

City Planning Commission

Staff Report

Tuesday, March 10, 2026

Zoning Docket 014-26

Prepared by: Laura Bryan

Date: 3/13/26

Deadline for CPC action: 4/11/26

CC Deadline: 30 days

City Council District: District B

Applicant: 2400 Napoleon Avenue, LLC

Request: Amendment to Ordinance No. 29,359 MCS (Zoning Docket 084/22, which granted a conditional use to permit a reception facility over 10,000 square feet in an HU-MU Historic Urban Neighborhood Mixed-Use District) to permit a Planned Development authorizing a Live Performance Venue.

Property description: Square 584, Lot 1A-3, in the Sixth Municipal District, bounded by La Salle Street, Freret Street, Jena Street, and Napoleon Avenue

Municipal address: 2400 Napoleon Avenue

Description

The subject property is located on Napoleon Avenue, just off Freret Street. The site, Lot 1-A-3, includes the former Our Lady of Lourdes Church, which has undergone a massive, historically sensitive renovation, and is now operating as a reception facility¹. This request is for an amendment to the previously approved conditional use, to allow a Live Performance Venue in addition to a reception facility. The proposal does not include any changes to the site or to the building.

The subject site was originally part of the AC-2 Arts and Culture Diversity Overlay District along the Freret Street Corridor, but a series of subdivisions resulted in the property's self-inflicted removal.² The AC-2 Overlay permits Live Performance Venues subject to four additional use standards that limited the type of entertainment to plays and musicals, limited the sale of alcohol consumption on-site to one (1) hour before the event and during the performance, limited the ticket sales to number of seats provided and prohibited standing room only performances ([Section 18.10.C.1](#)).

Reason for Commission Review

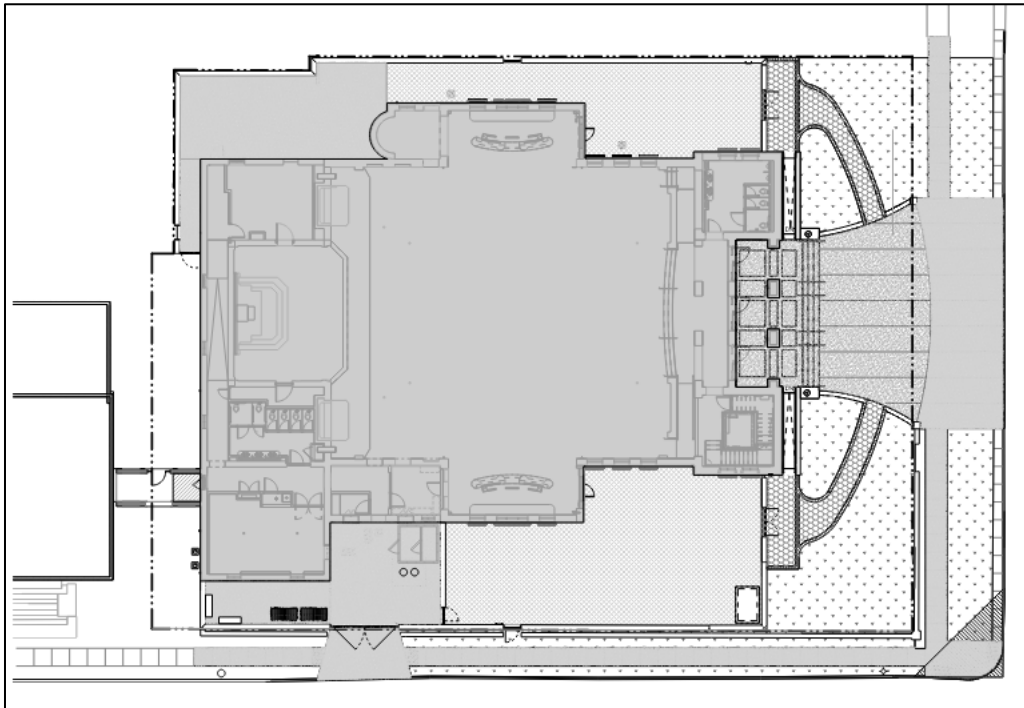
This is a request to amend the existing conditional use which grants a "Reception Facility", to allow a second use as "Live Performance Venue," through the Planned Development process. Per **Article 5, Section 5.2.C.2 (General Standards for Planned Developments)**, the adaptive reuse of an existing

¹ The use as a reception facility was approved in February 2023 under Zoning Docket 084/22 (Ordinance 34,053)

² Subdivision 108-15 allowed the resubdivision of multiple lots forming the Our Lady of Lourdes site into two new lots. The property was further resubdivided under Subdivision Docket 107-21.

commercial structure in the HU-MU Historic-Urban Mixed-Use District may be authorized through the Planned Development process, and **Section 5.2.D** allows for the granting of special uses otherwise prohibited in the underlying zoning district. The City Planning Commission is required to make a recommendation on all conditional use and planned development applications prior to City Council action, in accordance with **Article 4, Sections 4.3.D.3 and 4.4.E.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Figure 1: Site Plan and Photos



Source: Provided by Applicant.

Analysis

The use of the site as a Live Performance Venue is not allowed in the HU-MU District either as a permitted or conditional use. However, the planned development process provides an opportunity for the use to be authorized. The planned development tool is used to create zoning regulations that are flexible to a developer in exchange for a “substantial public benefit” to the City (per section 5.3.B). Types of substantial benefits include historic preservation, adaptive reuse and open space and recreational amenities. The staff finds that the requested use exception, which is to allow the property to be used as a Live Performance Venue would provide this substantial benefit. The development is an adaptive reuse of the existing the Our Lady of Lourdes Church that preserves the structure and its original community serving mission of providing space for community. As noted earlier, the ownership’s expressed a mission to support the community and public serving non-profit organizations.

- In accordance with **Section 5.2.D** *General Standards for Planned Developments* of the Comprehensive Zoning Ordinance the developer shall be granted an exception of **Section 12.2.A (Table 12-1)** *Permitted and Conditional Uses* to allow a Live Performance Venue.

Use Standards for Live Performance Venues	
Requirement	Notes
1. Live entertainment – secondary use may only be established when allowed within a zoning district and in conjunction with a bar, standard restaurant, indoor or outdoor amusement facility, winery, micro-distillery, distillery, micro-brewery, or brewery. All indoor live entertainment at these establishments requires a live entertainment-secondary use approval, unless conducted pursuant to a special event permit. The establishment serving as the primary use must remain open while any live entertainment takes place.	Not applicable.
2. Live entertainment – secondary use and live performance venues shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other appropriate City agencies, which shall address the intended use of amplification, noise levels, and need for soundproofing.	The noise abatement plan may be satisfied through the submittal of required documentation to the Department of Safety and Permits as part of the permitting/licensing process, should this application be approved.
3. Live entertainment - secondary use and live performance venues shall submit a security and operation plan, with the following added: a. For live entertainment – secondary use, the days and hours of operation for the establishment’s general operations as a standard restaurant or bar, and the days and hours of operation for the live entertainment component. b. The configuration of the live entertainment area within the establishment. c. Loading areas. d. All live entertainment – secondary use and live performance shall provide exterior security cameras.	The security and operations plan may be satisfied through the submittal of required documentation to the Department of Safety and Permits as part of the permitting/licensing process, should this application be approved.
4. Live entertainment – secondary use and live performance venues shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.	The required surrounding area information may be submitted through the submittal of required documentation to the Department of Safety and Permits as part of the permitting/licensing process, should this application be approved.
5. Windows and doors shall be closed during indoor live entertainment performances and compliance with the City of New Orleans Noise Ordinance is required.	The applicant shall comply.

6. If the live entertainment - secondary use and live performance venues use plans an increase in intensity, such as an expansion of floor area, increase in live performance area or increase in permitted occupancy, a security and operation plan shall be updated and resubmitted for approval. Revised security and operation plans shall be approved prior to the issuance of any permits.	The applicant shall comply.
7. Security and operation plans may be revised by the property owner or person authorized in writing by the owner. New plans shall be resubmitted for approval.	The applicant shall comply.
8. Because live entertainment – secondary use is only allowed with a bar, standard restaurant, indoor or outdoor amusement facility, winery, micro-distillery, distillery, micro-brewery, or brewery, when the submittal requirements of live entertainment – secondary use and the underlying primary use of the establishment are duplicated, only one (1) set of submittal requirements is required to be submitted and updated.	Not applicable.

- In accordance with **Article 20.3.JJ Live Entertainment – Secondary Use and Live Performance Venue** the applicant shall submit a noise abatement plan, a security and operations plan and surrounding area information to be reviewed by the Director of Safety and Permits, and all other relevant City agencies prior to permitting.

According to **Article 22 Table 22- 1** Off street Vehicle and Bicycle Parking requirements, the use as a Live Performance Venue requires 1 parking space for every 200 square feet (sf) of gross floor area (GFA) and one (1) bicycle parking space is required for every 2,500sf GFA. Properties in the HU-MU District are allowed to exempt the first 5,000 sf of GFA from the vehicle parking requirements. Assessing these requirements, with the plans showing 13,498 sf of GFA, the applicant is required to provide 42 vehicle parking spaces along with 3 bicycle parking spaces.

This parking requirement is reduced by the number of parking spaces that are “grandfathered” to the site; that is, the spaces that would have been required under the current code but were not historically provided. There are 34 spaces already grandfathered to the site for the use as a Reception Facility, which reduces the number of spaces required for the Live Performance Venue to only 8 spaces. The applicant has a contract with a nearby parking lot (2535 Napoleon Aveune) to provide 53 spaces every evening and on the weekends. This exceeds the required 8 spaces for the Live Performance Venue, although cannot fulfill the requirement since they are not available full-time. The project site will not allow for the creation of 8 off-street parking spaces, however there are street-parking spaces along Napoleon Avenue that can account for vehicle parking spaces. From staff calculations

The Planned Development standards allow exceptions to be made of parking requirements for buildings which are providing a public benefit. An exception to the parking requirement, for both vehicle and bicycles, can be included as described below:

- In accordance with **Section 5.2.D General Standards for Planned Developments** of the Comprehensive Zoning Ordinance the developer shall be granted an exception vehicle parking requirements in Section 22.4.A (Table 22-1) *Off-Street Parking Requirements* to support the adaptive reuse of the historic structure in accordance with the Planned Development process.
- The applicant shall indicate the installation of at least three (3) short-term bicycle parking spaces, as set forth in Article 22, Section 22.6 (Table 22-1) of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission. The design of bicycle parking spaces shall comply with the requirements as set forth in Article 22, Section 22.9 of the Comprehensive Zoning Ordinance.

Anticipated impact on surrounding land uses

The greatest impact of the additional use will be noise from the live performances. During a site visit, the development team performed a sound test in which they played a song inside the building at 100 decibels. While the noise was loud inside, it was unrecognizable along the sidewalk on Napoleon Avenue, instead the traffic along Napoleon seemed louder. The sound was audible when the doors opened, but all live performance venues have a closed window and door policy that this facility will abide by if approved.

Evaluation of approval standards

The City Planning Commission recommendation and the City Council decision on applications for a conditional use shall, on the basis of all information submitted, evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods to ensure the appropriateness of the use at a particular location. The Commission and Council are required to specifically consider the extent to which the proposed use meets the approval standards contained in **Article 4, Section 4.3.F Approval Standards** of the Comprehensive Zoning Ordinance. In this section, the staff evaluates the application using those standards.

The proposed planned development complies with the applicable standards of [Article 5](#).

This standard is met. Article 5 allows the planned development process to be used for existing institutional structures like this one, which has historically served as a church and most recently a reception facility. It is thus eligible for the planned development process. The proposal would further the goals of the planned development process, which allow for customized zoning regulations to support the preservation and adaptive reuse of historical structures. This proposal would support the continued use of the historic Our Lady of Lourdes Church.

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

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

MIXED-USE LOW DENSITY

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

Range of Uses: Low-density single-family, two-family and multifamily residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (small food manufactures, craft and value added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: Height, mass and density of new development varied depending on surrounding neighborhood character. Allow the adaptive reuse of historic and non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposal fits within the general goal, range of uses and development character of the Mixed-Use Low Density designation, which includes adaptive reuse of historic structures like this one.

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

This standard is met. The site is located within an HU-MU Historic Urban Neighborhood Mixed-Use District which encourages mixed-use areas that are compatible with adjacent or nearby land uses but prohibits Live Performance Venues. However, the subject was once within the Freret Street Corridor which encourages Live Performance Venues through the AC-2 Arts and Culture Diversity Overlay District. While those permissions no longer apply, the use as Live Performance Venue is consistent with other uses along Freret Street. Additionally, the Planned Development Process was designed for sites like this, whereby the scale of a development no longer fits within the allowable uses in a zoning district. The preservation of these structures and occupancy are critical to the character of the community. As discussed previously, the adaptive reuse complies as a public benefit to allow the Planned Development and to grant exceptions as necessary.

Any proposed variance from zoning standards meets the approval standards of Section 4.6.F. with the exception that the required affordable housing units as part of the affordable housing development shall not be subject to a variance.

This is not applicable. The staff finds the non-conforming condition (the parking deficiency) to be something that can be addressed through an exception to the zoning requirements. An exception to the parking requirement supports the continued use and preservation of the church. Regarding variances, the applicants have been notified of potential waivers should new plans not address the recommended provisos. Currently, the applicants have not stated an intent to request any variances.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 014/26 subject to two (2) exceptions and three (3) provisos. Ordinance No. 29,359 shall be amended to add the following additional language pertaining only to the Planned Development for Live Performance Venue.

Exceptions and provisos applicable to the Live Performance Venue:

Exceptions

1. In accordance with **Section 5.2.D General Standards for Planned Developments** of the Comprehensive Zoning Ordinance the developer shall be granted an exception of **Section 12.2.A (Table 12-1) Permitted and Conditional Uses** to allow a Live Performance Venue.
2. In accordance with **Section 5.2.D General Standards for Planned Developments** of the Comprehensive Zoning Ordinance the developer shall be granted an exception of all on-site parking requirements in Section 22.4.A (Table 22-1) *Off-Street Parking Requirements* to support the adaptive reuse of the historic structure in accordance with the Planned Development process.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the Planned Development approval.
2. In accordance with **Article 20.3.JJ Live Entertainment – Secondary Use and Live Performance Venue** the applicant shall submit a noise abatement plan, a security and operations plan, and surrounding area information to be reviewed by the Director of Safety and Permits, and all other relevant City agencies prior to permitting.
3. The applicant shall indicate the installation of at least three (3) short-term bicycle parking spaces, as set forth in **Article 22, Section 22.6 (Table 22-1)** of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission. The design of bicycle parking spaces shall comply with the requirements as set forth in Article 22, Section 22.9 of the Comprehensive Zoning Ordinance.

City Planning Commission (February 10, 2026)

Staff summarized the application and presented its recommendation for deferral to allow proper signage to be posted at the site. Commissioner Witry requested confirmation of the deferral. Staff and the applicant confirmed the deferral request. Commissioner Flick made a motion for deferral, seconded by Commissioner Poché and the motion passed unanimously.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 014/26 IS HEREBY DEFERRED TO THE FEBRUARY 24 CITY PLANNING COMMISSION MEETING.

YEAS: Stewart, Flick, Witry, Steeg, Kepper, Poché

NAYS: None

ABSENT: Joshi- Gupta, Jordan

Further Consideration

Signage was adequately posted in the appropriate timeframe. The applicant sent an email requesting deferral to meet with the community and discuss the project.

Staff Recommendation

Staff recommend **DEFERRAL** of Zoning Docket 014/26 at the request of the applicant.

City Planning Commission (February 24, 2026)

At the February 24, 2026, City Planning Commission Meeting, the staff presented its recommendation of deferral at the request of the applicant. The applicants provided information for the deferral request, and members of the public spoke in opposition. The property owner's representatives discussed a future meeting the following week to address the community's concerns which included parking, noise, occupancy limits and business hours. After public comment, the Commission asked questions of the applicant and other members of the public who voiced opposition. Commissioner Poché asked about the negative impacts of the use change beyond what is currently permitted. Members of the public discussed parking, noise and increased neighborhood activity at late hours. Commissioner Joshi-Gupta requested staff consider Marigny Opera House as a similarly situated case for hours of operation. Commissioner Flick made a motion to defer the request to the March 10, 2026, meeting, seconded by Commissioner Stewart which was unanimously adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 014/26 IS HEREBY DEFERRED TO THE MARCH 10th CITY PLANNING COMMISSION MEETING.

YEAS: Flick, Steeg, Stewart, Kepper, Poché, Joshi- Gupta, Witry

NAYS: None

ABSENT: Jordan, Kepper

Further Consideration

Staff reviewed the Marigny Opera House (725 St. Ferdinand Street), as requested by Commissioner Joshi-Gupta, which is a similarly situated case granted a conditional use for a Live Performance Venue in an HMC-2 District (ZD074-16); to determine the hours of operation as a comparison. The Ordinance does not list hours as a proviso, and there are no specific zoning regulations that set hours for Live Performance

Venues. However, staff from Marigny Opera House expressed their hours as 9:00 am to 10:00 pm, with some special circumstances lasting until 1:00 am such as Halloween, Mardi Gras or New Years. They also explained that all events are subject to a sound check with a decibel meter.

In addition, staff reviewed the parking requirement within the Conditional Use for the Reception Facility to provide clarification. The proviso from the ordinance requires "...twenty-three (23) off-street and on-street parking spaces, less any parking deficiency that the Department of Safety and Permits determines to be grandfathered to the property." A zoning determination from May, 14, 2021 determined that the church was grandfathered 156 spaces which exceeds the twenty-three required spaces.

The applicant planned to meet with the community to discuss concerns and return to the commission after the meeting.

Staff Recommendation

Staff recommends **Approval** of Zoning Docket 014/26 subject to two (2) exceptions and three (3) provisos. Ordinance No. 29,359 shall be amended to add the following additional language pertaining only to the Planned Development for Live Performance Venue.

Exceptions and provisos applicable to the Live Performance Venue:

Exceptions

1. In accordance with **Section 5.2.D General Standards for Planned Developments** of the Comprehensive Zoning Ordinance the developer shall be granted an exception of **Section 12.2.A (Table 12-1) Permitted and Conditional Uses** to allow a Live Performance Venue.
2. In accordance with **Section 5.2.D General Standards for Planned Developments** of the Comprehensive Zoning Ordinance the developer shall be granted an exception of all on-site parking requirements in Section 22.4.A (Table 22-1) *Off-Street Parking Requirements* to support the adaptive reuse of the historic structure in accordance with the Planned Development process.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the Planned Development approval.
2. In accordance with **Article 20.3.JJ Live Entertainment – Secondary Use and Live Performance Venue** the applicant shall submit a noise abatement plan, a security and operations plan, and surrounding area information to be reviewed by the Director of Safety and Permits, and all other relevant City agencies prior to permitting.
3. The applicant shall indicate the installation of at least three (3) short-term bicycle parking spaces, as set forth in **Article 22, Section 22.6 (Table 22-1)** of the Comprehensive Zoning Ordinance, on the final plans submitted to the City Planning Commission. The design of bicycle parking spaces shall comply with the requirements as set forth in Article 22, Section 22.9 of the Comprehensive Zoning Ordinance.

City Planning Commission (March 10, 2026)

At the March 10, 2026, City Planning Commission Meeting, the staff summarized the application and presented its recommendation of approval. The applicants and owners spoke in support of the request, along with one member of the public. The agent for the applicant proposed additional provisos could be added to an approval limiting the guest count and setting hours of operation to provide more guardrails. Members of the provided comment in opposition of the request citing concerns with traffic, noise, intensity of operations, lack of public benefit, hours, increased neighborhood activity, safety, and parking. After public comment, the commission discussed the request amongst each other and asked questions of the staff. Commissioner Joshi-Gupta discussed an interest in reducing the applicant's proposed closing times from 10:45 pm Sunday – Thursday to 10:00 pm and from 1:00 am on Friday and Saturday, to 11:00 pm Friday-Saturday. There was also deliberation about reducing the number of allowed attendees from the proposed 850 guests to 450 – 500 seated guests. The agent asked to discuss these proposals with the applicant and for more time to do so. Commissioner Joshi-Gupta also discussed the need to consider more options for parking, particularly which parking lots could be used nearby and asked to see more information.

Commissioner Joshi-Gupta made a motion to defer the case until the March 24, 2026 meeting to allow more time for the applicant to present further reductions on hours of operation and attendees. The motion was seconded by Commissioner Jordan, which ultimately failed due to lack of legal majority.

Motion #1:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 014/26 IS HEREBY RECOMMENED FOR DEFERRAL TO THE MARCH 24th CITY PLANNING COMMISSION MEETING.

YEAS: Jordan, Joshi- Gupta, Witry

NAYS: Flick, Steeg, Poché

ABSENT: Kepper

The Commission continued to deliberate about operational specifics, and the process for approval. The Executive Director informed the Commission that a motion to reconsider the previous motion for deferral would be required prior to any changes to a deferral. Commissioner Joshi-Gupta made a motion to reconsider the original motion for deferral, seconded by Commissioner Jordan, which ultimately failed due to lack of legal majority.

Motion #2:

THE CITY PLANNING COMMISSION MOVES TO RECONSIDER THE MOTION FOR DEFERAL.

YEAS: Jordan, Joshi- Gupta, Witry, Poché

NAYS: Flick, Steeg

ABSENT: Kepper

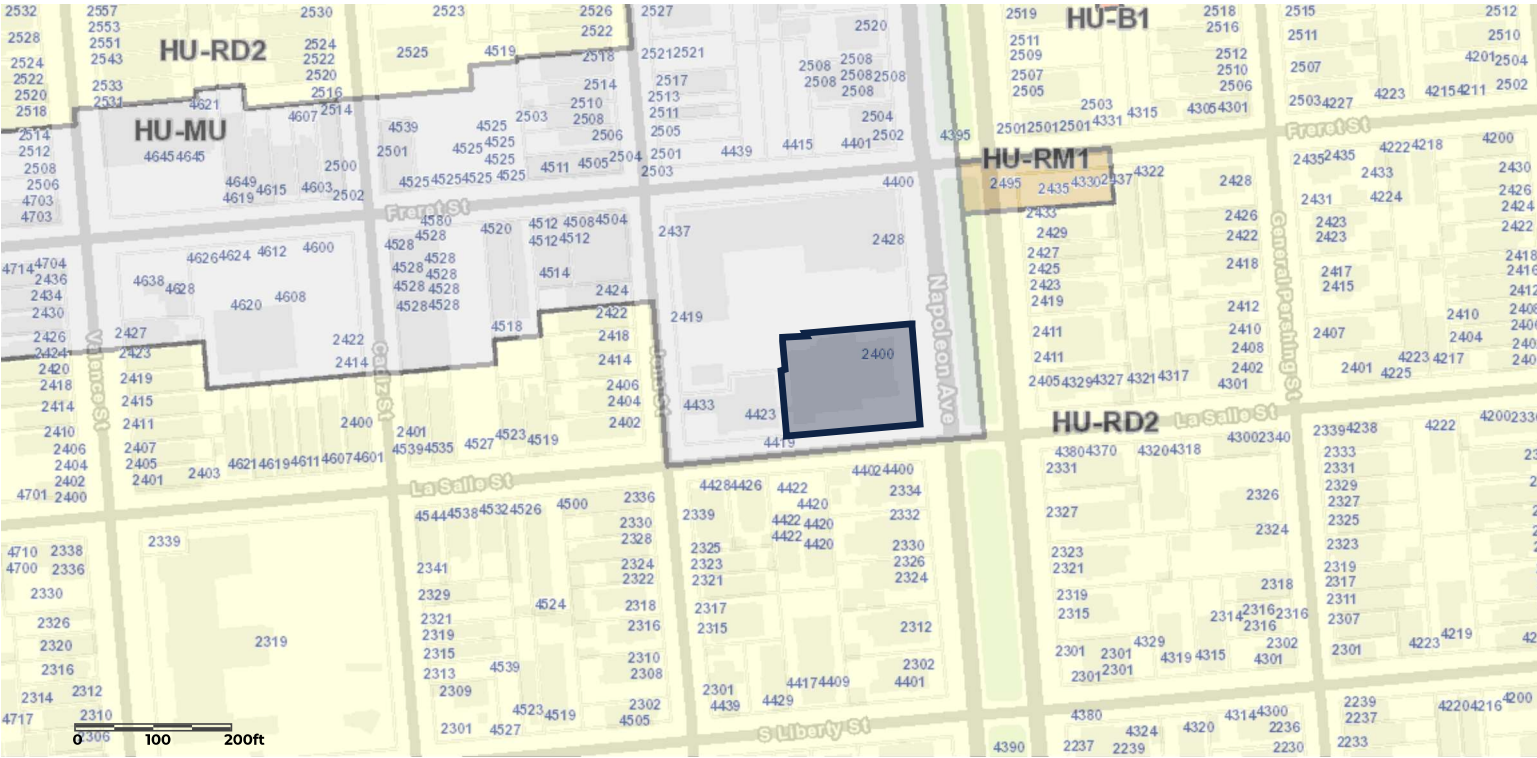
In light of the failed motion for reconsideration, Commissioner Flick made a motion to approve the request with the staff's recommendation, along with the additional provisos presented by the applicant, limiting the attendees to 850 and limiting the closing time to 10:45 pm on Sunday – Thursday and 1:00 am on Friday and Saturday. However, no commissioner seconded the motion, so the motion could not ultimately be voted on.

With no legal action on the matter, the ZD014-26 will be transmitted to the City Council with a decision of "Effective Denial for Lack of Legal Majority" per Section [4.2.D.3.c](#).



City of New Orleans Property Viewer

2400 NAPOLEON AVE, LA, 70115



PROPERTY INFORMATION	
Building Number	
Unit Number	
Site Address	2400 Napoleon Ave, LA, 70115
First Owner Name	2400 NAPOLEON AVENUE LLC
Second Owner Name	
Mailing Address	2842 MAGAZINE STREET
Mailing City	NEW ORLEANS
Mailing State	LA
Mailing Zip 5	70115
Mailing Zip +4	
Use Code	
Property Description	SQ 584 NAPOLEON AVE AND LA SALLE ST LOT 1A-3 128.4.4/83.11.7-41.4-3.0.5X170.7.2/135.2.4-30.6.1-4.10.5
GeoPIN	50000017
Tax Bill ID	614399719
Lot	1A-3
Square	
BLOCK	584
PARID	2400-NAPOLEONAV
Parcel Area (sq.ft.)	21590
Parcel Dimensions (ft.)	128.4.4/83.11.7-41.4-3.0.5X170.7.2/135.2

Assessor Records and Sales/Transfer Information (<https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=2400-NAPOLEONAV>)

Compliance Narrative – CZO Section 5.3.2 (Use Exceptions)

The proposed use exception for live performance (ticketed) events at The Josephine, located at 2400 Napoleon Avenue, meets the intent and requirements of Section 5.3.2 of the Comprehensive Zoning Ordinance by supporting the planned development framework for the site, accommodating the physical characteristics of the existing structure, and incorporating operational and buffering measures to minimize potential impacts on adjacent properties.

The subject property is the former Our Lady of Lourdes Church, a longstanding neighborhood landmark that remained vacant and in deteriorated condition for many years prior to its adaptive reuse in 2025. The transformation of the former church into a reception facility required significant investment to stabilize and preserve the building while returning it to productive use. A conditional use permit is currently in effect allowing operation as a reception facility, which has successfully reactivated the site and granting this approval allows an activity with a similar intensity albeit with a different customer base.

The original design and scale of the structure, a large, open assembly space, naturally constrains the range of viable uses. The proposed live performance events represent a use that is consistent with the building's historic function as a place of gathering and assembly, without materially altering the intensity, scale, or physical footprint of the approved use. Allowing ticketed performances during periods when private events are not scheduled provides a means of sustaining the adaptive reuse over time while maintaining operational predictability.

While the site is adjacent to residential zoning, the proposed use exception has been carefully evaluated in light of potential off-site impacts. The large scale of the interior space and the nature of the proposed events allows all the live entertainment to occur fully indoors. Multiple sound tests have been conducted and demonstrate that sound generated within the venue is not audible from the public sidewalk or adjacent properties, ensuring that nearby residences are protected from noise impacts. In this respect, the proposed use is functionally self-contained within the building envelope.

Parking and traffic impacts have also been proactively addressed. The operators have secured a dedicated off-site parking arrangement in a nearby lot, reducing reliance on neighborhood streets and minimizing potential spillover parking impacts during events. This operational strategy further mitigates common concerns associated with assembly uses near residential areas.

The requested use exception aligns with the broader intent of the planned development by reinforcing the long-term viability of a significant adaptive reuse project without expanding its physical presence or introducing incompatible site activity. Rather than intensifying the use of the property, the proposal allows the existing space to be utilized more efficiently within controlled parameters.

Finally, while the property is no longer within the AC-2 Arts and Cultural Overlay District, the intent of that overlay provides helpful context. The AC-2 overlay is intended to encourage arts and cultural uses, including live performance, along corridors such as Freret Street. Prior to redevelopment, this parcel and the adjacent Trader Joe's parcel were a single campus fronting Freret Street and included within the overlay boundaries. Although the overlay's specific use limitations do not directly apply, the underlying goal of supporting arts and cultural activity in appropriate locations is consistent with the proposed use.

In conclusion, the proposed live performance use exception satisfies the criteria of Section 5.3.2 by supporting the intent of the planned development, responding to the physical realities of the site, and incorporating effective buffering and operational measures to minimize impacts on surrounding properties. The proposal allows for continued thoughtful activation of a historic structure while maintaining appropriate protections for adjacent residential areas.



Building/Construction
Related Permit



Received by	_____
Sign Provided ☐ Date	_____
Tracking Number	_____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. 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.

2400 Napoleon Avenue

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Missy Quigley and Michael Sherman

Applicant Address 800 Baronne Street

City New Orleans

State LA

Zip 70113

Applicant Contact Number 504-250-2257

Email mike@shermanstrategiesllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name 2400 Napoleon LLC

Property Owner Address 2842 Magazine Street

City New Orleans

State LA

Zip 70115

Property Owner Contact Number _____

Email _____

SPECIFIC ZONING REQUEST

A planned development to allow live entertainment at the reception facility.

PROPERTY LOCATION

Square Number(s) 584

Lot Number(s) 1A-3

Bounding Streets Lasalle

Jena

Freret

Zoning HU-MU

Municipal District 6

Tax Bill Number 614399719

Planning District 3

DESCRIPTION OF PROJECT (Attachments are acceptable)

This is a reception facility with an already approved Conditional Use. The owner would like to have ticketed events and live entertainment in addition to the weddings they already plan to host.



Received by _____
Sign Provided ☐ 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 Daniel Fozel Date 12/22/25

Agent Signature Missy Quinley Date 12/22/25

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.

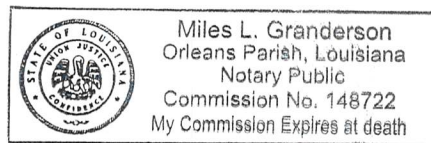
STATE OF LOUISIANA, PARISH OF ORLEANS

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 22 day of DECEMBER

My Commission expires @ DEATH

[Handwritten Signature]



AUTHORIZATION
2400 Napoleon Avenue, L.L.C.

DULY PASSED ON 12/22/25

WHEREAS, 2400 Napoleon Avenue, L.L.C. (the “Company”) is duly formed and in good standing under the laws of the State of Louisiana;

WHEREAS, the Company wishes to authorize a planned development application to allow for ticketed events and live entertainment, or otherwise authorize development of the property which it owns at 2400 Napoleon Avenue, New Orleans, LA;

RESOLVED, that the Company authorizes David Fusilier to take whatever actions are necessary or appropriate with regard to the application for a conditional use and to take whatever other actions are necessary or appropriate to effectuate the same; and

FURTHER RESOLVED, that the Company authorizes Sherman Strategies, LLC and its employees and agents, including but not limited to Mike Sherman, to act as agents on behalf of the Company with regard to aforesaid planned development application and to take whatever other actions are necessary and appropriate to effectuate the same including but not limited to signing any land use applications on behalf of the Company.

It is hereby certified by the undersigned that the foregoing resolution was duly passed on the date as stated herein.

Signed:

DocuSigned by:
Sign: MEGAN SPIEHLER
Megan Spiehler 27CD49F88B0A4C7...

Title: Member MFS, LLC
Member of 2400 Napoleon Avenue, LLC

STATE OF LOUISIANA
C. RANDALL DIXON
REG. NO. 1473
RENEWED
PROFESSIONAL
LAND SURVEYOR

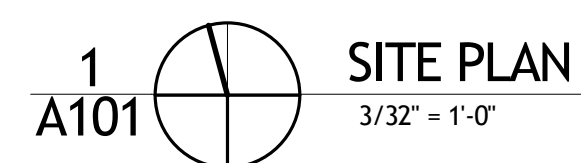
S 05°36'08" E
12.55'

N 84°25'22" E
30.51'

N 84°31'43" E

NAPOLEON AVENUE

18



SITE KEY NOTES

- | | |
|----|--|
| 1 | EXISTING RECTORY BUILDING (PHASE I) |
| 2 | NEW HANDICAP RAMP |
| 3 | RESTORED PLANTER WITH FOUNDATION |
| 4 | EXISTING SANCTUARY - PHASE II |
| 5 | EXISTING COVERED WALK TO SANCTUARY - PHASE I |
| 6 | EXISTING SCHOOL BUILDING |
| 7 | NEW PERMEABLE CONCRETE SYSTEM |
| 8 | NEW PLANTER AND SEATWALL |
| 9 | MECHANICAL EQUIPMENT |
| 10 | NOT USED |
| 11 | NOT USED |
| 12 | NEW WROUGHT IRON FENCE & GATES - PAINTED. |
| 13 | NEW PERMEABLE PAVER SYSTEM |



**SIZER
THOMPSON
BROWN
ARCHITECTS**

SIZER THOMPSON BROWN ARCHITECTS
SIZER STUDIO
 300 LAFAYETTE STREET, SUITE 200
 NEW ORLEANS, LOUISIANA 70130
 (504) 523-6472 FAX (504) 529-1181

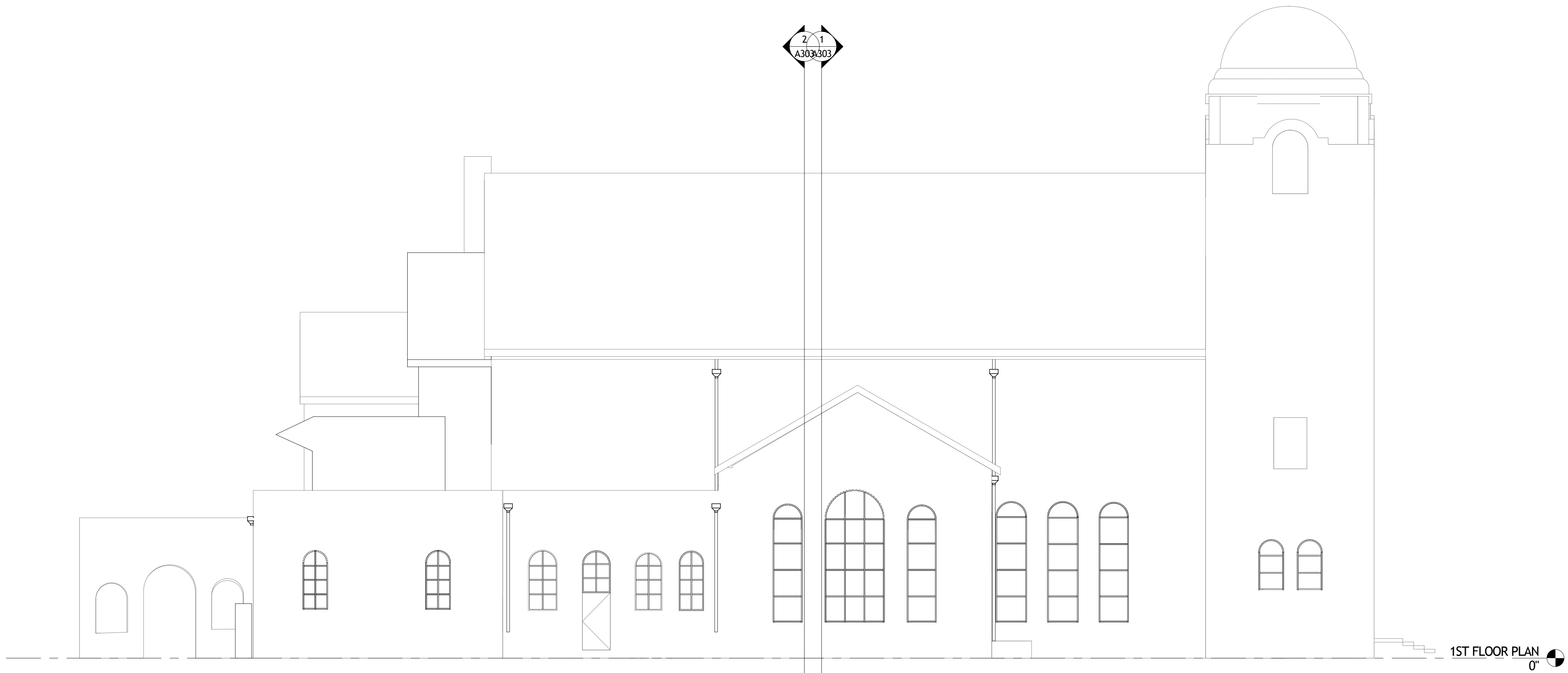
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RECEPTION HALL

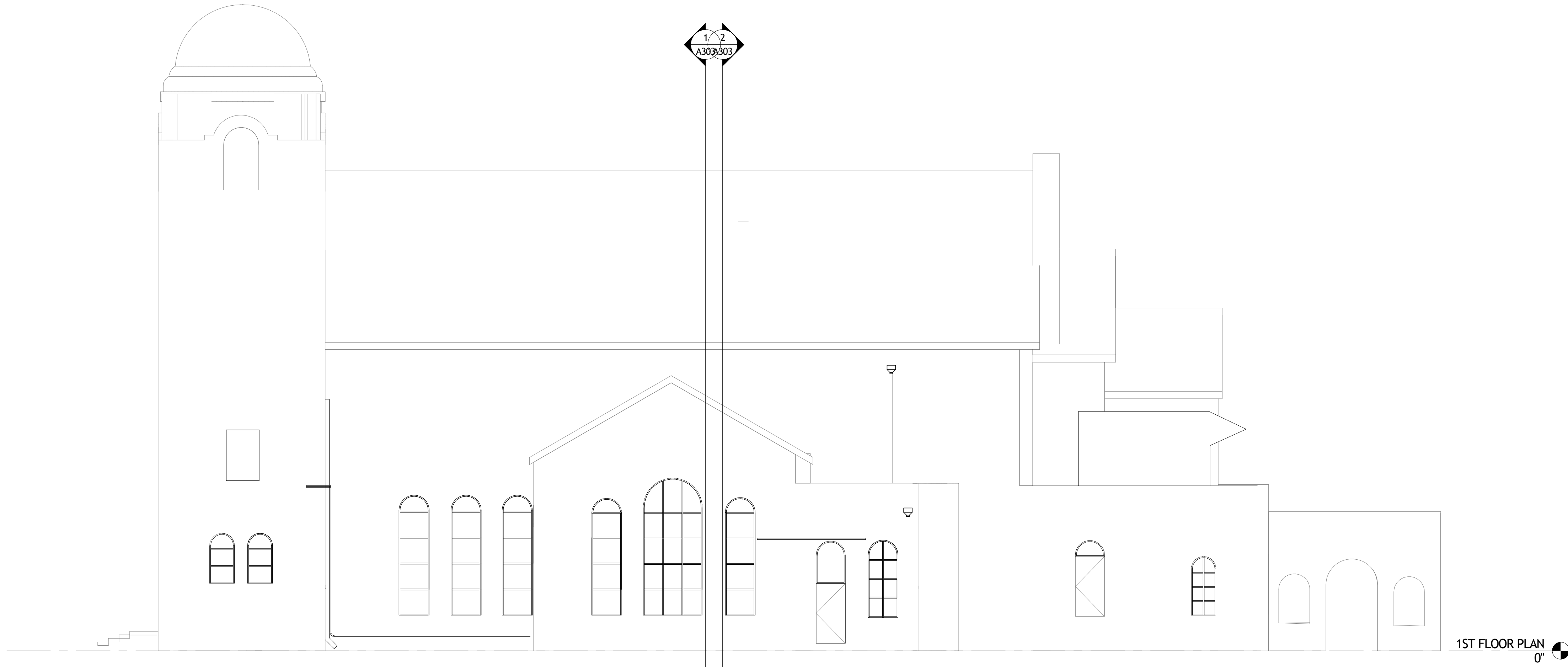
2400 NAPOLEON AVE.
NEW ORLEANS, LA 70115

SITE PLAN

seal		drawing number A101
	project number 21123.00	
	date 2-16-2017	
	phase SD	



1 SOUTH ELEVATION
A301 1/8" = 1'-0"



2 NORTH ELEVATION
A301 1/8" = 1'-0"

GENERAL ELEVATION SCOPE NOTES

- STUCCO: REMOVE ALL VEGETATION. CLEAN STUCCO USING APPROVED METHODS. SOUND EXISTING STUCCO TO DETERMINE PROPER ADHESION TO SUBSTRATE. IN AREAS WHERE STUCCO RELEASE IS DETERMINED AND/OR VISIBLE CRACKING & DAMAGE EXISTS: IDENTIFY CAUSE AND EXTENT OF AREAS NEEDING REPAIRING. DETERMINE TYPE OF HISTORIC STUCCO AND CONDUCT REPAIR IN ACCORDANCE WITH SPECIFICATIONS AND METHODS OF CONSTRUCTION COMPLYING WITH THE DESIGN GUIDELINES OF THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION. ALL REPAIRS AND PATCHES ARE TO MATCH THE ADJACENT SURFACES. WHERE PATCHES CONSIST OF AREAS THAT CONSIST OF THE MAJORITY OF THE WALL OR INCONSPICUOUS RESULT IS NOT ACHIEVABLE, PATCH AND OR RETEXTURE ENTIRE WALL SURFACE. CONSULT ARCHITECT FOR EXTENTS PRIOR TO COMMENCING WITH THE WORK. PAINT STUCCO WITH LIME BASED EXTERIOR MASONRY PAINT AS SPECIFIED.
- REMOVE ALL ABANDONED UTILITIES, CONDUITS, WIRING, ETC. TO WITHIN WALL. PREPARE STUCCO TO RECEIVE PATCH TO MATCH ADJACENT SURFACES.
- REMOVE ALL DAMAGED OR MODERNIZED GUTTERS, DOWNSPOUTS, COLLECTOR HEADS, BRACKETS ETC. AND REPLACE WITH NEW CONSTRUCTION FABRICATED TO MATCH ORIGINAL MATERIALS AND DETAILING.
- CHECK ALL PARAPET SEAMS, LAPS, AND ATTACHMENTS, RESOLDIER WHERE REQUIRED AND REPLACE DAMAGED AREAS IN KIND.
- ALL NEW UTILITIES ARE TO BE CONCEALED, WHERE CONCEALMENT IS NOT POSSIBLE OR WOULD INVOLVE EXCESSIVE PATCHING, CONSULT ARCHITECT FOR ROUTING PRIOR TO INSTALLATION OR ROUGH-IN.
- REFURBISH EXISTING HISTORIC DECORATIVE METAL POLE LIGHTING AT MAIN ENTRY. REPLACE GLASS GLOBES TO MATCH ORIGINALS FROM HISTORIC PHOTOGRAPHS. (14" DIA. MILK GLASS GLOBE TYPICAL). REPAIR CONCRETE BASE PLYNTHS, MODIFY PLYNTH AT LEFT SIDE TO ACCOMMODATE NEW HANDICAP RAMP AS REQUIRED.
- REMOVE AND REPLACE PIPE RAILING AT MAIN ENTRY STEPS. INSTALL NEW ADA COMPLIANT HANDRAILS AND GUARDRAILS TO MATCH THOSE OF PHASE I.
- RESTORE ALL EXISTING WOOD DOORS AND HARDWARE.



SIZELER THOMPSON BROWN ARCHITECTS

SIZELER STUDIO

300 LAFAYETTE STREET, SUITE 200
NEW ORLEANS, LOUISIANA 70130
(504) 523-6472 FAX (504) 529-1181

Revisions		
No.	Description	Date

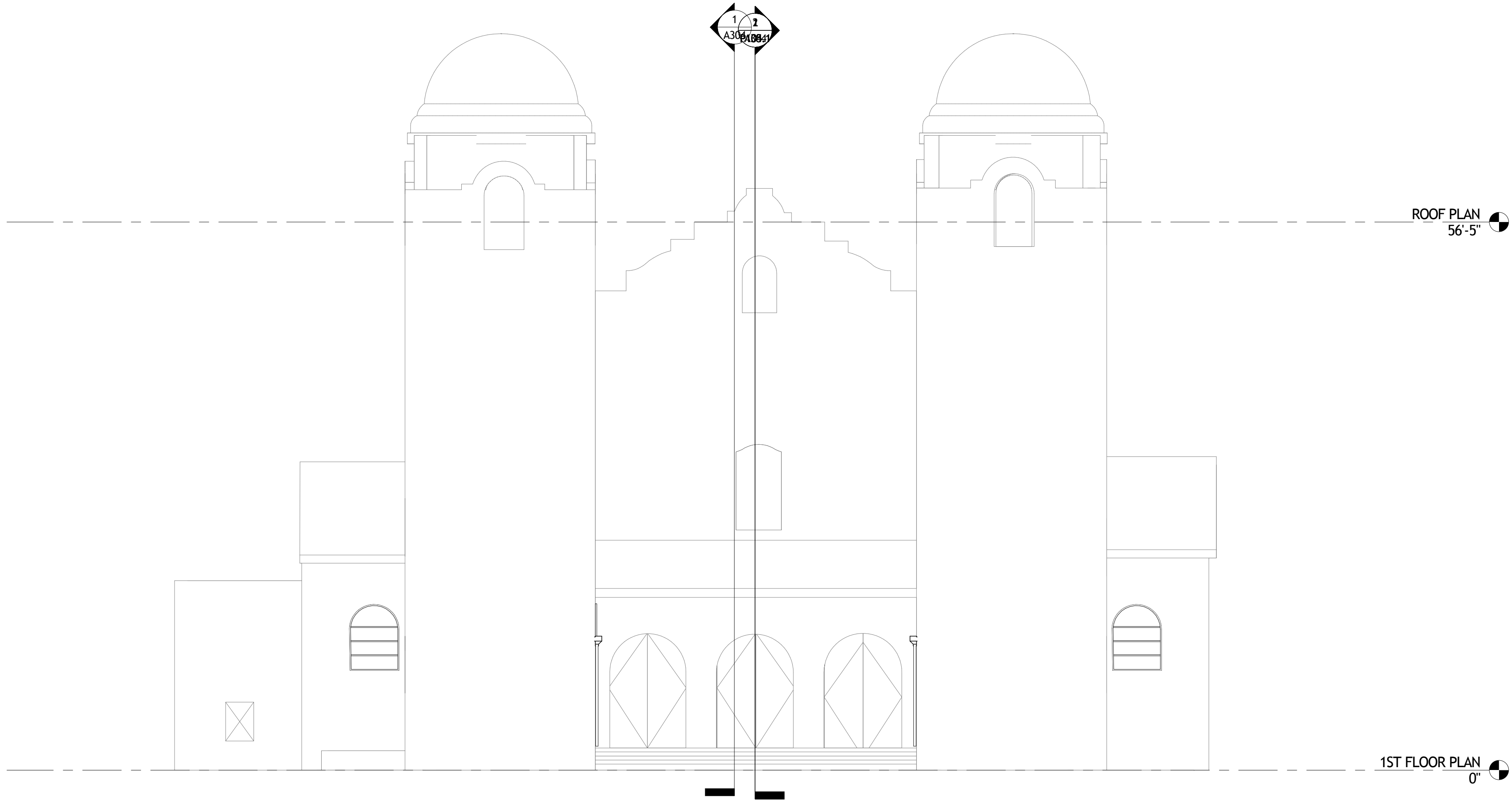
NEW ORLEANS OPERA HOUSE- PHASE 2

2400 NAPOLEON AVE.
NEW ORLEANS, LA 70115

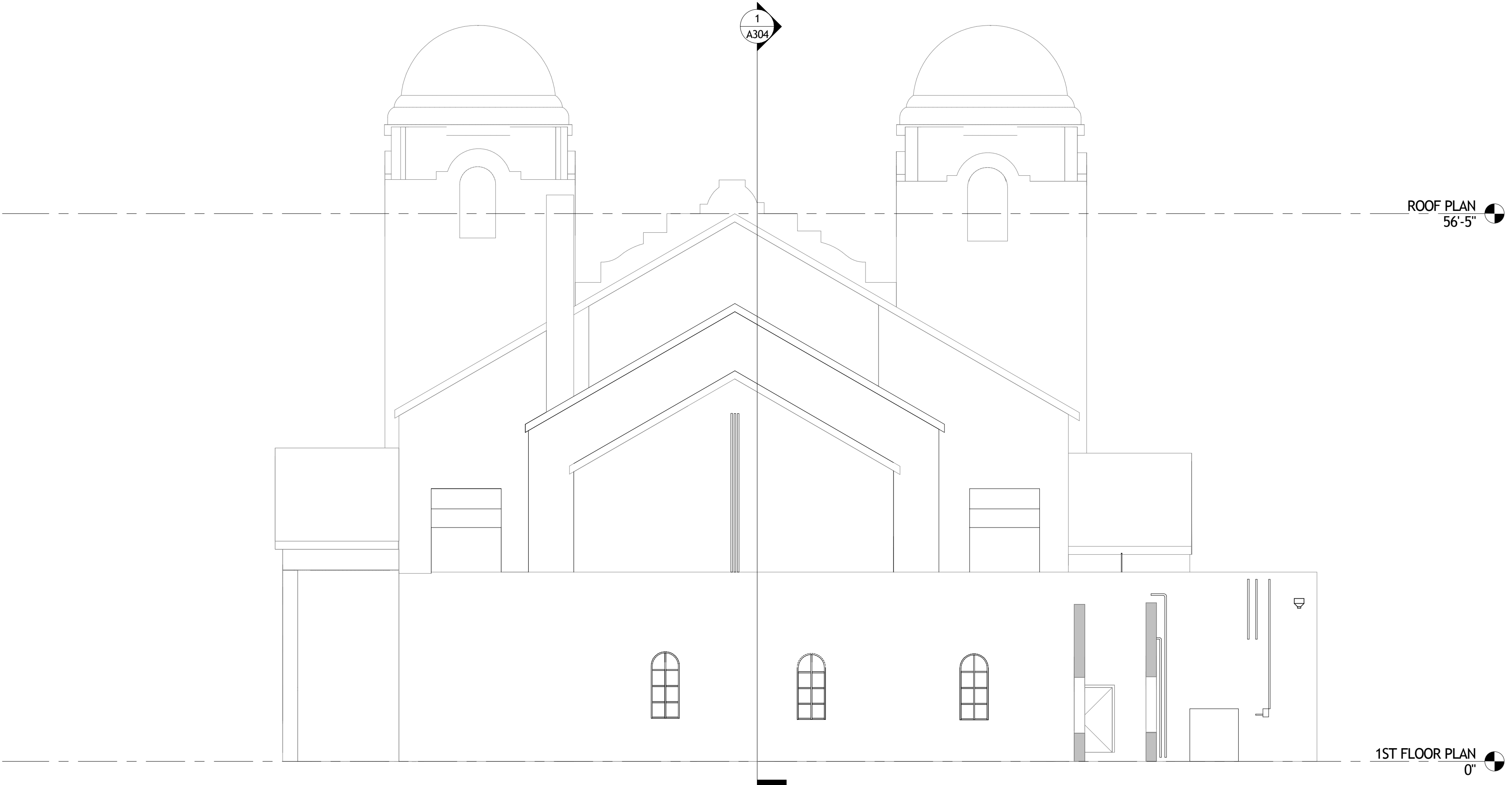
ELEVATIONS

seal	project number	drawing number A301
	21123.00	
	date	
	2-16-2017	
	phase	SD

1 EAST ELEVATION
A302 1/8" = 1'-0"



2 WEST ELEVATION
A302 1/8" = 1'-0"



GENERAL ELEVATION SCOPE NOTES

- A. STUCCO: REMOVE ALL VEGETATION. CLEAN STUCCO USING APPROVED METHODS. SOUND EXISTING STUCCO TO DETERMINE PROPER ADHESION TO SUBSTRATE. IN AREAS WHERE STUCCO RELEASE IS DETERMINED AND/OR VISIBLE CRACKING & DAMAGE EXISTS: IDENTIFY CAUSE AND EXTENT OF AREAS NEEDING REPAIRING. DETERMINE TYPE OF HISTORIC STUCCO AND CONDUCT REPAIR IN ACCORDANCE WITH SPECIFICATIONS AND METHODS OF CONSTRUCTION COMPLYING WITH THE DESIGN GUIDELINES OF THE SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION. ALL REPAIRS AND PATCHES ARE TO MATCH THE ADJACENT SURFACES. WHERE PATCHES CONSIST OF AREAS THAT CONSIST OF THE MAJORITY OF THE WALL OR INCONSPICUOUS RESULT IS NOT ACHIEVABLE, PATCH AND OR RETEXTURE ENTIRE WALL SURFACE. CONSULT ARCHITECT FOR EXTENTS PRIOR TO COMENING WITH THE WORK. PAINT STUCCO WITH LIME BASED EXTERIOR MASONRY PAINT AS SPECIFIED.
- B. REMOVE ALL ABANDONED UTILITIES, CONDUITS, WIRING, ETC. TO WITHIN WALL. PREPARE STUCCO TO RECEIVE PATCH TO MATCH ADJACENT SURFACES.
- C. REMOVE ALL DAMAGED OR MODERNIZED GUTTERS, DOWNSPOUTS, COLLECTOR HEADS, BRACKETS ETC. AND REPLACE WITH NEW CONSTRUCTION FABRICATED TO MATCH ORIGINAL MATERIALS AND DETAILING.
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- E. ALL NEW UTILITIES ARE TO BE CONCEALED, WHERE CONCEALMENT IS NOT POSSIBLE OR WOULD INVOLVE EXCESSIVE PATCHING, CONSULT ARCHITECT FOR ROUTING PRIOR TO INSTALLATION OR ROUGH-IN.
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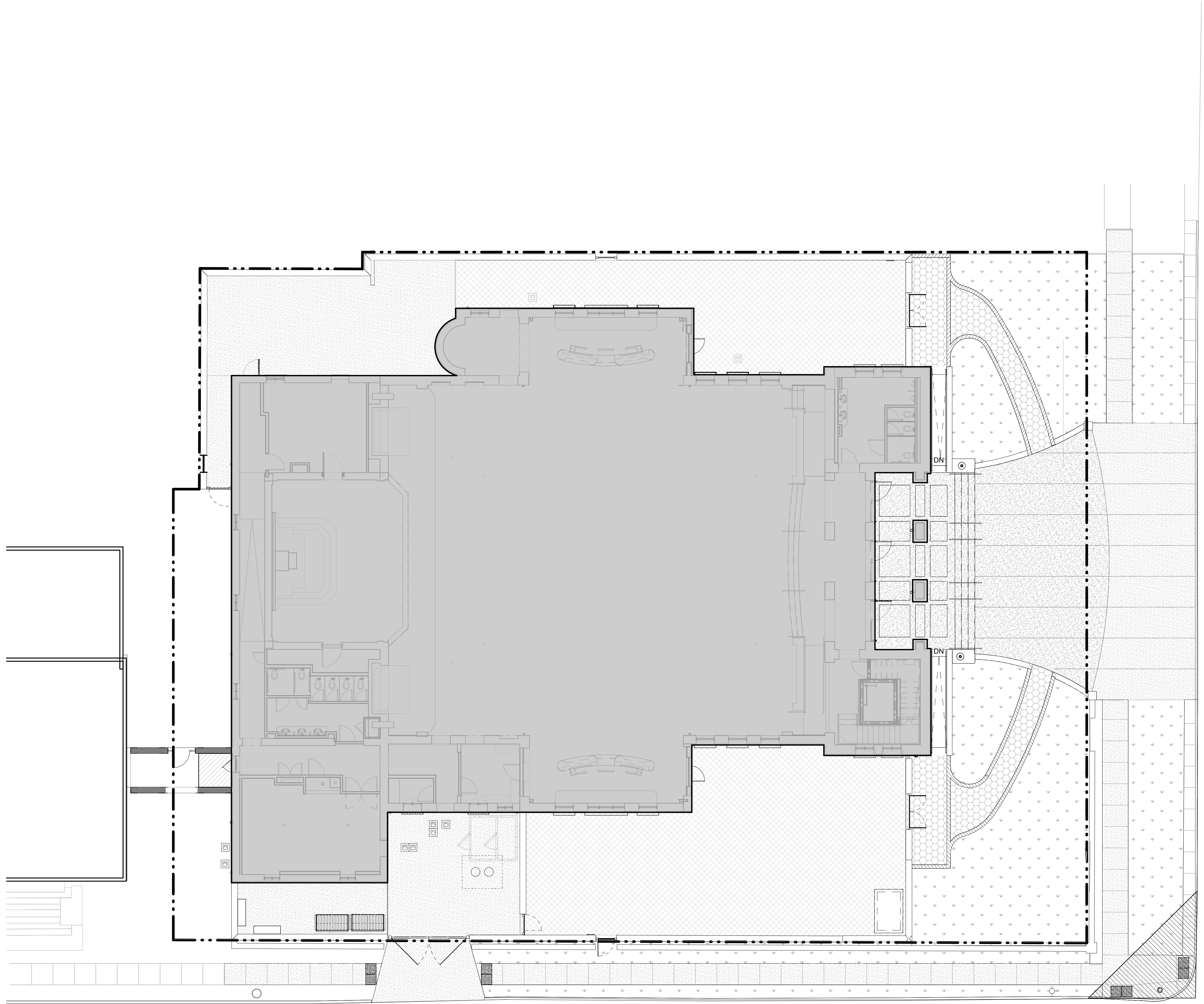
Revisions		
No.	Description	Date

NEW ORLEANS OPERA HOUSE- PHASE 2

2400 NAPOLEON AVE.
NEW ORLEANS, LA 70115

ELEVATIONS

seal	project number	drawing number A302
	21123.00	
	date	
	2-16-2017	
	phase	SD



EXTERIOR MATERIALS LEGEND

- CONCRETE PAVERS OVER SAND BED
- LANDSCAPE
- CONCRETE PAVING
- RUSTIC TERRAZZO
- DECORATIVE CONCRETE

2400 Napoleon Ave
New Orleans, Louisiana

Google

Street View - Apr 2022



Google





© 2025 Google



Nancy Landry
SECRETARY OF STATE

As Secretary of State of the State of Louisiana, I do hereby Certify that
the attached document(s) of

2400 NAPOLEON AVENUE LLC

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

45177290K	ORIGF	12/5/2022	3 page(s)
46071058	CHOFF	8/12/2024	1 page(s)
46101748	CHOFF	9/3/2024	1 page(s)
46732197	25 AR	11/5/2025	2 page(s)

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

December 17, 2025

Nancy Landry

Secretary of State

WEB 45177290K



Certificate ID: 12127125#G6D52

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

www.sos.la.gov

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:

2400 NAPOLEON AVENUE LLC

2. This company is formed for the purpose of:

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

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

PERPETUAL

4. The company is:

MEMBER-MANAGED

Other provisions:

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

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

ELECTRONIC SIGNATURE: DOUGLAS JOHN CLONINGER (12/2/2022)

TITLE: AGENT

LIMITED LIABILITY COMPANY INITIAL REPORT

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

The name of this limited liability company is:

2400 NAPOLEON AVENUE LLC

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

2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

Mailing Address:

2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

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:

DOUGLAS CLONINGER
2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

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

ARTS DESIGN HOSPITALITY AND DEVELOPMENT LLC (MEMBER)
2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

SIAN, LLC (MEMBER)

179 30TH ST
NEW ORLEANS, LA, 70124

MFS LLC (MEMBER)
136 12TH ST
NEW ORLEANS, LA, 70124

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: DOUGLAS JOHN CLONINGER (12/2/2022)
TITLE: AGENT



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 45177290K

Charter Name: 2400 NAPOLEON AVENUE LLC

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

Date Responded	Agent(s)	Agent(s) Electronic Signature
12/05/2022	DOUGLAS CLONINGER	DOUGLAS CLONINGER

NOTICE OF CHANGE

Charter Number: 45177290K

Name: 2400 NAPOLEON AVENUE LLC

ADDRESSES:

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

2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

Mailing Address:

2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

AGENTS:

Agent Name:

DOUGLAS CLONINGER
2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

MEMBERS/MANAGERS:

Member/Manager Name:

SIAN, LLC (MEMBER)
179 30TH ST
NEW ORLEANS, LA, 70124

MFS LLC (MEMBER)
136 12TH ST
NEW ORLEANS, LA, 70124

DICKIE BRENNAN AND COMPANY, L.L.C. (MEMBER)
605 CANAL STREET
NEW ORLEANS, LA, 70130

STONEHENGE REAL PARTNERS LLC (MEMBER)
2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

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.

TO BE ELECTRONICALLY SIGNED BY MEMBER OR MANAGER.

ELECTRONIC SIGNATURE: ANDREW MAHTOOK (8/12/2024)

TITLE: AUTHORIZED REPRESENTATIVE

NOTICE OF CHANGE

Charter Number: 45177290K

Name: 2400 NAPOLEON AVENUE LLC

ADDRESSES:

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

2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

Mailing Address:

2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

AGENTS:

Agent Name:

DOUGLAS CLONINGER
2842 MAGAZINE ST
NEW ORLEANS, LA, 70115

MEMBERS/MANAGERS:

Member/Manager Name:

SIAN, LLC (MEMBER)
179 30TH ST
NEW ORLEANS, LA, 70124

MFS LLC (MEMBER)
136 12TH ST
NEW ORLEANS, LA, 70124

DICKIE BRENNAN AND COMPANY, L.L.C. (MEMBER)
605 CANAL STREET
NEW ORLEANS, LA, 70130

ADJACENT HOLDINGS LLC (MEMBER)
2824 MAGAZINE STREET
NEW ORLEANS, LA, 70115

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.

TO BE ELECTRONICALLY SIGNED BY MEMBER OR MANAGER.

ELECTRONIC SIGNATURE: W. PETER CONNICK JR. (9/3/2024)

TITLE: AUTHORIZED AGENT

Nancy Landry Secretary of State 	LIMITED LIABILITY COMPANY ANNUAL REPORT For Period Ending 12/5/2025	 45177290K  2025									
Mailing Address Only (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) 45177290 K 2400 NAPOLEON AVENUE LLC 2842 MAGAZINE ST NEW ORLEANS, LA 70115	1 (INDICATE CHANGES TO THIS ADDRESS IN THIS BOX) Registered Office Address in Louisiana (Do not use P. O. Box) 2842 MAGAZINE ST NEW ORLEANS, LA 70115	Federal Tax ID Number									
Our records indicate the following registered agents for the company. Indicate any changes or deletions below. All agents must have a Louisiana address. Do not use a P. O. Box. A NEW REGISTERED AGENT REQUIRES A NOTARIZED SIGNATURE DOUGLAS CLONINGER 2842 MAGAZINE ST NEW ORLEANS, LA 70115											
I hereby accept the appointment of registered agent(s).	Sworn to and subscribed before me on NOTARY NAME MUST BE TYPED OR PRINTED WITH NOTARY #										
New Registered Agent Signature	Notary Signature Date										
This report reflects a maximum of three members/managers for the company. Indicate any changes or deletions below. Include a listing of all names and addresses. Do not use a P. O. Box. If additional space is needed attach an addendum. <i>Officer titles, such as president or secretary are not acceptable.</i>											
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> SIAN, LLC 179 30TH ST NEW ORLEANS, LA 70124 MFS LLC 136 12TH ST NEW ORLEANS NEW ORLEANS, LA 70124 DICKIE BRENNAN AND COMPANY, L.L.C. 3615 D'HEMECOURT ST NEW ORLEANS, LA 70119 </td> <td style="width: 10%; text-align: center; vertical-align: top;"> Member Member Member </td> </tr> </table>			SIAN, LLC 179 30TH ST NEW ORLEANS, LA 70124 MFS LLC 136 12TH ST NEW ORLEANS NEW ORLEANS, LA 70124 DICKIE BRENNAN AND COMPANY, L.L.C. 3615 D'HEMECOURT ST NEW ORLEANS, LA 70119	Member Member Member							
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The filing of a false public record, with the knowledge of its falsity, is a crime, subjecting the filer to the fine or imprisonment or both under R.S. 14:133.											
SIGN →	To be signed by a manager, member, or agent Lisa L Lacrouts (SIGNED ELECTRONICALLY) Signee's address	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"> Title Sr. Accountant </td> <td style="width: 33%;"> Phone </td> <td style="width: 33%;"> Date 11/05/2025 </td> </tr> <tr> <td colspan="2"> Email Address ON FILE </td> <td rowspan="2" style="text-align: center; vertical-align: middle;"> (For Office Use Only) </td> </tr> </table>	Title Sr. Accountant	Phone	Date 11/05/2025	Email Address ON FILE		(For Office Use Only)			
Title Sr. Accountant	Phone	Date 11/05/2025									
Email Address ON FILE		(For Office Use Only)									
<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%;"> Enclose filing fee of \$30.00 </td> <td style="width: 33%;"> Return by: 12/5/2025 </td> <td style="width: 33%;"></td> </tr> <tr> <td colspan="2"> Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple </td> <td></td> </tr> <tr> <td colspan="2"> web site: www.sos.louisiana.gov </td> <td></td> </tr> </table>			Enclose filing fee of \$30.00	Return by: 12/5/2025		Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple			web site: www.sos.louisiana.gov		
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Make remittance payable to Secretary of State Do Not Send Cash Do Not Staple											
web site: www.sos.louisiana.gov											
DO NOT STAPLE		4									

UNSIGNED REPORTS WILL BE RETURNED

**Annual Report Supplemental Page
for Period Ending 12/5/2025**

Charter Number : 45177290K

Charter Name: 2400 NAPOLEON AVENUE LLC

Additional Officers

ADJACENT HOLDINGS LLC Member
2824 MAGAZINE STREET NEW ORLEANS, LA 70115

PUBLIC COMMENT

Laura B. Bryan

From: Stephen K. Kroll
Sent: Monday, February 2, 2026 5:25 PM
To: Laura B. Bryan
Subject: Fw: OPPOSE—ZD 014/26 2400 Napoleon Avenue, LLC

From: sjohnson@hnon.org <sjohnson@hnon.org>
Sent: Monday, February 2, 2026 4:57 PM
To: CPCINFO <CPCINFO@nola.gov>
Cc: Stephen K. Kroll <skroll@nola.gov>
Subject: OPPOSE—ZD 014/26 2400 Napoleon Avenue, LLC

To the CPC:

I am writing to oppose the Live Entertainment CU requested via ZD 014-26.

Neighbors are already negatively affected by the noise generated by the entertainment/music currently permitted for the reception hall/event venue at 2400 Napoleon.

Additional issues are a lackadaisical attitude towards COOs/TCOs (the TCO expired on 11/1/25 and has not been renewed); the obstruction of Napoleon Avenue by tour buses and Uber and Lyft vehicles; and increased parking congestion in neighborhood streets.

Once again, let's invoke that part of the CZO that concerns the impact on the neighborhood of a given conditional use, as set forth at CZO Art. 4.3.A:

<http://czo.nola.gov/Article-4#4-3-A>

Within each zoning district, the use of land and structures are substantially uniform. However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.

In fact, there is no public need at all for the particular Live Entertainment use at 2400 Napoleon.

The conditional use is "needed" only by the private developers and their new corporate partners, John Georges, William Kearney, IV, and Dickie Brennan & Co.:

https://www.nola.com/news/business/local-investors-join-nola-uptown-church-event-space-project/article_643bae70-b25a-4d14-bd16-0d026c1f2c37.html

I'm therefore asking you to take the radical step of siding with neighbors in this instance.

Let the City Council finally decide for or against.

If New Orleanians had known that the city would be given over to developers post-Katrina, fewer of them would have returned to rebuild their homes and neighborhoods.

Thanks and best regards,

Susan Johnson
Historic N.O. Neighborhoods, LLC
2822 Lepage Street
New Orleans, La. 70119
www.hnon.org

https://www.nola.com/news/business/local-investors-join-nola-uptown-church-event-space-project/article_643bae70-b25a-4d14-bd16-0d026c1f2c37.html

Local investors bet on Uptown with stake in The Josephine event venue on Napoleon Avenue

John Georges and William Kearney IV have joined Dickie Brennan & Co. in The Josephine on Napoleon, a \$10 million transformation of a century-old Uptown church into a major new event space along the emerging Napoleon Avenue corridor.

BY ANTHONY MCAULEY | Staff writer
Dec 22, 2025

Subscriber Exclusive



The former Our Lady of Lourdes on Napoleon Avenue in Uptown New Orleans is becoming a new event space called the Josephine on Napoleon. (Photo by Ian McNulty, N Times-Picayune)
Ian McNulty

This story is only for subscribers like you. We appreciate your support.

A growing cluster of restaurants, bars and redevelopment projects along Napoleon Avenue has drawn in two prominent New Orleans business figures, who are betting that an emerging Uptown corridor can support one of the city's most ambitious new event venues.

John Georges and William Kearney IV have joined the ownership group of The Josephine on Napoleon, an event space housed inside the former Our Lady of Lourdes Church at the corner of Napoleon and Lasalle Street. The investment aligns them with Dickie Brennan & Co., the well-known restaurant group that earlier this year acquired a controlling stake in the project and is leading its operations.

Terms of the deal were not disclosed.



The former Our Lady of Lourdes Church, dormant for two decades, has been transformed into The Josephine, a striking new event space operated by Dickie Brennan & Co. at 2400 Napoleon Ave. in New Orleans, Friday, Sept. 26, 2025. (Staff photo by David Grunfeld, The Times-Picayune | NOLA.com)

STAFF PHOTO BY DAVID GRUNFELD

The Josephine occupies a striking, century-old church that has been vacant since Hurricane Katrina and has undergone a roughly \$10 million transformation into a high-capacity venue for weddings, galas, corporate events and performances. Original developers David Fuselier and his sister Mimi Spiehler, who spearheaded the redevelopment, retain a 16% ownership stake following the Brennan group's entry and the addition of Georges and Kearney.

For Georges, the investment blends personal history with what he sees as a compelling real estate and business opportunity. He grew up in the Uptown area and still lives nearby, but he said the broader appeal lies in the momentum

building along Napoleon Avenue — a stretch he believes is becoming a natural commercial extension of Freret Street, one of the city's most vibrant restaurant corridors.

“This will be like the capstone of the developing Napoleon corridor and it intersects nicely with Freret Street,” Georges said.

Uptown interests

Georges is the chief executive of Georges Enterprises, whose holdings include Imperial Trading Co., Galatoire's Restaurant on Bourbon Street and, together with his wife Dathel Coleman Georges, Georges Media, owner of The Times-Picayune and The Advocate. Kearney, a former CEO and continuing part-owner of Galatoire's, is a senior vice president at the Ehrhardt Group, a public relations firm, and has become increasingly active as an Uptown restaurant owner and investor.

Two years ago, Kearney partnered with attorney Jay Adams to purchase Gautreau's, the long-running fine-dining restaurant on Soniat Street that has been a fixture of Uptown social life for decades. He said that experience — and the relative stability of neighborhood dining compared with the downtown market — helped shape his interest in The Josephine.

Wake Up NOLA: Uptown church gets new life as event venue



 More Videos

    01:09 / 01:09

“Uptown restaurants and venues have remained fairly solid even while downtown businesses have been more volatile,” Kearney said. “The established neighborhood restaurants have been really thriving, even in today’s economy.”

He pointed to Gautreau’s and other longtime Uptown institutions like Clancy’s on Annunciation Street as evidence that local demand has strong underpinnings, even as tourism-dependent businesses elsewhere in the city have faced more uneven conditions.

A secular space

The Josephine is positioned to tap into that local base while also drawing clients from across the city and region. The venue’s scale sets it apart from most Uptown spaces: the former sanctuary alone provides about 4,500 square feet, with total usable space — including courtyards and ancillary areas — reaching roughly 8,000 square feet. Depending on configuration, it can host anywhere from 300 to 1,000 guests.

Much of the building's original character has been preserved. The twin copper-domed towers, terra-cotta roof and Mission Revival exterior remain intact, while inside, the domed ceiling, choir loft and other architectural features have been restored and adapted for modern use. Former side wings are being converted into bars, and the choir loft has been reimaged as a flexible space that can serve multiple functions during events.



The former Our Lady of Lourdes Church, dormant for two decades, has been transformed into The Josephine, a striking new event space operated by Dickie Brennan & Co. at 2400 Napoleon Ave. in New Orleans, Friday, Sept. 26, 2025. (Staff photo by David Grunfeld, The Times-Picayune | NOLA.com)

STAFF PHOTO BY DAVID GRUNFELD

The Brennan group's involvement brings deep experience in large-scale hospitality operations. Best known for its French Quarter and downtown restaurants, Dickie Brennan & Co. has expanded in recent years into catering and venue management across the city, including partnerships with the Audubon Nature Institute and ownership of nearby Pascal's Manale.

Fuselier said the addition of Georges and Kearney strengthens the project well beyond the balance sheet. Their combined networks — spanning business, civic, hospitality and social circles — are expected to help ensure a steady pipeline of bookings once the venue is fully operational.

The investment also reflects growing confidence in the Napoleon Avenue corridor itself. In recent years, several high-profile transactions have reshaped key corners of the avenue, including the purchase of the buildings housing Superior Seafood and Fat Harry's near St. Charles Avenue by Bob Kirchoff and Phil Barbaree, consolidating their ownership at one of Uptown's busiest intersections.

Just blocks away, Freret Street has evolved over the past decade into a dense strip of restaurants, bars and cafés, drawing locals and visitors alike and supporting nearly three dozen food and beverage businesses. The Josephine sits just off that axis, close enough to benefit from its energy while offering a scale and setting Freret itself cannot easily accommodate, Kearney said.

A tangled history

The church building, completed in 1925, stood dormant for years amid a complicated ownership history before Fuselier and his partners began renovations in early 2023. Its revival follows a broader pattern in New Orleans, where several historic church properties have found new life as secular spaces, blending preservation with contemporary use.

In this case, the project also coincides with other redevelopment on the same block. An adjacent former school building is slated to be replaced by a Trader Joe's, adding daily foot traffic to an area that has long been defined by residential uses.

For Georges and Kearney, the appeal lies in how those pieces fit together: a landmark building, a growing corridor and an event business capable of drawing large crowds without relying solely on tourism cycles.

“This is about the real estate, the neighborhood and the long-term prospects of the business,” Georges said.

The Josephine has already hosted weddings, fundraisers, play readings and private dinners, marking a new chapter for a building that has loomed quietly over Napoleon Avenue for generations.

Bria A Dixon

From: Annie Jane Robinson <anniejanerob@gmail.com>
Sent: Monday, February 2, 2026 4:03 PM
To: CPCINFO
Subject: Zoning Docket 104/26

I DO NOT agree that 2400 Napoleon should become a live music venue.

My neighbor, Toi Carter, wrote the email below and it is exactly on point and well written. No need to reinvent the wheel here. I second all of her points. I live at 2424 Jena, directly across the street from the new Trader Joe's and behind High Hat. Parking is not being addressed by the venue and is even more of an issue now that it was before the venue opened.

The people who own and who are developing this property clearly have no concern for the neighborhood. It feels like they don't even acknowledge that this is a neighborhood and that people actually live nearby. Our property taxes continue to increase while people from outside of the neighborhood come in and make money off of the neighborhood.

The streets are regularly blocked by vendors and the noise carries for blocks around as it is now, I don't want to imagine if it were to become a music venue.

Below is Toi Carter's email. Again, I second all of her points.

I STRONGLY OPPOSE 2400 BECOMING A LIVE MUSIC VENUE. DO NOT GRANT THIS PROPOSAL AND DO NOT ALLOW THIS VENUE TO FURTHER DISRUPT AND HURT OUR NEIGHBORHOOD MORE THAN IT ALREADY IS.

-Annie Jane Robinson
2424 Jena, 70115
504-940-8475

To whom it may concern-

I am writing to express my **strong opposition to allow 2400 Napoleon to become a Live Music Venue**. There are several reasons for my opposition.

Poor community engagement:

On Thursday, January 29th, we received a postcard with a very small font announcing this hearing and the proposed zoning ordinance change stating today is the last day to submit a public comment. It included a website we could visit for more information. Upon visiting the website (oneapp), I could not easily navigate to information about the zoning changes. I tried using the search bar and typing, "Zoning Docket 014/26". I tried navigating around the website. Finally, I called for assistance. I was instructed to enter, "ZD 014-26" into the search bar and from there, to click "view" and then "documents". I am a reasonably technically savvy person. This process was in no way accessible to navigate. I also

fortunately have some free time during my regular workday and was able to make the phone call for assistance.

Upon reviewing the documents, I found a copy of a "community engagement" letter from Dec 2nd, that was ostensibly sent to our residence inviting us to an event on Dec 18th (and other residents within 300ft). We did not receive such a letter in the mail, and in checking with other residents of the 2300 block of Jena, none have reported receiving this invitation. Aside from not having received the invitation, Dec 18th would have been a difficult time to attend.

Finally, we have been talking with neighbors to one another about how the property might be used and were wondering why a more robust community engagement process hadn't been implemented. We are used to receiving notifications through the various proposed projects when the properties were first being sold by the Diocese. Many believe that this specific process was negotiated behind closed doors. When my husband and I were walking by the church in September, before "The Josephine" had opened for business, a car pulled up and 2 women in the car were also looking at the building and we all started talking. The woman driving the car said that she was a Brennan's employee and had heard that it was going to be a wedding venue and a live music venue. This was the first we had heard of the music venue idea, and Brennan employees were hearing about plans before the immediate surrounding community. Why wasn't the community ostensibly invited to give public comment until peak holiday season?

In the past, we have received mail inviting us to give comments when it was going to be an opera house, and then Bellwether purchased the rectory. We received notification and mail for the school being turned into affordable housing, a boutique hotel, and then Trader Joes. We never received similar notifications for the use of the church. Further down Freret, we received notifications about the Rouse's supermarket and the bank.

The public engagement process for this property has been seemingly intentionally non-transparent and fast, with one option for public engagement on Dec 18th, likely one of the busiest times of the year, and then a very short notice for this public input period also during a busy time of year. It is easy to believe this whole process has been rigged from the start.

Parking and flow of traffic

Since opening as a wedding venue, our small neighborhood has already experienced the impacts of lack of parking and flow of traffic. I am not convinced that an agreement with Ochsner for parking will ameliorate any of these issues. There are 3 type of existing parking problems. My understanding - from another comment submitted by a concerned resident - is the building is permitted to hold up to 1000 people. There is no way our neighborhood can accommodate that influx. The current problems are:

- Vendor parking: This is a huge safety issue during the day and at night when large buses pull up to load and unload wedding guests. Vendors park up to the curb at Napoleon and LaSalle, blocking all visibility. It is necessary to pull one's car out into oncoming traffic to "see" if you can turn. It is hard to believe that this was never considered in the original purchasing and planning for the building as an event venue. It is only a matter of time before an accident occurs here (if one has not already.)

- Uber/Lyft drivers: Who are picking up wedding guests clog up the intersection at LaSalle and Napoleon, making it virtually impossible to pass through after an event. They again are blocking the visibility to safely turn onto Napoleon.

- Attendee parking: On nights when there are weddings, the 2300 block of Jena fills with event-goers personal cars and their drivers. Most of our neighbors only have on street parking. Most homes on our street are multiple residences (housing 2, 3, and 4 units); many of our neighbors are elder. It's offensive to see our neighborhood parking being taken up by people who are just in town for the night.

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We can currently hear noise from the event venue during weddings. We can hear both music from the weddings and the sound of crowds outside of the building (I imagine in the courtyard). I have no confidence that the venue will be able to control these noise levels for a larger music event. The noise level of people moving through our neighborhoods as they leave an event certainly cannot be controlled. Our neighborhood, for our time here, has been quiet with a level of mutual respect between all of our neighbors about keeping things peaceful.

I have read that the Brennan group does not intend to hold late events or loud events, in their responses to other public comments. If we are to accept that as fact, how can that be controlled for future uses of the space if the Brennan group were to sell the property. The zoning change is not specific to this owner, it carries with the property. I am strongly opposed to a Zoning change that would allow for a live music event to occur and conclude at 4am for up to 1000 people who could then move through our neighborhood after the event.

What are the benefits to the community?

While Trader Joe's will undoubtedly change our neighborhood in terms of light pollution and traffic, it is bearable as there is a trade off of affordable groceries for the community. There are no visible benefits to our community from this project. In response to one inquiry as to whether the space could be made available for community events, the response was, "We have talked to folks at the art market." That offers nothing tangible for us to consider. This is about a company having a vision for a space and acting on it with no community input what-so-ever and without clear intention to support our neighborhood.

Cumulative impact

Along with our neighbors, we embrace many of the changes that have happened over time in our neighborhood. Most of them have not merited public comment as we were not opposed. However, it is worth mentioning that all of these changes, in sum, have a cumulative effect on the fabric and culture of our community. Finally, while we are at least neutral about much of the changes in the block bound by Freret, Napoleon, Jena, and LaSalle, the cumulative impact must be noted. These changes include:

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Laura B. Bryan

From: Charles C Rowe
Sent: Monday, February 9, 2026 10:18 AM
To: Toi Carter; Laura B. Bryan
Cc: Joel Carranza; Bria A Dixon
Subject: Re: Zoning Docket 104/26

Good morning,

I was notified that this email was flagged as spam by Trellix and quarantined. I am including Laura Bryan who is the assigned planner for this CU.

Laura, their original public comment was sent at 3:30 on February 2nd.

Best,

Charles Crawford Rowe (he/him/his)

City Planner | Board of Zoning Adjustments
New Orleans City Planning Commission | Office of Business and External Services
1300 Perdido Street, 7th Floor | New Orleans, LA 70112
(504) 658-7286
charles.rowe@nola.gov

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Cc: Joel Carranza <joel@joelcarranza.com>
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- Increased light, noise, and air pollution from multiple businesses and traffic.

--

Toi Jean Carter
Resident/Homeowner
2316 Jena Street NOLA, 70115

Comments from neighbor:

To whom it may concern-
My main concerns are parking and noise pollution.
Vivian Lemon Thompson
2320 Jena

--

Toi Jean Carter

Sociology Instructor

Laura B. Bryan

From: Joel Carranza <joel@joelcarranza.com>
Sent: Monday, February 9, 2026 10:23 AM
To: Charles C Rowe; Toi Carter; Laura B. Bryan
Cc: Bria A Dixon
Subject: Re: Zoning Docket 104/26

I also sent an email on Feb. 2nd at 2:03pm

--Joel

Comment on zoning change ZD014-26



Joel Carranza

to CPCInfo@nola.gov ▲

Feb 2 (7

Sent



Reply to all

From: Joel Carranza <joel@joelcarranza.com>
To: CPCInfo@nola.gov
Subject: Comment on zoning change ZD014-26
Date: Monday, February 02, 2026 2:03 PM
Size: 3 KB

I want to address the zoning change at 2400 Napoleon Ave described as the following:

Zoning Docket 014/26 Applicant: 2400 Napoleon Avenue, LLC Request: Amendment to Ordinance No. 29,359 MCS (Zoning Docket 084/22, which granted a conditional use to permit a reception facility over 10,000 square feet in an HU-MU Historic Urban Neighborhood Mixed-Use District) to permit a Planned Development authorizing a Live Performance Venue Property description: Square 584, Lot 1A-3, in the Sixth Municipal District, bounded by La Salle Street, Freret Street, Jena Street, and Napoleon Avenue Municipal address(es): 2400 Napoleon Avenue

I live in 2300 block on Jena St, on the block directly south-west of this property. I am deeply concerned about the expansion of the use of this property for concert events.

Already since the property has been renovated we have seen significant increase in traffic in our neighborhood and the use of our residential parking spaces to service people who are going to wedding events. I don't even understand how it was legal for the venue of that size to be added to the neighborhood without adding any additional parking spaces on the lot. I have heard promises that additional parking would be somehow secured via nearby commercial properties but the reality is that people are simply going to use the area around the church to park, severely impacting residents where street parking is already at a premium.

Also, since the venue has started we have a lot of larger trucks and buses for catering and service staff parking around the premises. It creates an incredibly dangerous situation when pulling out onto Napoleon because the parked vehicles are blocking visibility onto the street, in addition to contributing to the parking problem.

Finally, I have heard that if events are held at the space, they could be going as late as 4AM, which is absolutely outrageous. This is a quiet family neighborhood and many of the people who live on the street are elderly or have small children. The music from the venue is going to be highly disruptive, as will be the situation when the concert goes and various service people leave the venue and go to their cars. Many concert venues in other places near residential areas have hard stop times that are much earlier and I don't understand why that couldn't be the case here.

This project has been cloaked in secrecy for several years, and the supposed uses have continually shifted with each successive project. Through it all, everything we have learned has been through rumours. Almost a year ago, we ran into a worker for the Brennans on the street, and they told us then that the church was going to be used for concerts. This is the first time we have received something in the mail about public

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charles.rowe@nola.gov

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Outlook

opposition to the proposal the commission for The Josephine expansion

From Ann Cary <ncary1950@aol.com>

Date Thu 2/12/2026 12:57 PM

To CPCINFO <CPCINFO@nola.gov>; Bee <bridgetac414@gmail.com>

Bridget Cary owns at 4420 Lasalle unit D and opposed to commission and council approval of the liberalization of time of closure and subsequent live music and the occupancy of up to 1000 people for the venue in question.

Parking hazards abound when large buses are parked for hours on LASALLE, residents at 4420/4422 cannot turn out of our compound due to obstructive parking on both sides of the street by vendors, attendees and transporters. Grid lock occurs regularly during these events and in one case my side mirror was destroyed as traffic tie ups and frustrated drivers became aggressive.

The planning commission approval has already ignored the cumulative effect of increased commercialization without adequate parking and thus the residents who already pay outrageous property taxes are penalized. The Ochsner parking lot is under utilized and insufficient as it is now- what horrors will abound with up to 1000 attendees.

Fire and rescue EMT traffic is stymied due to traffic tie ups and it is questionable that an occupancy of up to 1000 is a safe environment for attendees, and further risks the spread of fire to adjacent private homes in the surrounding blocks when embers spread in the case of a fire.

This plan promotes the interests of developers over the individual homeowners as tax payers.

Instead of this plan- pay attention to traffic control and parking so that residents can live their lives peacefully and safely 24/7!

C'mon Brennans- be good neighbors and withdraw the proposal. Instead invest in solutions to current issues by listening carefully and executing real solutions- not expanding to more issues for your neighbors.

Bridget Cary 4420 LaSalle St , unit D

.

us to consider. This is about a company having a vision for a space and acting on it with no community input what-so-ever and without clear intention to support our neighborhood.

Cumulative impact

Along with our neighbors, we embrace many of the changes that have happened over time in our neighborhood. Most of them have not merited public comment as we were not opposed. However, it is worth mentioning that all of these changes, in sum, have a cumulative effect on the fabric and culture of our community. Finally, while we are at least neutral about much of the changes in the block bound by Freret, Napoleon, Jena, and LaSalle, the cumulative impact must be noted. These changes include:

- Increase traffic from large trucks. One day we came home and the branches on all of the trees on our block had been severely pruned. This is likely to allow for clearance of large trucks.
- Regular disruptions in utilities, in particular wi-fi.
- With Trader Joes, we will see more traffic from 9am-9pm. An evening music venue would have us potentially experiencing increased traffic and parking problems into the early AM hours.
- Increased light, noise, and air pollution from multiple businesses and traffic.

--

Toi Jean Carter
Resident/Homeowner
2316 Jena Street NOLA, 70115

Comments from neighbor:

To whom it may concern-
My main concerns are parking and noise pollution.
Vivian Lemon Thompson
2320 Jena

--

Toi Jean Carter

Sociology Instructor

Oppose ZD014-26-Conditional Use at 2400 Napoleon

From Betty DiMarco <dimarco_bl@icloud.com>

Date Sun 2/15/2026 12:59 PM

To CPCINFO <CPCINFO@nola.gov>

Cc Laura B. Bryan <Lbbryan@nola.gov>

I am writing today in opposition to the live entertainment use at 2400 Napoleon.

I am a member, and one of the co-facilitators, of Carrollton Riverbend Neighborhood Association. My neighborhood organization and the neighbors living nearby Jimmys Music Club at 8200 Willow St. have been experiencing music and deep bass sound emanating from Jimmys for many years. Recently, a new owner took over and we are fighting sound again. We have learned that the city's current sound ordinance lacks enforcement.

Fortunately for the neighbors, in 2013 Carrollton Riverbend Neighborhood Association negotiated at Good Neighbor Agreement and Restrictive Covenant with owners of the property at 8200 Willow St. The Good Neighbor Agreement and Restrictive Covenant is attached to the property so all owners since 2013 are liable. The Good Neighbor Agreement has been the only legal way to get the music venue and bar to respect the neighbors and turn down the sound.

At the current time, no city agency requires a sound abatement plan before issuing permits for a live music venue.

2400 Napoleon must have a submitted and approved sound abatement plan before Safety & Permits issues a permit to have live music entertainment.

A Good Neighbor Agreement for the property, current owners and any future owners should also be required.

City Planning should also work on an enforcement plan for live music entertainment in the city and re-examine the current sound ordinance since the ordinance does not address deep bass sounds which are not measurable with the current decibel readers.

Betty DiMarco
8221 Birch St.
New Orleans, LA 70118

Sent from my iPad



Louisiana Landmarks Society

Pitot House • 1440 Moss Street • New Orleans, Louisiana 70119

Phone: [504-482-0312](tel:504-482-0312) • www.louisianalandmarks.org

February 15, 2026

City Planning Commission
1300 Perdido Street
New Orleans, LA 70112

Re: Zoning Docket 014/26 – Live Performance Venue Application

Dear Commission Members:

While Louisiana Landmarks Society supports the adaptive reuse of Our Lady of Lourdes Church at 2400 Napoleon Avenue, we have significant concerns regarding the application for a Live Performance Venue as proposed. A capacity of up to 1,000 guests pushes the limits of what the surrounding neighborhood can reasonably absorb. The area already faces documented challenges with rideshare lines, traffic congestion and parking from the wedding venue. A live music venue generating additional vehicle trips during peak evening and weekend hours risks compounding these pressures to the further detriment of residential quality of life.

Waiving on-site parking requirements may be warranted at this point given the historic structure and constraints created by yielding land for Trader Joe's construction next door. However, this exception makes it all the more essential that the developer proactively address parking and traffic impacts in coordination with the City and surrounding neighborhood, rather than leaving those burdens to residents.

We therefore strongly recommend that the developer work with the neighborhood to create a Community Benefit Agreement (CBA) prior to allowing Live Performance Venue operations. Such an agreement should address, at minimum:

- Limits on operating hours and frequency of large-capacity events;
- Off-site parking solutions and shuttle or transit arrangements;
- Traffic management protocols during large events, including law enforcement coordination if necessary;
- Noise mitigation consistent with local ordinances and the residential character of the area; and
- A community liaison to receive and respond to neighborhood concerns on an ongoing basis.

A well-crafted CBA can help ensure this project becomes an asset rather than a source of ongoing conflict. We respectfully request that the Commission condition any approval on meaningful neighborhood engagement and execution of a Community Benefit Agreement prior to permitting live venue operations.

Thank you for your consideration.

Respectfully submitted,

Sandra Stokes
Chair of Advocacy

Oppose ZD 014-26—conditional use at 2400 Napoleon

From Tim Traycoff <ttraycoff@gmail.com>

Date Sun 2/15/2026 7:47 PM

To CPCINFO <CPCINFO@nola.gov>

Cc Laura B. Bryan <Lbbryan@nola.gov>; Susan Johnson <susanpjohnson@hotmail.com>

Approval of a conditional use must entail consideration of "the public need for the particular use at the particular location" per [CZO Art. 4.3.A](#) (Purpose of the Conditional Use). In fact, there is no public need at all for the particular Live Entertainment use at 2400 Napoleon. The Live Entertainment conditional use is "needed" only by the private developers and their new corporate partners. The only public benefit of this development is that the long-term blight at this site has been remediated. Please support the neighbors and vote to deny the Live Entertainment use at The Josephine on Napoleon.

Sincerely,

Tim Traycoff

3337 Nashville Ave, New Orleans, LA 70125

Laura B. Bryan

From: Anita Johnson <johnson.anita61@gmail.com>
Sent: Tuesday, February 17, 2026 12:56 PM
To: CPCINFO
Cc: Toi Carter
Subject: Neighborhood Comment regarding application for Amendment to Ordinance No 29,359 MCS

Good afternoon,

This email serves as my opposition to the above mentioned Application for the following reasons:

1. No notification for community input. Some of my neighbors were notified however I live just across the street at 4518 LaSalle and never received any information for participation.
2. **PARKING!** As it is we have NO parking enforcement and the impact of the Josephine, Freret Street and soon Trader Joe's has already negatively impacted our block and street. People park across sidewalks, too close to fire hydrants, stop signs just as a few examples without penalty or enforcement. This should absolutely NOT be a complaint driven issue.
3. Noise. I don't believe our community needs a venue that brings a extremely large crowd that will stay until 4 in the morning! People will loiter and be loud as they walk to their cars.

Thank you for your attention.

Best,

Anita Johnson
4518 LaSalle St 70115
530-448-6728

Laura B. Bryan

From: Rob Strain <rstrain2010@gmail.com>
Sent: Monday, February 16, 2026 1:34 PM
To: CPCINFO
Cc: Laura B. Bryan
Subject: Oppose ZD 014-26—conditional use for live entertainment at 2400 Napoleon

Approval of a conditional use must entail consideration of "the public need for the particular use at the particular location" per CZO Art. 4.3.A (Purpose of the Conditional Use). In fact, there is no public need at all for the particular Live Entertainment use at 2400 Napoleon. The Live Entertainment conditional use is "needed" only by the private developers and their new corporate partners. The only public benefit of this development is that the long-term blight at this site has been remediated. Please support the neighbors and vote to deny the Live Entertainment use at The Josephine on Napoleon.

--

Robert Strain
(502) 817-8508



Virus-free. www.avast.com

Laura B. Bryan

From: Jay Seastrunk <jay.seastrunk@icloud.com>
Sent: Monday, February 16, 2026 2:44 PM
To: CPCINFO
Cc: Laura B. Bryan
Subject: Oppose ZD 014-26—conditional use for live entertainment at 2400 Napoleon

Approval of a conditional use must entail consideration of "the public need for the particular use at the particular location" per CZO Art. 4.3.A (Purpose of the Conditional Use). In fact, there is no public need at all for the particular Live Entertainment use at 2400 Napoleon. The Live Entertainment conditional use is "needed" only by the private developers and their new corporate partners. The only public benefit of this development is that the long-term blight at this site has been remediated.

Please support the neighbors and vote to deny the Live Entertainment use at The Josephine on Napoleon.

Jay Seastrunk
921 Henry Clay Ave
New Orleans, LA. 70118

Laura B. Bryan

From: Jay Seastrunk <jay.seastrunk@icloud.com>
Sent: Monday, February 16, 2026 2:43 PM
To: CPCINFO
Cc: Laura B. Bryan
Subject: Oppose ZD 014-26—conditional use for live entertainment at 2400 Napoleon

Approval of a conditional use must entail consideration of "the public need for the particular use at the particular location" per CZO Art. 4.3.A (Purpose of the Conditional Use). In fact, there is no public need at all for the particular Live Entertainment use at 2400 Napoleon. The Live Entertainment conditional use is "needed" only by the private developers and their new corporate partners. The only public benefit of this development is that the long-term blight at this site has been remediated.

Please support the neighbors and vote to deny the Live Entertainment use at The Josephine on Napoleon.

Laura B. Bryan

From: Leah Bahr <l.marie.bahr@gmail.com>
Sent: Monday, February 16, 2026 4:17 PM
To: CPCINFO
Cc: Laura B. Bryan
Subject: Oppose ZD 014-26—conditional use for live entertainment at 2400 Napoleon

Approval of a conditional use must entail consideration of "the public need for the particular use at the particular location" per CZO Art. 4.3.A (Purpose of the Conditional Use). In fact, there is no public need at all for the particular Live Entertainment use at 2400 Napoleon. The Live Entertainment conditional use is "needed" only by the private developers and their new corporate partners. The only public benefit of this development is that the long-term blight at this site has been remediated. Please support the neighbors and vote to deny the Live Entertainment use at The Josephine on Napoleon.

Leah O'Donnell
1816 Hillary Street
New Orleans, LA 70118

Laura B. Bryan

From: Leah Bahr <l.marie.bahr@gmail.com>
Sent: Monday, February 16, 2026 4:17 PM
To: CPCINFO
Cc: Laura B. Bryan
Subject: Oppose ZD 014-26—conditional use for live entertainment at 2400 Napoleon

Approval of a conditional use must entail consideration of "the public need for the particular use at the particular location" per CZO Art. 4.3.A (Purpose of the Conditional Use). In fact, there is no public need at all for the particular Live Entertainment use at 2400 Napoleon. The Live Entertainment conditional use is "needed" only by the private developers and their new corporate partners. The only public benefit of this development is that the long-term blight at this site has been remediated. Please support the neighbors and vote to deny the Live Entertainment use at The Josephine on Napoleon.

Leah O'Donnell
1816 Hillary Street
New Orleans, LA 70118

Laura B. Bryan

From: sjohnson@hnon.org
Sent: Monday, February 16, 2026 4:59 PM
To: CPCINFO
Cc: Stephen K. Kroll; Laura B. Bryan
Subject: Re: OPPOSE—ZD 014/26 2400 Napoleon Avenue, LLC

To the CPC:

I am writing to augment my comments submitted on 2/2/26 in opposition to the Live Entertainment CU requested via ZD 14-26—which has now been deferred to the 2/24/26 CPC hearing.

First, I reiterate my position on the application of CZO Art. 4.3.A on the purpose of the conditional use: there is no public need at all for the particular Live Entertainment use at 2400 Napoleon. The only public benefit to the neighborhood has been the redevelopment of a major property that had been blighted since Hurricane Katrina—and even so, while commending the developers for taking on the restoration of a historic building, it is critical to note that, during the permitting phase, the developers neglected the old church building to the extent that maintenance violations were continuously filed: see reference numbers X5MQYB (2023), NQC4GQ (2023), EE5DQY (2024), and PH30HL (2025).

Second, the disappearing of the 23-space parking requirement as detailed in the staff report as exception #2, page is unacceptable. (N.B. No one who opposes this conditional use believes that this recommendation comes from CPC Staff.) The developers and their consultants have sworn high and low, from beginning to end, that off-site and/or valet parking would be obtained both for this development and the [scuttled] 2428 Napoleon boutique hotel. Mike Sherman even claimed that 2400 Napoleon guests would be able to park in the Trader Joe's parking lot. At the 12/18/25 NPP meeting at 2400 Napoleon, neighbors and advocates were told that negotiations were underway with Ochsner Baptist for off-site parking.

It's time to deliver. Don't let the developers off the hook about the off-site parking.

On that topic generally—I have not heard any reaction from Ochsner Medical on developments on the 2400 block of Napoleon, whether in the media or in response to my own attempts, over time, to contact Emily Arata (VP for community relations at Ochsner Medical) or the local Ochsner Baptist campus. Does Ochsner have an official opinion? Will the traffic and parking congestion from Trader Joe's and the Josephine on Napoleon impact Emergency Services, for example? (No traffic study was required by the CPC.) Anyway, some of us are burning to know about the impact of all this development on the hospital's services. Or does Ochsner plan to close the Ochsner Baptist campus?

Another complaint: Sherman Strategies suggested in the NPP letter for the NPP meeting of 12/18/25 that neighbors might attend a permitted event on 12/11/25—a theatrical performance of A Christmas Carol. On information and belief, the event took place, but no permit was ever filed on OneStop. Repeated inquiries about this were not answered. Missy Quigley did not respond to a phone call or an email; and Mike Sherman told me at the NPP meeting, “This is not a Q&A.” It certainly wasn’t. The “NPP meeting” of 12/18/25 was in fact, a party with booze and food and music. There was no central focus—just the opportunity to schmooze and delude in “the fog of zoning.” (Now Ms. Quigley is back on the dais at the City Council and must recuse herself from the City Council’s hearing on this docket.)

Finally, the new owners have provided the frontage of 2400 Napoleon to the Krewe of Rex for its use on Mardi Gras Day—with much fanfare and puffery from co-owner John Georges’ Advocate. This means, of course, that the residents and their families are out of luck for a good parade spot in the neighborhood.

By all accounts, this development will continue to subtract from the neighborhood rather than add to it.

Please deny the CU.

Thanks,

Susan Johnson
Historic N.O. Neighborhoods

On 2026-02-02 16:57, sjohnson@hnon.org wrote:

To the CPC:

I am writing to oppose the Live Entertainment CU requested via ZD 014-26.

Neighbors are already negatively affected by the noise generated by the entertainment/music currently permitted for the reception hall/event venue at 2400 Napoleon.

Additional issues are a lackadaisical attitude towards COOs/TCOs (the TCO expired on 11/1/25 and has not been renewed); the obstruction of Napoleon Avenue by tour buses and Uber and Lyft vehicles; and increased parking congestion in neighborhood streets.

Once again, let's invoke that part of the CZO that concerns the impact on the neighborhood of a given conditional use, as set forth at CZO Art. 4.3.A:

<http://czo.nola.gov/Article-4#4-3-A>

Within each zoning district, the use of land and structures are substantially uniform. However there are certain uses that, because of their unique characteristics, cannot be properly classified in certain districts without consideration, in each case, of the impact of those uses upon neighboring land and of the public need for the particular use at the particular location.

In fact, there is no public need at all for the particular Live Entertainment use at 2400 Napoleon.

The conditional use is "needed" only by the private developers and their new corporate partners, John Georges, William Kearney, IV, and Dickie Brennan & Co.:

https://www.nola.com/news/business/local-investors-join-nola-uptown-church-event-space-project/article_643bae70-b25a-4d14-bd16-0d026c1f2c37.html

I'm therefore asking you to take the radical step of siding with neighbors in this instance.

Let the City Council finally decide for or against.

If New Orleanians had known that the city would be given over to developers post-Katrina, fewer of them would have returned to rebuild their homes and neighborhoods.

Thanks and best regards,

Susan Johnson
Historic N.O. Neighborhoods, LLC
2822 Lepage Street
New Orleans, La. 70119
www.hnon.org

Laura B. Bryan

From: Lynnette F Judge <lfjudge@cox.net>
Sent: Monday, February 16, 2026 3:54 PM
To: CPCINFO
Subject: Oppose ZD 014-26-conditional use for live entertainment at 2400 Napoleon

The neighbors have raised valid concerns and objections to the proposed conditional use for live entertainment at 2400 Napoleon, and have had little opportunity to express those views due to poor notification. The neighborhood already deals with tremendous congestion and parking issues, and the proposed conditional use will worsen those conditions. Therefore, I support the neighbors in their opposition to the proposed conditional use.

Sincerely,

Lynnette F. Judge
1512 Audubon St.
New Orleans, LA 70118
University neighborhood

City Planning Commission Speaker Card

2

Date: 2/24/2026

I would like to speak regarding CPC Docket: 2014-26

IN OPPOSITION

Name: 2400 Napoleon

Address: _____

☐ 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: Susan Sherman

hist. N. B. Neigh not paid
barhoods

City Planning Commission Speaker Card

2

Date: 2/24/2026

I would like to speak regarding CPC Docket: 14/26

IN SUPPORT

Name: Michael Sherman

Address: 800 Baronne St No LA 70113

☒ 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: Michael Sherman

City Planning Commission Speaker Card

2

Date: 2/24/26

I would like to speak regarding CPC Docket: 2400 Napoleon DBA The Josephine

IN SUPPORT

Name: Matthew Lorio

Address: 2400 Napoleon Avenue New Orleans, LA 70115

☐ 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: Matthew Lorio

City Planning Commission Speaker Card

2

Date: 02/24/2026

I would like to speak regarding CPC Docket: ZONE Docket 014/26

IN OPPOSITION

Name: Theron L Gibson

Address: 2322-24 Jena St

☐ I am the applicant for this docket

Gail Thomas

☒ I'd like to cede my time to: 2322 Jena Street New Orleans Louisiana 70115

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Signature of Speaker: Theron L Gibson

City Planning Commission Speaker Card

2

Date: 2/24/26

I would like to speak regarding CPC Docket: ZD 14/26

IN OPPOSITION

Name: JANICE DEARMAS

Address: 2336 Napoleon Ave

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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Signature of Speaker: JANICE DEARMAS

City Planning Commission Speaker Card

2

Date: 2/24/26

would like to speak regarding CPC Docket: 014/22

IN OPPOSITION

Name: Gail Thomas

Address: 2322-24 Jena 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: Gail Thomas

City Planning Commission Speaker Card

2

Date: 2/24/26

I would like to speak regarding CPC Docket: ZD 14/26

IN OPPOSITION

Name: JULIA D. Littlejohn

Address: 2336 Napoleon Ave.

☐ I am the applicant for this docket

☒ I'd like to cede my time to: JANICE DEARMAS

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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: JULIA D. Littlejohn

City Planning Commission Speaker Card

Date: 2-24-25

2

I would like to speak regarding CPC Docket: 014/26

IN OPPOSITION

Name: Paul Rivait

Address: 2423 Gen. Pershing St NOLA 70115

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Lee Dupont

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Signature of Speaker: Paul Rivait

City Planning Commission Speaker Card

Date: 2-24-25

2

I would like to speak regarding CPC Docket: 014/26

IN OPPOSITION

Name: Jody Hammack

Address: 4422 LaSalle

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Lee Dupont

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Signature of Speaker: Jody Hammack

City Planning Commission Speaker Card

Date: 2-24-25

2

I would like to speak regarding CPC Docket: 014/26

IN OPPOSITION

Name: 2-24-25

Address: 2435 Gen Pershing NOLA 70115

☐ 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: Lee Dupont

City Planning Commission Speaker Card

Date: 2-24-25

2

I would like to speak regarding CPC Docket: 014/26

IN OPPOSITION

Name: Nancy Dupont

Address: 2435 Gen Pershing NOLA 70115

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Lee Dupont

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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: Nancy Dupont

City Planning Commission Speaker Card

Date: 2-24-25I would like to speak regarding CPC Docket: 014/26

IN OPPOSITION

Name: Marilee PyeAddress: 2423 Gen Pershing NOLA 70115☐ 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: Marilee Pye

City Planning Commission Speaker Card

Date: 2/24I would like to speak regarding CPC Docket: 2D 014-26

IN OPPOSITION

Name: Toi CarterAddress: 2316 Jena 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: Toi Carter

City Planning Commission Speaker Card

Date: 2/24/2026I would like to speak regarding CPC Docket: 014/26

IN OPPOSITION

Name: Joel CarranzaAddress: 2316 Jena St, New Orleans LA 70115☒ 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: Joel Carranza

City Planning Commission Speaker Card

Date: 2/24/2026I would like to speak regarding CPC Docket: 014/26

IN OPPOSITION

Name: Annie Jane RobinsonAddress: 2424 Jena 70115☒ 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: Annie Jane Robinson

City Planning Commission Speaker Card

2

Date: 3-10-26

I would like to speak regarding CPC Docket: 014-26

IN OPPOSITION

Name: Susan Johnson

Address: 2822 LePage 70119

☐ I am the applicant for this docket Hist. N.O. Neighborhoods

☐ 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: Susan Johnson not paid

City Planning Commission Speaker Card

2

Date: 3/10

I would like to speak regarding CPC Docket: 014/26

IN SUPPORT

Name: Mike Sherman

Address: 800 BARONNE ST NO 14 70113

☒ I am the applicant for this docket canseu

☐ 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

2

Date: 3-10-

I would like to speak regarding CPC Docket: 21-014-26

IN OPPOSITION

Name: JANICE I De ARMAS

Address: 2336 NAPOLÉON 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: Janice De Armas

City Planning Commission Speaker Card

2

Date: 3/10

I would like to speak regarding CPC Docket: 7D014-26

IN OPPOSITION

Name: Peggy Littlejohn

Address: 2336 Napoleon

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Janice DeArmas

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: Peggy Littlejohn

City Planning Commission Speaker Card

Date: 3/10/26

(2)

I would like to speak regarding CPC Docket: 2D 14/26

IN OPPOSITION

Name: Paul Rivart

Address: 2423 General Pershing St.

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Lee Dapont

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: Paul Rivart

City Planning Commission Speaker Card

Date: 3/10/26

(2)

I would like to speak regarding CPC Docket: 2D 14/26

IN OPPOSITION

Name: Nancy Dapont

Address: 2435 Gen Pershing

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Lee Dapont

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Signature of Speaker: Nancy Dapont

City Planning Commission Speaker Card

Date: 3/10/26

(2)

I would like to speak regarding CPC Docket: 2D 14/26

IN OPPOSITION

Name: Lee Dapont

Address: 2435 Gen Pershing

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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Signature of Speaker: Lee Dapont

City Planning Commission Speaker Card

Date: 3/10/26

(2)

I would like to speak regarding CPC Docket: 2D -14/26

IN OPPOSITION

Name: MAKILEE P/E

Address: 2423 GENERAL PERSHING

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Lee Dapont

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Signature of Speaker: MAKILEE P/E

City Planning Commission Speaker Card

2

Date: 3/10I would like to speak regarding CPC Docket: 2D 014-26

IN OPPOSITION

Name: Toi CarterAddress: 2316 Jena 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: Toi Carter

City Planning Commission Speaker Card

2

Date: 3/10/26I would like to speak regarding CPC Docket: 2D 014-26

IN OPPOSITION

Name: Judy HammackAddress: 4422 LaSalle☐ I am the applicant for this docket☒ I'd like to cede my time to: Gail Thomas

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City Planning Commission Speaker Card

2

Date: 3/10/26I would like to speak regarding CPC Docket: 2D 014-26

IN OPPOSITION

Name: Janelle SirodotAddress: 4437 S.L. Bixby St.☐ I am the applicant for this docket☒ I'd like to cede my time to: Toi Carter

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City Planning Commission Speaker Card

2

Date: 3/10/26I would like to speak regarding CPC Docket: 2D 014-26

IN OPPOSITION

Name: Gail ThomasAddress: 2327 Jena 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: Gail Thomas

City Planning Commission Speaker Card

Date: 3/10/26

I would like to speak regarding CPC Docket: 014/26

IN SUPPORT

Name: Mimi Spiehler

Address: 136 12th St NOLA 70124

☒ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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Signature of Speaker: Mimi Spiehler

City Planning Commission Speaker Card

Date: 3/10/26

I would like to speak regarding CPC Docket: 014/26

IN SUPPORT

Name: Elizabeth Newcomer

Address: 3430 Coliseum St, New Orleans, LA, 70115

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Michael Newcomer

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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: li

City Planning Commission Speaker Card

Date: 3/10/26

I would like to speak regarding CPC Docket: 014/26

IN SUPPORT

Name: GREGORY FUSLER

Address: 2618 ST THOMAS ST

☐ I am the applicant for this docket

☒ I'd like to cede my time to: Mike Sherman

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Signature of Speaker: Gregory Fusler

City Planning Commission Speaker Card

Date: 3/10/26

I would like to speak regarding CPC Docket: 014/26
2400 Napoleon Ave

IN SUPPORT

Name: David Fusler

Address: 819 N. Vulture St. NOLA

☐ I am the applicant for this docket

☐ I'd like to cede my time to: Mimi Spiehler

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Signature of Speaker: David Fusler

City Planning Commission Speaker Card

Date : 3/10/26

I would like to speak regarding CPC Docket : 014-26

IN SUPPORT

Name: George Braver

Address: 5230 Walnut St 70115

☒ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date : 3/10/2026

I would like to speak regarding CPC Docket : 014/26

IN SUPPORT

Name: Steve Pettus

Address: 720 Amethyst Street, New Orleans

☒ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date : 3/10/26

I would like to speak regarding CPC Docket : 014/26

IN SUPPORT

Name: Michael A. NGCMR

Address: 3430 Cousson, NOLA 70115

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date : 3/10/26

I would like to speak regarding CPC Docket : 014-26

IN SUPPORT

Name: Taylor Loria

Address: 2430 N. Pica Ave NOLA 70115

☐ I am the applicant for this docket

☐ I'd like to cede my time to: _____

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Signature of Speaker: [Signature]

City Planning Commission Speaker Card

Date: 3/10/26

I would like to speak regarding CPC Docket: 014/26

INFORMATION ONLY

Name: JIM GOODWIN

Address: 537 VERRET ST 70114

☐ 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: _____

James Goodwin