CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

City Planning Commission

Date 9/7/16
Tracking Number 16-2006

MASTER PLAN APPLICATION

APPLICATION FOR AMENDMENT TO
PLAN FOR THE 21ST CENTURY: NEW ORLEANS 2030 (THE MASTER PLAN)

Complete Application Required: Use this form for all requests to amend Plan for the 21st Century: New Orleans 2030 (the Master Plan). The City will not process an application that does not have all the required items. To accept your application, each of the items listed under Required Components must be submitted at the same time.

Early Consultation: Prior to submitting an application, the applicant is required to set up a pre-application conference meeting with a City Planner to discuss the proposal. City Planning staff will provide the applicant with assistance and information on the application feasibility, decision criteria, review time, and whether a Neighborhood Participation Program (NPP) meeting is required.

Application Acceptance: All applicants are required to bring in one copy of the application package for informal review by a staff planner, prior to the formal application to ensure that the application is complete. Applications will be accepted at the City Planning Commission between 8:00 AM and 5:00 PM Monday through Thursday and between 8:00 AM and 3:30 PM Friday. No appointment is necessary for the formal application submittal; however, an appointment with a City Planner is necessary for the early consultation. Mailed, faxed or e-mailed applications will not be accepted.

Purpose: The Master Plan is a long-term vision for the future of New Orleans. It contains policy recommendations across a spectrum of topics, but with a particular focus on the built environment. Amendments reflecting updated information, changing trends, best practices, or community goals are generally either text changes or revisions to the Future Land Use Map (FLUM). Text amendments affect the policies of the comprehensive plan on a City-wide level. Map amendments influence the potential uses and development of specific properties. A FLUM amendment may affect a site's zoning designation when zoning is revised comprehensively or when a zoning change application is submitted. Text and map amendments must be consistent with the overall policy intent of the Master Plan. Justification for the change(s) within the context of the Master Plan is the responsibility of the applicant.

When to Apply and Process: In 2016, the amendment application period will begin on April 25th and close on July 29th. Once the amendment application packet is submitted for review, the City Planning Commission will arrange a public meeting and publish a notice in a local newspaper of general circulation at least fifteen days in advance of the meeting. In addition to the public meetings, the City Planning Commission will hold a public hearing(s) to approve, approve with modifications, or disapprove the proposed amendments. A staff report and recommendations will be available to aid the discussion. The Planning Commission's recommendation will be forwarded to the City Council for final disposition.

REQUIRED COMPONENTS

Amendment to Text of Master Plan

- Completed application form
- Reasons for change may address the following criteria:
  - Public benefits from the proposed change
  - Health, safety & welfare
  - Evaluation of current public policy
  - Other factors
- FEE: $1,500 (Only applies to Descriptions of Future Land Use Categories of Ch.14,Sec.C)

Amendment to Future Land Use Map

- Completed application form (must be the property owner)
- Neighborhood Participation Program Report (see NPP Resource Guide)
- Reasons for change may address the following criteria:
  - Change in land use trends
  - Impacts on neighboring property
  - Evaluation of existing zoning classification & the current future land use classification
  - Public benefits from the proposed change
  - Health, safety & welfare
  - Other factors
- Photographs of subject site
- FEE based on table below

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

Accepted forms of payment include check, cashier's check, money order, Visa, MasterCard, & Discover.

TO BE COMPLETED BY CPC STAFF

Intake Plannner BMP
Date Recieved 9/7/16
Amount Received $ 4,000
Planning District

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

City Planning Commission

Date _____

Tracking Number _____

MASTER PLAN APPLICATION

REQUEST FOR CHANGE IN TEXT OF MASTER PLAN

REQUESTS OPEN TO ALL RESIDENTS

For text amendment changes, including changes to graphics, tables, or maps, the applicant must provide the chapter as well as the page number of the amendement that the applicant wishes to change. Proposed additions to the text should be underlined; proposed deletions from the text should be indicated by strikethrough. If the change is for a graphic, table, or map other than the Future Land Use Map(s), indicate the volume, chapter, and page number along with the title of the graphic, table, or map.

Volume_____ Chapter(s)_____ Page No(s)_____ Title(s)_____

Attach a copy of current graphic, table, or map, if applicable.

Specific proposed change to text (if necessary, applicant may submit additional sheets):

REQUEST FOR CHANGE TO FUTURE LAND USE MAP

MAY BE REQUESTED BY OWNER OF PROPERTY(S)

For a change to a Future Land Use Map, there must be a clear description and map of the boundaries. The request should indicate the present Future Land Use Map designation and the designation that is being requested for the area. If more than one category is being requested, precise boundaries of each requested land use designation must be described and indicated on maps. A statement describing the reasons for the requested change must be included in the application.

Boundaries of Area (A separate applicaton is needed for each non-contiguous property)_____

Aurora Property: Gulf Intracoastal Waterway, I-510 (Paris Road), AlmonasterBlvd, Woodland Heights Subdivision

Municipal Address(es)_____

n/a

Square Number(s) _____ Lot Number(s) 162 - 190

Tax Bill Number(s) n/a

Square footage of area 89 acres

Future Land Use Map Designation (current status) General Planned Development

Proposed Future Land Use Map Designation Industrial

CITY OF NEW ORLEANS
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City Planning Commission

Date _____

Tracking Number _____

MASTER PLAN APPLICATION

APPLICANT INFORMATION FOR AMENDMENTS TO THE MASTER PLAN

APPLICANTS FOR AMENDMENTS TO FUTURE LAND USE MAPS (FLUM) MUST BE THE OWNER OF THE SUBJECT PROPERTY

Applicant Type: Oorganization ⊘public official/agency Oindividual citizen ⊘property owner Oother

Applicant Name (and org. name if applicable) Board of Commissioner of the Port of New Orleans

Address 1350 Port of New Orleans Place

City New Orleans State Louisiana Zip 70130

Phone 504.528.3450 Email address frankick@portno.com

Applicant Type: Oorganization Opublic official/agency Oindividual citizen Oproperty owner Oother

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: Oorganization Opublic official/agency Oindividual citizen Oproperty owner Oother

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: Oorganization Opublic official/agency Oindividual citizen Oproperty owner Oother

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: Oorganization Opublic official/agency Oindividual citizen Oproperty owner Oother

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

CITY OF NEW ORLEANS
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Date _____

Tracking Number _____

MASTER PLAN APPLICATION

ACKNOWLEDGMENTS

If ownership is joint, each owner must be listed. If multiple squares, then applicants must own not less than 50% of the land for which the amendment is requested. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on its behalf. If ownership is an LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, applicant may be required to submit proof of ownership documents, such as copies of a recorded act of sale, act of exchange, act of donation, or other documents.

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

Applicant Signature _____ Date 8-15-16

Applicant Signature _____ Date _____

(Notarization is only required for application subject to a fee.)

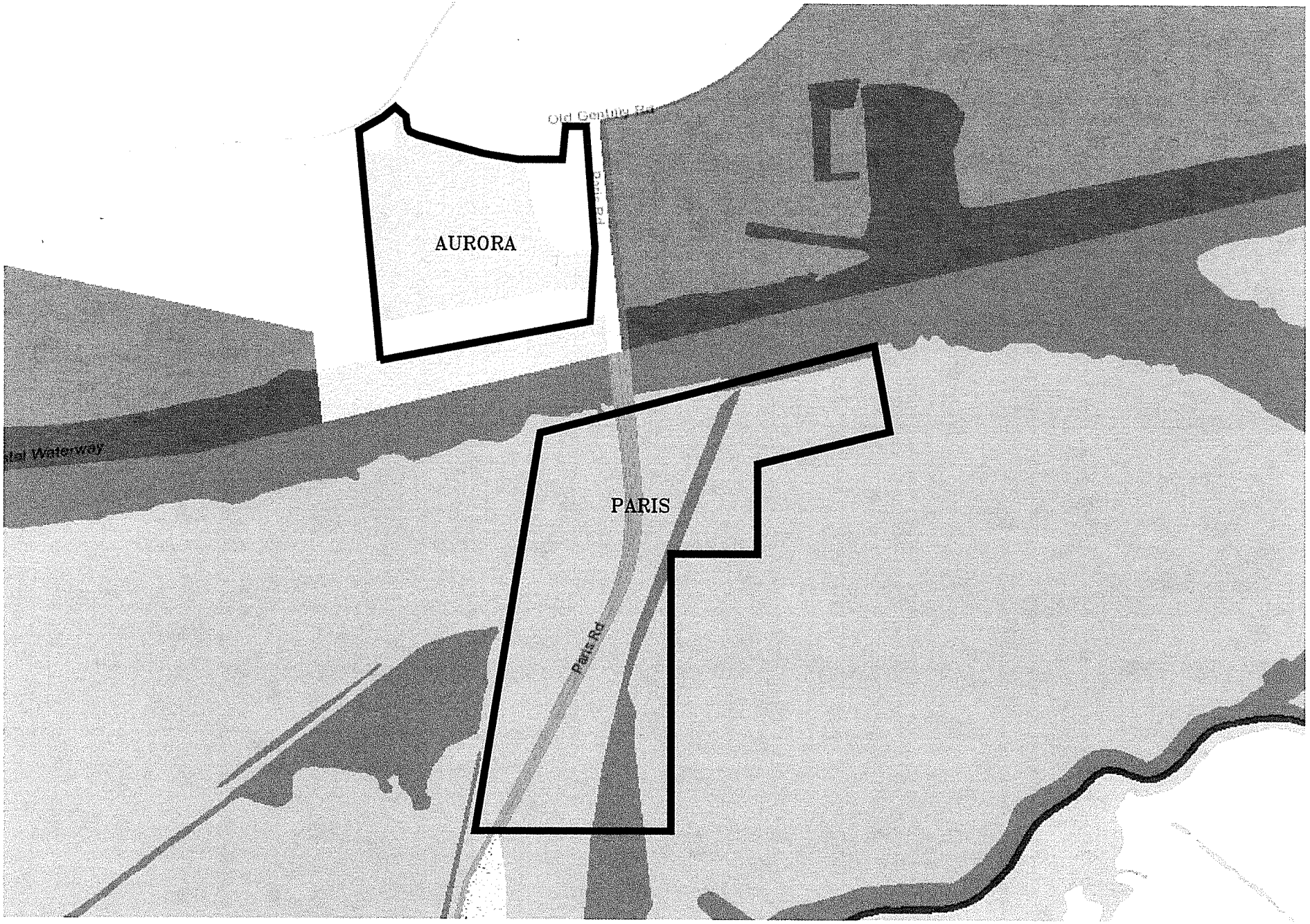
STATE OF LOUISIANA, PARISH OF ORLEANS

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

Sworn and subscribed before me this 15th day of August 20 16 .

My Commission Expires For Life

KIRK A. ORDOYNE
NOTARY PUBLIC
BAR # 31521
STATE OF LOUISIANA
MY COMMISION IS FOR LIFE


AURORA
PARIS
Paris Rd

PORT NOLA
THE PORT OF NEW ORLEANS

Board of Commissioners of the Port of New Orleans
Application to Amend
Plan for the 21st Century

Port of New Orleans History and Mission

Introduction.
The Mississippi River at New Orleans provides a strategic location for national and international maritime commerce which benefits the City of New Orleans (the "City") and surrounding region economically. From the City's earliest days as a Native American trading post, its economy and commerce have grown organically around this maritime industrial hub which is now a major international port. Consequently, port activities are the heart of commerce and industry in New Orleans. This symbiotic relationship of the Port of New Orleans and the City is recognized in Vol. 2 Chapter 9 of the Master Plan.

Legislative Background.
The Board of Commissioners of the Port of New Orleans (Port NOLA) was created by statute in 1896 to regulate maritime commerce generated by port activities on behalf of the State. The enabling legislation, which delegates the State's authority to Port NOLA for administration, provides that Port NOLA "shall have the power to regulate the commerce and traffic of the Harbor of New Orleans in such manner as may be in their judgment best for its maintenance and development". In 1910, the State constitution was amended giving Port NOLA constitutional and expanded authority "to erect and operate warehouses and other structures necessary to the commerce of Port NOLA." Subsequent legislation authorized Port NOLA to "acquire, operate and develop real property in its own right in furtherance of its mandate to regulate, maintain and develop Port NOLA for the good of the public of the State." The Board's constitutional mandate was confirmed and protected when the state legislature adopted a new Constitution in 1973, which assured that the authority of Port NOLA could only be changed by a 2/3rds vote of the legislature.

Current Economic Impact.
Today, it is easy to measure Port NOLA's impact on the City. Cargo-handling alone at Port NOLA results in 3,600 direct jobs for residents of Orleans Parish. These direct Orleans Parish jobs represent about 30% of the 12,000 total direct jobs which Port NOLA's cargo generates in the region. This direct job number does not include a multiplier effect of other related jobs in the region created in response to or in service of the direct jobs. Further, the expanding cruise industry generates one million passenger embarkations/disembarkations per year, positively impacting the hospitality sector and City revenues by bringing more tourists to the area, and in other sectors servicing the cruise lines themselves. Port NOLA powers this economic engine by using its properties and facilities to generate rents and user fees. There are no dedicated taxes supporting Port NOLA's operations and all of Port NOLA's operating expenses are funded through self-generated revenue.

Reasons for Application for Review.

To remain competitive in the international and national maritime industry, and to further preserve its ability to continue generating jobs and investment for the region, Port NOLA requires land use and zoning compatible with its legislative mandates.

The *Plan for the 21st Century* (Master Plan) recognizes the impact of Port NOLA in "Enhancing Prosperity and Opportunity," and offers as a recommendation to promote economic growth the following plan of action:

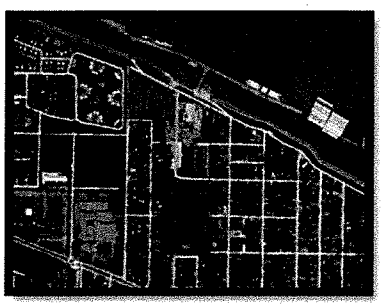
> "Strategy- Preserve and Expand the port and maritime industry." Recommended Action- "Seek to increase value-added manufacturing and distribution activities on Port-owned industrial land" and "Ensure that adequate infrastructure and zoning regulations are in place to facilitate business expansion." (Emphasis added, and see (Vol. 2, Ch. 9).)

For several Port NOLA properties, implementation of the Master Plan and Comprehensive Zoning Ordinance (the "CZO") inadvertently prohibits the use of the properties in accordance with the purpose of the State's mandate. In three instances, the Master Plan and new CZO change the use and zoning of land owned by Port NOLA from maritime industrial to other unrelated uses. Oddly, these changes, as well as being incompatible with Port NOLA's legislative mandate, are inconsistent with the City's own recommended strategy: the designation changes effectively remove the properties from being marketed and developed in maritime commerce. Again, Port NOLA is authorized to acquire and develop land to promote maritime commerce and generate revenues for other Port NOLA activities. Each of the properties addressed in this application were acquired for that specific purpose. Each is located on a federal waterway, either the Mississippi River or the Gulf Intracoastal Waterway, where Port NOLA, as the federally designated political assuring authority, fulfills state and federal functions. Accordingly Port NOLA makes this application to the City Planning Commission to bring the Future Land Use Map in alignment with Port NOLA's legislative mandate and will seek a corresponding change to a compatible zoning designation under the CZO.

PORT NOLA
THE PORT OF NEW ORLEANS

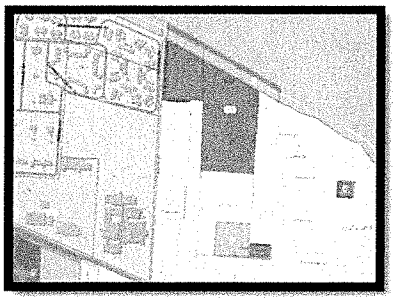
Port NOLA Future Land Use Map Amendments

Port NOLA Site WB20 – Todd Shipyard, 3110 Patterson Drive



Arial

Future Land Use Map: Industrial, Mixed Use & Park



Zoning Map: Maritime Industrial, Medium Density Mixed Use, and Neighborhood Open Space

The former Todd Shipyard, located on the Mississippi River adjacent to Federal City, employed up to 1,400 New Orleans residents in its heyday. Until September of 2015, it was zoned Heavy Industrial. The site had fallen out of use by Port NOLA because of environmental conditions, which were recently remediated to industrial standards. In the new CZO, it has been divided into three different land use and several zoning designations as shown above and which are; (i) Industrial; (ii) Mixed Use of residential and commercial; and (iii) on the batture, top of the levee, and southern portion, Park Land and Open Space.

In response to Port NOLA's 2011 Master Plan amendment application, City Planning Commission (CPC) staff recommended that the batture side of the levee be amended from Parkland and *Open Space* to Industrial as there is currently a "topside" ship repair business located there. Further south of the levee in the Todd Shipyard tract is an area (approximately 12 acres) where the Industrial designation is retained. However, the CPC staff opined that the top area and south side of the levee should be Parkland and Open Space for the walking and bicycling path that is located there, thus bisecting the batture from the remainder of the industrial property with a recreational strip. To the south of the 12 acre tract, a new area was created within the Todd Shipyard site and designated Medium Intensity Mixed-Use (approximately 5.3 acres). A two-acre portion at the southernmost section of the site is designated as Parkland and Open Space. This latter green space is currently leased to the City as a playground. The lease expires in 2025. Thus the City does not have a permanent property right to use Port NOLA's land as a park in this area, although we understand improvement/infrastructure funding is authorized. These changes which were implemented in the Master Plan and CZO result in only twelve of the twenty-two acre tract being available for maritime industrial use.

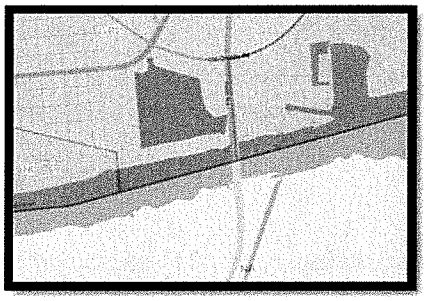
At the urging of the neighborhood and a former District Councilperson, Port NOLA spent $2 million to remove the aging Todd Shipyard improvements, perform an environmental remediation of the site, and replace the fencing. However, during the demolition of former shipbuilding facilities at Todd Shipyard, soil contamination was identified and remediated to satisfy industrial standards through the LDEQ process.

Accordingly, Port NOLA files this application for a land use change now so that the property will be marketable for traditional uses of Port NOLA properties. Conversations with CPC staff indicated that the property was zoned to create a buffer between the industrial area and the surrounding residential area. However, this results in a balkanized zoning on a single property that is not likely to be developed for any use except industrial because of its history as a shipyard and its environmental status. Port NOLA believes that a landscaping buffer, as already required by Article 23 of the CZO, is sufficient to meet the public policy purpose that the CPC staff seeks to accomplish by making portions of the property Mixed Use and *Open Space.*

The Todd Shipyard is environmentally ready to be placed back into maritime commerce and create jobs in an area of the City that would benefit from an economic catalyst. Port NOLA respectfully requests that Future Land Use Map and corresponding Zoning be amended to the corresponding Industrial Use and Maritime Industrial zoning for the entire site.

Port NOLA Site GIWW 30 – Aurora Property

Aerial



Future Land Use Map: Planned Development Area

Zoning Map: General Planned Development District

The Aurora Property is an 89-acre site located on the northern bank of the Gulf Intracoastal Waterway with direct access to Interstate 510. Zoned Heavy Industrial until September 2015, the site is now designated General Planned Development in Land Use and Zoning.

Port NOLA applied to amend the Land Use for Aurora to Industrial in the 2011 amendment period and was unsuccessful because of the City's interest in preserving the ability to protect wetlands. However, this type of protection is not necessary for Port NOLA is already a responsible public body on environmental issues. Port NOLA was the first maritime participant in the Louisiana Department of Environmental Quality Leadership Program and is Green Marine-certified. Additionally, Port NOLA has become a recognized sustainable port development leader and will adhere to all applicable federal and state environmental requirements when developing the Aurora site. In any event, we question the need for this protection for this property as Aurora is already surrounded on three sides by Industrial Land Use and is adjacent to the Michoud power plant. Finally, the 1972 Coastal Zone Management Act (CZMA) requires Port NOLA to acquire a Coastal Use Permit from this agency. This should serve the same purpose as the City is attempting to accomplish with the CZO.

Of import as well, the Aurora site is an ideal location for a large-scale industrial use, such as energy production, manufacturing, trans-loading or warehousing. Port NOLA has received interest in the Aurora Property for use as a power plant, a distribution center, and an alternative energy production site. All of these uses would create numerous jobs for the citizens of New Orleans, increase cargo flowing through Port NOLA, and create value-added services jobs in drayage and stevedoring. The limitations of conditional use and planned development applications, as well as design restrictions, including a 60% open space requirement, have inhibited the ability of Port NOLA to market Aurora in the six years since the Master Plan was implemented. Port NOLA respectfully requests that Future Land Use Map and corresponding Zoning be amended to Industrial and Maritime Industrial.

Port NOLA Site GIWW 35 – Paris Property

Aerial

Future Land Use Map: Natural Areas

Zoning Map: Natural Areas District

The Paris Property is a 192-acre site located on the southern bank of the Gulf Intracoastal Waterway with direct access to Paris Road (Interstate 510). Unitl Septmeber of 2015, it was zoned Heavy Industrial. It is currently designated Natural Area in Land Use and Zoning.

In the 2011 Master Plan amendment period, Port NOLA applied to amend the Future Land Use to Industrial. CPC staff recommended amending the Land Use to General Planned Development like the Aurora property. This amendment was not approved by the City Council because of objections from an environmental group. Under the current designations, Port NOLA is foreclosed from developing or marketing the property.

While Port NOLA understands the need for water mangagement and the goal of the designation of Natural Areas to "retain and preserve natural areas and wetlands resources for storm water storage, conservation, public enjoyment, and for protection of coastal resources," this use is too restrictive and not compatible with Port NOLA's mandate on the GIWW from the state and federal governments. The intent of Natural Areas Zoning District is to provide storm water protection and reduce flooding possibilities because of abnormal tides in Lake Pontchartrain, Lake Borgne, and various tidal waterways in and adjacent to Orleans Parish." The Paris Property is not adjacent to these lakes and is inside the Inner Harbor Navigation Canal Lake Borgne Surge Barrier. As in the other instances, the land use and zoning designations do not accomplish the stated policy goal of the Master Plan to enhance and further the development of maritime commerce in the City. Port NOLA submits that on this property, like Aurora, permitting from the CZMA would suffice to address wetlands issues and allow a compatible maritime commercial use

In the six years that the Master Plan Future Land Use Map has designated the Paris site as Natural Area, marketing the site for Port NOLA's traditional maritime uses, such as barge docking and drayage, or as a companion development to Aurora across the GIWW, has been virtually impossible. CPC staff has recommended selling the property if a tenant cannot be identified, but this is not a practical option because of the severe limits placed on the property by the permitted and conditional uses with a Natural Area Zoning designation. Port NOLA respectfully requests Land Use and corresponding Zoning be amended to Industrial and Maritime Industrial.

AURORA & PARIS PROPERTIES NPP REPORT

Date of Report: 27 July 2016

Project Name: Aurora Property and Paris Property Amendment to the Future Plan Use Map

Overview: This report provides the results of the implementation of the Aurora Property and Paris Property Amendment to the Future Plan Use Map Neighborhood Participation Program for property located on the north and south banks of the Gulf Intracoastal Waterway at Paris Road (Interstate-510) see attached map. The Board of Commissioners of the Port of New Orleans (Port NOLA) intends to file an application to amend the *Plan for the 21st Century* Future Land Use Map to Industrial and subsequent zoning to Maritime Industrial for these two sites. This report provides a summary of contacts with citizens, neighbors, public agencies, and inter5ested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, correspondence and summary sheets, and other materials are attached.

Contact:
Karley D. Frankic, Real Estate Development Manager
Port of New Orleans
1350 Port of New Orleans Place
New Orleans, Louisiana 70130
504.528.3450
frankick@portno.com

Neighborhood Meeting: The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [comments, sign in lists, and other feedback are attached].

1. Tuesday, 19 July 2016, 16:30: New Orleans East Hospital Community Room 5620 Read Boulevard. 7 neighbors and 3 Port NOLA staff in attendance

Correspondence and Telephone Calls:

1. 7 July 2016: __ letter mailed to contact list provided by City Planning Commission
2. 13 July 2016: Telephone call with Steve Molner of Entergy New Orleans
3. 20 July 2016: Telephone call and email with Clyde Contraire, agent for George Maynard Tract
4. 20 July 2016: Email correspondence with Dave Larsen, President of Larsen Intermodal, Inc.

Results:

There were __ persons/address invited to the community meeting, 7 attended. See summary below:

1. Nearby property owners inquired if their property could be included in Port NOLA's application. It was explained that only property owners can apply for their property. This was met with disappointment as adjacent property owners are unhappy with their Future Land Use and Zoning as General Planned Development or Natural Area.
2. The representative of the Eastern New Orleans Civic Association raised the concern that if allow Maritime Industrial zoning then hotels and amusement parks would be allowed. Port NOLA staff assured him that this was not the intended use for these two properties.
3. Neighboring property owners noted that development of these two sites could reduce the illegal dumping prevalent in the area.

Name	Address1	Address2	City	State	Zip	RETURNED UNDELIVERABLE
Occupant	1 Grant Ave		New Orleans	LA	70128	X
Occupant	1 Hornuff St		New Orleans	LA	70128	X
Occupant	10 Paris Rd		New Orleans	LA	70128	X
New Orleans East Economic Development Foundation	10001 Lake Forest Boulevard, Suite 1101		New Orleans	LA	70127	X
Occupant	11 Paris Rd		New Orleans	LA	70128	X
Occupant	11636 Gentilly Hwy		New Orleans	LA	70128	X
Occupant	11699 Old Gentilly Rd		New Orleans	LA	70128	X
Occupant	11733 Old Gentilly Rd		New Orleans	LA	70128	X
Occupant	12 Paris Rd		New Orleans	LA	70128	X
Occupant	13 Paris Ave		New Orleans	LA	70128	X
Occupant	2 Grant Ave		New Orleans	LA	70128	X
Occupant	3 Grant Ave		New Orleans	LA	70128	X
Occupant	4 Grant Ave		New Orleans	LA	70128	X
Occupant	53904 Sitka St		New Orleans	LA	70128	X
Occupant	54083 Grant Ave		New Orleans	LA	70128	X
Occupant	54200 Grant Ave		New Orleans	LA	70128	X
Occupant	54227 Grant Ave		New Orleans	LA	70128	X
Occupant	54228 Grant Ave		New Orleans	LA	70128	X
Occupant	54229 Grant Ave		New Orleans	LA	70128	X
Occupant	54327 Gentilly Rd		New Orleans	LA	70128	X
Occupant	54328 Gentilly Rd		New Orleans	LA	70128	X
Occupant	5433801 Almonaster Av		New Orleans	LA	70128	X
Occupant	5433801 Almonaster Ave		New Orleans	LA	70128	X
Occupant	7 Grant St		New Orleans	LA	70128	X
Occupant	8 Grant Ave		New Orleans	LA	70128	X
Republic Freight System Inc	P.O. Box 471		Akron	OH	44309	X
Joseph Chianelli	Po Box 58		Violet	LA	70092	X
George Maynard	100 Moss Ln		River Ridge	LA	70123	
Shirley B Sindik	1138 Lake Ave.		Metairie	LA	70005	
Occupant	11441 Almonaster Ave		New Orleans	LA	70128	
Pelicanos, LLC	11600 Old Gentilly Rd		New Orleans	LA	70129	
Pelicanos, LLC	11600 Old Gentilly Road		New Orleans	LA	70128	
Occupant	12169 Old Gentilly Rd		New Orleans	LA	70128	
Occupant	12221 Old Gentilly Rd		New Orleans	LA	70128	
Larsen Properties LLC	12301 Old Gentilly Rd		New Orleans	LA	70129	
Occupant	12301 Old Gentilly Rd		New Orleans	LA	70128	
Murvil Properties LLC	2017 Rosetta Dr		Chalmette	LA	70043	
Rumio Pascual Sr	2109 W Beauregard St		Chalmette	LA	70043	
Kyle M Rein	4344 Colorado Ave		Kenner	LA	70065	
New Orleans East Business Association	4434 West Poche Court, Ste. 9237		New Orleans	LA	70128	
East New Orleans Neighborhood Advisory Council (ENONAC)	7100 Read Road, Suite 201		New Orleans	LA	70127	
Boh Bros Construction Co Inc	730 S Tonti St		New Orleans	LA	70119	
Occupant	9130 Almonaster Ave		New Orleans	LA	70128	
Amid Travel Plaza Inc	C/O Robert Charbonnet	12170 Old Gentilly Rd	New Orleans	LA	70129	
Robco Inc	Et Al C/O Gordon K Konrad	P O Box 10890	Jefferson	LA	70181-0890	
Eastern New Orleans Civic Association	PO Box 872051		New Orleans	LA	70187	

PORT NOLA
THE PORT OF NEW ORLEANS

Aurora & Paris NPP Community
Meeting Invitation

July 7, 2016

Dear Neighbor:

The Board of Commissioners of the Port of New Orleans (Port NOLA) owns two sites located on the Gulf Intracoastal Waterway known as the Aurora Property and the Paris Property.

The Aurora Property is an 89-acre site located on the northern bank of the Gulf Intracoastal Waterway with direct access to Interstate510. Zoned Heavy Industrial until September of 2015, the site is designated General Planned Development in the City's Master Plan Future Land Use Map and Zoning. However, Aurora is surrounded on three sides by Industrial Land Use and is adjacent to the Michoud power plant. The Aurora site is an ideal location for a large-scale industrial use such as energy production, manufacturing, transloading or warehousing and would benefit the community as a catalyst site for further development and job creation. Port NOLA has received interest in the Aurora Property for use as a power plant, a distribution center, and an alternative energy production site. All of these uses create numerous jobs for the citizens of New Orleans, increase cargo flowing through Port NOLA, and create value-added services jobs in drayage and stevedoring. Port NOLA intends to request that Future Land Use Map and corresponding Zoning be amended to Industrial and Maritime Industrial.

The Paris Property is a 192-acre site located on the southern bank of the Gulf Intracoastal Waterway with direct access to Paris Road (Interstate510). Until September of 2015, it was zoned Heavy Industrial. It is currently designated Natural Area in the City's Master Plan Future Land Use Map and Zoning. No Industrial or commercial uses are permitted, and only a very limited number of commercial uses are listed as conditional. In the six years that the Master Plan Future Land Use Map has designated the Paris site as Natural Area, marketing the site for Port NOLA's legislatively mandated purpose has been impossible. Port NOLA intends to request the Future Land Use Map and corresponding Zoning be amended to return the site to Industrial and Maritime Industrial for the benefit of our community and local jobs.

Port NOLA's 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 the Future Land Use Map Amendment and present questions or concerns. We would like your input before we submit our application to the City Planning Commission.

The meeting will take place:

Tuesday, July 19, 2016 at 4:30 P.M. at
New Orleans East Hospital Community Room
5620 Read Blvd. New Orleans, LA 70127

This letter is being delivered through U.S. mail. At the meeting, Port NOLA 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 you have questions or comments, here's how to reach me. I hope to see you at the meeting on July 19th.

Sincerely,

Karley D. Frankic, Real Estate Development Manager
Port of New Orleans
1350 Port of New Orleans Place
New Orleans, Louisiana 70130
504.528.3450, frankick@portno.com

Aurora & Paris NPP Community Meeting — Sign-In List

	Name	Organization	Address	City, State, & Zip	Telephone	Email
1	Deborah Rein		4344 Colorado Ave	Kenner, LA. 70065	504-450-6637	drein55.marykay@yahoo.com
2	Wendy Rein		821 Derry Dr.	Kenner, LA. 70065		
3	André & Jeánette Hébert		2471 Paris rd.	New Orleans, LA 70129		
4	Janet Hood		2813 Tournefort St.	Chalmette 70043		jhood9155@yahoo.com
5	Rumie A Pascual		2109 W. Beauregard	Chalmette, LA. 70043	Cell 318-278-5333	
6	Calvin A. Lopez		P.O. Box 87205	New Orleans, LA 70187-2051		Enola Civic@gmail.com
7	Amelia Pellegrin	Port NOLA				
8	Miles Granderson		625 Baronne	NOLA 7013		miles@shermanstrategiesllc.com
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13						
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15						

2016/07/19

From:	Karley Frankic
To:	"rosesellshouses@cox.net"
Subject:	Port NOLA Land Use apps for Aurora & Paris Properties
Date:	Wednesday, July 20, 2016 2:55:00 PM
Attachments:	20160720_Aurora_Paris_Land_Use_Zoning_Briefing.pdf image001.png image003.png image004.png image005.png

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Attn: Mr. Clyde Contraire

Dear Clyde,

Thank you for your telephone call today. It was a pleasure to speak with you. I understand that you are the broker for the 94 acre George Maynard Tract located at 12221 Old Gentilly Road, across from the Palace Truck Stop. That property is also designated General Planned Development in Land Use and Zoning. It is not included in Port NOLA's application as only the property owner can make an application to amend the City's Master Plan Future Land Use Map. Attached is the information that I mentioned about why Port NOLA is applying to amend the Land Use and Zoning on our properties. This includes maps to help you get your orientation.

Best regards,

Karley

PORT NOLA
THE PORT OF NEW ORLEANS

Karley D. Frankic | Real Estate Development Manager
Port of New Orleans | frankick@portno.com
O. 504.528.3450 | M. 504.239.7477

From:	Karley Frankic
To:	"enolacivic@gmail.com"
Subject:	Port NOLA Land Use apps for Aurora & Paris Properties
Date:	Wednesday, July 20, 2016 3:02:00 PM
Attachments:	20160720_Aurora_Paris_Land_Use_Zoning_Briefing.pdf image001.png image003.png image004.png image005.png

Dear Calvin,

It was a pleasure to meet you at last night's NPP Community Meeting at New Orleans East Hospital. I am happy to share with you the information about the two sites on the GIWW that Port NOLA is applying to change the Master Plan Future Land Use Map to Industrial and Zoning to Maritime Industrial. This includes the maps of the Aurora and Paris Properties that we discussed. Take a look and feel free to ask me any questions you might have.

Best regards,

Karley

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O. 504.528.3450 | M. 504.239.7477

From:	Dave
To:	Karley Frankic
Cc:	"Chris Schenker"
Subject:	RE: Aurora Property
Date:	Wednesday, July 20, 2016 2:40:44 PM

I will review this. Thank you Karley.

Dave Larsen, President
Larsen Intermodal, Inc.
504-243-1991
cell: 504-628-1133

From: Karley Frankic [mailto:FrankicK@portno.com]
Sent: Wednesday, July 20, 2016 02:38 PM
To: Dave
Cc: 'Chris Schenker'
Subject: RE: Aurora Property

Dear Dave,
Thank you for your message. I am sorry you missed the meeting last night but am happy to share with you the information about the two sites on the GIWW that Port NOLA is applying to change the Master Plan Future Land Use Map to Industrial and Zoning to Maritime Industrial. Take a look and feel free to ask me any questions you might have.
Best regards,
Karley

From: Dave [mailto:dave@larsenintermodal.com]
Sent: Wednesday, July 20, 2016 12:25 PM
To: Karley Frankic
Cc: 'Chris Schenker'
Subject: Aurora Property

Hello Karley,

I own property and operate my business directly across the highway from the subject property. I was unable to attend the meeting last night and I would greatly appreciate it if you will put me on your email list.

Thanks and regards,