

City Planning Commission

Staff Report

Tuesday, October 28, 2025

Zoning Docket 056-25

Prepared by: Sarah C. King

Date: 10/31/25

Deadline for CPC action: 12/13/25

CC Deadline: 60 days from receipt

City Council District: D - Green

Applicant: Almonaster Investments, LLC

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

Property description: The entirety of Square 873 in the Third Municipal District, bounded by Almonaster Avenue, Port Street, North Prieur Street, and North Roman Street

Municipal address(es): 1841 Almonaster Avenue

Description

Zoning Docket 056/25 is a request for a conditional use to permit a Gas Station in a C-1 General Commercial District. The site is comprised of 1 lot that totals approximately 88,761 square feet of total lot area. The property is currently developed as a shopping center with three stores, CITI TRENDS is the only store currently operating. The applicant proposes renovating the former Family Dollar retailer into a Brother's Gas Station with a total floor area of approximately 11,500 square feet.

The applicant proposes to add six gas pumps with a fuel canopy directly in front of where the Family Dollar currently exists. However, the proposed gas station application did not include plans for this specific site. Several plans were submitted for different Brother's Gas Station locations and the dimensions, floor plans, and elevations did not match with the existing site conditions.

The staff requests deferral of this matter to the October 28, 2025 meeting to allow the staff to review all updated materials.

Reason for Commission Review

Per **Article 12, Section 12.2.A** (*Table 12-1: Permitted and Conditional Uses*) of the Comprehensive Ordinance, a gas station requires a conditional use to operate in an HU-MU Historic Urban Neighborhood Mixed-Use 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.

Staff Recommendation

The staff recommends **DEFERRAL** of Zoning Docket 056/25 to the **October 28, 2025** City Planning Commission meeting.

CITY PLANNING COMMISSION MEETING (October 14, 2025)

The staff summarized the application and presented its recommendation for deferral explaining that the gas station application did not include plans for this specific site. The deferral provides the applicant ample time to submit accurate dimensions, floor plans, and elevations that match with the existing site conditions for staff review.

The applicant was present to request a deferral for the October 28th CPC meeting in order to provide updated plans. Three constituents spoke in opposition to the gas station explaining that the NPP meeting hosted by the applicant was misleading and offered ideas of a fresh market or grocery store rather than a Brother's Gas Station. All three residents of the area expressed concerns about traffic and safety issues, along with noise pollution and presented data about crime associated with gas stations. Overall, the residents in opposition to the request explained that the community was not in favor of this proposal because of the potential for negative impacts on the surrounding community.

Commissioner Steeg addressed the applicant directly and asked that the updated plans accommodate public concerns in the next presentation for this request.

Commissioner Steeg made a motion to defer the application as recommended by the staff. Commissioner Stewart seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 056/25 IS HEREBY RECOMMENDED FOR DEFERAL TO THE OCTOBER 28 CPC MEETING.

YEAS: Brown, Kepper, Steeg, Stewart, Witry

NAYS:

ABSENT: Flick, Jordan, Joshi-Gupta

Staff Recommendation

The staff recommends **DEFERRAL** of Zoning Docket 056/25 to the **December 9, 2025** City Planning Commission meeting.

CITY PLANNING COMMISSION MEETING (October 28, 2025)

The staff summarized the application and presented its recommendation for deferral to the December 9th CPC meeting explaining that the gas station application has not include plans for this

specific site. The deferral provides the applicant ample time to submit accurate dimensions, floor plans, and elevations that match with the existing site conditions for staff review.

The applicant was not present to request a deferral for the December 9th CPC meeting.

Six constituents spoke in opposition to the gas station explaining that the NPP meeting materials were misleading. Residents explained that the proposal is in close proximity to an existing gas station, Quicky's located two block from the site. Multiple residents stated that the community is not in favor of a gas station because of issues related to noise pollution, light pollution, and location of residential homes near the site. In summary, residents in opposition to the request explained that the community was not in favor of this proposal because of the potential for negative impacts on the surrounding community and that this type of use is not appropriate for the area.

Commissioner Witry asked CPC staff when the deadline would be for this item to be heard. Staff explained that if the applicant was able to provide all updated materials the item would be heard at the December 9th meeting and the Commissioners would have to act on the proposal that day.

Commissioner Joshi-Gupta stated that the applicant was not present to provide comment on the proposal while members of the community have attended CPC meetings to speak in opposition. Commissioner Witry agreed and explained that public support or opposition is important when considering projects such as this.

Commissioner Steeg made a motion for DENIAL of the application against staff recommendation of deferral. Commissioner Poche seconded the motion, which was adopted.

MOTION:

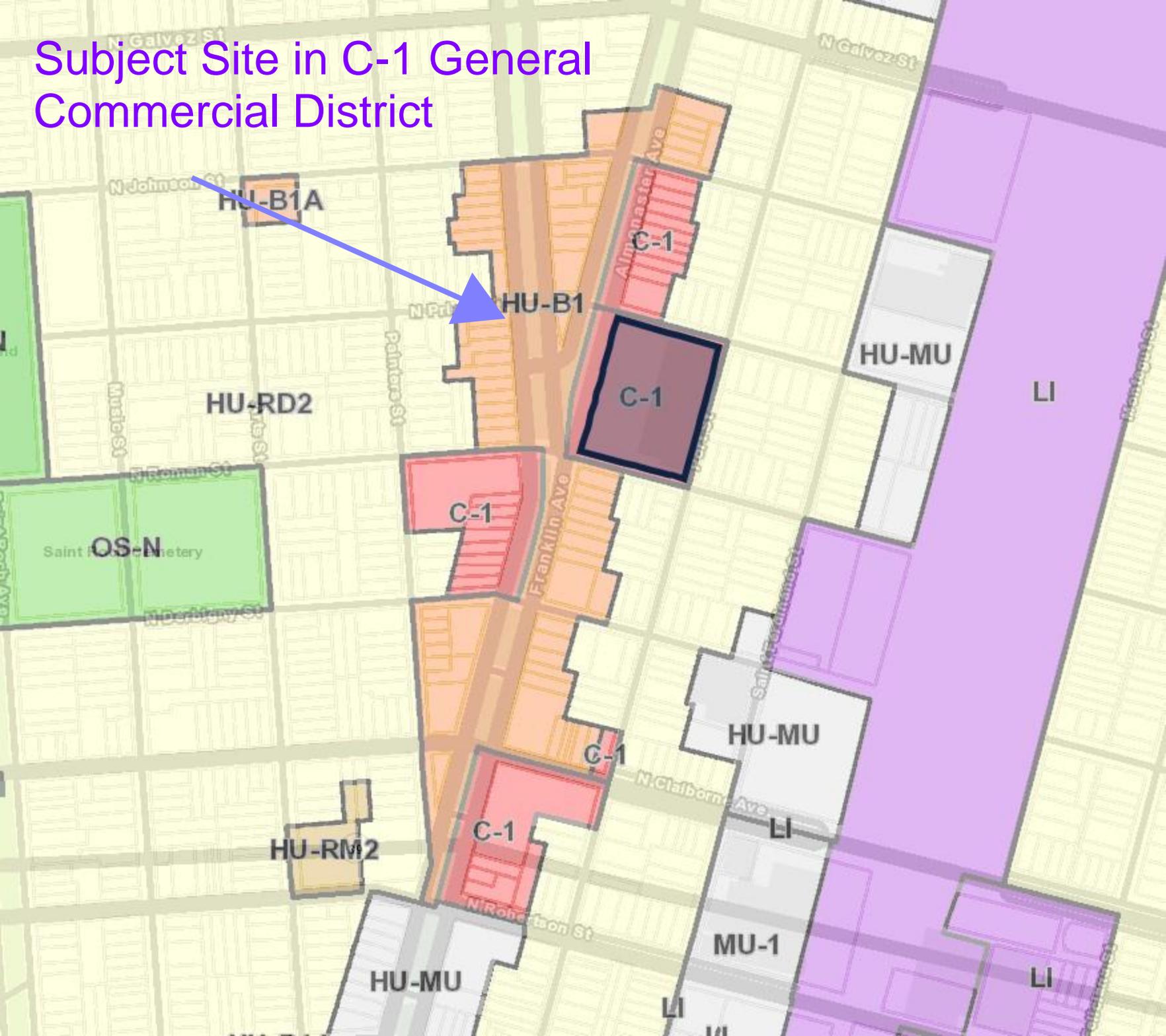
BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 056/25 IS HEREBY RECOMMENDED FOR DENIAL OF THE REQUEST. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Joshi-Gupta, Kepper, Poche, Steeg, Stewart, Witry

NAYS:

ABSENT: Flick, Jordan

Subject Site in C-1 General Commercial District



Port St PORT STREET

N Prieur St

N Roman St

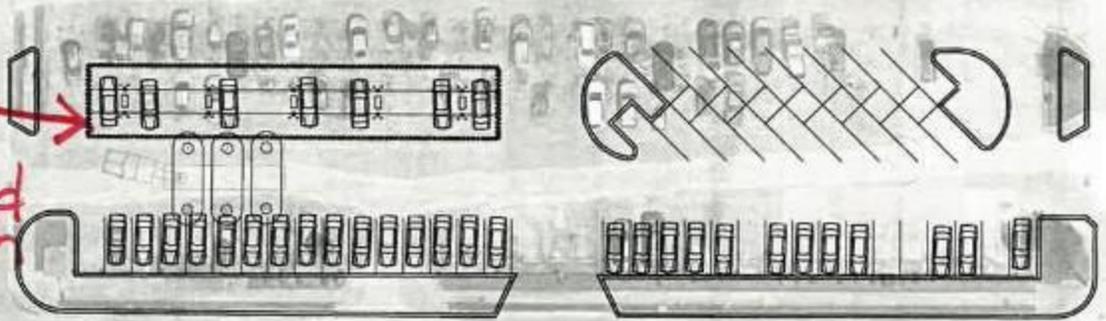
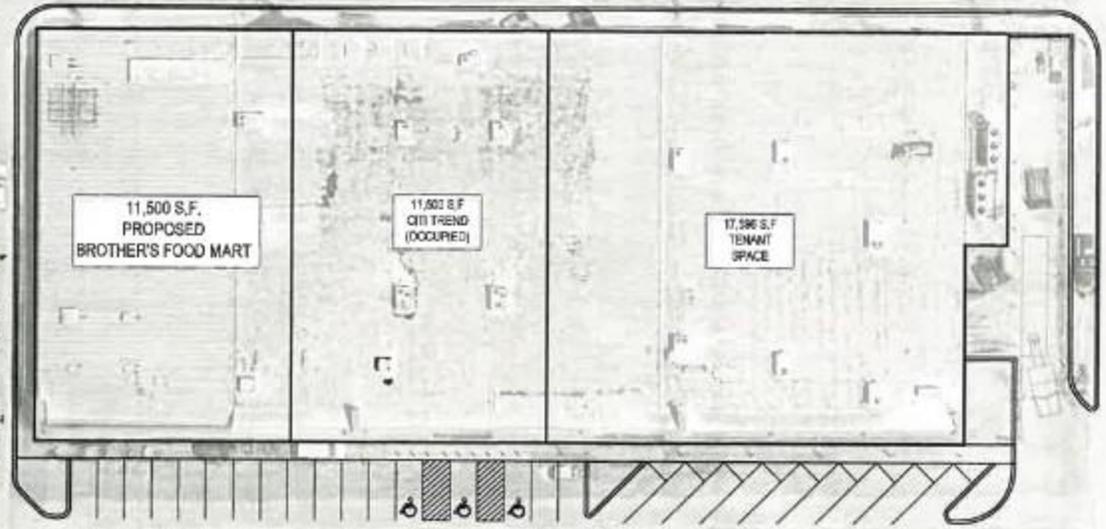
11,500 S.F.
PROPOSED
BROTHER'S FOOD MART

11,500 S.F.
CITY TREND
(OCCUPIED)

17,586 S.F.
TENANT
SPACE

NORTH PETER STREET

NORTH ROMAN STREET



Proposed Location

Almonaster A ALMONASTER AVENUE (NORTHBOUND)



FAMILY DOLLAR

CITYLINK

SAVE

STREETS





FAMILY DOLLAR

CITY TREASURES

Sams Club

New St



PostSt

© 2024 Google



Port St

N Prieur St

N Roman St

Port St

Citi Trends
Clothing store

Cajun Seafood

Almonaster Ave

N Prieur St

N Roman St

Port St

Almonaster Ave

N Roman St

Avenue Barber
& Hair Salon

Franklin Ave

Franklin Ave

Abundant
Taberna

N Prieur St

Franklin Ave

Google

Franklin Ave

Quicky's Gas Station Located 837' feet from the Proposed Site



Conditional Use Application



1841 Almonaster Avenue
New Orleans, LA

Submitted By: Lynnette Gordon/Spectrum Designs and Engineering LLC
On behalf of
Almonaster Investments LLC

8/10/2025

Purpose

Convert Suite "A" into a Gas Station and convenience Store with Groceries

Contents

1. Land Use Application
2. Owner's Legal Documents
3. Survey
4. Photos
5. NPP Documents
6. Schematic Drawings

LAND USE APPLICATION



Received by _____
Sign Provided <input type="radio"/> 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. 1814 Almonaster Ave

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Lynnette Gordon

Applicant Address 1929 Jutland Drive

City Harvey State Louisiana Zip 70058

Applicant Contact Number (504)366-0710 Email admin@spectrumdesignsllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Almonaster Investments LLC / Cont.: Lisa Washington

Property Owner Address 2439 Manhattan Blvd Ste 302

City Harvey State Louisiana Zip 70058

Property Owner Contact Number (504)366-2413 Email lisa@brothersfoodmart.com

SPECIFIC ZONING REQUEST

PROPERTY LOCATION

Square Number(s) 873 Lot Number(s) 1,B,3,4,5,6,7,8,9,10,11,12,13,A,B,C,18,19,20,21,22,23,24,25

Bounding Streets N. Prieur St Port Street N. Roman St

Zoning C-1 Municipal District 3

Tax Bill Number 39W414507 Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)

Renovations to existing Building and covert suite "A" into a convenience store and Gas station with 5 pumps.



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

Date

7/22/25

Agent Signature

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

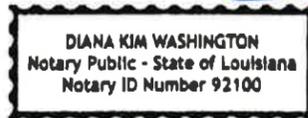
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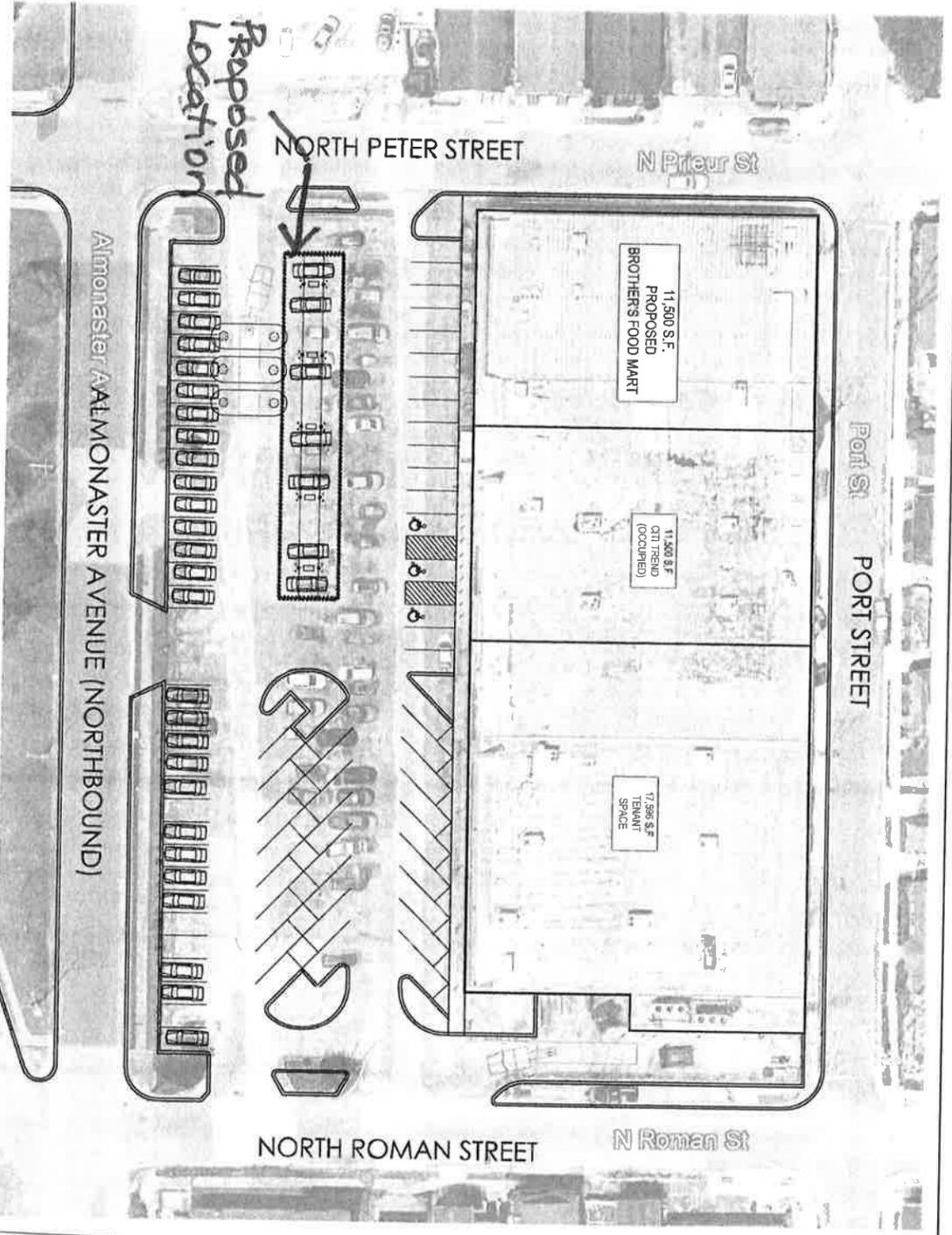
day of

July

My Commission expires

at death





Almonaster / ALMONASTER AVENUE (NORTHBOUND)

NORTH PETER STREET
N Pieur St

Port St
PORT STREET

NORTH ROMAN STREET
N Roman St

Proposed Location

11,500 S.F.
PROPOSED
BROTHER'S FOOD MART

11,500 S.F.
CITI TRSND
(OCCUPIED)

17,986 S.F.
TENANT
SPACE

TENANT SPACE SQ. FT. 17,986 SQ. FT. (86 SPACES REQUIRED)
CITI TRSND SQ. FT. 11,500 SQ. FT. (23 SPACES REQUIRED)
PROPOSED FOOD MART SQ. FT. 11,500 SQ. FT. (23 SPACES REQUIRED)
GRAND FINISHED PARKING SPACES - 42 (PARKING SPACES
TOTAL SPACES REQUIRED) 70 SPACES
STANDARD PARKING SPACES PROVIDED 70
HANDICAP PARKING SPACES PROVIDED 3
TOTAL SPACES PROVIDED 73

PROPOSED SITE PLAN
SCALE: 1" = 20' ±

NO.	DATE	DESCRIPTION

REVISED: 2/04/20
DATE: 10/24/24

A0.1

REMDEL FOR NEW CONVENIENCE STORE
BROTHER'S FOODMART
1841 ALMONASTER AVENUE
NEW ORLEANS, LOUISIANA 70117



NOT FOR CONSTRUCTION

ARCHITECTS PLUS
A LIMITED LIABILITY COMPANY
618-A HENRY STREET
BATON ROUGE, LA 70801
PHONE: (225) 344-8810
FAX: (225) 344-8820
E-MAIL: info@architectsplus.com

OWNER'S LEGAL DOCUMENTS

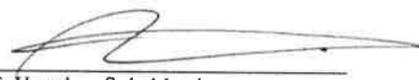
**CORPORATE RESOLUTION
FOR
ALMONASTER INVESTMENTS, LLC**
(hereinafter "COMPANY")

The undersigned, being the sole Member of the Company and acting in such capacity, hereby certifies on this 22ND day of July 2025:

THAT **IMAD F. HAMDAN**, as a duly authorized, empowered, and directed for and on the Corporation to negotiate for and sign any and all bid proposals and or contractors which this corporation might enter into for the furnishing of services for the Corporation under such terms, conditions and stipulations, and for such consideration as he might deem to the best interests of the Corporation.

ALMONASTER INVESTMENTS, LLC
Sole Member of Company

By: _____


Imad F. Hamdan, Sole Member



R. Kyle Ardoin

SECRETARY OF STATE

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

a copy of the Articles of Organization and Initial Report of

ALMONASTER INVESTMENTS, LLC

Domiciled at HARVEY, LOUISIANA,

Was filed and recorded in this Office on July 27, 2023,

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

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

July 27, 2023



Certificate ID: 11761503#VMJ62

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

Secretary of State

WEB 45525195K

R. Kyle Ardoin
SECRETARY OF STATE

State of Louisiana
Secretary of State



07/27/2023

ONLINE FILING
jdirosa1@cox.net

COMMERCIAL DIVISION
225.925.4704

Administrative Services
225.932.5317 Fax
Corporations
225.932.5314 Fax
Uniform Commercial Code
225.932.5318 Fax

ALMONASTER INVESTMENTS, LLC

It has been a pleasure to approve and place on file your articles of organization. The appropriate evidence is attached for your files.

Payment of the filing fee is acknowledged by this letter.

In addition to email and text notifications, business owners now have the option to enroll in our secured business filings (SBF) service. This service is available online, at no charge, by filing a notarized affidavit. Upon enrollment, an amendment cannot be made to your entity without approval using your personal identification number. This is another way to protect your business from fraud and identity theft.

Please note that as of January 1, 2018, business owners in the following parishes will be required to file all available business documents online through **geauxBIZ**: Ascension, Bossier, Caddo, Calcasieu, East Baton Rouge, Jefferson, Lafayette, Livingston, Orleans, Ouachita, Rapides, St. Tammany, Tangipahoa and Terrebonne.

Online filing options are available if changes are necessary to your registration or if you need to file an annual report. Please visit our website at **GeauxBiz.com** for your future business needs.

Sincerely,

The Commercial Division
WEB

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:

ALMONASTER INVESTMENTS, 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:

None

**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: IMAD F HAMDAN (7/27/2023)

TITLE: MEMBER

LIMITED LIABILITY COMPANY INITIAL REPORT

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

The name of this limited liability company is:

ALMONASTER INVESTMENTS, LLC

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

2439 MANHATTAN BOULEVARD, SUITE 302
HARVEY, LA, 70058

Mailing Address:

2439 MANHATTAN BOULEVARD, SUITE 302
HARVEY, LA, 70058

**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:**

JOSEPH DIROSA
329 NORTH WOODLAWN AVENUE
METAIRIE, LA, 70001

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

HAMDAN SONS INVESTMENTS, LLC (MEMBER)
2439 MANHATTAN BOULEVARD, SUITE 302
HARVEY, LA, 70058

The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the

R. Kyle Ardoin
SECRETARY OF STATE

State of Louisiana
Secretary of State



COMMERCIAL DIVISION
225.925.4704

Administrative Services

225.932.5317 Fax

Corporations

225.932.5314 Fax

Uniform Commercial Code

225.932.5318 Fax

July 27, 2023

The attached document of ALMONASTER INVESTMENTS, LLC was received and filed on July 27, 2023.

WEB 45525195K

filer to fine or imprisonment or both under R.S. 14:133.

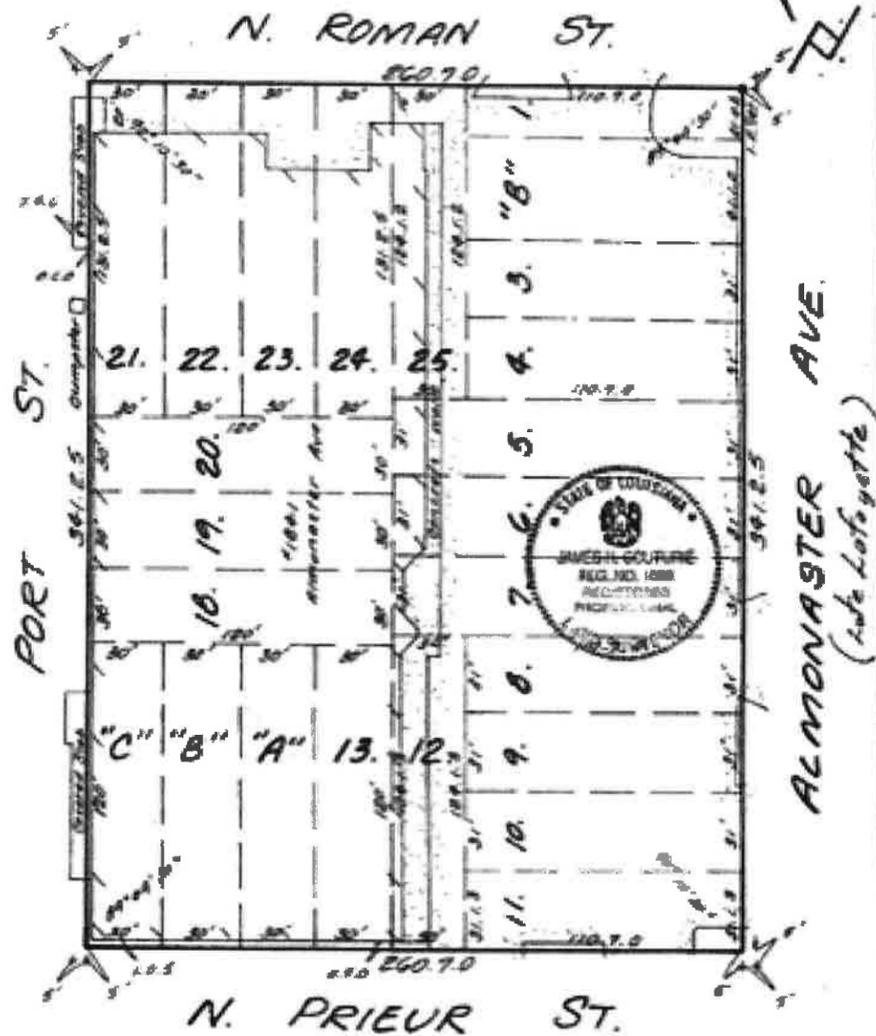
BY TYPING MY NAME BELOW, I HEREBY CERTIFY THAT I AM THE ORGANIZER.

ELECTRONIC SIGNATURE: IMAD F HAMDAN (7/27/2023)

TITLE: MEMBER

SURVEY

SQ. NO. 873
 THIRD DISTRICT NEW ORLEANS, LA



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE

Date: May 2, 1997

Scale: 1" = 50'

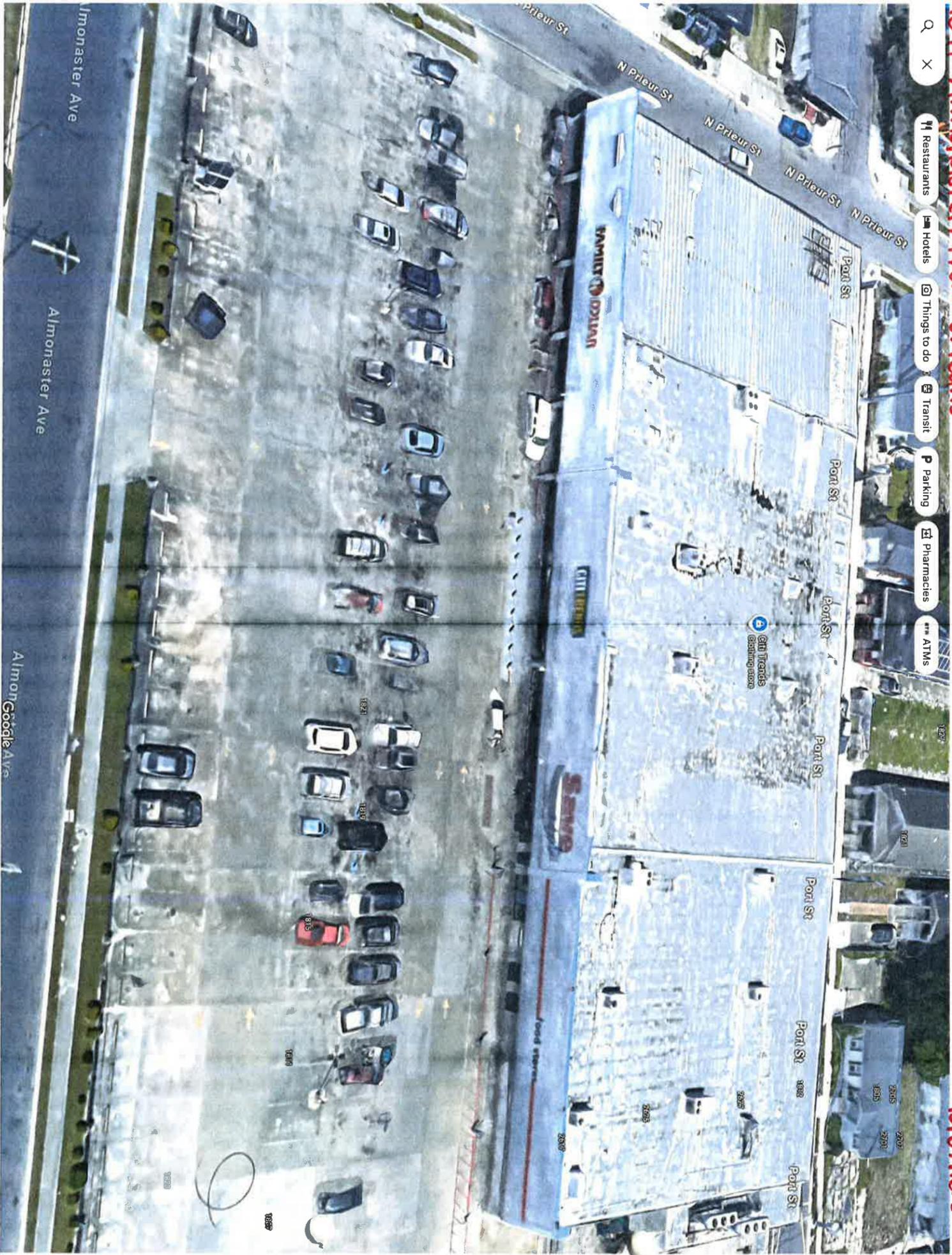
Surveyed in accordance with the Louisiana "Minimum Standards for property boundary surveys" for a class "C" survey.
 Made at the request of Zuppardo Real Estate & First National Bank of Commerce

Gilbert, Kelly & Couturie, Inc. Surveying & Engineering
 2121 N. Causeway Blvd., Metairie LA 70001
 833-8812

PHOTOS

1841 Almonaster, New Orleans

- Search
- Close
- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs



ProHours

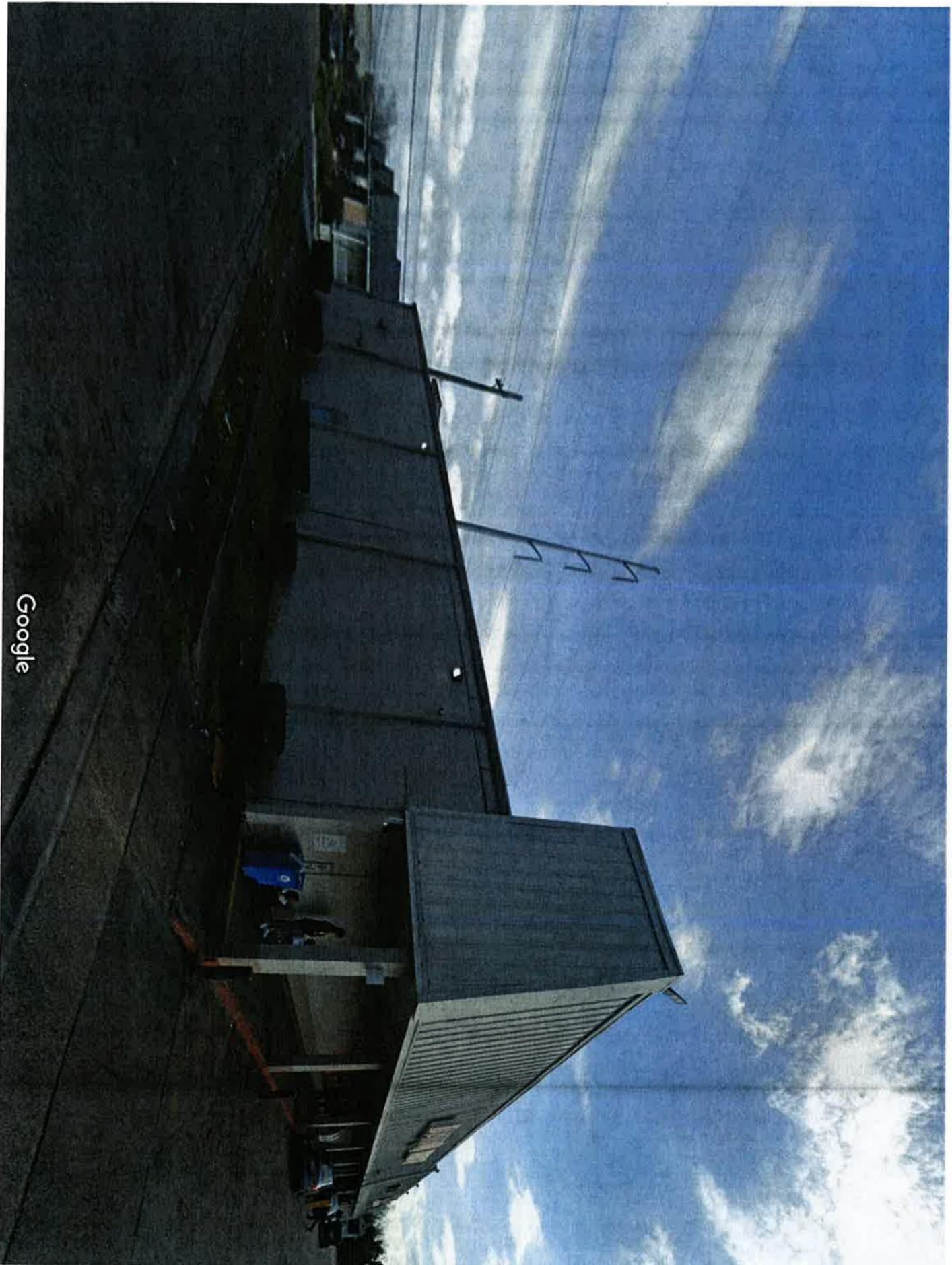
1841 Almonaster, New Orleans

Brothers



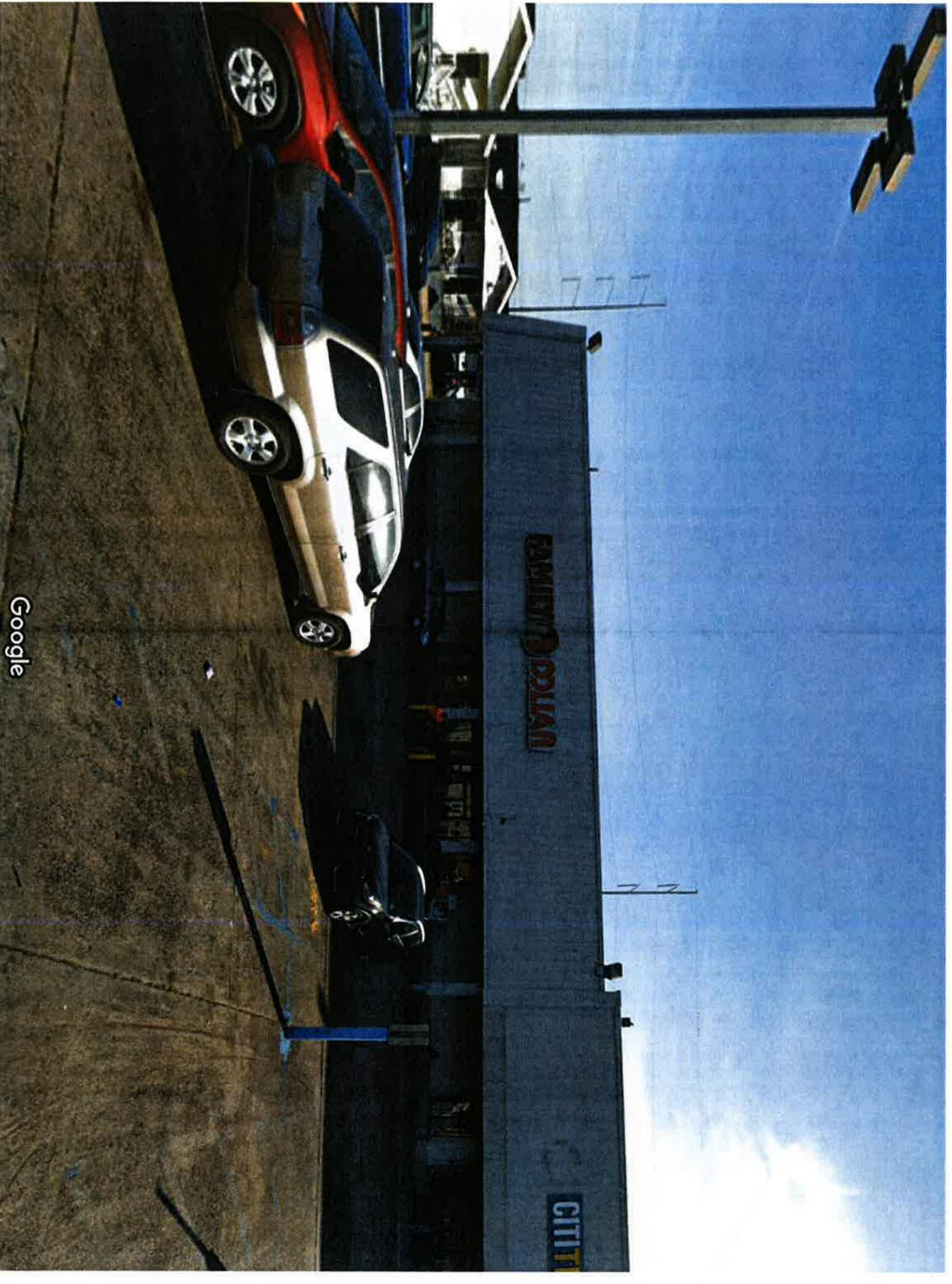
8/4/25, 10:16 AM

2611 N Prieur St - Google Maps



8/4/25, 10:17 AM

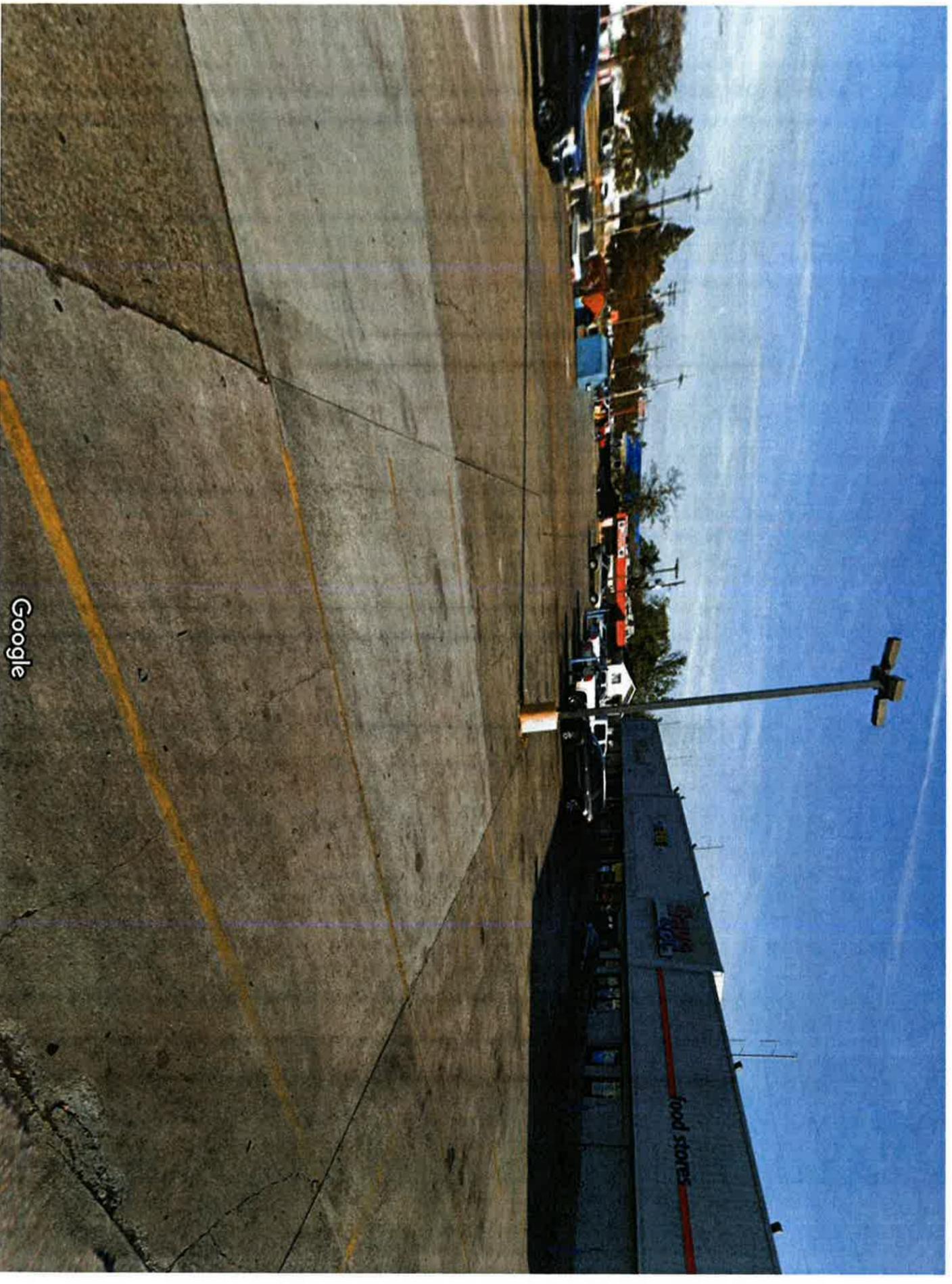
New Orleans, Louisiana - Google Maps



Google

8/4/25, 10:18 AM

New Orleans, Louisiana - Google Maps



NPP DOCUMENTS

NPP DOCUMENTS
INITIAL REQUEST

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

LATOYA CANTRELL
RIVERS
MAYOR

ROBERT D.
DIRECTOR

Thursday, December 12, 2024

BY EMAIL

Dear Spectrum Designs and Associates,

Please see attached for the following instructions pertaining to the Neighborhood Participation Program (NPP) for 1841 Almonaster Ave -Ste C:

1. **A copy of the Land Use Action Resource Guide which contains more detailed directions on how to complete the NPP** (including a sample meeting invitation letter, a sample meeting summary, a sign-in sheet, and checklists). **It is critical that you follow the directions in this Guide to ensure you conduct a valid NPP meeting.** Note that there are three (3) required handouts included from the CPC that you must distribute at the NPP meeting:
 - (1) City of New Orleans Online Tools (included with NPP Guide)
 - (2) Zoning District Uses (attached)
 - (3) NPP Comment Cards (included with NPP Guide)

Note: You are required to send a typed invitation letter about your zoning application at least fourteen (14) days and no more than thirty (30) days prior to the meeting. Note that the letter should include the type of application you will be submitting (conditional use, zoning change, variance, etc.) with the following specific information, as discussed in your consultation with City Planning Commission staff, explaining that you are applying for:

Conditional Use

“A conditional use to permit a gas station in a C-1 General Commercial District in accordance with Article 15, Section 15.2.A (Table 15-1) of the Comprehensive Zoning Ordinance. This request must be heard by the City Planning Commission and City Council at public meetings.”

2. **City Planning Commission contact information.** You are required to send a copy of your NPP meeting invitation to the City Planning Commission at least fourteen (14) days prior to the NPP meeting. Send to CPCinfo@nola.gov or by mail to 1300 Perdido Street, Suite 7W03, New Orleans, LA 70112.*
3. **An Excel document listing all required contacts for the NPP meeting invitation:**
 - **The addresses of the owners and residents of all properties within 300 feet of your site.** You are required to *mail and/or hand deliver* the NPP meeting invitation letter to all listed addresses at least fourteen (14) days and no more than thirty (30) days prior to the meeting.

1300 PERDIDO STREET | 7TH FLOOR | NEW ORLEANS, LOUISIANA 70112
PHONE (504) 658-7115 | FAX (504) 658-7212 | EMAIL CPCINFO@NOLA.GOV



- **A neighborhood association list for the area.** You are required to send an NPP meeting invitation *emails* at least fourteen (14) days and no more than thirty (30) days in advance to those neighborhood associations that cover the area in which your site is located.

- **The contact information for the City Councilmember for District D.** You are required to send the Councilperson an invitation letter as well:

Council District D, Eugene J. Green
City Hall, Room 2W20
1300 Perdido Street
New Orleans, LA 70112
Phone: (504) 658-1040
Email: eugene.green@nola.gov

- **The contact information for the City Planning Commission.** You are required to *mail or email* (email preferred) the meeting invitation to the City Planning Commission at least fourteen (14) days and no more than thirty (30) days in advance of the NPP meeting. You may direct your invitation to the staff member who prepared the NPP or to the department's general email address: CPCinfo@nola.gov.

The Neighborhood Participation Program (NPP) meeting must take place no more than 180 days prior to submission of the application.

*To confirm receipt of your letter/email to the City Planning Commission, you can go the One Stop App website at <https://onestopapp.nola.gov/search.aspx>.

Sincerely,

Valerie McMillan



Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
1700 Port Street LLC	Pobox 792554	New Orleans	LA	70179
Current Resident	1700 Port St	New Orleans	LA	70117
1700 Port Street LLC	1700 Port St	New Orleans	LA	70117
Abundant Life Baptist Church	1800 Arts St	New Orleans	LA	70117
Current Resident	1701 Franklin Ave	New Orleans	LA	70117
Franklin Ave Property LLC	1025 Revere Ln	Gretna	LA	70056
Current Resident	1712 Franklin Ave	New Orleans	LA	70117
Garry G Flot	2632 Hudson Pl	New Orleans	LA	70131
Current Resident	1715 Port St	New Orleans	LA	70117
Current Resident	1716 Franklin Ave	New Orleans	LA	70117
Paul J Coulon	2100 Park Brook Ln	Birmingham	AL	35215
Current Resident	1716 Port St	New Orleans	LA	70117
Nathaniel J Rau	2900 Saint Peter St	New Orleans	LA	70119
Current Resident	1717 Franklin Ave	New Orleans	LA	70117
Current Resident	1717 Port St	New Orleans	LA	70117
Gregory Landry	5200 St Bernard Ave	New Orleans	LA	70122
Current Resident	1718 Port St	New Orleans	LA	70117
Norma Y Hedrick	4700 Prentiss Ave	New Orleans	LA	70126
Current Resident	1719 Port St	New Orleans	LA	70117
Current Resident	1720 Franklin Ave	New Orleans	LA	70117
Current Resident	1720 Port St	New Orleans	LA	70117
Gill Johnny L Mc	1722 St Ferdinand St	New Orleans	LA	70117
Current Resident	1720 Saint Ferdinand St	New Orleans	LA	70117
Robert E Campo	107 Belle Helene	Slidell	LA	70461
Current Resident	1721 Franklin Ave	New Orleans	LA	70117
South Communications Bell	Prop Tax Dept PO Box 721	Bedminster	NJ	07921
Current Resident	1721 Painters St	New Orleans	LA	70117
Current Resident	1721 Port St	New Orleans	LA	70117
John J Siben	C/O Hudson Henderson 1	New Orleans	LA	70117
Current Resident	1722 Port St	New Orleans	LA	70117
Current Resident	1722 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1723 Franklin Ave	New Orleans	LA	70117
Current Resident	1724 Franklin Ave	New Orleans	LA	70117
Bertha Chapman	C/O City of New Orleans	Arabi	LA	70032
Current Resident	1724 Port St	New Orleans	LA	70117
Carmen L Cosmepuntiel	1725 Franklin Ave	New Orleans	LA	70117
Current Resident	1725 Painters St	New Orleans	LA	70117
Connie Galloway	1725 Port St	New Orleans	LA	70117
Current Resident	1726 Port St	New Orleans	LA	70117
Jessica Goldfinch	1728 St Ferdinand St	New Orleans	LA	70117
Current Resident	1726 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1727 Franklin Ave	New Orleans	LA	70117
Current Resident	1727 Painters St	New Orleans	LA	70117
Shelia S Ceaser	1729 Port St	New Orleans	LA	70117
Current Resident	1727 Port St	New Orleans	LA	70117
Antoine Sr Green	1728 Franklin Ave	New Orleans	LA	70117

Current Resident	1728 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1729 Painters St	New Orleans	LA	70117
Current Resident	1730 Franklin Ave	New Orleans	LA	70117
Current Resident	1730 Saint Ferdinand St	New Orleans	LA	70117
Trustee of The Alice M Wilson Revo	724 S Rue Marcel	Gretna	LA	70056
Current Resident	1731 Franklin Ave	New Orleans	LA	70117
Green William E Jr	2711 N Derbigny St	New Orleans	LA	70117
Current Resident	1731 Port St	New Orleans	LA	70117
Fredy Humberto Moran	1732 Port St	New Orleans	LA	70117
Janet J Tobias	1740 St Ferdinand St	New Orleans	LA	70117
Current Resident	1732 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1734 Port St	New Orleans	LA	70117
Current Resident	1734 Saint Ferdinand St	New Orleans	LA	70117
Shedrick Wallace	C/O Taneisha Nicholas PO	Kenner	LA	70063
Current Resident	1735 Franklin Ave	New Orleans	LA	70117
James V III Soileau	1736 Port St	New Orleans	LA	70117
Tyra L Bryant	2028 Portola Via	Harvey	LA	70058
Current Resident	1737 Franklin Ave	New Orleans	LA	70117
Current Resident	1738 Franklin Ave	New Orleans	LA	70117
Current Resident	1738 Port St	New Orleans	LA	70117
A J Tobias	1740 St Ferdinand St	New Orleans	LA	70117
Current Resident	1738 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1739 Franklin Ave	New Orleans	LA	70117
Megan Bruce	39285 Ironwood Ave	Prairieville	LA	70769
Current Resident	1739 Port St	New Orleans	LA	70117
Current Resident	1740 Franklin Ave	New Orleans	LA	70117
Current Resident	1740 Saint Ferdinand St	New Orleans	LA	70117
Dameion A Greenberry	1743-1/2 Franklin Ave	New Orleans	LA	70117
Current Resident	1741 Franklin Ave	New Orleans	LA	70117
Current Resident	1743 Franklin Ave	New Orleans	LA	70117
Bealafeld Family Trust	140 Meander Way	Sedona	AZ	86336
Current Resident	1744 Saint Ferdinand St	New Orleans	LA	70117
Elaine B Yost	6117 Spain St	New Orleans	LA	70122
Current Resident	1745 Port St	New Orleans	LA	70117
1800 Franklin LLC	2616 Joliet St	New Orleans	LA	70122
Current Resident	1800 Franklin Ave	New Orleans	LA	70117
Victoria Dixon	PO Box 850401	New Orleans	LA	70185
Current Resident	1800 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1802 Franklin Ave	New Orleans	LA	70117
Current Resident	1802 Saint Ferdinand St	New Orleans	LA	70117
Wayne Palmer	3012 Hyman Pl	New Orleans	LA	70131
Current Resident	1804 Saint Ferdinand St	New Orleans	LA	70117
Justin B Vial	1805 Port St	New Orleans	LA	70117
Current Resident	1806 Saint Ferdinand St	New Orleans	LA	70117
J L J Construction Inc	1808 Franklin Ave	New Orleans	LA	70117
James Jones	11259 Winrock Dr	New Orleans	LA	70128

Current Resident	1810 Franklin Ave	New Orleans	LA	70117
Krass Adrienne S	C/O Latonya C Simms 709	Kenner	LA	70065
Current Resident	1810 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1812 Franklin Ave	New Orleans	LA	70117
1814-16 Franklin Ave LLC	8 W 108th St	New York	NY	10025
Current Resident	1814 Franklin Ave	New Orleans	LA	70117
Current Resident	1816 Franklin Ave	New Orleans	LA	70117
Nathaniel P Joseph	1210 Rosebay Rd	Baytown	TX	77521
Current Resident	1816 Saint Ferdinand St	New Orleans	LA	70117
Ignatius Investments LLC	932 Taft Pl	New Orleans	LA	70119
Current Resident	1818 Franklin Ave	New Orleans	LA	70117
Current Resident	1818 Saint Ferdinand St	New Orleans	LA	70117
Audrey J Brooks	1819 Port St	New Orleans	LA	70117
Current Resident	1820 Franklin Ave	New Orleans	LA	70117
Schehr Michael	C/O City of New Orleans & Metairie		LA	70003
Current Resident	1820 Saint Ferdinand St	New Orleans	LA	70117
Vernon J Jr Ponder	148 Normandy	Harahan	LA	70123
Current Resident	1821 Port St	New Orleans	LA	70117
Nathaniel Hawthorne	4627 Read Rd	New Orleans	LA	70127
Current Resident	1822 Franklin Ave	New Orleans	LA	70117
Current Resident	1822 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1823 Port St	New Orleans	LA	70117
Current Resident	1824 Franklin Ave	New Orleans	LA	70117
Eric Vicini	1123 Prytania St	New Orleans	LA	70130
Current Resident	1824 Saint Ferdinand St	New Orleans	LA	70117
Naw LLC	5500 Prytania St	New Orleans	LA	70115
Current Resident	1825 Port St	New Orleans	LA	70117
Cornell Pendleton	C/O Felicia El-Mensura P (New Orleans	LA	70177
Current Resident	1826 Franklin Ave	New Orleans	LA	70117
Current Resident	1826 Saint Ferdinand St	New Orleans	LA	70117
Current Resident	1827 Port St	New Orleans	LA	70117
Deborah H Perry	1828 Franklin Ave 1/2	New Orleans	LA	70117
Current Resident	1828 Franklin Ave	New Orleans	LA	70117
Florida C Hargrove	8532 Belfast St	New Orleans	LA	70118
Current Resident	1828 Saint Ferdinand St	New Orleans	LA	70117
Albert Lee	1831 Port St	New Orleans	LA	70117
Current Resident	1829 Port St	New Orleans	LA	70117
Maria S Liuzza	1830 Franklin Ave 1/2	New Orleans	LA	70117
Current Resident	1830 Franklin Ave	New Orleans	LA	70117
Almonaster Investments LLC	2439 Manhattan Blvd Ste	Harvey	LA	70058
Current Resident	1841 Almonaster Ave	New Orleans	LA	70117
Current Resident	1841 Almonaster Ave HM	New Orleans	LA	70117
Current Resident	1841 Almonaster Ave Ste	New Orleans	LA	70117
Current Resident	1841 Almonaster Ave Ste	New Orleans	LA	70117
Current Resident	1841 Almonaster Ave Ste	New Orleans	LA	70117
Jazzers Properties LLC	1843 Franklin Ave	New Orleans	LA	70117

Current Resident	1843 Franklin Ave Apt A	New Orleans	LA	70117
Davis Claude O	C/O City of New Orleans	Marrero	LA	70072
Current Resident	1900 Franklin Ave	New Orleans	LA	70117
Chi Duc Nguyen	4861 Travis St	New Orleans	LA	70129
Current Resident	1901 Almonaster Ave	New Orleans	LA	70117
Greater New Orleans Teen Challenge	1905 Franklin Ave	New Orleans	LA	70117
Current Resident	1901 Franklin Ave	New Orleans	LA	70117
Current Resident	1903 Almonaster Ave	New Orleans	LA	70117
Current Resident	1903 Franklin Ave	New Orleans	LA	70117
Current Resident	1907 Almonaster Ave	New Orleans	LA	70117
Current Resident	1907 Franklin Ave	New Orleans	LA	70117
Lovely Varnado	9912 E Wheaton Cir	New Orleans	LA	70127
Current Resident	1909 Almonaster Ave	New Orleans	LA	70117
Jose Nerval	1909 Port St	New Orleans	LA	70117
Lisa Black	1910 Port St	New Orleans	LA	70117
Current Resident	1911 Almonaster Ave	New Orleans	LA	70117
Current Resident	1911 Franklin Ave	New Orleans	LA	70117
Current Resident	1911 Port St	New Orleans	LA	70117
Current Resident	1912 Franklin Ave	New Orleans	LA	70117
Kiowa A Wells	1231 Gallier St	New Orleans	LA	70117
Current Resident	1912 Saint Ferdinand St	New Orleans	LA	70117
Christopher Sullivan	1915 Port St	New Orleans	LA	70117
Lonnie Sr Sanders	1917 Almonaster Ave	New Orleans	LA	70117
Current Resident	1917 Franklin Ave	New Orleans	LA	70117
XK8 LLC	913 Huey P Long Ave	Gretna	LA	70053
Current Resident	1919 Almonaster Ave	New Orleans	LA	70117
Current Resident	1919 Franklin Ave	New Orleans	LA	70117
Larson Bernard H Jr	816 Abington Way	Rockwall	TX	75032
Current Resident	1919 Port St	New Orleans	LA	70117
Orlando Sr Wilson	220 Emerson Dr	Kenner	LA	70065
Current Resident	1920 Port St	New Orleans	LA	70117
Current Resident	1921 Franklin Ave	New Orleans	LA	70117
Kenneth J Dretar	PO Box 6452	Metairie	LA	70009
Current Resident	1922 Port St	New Orleans	LA	70117
Pate Corey SR	807 Roger Rd	Scott		70483
Current Resident	1922 Saint Ferdinand St	New Orleans	LA	70117
Romonda P Walker	1923 Almonaster Ave	New Orleans	LA	70117
Current Resident	1923 Franklin Ave	New Orleans	LA	70117
Charlotte E Horne	ET Al 1923 Port St	New Orleans	LA	70117
Current Resident	1923 Port St	New Orleans	LA	70117
Current Resident	1924 Saint Ferdinand St	New Orleans	LA	70117
Elizabeth Earl Enterprises LLC	Etal PO Box 452574	Los Angeles	CA	90045
Current Resident	1925 Almonaster Ave	New Orleans	LA	70117
Current Resident	1925 Franklin Ave	New Orleans	LA	70117
Current Resident	1927 Almonaster Ave	New Orleans	LA	70117
Senoli LLC	105 Lomond Ave	Lafayette	LA	70508

Current Resident	1929 Almonaster Ave	New Orleans	LA	70117
Dynamic Real Estate Services Inc	1615 Poydras St Ste 940	New Orleans	LA	70112
Current Resident	1929 Franklin Ave	New Orleans	LA	70117
Packnett Family Revocable Trust	1934 Almonaster Ave	New Orleans	LA	70117
Current Resident	1930 Almonaster Ave	New Orleans	LA	70117
Tyree J Johnson	1930 Port St	New Orleans	LA	70117
Current Resident	1932 Almonaster Ave	New Orleans	LA	70117
Janet M Haynes-Watson	1935 Port St	New Orleans	LA	70117
Current Resident	1933 Port St	New Orleans	LA	70117
James E Nelson	1934 Port St	New Orleans	LA	70117
Family First Enterprise LLC	142 Eldridge Rd Suite C	Sugar Land	TX	77478
Current Resident	1935 Almonaster Ave	New Orleans	LA	70117
Current Resident	1936 Port St	New Orleans	LA	70117
Current Resident	1937 Almonaster Ave	New Orleans	LA	70117
Current Resident	2554 N Roman St	New Orleans	LA	70117
Current Resident	2556 N Roman St	New Orleans	LA	70117
Rudolph L Humphrey	2561 N Roman St	New Orleans	LA	70117
Current Resident	2559 N Roman St	New Orleans	LA	70117
Current Resident	2562 N Roman St	New Orleans	LA	70117
Clifford A Norman	2563 N Roman St	New Orleans	LA	70117
Lacoste Properties LLC	6810 Manchester St	New Orleans	LA	70126
Current Resident	2568 N Prieur St	New Orleans	LA	70117
Current Resident	2573 N Prieur St	New Orleans	LA	70117
Current Resident	2601 N Prieur St	New Orleans	LA	70117
Marlee Rentals LLC	43186 Sontheimer Rd	Hammond	LA	70403
Current Resident	2613 N Prieur St	New Orleans	LA	70117
Current Resident	2615 N Prieur St	New Orleans	LA	70117
Hill Yosuf	2617-2619 N Prieur St	New Orleans	LA	70117
Current Resident	2617 N Prieur St	New Orleans	LA	70117
Tarez Smith	2618 N Roman St	New Orleans	LA	70117
Current Resident	2619 N Prieur St	New Orleans	LA	70117
Timothy J Sacco	836 Homestead Ave	Metairie	LA	70005
Current Resident	2620 N Roman St	New Orleans	LA	70117
Shedrick J Holden	2621 N Prieur St	New Orleans	LA	70117
Current Resident	2622 N Roman St	New Orleans	LA	70117
Current Resident	2623 N Prieur St	New Orleans	LA	70117
Next Gen Properties LLC	1454 N Johnson St	New Orleans	LA	70116
Current Resident	2625 N Prieur St	New Orleans	LA	70117
Eugene M Sr Butler	2626 N Roman St	New Orleans	LA	70117
Angelina R Green	2705 N Derbigny St	New Orleans	LA	70117
Current Resident	2627 N Derbigny St	New Orleans	LA	70117
Current Resident	2627 N Prieur St	New Orleans	LA	70117
Eugene M Butler	2626 N Roman St	New Orleans	LA	70117
Current Resident	2628 N Roman St	New Orleans	LA	70117
Lee Jr Scott	2629 N Prieur St	New Orleans	LA	70117
Current Resident	2631 N Prieur St	New Orleans	LA	70117

Seymour Price	P O Box 3481	New Orleans	LA	70177
Current Resident	2634 N Johnson St	New Orleans	LA	70117
Current Resident	2636 N Johnson St	New Orleans	LA	70117
Current Resident	2638 N Johnson St	New Orleans	LA	70117
Current Resident	2640 N Johnson St	New Orleans	LA	70117
Current Resident	2642 N Johnson St	New Orleans	LA	70117
Seymour Price	P O Box 3481	New Orleans	LA	70117
Current Resident	2644 N Johnson St	New Orleans	LA	70117
Current Resident	2646 N Johnson St	New Orleans	LA	70117
Bessie J Navarre	2700 N Prieur St	New Orleans	LA	70117
Bobby Magee	1009 S Telemachus St	New Orleans	LA	70125
Current Resident	2701 N Derbigny St	New Orleans	LA	70117
Current Resident	2701 N Roman St	New Orleans	LA	70117
Current Resident	2703 N Derbigny St	New Orleans	LA	70117
Jessica Crump	2703 N Prieur St	New Orleans	LA	70117
Current Resident	2704 N Roman St	New Orleans	LA	70117
Hollywood 504 Real Estate LLC	20331 Camden Ln	Hammond	LA	70403
Current Resident	2705 N Roman St	New Orleans	LA	70117
Catenacci Glen	22442 Treadway St	Mandeville	LA	70471
Current Resident	2706 N Prieur St	New Orleans	LA	70117
Current Resident	2706 N Roman St	New Orleans	LA	70117
Current Resident	2707 N Derbigny St	New Orleans	LA	70117
Current Resident	2707 N Roman St	New Orleans	LA	70117
Current Resident	2708 N Prieur St	New Orleans	LA	70117
Register Holdings LLC	PO Box 3030	Mandeville	LA	70470
Current Resident	2709 N Roman St	New Orleans	LA	70117
Current Resident	2711 N Roman St	New Orleans	LA	70117
Corliss H Amador	2714 N Prieur St	New Orleans	LA	70117
Current Resident	2712 N Prieur St	New Orleans	LA	70117
BC Apartments of New Orleans LLC	PO Box 51361	New Orleans	LA	70151
Current Resident	2713 N Roman St	New Orleans	LA	70117
Slaby John Eric	2714 N Roman St	New Orleans	LA	70117
Current Resident	2715 N Roman St	New Orleans	LA	70117
Nola Funding LLC	C/O Homelanders Realty Harvey		LA	70058
Current Resident	2718 N Prieur St	New Orleans	LA	70117
Lagarde John	2719 N Roman St	New Orleans	LA	70117
Current Resident	2720 N Prieur St	New Orleans	LA	70117
Patrick Carter	2721 N Prieur St	New Orleans	LA	70117
Current Resident	2723 N Prleur St	New Orleans	LA	70117
2723 N Roman LLC	P O Box 57046	New Orleans	LA	70157
Current Resident	2723 N Roman St	New Orleans	LA	70117
Mlsjr LLC	201 St Charles Ave Ste 2!	New Orleans	LA	70170
Current Resident	2724 N Prieur St	New Orleans	LA	70117
Gary D Carpenter	Etals 45 Lang Dr	Picayune	MS	39466
Current Resident	2725 N Prieur St	New Orleans	LA	70117
Current Resident	2726 N Prleur St	New Orleans	LA	70117

Megan M Grusenmeyer	2730 N Prieur St	New Orleans	LA	70117
The First Taste of New Orleans LLC	2521 Port St	New Orleans	LA	70117
Current Resident	2731 N Prieur St	New Orleans	LA	70117
Current Resident	2733 N Prieur St	New Orleans	LA	70117
Vernell Briscoe	8705 25th St	Metairie	LA	70003
Current Resident	2735 N Prieur St	New Orleans	LA	70117
Current Resident	2737 N Prieur St	New Orleans	LA	70117

Organization Name: Bunny Friend Neighborhood Association Incorporated

Point of Contact: Katherine Prevost

Phone Number: 702-501-8275

Email: bunnyfriendassoc@gmail.com

Street Address: PO Box 770167

City: New Orleans

Zip: 70117

Organization Name: Upper Ninth Ward Community Association

Point of Contact: Rev. James R. Willis Jr.

Phone Number: 504-352-0012

Email: pastorjrw@aol.com

Street Address: 4222 Paris Avenue

City: New Orleans

Zip: 70122

Organization Name: Faubourg St. Roch Improvement Association

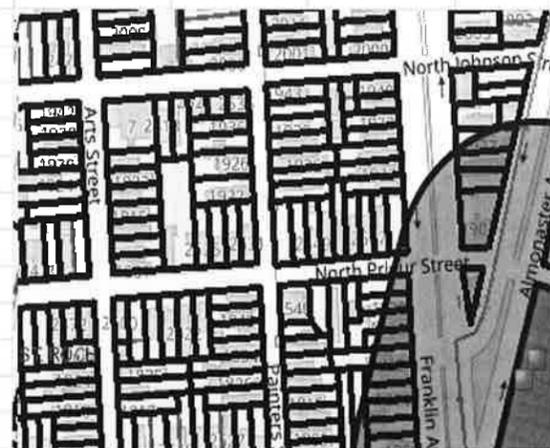
Point of Contact: Robert Conger

Email: robert@fsria.org

Street Address: 1738 St Roch Ave.

City: New Orleans

Zip: 70117





Megan M Grusenmeyer	2730 N Prieur St	New Orleans	LA	70117
The First Taste of New Orleans LLC	2521 Port St	New Orleans	LA	70117
Current Resident	2731 N Prieur St	New Orleans	LA	70117
Current Resident	2733 N Prieur St	New Orleans	LA	70117
Vernell Briscoe	8705 25th St	Metairie	LA	70003
Current Resident	2735 N Prieur St	New Orleans	LA	70117
Current Resident	2737 N Prieur St	New Orleans	LA	70117

Organization Name: Bunny Friend Neighborhood Association Incorporated

3

Point of Contact: Katherine Prevost
 Phone Number: 702-501-8275
 Email: bunnyfriendassoc@gmail.com
 Street Address: PO Box 770167
 City: New Orleans
 Zip: 70117

Organization Name: Upper Ninth Ward Community Association

0

Point of Contact: Rev. James R. Willis Jr.
 Phone Number: 504-352-0012
 Email: pastorjrw@aol.com
 Street Address: 4222 Paris Avenue
 City: New Orleans
 Zip: 70122

Organization Name: Faubourg St. Roch Improvement Association

\

Point of Contact: Robert Conger
 Email: robert@fsria.org
 Street Address: 1738 St Roch Ave.
 City: New Orleans
 Zip: 70117



NPP DOCUMENTS
INVITATION LETTER

January 14, 2025

RE: Neighborhood Participation Program Meeting to build a Gas Station at 1841 Almonaster Ave.

Dear Neighbor,

We invite you to join us for an NPP (Neighborhood Participation Program) meeting regarding our proposal to open a small gas station at 1814 Almonaster Ave., New Orleans, LA, located in front of the proposed new grocery store.

Meeting Details:

Date: Tuesday, February 25, 2025

Time: 6:30 PM

Location: 1814 Almonaster Ave., in the former Family Dollar location

My name is Imad Hamdan, and I am the owner of the property located at 1841 Almonaster Ave. This site was previously occupied by Winn-Dixie and, in 2011, was subdivided into three businesses: Family Dollar, Citi Trends, and Save-A-Lot. Currently, the only remaining business is Citi Trends.

After speaking with members of the community, it is evident there is a strong need for a grocery store and a gas station in the area. Many residents have expressed how much they miss having a nearby grocery store after the closures of Winn-Dixie and Save-A-Lot. Currently, the closest grocery store is approximately 15 miles away on the 2200 block of St. Claude Avenue.

Our proposal includes reopening the grocery store and building a small gas station in front of the building, adjacent to the grocery store. This development will provide the community with convenient access to essential services. The nearest gas station is approximately 10 miles away.

A gas station requires a conditional use approval. The property at 1841 Almonaster Ave. is located in a C-1 General Commercial District, where a gas station is classified as a conditional use under Article 15.2.A (Table 15.1) of the Comprehensive Zoning Ordinance. This means we are required to apply for approval from the City Planning Commission and City Council. As part of the process, we are hosting this NPP meeting to share our plans and gather feedback before submitting our application to the City Planning Commission.

If our application is approved, we plan to begin construction within six months of receiving approval or as soon as permits are issued. The estimated construction timeline is six months.

Because you are a nearby neighbor or otherwise interested in the neighborhood, we invite you to attend the NPP meeting to learn more about our proposal and share your questions or concerns. This letter has been delivered via U.S. Mail and hand delivery. We have enclosed a floor plan and a photo of the building for your review.

At the meeting, my representative, Lynnette Gordon, will provide a sign-in sheet to collect email addresses so we can keep you updated on our progress.

If you are unable to attend the meeting but would like to receive information, please contact Lynnette Gordon at:

Phone: (504) 366-0710

Email: admin@spectrumdesignsllc.com

Mailing Address: 2439 Manhattan Blvd., Suite 209, Harvey, LA 70058

We hope you can join us on February 3.

Thank you for your time and consideration.

Sincerely

Lynnette Gordon, Agent

Contact Information:

Agent: Lynnette Gordon

Company: Spectrum Designs and Engineering, LLC

Phone: (504) 366-0710

Email: admin@spectrumdesignsllc.com

Owner: Imad Hamdan (C/O Lisa Washington)

Project Address: 2439 Manhattan Blvd., Suite 301, Harvey, LA 70058

Email: lisa@brothersfoodmart.com

Phone: (504) 366-2413

**NPP DOCUMENTS
NPP MEETING INFO, SUMMARY,
AND CORRESPONDENCE**

Brother's Plaza 1814 Almonaster

Date of Report: 7/24/2025

Project Name: Brother's Plaza 1814 Almonaster

Contact: Lynnette Gordon, admin@spectrumdesignsllc.com, (504)366-0710, 1920 Jutland Drive, Harvey, LA, 70058

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 1814 Almonaster on the southeast corner of Almonaster Avenue and N Prieur Streets. The applicant intends to renovate an existing gas station located within a C-1 General Commercial District. Under Article 15.2.A (Table 5.1) of the Comprehensive Zoning Ordinance, a gas station is classified as a conditional use in this zoning 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].

- February 25, 2025 – Former Family Dollar location, 1814 Almonaster Ave, 6:30pm, 4 people
- March 13, 2025 – St. Roch Community Church, 1738 St. Roch Ave, 6pm
- July 1, 2025 – Former Family Dollar location, 1814 Almonaster Ave, 6:30pm, 3 people

Corresponding and Telephone Calls

- February 26, 2025 – Malcom Hardiman emailed recommendations for businesses to go in the suits next to the proposed gas station
- February 27, 2025 – Mrs. Gordon emailed Mr. Hardiman back in response to thank him for his recommendations and share excitement for the promising future of that business and for the neighborhood
- March 7, 2025 – Mr. Hardiman emailed an invite for Mrs. Gordon to attend the Faubourg St. Roch Improvement Association meeting to share the proposal with the community group.
- March 12, 2025 – Mrs. Gordon Agrees to attend this meeting on behalf of Brother's Food Mart.
- June 19, 2025 – Mr. Hardiman request another meeting date to connect more and discuss the project on July 1st.
- June 24, 2025 – Mrs. Gordon confirms that that date works for her schedule.
- Jun 30, 2025 – Mrs. Gordon confirms the meeting place, time, and location with Mr. Hardiman. Mr. Hardiman replies thanking her for the update.

Results

286 persons/addresses were invited to the NPP meetings and 7 attended.

Concern, issues, and problems expressed by attendees:

- Preference for a full-service grocery store
- Increased security in the area
- Restrictions on alcohol sales
- More green space and landscaping
- Limit of no more than four gas pumps
- Litter abatement

How concerns, issues, and problems will be addressed:

- The development will include no more than four gas pumps.
- The property owner is committed to incorporating as much green space as zoning regulations allow.
- Litter abatement will be a proviso if approved.
- Alcohol sales will be restricted to behind-the-counter only.
- A full-service grocery store will not be part of the development unless a grocery tenant occupies one of the adjacent suites.
- Security personnel will be present during appropriate hours to ensure public safety.

Conclusion

The Neighborhood Participation Program for Brother's Plaza at 1814 Almonaster Avenue has been implemented in accordance with the City's requirements to engage community members and gather feedback on the proposed renovation of the existing gas station. Outreach efforts included mailed invitations to 286 addresses, two public meetings, and direct communication with neighborhood stakeholders.

Concerns raised by attendees, such as the number of gas pumps, desire for more green space, limited alcohol sales, security, and litter control, have been thoughtfully considered and addressed within the scope of the proposed development. Brother's Food Mart remains committed to working collaboratively with the community to ensure the project contributes positively to the neighborhood. All related materials, including sign-in sheets and correspondence, are attached to this report for reference.

Prepared By

Lynnette Gordon

Spectrum Designs & Engineering LLC.



NPP Meeting Brother Almonaster

Created by: Spectrum Designs and Engineering LLC

Time

**6:30pm - 7:10pm (Central Time -
Tell City, Indiana)**

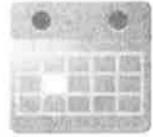
Date

Tue Feb 25, 2025

Where

**1814 Almonaster Ave, New Orleans, LA
70117, USA**

My Notes



Faubourg St Rock Improvement Association Meeting

Created by: Spectrum Designs and Engineering LLC

Time

6pm - 6:40pm (Central Time - Tell
City, Indiana)

Date

Thu Mar 13, 2025

Where

1738 St Roch Ave, New Orleans, LA
70117, USA

My Notes

Brother's
Almonaster

FAUBOURG
ST. ROCH
IMPROVEMENT ASSOCIATION

<https://www.FSRIA.org/>

FSRIA Community Meeting
March 13th, 2025
6pm

St. Roch Community Church
1738 St. Roch Ave.

President, Malcolm Hardiman
Vice President, Julie Whiteman
Secretary, Michael Garver
Treasurer, Diana Breaux

- I. Welcome – Malcolm Hardiman
- II. Elena Martynova - Faubourg Marigny Improvement Association - Farmer's Market
- III. Daniel Granero - St. Roch Artist
- IV. Lynette Gordon - Spectrum Designs & Engineering - 1814 Almonaster Project
- V. Matt Wisdom - Chat NOLA 311
- VI. Emily Rhodes - St. Charles Center for Faith & Action - March 29th Ballot
- VII. General Announcements
- VIII. Adjourn



Meeting for Brother Almonaster

Created by: Spectrum Designs and Engineering LLC

Time

**6pm - 6:40pm (Central Time - Tell
City, Indiana)**

Date

Tue Jul 1, 2025

Where

**1814 Almonaster Ave, New Orleans, LA
70117, USA**

Description

Meeting to Discuss Brother's Project

My Notes

NPP MEETING COMMENT CARD

TE: 2/25/25

ME/ADDRESS OF PROJECT: 1814 Almonaster

COMMENT/QUESTION:

- All grocery coffee, farmers market preferred,

CONTACT (OPTIONAL)

NAME: Lisa Black

EMAIL: dumula9@yahoo.com

ADDRESS: 1910 Port St 70117

NPP MEETING COMMENT CARD

DATE: 2/25/25

NAME/ADDRESS OF PROJECT: 1814 Almonaster

COMMENT/QUESTION: No sale of liquor or

hard alcohol. A committee to heavy tree planting. Utilities in parking lot for food trucks and farmers market

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: 2/25/25

NAME/ADDRESS OF PROJECT: 1814 Almonaster

78117

COMMENT/QUESTION:

- Add more vendors than Food net and service station
- Had more Handy Food choices
- Line Council members just more.

CONTACT (OPTIONAL)

NAME: Corrie Gallberry

EMAIL: c.gallberry@yahoo.com

ADDRESS:

NPP MEETING COMMENT CARD

DATE: 03/15/2025

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

995- limited liquor food, more grocery store

CONTACT (OPTIONAL)

NAME: N Joseph

EMAIL: pdise123@gmail.com

ADDRESS:



1814 Almonaster Development meeting

1 message

Jonathan Rodick <jonathan@yumyumnola.com>
To: admin@spectrumdesignsllc.com

Thu, Feb 13, 2025 at 3:22 PM

Hello!

My name is Jonathan and I just received this letter in the mail regarding redevelopment of the property at 1814 Almonaster Ave. I both live here and also keep a small indoor farm business at 1919 Almonaster which has been operating the last 5 years selling produce locally to restaurants. We are about due to move up and out into a larger space to accommodate a more industrial approach to growing and access to wider markets.

First of all, thank you for the letter. It is true that I have sorely missed having a grocery store nearby and am excited to learn about the prospects (can we get an Aldi?). I plan to attend the meeting to hear more and look forward to the progress.

Secondly, and more to the point of my writing today, an inquiry that I expect I may be way too late on: Instead of a gas station (we have the Quicky's 2 blocks away on Claiborne), can we put our farm in the Family Dollar location? This would provide better jobs for the neighborhood, 1000x less traffic, and would output high-quality produce for the community instead of pollutants. On your end, little to no redevelopment required- we really just need a white box. While I am obviously biased and recognize that gas stations are a public need, I feel strongly that we can do better with this specific location.

Again, I understand that I am late to the table on this, but thank you for taking a moment to think it over. We may not be able to afford it in the first place but I would love the opportunity to talk it over with you. Here for that anytime; otherwise I'll look forward to chatting at the meeting. Thank you!

--
Jonathan Rodick
Micro Manager, Yum Yum NOLA
(504) 308-0829

1814 Almonaster NPP Meeting Follow Up

' messages

Malcolm Hardiman <malcolm4972@gmail.com>

Wed, Feb 26, 2025 a
3:10 PM

To: admin@spectrumdesignsllc.com

Hello Ms. Gordon,

Thank you for holding the meeting last night. I hope it was constructive, and productive for you and your client. I am sure you are, but I hope you are gaining a sense of the interest and appetite for this project.

I know you are aware, but figured I would recap some of the other business types to add in to the mix:

- UPS Store, or FedEx Store
- Coffee Shop: PJ's, CeCe's, or Baldwin Books
- Drycleaner, wash and fold laundry service (Not a Laundromat)
- Hope Credit Union (longshot)
- Pharmacy (serious longshot)
- Loretta Authentic Pralines (longshot) - or similar sandwich affordable food shop to compliment the grocery store, not compete
- A Rich's Car Wash (compliments the gas station) MUST keep clean and secure

I would also have your client seriously consider utility hook ups in the expansive parking lot for Food Truck vendors, and Farmer's Markets tents. It would mean much less noise and exhaust from generators.

Please consider our request to not sell hard liquor at all, of any kind, but simply beer.

Please consider a meaningful investment in tree planting surrounding the lot as well as with the lot itself. An eventual canopy and green investment will soften the space and allow for neighborhood groups, school band practices, faith groups to utilize the area as well.

I would encourage you to explore the smallest number of pumps the space can accommodate to subsidize the Grocery store as that is where the win is for the

neighborhood. Heavier focus on fresh produce, locally sourced ingredients, breads, and shelf stable soups etc, and perhaps avoiding meat/meat altogether will also help make this sensible.

Should the store begin to thrive, adding additional departments could be very welcome.

I hope the investment from your client is sincere, lasting and made in earnest. The effects of continued disinvestment of our neighborhood has been difficult, and I am pleased to see interest in our community.

Please let me know if I may be of further assistance. I should mention that I am the President of the Faubourg St.Roch Improvement Association, and serve on the board of the 5th District Police Community Advisory Board. Should you wish to hold an NPP meeting at one of our monthly meetings, we'd love to have you.

I could also encourage City Council representation for both Districts C and D as well.

Many thanks,
Malcolm Hardiman
President, FSRIA
<https://www.faubourgsaintroch.org/>

Spectrum Designs and Engineering LLC

admin@spectrumdesignsllc.com

To: Malcolm Hardiman <malcolm4972@gmail.com>

Thu, Feb 27
2025 at 4:05 PM

Good Evening Mr. Hardiman,
Thank you for the update. I am thrilled to hear that the meeting was both productive and insightful. It's fantastic the Mr. Eddie, The owner, is excited about the community's input and is considering such great ideas like a bookstore and coffee shop and the remodeling plans for the building. I'm sure the addition of green space and the development of Brother's Gas Station will definitely have a positive impact on the area. It sounds like a promising future for the corner, and I can see it sparking more interest from businesses to invest in the neighborhood.

I'll be sure to spread the work as you've suggested. Thank you for offering your support. I will definitely reach out if anything comes up.

Looking forward to seeing the plans unfold.

Thank you again
Lynnette Gordon
LG/MP



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[Quoted text hidden]

Fri, Mar 7, 2025 at 12:2:
PM

Malcolm Hardiman <malcolm4972@gmail.com>

To: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

Good Afternoon Ms. Gordon,

I hope Mardi Gras was a festive affair for you and yours. The Faubourg St. Roch Improvement Association would like to invite you to our next member meeting this upcoming Thursday March 13th. We meet at 1738 St. Roch Avenue, The St. Roch Community Church at 6pm. If you were open to it, I think it would be a good idea to share the proposal with our community group, many of whom reside near the project.

Please let me know if you can attend, and we will get you on the agenda.

Many thanks,
Malcolm Hardiman

faubourgsaintroch.org

[Quoted text hidden]

Spectrum Designs and Engineering LLC

<admin@spectrumdesignsllc.com>

To: Malcolm Hardiman <malcolm4972@gmail.com>

Wed, Mar 12
2025 at 2:07 PM

Thank you for the invitation. We would be happy to attend the Faubourg St. Roch Improvement Association meeting on Thursday, March 13th, at 6 pm.

Sincerely,
Spectrum Designs and Engineering LLC
Lynnette Gordon
LG/mst



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[Quoted text hidden]

Spectrum Designs and Engineering LLC

<admin@spectrumdesignsllc.com>

To: Lisa Washington <lisa@brothersfoodmart.com>

Wed, Mar 12
2025 at 2:08 PM



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[Quoted text hidden]

11138 Atx <malcolm4972@gmail.com>
To: admin@spectrumdesignsllc.com

Wed, Mar 12, 2025 at 8:05 PM

Wonderful! Thank you, see you then.

Malcolm

Sent from my iPhone

On Mar 12, 2025, at 14:07, Spectrum Designs and Engineering LLC
<admin@spectrumdesignsllc.com> wrote:

[Quoted text hidden]

.isa Washington <lisa@brothersfoodmart.com>

Thu, Mar 13, 2025 at 11:17 AM

Good afternoon,

We would like Lynette to attend on our behalf. Lynette can call Eddie to brief before the meeting.

Thanks



Lisa Washington
Brothers Food Mart – *Often Imitated Never Duplicated*
2439 Manhattan Blvd, Suite 302
Harvey, LA 70058
Phone: (504) 366-2413
Fax: (504) 366-5639
Email: lisa@brothersfoodmart.com

[Quoted text hidden]



1814 Almonaster Development meeting

1 message

Jonathan Rodick <jonathan@yumyumnola.com>
To: admin@spectrumdesignsllc.com

Thu, Feb 13, 2025 at 3:22 PM

Hello!

My name is Jonathan and I just received this letter in the mail regarding redevelopment of the property at [1814 Almonaster Ave](#). I both live here and also keep a small indoor farm business at [1919 Almonaster](#) which has been operating the last 5 years selling produce locally to restaurants. We are about due to move up and out into a larger space to accommodate a more industrial approach to growing and access to wider markets.

First of all, thank you for the letter. It is true that I have sorely missed having a grocery store nearby and am excited to learn about the prospects (can we get an Aldi?). I plan to attend the meeting to hear more and look forward to the progress.

Secondly, and more to the point of my writing today, an inquiry that I expect I may be way too late on: Instead of a gas station (we have the Quicky's 2 blocks away on Claiborne), can we put our farm in the Family Dollar location? This would provide better jobs for the neighborhood, 1000x less traffic, and would output high-quality produce for the community instead of pollutants. On your end, little to no redevelopment required- we really just need a white box. While I am obviously biased and recognize that gas stations are a public need, I feel strongly that we can do better with this specific location.

Again, I understand that I am late to the table on this, but thank you for taking a moment to think it over. We may not be able to afford it in the first place but I would love the opportunity to talk it over with you. Here for that anytime; otherwise I'll look forward to chatting at the meeting. Thank you!

--
Jonathan Rodick
Micro Manager, Yum Yum NOLA
(504) 308-0829



Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

Proposal

1 message

Marilyn Bealafeld <mbealafeld@yahoo.com>

Thu, Feb 20, 2025 at 12:27 PM

To: admin@spectrumdesignsllc.com

Cc: lisa@brothersfoodmart.com

Hello,

We own the house at the corner of Saint Ferdinand and Roman. We are very much in favor of you opening a grocery store and gas station. We hope you will be successful in your endeavors.

We are not able to attend the meeting. Please include me on your email updates.

Thank you,

Marilyn and Mark Bealafeld

Sent from my iPad

SCHEMATIC DRAWINGS

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 PHONE: (225) 334-9823
 FAX: (225) 334-9823
 architectsplus.net

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REMODEL FOR NEW CONVENIENCE STORE
BROTHER'S FOODMART
 1841 ALMONASTER AVENUE
 NEW ORLEANS, LOUISIANA 70117

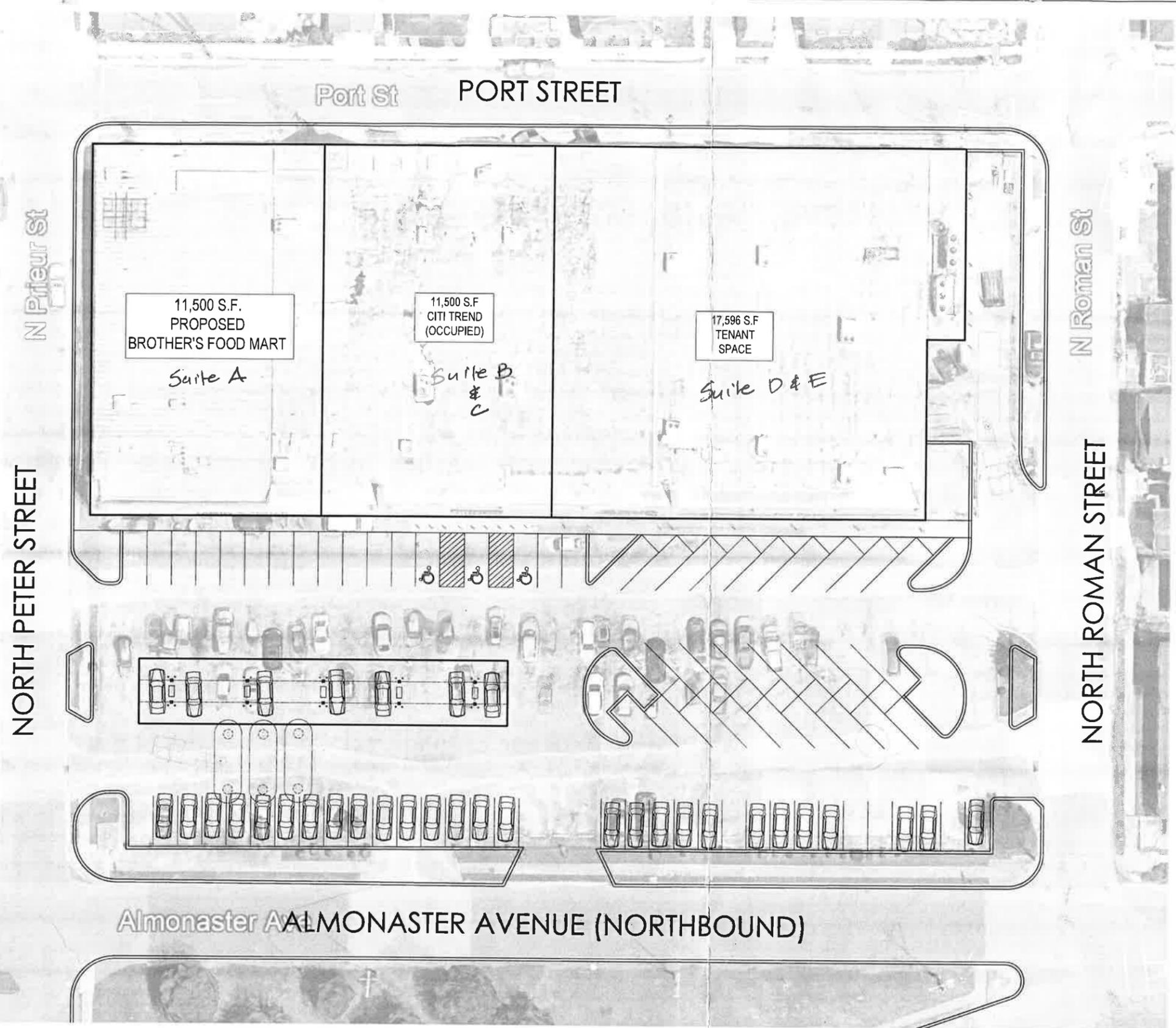
REVISIONS	NO.	DATE	DESCRIPTION

PROJECT NUMBER: 24042.00

DATE: 10/24/24

DRAWING NUMBER: A0.1

A0.1



TENANT SPACE SQ. FT. 17,596 SQ. FT. (36 SPACES REQUIRED)
CITI TREND SQ. FT. 11,500 SQ. FT. (23 SPACES REQUIRED)
PROPOSED C-STORE SQ. FT. 11,500 SQ. FT. (23 SPACES REQUIRED)
GRAND FATHERED PARKING SPACES: -12 PARKING SPACES
TOTAL SPACES REQUIRED: 70 SPACES
STANDARD PARKING SPACES PROVIDED: 73
HANDICAP PARKING SPACES PROVIDED: 3
TOTAL SPACES PROVIDED: 76

1 PROPOSED SITEPLAN
 SCALE: 1" = 0' = 20' = 0"

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 architectsplus.net

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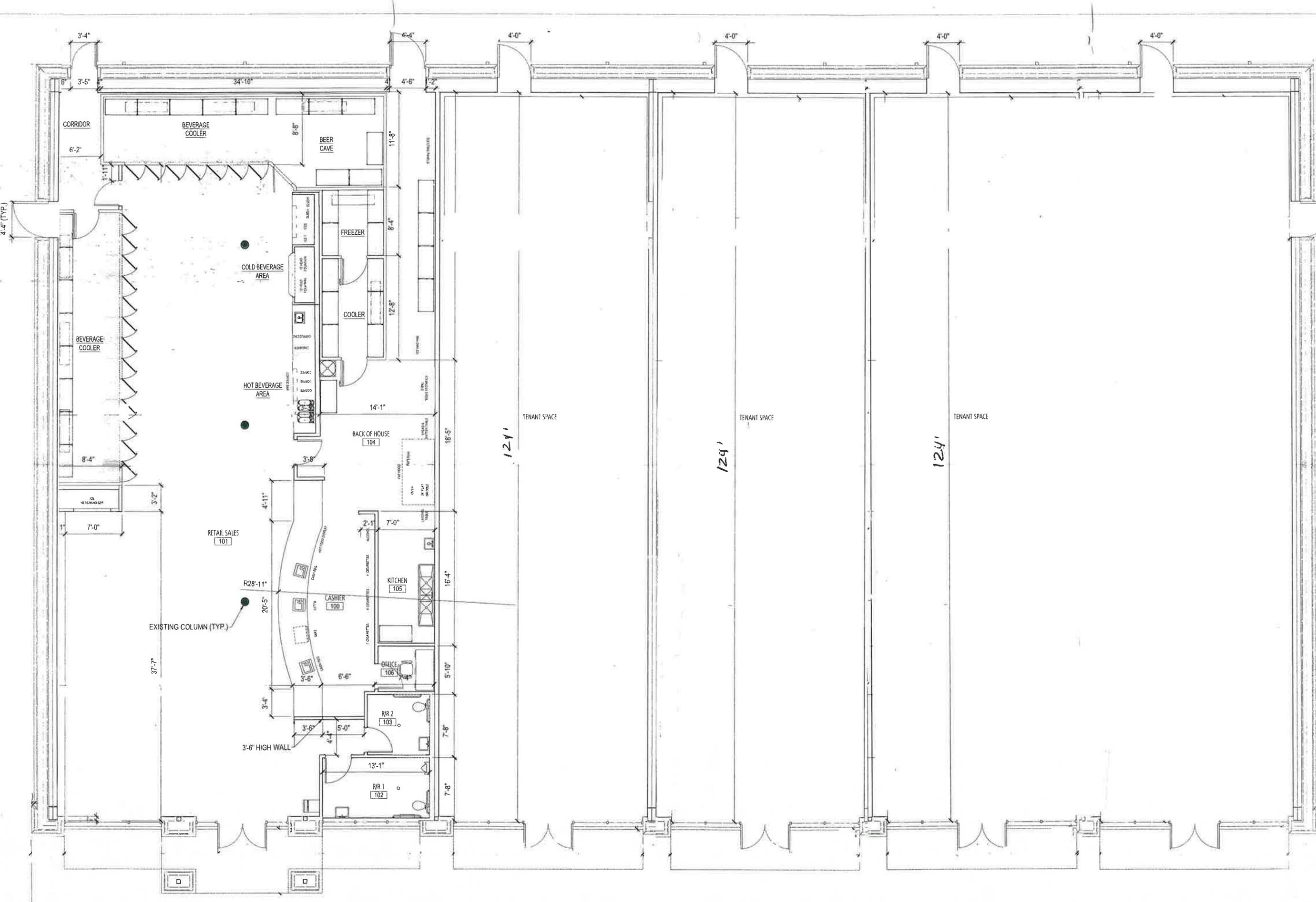


NEW G-STORE / RETAIL CENTER FOR
BROTHER'S FOODMART
 4525 OLD GENTILLY ROAD
 NEW ORLEANS, LOUISIANA 70126

NO.	DATE	DESCRIPTION

PROJECT NUMBER: 24056.00
 DATE: 06 / 24 / 2025

SHEET NUMBER:
A1.1



EXTERIOR FINISH SCHEDULE

METAL ROOF CAP	MANUF. BY MBCI OR EQUAL. COLOR: "BURNISHED SLATE".
PARAPET METAL COPING	MANUF. BY MBCI OR EQUAL. COLOR: "BURNISHED SLATE".
BRICK	MANUF. BY ACME BRICK "ST. CHARLES", COLOR "BIRMINGHAM"
STOREFRONT	COLOR: DARK BRONZE
AWNINGS	COLOR YELLOW
EFIS	GLIDDEN COLOR: "CAMEL TAN" (GLIDDEN A1824) PANTONE: PMS 7502 (CLOSEST MATCH)
ROOF BRACKETS	MATCH MBCI COLOR: "BURNISHED SLATE".

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BATON ROUGE, LA 70801
PHONE: (225) 334-8823
FAX: (225) 334-8823
A R C H I T E C T S P L U S . L L C



NEW C-STORE / RETAIL CENTER FOR
BROTHER'S FOODMART
1600 BARATARIA BOULEVARD
MARRERO, LOUISIANA 70072

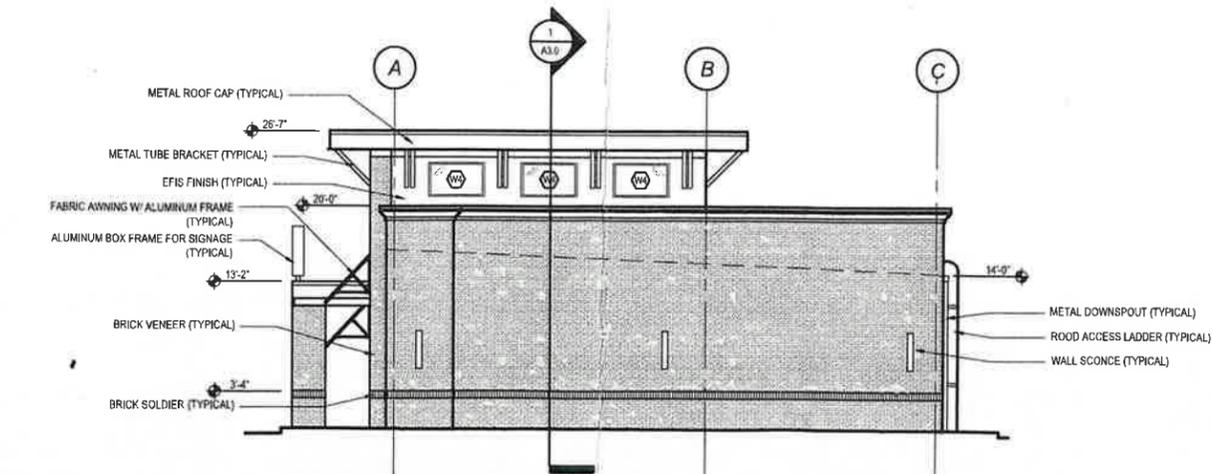
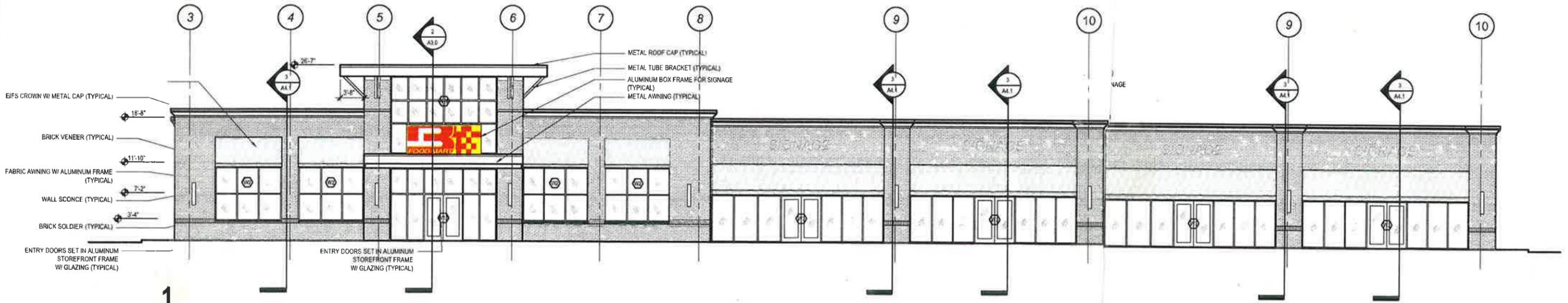
REVISIONS	NO.	DATE	DESCRIPTION

PROJECT NUMBER: 21004.00

DATE: 11/02/22

SHEET NUMBER

A2.0



2 EXTERIOR ELEVATION - RIGHT SIDE
SCALE: 1/8" = 1'-0"

Zoning Docket 056/25

From Charles Mondavi <mondavicharles@gmail.com>

Date Mon 9/29/2025 11:56 AM

To CPCINFO <CPCINFO@nola.gov>

Re 1841 Almonaster Investments

Good Morning,

I am opposed to the conditional use permit at this location.

What was promised by the developers representatives at the NPP meetings is NOT what was ultimately submitted.

Neighbors demanded no more than 4 fuel pumps, 10 are proposed.

The developer indicated they would add "as much green space as the zoning department allowed"

There are nearly 10% more parking spaces than required by zoning, these additional parking spaces could be removed and converted to green space.

The developer and development entity has a checkered history strewn with violations ranging from municipal offences (signage, harboring criminal activity, illegal cutting of protected trees, excessive concrete) to federal and criminal offenses regarding labor laws and income taxes.

You simply cannot trust the developer's word, which is more than evident here.

There are ample gas stations nearby, we do not need another in the neighborhood.

Please maintain the current zoning and deny the application as presented.

Thank you

Charles Mondavi

From: Seymour Price
PO Box 3481
N.O. La 70177-3481
To: Executive Director
1300 Perdido St
7th Floor
New Orleans, La 70112

Statement Opposing Rezoning of 1841 Almonaster Ave.

New Orleans, LA 70117, Square 873 Opposition to Rezoning Proposal

STOP!!

I am opposed to the rezoning of 1841 Almonaster Ave. New Orleans, LA 70117 square 873. Third Memorial District

STOP!!

Another gas station is NOT needed in this area. There is a gas station three to four blocks away.

STOP!!

Put something there that will help the neighborhood to thrive in a positive manner. An establishment of this sort will Only bring about more crime such as drug trafficking, death, laundering, littering, carjacking, shoplifting, and shooting. For these very same reasons the former business closed their doors.

STOP!!

This proposal will only destroy an area that is already Unlawfully out of control.

Stop.!!!

I say NO, NO, NO, NO!!!!!!

Sincerely,



Seymour Price

September 30, 2025

Seymour Price
PO Box 3481
New Orleans, LA 70177

NEW ORLEANS LA 700

3 OCT 2025 AM 2 L



1775



EXECUTIVE DIRECTOR

1300 Perdido Street

7TH FLOOR

New Orleans, La. 70112

70112-212599

POSTNET barcode

CASH SEAFOOD

PARKING

North River

GAS STATION

CITY TREND

HAIR KINGDOM

PARKING LOT

ROMAN

LAKE

Almonaster

NORTH

Almonaster

RIVER

Teen Challenge

North River

CONVENIENCE STORE

Stop

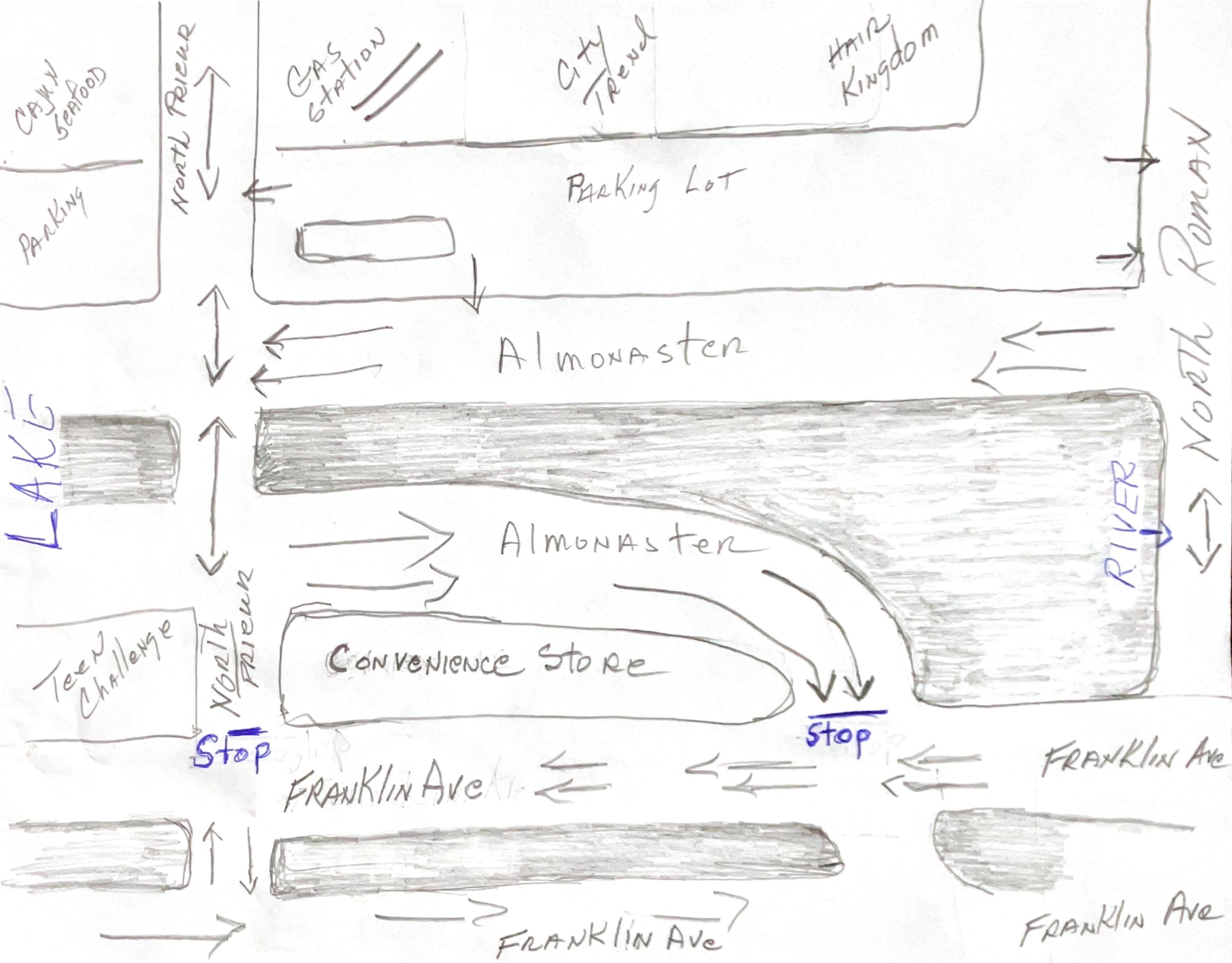
Stop

FRANKLIN Ave

FRANKLIN Ave

FRANKLIN Ave

FRANKLIN Ave





CITITRENDS


**AN APPLICATION HAS
BEEN FILED FOR A
CHANGE AFFECTING
THIS PROPERTY'S
ZONING.**
FOR MORE INFORMATION,
CONTACT THE NEW ORLEANS CITY
PLANNING COMMISSION AT 658-7033
OR VISIT WWW.NOLA.GOV/CPC.
DO NOT DEFACE OR REMOVE UNDER PENALTY OF LAW.

 **AN APPLICATION HAS BEEN FILED FOR A CHANGE AFFECTING THIS PROPERTY'S ZONING.**

FOR MORE INFORMATION, CONTACT THE NEW ORLEANS CITY PLANNING COMMISSION AT 658-7033 OR VISIT WWW.NOLA.GOV/CPC.

DO NOT DEFACE OR REMOVE UNDER PENALTY OF LAW.





Outlook

Fw: Amendment to the Comprehensive Zoning Ordinance- 1841 Almonaster Ave Docket 056/25

From Valerie A. McMillan <Valerie.McMillan@nola.gov>

Date Fri 10/3/2025 3:39 PM

To Valerie A. McMillan <Valerie.McMillan@nola.gov>

 1 attachment (6 MB)

Tella e.pdf;

Valerie McMillan (*she/her*) MPH, MSUS

Community Engagement Planner | City Planning Commission

Office of Business and External Services

1300 Perdido St. Suite 7th Floor

504.658.7030 | valerie.mcmillan@nola.gov

"We must endure a bowl full of adversity, to appreciate a cup full of joy." – Buddhist proverb

Please be advised that all email correspondence is subject to the state's public records laws.

RESOURCES:

[Application Forms](#)

[Property Viewer](#) (check the zoning of a property)

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

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[City Planning Commission - YouTube](#)

From: Joseph Liuzza <texliuzza@hotmail.com>

Sent: Friday, October 3, 2025 2:39 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: Amendment to the Comprehensive Zoning Ordinance- 1841 Almonaster Ave Docket 056/25

I will not be able to attend this hearing. I will be 80 years old and have COPD so it would be difficult. I'm guessing that you will not be getting many responses to the post card sent out regarding this gas station. Based on the trucks moving people in and out of this area, I think that most people around

here are renters who could care less. I, however, have lived here 56 years and from my second floor window on Franklin Avenue have an almost unobstructed view of the entire block of 1800 Almonaster.

I'm not opposed to another business there, but a gas station that may stay open 24 hrs worries me. There have been businesses there all 56 years. I'm asking that before this is approved you consider the two extremely dangerous intersections from the gas station to Franklin Ave and the increased volume of cars it will create. The two intersections are North Prieur to Franklin Ave and **especially** Almonaster to Franklin Ave. Franklin Ave (and Almonaster) are like the INDY 500 (especially late at night and early am) and many during these hours do not stop for the STOP signs. A couple of weeks ago there was two accidents in the same week. Over the years there have be many, many accidents. A lot of single car accidents when they lose control on the Almonaster curve to Franklin Ave. Watching the stop sign at Almonaster to Franklin for 10 minutes at 10 pm, 8 out of 10 cars did NOT stop.

If this is approved, please consider having a traffic engineer take a look to see if anything can be done to make it safer. By the way, when Brothers sent out a letter advising of their wanting to put a gas station here, they claimed there were no gas stations in the area but there's one 2 blocks away (Quicky's) at Franklin and North Claiborne and another (Shell) at Franklin and St Claude.

Please consider this when discussing this and share my thoughts anonymously. I've attached a diagram, not an artist, in case you all are not familiar with this area.

Thank you,
Maria Liuzza
1800 Franklin Avenue

Cameron Boissiere

From: Michael Firicano <michaelfiricano@gmail.com>
Sent: Sunday, October 5, 2025 7:38 PM
To: CPCINFO
Subject: Public Comment for Zoning Docket 056/25

Michael Firicano
1717 Painters Street
New Orleans, LA 70117
(978) 821-6313
michaelfiricano@gmail.com

October 5th, 2025

New Orleans City Planning Commission
Attn: Executive Director
1300 Perdido Street, Suite 7W03
New Orleans, LA 70112

Subject: Objection to the conditional use to permit a gas station in a C-1 General Commercial District at 1841 Almonaster Avenue, Applicant: Almonaster Investments, LLC, Zoning Docket 056/25

Dear City Planning Commission,

I am writing to formally express my strong opposition to the proposed construction of a new gas station at 1841 Almonaster Avenue, which is currently being brought before the commission October 14th, 2025. This project is inconsistent with the goals of our community and presents several serious concerns regarding public health, safety, and property values that I believe the commission must consider.

My objections are based on the following specific issues:

Public health risks: Peer-reviewed scientific studies have documented health risks associated with living near gas stations, including elevated levels of benzene and other toxic emissions. The proposed site is located directly adjacent to a residential neighborhood. The placement of fuel tanks and vents in such proximity to homes poses an unacceptable health hazard to community members, particularly children.

Environmental impact: The risk of a gasoline spill or leakage from underground storage tanks poses a significant threat to local groundwater. Our community's environmental integrity is a priority, and this project could have lasting negative consequences on our soil and water resources.

Increased traffic and congestion: The addition of a high-volume business like a gas station will inevitably increase vehicle traffic in our neighborhood. The existing road infrastructure at 1841 Almonaster Avenue at the junction of Franklin Avenue is not designed to handle the additional flow, creating new traffic hazards and congestion for residents.

Negative impact on property values: The construction of a commercial gas station so close to residences

will likely cause a significant decrease in surrounding property values, impacting the financial well-being of existing homeowners.

We already have three gas stations in the area. Quicky's on Franklin Ave is .2 miles from the proposed site at 1841 Almonaster Avenue. There is a Shell Gas Station on Elysian Fields .7 miles from the proposed site at 1841 Almonaster Avenue. There is another Shell Gas Station on Franklin Avenue .7 miles from the proposed site at 1841 Almonaster Avenue. Our only grocery store is 1.2 miles from 1841 Almonaster Avenue. We are in a food desert, not a gas station desert. This commercial space could better serve the community to improve the quality of life in the upper ninth, 8th ward of New Orleans.

I urge you to deny the permits for this project and uphold the standards that preserve our community's character and ensure our residents' safety. For all the reasons outlined above, the risks to the public far outweigh any potential benefits.

Thank you for your attention.

Sincerely,

Michael Firicano

RE: Assigned Planner ZD056-25 - ACTION NEEDED

From Sarah C King <Sarah.King@nola.gov>
Date Wed 10/15/2025 4:20 PM
To Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

Good afternoon,

A few things to consider.

The deadline for the November 11th meeting would require submittal of all updated materials by Monday, October 20th.

If that's not adequate time, November 14th would be the deadline for a December 9th CPC meeting. Keep in mind, if you attend the meeting in December, it will not allow you to defer this item, meaning CPC would have to make a final decision that day.

Another option:

Your NPP meeting date on the application is for July 1st which will expire (6 months) on December 31st.

You may want to consider withdrawing all together and resubmitting. However, if you want to use the same NPP submission with the current application, November 25th is probably the more realistic deadline to consider. If resubmitted, you would have 60 days.

September 9 – September 22, 2025	Tuesday, November 11
September 23 – October 20, 2025	Tuesday, December 9
October 21, 2025 - November 24, 2025	Tuesday, January 13, 2026
November 25, 2025 - December 8, 2025	Tuesday, January 27, 2026

I hope I've explained your options clearly. Please let me know if I have any questions. If you do choose to withdraw you can "request this application be withdrawn" in an email.

Best Regards,
Sarah C. King (she/her/hers)
Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

RESOURCES:

[Application Forms](#)

[Property Viewer](#) (check the zoning of a property)

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

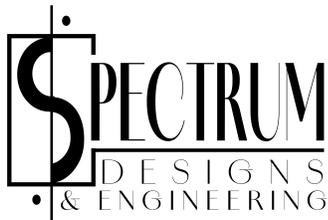
From: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

Sent: Tuesday, October 14, 2025 3:50 PM

To: Sarah C King <Sarah.King@nola.gov>

Subject: Re: Assigned Planner ZD056-25 - ACTION NEEDED

That deadline is pretty soon , would it be possible to be on the following agenda to extend our deadline?



SPECTRUM DESIGNS & ENGINEERING, LLC

"We make it happen!"

1929 Jutland Drive

Harvey, LA 70058

P: 504-366-0710

E: admin@spectrumdesignsllc.com

W: www.spectrumdandellc.com

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On Tue, Oct 14, 2025 at 3:39 PM Sarah C King <Sarah.King@nola.gov> wrote:

Good afternoon,

In response to today's CPC's action to defer this item until next meeting on the 28th. **Please send all revised documents no later than 5pm on Friday, October 17th to remain on the agenda.**

Best Regards,

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

RESOURCES:

[Application Forms](#)

[Property Viewer](#) (check the zoning of a property)

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

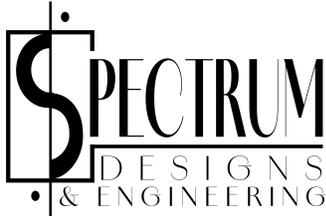
From: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

Sent: Tuesday, October 14, 2025 11:30 AM

To: Sarah C King <Sarah.King@nola.gov>

Subject: Re: Assigned Planner ZD056-25 - ACTION NEEDED

Thank you. We will be at the meeting.



SPECTRUM DESIGNS & ENGINEERING, LLC

"We make it happen!"

1929 Jutland Drive

Harvey, LA 70058

P: 504-366-0710

E: admin@spectrumdesignsllc.com

W: www.spectrumdandellc.com

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On Tue, Oct 14, 2025 at 11:27 AM Sarah C King <Sarah.King@nola.gov> wrote:

Good morning,

I've received a voicemail stating that you've received an email that this item is recommended for approval. That is incorrect. It is being recommended for deferral. There have been no revised

documents submitted to write a comprehensive report for this, therefore no approval can be made at this time.

Best Regards,

Sarah C. King (she/her/hers)
Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

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[Frequently Asked Questions](#)
[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Sarah C King
Sent: Tuesday, October 14, 2025 9:57 AM
To: 'Spectrum Designs and Engineering LLC' <admin@spectrumdesignsllc.com>
Subject: RE: Assigned Planner ZD056-25 - ACTION NEEDED

Good morning,

This is your request as the applicant. It's always best to be present at the CPC meetings.

Regards,
Sarah C. King (she/her/hers)
Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

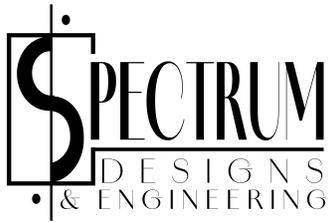
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[Comprehensive Zoning Ordinance](#)
[One Stop App](#)
[Frequently Asked Questions](#)
[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>
Sent: Monday, October 13, 2025 11:41 AM
To: Sarah C King <Sarah.King@nola.gov>
Subject: Re: Assigned Planner ZD056-25 - ACTION NEEDED

Good Morning Sarah,
Do we need to have someone at the meeting?

Thank you
Michelle Powell



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On Wed, Oct 8, 2025 at 2:55 PM Sarah C King <Sarah.King@nola.gov> wrote:

Good afternoon,

This item will be heard for *Deferral* at the 10/14 CPC meeting. Please see the agenda for more information: https://cityofno.granicus.com/GeneratedAgendaViewer.php?view_id=2&event_id=24745

The meeting will take place in City Hall, 1:30 P.M. Homeland Security Conference Room, 8th Floor, Room 8E10

Best Regards,

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission

1300 Perdido Street, 7th Floor | New Orleans, LA 70112

(504) 658-7021 (office) | sarah.king@nola.gov

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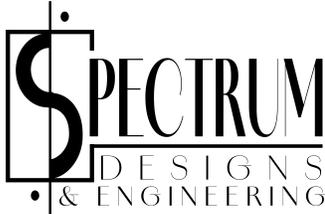
[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>
Sent: Monday, October 6, 2025 10:13 AM
To: Sarah C King <Sarah.King@nola.gov>
Subject: Re: Assigned Planner ZD056-25 - ACTION NEEDED

Good Morning Sarah.
Can you verify what the next CPC meeting date we will be deferred to. Will it be November 28 or November 11 as stated in you email.

Thank you
Michelle Powell



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Harvey, LA 70058

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On Fri, Oct 3, 2025 at 10:41 AM Sarah C King <Sarah.King@nola.gov> wrote:

Good morning,

Photos of the zoning signs have been received. In my previous email it states that we'll need revised plans **by no later than October 4th , by 5:00PM.**

If we do not received plans by this date the item cannot be reviewed in time for the November 28th CPC meeting and will be deferred to the November 11th CPC meeting.

Best Regards,

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

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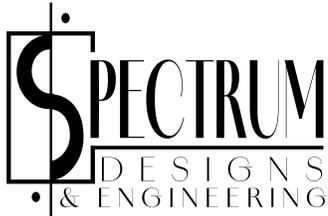
From: Spectrum Designs and Engineering LLC <admin@spectrumdesignsllc.com>

Sent: Thursday, October 2, 2025 3:46 PM

To: Sarah C King <Sarah.King@nola.gov>

Subject: Re: Assigned Planner ZD056-25 - ACTION NEEDED





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1929 Jutland Drive

Harvey, LA 70058

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On Tue, Sep 30, 2025 at 10:51 AM Sarah C King <Sarah.King@nola.gov> wrote:

Good morning, Spectrum Design Staff,

This is a friendly reminder that CPC has not received **photos of the site with posted zoning signs**, please see below. Additionally, in order for this item to be considered for the October 28th meeting, **please send the requested documentation by no later than October 4th, by 5:00PM.**

Also, please be sure that you or a representative of the project is present in person at the 10/14 CPC meeting to answer any questions the commissioners may have.

- ***Please send photos of (2) zoning signs on the property, one located on the Almonaster Avenue side, and one posted on the North Peter Street side of the property by October 1st, 2025.***

In order to move forward, please submit the following information:

1. Please show a façade program that gives clear dimensions with what is currently existing at the site. The elevations will need to show what is currently there and what specifically is being renovated/changed.
2. Please submit a floor plan that shows interior dimensions of the proposed gas station. For instance, the floor plan does not match the elevation drawing that was sent. The drawings show two separate proposals that are not custom to the building's current footprint on the interior or exterior of the building.

3. If the building is a renovation, the proposal will need to reflect what the current conditions are and what will be changed. The details of these drawing are used to determine what steps will need to be taken in the form of regulations so the site must reflect accurate measurements of the current and proposed conditions.
4. The site plan showing the parking lot and gas pumps will need to show traffic circulation around the site and how that will operate. For instance, there is a driveway currently existing in front of the Family Dollar pedestrian entrance, however, the site plan shows parking spaces along that area. Therefore, that driveway ingress entry point would need to be restored to a curb cut with a sidewalk so that cars would not be entering from location and into parked cars on the site.

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

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[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Sarah C King

Sent: Tuesday, September 16, 2025 9:44 AM

To: admin@spectrumdesignsllc.com

Cc: 'admin@spectrumdesigns.com' <admin@spectrumdesigns.com>

Subject: RE: Assigned Planner ZD056-25 - ACTION NEEDED

Good morning, Spectrum Designs.

There has been no response from your office or submittal of required documents. Due to a lack of accurate information this item will be deferred.

Best Regards,

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

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[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Sarah C King
Sent: Tuesday, September 9, 2025 2:55 PM
To: Spectrum Designs <admin@spectrumdesignsllc.com>
Cc: Sabine E. Lebailleur <selebailleur@nola.gov>
Subject: RE: Assigned Planner ZD056-25 - ACTION NEEDED

Good afternoon,

Please let me know if you're able to send updated plans by tomorrow. Also, if you have any questions about the materials, please let me know. I'm happy to provide some clarity.

Best Regards,

Sarah C. King (she/her/hers)
Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

RESOURCES:

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[One Stop App](#)
[Frequently Asked Questions](#)
[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Sarah C King
Sent: Friday, September 5, 2025 2:35 PM
To: Spectrum Designs <admin@spectrumdesignsllc.com>
Cc: Sabine E. Lebailleur <selebailleur@nola.gov>
Subject: RE: Assigned Planner ZD056-25 - ACTION NEEDED

Good afternoon, Spectrum Designs Staff.

Upon initial review, please address the following comments:

- The request proposes the renovation of an existing Family Dollar to a Gas Station.
- However, the floor plan and elevations submitted below do not match the façade of the existing structure.
- The floor plan submitted does not show accurate dimensions of the floor space. For instance, where is the primary entrance located and on what street is the primary entrance facing? The floor plan reads as if the entrance is not the same dimension as what is currently existing.
- It is unclear how the existing building is a renovation if the elevations below show a new brick façade, with additional windows, and a completely separate roof form. Is this correct? The elevation submitted looks to be a stand-alone gas station that is not what is currently existing at the site.

In order to move forward, please submit the following information:

1. Please show a façade program that gives clear dimensions with what is currently existing at the site. The elevations will need to show what is currently there and what specifically is being renovated/changed.
2. Please submit a floor plan that shows interior dimensions of the proposed gas station. For instance, the floor plan does not match the elevation drawing that was sent. The drawings show two separate proposals that are not custom to the building's current footprint on the interior or exterior of the building.
3. If the building is a renovation, the proposal will need to reflect what the current conditions are and what will be changed. The details of these drawing are used to determine what steps will need to be taken in the form of regulations so the site must reflect accurate measurements of the current and proposed conditions.
4. The site plan showing the parking lot and gas pumps will need to show traffic circulation around the site and how that will operate. For instance, there is a driveway currently existing in front of the Family Dollar pedestrian entrance, however, the site plan shows parking spaces along that area. Therefore, that driveway ingress entry point would need to be restored to a curb cut with a sidewalk so that cars would not be entering from location and into parked cars on the site.

Floor Plan does not show dimensions that match the proposed elevation.



Please let me know if you are able to provide updated site plan, floor plan, and elevations by Wednesday, September 10th of next week so that we can move forward with the staff report.

Best Regards,

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7021 (office) | sarah.king@nola.gov

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[One Stop App](#)

[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

From: Sarah C King

Sent: Friday, September 5, 2025 9:50 AM

To: Spectrum Designs <admin@spectrumdesignsllc.com>

Subject: Assigned Planner ZD056-25 - ACTION NEEDED

Importance: High

Good morning,

I'll be reviewing submitted materials for the staff report analysis. This item has been docketed for the October 14th CPC meeting. Please be aware that I'll be reaching out if additional information is necessary to conduct the report.

Also, please be sure that you or a representative of the project is present in person at the 10/14 CPC meeting to answer any questions the commissioners may have.

- ***Please send photos of (2) zoning signs on the property, one located on the Almonaster Avenue side, and one posted on the North Peter Street side of the property by October 1st, 2025.***

Administrative deadlines are listed below for easy reference:

- **Public Comment Deadline:** Monday, October 6 at 5 pm
- **Reports Released to Public:** Tuesday, October 7 at TBD pm
- **CPC Meeting:** Tuesday, October 14 at 1:30 pm

Best Regards,

Sarah C. King (she/her/hers)

Senior City Planner | New Orleans City Planning Commission
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
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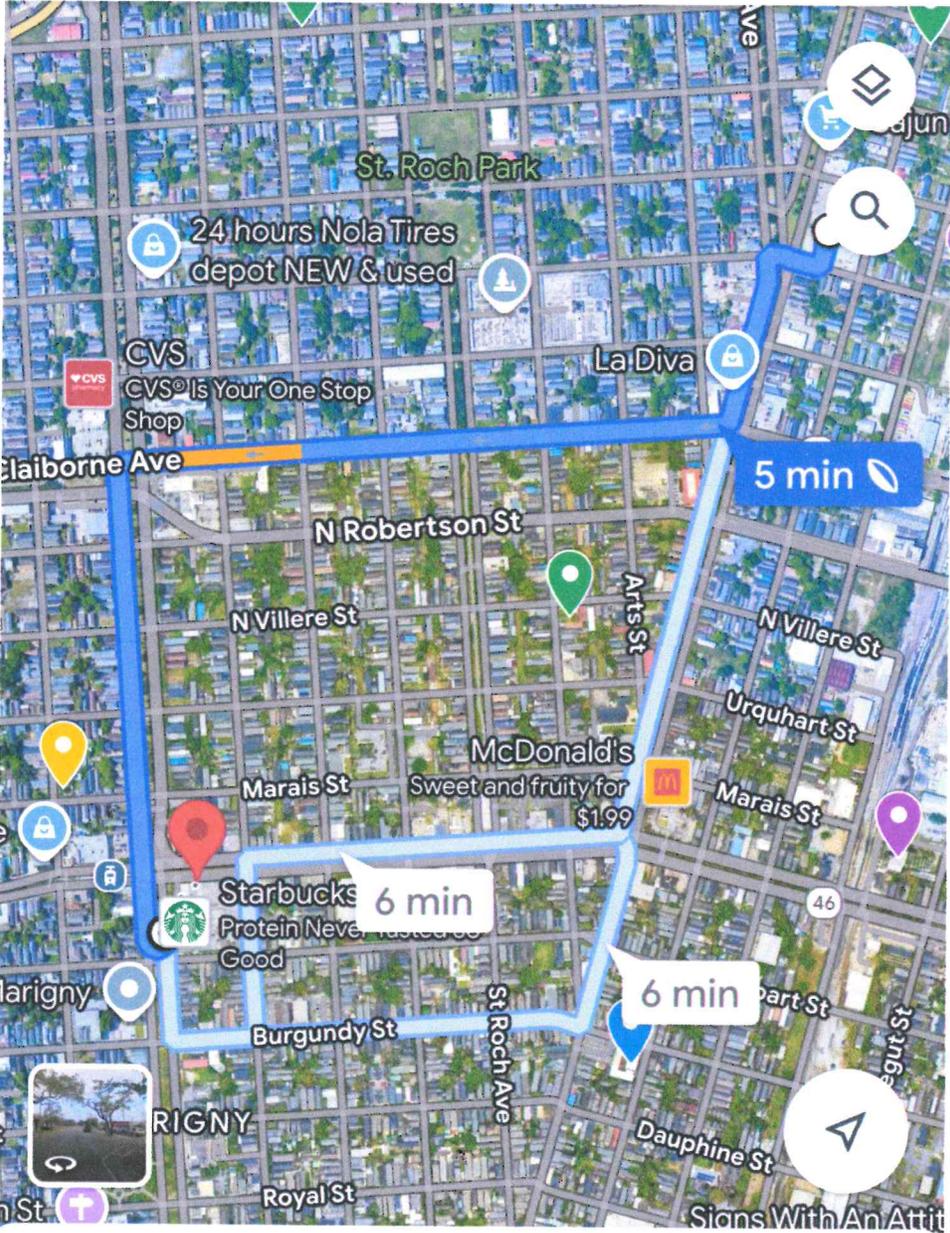
[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

3:11

5G

1841 Almonaster Ave Ste C
Rob rt Fresh Market Marigny

6 min 13 min 23 min 6 min 10 min



5 min (1.2 mi)

Saves 15% gas

Preview Steps Pin

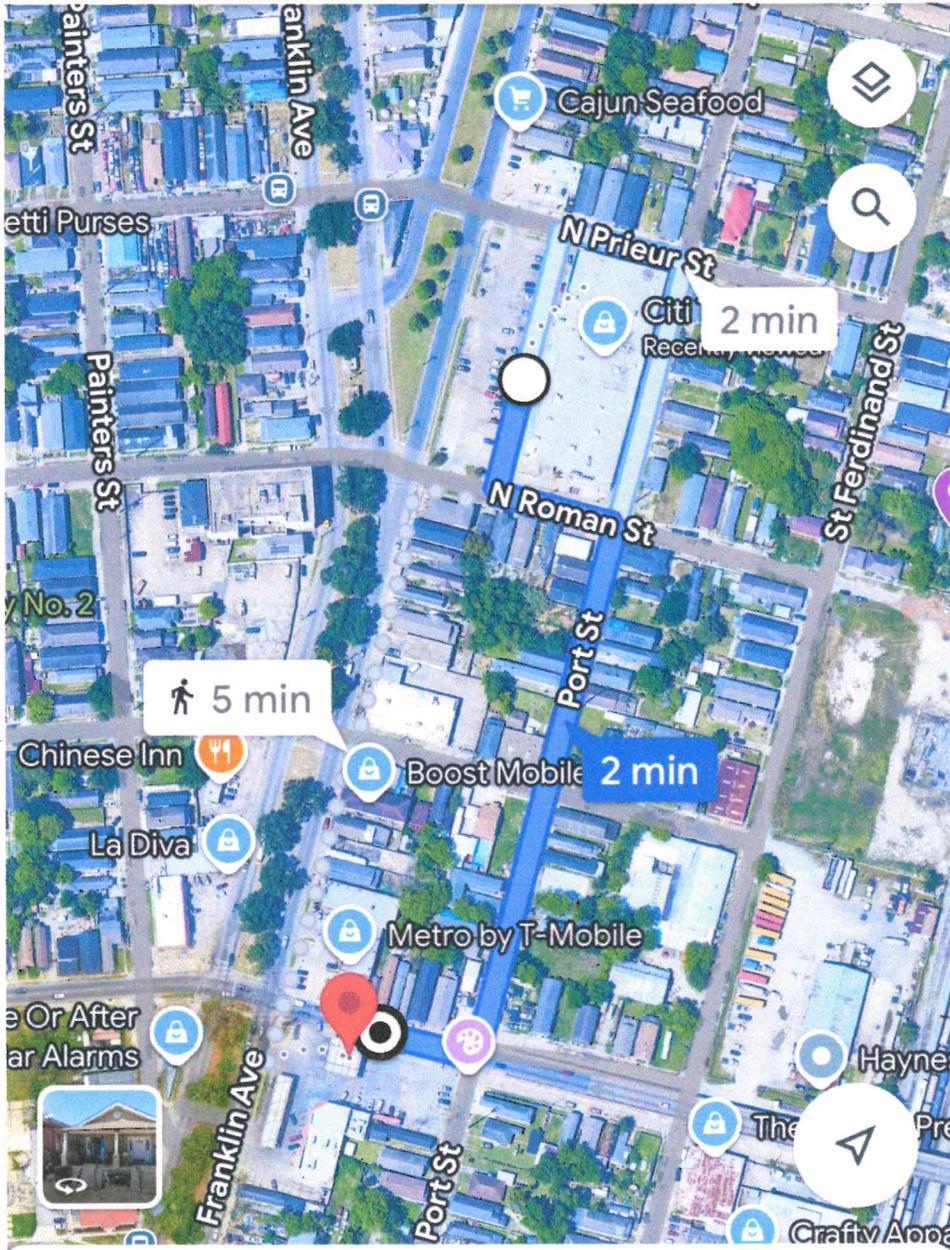
* Zoning Docket
056/25

3:10

5G

1841 Almonaster Ave Ste C
Quicky's

2 min 5 min 2 min



2 min (0.2 mi)

Fastest route

Preview Steps Pin

Zoning Docket
056425

City Planning Commission Speaker Card

Date: 10/14/25

I would like to speak regarding CPC Docket: 6 ZD056-25

IN OPPOSITION

Name: Bushion Stewart

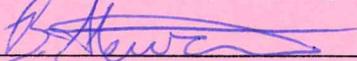
Address: 1843 Franklin Ave.

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: 

City Planning Commission Speaker Card

Date: 10/14/2025

I would like to speak regarding CPC Docket: 056/25 #6

IN OPPOSITION

Name: MICHAEL GARNER

Address: 1323 St. Roch Ave, New Orleans LA 70117

I am the applicant for this docket

I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: 

City Planning Commission Speaker Card #6

Date: 10:14

I would like to speak regarding CPC Docket: 056/25

IN OPPOSITION

Name: ELISABETH STEWART

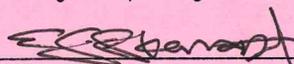
Address: 2237 ARTS ST NOUA 70117

I am the applicant for this docket

I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: 

City Planning Commission Speaker Card

Date : _____

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: Kim Dunnaway

Address: 3318 N. Robertson

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: Kim Dunnaway

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: El-Lenor Barbre

Address: 1512 Spain St.

I am the applicant for this docket

I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: El-Lenor R. Barbre

City Planning Commission Speaker Card

Date : 10/28/25

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: MICHAEL GARNER

Address: 1323 St. Roch Avenue New Orleans LA 70117

I am the applicant for this docket

I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date : 10-28-25

I would like to speak regarding CPC Docket : 056/25

IN OPPOSITION

Name: Byshon Stewart

Address: 1843 Franklin Ave

I am the applicant for this docket

I'd like to cede my time to: _____

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Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: [Signature]

City Planning Commission Speaker Card 6

Date: 10/20/2025

I would like to speak regarding CPC Docket: 056/25

IN OPPOSITION

Name: Lissie Stewart

Address: 2237 Art St

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: 

City Planning Commission Speaker Card 6

Date: 10/28/25

I would like to speak regarding CPC Docket: 056/25

IN OPPOSITION

Name: Lisa Black

Address: 1910 Port St ND 70117

I am the applicant for this docket

I'd like to cede my time to: _____

I hereby affirm that the written or oral statements I give before the City Planning Commission will be true and correct. By ascribing my signature below, I acknowledge all information presented is of my own volition and true and correct to the best of my knowledge.

Please check if you are a paid representative or receiving any type of compensation or thing of value in exchange for speaking or attending today.

Signature of Speaker: 