



Date	<u>1000 9/8/2016</u>
Tracking Number	<u>10-2021</u>

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 August 31st. 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)

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

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

TO BE COMPLETED BY CPC STAFF

Intake Planner ERH Date Received 9/8/2016
 Amount Received \$2,000 Planning District h



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 amendment 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 application is needed for each non-contiguous property) Bound by Pontchartrain Blvd., Metairie Rd., and Oakland Dr.

Municipal Address(es) 5068-5070 Pontchartrain Boulevard

Square Number(s) Metairie Lot Number(s) 52

Tax Bill Number(s) 716432406

Square footage of area 7254

Future Land Use Map Designation (current status) RSF-POST

Proposed Future Land Use Map Designation MUL



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: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) Semolina Development, LLC

Address 8301 Oak St.

City New Orleans State LA Zip 70118

Phone (504) 931-4734 Email address greg@tastebuds.com

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____

Applicant Type: organization public official/agency individual citizen property owner other

Applicant Name (and org. name if applicable) _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email address _____



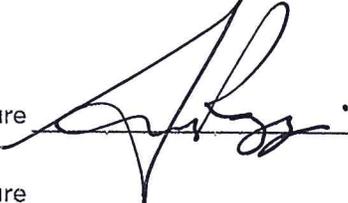
Date _____
Tracking Number _____

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 9-7-16

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 7th day of September 20 16.

My Commission Expires upon death


SUZANNE HAIK TERRELL
NOTARY PUBLIC
State of Louisiana
Notary I.D. No. 21390
LA Bar No. 14466

My Commission is issued for Life.

Reasons for Change Request:

The application for the change to the Future Land Use Map of the Master Plan is being submitted at the suggestion of contacts in City Planning in order to make the property's previous zoning change (Ordinance 026598; Zoning Docket 47/15) consistent with the Master Plan. The proposed site was an outlier in the zoning of the area, which is why the City Council approved the zoning change and conditional use of a parking lot to serve the adjacent restaurant in October 2015. The amendment to the Master Plan will allow the Future Land Use Map designation to be consistent with this change. Furthermore, it will cause the designations for the property containing the restaurant and the property containing the restaurant's accessory parking lot (applicant site) to be the same.



Project NPP Report for Mizado Cocina Restaurant

Project Description: Amendment to the Future Land Use Map of the Master Plan for 5068/70 Pontchartrain Blvd.

Date of Report: 9/7/2016

Contact:

Greg Reggio
8301 Oak Street
New Orleans, LA 70118
504-931-4734
greg@tastebuds.com

Overview:

This report provides the results for the implementation of the Project Neighborhood Participation Program for a property located as 5068-5070 Pontchartrain Blvd, a parcel bound by Pontchartrain Blvd., Metairie Rd. and Oakland Dr.

The applicant plans to file an application to amend the Future Land Use Map of the Master Plan to be consistent with the zoning change the property owner received in October 2015 through the New Orleans City Council. (See Ordinance 026598; Zoning Docket 47/15 attached hereto). The subject property was changed from a LRS-3 Lakewood & Country Club Gardens Single-Family Residential District to an LB-1 Lake Area Neighborhood Business District and a conditional use was granted to construct an accessory parking lot for the adjacent Mizado Restaurant on the site.

Now that the Master Plan is open for amendments, the owner is requesting that the Future Land Use Map covering the accessory parking lot (5068/70 Pontchartrain Blvd.) be changed from RSF-POST to MUL. MUL is the current Future Land Use Map designation for the adjacent property where Mizado Restaurant is located (5080 Pontchartrain Blvd.).

Finally, in the future the owner may also seek to change the zoning for 5068-5070 Pontchartrain Blvd. to S-LB2 to be consistent with the new zoning terminology of the Master Plan.

This report provides a summary of the contacts with the public, neighbors, public agencies and interested parties. Opportunities have been provided to learn about and comment on the proposed action. All materials are attached.

Neighborhood Meeting:

- September 9, 2016 – Mizado Cocina Restaurant – 5080 Pontchartrain Blvd. from 9:00 to 10:00 am, 3 people in attendance.

Correspondence and Telephone Calls

- The list of interested parties generated by the City Planning Commission were notified via letters sent through the U.S. Postal Service on 8/31/16. (See copy of letter attached hereto).
- The Country Club Gardens Homeowners Association President (Tim Hurley) was contacted via email on 9/1/16. (The Association was also contacted via letter on 8/31; the additional contact was due to the fact that the Association was designated by CPC to sign the Good Neighbor Agreement between the applicant and the neighbors related to the previous zoning change that allowed for the parking lot. (See email correspondence with Tim Hurley attached hereto).

Results:

There were 35 persons/addresses invited to the community meeting. See summary below:

At the meeting a presentation was given explaining the proposed amendment to the Master Plan and zoning change. Maps and descriptions of the Future Land Use Map designations for the relevant areas (showing the current designation and the proposed change) were distributed. (See handout attached hereto). At the end of the presentation there was time for questions and discussion.

It is worth noting, the area surrounding the site includes two very busy roads (Metairie Rd. and Pontchartrain Blvd.), the I-10 Interstate overpass and adjacent cemeteries. Behind the site is a small residential street (Oakland Dr.), which abuts the New Orleans Country Club. Thus, the site is surrounded by a relatively unpopulated area.

The neighbors are very familiar with Mizado Restaurant and its owner/operator, Greg Reggio of Semolina Development, LLC, and have worked with the owner in the past during other developments of the site, including the previously discussed zoning change for the parking lot.

Accordingly, two neighbors showed up to the meeting as representatives of their friends and families and both expressed their support for the proposal and the work Mizado has done to improve the area. (See signed letters of support attached hereto). There were no specific concerns expressed by any neighbor.

The neighbors specifically noted that the new parking lot improved traffic flow, caused restaurant guests to stop parking on Oakland Dr., removed an unsightly dilapidated duplex and the Good Neighbor Agreement beautified the area. Finally, the Neighborhood Association President, Ted Hurley, expressed no objection.

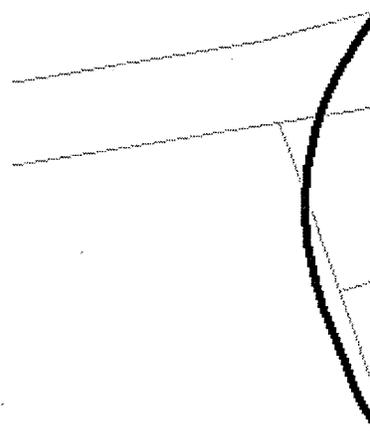
List of Addresses Generated by CPC

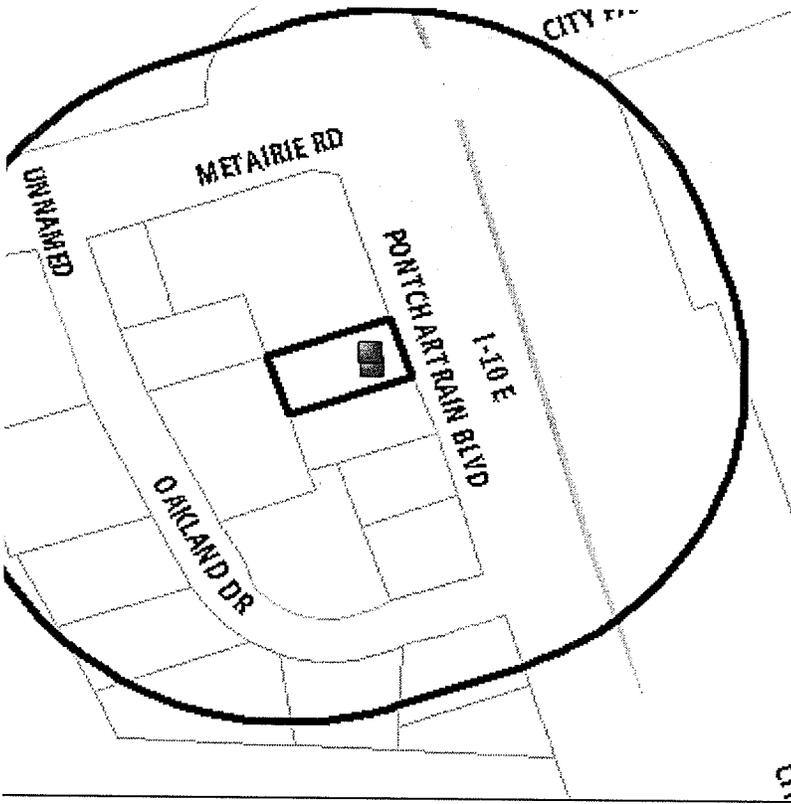
Name	Address1	Address2	City	St
Metairie Cemetery Assn	5100 Pontchartrain Bd		New Orleans	LA
New Orleans Country Club	5024 Pontchartrain Blvd		New Orleans	LA
Lago Argimiro D	6464 Oakland Dr		New Orleans	LA
Abbott Walter R Jr	6505 Oakland Dr		New Orleans	LA
Schimek Robert	6506 Oakland Dr		New Orleans	LA
Semolina Development, LLC	8301 Oak St		New Orleans	LA
Brewster Gary H	6501 Oakland Dr		New Orleans	LA
Cropper Donald W	6465 Oakland Dr		New Orleans	LA
Meckstroth Jeff A	6500 Oakland Dr		New Orleans	LA
Brewster Gary H Sr	6501 Oakland Dr		New Orleans	LA
Monteleone Ruth A	6561 Oakland Dr		New Orleans	LA
Mcgovern Glenn C	6565 Oakland Dr		New Orleans	LA
Firemens Charitable Assn	5200 Canal Blvd		New Orleans	LA
Metairie Cemetery Assoc.	Po Box 11250		New Orleans	LA
Heuer Charles	6550 Oakland Dr		New Orleans	LA
Board Of Adm Of Charity Hospital	1532 Tulane Av		New Orleans	LA
Eastman John M	6510 Oakland Dr		New Orleans	LA
Abbott Walter R Jr	6505 Oakland Dr		New Orleans	LA
Boh Robert S	6554 Oakland Drive		New Orleans	LA
Heuer Charles	Etal	6550 Oakland Dr	New Orleans	LA
Semolina Development LLC	8301 Oak St		New Orleans	LA
Firemens Charitable & Benev Assn	5200 Canal Blvd		New Orleans	LA
Mcgovern Elizabeth S	Etal	6565 Oakland Dr	New Orleans	LA
The Walter R Abbott J Testamentary Trust	6505 Oakland Dr		New Orleans	LA
Walter R Abbott Jr Testamentary Trust	6505 Oakland Dr		New Orleans	LA
Occupant	6501 Oakland Dr			
Occupant	5062 Pontchartrain Blvd			
Occupant	6465 Oakland Dr			
Occupant	6550 Oakland Dr			
Occupant	6540 Oakland Dr			
Occupant	5100 Pontchartrain Blvd			
Occupant	6506 Oakland Dr			
Occupant	5046 Pontchartrain Blvd			
Occupant	5066 Pontchartrain Blvd			
Occupant	6510 Oakland Dr			
Occupant	6464 Oakland Dr			
Occupant	6500 Oakland Dr			
Occupant	6554 Oakland Dr			
Occupant	5070 Pontchartrain Blvd			
Occupant	6505 Oakland Dr			
Occupant	6561 Oakland Dr			
Occupant	6565 Oakland Dr			
Occupant	5080 Pontchartrain Blvd			

Organization Name: Carrollton Area Network
Point of Contact: H.V. Nagendra
Phone Number: 504-616-5972
Email: h.nagendra@att.net
Street Address: 2319 Adams Street
City: New Orleans
Zip: 70118

Organization Name: Country Club Gardens Association Inc.
Point of Contact: Tim Hurley
Phone Number: 504-858-7503
Email: t.hurley@hurleycot.com
Street Address: 123 Bellaire Dr.
City: New Orleans
Zip: 70124

Organization Name: Carrollton United
Point of Contact: Betty DiMarco
Phone Number: 504-861-8261
Email: dimarco_bl@bellsouth.net
Street Address: 8540 Spruce St.
City: New Orleans
Zip: 70118





Mizado Cocina
Neighborhood Participation Program (NPP)
Community Meeting Invitation

August 30, 2016

Dear Neighbor,

Semolina Development, LLC owns the property located 5068-5070 Pontchartrain Blvd. Semolina Development is a company owned by Greg Reggio, Gary Darling and Hans Limburg (the owners and operators of Mizado Restaurant located at the corner of Metairie Road and Pontchartrain Blvd).

Many of you attended previous NPP meetings to discuss the opening of the restaurant, the purchase of 5068-5070 Pontchartrain Blvd. and the zoning change of 5068-5070 Pontchartrain Blvd. to allow for the building of a parking lot adjacent to Mizado.

You may recall that in August 2015 the New Orleans City Council approved the aforementioned zoning change from LRS-3 Lakewood & Country Club Gardens Single-Family Residential District to an LB-1 Lake Area Neighborhood Business District and granted a Conditional Use to permit a parking lot at 5068-5070 Pontchartrain Blvd. Since this approval, the City Planning Commission has opened the process to amend the City of New Orleans's Master Plan. We are now applying for an Amendment to The Master Plan so as to be consistent with the zoning changes the City already approved for the property.

Specifically, we are seeking a change to the Future Land Use Map, which is contained in The Master Plan, from RSF-POST to MUL. In other words, we are requesting the Future Land Use Map for the parking lot (5068-5070 Pontchartrain Blvd.) to have the same designation as Mizado Restaurant (5080 Pontchartrain Blvd.).

Finally, we will seek a zoning change from S-LRS3 to S-LB2 in order to reflect the new zoning terminology and designations that were changed when The Master Plan took effect late last year.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to this before we submit our application to the City Planning Commission.

The meeting will take place:

Wednesday, September 7, 2016 at 9:00 am at Mizado (5080 Pontchartrain Blvd.)

This letter is being delivered through U.S. Mail. At the meeting we will provide a sign in sheet and obtain email addresses, so that we can keep you updated on our progress or changes in our plans.

If you cannot attend this meeting, please feel free to contact me at (504) 931-4724; (fax) 486-5563; or via email: greg@tastebuds.com. I will make myself available to answer any questions and explain our application.

We look forward to seeing you on September 7th.

Sincerely,
Greg Reggio, Gary Darling & Hans Limburg

Plan for the 21st Century: New Orleans 2030

9/7/16
NPP Meeting
Handout ✓

What is the Master Plan?

The *Plan for the 21st Century*, commonly referred to as the Master Plan, is a City Charter-mandated planning framework for the core systems that shape New Orleans' physical, social, environmental, and economic future. The Plan for the 21st Century reflects the values and priorities that emerged through a community participation process and is grounded in information assembled for the first time in one place. In 2010, the Plan was unanimously adopted by both the City Planning Commission and the City Council and was signed by Mayor Mitchell Landrieu.

* Can the Master Plan be amended?

The City Charter allows Master Plan amendment applications once per year and requires a Master Plan amendment application process at least once every five years. In 2012, the City Planning Commission and the City Council took action on the first set of Master Plan amendments.

How can I stay informed about opportunities to amend the Master Plan?

In early 2016, the City Planning Commission intends to open a new Master Plan amendment application period. The applications will undergo a public review process that involves meetings held in the community as well as formal public hearings. The entire process can take 12 to 18 months. You can stay updated on Master Plan amendment news through the CPC website: www.nola.gov/cpc. You can also sign up for email announcements by sending a request to cpcinfo@nola.gov.

How is the Master Plan related to the Comprehensive Zoning Ordinance?

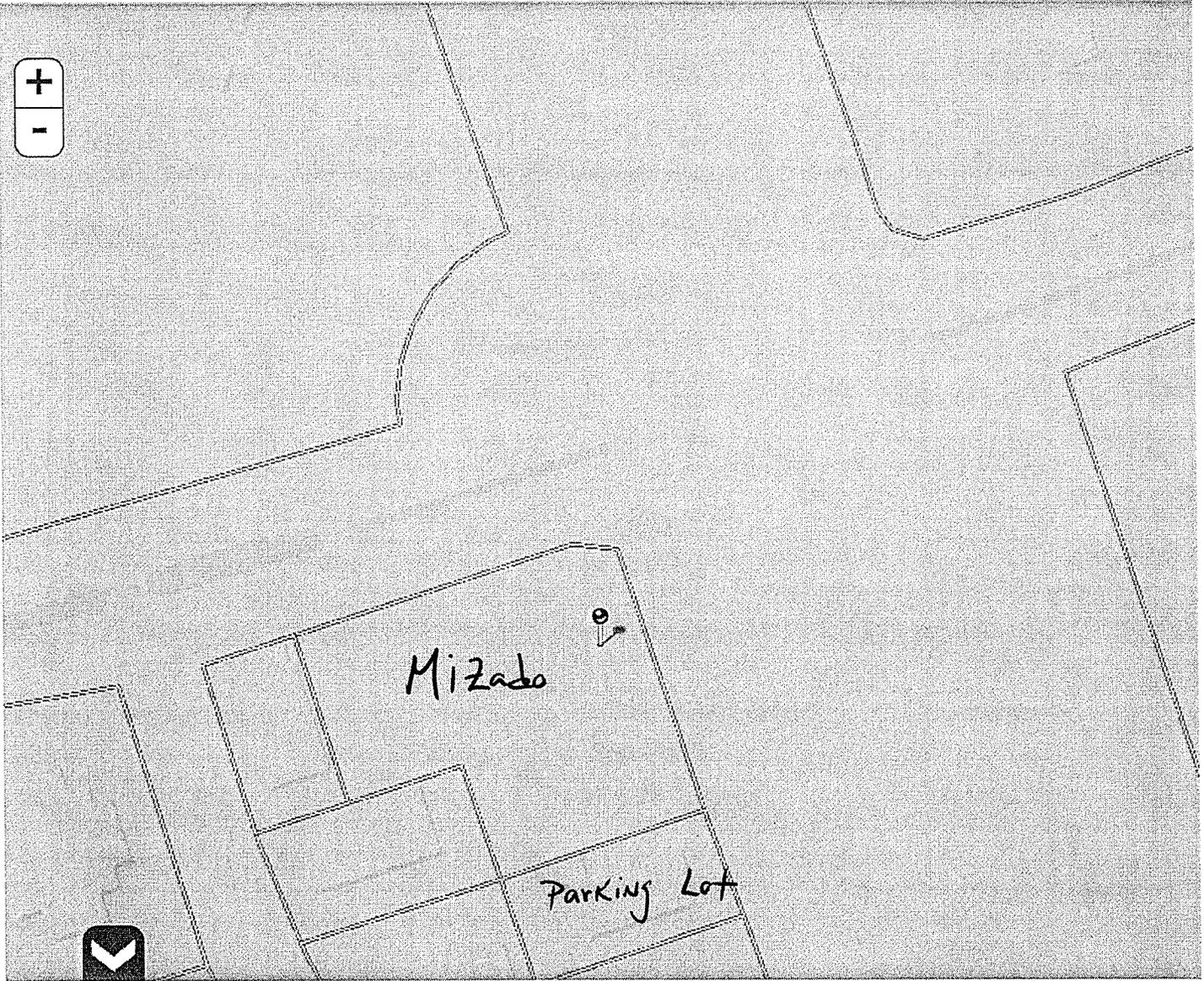
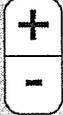
Upon adoption of the City's Master Plan in 2010, the CPC staff, with the assistance of a consultant team, began work on a complete overhaul of the City's Comprehensive Zoning Ordinance (CZO). The Master Plan – and the “force of law” provision added to the City Charter in 2008 – requires that the City's zoning be consistent with the Master Plan's land use provisions. A new Comprehensive Zoning Ordinance has been adopted and became effective August 12, 2015. The new CZO meets the City Charter's consistency requirement with the Master Plan.

In what other ways does the Master Plan affect governance and policy in New Orleans?

The Master Plan affects the City's prioritization of capital improvement needs, the location and design of transportation facilities, environmental regulations, housing policy, and other elements of City functions. The Master Plan's identification of a goal or strategy leads to implementation through laws or departmental budgets and actions. More specific issues or area plans may be incorporated into the Master Plan as it is considered a “living document” that is amended over time. Having an adopted Master Plan also assists in obtaining both public and private grants because it shows the community has laid the groundwork for specific actions.



CITY OF NEW ORLEANS PROPERTY VIEWER



CONDITIONAL USE/EXCEPTIONAL USE/PLANNED DEVELOPMENT

A land-use that is allowed to operate subject to design and/or operational requirements through a review and approval process.

Zoning Action Type: CU

Zoning Docket Number: 119

Zoning Docket Year: 2013

Ordinance Number: 25,657

Instrument Number: 551896

Some ordinances may be found by accessing [Municode](#). All ordinances are available from the...

ZONING

Zoning District: S-LB2

Zoning Description: Suburban Lake Area Neighbor

Future Land Use: MUL

Future Land Use Description: Mixed-Use Low Den

View

View

View Zoning

View

View Local

View National View Viewx

View

Mixed-Use

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residence or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas.

MIXED-USE MARITIME

Goal: Preserve and provide areas for maritime-related residential and commercial uses east of Chef Pass on properties adjacent to Chef Menteur Highway in Lake St. Catherine (Planning District 11), along a certain portion of the Mississippi River Gulf Outlet near Interstate 510, and around harbors along Lake Pontchartrain.

Range of Uses: Single-family residential, fishing camps and boathouses, marinas, yacht clubs, maritime associations, community sailing, maritime-related businesses and supporting commercial uses. New development shall only be permissible in accordance with State regulations.

Development Character: Scale (height and massing) and allowed uses to match existing character of surrounding areas.



MIXED-USE LOW DENSITY

Goal: Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.

Range of Uses: Low-density single-family, two-family and multifamily residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

Development Character: Height/mass, and density of new development varied depending on surrounding neighborhood character.

MIXED-USE MEDIUM DENSITY

Goal: Create medium-density neighborhood centers to enhance walkability and serve as focal points within neighborhoods. Proximity to transit encouraged.

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

Development Character: Height/mass, and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors.

MIXED-USE HIGH DENSITY

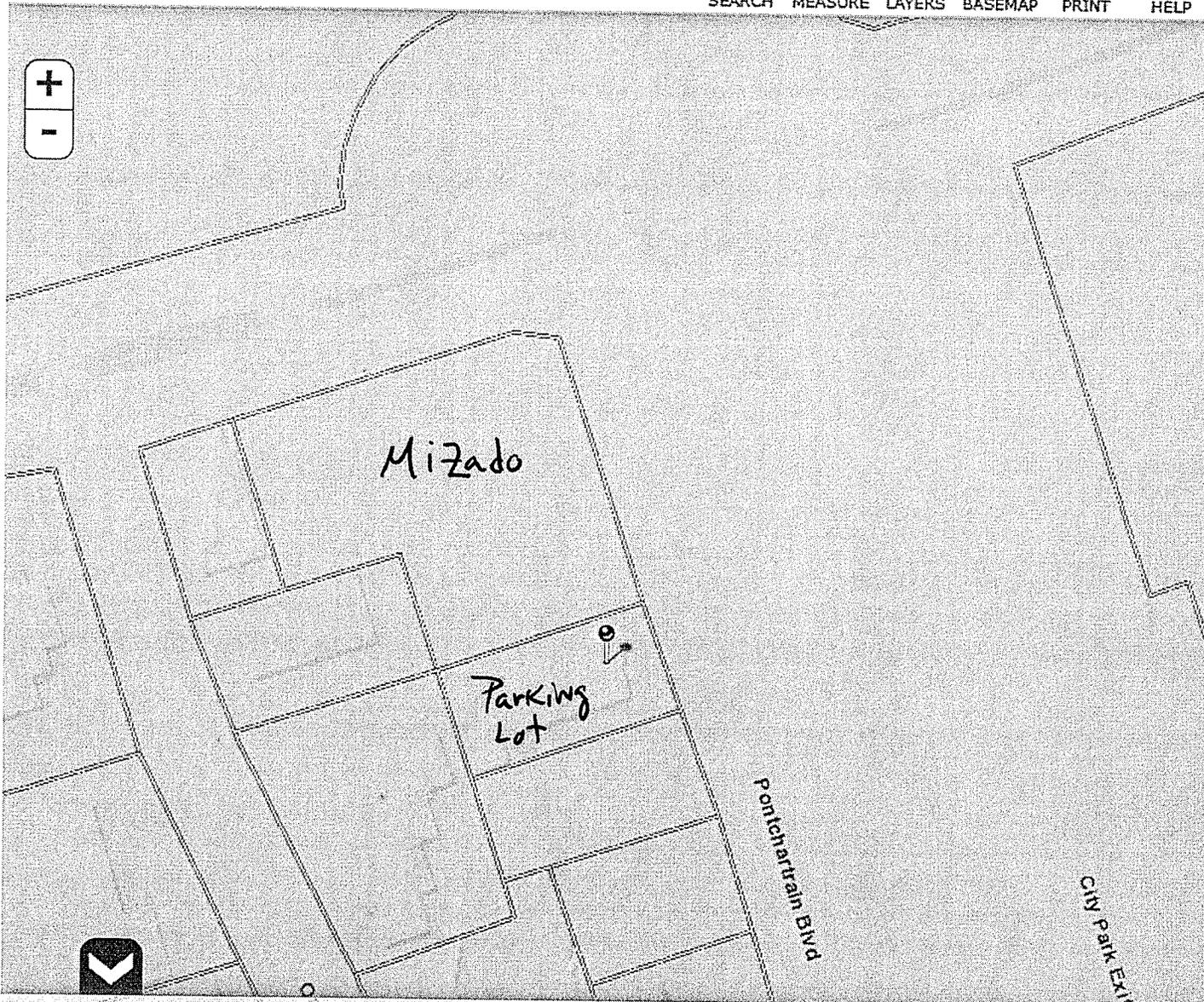
Goal: Encourage compact, walkable, transit-oriented (or transit-ready) neighborhood centers with medium-to-high density multifamily residential, office, and commercial services at key, underutilized, centrally located parcels within neighborhoods and along edges.

Range of Uses: Medium- to high-density multifamily residential, office, hotel and commercial retail.

Development Character: These areas will provide proper transitions to surrounding areas with lower

 **CITY OF NEW ORLEANS**
PROPERTY VIEWER

-  SEARCH
-  MEASURE
-  LAYERS
-  BASEMAP
-  PRINT
-  HELP



CONDITIONAL USE/EXCEPTIONAL USE/PLANNED DEVELOPMENT

A land-use that is allowed to operate subject to design and/or operational requirements through a review and approval process.

Zoning Action Type: CU
 Zoning Docket Number: 47
 Zoning Docket Year: 2015
 Ordinance Number: 26,598
 Instrument Number: 593012

Some ordinances may be found by accessing [Municode](#). All ordinances are available from the [City of New Orleans website](#).

ZONING

Zoning District: S-LR53
 Zoning Description: Suburban Lakewood and Cour
 Residential District
 Future Land Use: RSF-POST
 Future Land Use Description: Residential Single-F

- [View](#)
- [View](#)
- [View Zoning](#)
- [View](#)
- [View Local](#)
- [View National](#)
- [View Vieux](#)
- [View](#)

(See *Future Land Use maps at the end of this chapter.*)

Residential

RESIDENTIAL SEMI-RURAL SINGLE-FAMILY

Goal: Provide for single-family residential development that preserves existing semi-rural character in areas like Lower Algiers (Planning District 13).

Range of Uses: Single-family dwellings. Cluster development that preserves open space is preferred. Supporting public recreational and community facilities are also allowed.

Development Character: Large-lot single-family new development will have a minimum lot area of 2 acres per dwelling unit. Cluster development may result in increased densities on individual lots, but when taken with preserved open space, the overall density will not exceed one dwelling unit per 2 acres.

RESIDENTIAL HISTORIC CORE

Goal: Preserve the character and scale of 18th through mid-20th Century residential areas and allow for compatible infill development.

Range of Uses: Single- and two-family residences, townhomes and small multifamily structures. Neighborhood-serving 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: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. A variety of types and sizes of development may be appropriate.

RESIDENTIAL PRE-WAR SINGLE-FAMILY

Goal: Preserve the existing character and scale of pre-war (WWII) single-family residential areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings and supporting public recreational and community facilities allowed (e.g., schools and places of worship).

Development Character: New development will fit the character and scale of surrounding single-family residential areas where structures are typically located on smaller lots and have small front and side setbacks. Maximum density of 15 units/acre.



RESIDENTIAL POST-WAR SINGLE-FAMILY

Goal: Preserve the existing character and scale of low density single-family residential in post-war (WWII) areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings and supporting public recreational and community facilities allowed (e.g., schools and places of worship).

Development Character: New development will fit with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Maximum density of 10 units/acre.

RESIDENTIAL PRE-WAR LOW DENSITY

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

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing multi-family buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools

PLAN FOR THE 21st CENTURY: NEW ORLEANS 2030, ADOPTED AUGUST 2010 [AS AMENDED THROUGH 2012] | 14.11

MIZADO RESTAURANT NPP MEETING 9/7/16

I/we (print name) Charles Hower of
(address) 6550 + 6540 Oakland Dr. wish to
express my/our support of Semolina Development, LLC (Mizado Restaurant) in
their pursuit of seeking an amendment to the Future Land Use Map in the Master
Plan for the City of New Orleans and updating their zoning designation for the
parking lot adjacent to the restaurant at 5068-5070 Pontchartrain Blvd., New
Orleans, LA 70118.

Any concerns and/or comments have been voiced and have been addressed to
my/our satisfaction.

Other Comments/Concerns:

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____

CH
Signature

9/7/2016
Date

Signature

Date



Correspondence with Neighborhood Assoc. President
 Robert Keller <rkeller@hanrylaw.com>

Mizado Restaurant Neighborhood Participation Program Meeting

3 messages

Robert Keller <rkeller@hanrylaw.com>

Thu, Sep 1, 2016 at 1:23 PM

To: Tim Hurley <t.hurley@hurleycot.com>

Cc: Suzanne Terrell <sterrell@hanrylaw.com>, Greg Reggio <greg@thetastebuds.com>

Dear Mr. Hurely,

I hope you are well. You may recall that Suzie Terrell and myself were in contact with you on behalf of our client, Semolina Development, LLC (Greg Reggio), about a year ago related to the rezoning of the parking lot adjacent to Mizado Restaurant. The city council approved the zoning change and I believe that with the Good Neighbor Agreement in place, Mizado and the neighbors reached a favorable result. Thank you again for of your attention and assistance during that process.

The city has now opened the Master Plan for amendments from the public to fix mistakes made when the plan was drafted. On the advice of City Planning, we would like to take the opportunity to amend the plan as to that same parcel of land, making "the future land use map" reflect the zoning change we already received from the council. To be sure, none of the uses will change; this is essentially a formality on paper for the sake of legal continuity.

Like last time, the City Planning Commission is requiring all amendment applicants to go through the Neighborhood Participation Program (NPP). Attached, please find a copy of the letter we have mailed to all of the neighbors. As president of the neighborhood association, I am contacting you directly with some more specifics about our application and to give you advance notice of the meeting, which will take place:

Wednesday, September 7th at 9:00 am at Mizado

Please feel free to contact me if you have addition questions.

Thank you,

Robert L. Keller

Hangartner Rydberg & Terrell, LLC

One Shell Square

701 Poydras Street, Suite 310

New Orleans, LA 70139

Firm Phone: 504.522.5690

Direct Dial: 504.434.6827

Facsimile: 504.522.5689

Email: rkeller@hanrylaw.com

www.hanrylaw.com

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Tim Hurley <t.hurley@hurleycot.com>

Thu, Sep 1, 2016 at 1:38 PM

To: Robert Keller <rkeller@hanrylaw.com>

Thank you Robert, I will try to attend. The letter was not attached to the email, please forward. Tim

Timothy P. Hurley

Hurley & Cot, APLC

Canal Place One

365 Canal Street

Suite 2750

New Orleans, LA 70130

Tel: (504) 524-5353

Fax: (504) 524-5403

t.hurley@hurleycot.com

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From: Robert Keller [mailto:rkeller@hanrylaw.com]
Sent: Thursday, September 01, 2016 1:23 PM
To: Tim Hurley
Cc: Suzanne Terrell; Greg Reggio
Subject: Mizado Restaurant Neighborhood Participation Program Meeting

[Quoted text hidden]

Robert Keller <rkeller@hanrylaw.com>
To: Tim Hurley <t.hurley@hurleycot.com>

Thu, Sep 1, 2016 at 1:45 PM

Tim,

Apologies for the oversight. Attached now.

Thanks again,
Rob

Robert L. Keller
Hangartner Rydberg & Terrell, LLC
One Shell Square
701 Poydras Street, Suite 310
New Orleans, LA 70139
Firm Phone: 504.522.5690
Direct Dial: 504.434.6827
Facsimile: 504.522.5689
Email: rkeller@hanrylaw.com
www.hanrylaw.com

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ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: August 20, 2015

CALENDAR NO: 30.909

NO. 026598 MAYOR COUNCIL SERIES

BY: COUNCILMEMBER  BROSSETT

AN ORDINANCE to effect a zoning change from an LRS-3 Lakewood & Country Club Gardens Single-Family Residential District to an LB-1 Lake Area Neighborhood Business District and a Conditional Use to permit a parking lot in an LB-1 Lake Area Neighborhood Business District, on Undesignated Square, Lot 52 or Lots 52, 53, and Pt. Lot 54, in the Seventh Municipal District, bounded by Pontchartrain Boulevard, Metairie Road, and Oakland Drive (Municipal Addresses: 5068-5070 Pontchartrain Boulevard); and otherwise to provide with respect thereto.

WHEREAS, Zoning Docket Number 47/15 was initiated by Semolina Development, LLC and referred to the City Planning Commission; and

WHEREAS, the City Planning Commission held a public hearing on this zoning petition and the role resulted in a recommendation of no legal majority, in its report to the City Council dated June 1, 2015, of the Zoning Change and Conditional Use presented in Zoning Docket Number 47/15; and

WHEREAS, the recommendation of the City Planning Commission was overruled and the changes were deemed necessary and in the best interest of the City of New Orleans and were granted approval, subject to four (4) provisos, in Motion Number M-15-376 of the Council of the City of New Orleans, adopted on August 6, 2015.

1 SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY
2 ORDAINS, That the Executive Director of the City Planning Commission be and is hereby
3 directed to change the appropriate zoning district maps together with all the notations,
4 references, and other information shown thereon, together with the lot line zoning districts maps
5 referred to in Article 3, Section 1 of Ordinance No. 4264 M.C.S., as amended, the
6 Comprehensive Zoning Ordinance of the City of New Orleans, the originals of which are
7 properly attested and are on file with the Clerk of Council and attached to said ordinance and
8 made a part thereof, to effect a zoning change from an LRS-3 Lakewood & Country Club
9 Gardens Single-Family Residential District to an LB-1 Lake Area Neighborhood Business
10 District; in accordance with Motion Number M-15-376 of the Council of the City of New
11 Orleans, approved on August 6, 2015.

1 SECTION 2. That a conditional use to permit a parking lot in an LB-1 Lake Area
2 Neighborhood Business District, on Undesignated Square, Lot 52 or Lots 52, 53, and Pt. Lot 54,
3 in the Seventh Municipal District, bounded by Pontchartrain Boulevard, Metairie Road, and
4 Oakland Drive (Municipal Addresses: 5068-5070 Pontchartrain Boulevard); is hereby authorized
5 and approved, subject to the following provisos, as specifically set forth herein:

6 PROVISOS:

7 No person shall use any of the properties described herein or permit another to use any of those
8 properties described herein for the use authorized by this ordinance, unless the following
9 requirements are met and continue to be met:

- 10 1. The developer shall be granted a Zoning Change from an LRS -3 Lakewood and Country
11 Club Gardens Single Family Residential to an LB-1 Lake Area Neighborhood Business

12 District and a Conditional use to permit a parking lot in an LB-1 Lake Area
13 Neighborhood Business District.

14 2. The developer shall not be required to resubdivide the petitioned lot and adjacent lot into
15 one lot of record for the purpose of the conditional use of the petitioned lot.

16 3. The developer shall enter into a good neighbor agreement, which shall include elements
17 related to trash abatement, lighting and traffic.

18 4. The developer shall be granted a waiver of Article 15, Sections 15.2.3 and 15.6.6
19 regarding front yard setback requirements and surface requirements to allow for use as an
20 accessory parking lot consistent with the landscape proposal submitted with the
21 application.

1 SECTION 3. Whoever does anything prohibited by this Ordinance or fails to do
2 anything required to be done by this Ordinance shall be guilty of a misdemeanor and upon
3 conviction shall be subject to a fine or to imprisonment or both, such fine and/or imprisonment
4 set by Section 1-13 of the 1995 Code of the City of New Orleans, or shall alternatively be subject
5 to whatever civil liabilities, penalties or remedies the law may prescribe. Conviction shall be the
6 cause for the immediate cancellation of the Use and Occupancy permit of the premises.

1 SECTION 4. This ordinance shall have the legal force and effect of authorizing these
2 uses only after all the provisos listed in Section 1 of this Ordinance which impose a one-time
3 obligation have been completely fulfilled and complied with, and only after all the provisos
4 listed in Section 1 which impose a continuing or on-going obligation shall have begun to be
5 fulfilled, as evidenced by the Planning Commission's approval of a final site plan (which shall be
6 incorporated into this ordinance by reference) and its subsequent recordation, and no uses or
7 occupancy certificates or permits (other than the building permits needed to fulfill the provisos)

8 shall be issued until all the provisos which impose a one-time obligation have been completely
9 fulfilled and complied with, and only after all the provisos listed in Section 1 which impose a
10 continuing or ongoing obligation shall have begun to be fulfilled, as evidenced by the Planning
11 Commission's approval of final site plan (which shall be incorporated into this ordinance by
12 reference) and its subsequent recordation. If the development or construction of the conditional
13 use authorized herein is not commenced within one (1) year from the date this ordinance
14 becomes law, as contemplated by Section 3-113 of the Home Rule Charter of the City of New
15 Orleans, the provisions of this Ordinance shall be null, void and of no legal force and effect.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS OCT - 1 2015

Jason Rogers Williams
PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON OCT - 2 2015

APPROVED: [REDACTED] OCT - 9 2015

MITCHELL J. LANDRIEU
MAYOR

RETURNED BY THE MAYOR ON OCT - 9 2015 AT 11:10 AM

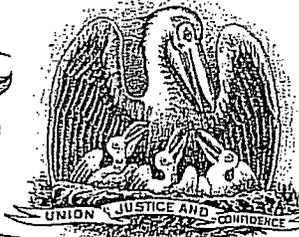
LORA W. JOHNSON
CLERK OF COUNCIL

ROLL CALL VOTE:

YEAS: Brossett, Cantrell, Gray, Ramsey, Williams - 5
NAYS: Guidry, Head - 2
ABSENT: 0

THE FOREGOING IS CERTIFIED
TO BE A TRUE AND CORRECT COPY
Lora W. Johnson
CLERK OF COUNCIL

UNITED STATES OF AMERICA
State of Louisiana



Jay Dardenne
SECRETARY OF STATE

As Secretary of State, of the State of Louisiana, I do hereby Certify that

a copy of the Articles of Organization and Initial Report of

SEMOLINA DEVELOPMENT, L.L.C.

Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on November 28, 2006,

And all fees having been paid as required by law, the limited liability company is authorized to transact business in this State, subject to the restrictions imposed by law, including the provisions of R.S. Title 12, Chapter 22.

*In testimony whereof, I have hereunto set
my hand and caused the Seal of my Office
to be affixed at the City of Baton Rouge on,
November 28, 2006*



WHE 36B21986K

Secretary of State

JAY DARDENNE
SECRETARY OF STATE
RECEIVED & FILED
DATE NOV 28 2006

ARTICLES OF ORGANIZATION

OF

SEMOLINA DEVELOPMENT, L.L.C.

The undersigned, for purposes of forming a limited liability company under the Louisiana Limited Liability Company Law (La. R.S. Title 12, Chapter 22), does hereby make, sign and acknowledge these Articles of Organization of Semolina Development, L.L.C.

Article 1

The name of the limited liability company shall be:

Semolina Development, L.L.C.

Article 2

This limited liability company is formed for the purpose of engaging in any lawful activity for which limited liability companies may be formed under Louisiana Limited Liability Company Law and, to the extent not prohibited thereby, to enter upon and to engage in any kind of business of any nature whatsoever in any other state of the United States of America, any foreign nation, and any territory of any country to the extent permitted by the laws of such other state, nation or territory.

Article 3

The limited liability company shall be managed by its managers. No member in such capacity has the authority or power to act for or on behalf of the limited liability company, to do any act that would be binding on the limited liability company, or to incur expenditures on behalf of the limited liability company. The managers are authorized to manage the business and affairs of the limited liability company including without limitation, the authority to do the following without approval of the members:

- (a) acquire movable and immovable property;
- (b) sell, transfer, assign, convey, exchange, subdivide, lease, sublease or otherwise dispose of all or any part of the movable and immovable property of the limited liability company, whether now owned or hereafter acquired, including substantially all its assets;

- (c) borrow money both in the ordinary course of business and in other than the ordinary course of business of the limited liability company and, if security is required therefor, encumber all or a portion of the limited liability company's movable and immovable property, which encumbrance may contain a confession of judgment, pact de non alienando, waiver of appraisal and other security provisions;
- (d) acquire, enter into and pay for contracts of insurance that the managers deem necessary and proper for the protection of the limited liability company, for the conservation of its assets, or for any purpose beneficial to it.
- (e) employ or retain agents, attorneys, brokers, consultants, managers, accountants and any other employees or independent contractors on behalf of the limited liability company;
- (f) bring or defend, pay, collect, compromise, arbitrate, resort to legal action, or otherwise adjust claims or demands of or against the limited liability company;
- (g) enter agreements by and on behalf of the company and perform or cause to be performed all of the limited liability company's obligations under agreements to which it becomes a party;
- (h) hire or otherwise engage architects, engineers, contractors or materialmen on behalf of the limited liability company;
- (i) maintain the books and records of the limited liability company;
- (j) prepare and file or cause to be prepared and filed all tax returns and other filings required by law to be filed with federal, state or local governmental authorities;
- (k) determine and change the method of accounting and fiscal year of the limited liability company for tax and other purposes;
- (l) appoint, remove or change the limited liability company's registered agent or registered office;
- (m) take all actions that the managers deem necessary or desirable to cause the limited liability company to comply with all applicable laws; and
- (n) execute, acknowledge and deliver all instruments necessary to effectuate the foregoing authority.

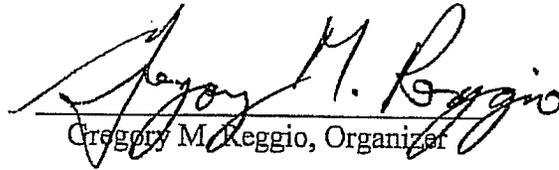
Article 4

The operating agreement and all amendments thereto shall be in writing.

Article 5

If there is a conflict between the terms of these articles of organization and the terms of an operating agreement, the provisions of these articles of organization shall govern.

THUS DONE AND SIGNED at New Orleans, Louisiana on the 27 day of November, 2006.


Gregory M. Reggio, Organizer

ACKNOWLEDGMENT

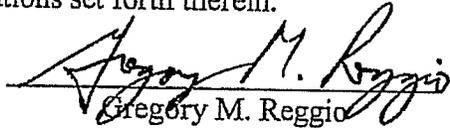
STATE OF LOUISIANA

PARISH OF JEFFERSON

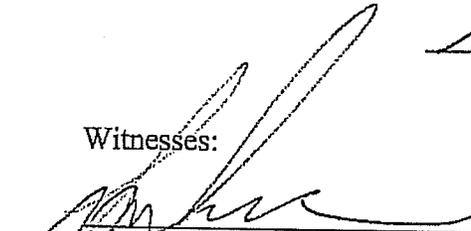
On this 27 day of November, 2006, before me, the undersigned authority, duly commissioned and qualified in and for the state and parish set forth above, and in the presence of the undersigned competent witnesses, personally came and appeared:

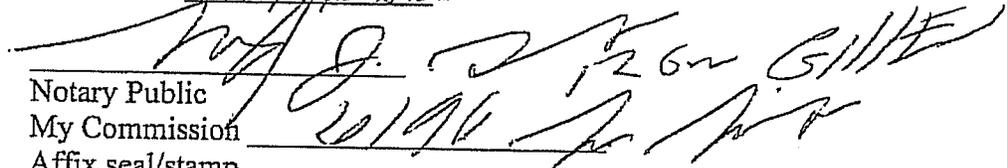
Gregory M. Reggio

who, having been duly sworn, declared that he executed the foregoing Articles of Organization of Semolina Development, L.L.C. as Organizer as his free act and deed for the purposes and considerations set forth therein.


Gregory M. Reggio

Witnesses:


Print Name: J. M. LIMBORS
May Lynn Horton
Print Name: MAY LYNN HORTON


Notary Public
My Commission 20196
Affix seal/stamp

Ronald J. Gillen
006196

INITIAL REPORT OF
SEMOLINA DEVELOPMENT, L.L.C.

Complying with the requirements of the Louisiana Limited Liability Company Law, the undersigned makes this initial report of the Company.

(1) The location and municipal address of the Company's registered office is:

8301 Oak Street
New Orleans, Louisiana 70118

(2) The full name and municipal address of its registered agent is:

Gregory M. Reggio
8301 Oak Street
New Orleans, Louisiana, 70118

(3) A notarized affidavit of acknowledgment and acceptance signed by the registered agent is attached hereto.

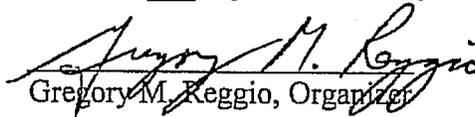
(4) The names and municipal addresses of the initial managers are:

Gregory M. Reggio
8301 Oak Street.
New Orleans, Louisiana 70118

Johannes M. Limburg
8301 Oak Street
New Orleans, Louisiana 70118

Gary J. Darling
8301 Oak Street
New Orleans, Louisiana 70118

Signed at New Orleans, Louisiana this 21 day of November, 2006.

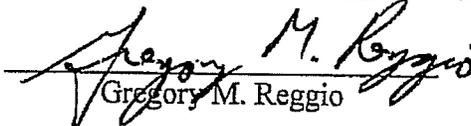

Gregory M. Reggio, Organizer

AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT
BY DESIGNATED REGISTERED AGENT

STATE OF LOUISIANA

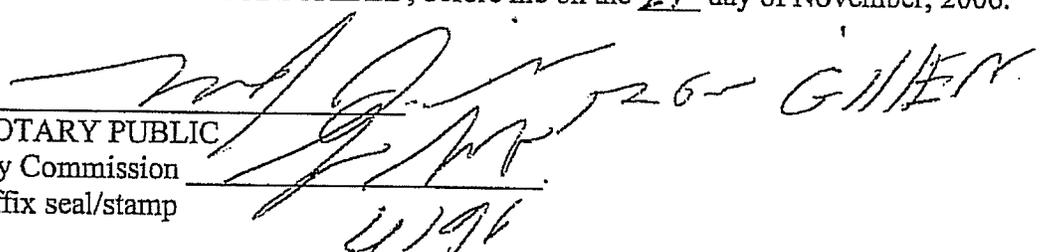
PARISH OF JEFFERSON

On this 27 day of November, 2006, before me, a Notary Public in and for the State and Parish aforesaid, personally appeared Gregory M. Reggio, who is known to me to be the person, and who, being duly sworn, acknowledged that he does hereby accept appointment as the Registered Agent of Semolina Development, L.L.C., which is a limited liability company authorized to transact business in the State of Louisiana pursuant to the provisions of the Louisiana Limited Liability Company Law.



Gregory M. Reggio

SWORN TO AND SUBSCRIBED, before me on the 27 day of November, 2006.



NOTARY PUBLIC
My Commission
Affix seal/stamp

2006

**ACKNOWLEDGMENT OF THE MEMBERS
OF SEMOLINA DEVELOPMENT, L.L.C.**

STATE OF LOUISIANA

PARISH OF ORLEANS

On this 12TH day of December, 2006, before me, the undersigned authority, duly commissioned and qualified in and for the state and parish set forth above, and in the presence of the undersigned competent witnesses, personally came and appeared:

Gary J. Darling, Johannes M. Limburg and Gregory M. Reggio

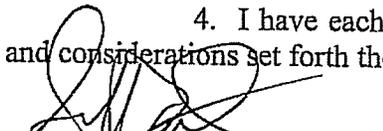
who, having each been duly sworn, individually declared and confirmed the following:

1. I am a member of Semolina Development, L.L.C.
2. The undersigned members own 100% of the membership interests of Semolina Development, L.L.C. The ownership of Semolina Development, L.L.C. is as follows:

Gary J. Darling	33 1/3%
Johannes M. Limburg	33 1/3%
Gregory M. Reggio	33 1/3%

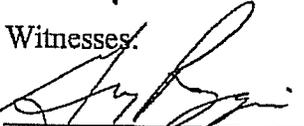
3. Other than the members whose signatures appear below, there are no other members of Semolina Development, L.L.C.

4. I have each executed this Affidavit as my free act and deed for the purposes and considerations set forth therein.

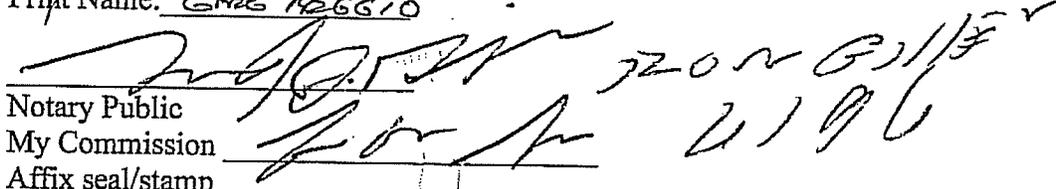


Gary J. Darling

Witnesses:

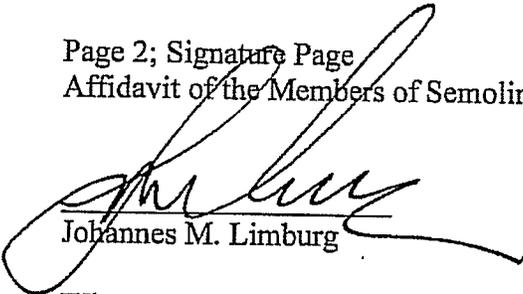


Print Name: GREG REGGIO

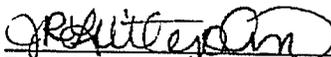


Notary Public
My Commission
Affix seal/stamp

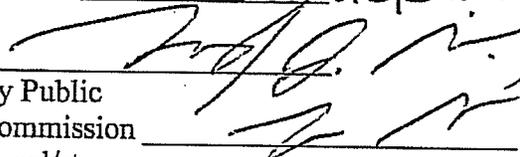
THE FOLLOWING PAGE CONTAINS THE SIGNATURES OF THE REMAINING MEMBERS

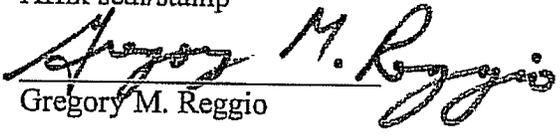

Johannes M. Limburg

Witnesses:

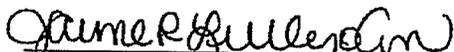

Print Name: Jaime R. Littlejohn

Notary Public
My Commission
Affix seal/stamp

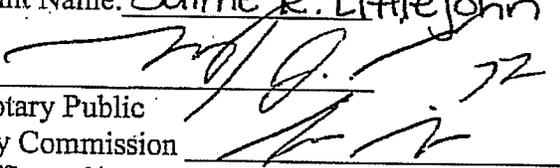
 7200 GILLEN
0196


Gregory M. Reggio

Witnesses:


Print Name: Jaime R. Littlejohn

Notary Public
My Commission
Affix seal/stamp

 7200 GILLEN
0196

**UNANIMOUS CONSENT OF THE
MANAGERS OF SEMOLINA DEVELOPMENT, L.L.C. (THE "COMPANY")**

The undersigned constitute all of the Managers of the Company who consent to and do hereby certify to the following matters pertaining to the Company:

A. The Company is existing and operating pursuant to Articles of Organization filed with the Secretary of State of Louisiana on November 28, 2006 (the "Articles of Organization"). The Articles of Organization have not been amended. The Company does have an Operating Agreement, dated November 28, 2006. The Operating Agreement has not been amended.

B. Gregory M. Reggio, as a Manager of the Company ("Agent"), has full power and authority to act in the name of and on behalf of the Company to cause the Company to acquire Lot 67-A, situated in the City of Harahan, Parish of Jefferson, State of Louisiana, in that part thereof known as Hickory Knoll Subdivision, on which improvements bear Municipal Number 1655 Hickory Avenue, Harahan, LA 70123 ("Property"), for the price and sum of \$270,000.00; to borrow \$350,000.00 from Whitney Bank ("Lender"); to execute a promissory note in the amount of \$350,000.00, bearing interest at the rate of 4.15% per annum, payable to Lender in 120 monthly installments of \$3,568.58 ("Loan"); to grant collateral for the Loan to Lender in the form of a Multiple Indebtedness Mortgage, Pledge of Leases and Rents and Security Agreement; and in connection with the granting of any such collateral to grant a mortgage and security interest in the Property to Lender, and pledge the leases and rents from the Property to Lender; to execute such documents and instruments as Lender may require in order to effectuate any of the matters described herein, any or all of which may contain such terms and provisions, including, but not limited to, a *pact de non alienando*, a due on sale clause, a confession of judgment, and other customary Louisiana acquisition, disposition, or security clauses.

This Unanimous Consent may be executed in several counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Unanimous Consent, binding on all of the parties hereto.

The undersigned, in their capacity as Managers and Certifying Officials of the Company pursuant to La. R.S. 1305(c)(5), execute this Unanimous Consent for the purpose of certifying to the authority of the Agent as above described.

This Certificate is effective as of **December 18, 2015**.

**GARY J. DARLING, Manager and Certifying
Official**

**JOHANNES M. LIMBURG, Manager and Certifying
Official**

**GREGORY M. REGGIO, Manager and Certifying
Official**

**CONSENT OF MANAGERS
Of
SEMOLINA DEVELOPMENT, L.L.C.**

Pursuant to Section 3.3 of the Operating Agreement of Semolina Development, L.L.C., (the "Company") the undersigned, constituting a majority of the Managers of the Company, hereby adopt the following resolutions of the Company in New Orleans, Louisiana:

BE IT RESOLVED, that Gregory M. Reggio, a Manager, is hereby authorized to submit a Letter of Request to the City of New Orleans Planning and Zoning Commission for and in connection with the Company's subdivision request with respect to the Company's property commonly referred to as 5076-5080 Pontchartrain Blvd., New Orleans, Louisiana.

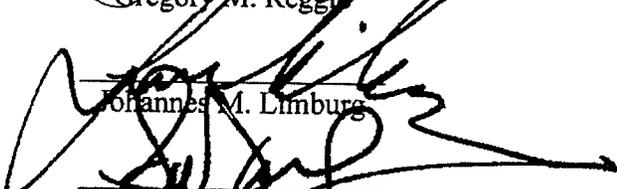
BE IT FURTHER RESOLVED, that Gregory M. Reggio, a Manager, is hereby authorized to take any and all other actions and to execute any and all instruments in order to proceed with and finalize subdivision of the said Property.

Agreed, adopted and effective this 19th day of September, 2013

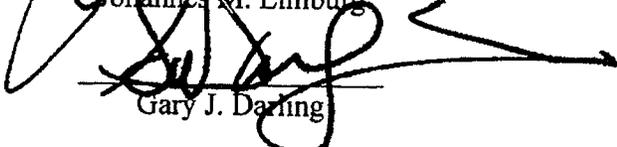
MANAGER:



Gregory M. Reggio



Johannes M. Limburg



Gary J. Darling