

**City Planning Commission
Staff Report
Tuesday, September 23, 2025**

Zoning Docket 054-25

Prepared by: Haley Webb

Date: 9/30/25

Deadline for CPC action: 11/22/2025

CC Deadline: 60 days from receipt

City Council District: C - King

Applicant: Tullis Investments, LLC

Request: Conditional use to permit a gas station in a C-1 General Commercial District.

Property Description: Lot 20-A1, Section 20, Tall Timbers, in the Fifth Municipal District, bounded by Woodland Drive, Tullis Drive, and Woodland Highway

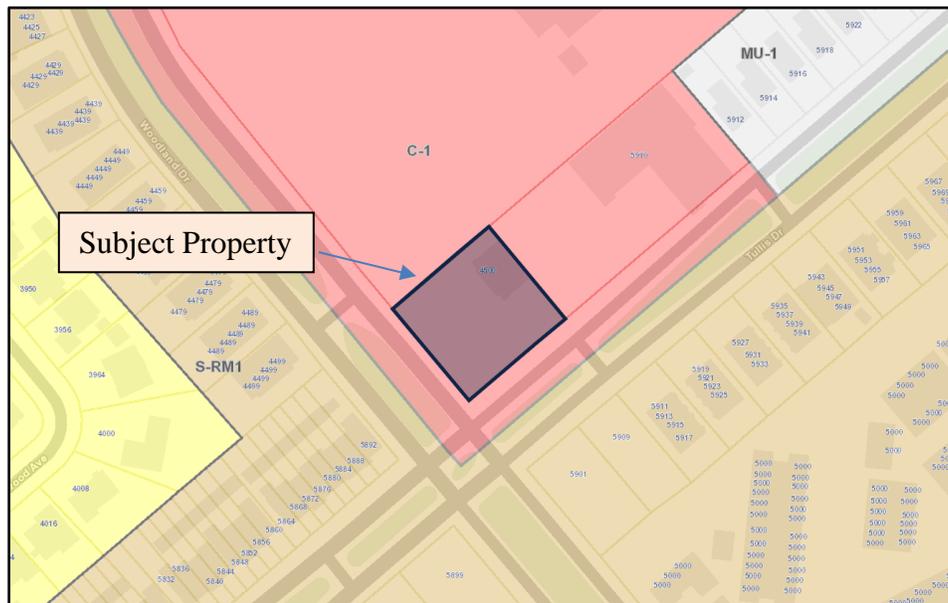
Address(es): 4500 Woodland Drive

Description

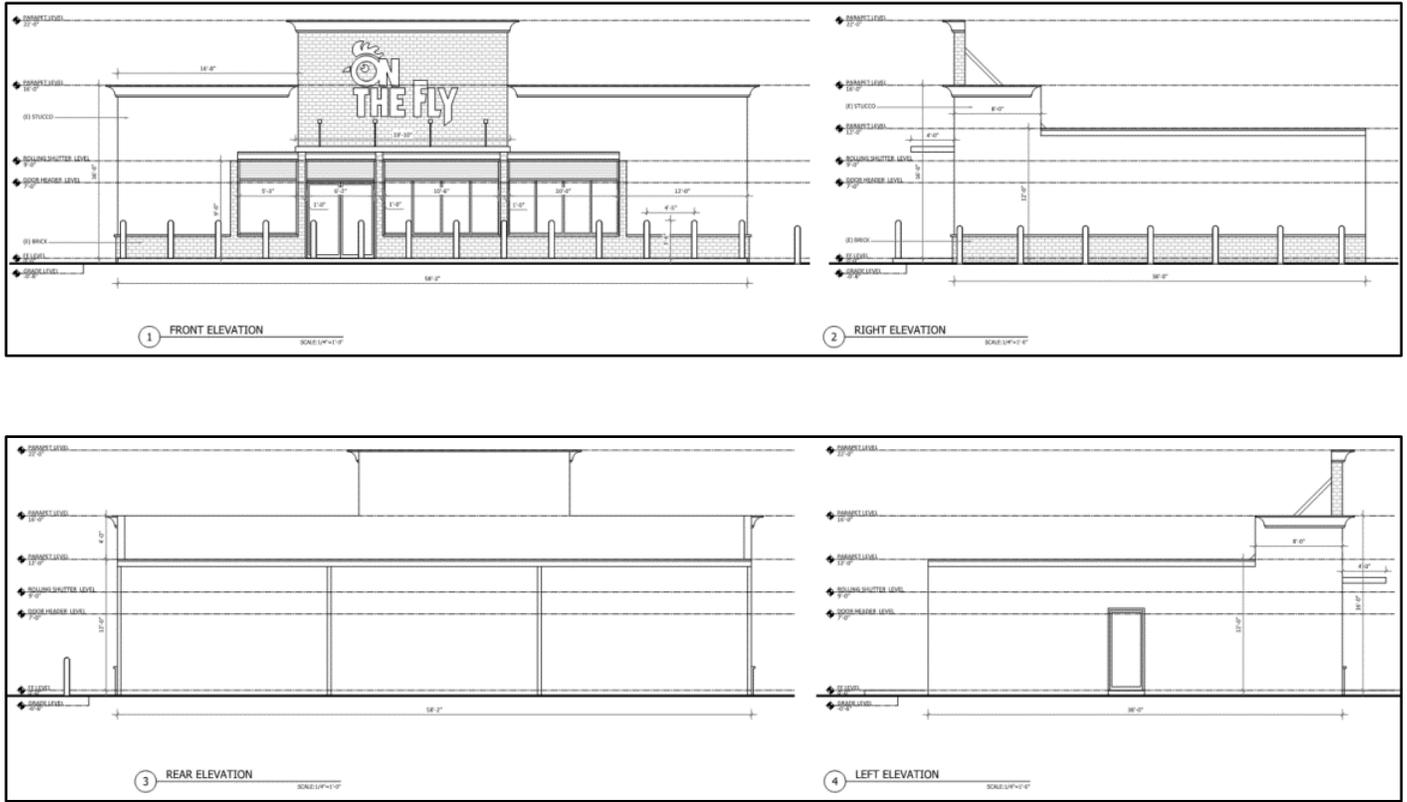
The subject site, located on the corner of Woodland Drive and Tullis Drive, is comprised of one lot of record that totals approximately 21,000 square feet of total lot area with a single-story commercial building totaling approximately 2,242 square feet. The proposed gas canopy will be approximately 1,920 square feet to cover three gas pumps.

The site used to be a gas station though it has been unoccupied for a continuous period of one-hundred eighty (180) days or greater.

Figure 1: Zoning Map



Figures 3 and 4: Existing Building Elevations



Reason for Commission Review

Per **Article 15, Section 15.2.A (Table 15-1)**, a Gas Station is deemed a conditional use in the C-1 General Commercial District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Use Standards for Gas Stations (Article 20, Section 20.3.EE)	
Requirement	Notes
1. Gas station canopies shall be designed with lighting recessed under the canopy to minimize light pollution.	A proviso will be included that contains all use standard applicable to this location.
2. All gas station driveways shall be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets. Gas stations are limited to two (2) curb cuts. For a corner lot, curb cuts are restricted to one (1) curb cut on each street.	
3. Gas stations may offer convenience items for sale. Retail sales of alcoholic beverages is a separate principal	

<p>use and is only permitted when allowed in the zoning district.</p>	
<p>4. All structures shall comply with the building design standards of the zoning district. Public entrances shall face the street. Attendant structures shall include windows to allow visibility to all parts of the site.</p>	
<p>5. Gas stations shall be effectively screened from view at the edges of sites adjacent to residential properties in order to minimize the impact of exterior site lighting and headlight glare. Such screening shall consist of a masonry wall, a solid fence, or dense evergreen hedge at least six (6) feet in height. Plant materials shall be installed along the fence or wall to provide a softening effect.</p>	
<p>6. Gas stations may also include an automatic car wash with one (1) bay.</p>	
<p>7. In addition, gas stations may be included accessory to a “Minor Motor Vehicle Repair and Service” establishment. However, “Minor Motor Vehicle Repair and Service” areas are subject to the provisions of this Article.</p>	
<p>8. A minimum five (5) foot front landscape yard shall be provided along a public right-of-way. The site shall meet all applicable requirements of Article 23.</p>	
<p>9. The volume on any audio component shall be maintained at a level so as not to be audible in adjoining residential districts. The volume on any audio component shall comply with all local noise regulations.</p>	
<p>10. Gas stations are comprised of three (3) main areas: the main structure including parking area, the fuel pump island(s), and the fuel tank “tank farm” area. All development plans for gas stations shall indicate each of these three (3) areas. The fuel tank “tank farm” area shall include the following information: the number, size, and configuration of all underground storage tanks.</p>	
<p>11. All underground storage tanks and fuel delivery systems shall meet or exceed minimum requirements, as regulated by EPA and DOT, for leak detection and preventative measures.</p>	

<p>12. All stormwater runoff from site operations shall be discharged into the Municipal Separate Storm Sewer System (MS4), subject to the following:</p> <p>a. Stormwater from the main structure area is not permitted to run off into the fuel pump island(s) and the fuel tank “tank farm” areas.</p> <p>b. The fuel pump island(s) and the fuel tank “tank farm” areas shall be sloped in such a way as to funnel stormwater into grass or vegetative strips contained within the site.</p> <p>c. The fuel pump island(s) and the fuel tank “tank farm” areas shall be constructed as a spill containment pad to prevent stormwater run-off onto the adjacent main structure areas and all other areas not protected by a grass or vegetative strip.</p>	
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Parking Requirements

Pursuant to **Article 22, Section 22.4.A (Table 22-1)**, two parking spaces must be provided per gas pump, one parking space per 500 square feet of retail area, two parking spaces per service bay of accessory motor vehicle service and repair, and four stacking spaces for a car wash bay. Given that the proposal does not include an accessory motor vehicle service and repair area nor a car wash bay, those requirements are not applicable for this development. In total, the proposal meets all parking requirements.

Parking Requirements				
	Requirement	Exceptions	Total Required	Provided
Vehicle Parking	1 space per 500 square feet of retail area 2 spaces per gas pump		11	16
Bicycle Parking	None			
Loading	None			

Landscape Requirements

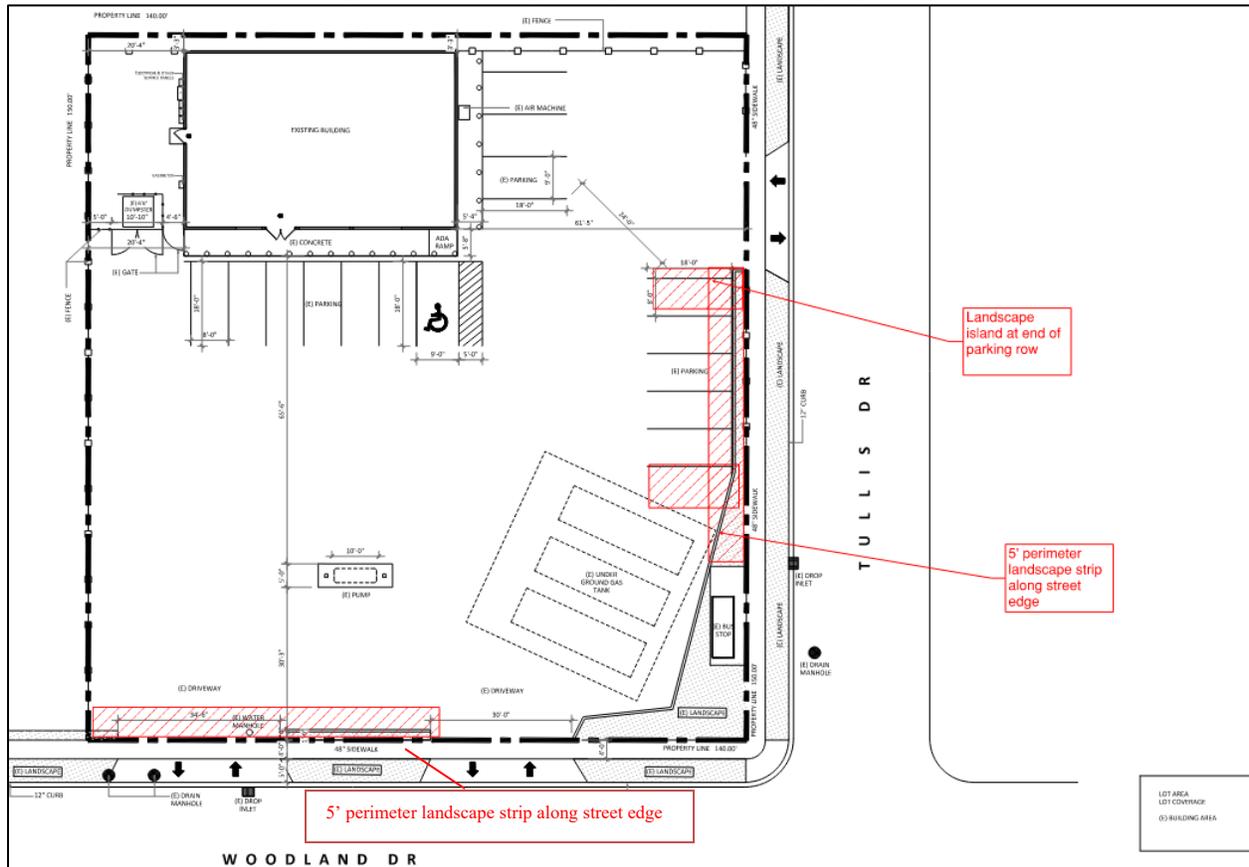
Per Article 20, Section 20.3.EE.2, gas stations are limited to two (2) curb cuts. The applicant has provided a total of three (3) curb cuts, therefore one (1) curb cut will need to be removed along Woodland Drive prior to final approval. This has been addressed in a proviso mentioned above.

Updated plans are required in order to ensure compliance with **Article 23, Section 23.7 Parking Lot Landscape**. Therefore, staff recommends the following proviso:

In accordance with **Section 23.7.C.2** and **Section 23.7.C.3** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:

- In addition to parking lot islands, additional landscaped areas shall be provided within the interior of parking lots. All rows of parking spaces shall terminate in a parking lot island or landscaped area. The minimum total landscaped area, including parking lot islands, is ten percent (10%) of the total parking lot area, excluding any area of perimeter parking lot landscape.
- Parking lot islands or landscaped areas shall be at least one-hundred sixty (160) square feet in area. However, parking lot islands shall be the same dimension as the parking stall. Double rows of parking shall provide parking lot islands that are the same dimension as the double row.

Figure 5: Landscape Requirement Markup by Staff



Anticipated impact on surrounding land uses

The proposed use is compatible with the mixed-use commercial car-centric character of the surrounding area. The applicant is bringing a vacant gas station back into commerce while improving the visibility and character of the site. Considering the location of the site adjacent to an auto-oriented commercial center structure (Tall Timbers Mall Shopping Center), and the fact it was previously used as a gas station, staff does not anticipate negative impacts on surrounding land uses.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the

appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed use at the specified location is consistent with the policies embodied in the adopted Master Plan.

This standard is met.

The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21st Century, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. “Chapter 13: Land Use Plan” of the Master Plan designates on the Future Land Use Map (FLUM) of the petitioned site as “Mixed-Use Medium Density.” The goal, range of uses, and development character for that designation are copied below.

MIXED-USE MEDIUM DENSITY NEIGHBORHOOD

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 (small food manufacturers, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

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. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed development generally meets the goal, range of uses and development character of the Mixed-Use Medium Density Neighborhood future land use designation. While gas stations are primarily a car centric use, this is a reuse of a former gas station site which does not conflict with the master plan.

The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.

This standard is met.

The site is located within a C-1 General Commercial District. The purpose of the C-1 District is intended to provide appropriate locations for a variety of commercial activities, generally serving a wide area and

located particularly along commercial corridors with a mix of commercial, service, and residential activities. Areas of the C-1 District are oriented toward pedestrians but also accommodate larger commercial uses generally accessed by automobiles. The proposal to restore a formerly used gas station would be consistent with the surrounding area and would achieve the goals of the zoning district.

The proposed use meets all standards specifically applicable to the use as set forth in Article 20 and all environmental performance standards of Section 21.3.

This standard is met.

The proposal meets most of the associated use standards listed in **Article 20, Section 20.3.EE** and will meet all environmental performance standards listed in **Article 21, Section 21.3**. A proviso has been included to rectify any inefficiencies not met within the applicable use standards.

The proposed use is compatible with and preserves the character and integrity of adjacent development and neighborhoods and as required by the particular circumstances, includes improvements or modifications either on-site or within the public right-of-way to mitigate development-related adverse impacts.

This standard is met.

The proposed use is to occupy a formerly used gas station and abuts other commercial and residential uses. While the site does not currently meet the landscape requirements of the CZO, a proviso to that effect will ensure that the proposal includes improvements that will bring the site into compliance.

Any variance of zoning standards meets the approval standards of Section 4.6.F.

This is not applicable. Currently, the applicants have not stated an intent to request any variances, nor are any needed at this time.

The proposed use is not materially detrimental to the public health, safety, and welfare, or results in material damage or prejudice to other property in the vicinity.

This standard is met. The proposal would return a vacant site to use, and the staff recommended provisos would address potential adverse impacts.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 054/25 subject to three (3) provisos:

Provisos

1. In Accordance with **Article 20, Section 20.3.EE** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 - a. Gas station canopies shall be designed with lighting recessed under the canopy to minimize light pollution.

- b. All gas station driveways shall be located and designed to ensure that they will not adversely affect the safety and efficiency of traffic circulation on adjoining streets. Gas stations are limited to two (2) curb cuts. For a corner lot, curb cuts are restricted to one (1) curb cut on each street.
- c. Gas stations may offer convenience items for sale. Retail sales of alcoholic beverages is a separate principal use and is only permitted when allowed in the zoning district.
- d. All structures shall comply with the building design standards of the zoning district. Public entrances shall face the street. Attendant structures shall include windows to allow visibility to all parts of the site.
- e. Gas stations shall be effectively screened from view at the edges of sites adjacent to residential properties in order to minimize the impact of exterior site lighting and headlight glare. Such screening shall consist of a masonry wall, a solid fence, or dense evergreen hedge at least six (6) feet in height. Plant materials shall be installed along the fence or wall to provide a softening effect.
- f. Gas stations may also include an automatic car wash with one (1) bay.
- g. In addition, gas stations may be included accessory to a "Minor Motor Vehicle Repair and Service" establishment. However, "Minor Motor Vehicle Repair and Service" areas are subject to the provisions of this Article.
- h. A minimum five (5) foot front landscape yard shall be provided along a public right-of-way. The site shall meet all applicable requirements of Article 23.
- i. The volume on any audio component shall be maintained at a level so as not to be audible in adjoining residential districts. The volume on any audio component shall comply with all local noise regulations.
- j. Gas stations are comprised of three (3) main areas: the main structure including parking area, the fuel pump island(s), and the fuel tank "tank farm" area. All development plans for gas stations shall indicate each of these three (3) areas. The fuel tank "tank farm" area shall include the following information: the number, size, and configuration of all underground storage tanks.
- k. All underground storage tanks and fuel delivery systems shall meet or exceed minimum requirements, as regulated by EPA and DOT, for leak detection and preventative measures.
- l. All stormwater runoff from site operations shall be discharged into the Municipal Separate Storm Sewer System (MS4), subject to the following:
 - i. Stormwater from the main structure area is not permitted to run off into the fuel pump island(s) and the fuel tank "tank farm" areas.
 - ii. The fuel pump island(s) and the fuel tank "tank farm" areas shall be sloped in such a way as to funnel stormwater into grass or vegetative strips contained within the site.
 - iii. The fuel pump island(s) and the fuel tank "tank farm" areas shall be constructed as a spill containment pad to prevent stormwater run-off onto the adjacent main structure areas and all other areas not protected by a grass or vegetative strip.

2. In accordance with **Section 23.7.C.2** and **Section 23.7.C.3** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:

- a. In addition to parking lot islands, additional landscaped areas shall be provided within the interior of parking lots. All rows of parking spaces shall terminate in a parking lot island or landscaped area. The minimum total landscaped area, including parking lot islands, is ten percent (10%) of the total parking lot area, excluding any area of perimeter parking lot landscape.
- b. Parking lot islands or landscaped areas shall be at least one-hundred sixty (160) square feet in area. However, parking lot islands shall be the same dimension as the parking stall. Double rows of parking shall provide parking lot islands that are the same dimension as the double row.

3. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

CITY PLANNING COMMISSION MEETING (September 23, 2025)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from the applicant's representative, speaking in support of the request.

There was general discussion among the Commission. Commissioner Flick made a motion to approve the application as recommended by the staff. Commission Joshi-Gupta seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 054/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO THREE (3) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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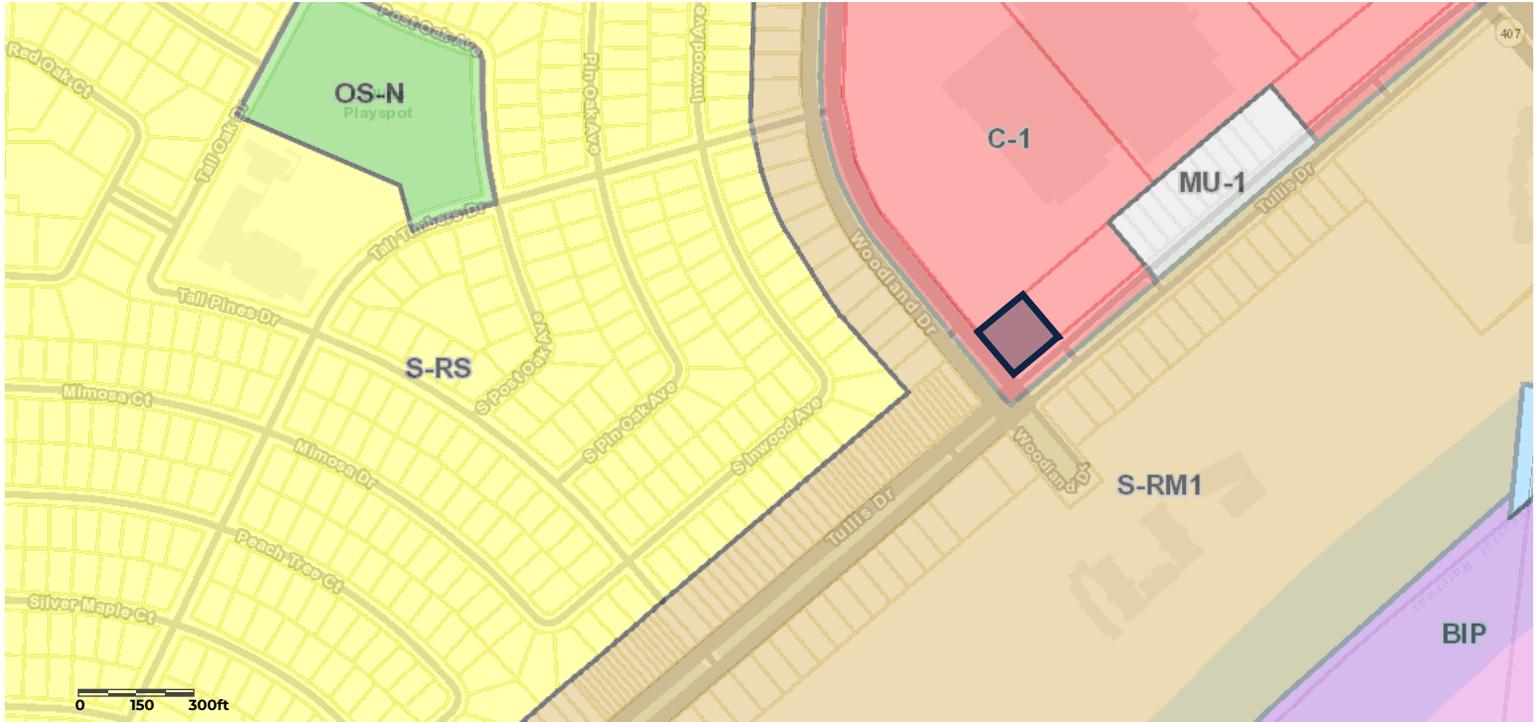
YEAS: Brown, Jordan, Flick, Joshi-Gupta, Lunn, Stewart

NAYS:

ABSENT: Steeg, Witry



City of New Orleans Property Viewer
4500 WOODLAND DR, LA, 70131



PROPERTY INFORMATION

Building Number

Unit Number

Site Address

4500 WOODLAND DR, LA, 70131

First Owner Name

TULLIS INVESTMENTS LLC

Second Owner Name

Mailing Address

C/O NAR SOLUTIONS INC, BMO 85 PO BOX 1414

Mailing City

MINNEAPOLIS

Mailing State

MN

Mailing Zip 5

55480

Mailing Zip +4

1414

Use Code

Property Description

TALL TIMBERS PT SECTION 20-A OR 20-A1 140 X 150 4500 WOODLAND DR & TULLIS DR

GeoPIN

41189006

Tax Bill ID

513829536

Lot

20-A1

Square

BLOCK

SEC

PARID

4500-WOODLANDDR

Parcel Area (sq.ft.)

21000

Parcel Dimensions (ft.)

140x150

Assessor Records and Sales/Transfer Information (<https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=4500-WOODLANDDR>)

ZONING

Zoning District

C-1

Zoning Description

General Commercial District (<http://czo.nola.gov/article-15/>)

FUTURE LAND USE

Future Land Use

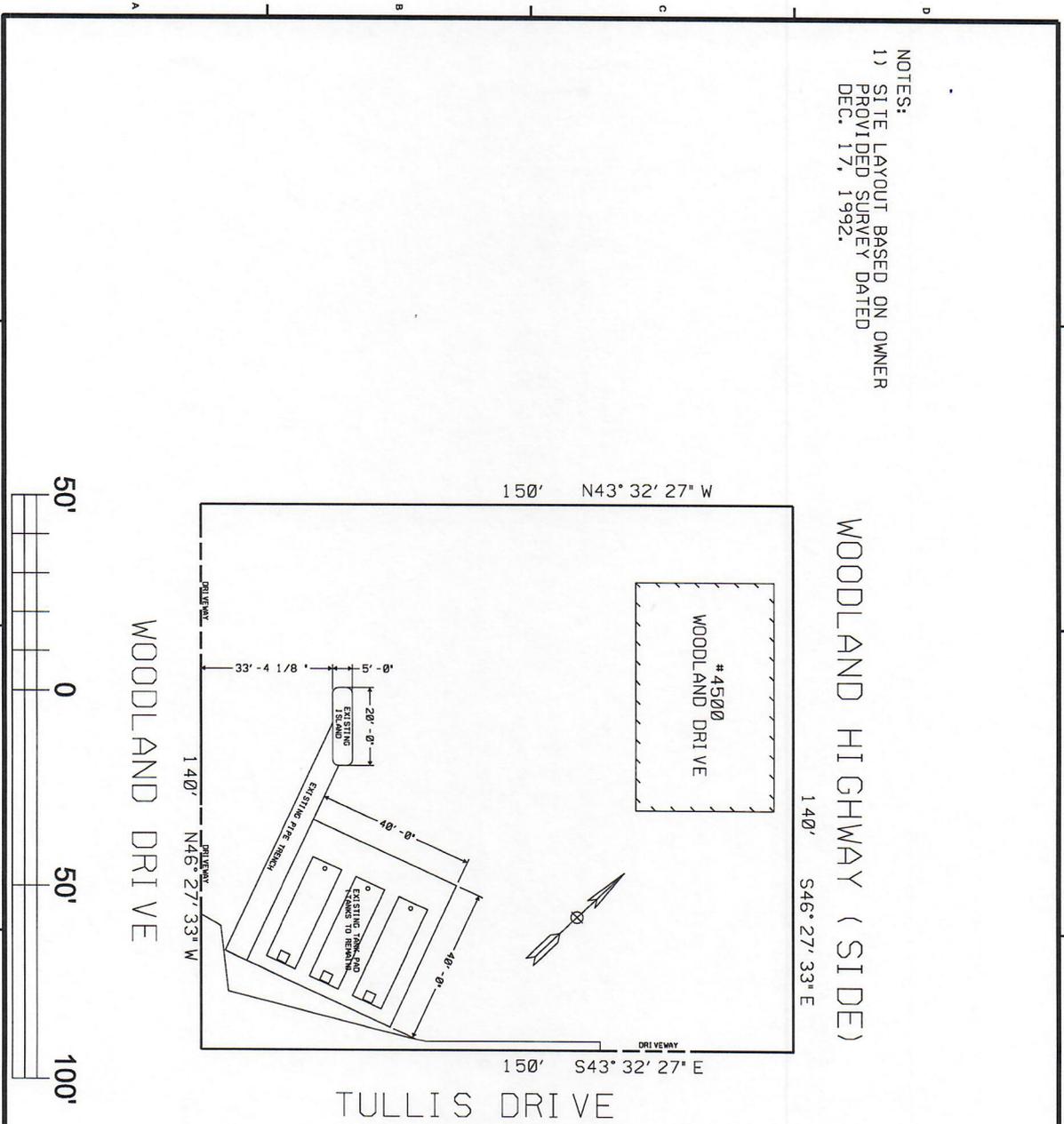
MUM

Future Land Use Description

Mixed-Use Medium Density (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

SURVEY

NOTES:
 1) SITE LAYOUT BASED ON OWNER PROVIDED SURVEY DATED DEC. 17, 1992.

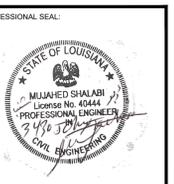
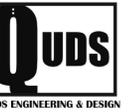


WOODLAND HIGHWAY (SIDE)

TULLIS DRIVE

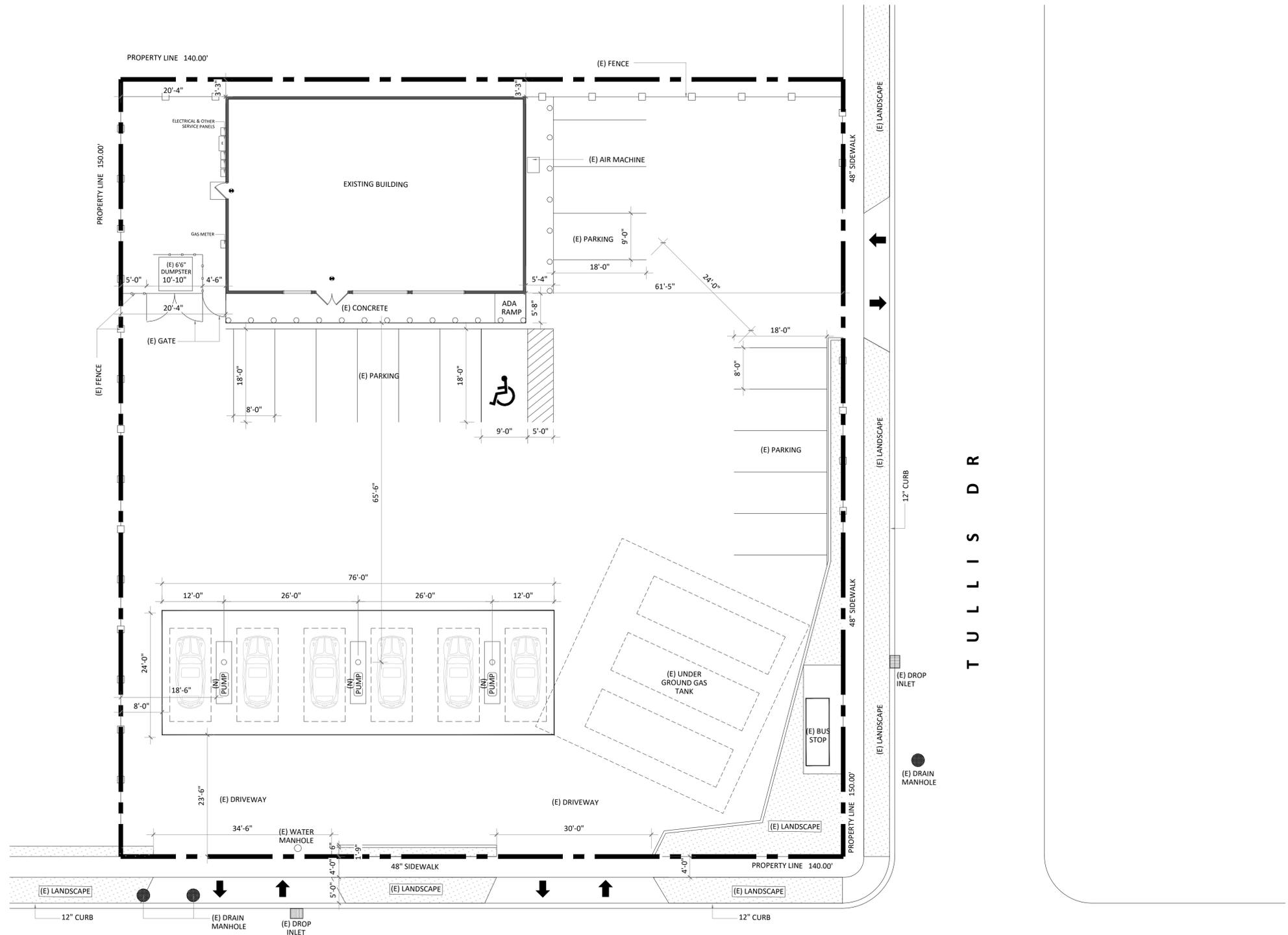


SHEET # CS-001	TULLIS MARKET LLC 925 ST. CHARLES AVE NEW ORLEANS, LA. 70130 4500 WOODLAND DRIVE ALGIERS, LA. 70114 EXISTING SITE PLAN	NOLA ECS LLC 613 FLORIDA STREET RIVER RIDGE, LA. 70123	DESIGNED BY: NOLA ECS LLC	DATE:	CHECKED BY: GMS	SOLICITATION NO.:	CONTRACT NO.:	SUBMITTED BY: NOLA ECS LLC	FILE NUMBER:	PLOT SCALE:	PLOT DATE:	SIZE:	FILE NAME:	MARK:	DESCRIPTION:	DATE:	MARK:	DESCRIPTION:	DATE:	MARK:
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REVISIONS:	DATE:
R1	8/18/2025

PROJECT NO.:	CLIENT PROJECT:
DRAWN:	CHECKED:
M.S.	

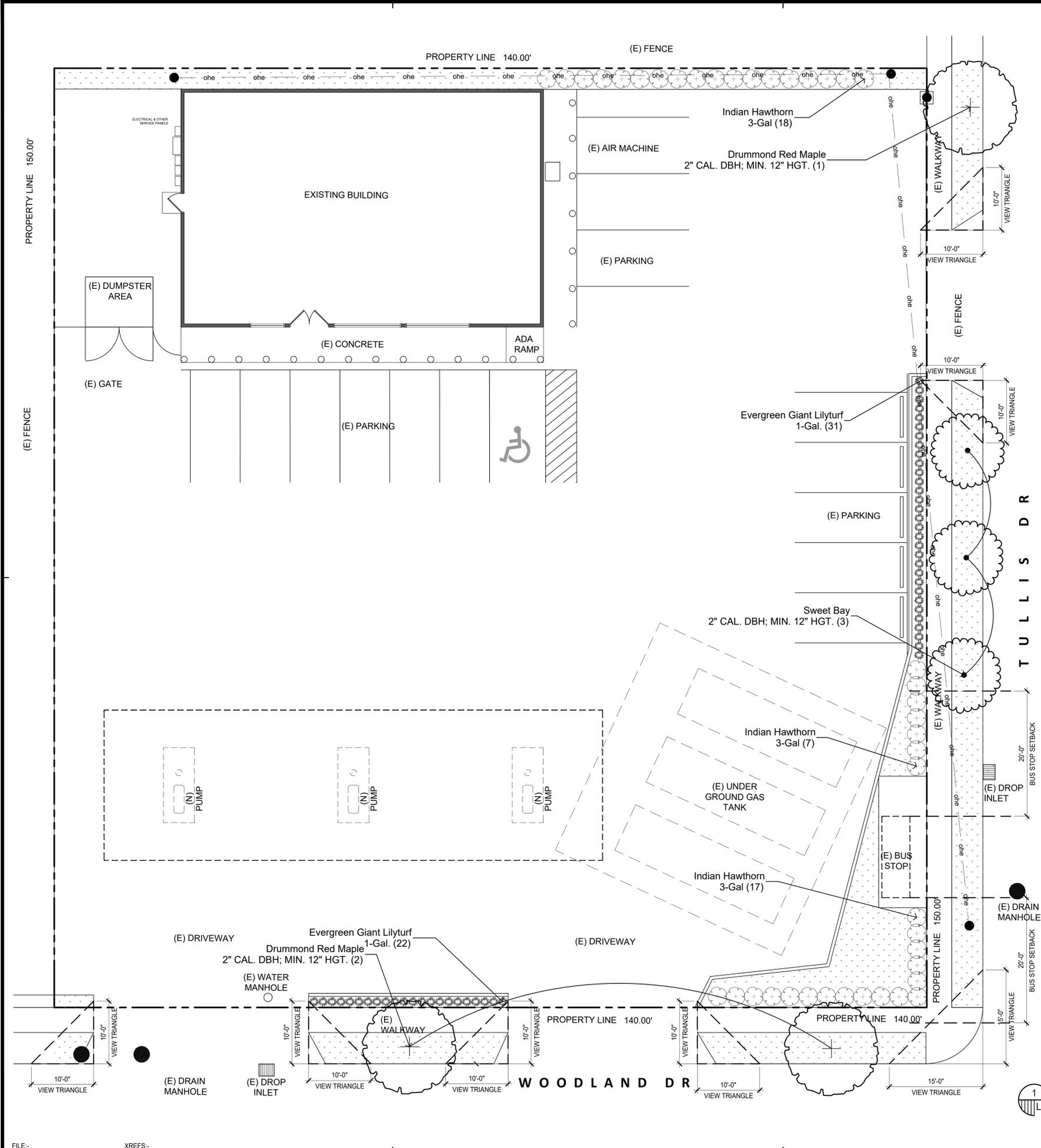


WOODLAND DR

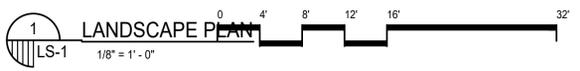
TULLIS DR

1 PROPOSED SITE PLAN
 SCALE: 3/32" = 1'-0"

LOT AREA	-	21000 SQFT.
LOT COVERAGE	-	19.66 %
(E) BUILDING AREA	-	2210 SQFT.
(N) CANOPY AREA	-	1919 SQFT.



PLANT SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
TREES			
	Acer rubrum drummondii / Drummond Red Maple	2" CAL. DBH; MIN. 12" HGT.	3
	Magnolia virginiana / Sweet Bay	2" CAL. DBH; MIN. 12" HGT.	3
SHRUBS			
	Liriope muscari 'Evergreen Giant' / Evergreen Giant Lilyturf	1-Gal.	53
	Rhaphiolepis indica 'Clara' / Indian Hawthorn	3-Gal	42
GROUND COVERS			
	Stenotaphrum glabrum americanum / St. Augustine Grass	SLAB SOD	1,543 sf
AS REQUIRED	CHOPPED PINE STRAW	MULCH	COMPACTED TO 3" THICK



landscape architects & planners
Guy Grissom Design, LLC
 5500 Prynne #623
 Metairie, LA 70002
 PHONE (504) 415-5094
 guygrissomdesignllc@gmail.com

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JULIAN'S FOOD MART

4500 WOODLAND DRIVE
 NEW ORLEANS, LA

Project No: _____

Revisions:

No.	Date:	Description:

Date: 17 AUG 2025
 Drawn: GUY GRISSOM
 Checked: _____
 Sheet Title: _____

LANDSCAPE PLAN

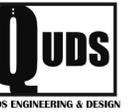
Drawing No. _____

LS-1

Sheet No. _____
 Of: _____



QUDS ENGINEERING & DESIGN, LLC
 www.QudsDesigns.com
 504-462-8156
 TULLIS INVESTMENT LLC
 4500 WOODLAND DR, NEW ORLEANS, LA 70131

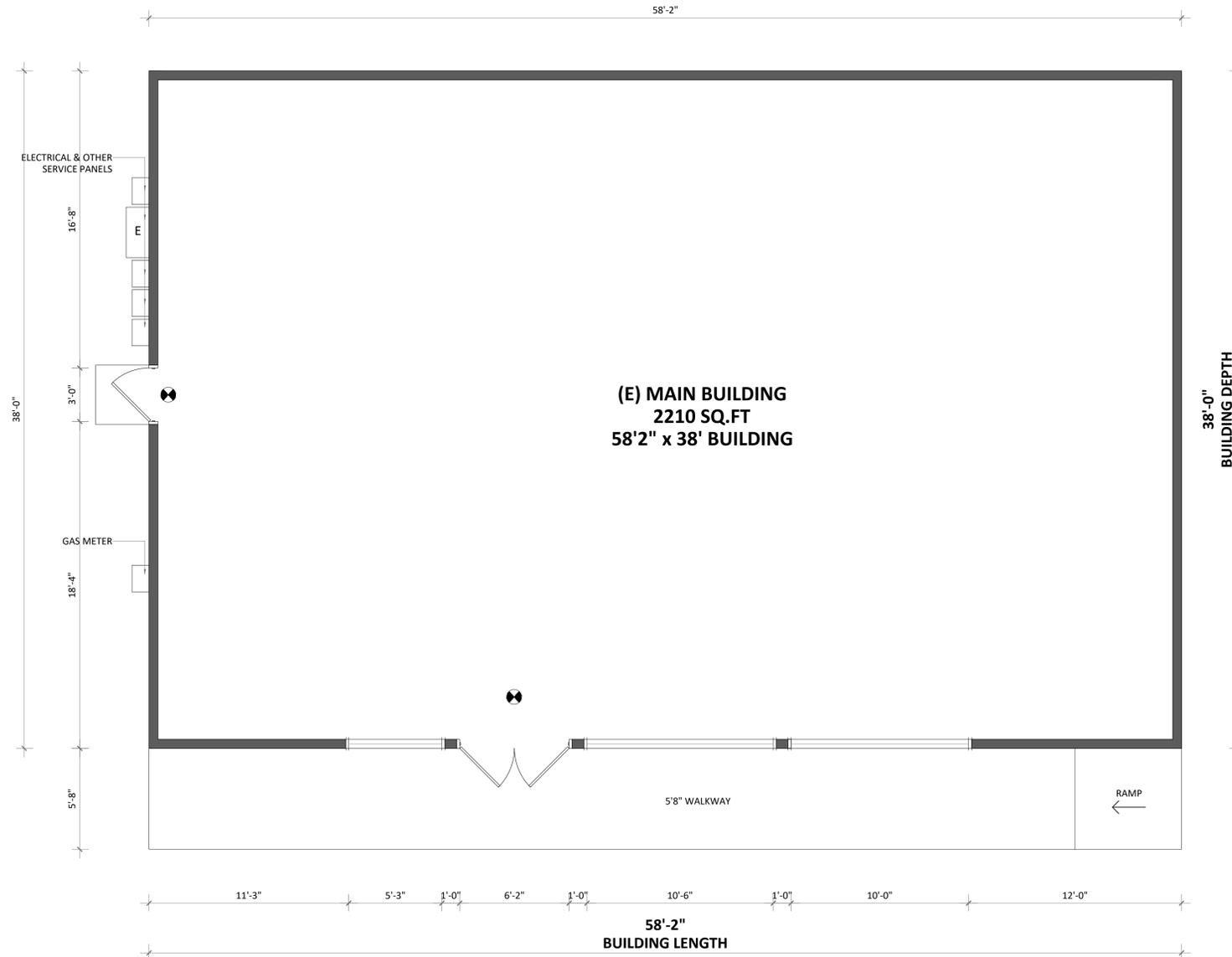


QUDS ENGINEERING & DESIGN, LLC
 www.QudsDesigns.com
 504-462-8156

CLIENT INFORMATION:
 ASHRAF SALEM
 4500 WOODLAND DR
 NEW ORLEANS, LA 70131
 5042241231
 Asalem@emwireless.com

STRUCTURAL ENGINEER -

TULLIS INVESTMENT LLC
4500 WOODLAND DR
NEW ORLEANS, LA 70131

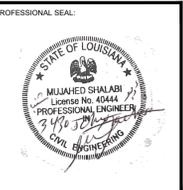


(E) BUILDING AREA - 2210 SQFT.

EXIT SIGN

1 BUILDING PLAN
 SCALE: 1/4"=1'-0"

PROJECT TITLE:



REVISIONS:	DATE:
R1	8/18/2025

PROJECT NO.:	CLIENT PROJECT:
DRAWN:	CHECKED:
M.S.	

DRAWING TITLE:
 BUILDING PLAN
 A03



ON THE WAY TULLIS INVESTMENT LLC 4500 WOODLAND DR | NEW ORLEANS, LA 70131



QUDS ENGINEERING & DESIGN, LLC
504-338-8783

MUJAHED SHALABI, PE
MAILING ADDRESS:
GRETN, LA 70056
504-338-8783
QUDESIGNERING@GMAIL.COM
WWW.QUDESIGNS.COM

SEAL:



CLIENT
TULLIS INVESTMENT LLC
ASHRAF SALEM
4500 WOODLAND DRIVE
NEW ORLEANS, LA 70131
504-224-1231
ASALEM@EMWIRELESS.COM

ASSOCIATE
N/A

PROJECT
EXISTING CONVENIENCE STORE

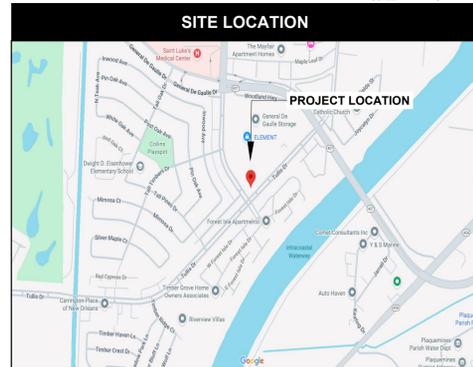
DRAWN BY
MS | MS

ISSUE DATE
8/17/2025

DESCRIPTION
EXISTING FLOOR PLAN

SCOPE OF WORK

- AN EXISTING CONVENIENT STORE
- EXISTING CONVENIENT STORE TO ADD 3 GAS PUMPS WITH EXISTING UNDERGROUND FEUL TANKS



BUILDING INFO

NOTES

- BUILDING IS NOT-SPRINKLED
- BUILDING IS NOT EQUIPPED WITH FIRE SAFETY SYSTEM
- BUILDING IS EQUIPPED WITH FIRE EXTINGUISHER

OCCUPANCY

- NFPA: OCCUPANCY (MERCANTILE-M)
- IBC: OCCUPANCY - (MERCANTILE-M)

CONSTRUCTION TYPE

- V-B

BUILDING AREA

- GROSS AREA = 2210 SQFT.
- CUSTOMERS AREA = 996 SQFT.
- EMPLOYEE AREA = 1214 SQFT.

EGRESS LAYOUT (TABLE 1017.2)
THE LENGTH FOR ALL EGRESS PATHWAYS ARE LESS THAN 200'-0".

MEANS OF EGRESS - FOR NON-SPRINKLED BLDG.

- EXIT CAPACITY REQUIRED FOR MAIN BUILDING = 25x0.2 = 5" (MIN. WIDTH)
- PROVIDED (1 SINGLE + 1 DOUBLE) = 108" TOTAL

OCCUPANT LOAD

CUSTOMERS AREA	996	996 / 60 = 17 PEOPLE
EMPLOYEES AREA	1214	1214 sqft/ 100= 12 PEOPLE
TOTAL OCCUPANT LOAD =		29 PEOPLE

REFERENCE CODES

- IBC 2021
- NFPA 101
- 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN.

NOTES

WHETHER OR NOT SHOWN ON THE DRAWINGS, ALL GENERAL & SUB-CONTRACTORS ARE RESPONSIBLE FOR DOING ALL WORK IN ACCORDANCE WITH 2021 IBC, LOCAL CODES & ORDINANCES.

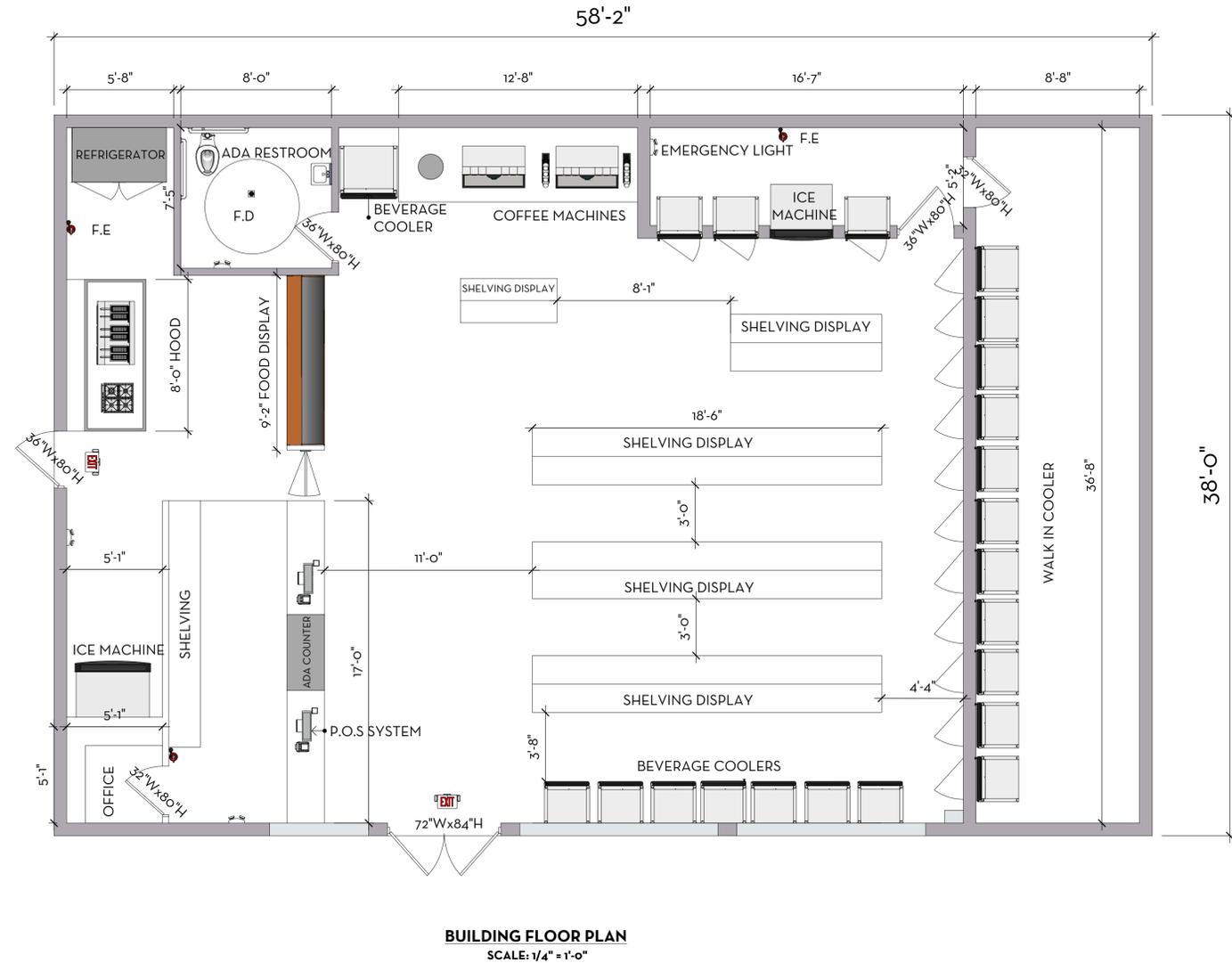
THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION. TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL LOCAL, PARISH & STATE REQUIREMENTS INCLUDING (IBC 2021) INTERNATIONAL BUILDING CODE, 2021 EDITION. I WILL NOT SUPERVISE CONSTRUCTION

SYMBOLS LEGEND

- FIRE EXTINGUISHER (10 LBS)
- EMERGENCY LIGHT
- EXIT SIGN W/ LIGHT

LOT INFO

Project Name	
Building Number	
Site Address	
Block Number	
Subblock Number	
Lot Number	
Parcel Number	
Map Reference	
County	
Parish	
City	
Zip Code	
State	
Country	





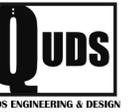
QUDS ENGINEERING & DESIGN, LLC

www.QudsDesigns.com

504-462-8156

TULLIS INVESTMENT LLC

4500 WOODLAND DR, NEW ORLEANS, LA 70131



QUDS ENGINEERING & DESIGN

QUDS ENGINEERING & DESIGN, LLC
www.QudsDesigns.com
504-462-8156

CLIENT INFORMATION:

ASHRAF SALEM
4500 WOODLAND DR
NEW ORLEANS, LA 70131
5042241231
Asalem@emwireless.com

STRUCTURAL ENGINEER:

TULLIS INVESTMENT LLC
4500 WOODLAND DR
NEW ORLEANS, LA 70131

PROJECT TITLE:

PROFESSIONAL SEAL:



REVISIONS: DATE:

R1 8/18/2025

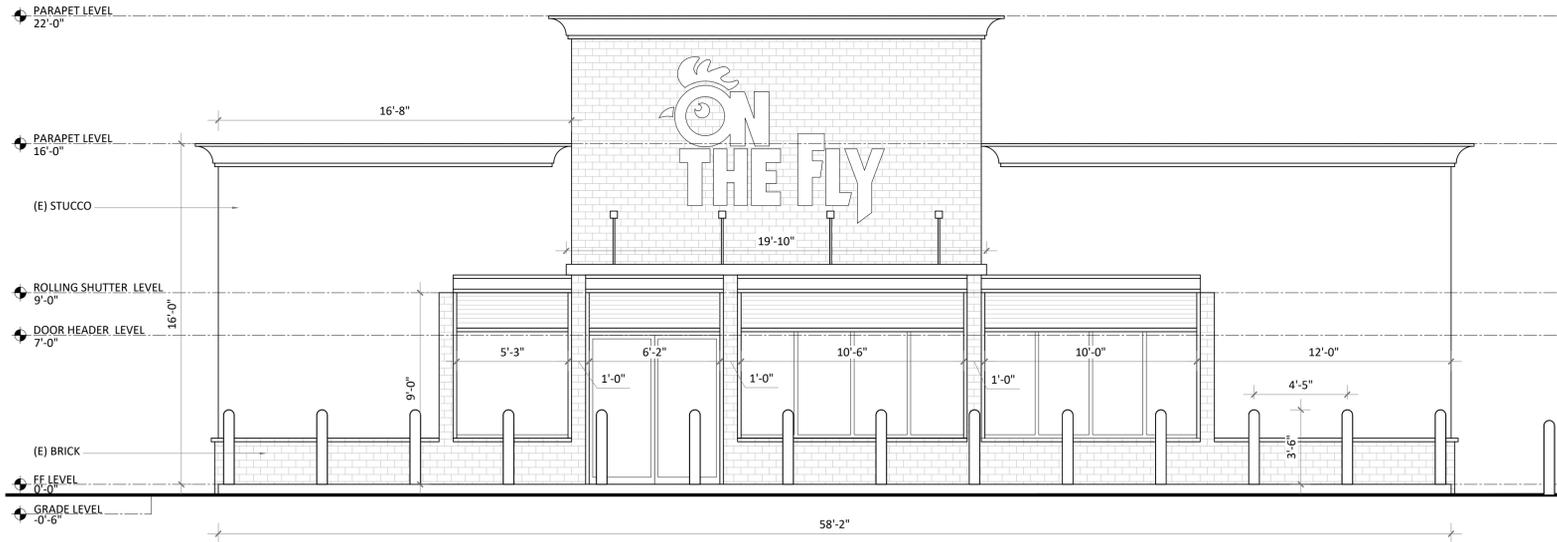
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DRAWN: M.S. CHECKED:

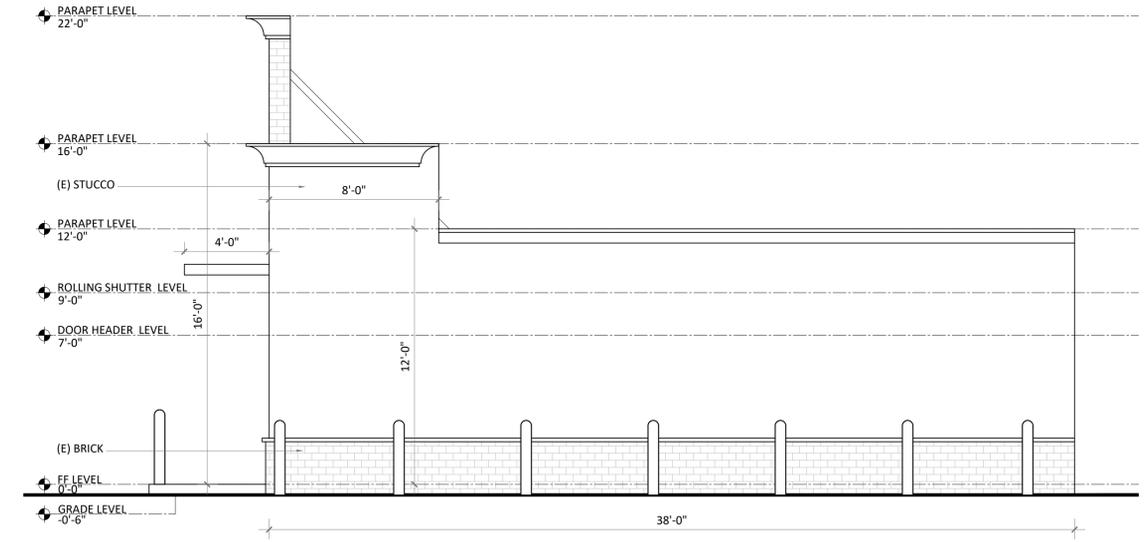
DRAWING TITLE:

EXISTING ELEVATIONS

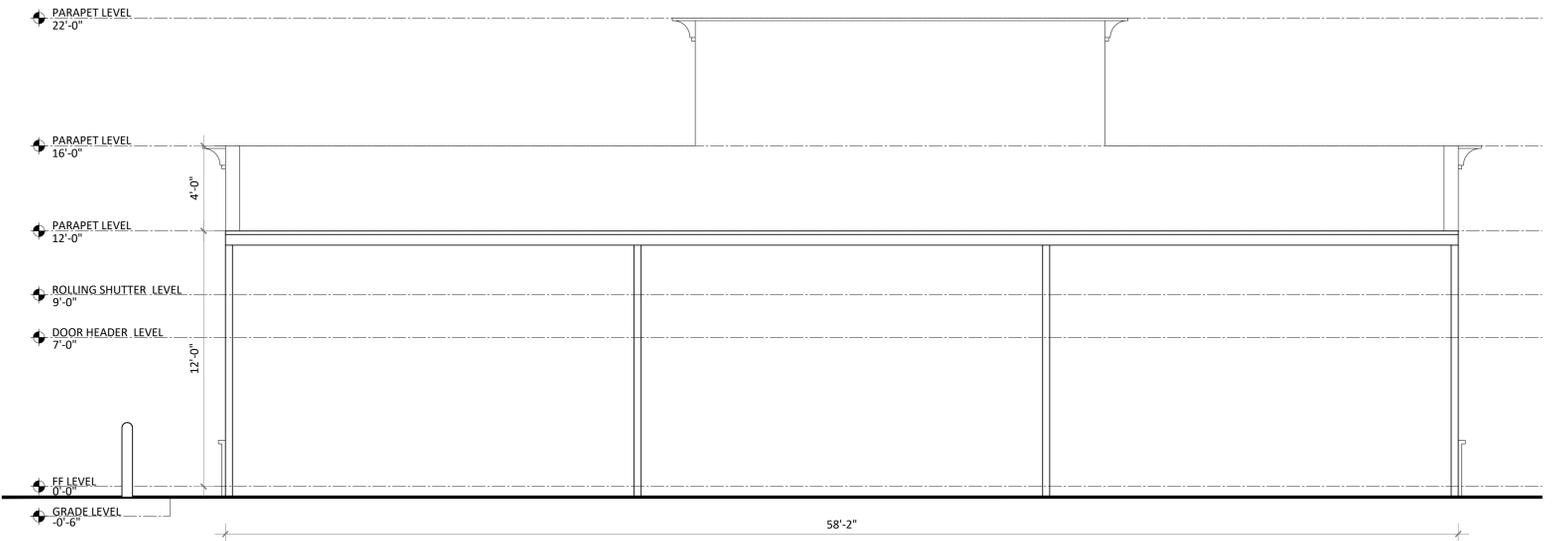
A04



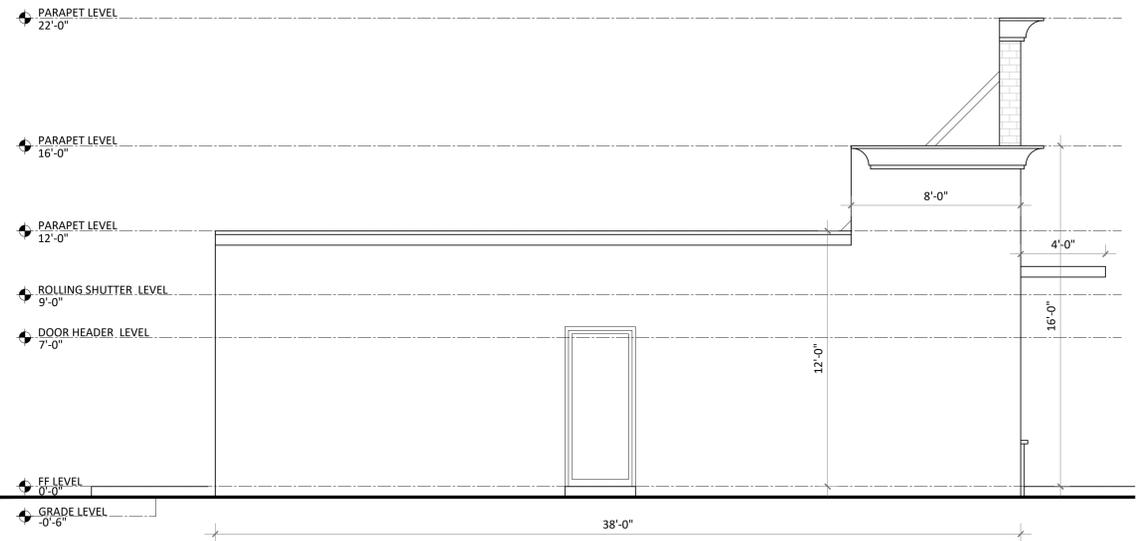
1 FRONT ELEVATION SCALE: 1/4"=1'-0"



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



3 REAR ELEVATION SCALE: 1/4"=1'-0"



4 LEFT ELEVATION SCALE: 1/4"=1'-0"



QUDS ENGINEERING & DESIGN, LLC

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TULLIS INVESTMENT LLC

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QUDS ENGINEERING & DESIGN

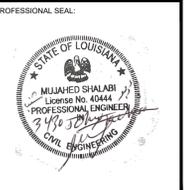
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STRUCTURAL ENGINEER:

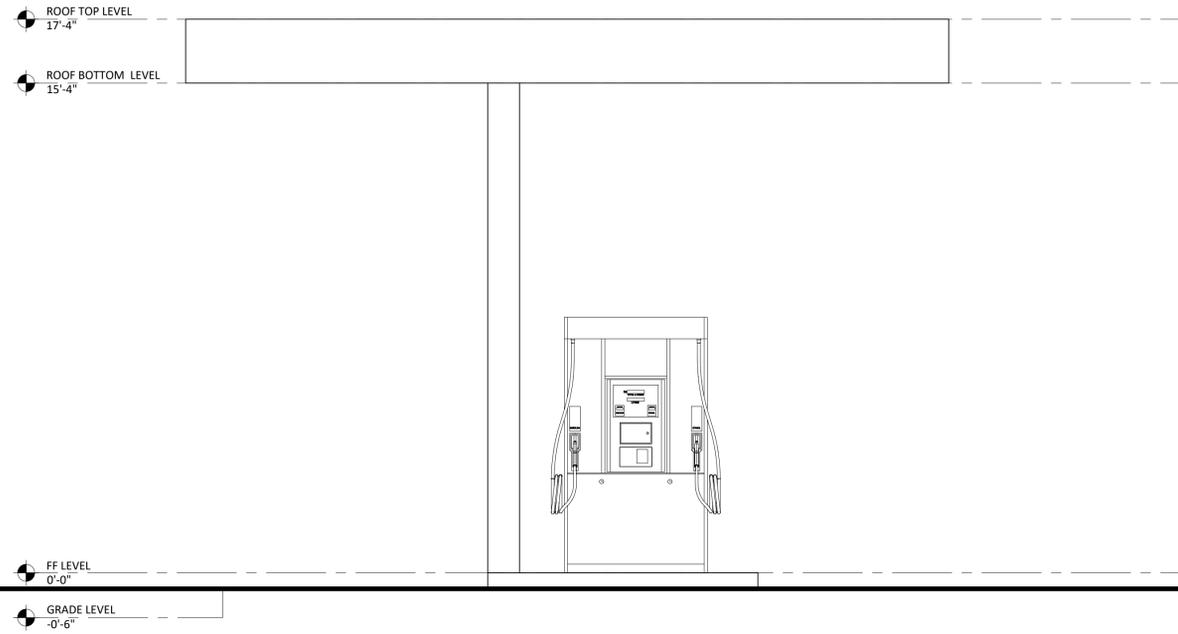
**TULLIS INVESTMENT LLC
4500 WOODLAND DR
NEW ORLEANS, LA 70131**

PROJECT TITLE:

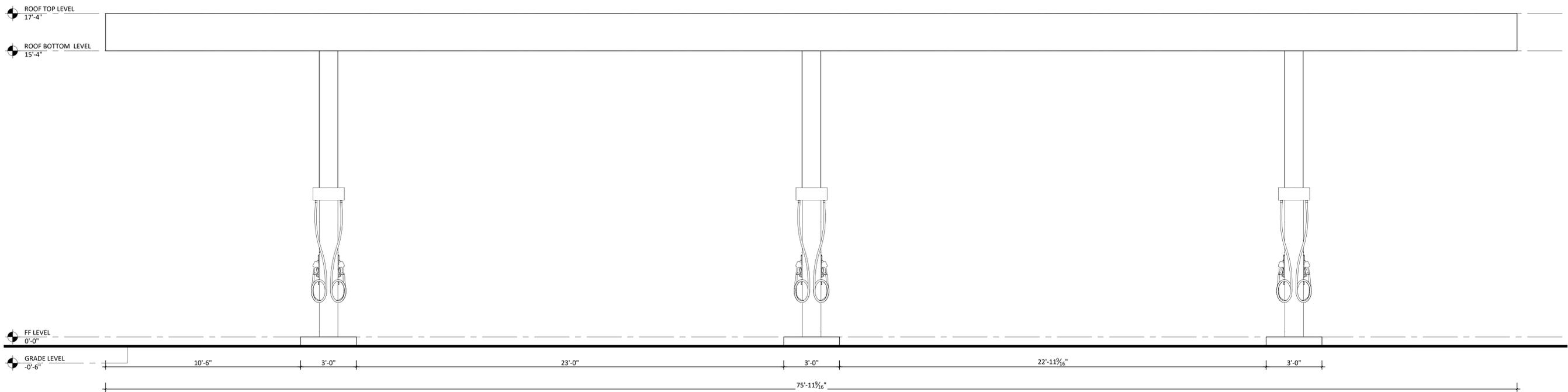


REVISIONS:	DATE:
R1	8/18/2025
PROJECT NO.:	CLIENT PROJECT:
DRAWN:	CHECKED:
M.S.	

DRAWING TITLE:
**PROPOSED CANOPY
ELEVATIONS**
A05



1 CANOPY SIDE ELEVATION
SCALE: 3/8"=1'-0"



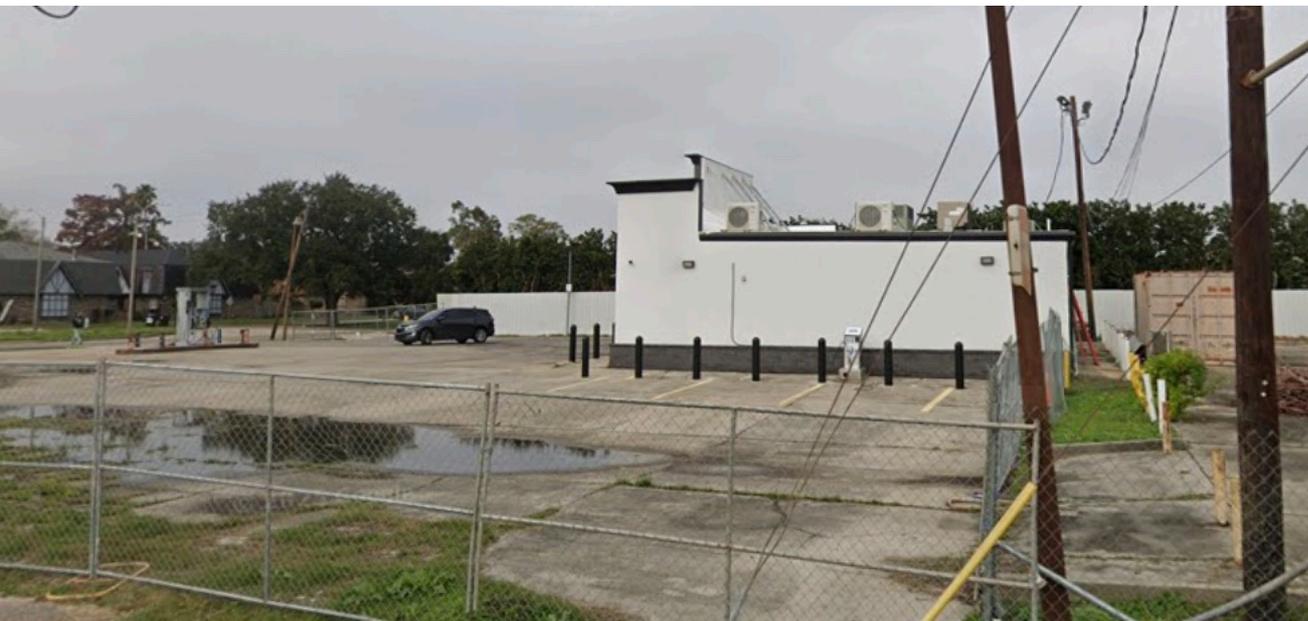
2 CANOPY FRONT ELEVATION
SCALE: 3/8"=1'-0"

CANOPY FOUNDATIONS DESIGN BY OTHERS.

PHOTOS / ELEVATIONS



PHOTOS / ELEVATIONS



PHOTOS / ELEVATIONS



NPP SUMMARY REPORT

Date of Report: August 4, 2025

Project Name: 4500 Woodland gas station conditional use

Contact: Maddie Charleston, maddiecharleston504@gmail.com, 504-330-8904, 926 Chartres St., New Orleans, LA 70116

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 4500 Woodland on the corner of Tullis. The applicant intends to file an application to permit a condition use for a gas station in a C-1 district. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Neighborhood Meetings

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

- The first meeting was held at 4500 Woodland Dr. at 10:00am on Saturday, August 2nd.
- Another meeting was held at 11:00am - noon on Monday August 4th at the same site.
- Also, for those wishing to attend a weekday evening meeting, there will also be a another informal NPP Tuesday August 5th from 5pm to 6pm.

Correspondence and Telephone Calls

- July 19, 2025 – meeting notices mailed to NPP contact list
- July 21, 2025 – emailed notice to cpcinfo, district councilmember, and neighborhood association contacts.

Results

No one has attended either the August 2nd or August 4th meetings.

NPP MEETING COMMENT CARD

DATE: CIRCLE ONE: 8/2/25 8/4/25 8/5/25

NAME/ADDRESS OF PROJECT: 4500 WOODLAND GAS STATION

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: CIRCLE ONE: 8/2/25 8/4/25 8/5/25

NAME/ADDRESS OF PROJECT: 4500 WOODLAND GAS STATION

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

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DATE: CIRCLE ONE: 8/2/25 8/4/25 8/5/25

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CONTACT (OPTIONAL)

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EMAIL:

ADDRESS:

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DATE: CIRCLE ONE: 8/2/25 8/4/25 8/5/25

NAME/ADDRESS OF PROJECT: 4500 WOODLAND GAS STATION

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:



NEW ORLEANS CITY PLANNING COMMISSION ONLINE TOOLS

CPC Website nola.gov/next/city-planning

The CPC website hosts many important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance (CZO) and the Master Plan. You can also access online mapping tools like Property Viewer and Open Project Viewer.

Comprehensive Zoning Ordinance czo.nola.gov

The entire text of the CZO can be viewed at this web address.

NoticeMe noticeme.nola.gov

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system offers a way for interested parties to stay informed about land use proposals within a selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the CPC or Board of Zoning Adjustments.

One Stop App onestopapp.nola.gov

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

Property Viewer property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information, including the Master Plan Future Land Use Map, current zoning districts, and the locations of site-specific zoning actions approved by ordinance such as Conditional Uses and Planned Developments. Links are provided that can take the viewer to applicable section of the CZO and Assessor records.

What is the CPC?

The New Orleans City Planning Commission (CPC) is a nine-member citizen board supported by a staff of planners. The CPC provides analysis and recommendations to the City Council on matters dealing with the present and future development of the City in accordance with the goals and policies of the City's Plan for the 21st Century, or "Master Plan." This includes reviewing, approving, and recommending requests for Master Plan amendments, map changes, text amendments to the Comprehensive Zoning Ordinance (CZO), appeals, and subdivisions.

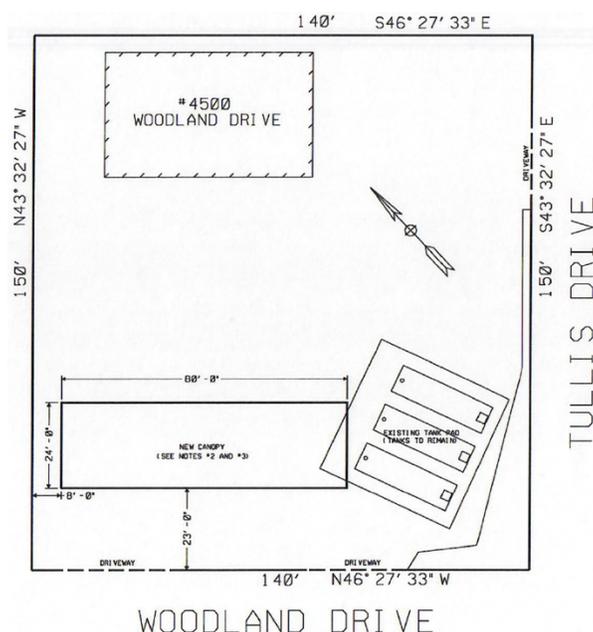
July 19, 2025

Dear Neighbor:

A few years ago we purchased the gas station and store located at 4500 Woodland Dr., at the corner of Woodland and Tullis. We hope that you have had the opportunity to visit the new and improved store we have now. We are writing you today as a near neighbor to invite you to a meeting where we will discuss our plans to improve the gas pump area, including the installation of a weather protecting canopy, so we can provide a pleasant experience while pumping gas.

As you likely are aware, gas pumps have been on this site for many years. However, the property is located in General Commercial (C-1) zoning where the city presently considers gas stations to be a conditional use (Comprehensive Zoning Ordinance Sec. 15.2.A). As such, in order to improve the gas pump area as we plan, the city has informed us that we will need to go through the process of applying for and requesting a conditional use approval to permit a gas station in a C-1 General Commercial District. The application will be heard by the City Planning Commission (CPC) and City Council.

The full property is approx. 21,000sf, containing an approx. 2242sf store building, with a planned new gas canopy to be approx. 24'x80'. No new buildings are planned, just the new weather protecting gas pump canopy, construction is expected to take 2-3 months and begin soon upon approval.



The first meeting will be held at 4500 Woodland Dr. at 10:00am on Saturday, August 2nd.

Another meeting will be held at 11:00am - noon on Monday August 4th at the same site.

Also, for those wishing to attend a weekday evening meeting, we will also be there Tuesday August 5th from 5pm to 6pm to answer any questions.

This notice is being delivered by US Mail. There will be a sign in sheet at the meeting for attendees.

If you have questions or wish to be kept up to date on this project, please contact Maddie Charleston at 504-330-8904, maddiecharleston504@gmail.com, or 926 Chartres, New Orleans, LA 70116.

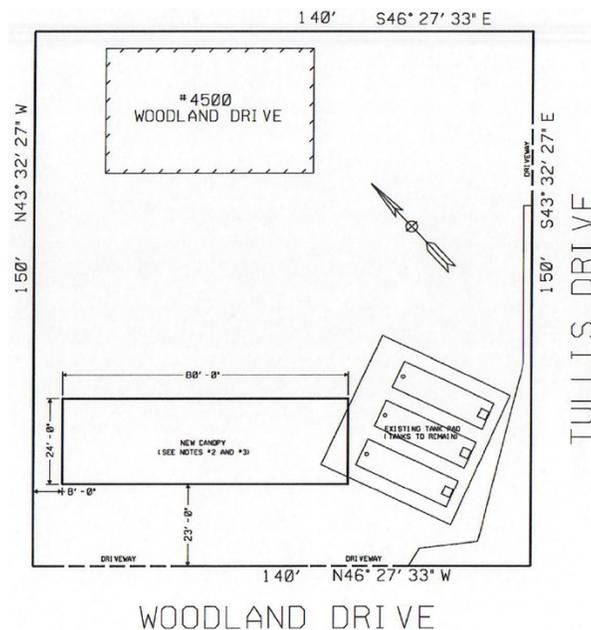
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From: Maddie Charleston <maddiecharleston504@gmail.com>
Date: July 21, 2025 at 4:53:01 PM CDT
To: cpcinfo@nola.gov, kfoster@algierseconomic.com, Freddie.King@nola.gov,
Winston C Fiore <Winston.Fiore@nola.gov>, Charles E Toney
<Charles.Toney@nola.gov>
Subject: NPP Notice - 4500 Woodland Dr

Please see attachment.
Thank you.

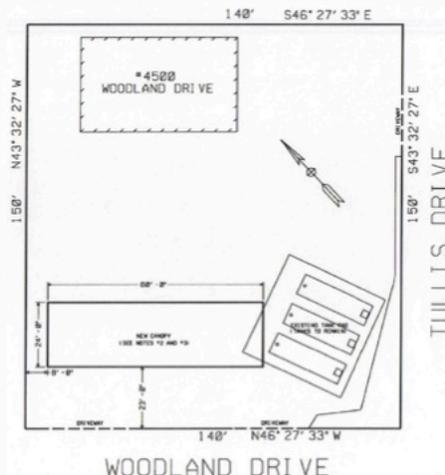
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PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St
5859 Tullis Drive LLC	4525 St Mary St	Metairie	LA
Adrian C Faircloth	9508 Linden Loop	Westwego	LA
Alexander Rena Jean	5125 Karen Dr Unit B	Marrero	LA
Antoinette M Martin	5880 Tullis Dr	New Orleans	LA
Berk-Cohen Assoc L L C	C/O American Prop Financing 6 E 43rd St 26 FLR	New York	NY
Berk-Cohen Associates	C/O Manhattan Management Co 2657 E 14th St	Brooklyn	NY
Blueprint Investors LLC	5806 Metaphor Way	Richmond	TX
Charles Jr Collins	ET AI 5912 Tullis Dr	New Orleans	LA
Charlie Russell	Pobox 892	Chalmette	LA
Churita Hansell	2009 Comet St	New Orleans	LA
Current Resident	4459 Woodland Dr	New Orleans	LA
Current Resident	4459 Woodland Dr Unit A	New Orleans	LA
Current Resident	4459 Woodland Dr Unit B	New Orleans	LA
Current Resident	4459 Woodland Dr Unit C	New Orleans	LA
Current Resident	4459 Woodland Dr Unit D	New Orleans	LA
Current Resident	4469 Woodland Dr	New Orleans	LA
Current Resident	4469 Woodland Dr Unit A	New Orleans	LA
Current Resident	4469 Woodland Dr Unit B	New Orleans	LA
Current Resident	4469 Woodland Dr Unit C	New Orleans	LA
Current Resident	4469 Woodland Dr Unit D	New Orleans	LA
Current Resident	4479 Woodland Dr	New Orleans	LA
Current Resident	4479 Woodland Dr Unit A	New Orleans	LA
Current Resident	4479 Woodland Dr Unit B	New Orleans	LA
Current Resident	4479 Woodland Dr Unit C	New Orleans	LA
Current Resident	4479 Woodland Dr Unit D	New Orleans	LA
Current Resident	4489 Woodland Dr	New Orleans	LA
Current Resident	4489 Woodland Dr Unit A	New Orleans	LA
Current Resident	4489 Woodland Dr Unit B	New Orleans	LA
Current Resident	4489 Woodland Dr Unit C	New Orleans	LA
Current Resident	4489 Woodland Dr Unit D	New Orleans	LA
Current Resident	4499 Woodland Dr	New Orleans	LA
Current Resident	4499 Woodland Dr Unit A	New Orleans	LA
Current Resident	4499 Woodland Dr Unit B	New Orleans	LA
Current Resident	4499 Woodland Dr Unit C	New Orleans	LA
Current Resident	4499 Woodland Dr Unit D	New Orleans	LA
Current Resident	4500 Woodland Dr	New Orleans	LA
Current Resident	5000 Woodland Dr	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 1	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 10	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 100	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 101	New Orleans	LA
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Current Resident	5000 Woodland Dr Apt 103	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 104	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 105	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 106	New Orleans	LA

Current Resident	5000 Woodland Dr Apt 77	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 78	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 79	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 8	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 80	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 81	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 82	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 83	New Orleans	LA
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Current Resident	5000 Woodland Dr Apt 93	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 94	New Orleans	LA
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Current Resident	5000 Woodland Dr Apt 97	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 98	New Orleans	LA
Current Resident	5000 Woodland Dr Apt 99	New Orleans	LA
Current Resident	5000 Woodland Dr Bldg 5701-HM	New Orleans	LA
Current Resident	5000 Woodland Dr Bldg 5801-HM	New Orleans	LA
Current Resident	5856 Tullis Dr	New Orleans	LA
Current Resident	5857 Tullis Dr	New Orleans	LA
Current Resident	5859 Tullis Dr	New Orleans	LA
Current Resident	5860 Tullis Dr	New Orleans	LA
Current Resident	5861 Tullis Dr	New Orleans	LA
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Current Resident	5891 Tullis Dr	New Orleans	LA
Current Resident	5892 Tullis Dr	New Orleans	LA
Current Resident	5901 Tullis Dr	New Orleans	LA

Current Resident	5909 Tullis Dr	New Orleans	LA
Current Resident	5910 Tullis Dr	New Orleans	LA
Current Resident	5912 Tullis Dr	New Orleans	LA
Current Resident	5913 Tullis Dr	New Orleans	LA
Current Resident	5915 Tullis Dr	New Orleans	LA
Current Resident	5917 Tullis Dr	New Orleans	LA
Current Resident	5919 Tullis Dr	New Orleans	LA
Current Resident	5921 Tullis Dr	New Orleans	LA
Current Resident	5923 Tullis Dr	New Orleans	LA
Current Resident	5925 Tullis Dr	New Orleans	LA
Current Resident	5927 Tullis Dr	New Orleans	LA
Current Resident	5929 Tullis Dr	New Orleans	LA
Current Resident	5931 Tullis Dr	New Orleans	LA
Current Resident	5933 Tullis Dr	New Orleans	LA
Current Resident	5935 Tullis Dr	New Orleans	LA
Current Resident	5937 Tullis Dr	New Orleans	LA
Current Resident	5939 Tullis Dr	New Orleans	LA
Current Resident	5941 Tullis Dr	New Orleans	LA
Current Resident	5943 Tullis Dr	New Orleans	LA
Current Resident	5945 Tullis Dr	New Orleans	LA
Current Resident	5947 Tullis Dr	New Orleans	LA
Delores A Carter	4499 Woodland Dr A	New Orleans	LA
Diana S Fox	4499-B Woodland Dr	New Orleans	LA
Edith E Scott	4489 Woodland Dr Unit D	New Orleans	LA
Emylinda L Carter	3640 Plymouth Pl	New Orleans	LA
Express Holdings LLC	1891 Rousseau St	New Orleans	LA
Gry Properties LLC	4400 Woodland Dr	New Orleans	LA
Guste Homes Resident Mana	1301 Simon Bolivar Ave	New Orleans	LA
Guste Homes Resident Mana	C/O Alton Barber 8202 Hickory St	New Orleans	LA
Jacquelyn Opara	1217 N Dorgenois St Apt A	New Orleans	LA
Jeffrey Carver	4000 S Inwood Ave	New Orleans	LA
Jp&J Virtue LLC	120 22nd St Suite C	Kenner	LA
JW Homes LLC	31 Eugenie Ct	New Orleans	LA
Kay M Fine	1711 Holiday Dr	New Orleans	LA
Langston Kevin Jr	5949 Tullis Dr	New Orleans	LA
Larry Jr Robinson	PO Box 740005	New Orleans	LA
Latoya Authement	5911 Tullis Dr	New Orleans	LA
Lenora M Summers	5891 Tullis Dr	New Orleans	LA
Linda Croff-Poole	5884 Tullis Dr	New Orleans	LA
Lionel Sr Brown	5887 Tullis Dr	New Orleans	LA
Magda Lizz Rosa	Etal 1250 NE 200 St	Miami	FL
Marguerite B Desilva	ET Als 3400 St Anthony Ave Apt 417	New Orleans	LA
Matamoros Lauren S	Etal 605 East 3rd St	Belle Chasse	LA
Nihad A Monem	824 Glencove Ln	Terrytown	LA
Oscar Jordan	5875 Tullis Dr	New Orleans	LA
Phillip L Casby	ET Al 4489 Woodland Dr Unit C	New Orleans	LA
Rushing Hunter	1093 Alcide Bonin	Breaux Ridge	LA
Sherlyn H Vigne	4479 Woodland Dr Unit B	New Orleans	LA

Sjme Enterprises LLC	2669 Gallinghouse St	New Orleans	LA
Stacy Willoz	2525 St Mary	Metairie	LA
Steven A Clark	4499 Woodland Dr Unit C	New Orleans	LA
T & T Property Management	642 S Rue Marcel	Gretna	LA
T&T Property Management	642 S Rue Marcel	Gretna	LA
Thomas Warren Krimsier	3964 S Inwood Ave	New Orleans	LA
Thuan CU	1625 Jutland Dr	Marrero	LA
Timothy J Davis	524 W Marlin Ct	Gretna	LA
Tommy Phung Nguyen	821 Ginette Dr	Gretna	LA
Tullis Investments LLC	C/O Nar Solutions Inc Bmo 85 PO Box 1414	Minneapolis	MN
Tullis Investments LLC	C/O City of New Orleans 1891 Rousseau St	New Orleans	LA
Twentyfour Enterprise LLC	2349 Caddy Dr	Marrero	LA
Urcia Jesus R Urcia Herminia	201 Firethorn Dr	Gretna	LA
Vicmel LLC	2220 Carol Sue Ave	Gretna	LA
Warner A Tureaud	268 Moonraker Dr	Slidell	LA
AEDF c/o Kelsey Foster	2401 Westbend Pkwy Ste 3020	New Orleans	LA
Councilman Freddie King	City Hall Rm 2W70, 1300 Perdido St	New Orleans	LA

Neighborhood Associations

Organization Name: Algiers Economic Development Foundation

Point of Contact: Kelsey Foster

Email: kfoster@algierseconomic.com

Street Address: 2401 Westbend Parkway Suite 3020

City: New Orleans

Zip: 70114

Council Info

Council District C, Freddie King III

City Hall, Room 2W70

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-1030

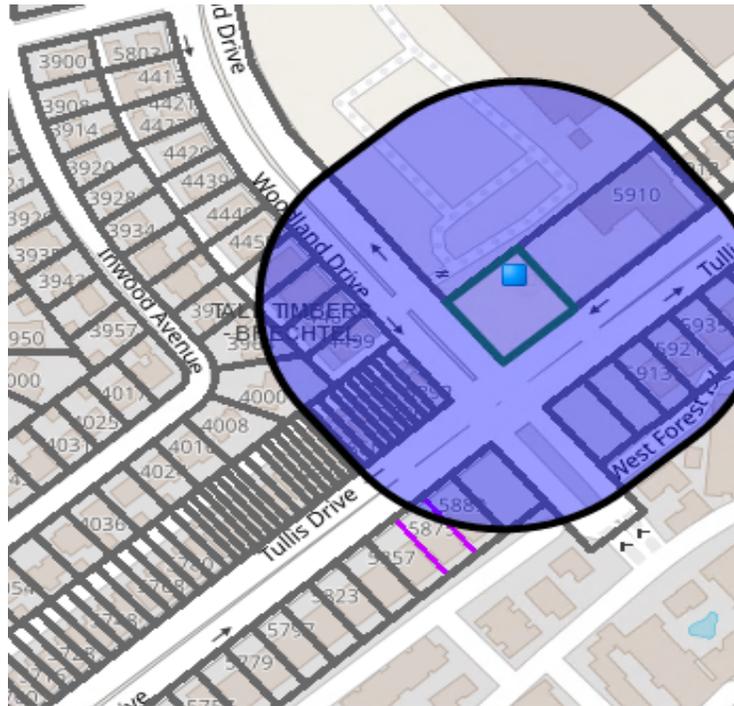
Email: Freddie.King@nola.gov

City Planning Commission Info

CPCinfo@nola.gov

Phone: (504) 658-7033

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PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
5859 Tullis Drive LLC	4525 St Mary St	Metairie	LA	70006
Adrian C Faircloth	9508 Linden Loop	Westwego	LA	70094
Alexander Rena Jean	5125 Karen Dr Unit B	Marrero	LA	70072
Antoinette M Martin	5880 Tullis Dr	New Orleans	LA	70131
Berk-Cohen Assoc L L C	C/O American Prop Financing C	New York	NY	10017
Berk-Cohen Associates	C/O Manhattan Management C	Brooklyn	NY	11235
Blueprint Investors LLC	5806 Metaphor Way	Richmond	TX	77469
Charles Jr Collins	ET Al 5912 Tullis Dr	New Orleans	LA	70131
Charlie Russell	Pobox 892	Chalmette	LA	70044
Churita Hansell	2009 Comet St	New Orleans	LA	70131
Current Resident	4459 Woodland Dr	New Orleans	LA	70131
Current Resident	4459 Woodland Dr Unit A	New Orleans	LA	70131
Current Resident	4459 Woodland Dr Unit B	New Orleans	LA	70131
Current Resident	4459 Woodland Dr Unit C	New Orleans	LA	70131
Current Resident	4459 Woodland Dr Unit D	New Orleans	LA	70131
Current Resident	4469 Woodland Dr	New Orleans	LA	70131
Current Resident	4469 Woodland Dr Unit A	New Orleans	LA	70131
Current Resident	4469 Woodland Dr Unit B	New Orleans	LA	70131
Current Resident	4469 Woodland Dr Unit C	New Orleans	LA	70131
Current Resident	4469 Woodland Dr Unit D	New Orleans	LA	70131
Current Resident	4479 Woodland Dr	New Orleans	LA	70131
Current Resident	4479 Woodland Dr Unit A	New Orleans	LA	70131
Current Resident	4479 Woodland Dr Unit B	New Orleans	LA	70131
Current Resident	4479 Woodland Dr Unit C	New Orleans	LA	70131
Current Resident	4479 Woodland Dr Unit D	New Orleans	LA	70131
Current Resident	4489 Woodland Dr	New Orleans	LA	70131
Current Resident	4489 Woodland Dr Unit A	New Orleans	LA	70131
Current Resident	4489 Woodland Dr Unit B	New Orleans	LA	70131
Current Resident	4489 Woodland Dr Unit C	New Orleans	LA	70131
Current Resident	4489 Woodland Dr Unit D	New Orleans	LA	70131
Current Resident	4499 Woodland Dr	New Orleans	LA	70131
Current Resident	4499 Woodland Dr Unit A	New Orleans	LA	70131
Current Resident	4499 Woodland Dr Unit B	New Orleans	LA	70131
Current Resident	4499 Woodland Dr Unit C	New Orleans	LA	70131
Current Resident	4499 Woodland Dr Unit D	New Orleans	LA	70131
Current Resident	4500 Woodland Dr	New Orleans	LA	70131
Current Resident	5000 Woodland Dr	New Orleans	LA	70131
Current Resident	5000 Woodland Dr Apt 1	New Orleans	LA	70131
Current Resident	5000 Woodland Dr Apt 10	New Orleans	LA	70131
Current Resident	5000 Woodland Dr Apt 100	New Orleans	LA	70131
Current Resident	5000 Woodland Dr Apt 101	New Orleans	LA	70131
Current Resident	5000 Woodland Dr Apt 102	New Orleans	LA	70131
Current Resident	5000 Woodland Dr Apt 103	New Orleans	LA	70131
Current Resident	5000 Woodland Dr Apt 104	New Orleans	LA	70131
Current Resident	5000 Woodland Dr Apt 105	New Orleans	LA	70131
Current Resident	5000 Woodland Dr Apt 106	New Orleans	LA	70131

Current Resident	5909 Tullis Dr	New Orleans	LA	70131
Current Resident	5910 Tullis Dr	New Orleans	LA	70131
Current Resident	5912 Tullis Dr	New Orleans	LA	70131
Current Resident	5913 Tullis Dr	New Orleans	LA	70131
Current Resident	5915 Tullis Dr	New Orleans	LA	70131
Current Resident	5917 Tullis Dr	New Orleans	LA	70131
Current Resident	5919 Tullis Dr	New Orleans	LA	70131
Current Resident	5921 Tullis Dr	New Orleans	LA	70131
Current Resident	5923 Tullis Dr	New Orleans	LA	70131
Current Resident	5925 Tullis Dr	New Orleans	LA	70131
Current Resident	5927 Tullis Dr	New Orleans	LA	70131
Current Resident	5929 Tullis Dr	New Orleans	LA	70131
Current Resident	5931 Tullis Dr	New Orleans	LA	70131
Current Resident	5933 Tullis Dr	New Orleans	LA	70131
Current Resident	5935 Tullis Dr	New Orleans	LA	70131
Current Resident	5937 Tullis Dr	New Orleans	LA	70131
Current Resident	5939 Tullis Dr	New Orleans	LA	70131
Current Resident	5941 Tullis Dr	New Orleans	LA	70131
Current Resident	5943 Tullis Dr	New Orleans	LA	70131
Current Resident	5945 Tullis Dr	New Orleans	LA	70131
Current Resident	5947 Tullis Dr	New Orleans	LA	70131
Delores A Carter	4499 Woodland Dr A	New Orleans	LA	70131
Diana S Fox	4499-B Woodland Dr	New Orleans	LA	70131
Edith E Scott	4489 Woodland Dr Unit D	New Orleans	LA	70131
Emylinda L Carter	3640 Plymouth Pl	New Orleans	LA	70131
Express Holdings LLC	1891 Rousseau St	New Orleans	LA	70130
Gry Properties LLC	4400 Woodland Dr	New Orleans	LA	70131
Guste Homes Resident Man	1301 Simon Bolivar Ave	New Orleans	LA	70113
Guste Homes Resident Man	C/O Alton Barber 8202 Hickory	New Orleans	LA	70118
Jacquelyn Opara	1217 N Dorgenois St Apt A	New Orleans	LA	70119
Jeffrey Carver	4000 S Inwood Ave	New Orleans	LA	70131
Jp&J Virtue LLC	120 22nd St Suite C	Kenner	LA	70062
JW Homes LLC	31 Eugenie Ct	New Orleans	LA	70131
Kay M Fine	1711 Holiday Dr	New Orleans	LA	70114
Langston Kevin Jr	5949 Tullis Dr	New Orleans	LA	70131
Larry Jr Robinson	PO Box 740005	New Orleans	LA	70174
Latoya Authement	5911 Tullis Dr	New Orleans	LA	70131
Lenora M Summers	5891 Tullis Dr	New Orleans	LA	70131
Linda Croff-Poole	5884 Tullis Dr	New Orleans	LA	70131
Lionel Sr Brown	5887 Tullis Dr	New Orleans	LA	70131
Magda Lizz Rosa	Etal 1250 NE 200 St	Miami	FL	33179
Marguerite B Desilva	ET Als 3400 St Anthony Ave Ap	New Orleans	LA	70122
Matamoros Lauren S	Etal 605 East 3rd St	Belle Chasse	LA	70037
Nihad A Monem	824 Glencove Ln	Terrytown	LA	70053
Oscar Jordan	5875 Tullis Dr	New Orleans	LA	70131
Phillip L Casby	ET Al 4489 Woodland Dr Unit C	New Orleans	LA	70131
Rushing Hunter	1093 Alcide Bonin	Breaux Ridge	LA	70517
Sherlyn H Vigne	4479 Woodland Dr Unit B	New Orleans	LA	70131

Sjme Enterprises LLC	2669 Gallinghouse St	New Orleans	LA	70131
Stacy Willoz	2525 St Mary	Metairie	LA	70006
Steven A Clark	4499 Woodland Dr Unit C	New Orleans	LA	70131
T & T Property Management	642 S Rue Marcel	Gretna	LA	70056
T&T Property Management	642 S Rue Marcel	Gretna	LA	70056
Thomas Warren Krimier	3964 S Inwood Ave	New Orleans	LA	70131
Thuan CU	1625 Jutland Dr	Marrero	LA	70072
Timothy J Davis	524 W Marlin Ct	Gretna	LA	70053
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AEDF c/o Kelsey Foster	2401 Westbend Pkwy Ste 30	New Orleans	LA	70114
Councilman Freddie King	City Hall Rm 2W70, 1300 Perd	New Orleans	LA	70112

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay / IZD Description

Commercial Short Term Rental Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/Article-19#19-4-A-20>)

Overlay / IZD Description

Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-21>)

Overlay / IZD Description

Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-22>)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.



Received by _____
Sign Provided _____ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant.

ATTACHMENTS	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE/PLANNED DEVELOPMENT
Completed application with all required information & signed by owner or authorized agent.	Required	Required	Required
Authorization from Property Owner. If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.		Required	Required
Accurate survey or legal description showing or describing the legal boundaries of the site.		Required	Required
Photographs of the subject site(s) and building(s).		Required	Required
Neighborhood Participation Program Documents including NPP summary report, contact list, NPP meeting invitation, NPP comment cards, neighborhood email notices, and meeting sign-in sheet. Refer to the Neighborhood Participation Guide for more information.		Required	Required
Site Plan of the entire lot(s) showing property lines and all buildings or structures, with distance from property line indicated. All off-street parking areas, driveways, interior streets, paving, mechanical equipment, or other surfaces should be shown and dimensioned on the plans.			Required
Landscape Plans including the location, quantity, size, name, and condition of all existing and proposed plant materials and trees. All landscaped areas should be shown and dimensioned on the plans. A description of all tree preservation measures on-site and in the public right-of-way should be included.			Required
Architectural Elevations of each side of the proposed structure(s) indicating height, architectural elements such as windows, doors, materials, textures, and other information.			Required
Floor Plan(s) of the entire structure(s) showing room use, dimensions, walls, doors, windows, major appliances, plumbing fixtures, stairs, or other egress.			Required
Recommendations or approvals from HDLC, or VCC, or City Council (regarding demolition), where applicable.			May Be Required
Design Advisory Committee (DAC) Recommendation , when required by Article 4, Section 4.5.B of the Comprehensive Zoning Ordinance.			May Be Required



Received by _____
Sign Provided _____ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting: https://www.nola.gov/city-planning/neighborhood-participation-program/
Submit Application to CPC Staff.	Review application/Return if incomplete and provide applicant with sign	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, ~ 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.

If no site plan or title restriction is required, submit your application for permitting.

If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety & Permits when applying for permits.)

If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will approve the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

LAND-USE FEE SCHEDULE

Zoning Change:

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

Conditional Use/Planned Development:

- Structures between 0-4,999 sq ft \$1,160
- Structures between 5,000-24,999 sq ft \$2,320
- Structures between 25,000-74,999 sq ft \$3,480
- Structures of 75,000 sq ft or more \$4,640

Conditional Use Established Two-Family, Multi-Family, and Townhouse Dwellings:

- No increase in floor area \$500
- Increase in floor area \$700
- Text Amendment: \$1,500



Building/Construction
Related Permit



Received by	_____
Sign Provided	Date _____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

Covid-19 Submittal Protocol: Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7100 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant.

Type of application: Text Amendment Zoning Change Conditional Use/Planned Development

Address of Property for which this application is being filed. _____

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name _____

Applicant Address _____

City _____ State _____ Zip _____

Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

PROPERTY LOCATION

Square Number(s) _____ Lot Number(s) _____

Bounding Streets _____

Zoning _____ Municipal District _____

Tax Bill Number 513829536 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)



Building/Construction
Related Permit



Received by	_____
Sign Provided <input type="radio"/> Date	_____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. 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 and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature *Ashraf Salem* Date 8-4-25

Agent Signature N/A Date _____

If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation (full document filed with the Secretary of State) and a Board Resolution authorizing an individual or agent to sign on its behalf must be included. If ownership is a LLC, Articles of Organization (full document filed with the Secretary of State) and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the 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 to and subscribed before me this 4th day of August 2025

My Commission expires on death

Dewey M. Scandurro
Dewey M. Scandurro
Notary Public, Bar No. 23291
Parish of Plaquemines, State of Louisiana
My Commission is issued for Life

QUITCLAIM DEED

STATE OF LOUISIANA

PARISH OF JEFFERSON

BE IT KNOWN, that on this 3rd day of November, 2022;

BEFORE THE UNDERSIGNED Notary Public duly commissioned, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

ARJ INVESTMENTS LLC (EIN: XX-XXX7282) a Louisiana limited liability company represented herein by its sole members, Ashraf Salem and Abdelraoyf Mousa, pursuant to a Certificate of Authority an original of which is attached hereto and made a part hereof.

Mailing address: 1891 ROUSSEAU ST., NEW ORLEANS, LA 70130

(hereinafter "Grantor");

AND

TULLIS INVESTMENTS LLC (EIN: XX-XXX5284), a Louisiana limited liability company represented herein by its sole members, Ashraf Salem and Abdelraoyf Mousa, pursuant to a Certificate of Authority an original of which is attached hereto and made a part hereof.

Mailing address: 1891 ROUSSEAU ST., NEW ORLEANS, LA 70130

(hereinafter "Grantee").

Grantor does hereby sell, transfer, assign, quitclaim, remise, release and relinquish unto Grantee, all of the right, title and interest which said Grantor has or may have in and to the following described property situated in the Parish of Orleans, State of Louisiana, to wit:

Legal Description of Property

PROPERTY #1

That certain piece or portion of ground, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the FIFTH DISTRICT of the City of New Orleans, Parish of Orleans, State of Louisiana, designated as Lot 20-A3, TALL TIMBERS, TULLIS DRIVE, all in accordance with a plan of resubdivision of J. J. Krebs & Sons, Inc. dated April 30, 1984, approved by the City Planning Commission, under docket no. 70/84 on May 23, 1984, registered in COB 793, folio 585, being a resubdivision of Lot 20-A2, in accordance with the plan of J. J. Krebs & Sons, Inc., approved by the City Planning Commission on December 31, 1982, registered in COB 781, folio 551, and according thereto, and further in accordance with the survey of Wilton J.



Chelsey Richard Napoleon
CLERK OF CIVIL DISTRICT COURT
INST #: 2022-42712 11/04/2022 10:18:04 AM
TYPE: OC 7 Pg(S)
CIN#: 719182

Dufrene Land Surveyor, dated March 28, 1984, said Lots 20-A3 commences at a distance of 150 feet from the corner of Woodland Drive and Tullis Drive, and measures thence 286 feet front on Tullis Drive, same width in the rear by a depth of 140 feet between equal and parallel lines.

****FOR INFORMATIONAL PURPOSES ONLY****

The Improvements thereon bear the Municipal No. 5910 Tullis Drive, New Orleans, LA 70131

PROPERTY #2

That certain portion of ground, together with all the rights, ways, privileges, servitude and appurtenances thereunto belonging or in anywise appertaining, situated in the Parish of ORLEANS, State of LOUISIANA, in the CITY OF NEW ORLEANS, situated in the FIFTH DISTRICT, in that part thereof known as TALL TIMBERS, being a part of a resubdivision of Section 20, Tall Timbers, which resubdivision was approved by the City Planning Commission, April 11, 1080, registered in COB 767, folio 352, which portion is now identified as Lot 20-A1, according to a plan of resubdivision of J. J. Krebs and Sons dated December 15, 1982, approved by the City Planning Commission, December 31, 1982, registered under NA No. 479609, COB 791, folio 551, on January 7, 1983. According to said plan, Parcel 20-A1 measures 140 feet front on Woodland Drive, same width in the rear, by 150 feet and front on Tullis and 150 on its opposite side forming the corner of Tullis and Woodland.

****FOR INFORMATIONAL PURPOSES ONLY****

The Improvements thereon bear the municipal number 4500 Woodland Drive, New Orleans, LA 70131.

Any acreage or square footage designations included within the legal description of the insured property is provided for convenience only, and is not insured by the Company

(hereinafter "Property").

This transfer is made and accepted for and in consideration of the price and sum of **One Hundred and 00/100 (\$100.00) Dollars, and other valuable consideration**, which has well and truly been paid, in ready and current money to the said Grantor, who hereby acknowledges the receipt thereof and grant full acquittance and discharge therefor.

Grantor does not make any warranty of the title to the real estate, and he also is not responsible for defending the Grantee from any claims to the title.

Grantor makes no assertion as to the payment of property taxes owed, if any, which are the responsibility of the Grantee.

The transfer should be subject to all easements, protective covenants and mineral reservations of record, if any, in addition to the reservation already in there as to servitudes, rights-of-way and privileges.

Grantor hereby specifically acknowledges and agrees that this quitclaim is made with the Property in its "as is" condition.

Grantor hereby further acknowledges and agrees that this quitclaim is subject to all rights, ways, servitudes, and privileges which might affect said right, title, and interest herein quitclaimed.

The parties hereto waive presentment of mortgage, conveyance and tax certificates, current survey and title examination, and relieve and release me, Notary, of any liability arising from the non-production of same.

It is expressly agreed that the immovable property herein conveyed and all improvements and component parts, plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances, and all other items located hereon are conveyed by Grantor and accepted by Grantee "AS IS, WHERE IS", without any warranties of any kind whatsoever, even as to the metes and bounds, zoning, operation, or suitability of the property for the use intended by the Grantee, without regard to the presence of apparent or hidden defects and with the Grantee's full and complete waiver of any and all rights of the return of all or any part of the purchase price by reason of any such defects.

Grantee acknowledges and declares that neither the Grantor nor any party, whomsoever, acting or purporting to act in any capacity whatsoever on behalf of the Grantor has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which the Grantee has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property herein conveyed. Grantee has had full, complete and unlimited access to the property herein conveyed for all tests and inspections which Grantee, in Grantee's sole discretion, deems sufficiently diligent for the protection of Grantee's interests.

Grantee expressly waives the warranty of fitness and the warranty against redhibitory vice and defects, whether apparent or latent, imposed by Louisiana Civil Code Articles 2520 through 2548, inclusive, and any other applicable state or federal law and the jurisprudence thereunder.

Grantee also waives any rights Grantee may have in redhibition to a return of the purchase price or to a reduction of the purchase price paid pursuant to Louisiana Civil Code Articles 2520 through 2548, inclusive, in connection with the property hereby conveyed to Grantee by

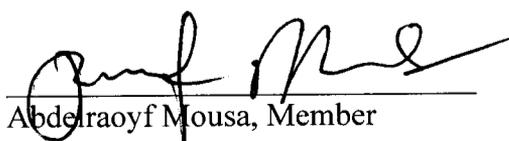
CERTIFICATE
OF
AUTHORITY
OF
TULLIS INVESTMENTS LLC
(hereinafter "COMPANY")

The undersigned, being the sole Manager/Member of **TULLIS INVESTMENTS LLC** and acting in such capacity, hereby certify on this 3rd day of November, 2022:

THAT Ashraf Salem and Abdelraoyf Mousa, sole Members of **TULLIS INVESTMENTS LLC**, are fully authorized in the name and on behalf of the Company: to borrow money, to execute loan agreements, to purchase any real estate for such amount and on such terms and conditions and with such clauses and stipulations contained in the act of purchase as he thinks proper and advisable; to sell any real estate or personal property owned by the Company to any person or persons or corporations, for such amount and on such terms and conditions as he may think advisable, and to receive and receipt for the selling price and to give full acquittance and discharge therefor; to mortgage any real estate (immovable) owned by the Company under a conventional mortgage to anyone or to any homestead association under a vendor's lien and in accordance with the rules and regulations of the homestead association, for such amounts and on such terms and conditions as he may determine; with authority in the case of a homestead association loan to sell the property to the association and to repurchase same, and to subscribe to any mortgage installment stock as may be necessary, all in accordance with its rules and regulations; to grant a security interest in any personal property (movable) owned by the Company; to enter into pledge agreements pledging any property of the Company, including but not limited to, the promissory notes or collateral mortgage notes paraphed for identification with a collateral mortgage on the Company's real estate; to enter into assignment agreements assigning property of the Company, with full authority on the part of him to sign and execute any act or acts before any Notary Public, containing such clauses, stipulations and obligations as he may deem advisable, including confession of judgment, sale by executory process, waiver of appraisalment, and the non-alienation clauses; with further authority to sign and execute any and all documents or deeds, notes and mortgage notes, building contracts, etc., necessary or advisable to carry out fully the foregoing objects and purposes; to build and construct houses and other improvements on, or make repairs or additions to property owned by the Company for itself; or to construct residences or other buildings for others on property owned by them, under contracts direct with such owners, or through any lending agency, and with or without bond, and for such amount and on such terms as he deems advisable; the intent of this certificate of authority being to place full authority with him to transact completely the business of the Company as outlined in its articles of organization, in which its objects and purposes are set forth, and under Louisiana law, all without the necessity of the execution of a separate certificate of authority to cover each transaction, or to cover each sale, purchase or mortgage, or the construction of any improvements on the property of the Company for itself, or under building contract as contractor for the account of others; with further authority to do anything in the premises which may be necessary or advisable to carry out fully all or any of the purposes of this certificate of authority.



Ashraf Salem, Member



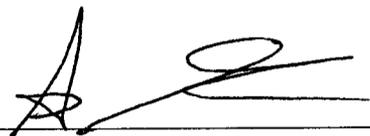
Abdelraoyf Mousa, Member

CERTIFICATE**OF****AUTHORITY****OF****ARJ INVESTMENTS LLC**

(hereinafter "COMPANY")

The undersigned, being the sole Manager/Member of ARJ INVESTMENTS LLC and acting in such capacity, hereby certify on this 3rd day of November, 2022:

THAT Ashraf Salem and Abdelraoyf Mousa, sole Members of ARJ INVESTMENTS LLC, are fully authorized in the name and on behalf of the Company: to borrow money, to execute loan agreements, to purchase any real estate for such amount and on such terms and conditions and with such clauses and stipulations contained in the act of purchase as he thinks proper and advisable; to sell any real estate or personal property owned by the Company to any person or persons or corporations, for such amount and on such terms and conditions as he may think advisable, and to receive and receipt for the selling price and to give full acquittance and discharge therefor; to mortgage any real estate (immovable) owned by the Company under a conventional mortgage to anyone or to any homestead association under a vendor's lien and in accordance with the rules and regulations of the homestead association, for such amounts and on such terms and conditions as he may determine; with authority in the case of a homestead association loan to sell the property to the association and to repurchase same, and to subscribe to any mortgage installment stock as may be necessary, all in accordance with its rules and regulations; to grant a security interest in any personal property (movable) owned by the Company; to enter into pledge agreements pledging any property of the Company, including but not limited to, the promissory notes or collateral mortgage notes paraphed for identification with a collateral mortgage on the Company's real estate; to enter into assignment agreements assigning property of the Company, with full authority on the part of him to sign and execute any act or acts before any Notary Public, containing such clauses, stipulations and obligations as he may deem advisable, including confession of judgment, sale by executory process, waiver of appraisalment, and the non-alienation clauses; with further authority to sign and execute any and all documents or deeds, notes and mortgage notes, building contracts, etc., necessary or advisable to carry out fully the foregoing objects and purposes; to build and construct houses and other improvements on, or make repairs or additions to property owned by the Company for itself; or to construct residences or other buildings for others on property owned by them, under contracts direct with such owners, or through any lending agency, and with or without bond, and for such amount and on such terms as he deems advisable; the intent of this certificate of authority being to place full authority with him to transact completely the business of the Company as outlined in its articles of organization, in which its objects and purposes are set forth, and under Louisiana law, all without the necessity of the execution of a separate certificate of authority to cover each transaction, or to cover each sale, purchase or mortgage, or the construction of any improvements on the property of the Company for itself, or under building contract as contractor for the account of others; with further authority to do anything in the premises which may be necessary or advisable to carry out fully all or any of the purposes of this certificate of authority.



Ashraf Salem, Member



Abdelraoyf Mousa, Member

Grantor. By Grantee's signature, Grantee expressly acknowledges all such waivers and Grantee's exercise of Grantee's right to waive warranty pursuant to Louisiana Civil Code Article 2520 and 2548, inclusive.

All the agreements, stipulations and obligations contained herein shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors, executors, administrators, legal representatives, and assigns.

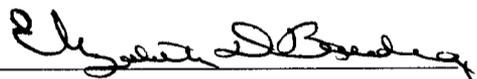
The parties hereto take cognizance that title examination and no survey on the herein described property have been requested or obtained and the parties do hereby relieve and release me, Notary, Newman, Mathis, Brady & Spedale, APLC and Gulf Title Corporation, from any and all liability, responsibility or damage including court costs and attorneys fees in connection therewith.

THUS DONE AND SIGNED by Grantor in the presence of the witnesses signed opposite Grantor and me, Notary Public, duly qualified in and for said jurisdiction, after due reading of the whole this 3th day of November, 2022.

WITNESSES:



Emily A. Macafore



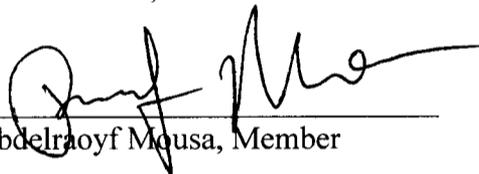
ELIZABETH D. BOUDREAUX

GRANTOR:

ARJ INVESTMENTS LLC

By: 

Ashraf Salem, Member

By: 

Abdelraoyf Mousa, Member

GRANTEE:

TULLIS INVESTMENTS LLC

By: 

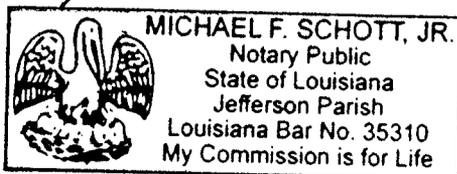
Ashraf Salem, Member

By: 

Abdelraoyf Mousa, Member



NOTARY PUBLIC



1340 Poydras Street, 4th Floor
New Orleans, Louisiana 70112



Land Records Division
Telephone (504) 407-0005

Chelsey Richard Napoleon
Clerk of Court and Ex-Officio Recorder
Parish of Orleans

DOCUMENT RECORDATION INFORMATION

Instrument Number: 2022-42712

Recording Date: 11/4/2022 10:18:04 AM

Document Type: QUITCLAIM

Addtl Titles Doc Types:

Conveyance Instrument Number: 719182

Filed by: NEWMAN MATHIS BRADY & SPEDALE
3301 NORTH BLVD
BATON ROUGE LA 70806

**THIS PAGE IS RECORDED AS PART OF YOUR DOCUMENT AND
SHOULD BE RETAINED WITH ANY COPIES.**

Orleans Parish, LA

Summary

Parcel ID	4500-WOODLANDDR
Tax Bill Number	513829536
Municipal District	5
Location Address	4500 WOODLAND DR
Property Class	C - COMMERCIAL
Special Tax District	
Subdivision Name	TALL TIMBR
Zoning District	Show Viewer (41189006)
Land Area (sq ft)	21000
Building Area (sq ft)	2242
Revised Bldg Area (sq ft)	0
Square	SEC
Book	83
Lot/Folio	20-A1/079
Line	006
Legal Description	1. TALL TIMBERS 2. PT SECTION 20-A OR 20-A1 3. 140 X 150 4. 4500 WOODLAND DR & TULLIS DR
Assessment Area	TALL TIMBERS COM 53 Show Assessment Area Map
Parcel Map	Show Parcel Map



4500-WOODLANDDR 513829536 02/20/2023

Owners

[TULLIS INVESTMENTS LLC](#)
 C/O NAR SOLUTIONS, INC
 BMO 85, PO BOX 1414
 MINNEAPOLIS MN 55480 1414

Notices

- 2022 Assessment Notice (PDF)
- 2023 Assessment Notice (PDF)
- 2024 Assessment Notice (PDF)

Quick Links

- Estimate Taxes
- Tax Information
- Historical Property Tax Bills

Valuation

	2026 Uncertified	2025 Certified	2024 Certified
Land Value	\$42,000	\$42,000	\$42,000
+ Building Value	\$283,000	\$283,000	\$283,000
= Total Value	\$325,000	\$325,000	\$325,000

	2026 Uncertified	2025 Certified	2024 Certified
Assessed Land Value	\$4,200	\$4,200	\$4,200
+ Assessed Building Value	\$42,450	\$42,450	\$42,450
= Total Assessed Value	\$46,650	\$46,650	\$46,650
- Total Exemption Value	\$0	\$0	\$0
= Taxable Assessment	\$46,650	\$46,650	\$46,650
Special Assessment Treatment			
Age Freeze			
Disability Freeze			
Assessment Change			
Tax Contract			

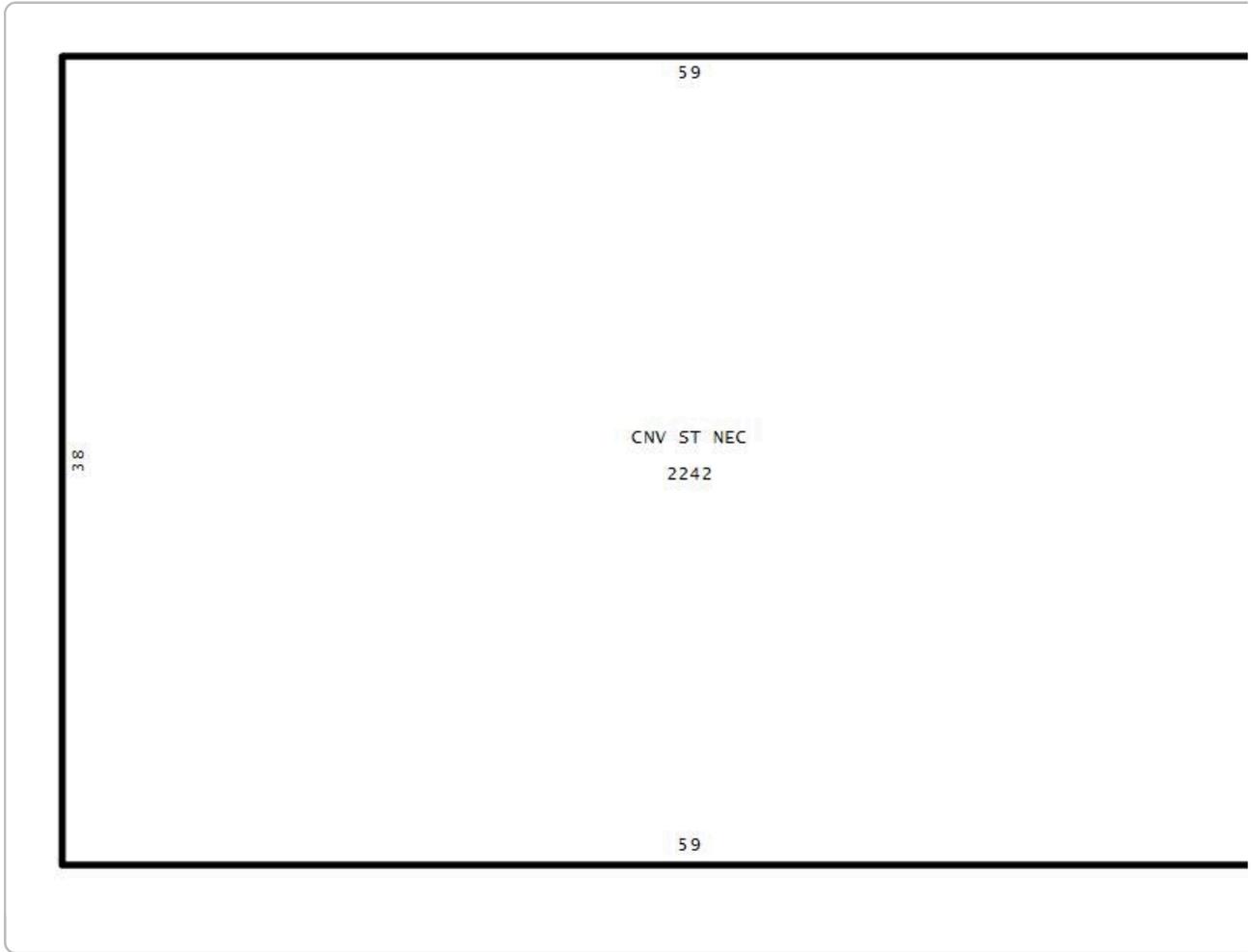
Sales

Sale/Transfer Date	Price	Grantor	Grantee	Notarial Archive Number	Instrument Number
9/11/2023	\$5,787	TULLIS INVESTMENTS LLC	TULLIS INVESTMENTS LLC	202333530	734056
11/3/2022	\$100	ARJ INVESTMENTS LLC	TULLIS INVESTMENTS LLC	202242712	719182
12/15/2021	\$750,000	TULLIS, INC	ARJ INVESTMENTS LLC	202151638	703530
11/27/2019	\$10,260	LOT 20A1, LLC	LOT 20A1 LLC	201950467	668268
11/8/2019	\$100,000	LOT 20A1 LLC	TULLIS, INC	202151940	703645
11/8/2019	\$100,000	LOT 20A1, LLC	LOT 20A1, LLC	201944892	666156
11/8/2019	\$100,000	TULLIS, INC.	LOT 20A1, LLC	201944891	666155
10/10/2019	\$5,382	LOT 20A1, LLC	LOT 20A1, LLC	201946819	667054
1/11/2013	\$200,000	SAMOA LLC	LOT 20A1, LLC	201303456	526712
5/14/2012	\$200,000	TULLIS INC	SAMOA LLC	201219074	511584
8/26/2005	\$150,000		TULLIS INC	05-45020	000315086
12/21/1992	\$175,000			08012002	000062386
10/14/1986	\$0			02031988	000000000
8/13/1986	\$635,900			09301986	000000000
3/26/1986	\$578,092			04081986	000000000
6/20/1985	\$218,300			07101985	000000000
3/23/1983	\$202,949			03291983	000000000
1/7/1983	\$0			01131983	000000000

Photos



Sketches



No data available for the following modules: Exemptions, , Change Orders.

The Orleans Parish Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/4/2025, 10:11:21 AM](#)

Contact Us

Developed
by



**State of
Louisiana
Secretary of
State**



COMMERCIAL DIVISION
225.925.4704

Fax Numbers
225.932.5317 (Admin. Services)
225.932.5314 (Corporations)
225.932.5318 (UCC)

Name	Type	City	Status
5330 ST CLAUDE INVESTMENT, LLC	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: 5330 ST CLAUDE INVESTMENT, LLC

Charter Number: 44056333K

Registration Date: 9/5/2020

Domicile Address

1891 ROUSSEAU ST
NEW ORLEANS, LA 70130

Mailing Address

1891 ROUSSEAU ST
NEW ORLEANS, LA 70130

Status

Status: **Active**

Annual Report Status: **In Good Standing**

File Date: 9/5/2020

Last Report Filed: 8/15/2024

Type: Limited Liability Company

Registered Agent(s)

Agent:	ASHRAF SALEM
Address 1:	1891 ROUSSEAU ST
City, State, Zip:	NEW ORLEANS, LA 70130
Appointment Date:	9/5/2020

Officer(s)

Additional Officers: No

Officer:	ASHRAF SALEM
Title:	Manager, Member
Address 1:	1891 ROUSSEAU ST
City, State, Zip:	NEW ORLEANS, LA 70130

Officer:	ABDELRAOYF MOUSA
Title:	Manager, Member
Address 1:	6 AFTON CIRCLE
City, State, Zip:	HARVEY, LA 70058

Amendments on File

No Amendments on file

Print



Nancy Landry
SECRETARY OF STATE

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

the attached document(s) of

5330 ST CLAUDE INVESTMENT, LLC

are true and correct and are filed in the Louisiana Secretary of State's Office.

44056333K	ORIGF	9/5/2020	3 page(s)
46076154	24 AR	8/15/2024	1 page(s)

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,

August 4, 2025

Nancy Landry

Secretary of State

WEB 44056333K



Certificate ID: 12070003#HTL73

To validate this certificate, visit the following web site, go to **Business Services, Search for Louisiana Business Filings, Validate a Certificate**, then follow the instructions displayed.

www.sos.la.gov

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:

5330 ST CLAUDE INVESTMENT, LLC

2. This company is formed for the purpose of:

ENGAGING IN ANY LAWFUL ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES
MAY BE FORMED

3. The duration of this limited liability company is: (may be perpetual):

PERPETUAL

4. The company is:

MEMBER-MANAGED

Other provisions:

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: ASHRAF SALEM (9/3/2020)

TITLE: MEMBER

LIMITED LIABILITY COMPANY INITIAL REPORT

(R.S. 12:1305 (E))

The name of this limited liability company is:

5330 ST CLAUDE INVESTMENT, LLC

The location and municipal address (not a P.O. Box only) of this limited liability company's registered office:

1891 ROUSSEAU ST
NEW ORLEANS, LA, 70130

Mailing Address:

1891 ROUSSEAU ST
NEW ORLEANS, LA, 70130

The full name and municipal address (not a P.O. Box only) of each of this limited liability company's registered agent(s) is/are:

ASHRAF SALEM
1891 ROUSSEAU ST
NEW ORLEANS, LA, 70130

The name and municipal address (not a P.O. Box only) of the managers or members:

ASHRAF SALEM (MANAGER, MEMBER)
1891 ROUSSEAU ST
NEW ORLEANS, LA, 70130

ABDELRAOYF MOUSA (MANAGER, MEMBER)

6 AFTON CIRCLE
HARVEY, LA, 70058

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to fine or imprisonment or both under R.S. 14:133.

BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: ASHRAF SALEM (9/3/2020)

TITLE: MEMBER

SECRETARY OF STATE



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 44056333K

Charter Name: 5330 ST CLAUDE INVESTMENT, LLC

The agent / agents listed below accept the appointment of registered agent for and on behalf of the Charter Name above.

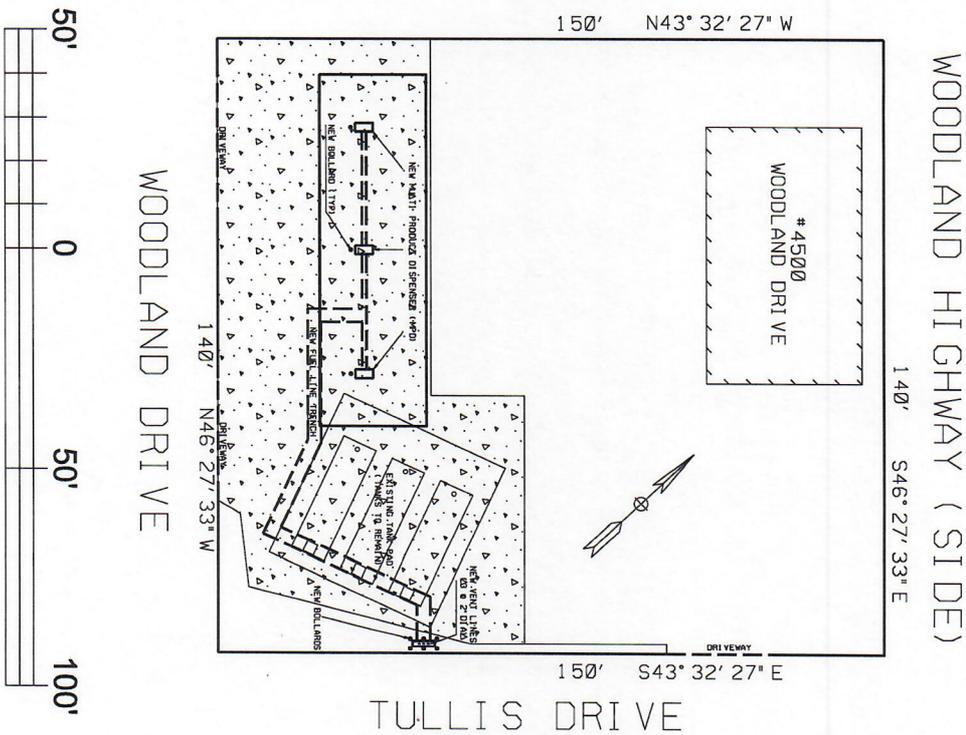
Date Responded	Agent(s)	Agent(s) Electronic Signature
09/05/2020	ASHRAF SALEM	ASHRAF SALEM

<p>Nancy Landry Secretary of State</p> 	<p>LIMITED LIABILITY COMPANY ANNUAL REPORT For Period Ending 9/5/2024</p>	 44056333K  2024	
<p>Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>44056333 K 5330 ST CLAUDE INVESTMENT, LLC</p> <p>1891 ROUSSEAU ST NEW ORLEANS, LA 70130</p>	<p>1</p>	<p>(INDICATE CHANGES TO THIS ADDRESS IN THIS BOX)</p> <p>Registered Office Address in Louisiana (Do not use P. O. Box) 1891 ROUSSEAU ST NEW ORLEANS, LA 70130</p>	
		<p>Federal Tax ID Number</p>	
<p>Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A</p> <p>NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE</p> <p>ASHRAF SALEM 1891 ROUSSEAU ST NEW ORLEANS, LA 70130</p>			
<p>I hereby accept the appointment of registered agent(s).</p>	<p>Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #</p>		
<p>New Registered Agent Signature</p>	<p>Notary Signature</p>	<p>Date</p>	
<p>This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. <i>Officer titles, such as president or secretary are not acceptable.</i></p>			
<p>ASHRAF SALEM 1891 ROUSSEAU ST NEW ORLEANS, LA 70130</p> <p>ABDELRAOYF MOUSA 6 AFTON CIRCLE HARVEY, LA 70058</p>	<p>Manager, Member</p> <p>Manager, Member</p>		
<p>The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.</p>			
SIGN →	<p>To be signed by a manager, member, or agent</p> <p>ASHRAF SALEM (SIGNED ELECTRONICALLY)</p> <p>Signee's address</p>	<p>Title</p> <p>MEMBER</p> <p>Email Address</p> <p>ON FILE</p>	<p>Phone</p> <p>Date</p> <p>08/15/2024</p> <p>(For Office Use Only)</p>
<p>Enclose filing fee of \$30.00</p> <p>Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple</p> <p>web site: www.sos.louisiana.gov</p>		<p>Return by: 9/5/2024</p> <p>To: Commercial Division P. O. Box 94125 Baton Rouge, LA 70804-9125 Phone (225) 925-4704</p>	
<p>DO NOT STAPLE</p>		<p>2</p>	

UNSIGNED REPORTS WILL BE RETURNED

SITE PLAN

- NOTES:
- 1) SITE LAYOUT BASED ON OWNER PROVIDED SURVEY DATED DEC. 17, 1992.
 - 2) ALL NEW CONCRETE TO BE 6-IN THICK, 4,000 PSI.
 - 3) MATCH AND RESTORE ALL JOINTS IN CONCRETE.



 NEW CONCRETE
(SEE NOTE #2)



SHEET # CS-202	TULLIS MARKET LLC 925 ST. CHARLES AVE NEW ORLEANS, LA. 70130 4500 WOODLAND DRIVE ALGIERS, LA. 70114 PROPOSED FINAL SITE PLAN	NOLA ECS LLC 613 FLORIDA STREET RIVER RIDGE, LA. 70123	DESIGNED BY: NOLA ECS LLC DRAWN BY: SMP SUBMITTED BY: NOLA ECS LLC FILE SCALE/ PLOT DATE: SIZE:	DATE: SOLICITATION NO.: CONTRACT NO.: FILE NUMBER:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>DESCRIPTION</th> <th>DATE</th> <th>APPR. MARK</th> <th>DESCRIPTION</th> <th>DATE</th> <th>APPR.</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	MARK	DESCRIPTION	DATE	APPR. MARK	DESCRIPTION	DATE	APPR.																													
MARK	DESCRIPTION	DATE	APPR. MARK	DESCRIPTION	DATE	APPR.																																			

FLOOR PLAN

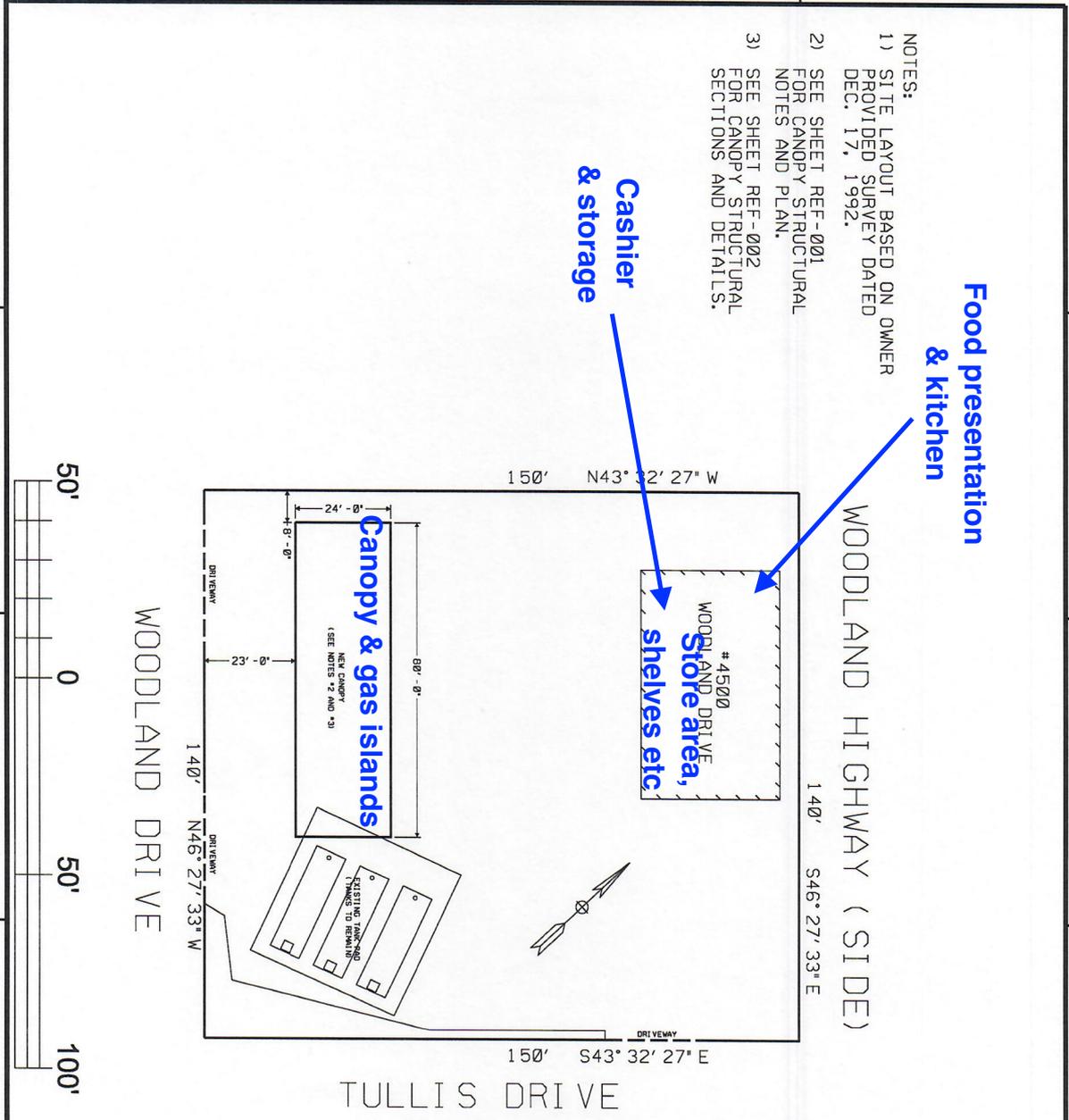
D

NOTES:

- 1) SITE LAYOUT BASED ON OWNER PROVIDED SURVEY DATED DEC. 17, 1992.
- 2) SEE SHEET REF-001 FOR CANOPY STRUCTURAL NOTES AND PLAN.
- 3) SEE SHEET REF-002 FOR CANOPY STRUCTURAL SECTIONS AND DETAILS.

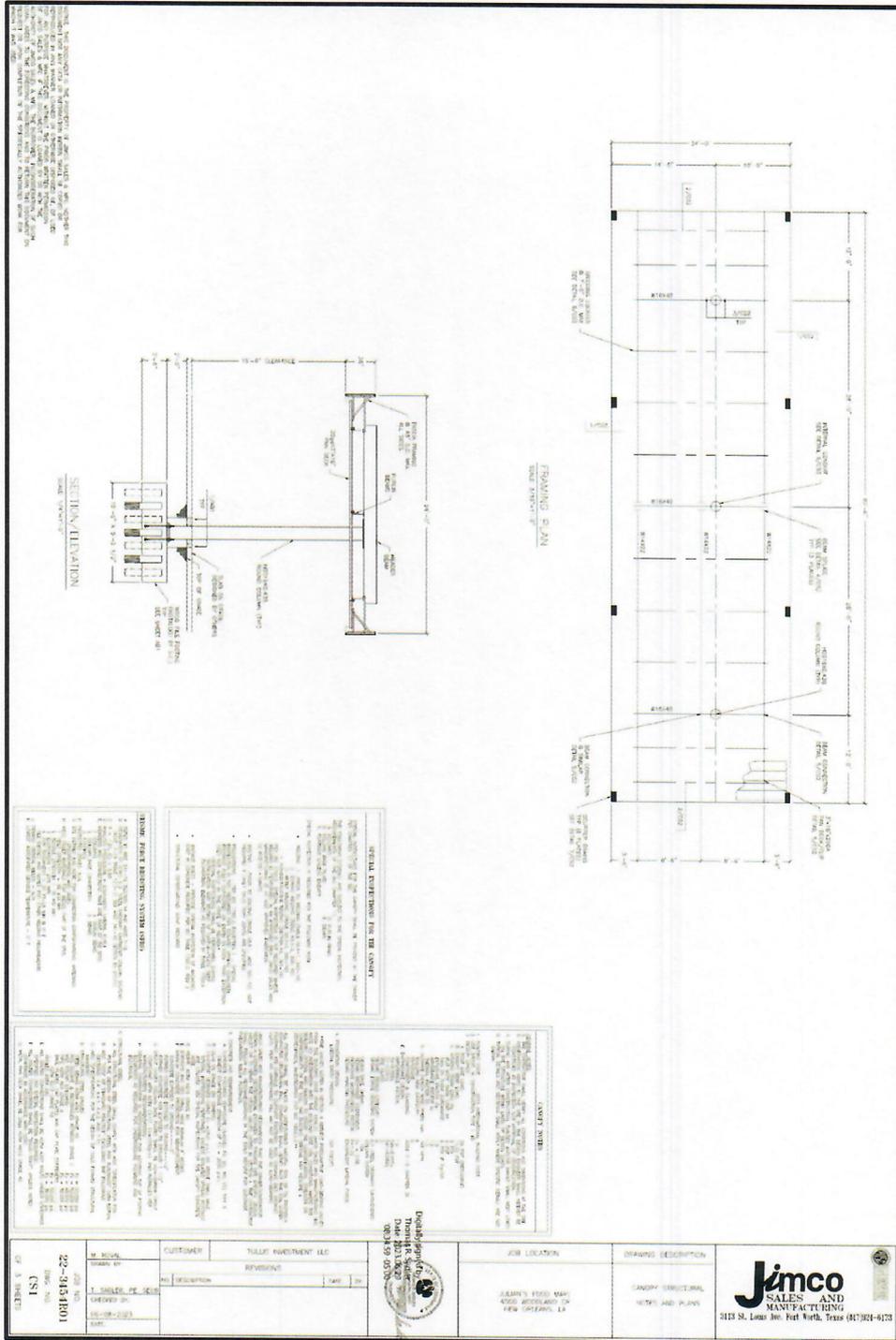
Food presentation & kitchen

Cashier & storage



SHEET # CS-005	TULLIS MARKET LLC 805 ST. CHARLES AVE. NEW ORLEANS, LA. 70130 4500 WOODLAND DRIVE ALGERS, LA. 70114 CANOPY SUPERSTRUCTURE PLAN	DESIGNED BY: NOLA ECS LLC	DATE:	MARK	DESCRIPTION	DATE	APPROV	MARK	DESCRIPTION	DATE	APPROV
		DRAWN BY: GMM	FILED BY: ETANG								
		NOLA ECS LLC 613 FLORIDA STREET RIVER RIDGE, LA. 70123		PLOT SCALE:		PLOT DATE:					
				SIZE:		FILE NAME:					

ELEVATIONS



NOTE: REFERENCE DRAWING IS NOT TO SCALE.
DIMENSIONS AS SHOWN.

SHEET # REF 001	TULLIS MARKET LLC 625 ST. CHARLES AVE NEW ORLEANS, LA. 70130 4500 WOOLAND DRIVE ALGIERS, LA. 70114 CANOPY REFERENCE DRAWING	NOLA ECS LLC 613 FLORIDA STREET RIVER RIDGE, LA. 70123	DESIGNED BY NOLA ECS LLC	DATE
			DRAWN BY GENARA SUBMITTED BY NOLA ECS LLC PLOT SCALE PLOT DATE	SOLICITATION NO. CONTRACT NO. FILE NUMBER

PUBLIC SPEAKING CARD FOR LAND USE MATTERS

(please print clearly)

Date: 9/23/25

7

Presiding Officer:

I would like to speak regarding 4500 woodland dr

In Support

In Opposition

Info. Only

Name: maddie charleston

Representing: 4500 woodland dr

Address: 92c charles st

Remarks: _____

(Please see speaker time rules on reverse of card)

Your signature required on the back hereof is certification that your statement is true and correct and an opportunity to acknowledge whether or not you have been compensated in exchange for your statement or attendance