provide an opportunity for the neighborhood to meet the design team and building committee
- + Answer questions and address concerns



Design Team

FIRM

JAHNCKE & BURNS
ARCHITECTS,LLC

CONTACT INFORMATION

3516 Magazine Street
New Orleans, LA 70115

www.jahnckeburns.com
reception@jahnckeburns.com

504.899.6271

ARCHITECT OF RECORD

Harvey G. Burns, AIA

FIRM PROFILE

+ Harvey G. Burns, founding principal of Jahncke & Burns Architects, has been the architect of record for all Louise S. McGehee School renovation and addition projects since 2000

+ Jahncke & Burns Architects engages in a diverse range of historic renovation work, from large scale academic and cultural buildings to residential to new construction projects.

+ For work on the Louise S. McGehee campus, Jahncke & Burns Architects has received numerous awards, including:

- HDLC Honor Award (2009)
- HDLC Merit Award (2003)
- Garden District Terry Parkerson Honor Award (2002)

Project: Location



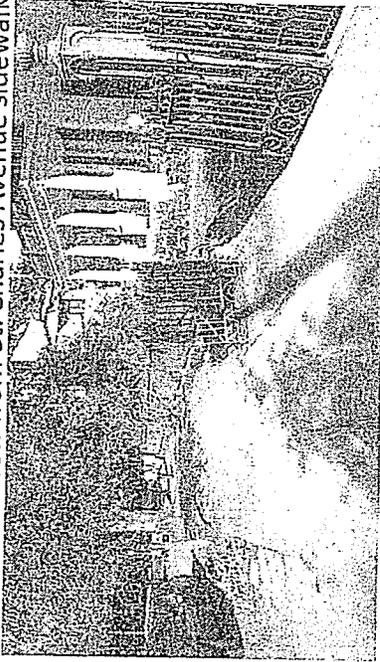
Louise S. McGehee Campus



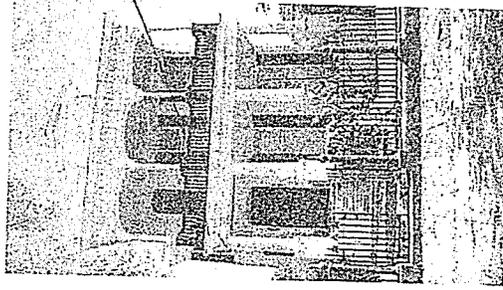
2318 St. Charles Avenue

Project: Existing Conditions

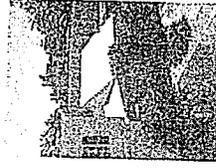
view from St. Charles Avenue sidewalk



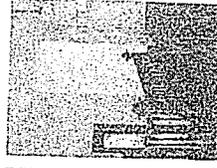
parlor



front elevation



rear view

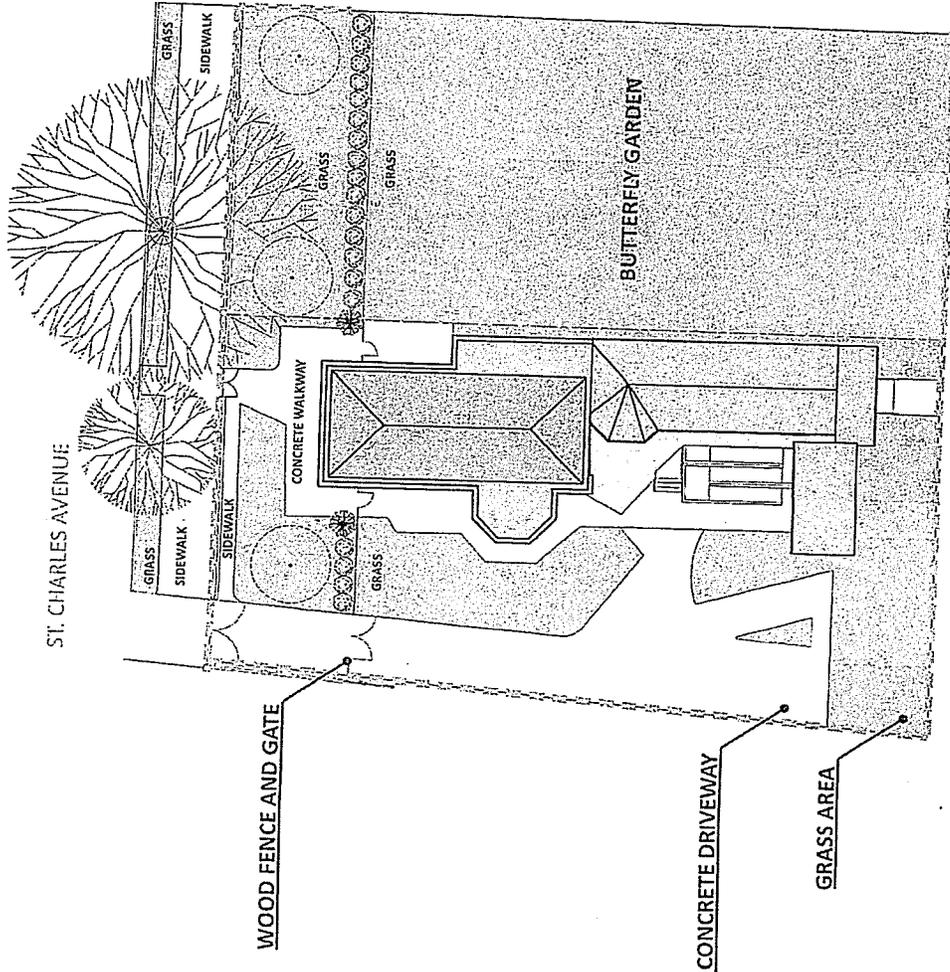


stair

Proposal

DESIGN INTENT

- + Restore existing structure to historically appropriate (c.1880s) single family residence in appearance plantings and details
- + Preserve and/or restore all existing historic iron gates and fencing
- + Replace existing sidewalk with new sidewalk at St. Charles Avenue scale
- + Rework front of property (curb, sidewalk, grasses) and incorporate trees and shrubs
- + Plant grass
- + Incorporate aquired property into Louise S. McGehee campus



D



NPP COMMUNITY MEETING
2318 ST. CHARLES AVENUE RENOVATION
TUESDAY, MARCH 17, 2015 at 6:00 PM
THE LOUISE S. McGEEHEE SCHOOL
2343 PRYTANIA ST, NEW ORLEANS, LA 70130
BRADISH JOHNSON LIBRARY

SIGN-IN SHEET

**Please note that this e-mail address will be used to notify you of plan changes as project proceeds.

NAME: <u>Maury Rendeiro</u>	ADDRESS: <u>1535 Octavia St. ^</u>	E-MAIL: <u>mrendeiro@bellsouth.net</u>
NAME: <u>Melissa Steiner</u>	ADDRESS: <u>5411 Marcia Ave, NOLA 70124</u>	E-MAIL: <u>mellisasepurchartain.net</u>
NAME: <u>Gene Dry</u>	ADDRESS: <u>6325 Parkway St, NOLA 70118</u>	E-MAIL: <u>gandry@razorline.com</u>
NAME: <u>James Kock</u>	ADDRESS: <u>1830 Octavia St, NOLA 70115</u>	E-MAIL: <u>ckkock@bellsouth.net</u>
NAME: <u>James Murphy</u>	ADDRESS: <u>5816 Parkway St, NOLA 70115</u>	E-MAIL: <u>murphyjames@comcast.net</u>
NAME: <u>AT Brewer</u>	ADDRESS: <u>14 Audubon Blvd, NOLA 70118</u>	E-MAIL: <u>abrewer@jacob.com</u>
NAME: _____	ADDRESS: _____	E-MAIL: _____
NAME: _____	ADDRESS: _____	E-MAIL: _____

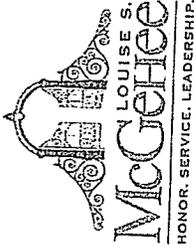


NPP COMMUNITY MEETING
 2318 ST. CHARLES AVENUE RENOVATION
 TUESDAY, MARCH 17, 2015 at 6:00 PM
 THE LOUISE S. McGEHEE SCHOOL
 2343 PRYTANIA ST, NEW ORLEANS, LA 70130
 BRADISH JOHNSON LIBRARY

SIGN-IN SHEET

***Please note that this e-mail address will be used to notify you of plan changes as project proceeds.*

NAME: <u>Jesse Morrell</u>	ADDRESS: <u>4117 Prytania</u>	E-MAIL: <u>jessem@mcgeheeschool.com</u>
NAME: <u>Ellen Coleman</u>	ADDRESS: <u>1311 Octavia St. NOLA 70115</u>	E-MAIL: <u>colego@bellsouth.net</u>
NAME: <u>Scott T. Zander</u>	ADDRESS: <u>1801 Webster 70118</u>	E-MAIL: <u>szander@jps.wink.com</u>
NAME: <u>Bonnie Lafayette</u>	ADDRESS: <u>1 Davelawn Dr 70007</u>	E-MAIL: <u>bonnie@mcgeheeschool.com</u>
NAME: _____	ADDRESS: _____	E-MAIL: _____
NAME: _____	ADDRESS: _____	E-MAIL: _____
NAME: _____	ADDRESS: _____	E-MAIL: _____
NAME: _____	ADDRESS: _____	E-MAIL: _____



NPP COMMUNITY MEETING
 2318 ST. CHARLES AVENUE RENOVATION
 TUESDAY, MARCH 17, 2015 at 6:00 PM
 THE LOUISE S. McGEHEE SCHOOL
 2343 PRYTANIA ST, NEW ORLEANS, LA 70130
 BRADISH JOHNSON LIBRARY

SIGN-IN SHEET

****Please note that this e-mail address will be used to notify you of plan changes as project proceeds.**

NAME: <u>Mike Little</u>	ADDRESS: <u>1633 Fifth St - Apt 102</u>	E-MAIL: <u>MLittle@juro.com</u>
NAME: <u>Aras Villare</u>	ADDRESS: <u>9 Audubon Place</u>	E-MAIL: <u>ArasVillare@geha.com</u>
NAME: <u>George Villare</u>	ADDRESS: <u>9 Audubon Place</u>	E-MAIL: <u>GeorgeV@villare.com</u>
NAME: <u>John Stockmeyer</u>	ADDRESS: <u>404 Pine St.</u>	E-MAIL: <u>John@PedestrianEngineering.com</u>
NAME: _____	ADDRESS: _____	E-MAIL: _____
NAME: _____	ADDRESS: _____	E-MAIL: _____
NAME: _____	ADDRESS: _____	E-MAIL: _____
NAME: _____	ADDRESS: _____	E-MAIL: _____

The Louise S. McGhee School
 NPT Meeting- Tuesday, March 17, 2015 at 6:00pm
 Individuals and Associations Notified of Meeting

Name	Address	Local Property Address	Method Notified
Klein Robert O	27 Boulder View, Irvine, CA 92603	2416 St Charles Ave	U.S. Mail
Georgianpartnership Sizeler	2542 William Blvd Kenner, LA 70062	2239 St Charles Ave	U.S. Mail
Carlos Melaxas	Joseph P Guillory 2302 Carondelet Street New Orleans, LA 70130-4025	2302 Carondelet St	U.S. Mail
Louise S Megehee School	2343 Prytanis St New Orleans, LA 70130	1538 Philip St	U.S. Mail
Cross Steven M	2249 Carondelet St, New Orleans, LA 70130	1627 Philip St	U.S. Mail
M. J. Falgoust, Inc	337 Carondelet St, New Orleans, LA 70130- 0	2318 St Charles Ave	U.S. Mail
Harrison Judy A	7158 Chimney Corners, Austin, TX 78731	1536 1St St	U.S. Mail
John N Casbon	1518 First St, New Orleans, LA 70130	1518 1St St	U.S. Mail
Seda H2 LLC	4506 Avebury Plano, TX 75024	1533 2Nd St	U.S. Mail
Hebert 1St Street Properties, LLC	628 Ade Lane, Gretna, LA 70056	1619 1St St	U.S. Mail
St Charleslc 2236	C/O Thomas B Brown 2236 St Charles Avenue New Orleans, LA 70130	2236 St Charles Ave	U.S. Mail
Brent Melancon	Etal 539 Philip St New Orleans, LA 70130	1539 Philip St	U.S. Mail
Aaron S Dumont	2308 Prytanis St New Orleans, LA 70130	2308 Prytanis St	U.S. Mail
Pigott John D III	1530 First St, New Orleans, LA 70130	1530 1St St	U.S. Mail
Blumenthal Steiner Testamentary Jane	C/O Liskow & Lewis 1001 Fannin St Ste 1800 Houston, TX 77002	2302 St Charles Ave	U.S. Mail
Raoul P Scov'	2300 Prytanis St New Orleans, LA 70130	2300 Prytanis St	U.S. Mail
1633 First Street Acquisitions, LLC	1305 Distributors Row Suite K New Orleans, LA 70123	1633 1St St	U.S. Mail
The Marilyn Kelly Revocable	4035 St Charles Ave, New Orleans, LA 70115	2313 St Charles Ave	U.S. Mail
Breel Bonnie	2220 St Charles Av, New Orleans, LA 70130	2220 St Charles Ave	U.S. Mail
Denver B Penlecost	Etal. 2305 St Charles Av New Orleans, LA 70130	2307 St Charles Ave	U.S. Mail
Troutt William E	2316 Prytanis Street, New Orleans, LA 70130	2316 Prytanis St	U.S. Mail
Leblanc Mark G	2311 St Charles Avenue, New Orleans, LA 70130	2309 St Charles Ave	U.S. Mail
Bank One, Na	C/O Industry Consulting Group Po Box 810490, Dallas, TX 75381-0490	2200 St Charles Ave	U.S. Mail
Martin Cedric D	1410 Second Street, New Orleans, LA 70130	1542 Philip St	U.S. Mail
Thomas G Bambrick	544 St Annes Dr Holland, OH 43528	2304 Carondelet St	U.S. Mail
Joseph G Jr Landrieu	2400 St Charles Ave New Orleans, LA 70130	2400 St Charles Ave	U.S. Mail
Peggy Sue Herrington	2228 St Charles Ave New Orleans, LA 70130-5822	2228 St Charles Ave	U.S. Mail
Riverlake N O Properties LLC	826 Adams Street New Orleans, LA 70118	2258 St Charles Ave	U.S. Mail
Gay M Winth	1545 Philip St New Orleans, LA 70130	1545 Philip St	U.S. Mail
Rebekah E Gee	2265 St Charles Ave New Orleans, LA 70130	2265 St Charles Ave	U.S. Mail
Henry Property Management Trust	1533 2Nd St, New Orleans, LA 70130	1533 2Nd St	U.S. Mail
Breel Bonnie	2220 St Charles Av, New Orleans, LA 70130	2220 St Charles Av C	U.S. Mail
Dennis Flander J	2915 Camp St, New Orleans, LA 70115	2302 St Charles Av 2A	U.S. Mail
Flander J Dennis	2302 St Charles Avenue #2B New Orleans, LA 70130	2302 St Charles Av 2B	U.S. Mail
Marie D Orneil	2302 St Charles Ave Unit 3-A New Orleans, LA 70130	2302 St Charles Av 3A	U.S. Mail
Marie D Orneil	2302 St Charles Ave Unit 3A New Orleans, LA 70130	2302 St Charles Av 3B	U.S. Mail
Levy Arthur J Jr	18413 N. Mission Hills Ave, Baton Rouge, LA 70810	2302 St Charles Av 4A	U.S. Mail
Little Elizabeth S	P O Box 1261, Highlands, NC 28741	1633 1St St	U.S. Mail
Rault Gerard A, Jr	1633 First St Unit 103, New Orleans, LA 70130	1633 1St St	U.S. Mail
Jeffrey R Soyce	Etal 1633 First St Unit 201, New Orleans, LA 70130	1633 1St St	U.S. Mail
Wyszynski Andrzej E	100 Olives Branch, Shady Shores, TX 76208	1633 1St St	U.S. Mail
Qayyum Shahid	3724 Lake Aspen W Dr, Gretna, LA 70056	1633 1St St	U.S. Mail
Cesar M, Jr Roca	9585 Timbercreek Bl Spanish Fort, AL 36527	1633 1St St	U.S. Mail
Guilmino Brad D	1633 1St St #301, New Orleans, LA 70130	1633 1St St	U.S. Mail
Davis W. Sexton And	462 Sexton Rd, Sebastopol, CA 95472	1633 1St St	U.S. Mail
Wu Justin L	1633 First St Unit 303, New Orleans, LA 70130	1633 1St St	U.S. Mail
Smith Ronald D	13649 Landmark Dr, Baton Rouge, LA 70810	1633 1St St	U.S. Mail
Whol Michael S	1601 First Street, New Orleans, LA 70130	2323 St Charles Ave	U.S. Mail
Balsamo Gary A	2323 St Charles Avenue, New Orleans, LA 70130	2323 St Charles Av	U.S. Mail
Meza James Jr	2321 St Charles Avenue, New Orleans, LA 70130	2321 St Charles Av	U.S. Mail
Resident of	2416 St Charles Ave, New Orleans, LA 70130		U.S. Mail
Resident of	2233 St Charles Ave, New Orleans, LA 70130		U.S. Mail

Resident of	1627 Philip St, New Orleans, LA 70130		U.S. Mail
Resident of	2318 St Charles Ave, New Orleans, LA 70130		U.S. Mail
Resident of	1536 1st St, New Orleans, LA 70130		U.S. Mail
Resident of	1533 2nd St, New Orleans, LA 70130		U.S. Mail
Resident of	1619 1st St, New Orleans, LA 70130		U.S. Mail
Resident of	2302 St Charles Ave, New Orleans, LA 70130		U.S. Mail
Resident of	1633 1st St, New Orleans, LA 70130		U.S. Mail
Resident of	2313 St Charles Ave, New Orleans, LA 70130		U.S. Mail
Resident of	2307 St Charles Ave, New Orleans, LA 70130		U.S. Mail
Resident of	2309 St Charles Ave, New Orleans, LA 70130		U.S. Mail
Resident of	2200 St Charles Ave, New Orleans, LA 70130		U.S. Mail
Resident of	1542 Philip St, New Orleans, LA 70130		U.S. Mail
Resident of	2304 Carondelet St, New Orleans, LA 70130		U.S. Mail
Resident of	2355 St Charles Ave, New Orleans, LA 70130		U.S. Mail
Resident of	2302 St Charles Av 2A, New Orleans, LA 70130		U.S. Mail
Resident of	2302 St Charles Av 4A, New Orleans, LA 70130		U.S. Mail
Resident of	1633 1st St, New Orleans, LA 70130		U.S. Mail
Resident of	1633 1st St, New Orleans, LA 70130		Hand Delivered
Resident of	1633 1st St, New Orleans, LA 70130		Hand Delivered
Resident of	1633 1st St, New Orleans, LA 70130		Hand Delivered
Resident of	1633 1st St, New Orleans, LA 70130		Hand Delivered
Resident of	2323 St Charles Ave, New Orleans, LA 70130		U.S. Mail
Resident of	2308 St Charles Ave, New Orleans, LA 70130		U.S. Mail
Resident of	1618 Philip St, New Orleans, LA 70130		U.S. Mail
Resident of	2301 St Charles Ave, New Orleans, LA 70130		U.S. Mail
St. Charles Avenue Association Attn: Robert Hassinger	PO Box 15833, New Orleans, LA 70175		U.S. Mail
St. Charles Avenue Merchants Association Attn: Edward Halparrn	1525 Prytanias St, New Orleans, LA 70130		U.S. Mail
Garden District Association Attn: Shelley Landrieu	PO Box 50836, New Orleans, LA 70112		U.S. Mail
Jefferson City Improvement Association Attn: Mary Price	5015 Camp Street, New Orleans, LA 70115		U.S. Mail
Latoya Cantrell	City Hall, Room 2W10, 1300 Perdido Street, New Orleans, LA 70112		U.S. Mail
Ellen Coleman	1311 Octavia Street, New Orleans, LA 70115		E-mail
Gene Dry	6325 Falton Street, New Orleans, LA 70118		E-mail
Al Bienvenu	14 Audubon Boulevard, New Orleans, LA 70118		E-mail
Scott Zander	1001 Webster Street, New Orleans, LA 70118		E-mail
Melissa Steiner	5411 Marcia Avenue, New Orleans, LA 70124		E-mail
Charlotte Travieso	2828 Camp Street, New Orleans, LA 70115		E-mail
Donna Appar	3025 Prytanias Street, A, New Orleans, LA 70115		E-mail
Muffin Balart	191 Ridgewood Dr., Metairie, LA 70005		E-mail
Adeláide Wisdom Benjamin	1837 Palmer Ave., New Orleans, LA 70118		E-mail
Charlotte Christman	P.O. Box 701159, Houston, TX 77270		E-mail
Richard Currence	17 Rosa Park, New Orleans, LA 70115		E-mail
Margo Jackson DuBois	7315 Onyx Street, New Orleans, LA 70124		E-mail
Tim Francis	1015 Penision Street, New Orleans, LA 70115		E-mail
Madhavi King	5131 Dryades Street, New Orleans, LA 70115		E-mail
Jimmy Kock	1830 Octavia Street, New Orleans, LA 70115		E-mail
John Lagarde	8708 Chretien Point Pl., River Ridge, LA 70123		E-mail
Baldwin Montgomery	534 Henry Clay Ave., New Orleans, LA 70118		E-mail
Betsy Nally	5509 Hurst St., New Orleans, LA 70115		E-mail
Margo Sanders Phelps	1416 Valmont Street, New Orleans, LA 70115		E-mail
Jill Plotkin	5524 Marcia Avenue, New Orleans, LA 70124		E-mail
Mary Rendelro	1535 Octavia Street, New Orleans, LA 70115		E-mail
Mary Schmidt	1506 Seventh Street, New Orleans, LA 70115		E-mail
Laura Shields	2324 Camp Street, New Orleans, LA 70130		E-mail
John Stockmeyer	464 Pine Street, New Orleans, LA 70118		E-mail
Catherine Burns Tremaine '42	1435 Second Street, New Orleans, LA 70130		E-mail

George Villere	9 Audubon Place, New Orleans, LA 70118	E-mail
Mary von Kurnatowski	818 St. Charles Ave, New Orleans, LA 70130	E-mail
James Williams	3616 Lake Michel Court, Gretna, LA 70056	E-mail
George Young	1309 Octavia Street, New Orleans, LA 70115	E-mail