

CITY PLANNING COMMISSION
CITY OF NEW ORLEANS

LATOYA CANTRELL
MAYOR

ROBERT D. RIVERS
EXECUTIVE DIRECTOR

LARRY W. MASSEY, JR.
DEPUTY DIRECTOR

**City Planning Commission
Staff Report
Tuesday, December 9, 2025**

Zoning Docket 063-25

Prepared by: Ava Monnet

Date: December 3, 2025

Deadline for CPC action: 2/7/2026

CC Deadline: 60 days from receipt

City Council District: D

Applicant: Danny M. Nassar

Request: Conditional use to permit the retail sale of packaged alcoholic beverages in an MU-1 Medium Intensity Mixed-Use District

Property description: Square 1539, Lot 11, in the Third Municipal District, bounded by North Broad Street, Duels Street, and Bruxelles Street

Municipal address(es): 2037 North Broad Street

Description

The petitioned site is a corner lot with a single-story building that is currently operating as a corner grocery store. Located on Square 1539 and comprised of one lot of record, Lot 11, the parcel is approximately 2,250 square feet in area. The store has historically sold alcohol, but due to non-renewal of the permit, a conditional use is needed. This request is for a conditional use to permit the retail sales of packaged alcohol, wine, and liquor, within a store that also sells packaged and prepared foods along with other household items, in an MU-1 Medium Intensity Mixed-Use District.

Reason for Commission Review

Why is City Planning Commission action required?

Per **Article 15, Section 15.2.A (Table 15-1: Permitted and Conditional Uses)**, the retail sale of packaged alcoholic beverages requires a conditional use in the MU-1 District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Use Standards for Retail Sales of Packaged Alcoholic Beverages (Article 20)

There are no use standards

City Code Spacing Requirement (City Code Section 10-237)

Section 10-237 of the City Code contains performance standards for alcoholic beverage outlets that are located within 300 feet of playgrounds, churches, public libraries, schools, funeral homes, and mortuaries. The wholesale cost of package liquor stocked and displayed shall not exceed fifteen (15) percent of the wholesale cost of other merchandise stocked and displayed and the display of packaged alcoholic beverages shall not constitute more than ten (10) percent of all display area. An examination of the NPP address with property owners and residents within 300 feet reveal no schools or churches within that perimeter

Anticipated impact on surrounding land uses

The sale of alcoholic beverages is not inherently different from the sale of the other types of food and beverages. The applicant intends to retail wine, liquor, household items, packaged and prepared foods. This type of retail alcohol sales is contained within the building, and it would not result in the sorts of negative behavior sometimes associated with alcoholic beverage sales for consumption. The sales of alcoholic beverages at the site would not significantly increase the number of vehicular trips to and from the site, given the high level of walkability in this heavily traveled corridor. Any increase in vehicular traffic that does occur would be easily accommodated by the street network.

Evaluation of approval standards

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

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

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

MIXED-USE MEDIUM DENSITY

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

Range of Uses: Medium-density single-family, two-family and multifamily residential and commercial uses. Limited light industrial uses (small food manufacturers, craft and value-added industry and passive warehousing and storage) may be allowed in some areas. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed

Development Character: Height, mass and density of new development varied to ensure proper transitions to surrounding lower density residential neighborhoods. Many structures will feature ground floor retail with residences on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The application requests the retail sale of packaged alcoholic beverages for consumption off premises. While the sale of alcoholic beverages in a retail or food store is not directly addressed in the Master Plan, the Master Plan does specifically state that retail is within the range of uses, and the application is for a retail store essentially. The sale of alcohol in a retail format does not interfere with the objectives of the site's designation. As it does not interfere with the designations objectives, the proposal is consistent with the Master Plan.

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

This standard is met. The site is located within an MU-1 Medium Intensity Mixed-Use District. The purpose of the MU-1 District is to encourage walkable neighborhood centers and corridors, with a mix of residential and commercial uses. Staff finds that the proposed sale of alcoholic beverages within a small grocery store would be compatible with the surrounding area and would further the objectives of the zoning district.

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

This standard is met. There are no use standards in **Article 20** for the retail sale of alcohol. The environmental performance standards listed in **Article 21, Section 21.3** do not apply to the sale of packaged alcoholic beverages.

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 proposal would allow the sale of packaged alcoholic beverages for off-premises consumption at a retail establishment that already exists and formerly had the ability to do so. Additionally, the application does not involve any physical modifications to the existing structure.

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

This is not applicable. No variances have been requested.

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

This standard is met. The addition of packaged alcohol to the offerings of a small grocery store is not inherently detrimental to the public welfare and could have minimal operational impacts if properly managed.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 063-25 subject to one (1) proviso

Proviso

1. No City department shall issue alcoholic beverage outlet 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 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use approval.

City Planning Commission Meeting (December 9- 2025)

Staff summarized application and recommended approval. There were no speakers. Commissioner Flick made a motion for approval subject to stated proviso. Commissioner Poche seconded. The motion passed unanimously.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 063-25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO ONE PROVISIO. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

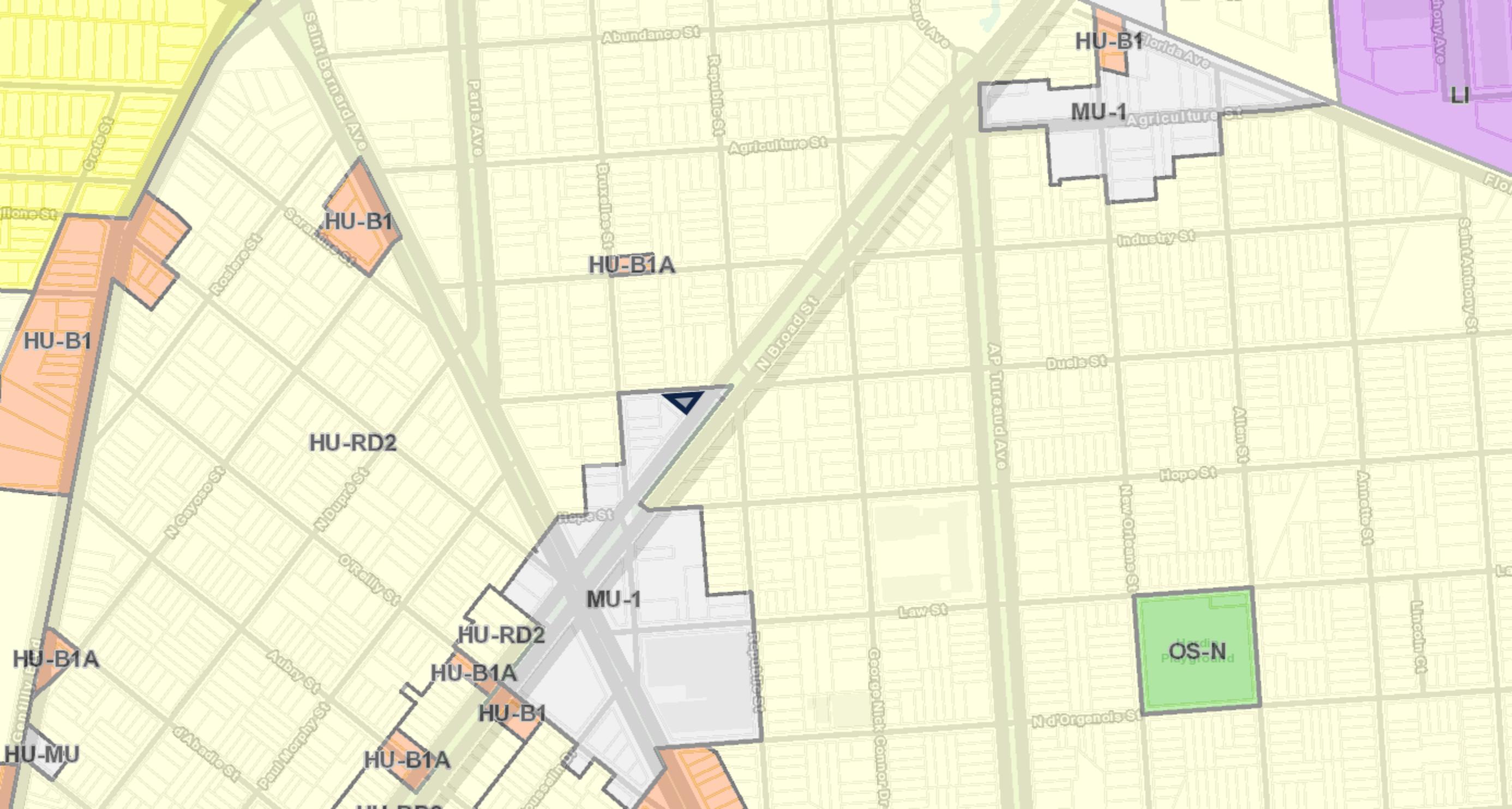
Proviso

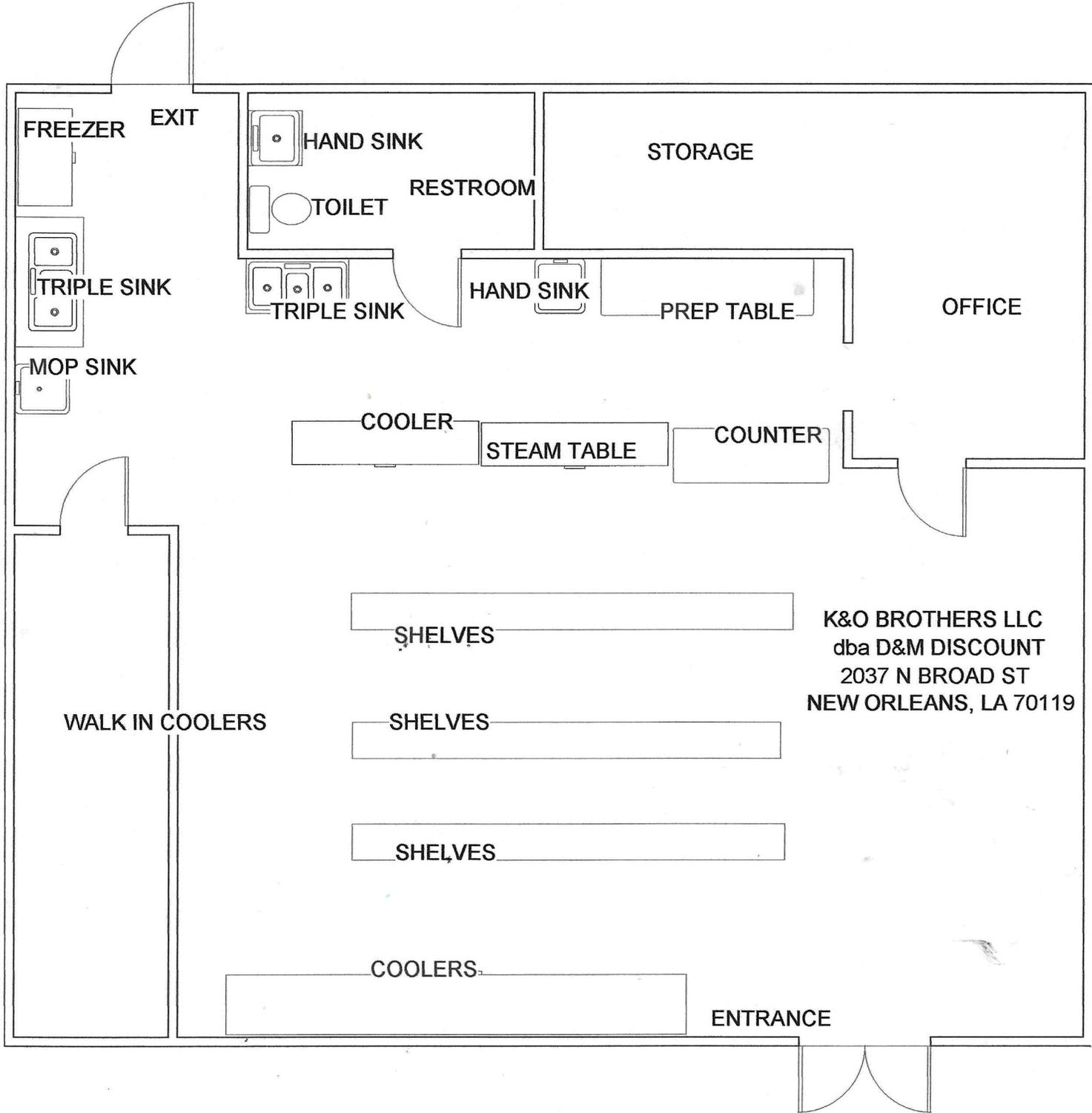
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YEAS: Flick, Jordan, Joshi-Gupta, Kepper, Poché, Steeg, Stewart, Witry

NAYS: None

ABSENT: None







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NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I Approve

CONTACT (OPTIONAL)

NAME: Edmond J. Aubert

EMAIL:

ADDRESS: 1715 Agriculture St

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I APPROVE

CONTACT (OPTIONAL)

NAME: Rhyll Benson

EMAIL:

ADDRESS: 727 Bruxelles

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I APPROVE

CONTACT (OPTIONAL)

NAME: Duane Watten

EMAIL:

ADDRESS: 2419 George Nick Connor, OR

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

Without doubt or hesitation I Earl Barthe Jr and the Soul Patrol support DEM Super market request for licensing!

CONTACT (OPTIONAL)

NAME: Earl R Barthe Jr

EMAIL: earlraybarthe@gmail.com

ADDRESS: 1737 Duels St NOLA 70119

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I Approve

CONTACT (OPTIONAL)

NAME: Crystal Dassy

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I APPROVE

CONTACT (OPTIONAL)

NAME: Larry Bertrand

EMAIL:

ADDRESS: 2438 New Orleans St.

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I Approve

CONTACT (OPTIONAL)

NAME: James Dassy

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I approve of Dim having a liquor licence

CONTACT (OPTIONAL)

NAME: Natasha

EMAIL: ~~natasha~~ Carl.natasha@gmail.com

ADDRESS: 2014 N. Broad 70119

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION: We need this approved for our neighborhood.

CONTACT (OPTIONAL)

NAME: Van Coulon

EMAIL: vanCoulon275@gmail.com

ADDRESS: 2725 Republic St.

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION:

I hope coming to the store I support it

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION: Support

CONTACT (OPTIONAL)

NAME: J. Bettee

EMAIL:

ADDRESS: 2016 N Broad St

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION: want approved

CONTACT (OPTIONAL)

NAME: Alona-Aaliyah Wilson

EMAIL: alonawilson8.7@icloud.com

ADDRESS: 1820 Agricoltore St.

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION: I support the approval of conditional use for this place. I think this business and neighborhood will benefit from the approval.

CONTACT (OPTIONAL)

NAME: Shanita Farris

EMAIL: Shanita.farris@gmail.com

ADDRESS:

NPP MEETING COMMENT CARD

DATE: October 13, 2025

NAME/ADDRESS OF PROJECT: 2037 Broad St New Orleans, LA 70119

COMMENT/QUESTION: I Approve

I Approve

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

I Approve

**PROPERTY OWNERS AND RESIDENTS WITHIN
300 FEET**

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Stephanie S Corley	12710 Curran Rd	New Orleans	LA	70128
Advanta Ira Services	13191 Starkey Rd Ste 9	Largo	FL	33773
Rickey Cristi Lynn	1510A Paul Morphy St	New Orleans	LA	70119
Esmond F 3 Carr	1626 Duels St	New Orleans	LA	70119
Current Resident	1627 Duels St	New Orleans	LA	70119
Current Resident	1628 Duels St	New Orleans	LA	70119
Current Resident	1659 Duels St	New Orleans	LA	70119
Walker Keith SR	1660 Industry St	New Orleans	LA	70119
Current Resident	1661 Duels St	New Orleans	LA	70119
Current Resident	1663 Duels St	New Orleans	LA	70119
Ralph A Eloie	1664 Industry St	New Orleans	LA	70119
Current Resident	1665 Duels St	New Orleans	LA	70119
Current Resident	1667 Duels St	New Orleans	LA	70119
Current Resident	1669 Duels St	New Orleans	LA	70119
Current Resident	1671 Duels St	New Orleans	LA	70119
Lucy A Green	1673 Duels St	New Orleans	LA	70119
Current Resident	1700 Industry St	New Orleans	LA	70119
Current Resident	1702 Industry St	New Orleans	LA	70119
Clifford E Barthe	1708 Duels St	New Orleans	LA	70119
Current Resident	1718 Duels St	New Orleans	LA	70119
Current Resident	1819 Hope St	New Orleans	LA	70119
Miller Willie J	1821 Hope St	New Orleans	LA	70119
Taylor Triplett	1825 Hope St	New Orleans	LA	70119
Pena Victor A Pichardo	1835 Hope St	New Orleans	LA	70119
Icm Investments	1839 Bienville St	New Orleans	LA	70112
Current Resident	1843 Hope St	New Orleans	LA	70119
Current Resident	2000 N Broad St	New Orleans	LA	70119
Current Resident	2002 N Broad St	New Orleans	LA	70119
Current Resident	2005 N Broad St	New Orleans	LA	70119
Current Resident	2014 N Broad St	New Orleans	LA	70119
Jan M Bethea	2016 N Broad St	New Orleans	LA	70119
Current Resident	2018 N Broad St	New Orleans	LA	70119
Current Resident	2020 N Broad St	New Orleans	LA	70119
2025 N Broad LLC	2021 St Claude Ave	New Orleans	LA	70116
2661 Bruxelles LLC	2021 St Claude Ave	New Orleans	LA	70116
Current Resident	2022 N Broad St	New Orleans	LA	70119
Current Resident	2024 N Broad St	New Orleans	LA	70119
Current Resident	2025 N Broad St	New Orleans	LA	70119
Current Resident	2026 N Broad St	New Orleans	LA	70119
Clarence L Jr Richardson	2028 N Broad St	New Orleans	LA	70119
Current Resident	2029 N Broad St	New Orleans	LA	70119
Current Resident	2031 N Broad St	New Orleans	LA	70119
Current Resident	2037 N Broad St	New Orleans	LA	70119
Current Resident	2100 N Broad St	New Orleans	LA	70119
David Parker	2102 N Broad St	New Orleans	LA	70119
Current Resident	2106 N Broad St	New Orleans	LA	70119
Washington Wayne A SR	2116 N Broad St	New Orleans	LA	70119
Paola Barona	2116 Short St	New Orleans	LA	70118
Current Resident	2118 N Broad St	New Orleans	LA	70119
Current Resident	2133 N Broad St	New Orleans	LA	70119
Lisa M Barnes	2139 N Broad St	New Orleans	LA	70119
David Benjamin Ernst	224 S Dupre St	New Orleans	LA	70119
McPayton Proerpty Management Limited Liability Company	2259 Filmore Ave	New Orleans	LA	70122
Current Resident	2639 Republic St	New Orleans	LA	70119
Current Resident	2640 Bruxelles St	New Orleans	LA	70119
Current Resident	2643 Republic St	New Orleans	LA	70119
Kimberly H Washington	2644 Bruxelles St	New Orleans	LA	70119
Hawkins Illinois Lee Moore	2645 Republic St	New Orleans	LA	70119
Current Resident	2648 Bruxelles St	New Orleans	LA	70119
Damian A Foy	2648 Republic St	New Orleans	LA	70119
Current Resident	2649 Bruxelles St	New Orleans	LA	70119
Current Resident	2649 Republic St	New Orleans	LA	70119
Current Resident	2650 Bruxelles St	New Orleans	LA	70119
Reginald Parker	2651 Bruxelles St	New Orleans	LA	70119
Current Resident	2651 Republic St	New Orleans	LA	70119
Current Resident	2653 Republic St	New Orleans	LA	70119
Current Resident	2655 Republic St	New Orleans	LA	70119
Carlo A Nuccio	2656 Bruxelles St	New Orleans	LA	70119
Current Resident	2657 Bruxelles St	New Orleans	LA	70119
Current Resident	2657 Republic St	New Orleans	LA	70119
Current Resident	2658 Bruxelles St	New Orleans	LA	70119
Current Resident	2659 Bruxelles St	New Orleans	LA	70119
Current Resident	2659 Republic St	New Orleans	LA	70119
Current Resident	2660 Bruxelles St	New Orleans	LA	70119
Current Resident	2661 Bruxelles St	New Orleans	LA	70119
Current Resident	2661 Republic St	New Orleans	LA	70119
Current Resident	2662 Bruxelles St	New Orleans	LA	70119
Current Resident	2663 Republic St	New Orleans	LA	70119
Laverne C Williams	2700 Bruxelles St	New Orleans	LA	70119

Alnita W Porea	2701 Bruxelles St	New Orleans	LA	70119
Kim Scott	2704 Bruxelles St	New Orleans	LA	70119
Current Resident	2705 Bruxelles St	New Orleans	LA	70119
Current Resident	2706 Bruxelles St	New Orleans	LA	70119
Elyse Manning	2707 Bruxelles St	New Orleans	LA	70119
Current Resident	2710 Bruxelles St	New Orleans	LA	70119
Harris Lois	2710 Buxelles St	New Orleans	LA	70119
Dianze B Bazzle	2711 Bruxelles St	New Orleans	LA	70119
Current Resident	2713 Bruxelles St	New Orleans	LA	70119
David A Ludman	2714 Republic St	New Orleans	LA	70119
Current Resident	2715 Bruxelles St	New Orleans	LA	70119
Ryann Martinek	2716 Bruxelles St	New Orleans	LA	70119
Current Resident	2716 Republic St	New Orleans	LA	70119
Current Resident	2717 Bruxelles St	New Orleans	LA	70119
Current Resident	2718 Republic St	New Orleans	LA	70119
Current Resident	2719 Bruxelles St	New Orleans	LA	70119
Current Resident	2720 Republic St	New Orleans	LA	70119
Evelyn Maier	2721 Bruxelles St	New Orleans	LA	70119
Brian J Fisher	2721 Republic St	New Orleans	LA	70119
Current Resident	2722 Bruxelles St	New Orleans	LA	70119
Current Resident	2722 Republic St	New Orleans	LA	70119
Current Resident	2723 Bruxelles St	New Orleans	LA	70119
Current Resident	2724 Bruxelles St	New Orleans	LA	70119
Deinira M Angelain	2724 Republic St	New Orleans	LA	70119
Current Resident	2725 Bruxelles St	New Orleans	LA	70119
Van Coulon	2725 Republic St	New Orleans	LA	70119
Nellie Mae Coleman	2727 Bruxelles St	New Orleans	LA	70119
Current Resident	2728 Bruxelles St	New Orleans	LA	70119
Current Resident	2729 Bruxelles St	New Orleans	LA	70119
Current Resident	2730 Bruxelles St	New Orleans	LA	70119
Current Resident	2731 Bruxelles St	New Orleans	LA	70119
Current Resident	2733 Bruxelles St	New Orleans	LA	70119
Farris Shanita Louise	2733 Bruxelles St Apt 1A	New Orleans	LA	70119
Current Resident	2733 Bruxelles St Apt 1B	New Orleans	LA	70119
Current Resident	2733 Bruxelles St Apt 2A	New Orleans	LA	70119
Current Resident	2733 Bruxelles St Apt 2B	New Orleans	LA	70119
Current Resident	2735 Bruxelles St	New Orleans	LA	70119
Jeffrey D Jones	2847 Saratoga Dr	Baton Rouge	LA	70808
2729-31 Bruxelles LLC	30 N Gould St Ste R	Sheridan	WY	82801
Rokada Properties LLC	3018 22nd St S	Arlington	VA	22204
Leo L Mediamolle	31 Briarfield Dr	Marrero	LA	70072
Natalie M Barnes	3122 De Saix Blvd	New Orleans	LA	70119
Natalie M Barnes	3122 Desaix Blvd	New Orleans	LA	70119
Camille S Philips	37654 Cayo St	Slidell	LA	70458
Marvin V Trudeau	4019 Pauger St	New Orleans	LA	70122
M&W Properties LLC	4741 Lennox Blvd	New Orleans	LA	70131
Washington Kimberly H	6 Charlotte Dr	New Orleans	LA	70119
Green Erick	8465 E Paul Ave	Clovis	CA	93619
D T Home & Maintenance LLC	8536 Fordham Ct	New Orleans	LA	70127
Parlor Realty LLC	9000 Sunset Blvd #709	West Hollywood	CA	90069
Danny M Nassar	Adjudicated to Cno 6739	New Orleans	LA	70126
Lana Marie Cousin	C/O Doris Cousin - Usufru	New Orleans	LA	70119
3007 Dryades Street LLC	C/O Jmp23 LLC 3157 Gen	New Orleans	LA	70122
Meldalynn McCoy	ET Al 707 S Dupre St	New Orleans	LA	70119
Hutchinson Corey R SR	Etal 2018 N Broad St	New Orleans	LA	70119
Dream Big Properties LLC	P O Box 1922	Gretna	LA	70054
Anthony J Aramburo	Sheryl A Boudy 1843 Hop	New Orleans	LA	70119

NEIGHBORHOOD ORGANIZATIONS

Seventh Ward Neighborhood Association

Point of Contact: Dr. Mona Lisa Saloy
 Phone Number: 504-308-0386
 Email: 7thwardassoc@gmail.com
 Street Address: PO Box 8591
 City: New Orleans
 Zip: 70182

Havana Place Neighborhood Association

Point of Contact: Stosh Kozlowski
 Phone Number: 504-323-5533
 Email: stoshkozl@yahoo.com
 Street Address: 1718 Abundance St.
 City: New Orleans
 Zip: 70119

City Councilperson

Eugene Green

eugene.green@nola.gov
 Phone: (504) 658-1040
 Fax: (504) 658-1048
 City Hall, Room 2W20
 1300 Perdido Street
 New Orleans, Louisiana 70112
 CPC Information

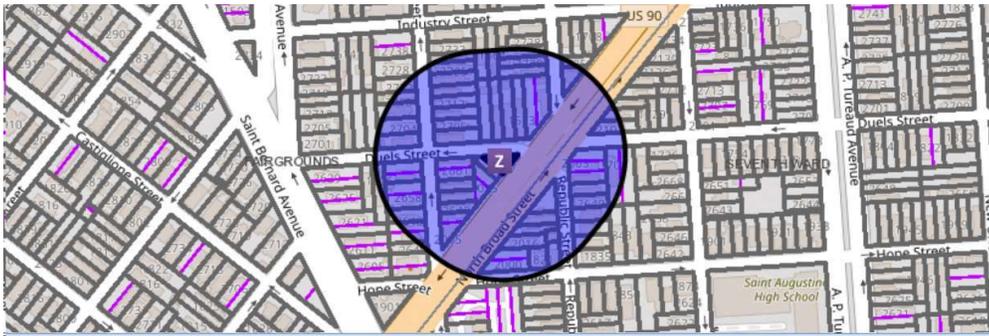
cpcinfo@nola.gov

Phone: (504) 658-7033

City Hall, 7th floor

1300 Perdido Street

New Orleans, Louisiana 70112



September 27, 2025

Dear Neighbor,

I am writing to inform you that I, Nassar Danny, is seeking conditional use approval for the property located at 2037 N Broad to permit the retail sale of alcohol within an MU-1 mixed-use district, in accordance with Article 15, Section 15.2.A (Table 15-1) of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

Currently, the property is situated in an MU-1 mixed-use district, which does not allow for the retail sale of alcohol without city council approval. Therefore, we are pursuing a conditional use approval for 2037 N Broad.

As our neighbor, your input is invaluable to us. We would like to invite you to a meeting where we will discuss our proposal in detail. This meeting will provide an opportunity for you to voice any questions or concerns you may have. Our request will be reviewed by the City Planning Commission and the City Council, and this meeting is a necessary step before we submit our application.

The meeting is scheduled for:

Monday, October 13, 2025, at 5:00 PM

Location: 2037 Broad Street, New Orleans, LA 70119

This letter is being delivered via U.S. Mail, hand delivery, and email. At the meeting, I will provide a sign-in sheet to collect email addresses for ongoing updates. I have enclosed our site plans for your review. If we receive approval, we envision transforming our alcohol package liquor store into a vibrant retail destination that caters to both locals and visitors alike. Our goal is to create an inviting atmosphere featuring a diverse selection of high-quality spirits, wines, and craft beers. We will enhance the shopping experience with knowledgeable staff to assist customers. This transformation aims to not only meet the needs of our community but also attract tourists seeking a unique shopping experience.

If you are unable to attend but would like to receive information from the meeting, or if you have any questions or comments beforehand, please feel free to reach out to me using the contact information below. I hope to see you at the meeting on October 13, 2025.

Sincerely,

NASSAR DANNY M

NASSAR DANNY M

2037 Broad Street,

New Orleans, LA 70119

E-mail: safekitonline@gmail.com Contact: (504)274-8707



SAFE KIT <safekitonline@gmail.com>

INVITATION TO PARTICIPATE AT NPP MEETING 2037 N BROAD STREET

1 message

SAFE KIT <safekitonline@gmail.com>

Sat, Sep 27, 2025 at 7:01 AM

To: 7thwardassoc@gmail.com, "stoshkozl@yahoo.com" <stoshkozl@yahoo.com>

Cc: "Odainassar23@gmail.com" <Odainassar23@gmail.com>

Dear Neighborhood Association Member,

I am writing to inform you that I, Nassar Danny, is seeking conditional use approval for the property located at 2037 N Broad to permit the retail sale of alcohol within an MU-1 mixed-use district, in accordance with Article 15, Section 15.2.A (Table 15-1) of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

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As our Neighborhood Association Member, your input is invaluable to us. We would like to invite you to a meeting where we will discuss our proposal in detail. This meeting will provide an opportunity for you to voice any questions or concerns you may have. Our request will be reviewed by the City Planning Commission and the City Council, and this meeting is a necessary step before we submit our application.

Sincerely,

NASSAR DANNY M

2037 Broad Street,

New Orleans, LA 70119

E-mail: odainassar23@gmail.com

Contact: (504)422-9230

3 attachments



PROPERTY SKETCH.jfif
27K



PHOTO OF BUSINESS.jfif
308K



FINAL NPP LETTER 2037 N Broad.pdf
119K



SAFE KIT <safekitonline@gmail.com>

INVITATION TO PARTICIPATE AT NPP MEETING 2037 N BROAD STREET

1 message

SAFE KIT <safekitonline@gmail.com>
To: Eugene J Green <Eugene.Green@nola.gov>
Cc: "Odainassar23@gmail.com" <Odainassar23@gmail.com>

Sat, Sep 27, 2025 at 7:00 AM

Dear Councilman Green,

I am writing to inform you that I, Nassar Danny, is seeking conditional use approval for the property located at 2037 N Broad to permit the retail sale of alcohol within an MU-1 mixed-use district, in accordance with Article 15, Section 15.2.A (Table 15-1) of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

The meeting is scheduled for:**Monday, October 13, 2025, at 5:00 PM****Location: 2037 Broad Street, New Orleans, LA 70119**

As our Council Member, your input is invaluable to us. We would like to invite you to a meeting where we will discuss our proposal in detail. This meeting will provide an opportunity for you to voice any questions or concerns you may have. Our request will be reviewed by the City Planning Commission and the City Council, and this meeting is a necessary step before we submit our application.

Sincerely,

NASSAR DANNY M

2037 Broad Street,

New Orleans, LA 70119

E-mail: odainassar23@gmail.com

Contact: (504)422-9230

3 attachments



PROPERTY SKETCH.jfif
27K



PHOTO OF BUSINESS.jfif
308K



FINAL NPP LETTER 2037 N Broad.pdf
119K



SAFE KIT <safekitonline@gmail.com>

INVITATION TO PARTICIPATE AT NPP MEETING 2037 N BROAD STREET

1 message

SAFE KIT <safekitonline@gmail.com>
To: CPCINFO <CPCINFO@nola.gov>
Cc: "Odainassar23@gmail.com" <Odainassar23@gmail.com>

Sat, Sep 27, 2025 at 7:02 AM

Dear City Planning Committee,

I am writing to inform you that I, Nassar Danny, is seeking conditional use approval for the property located at 2037 N Broad to permit the retail sale of alcohol within an MU-1 mixed-use district, in accordance with Article 15, Section 15.2.A (Table 15-1) of the Comprehensive Zoning Ordinance. This request will be presented to the City Planning Commission and City Council during public meetings.

The meeting is scheduled for:

Monday, October 13, 2025, at 5:00 PM

Location: 2037 Broad Street, New Orleans, LA 70119

As our City Planning Committee, your input is invaluable to us. We would like to invite you to a meeting where we will discuss our proposal in detail. This meeting will provide an opportunity for you to voice any questions or concerns you may have. Our request will be reviewed by the City Planning Commission and the City Council, and this meeting is a necessary step before we submit our application.

Sincerely,

NASSAR DANNY M

2037 Broad Street,

New Orleans, LA 70119

E-mail: odainassar23@gmail.com

Contact: (504)422-9230

3 attachments



PROPERTY SKETCH.jfif
27K



PHOTO OF BUSINESS.jfif
308K



FINAL NPP LETTER 2037 N Broad.pdf
119K

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Monday, October 13, 2025, at 5:00 PM

Meeting Location: 2037 Broad Street, New Orleans, LA 70119

Project Name/Address: Nassar Danny 2037 Broad Street, New Orleans, LA 70119

Name	Organization	Address	City/State/Zip	Phone Number	Email Address
VAN COULON		2725 REPUBLIC	NOLA 70119	504 516 4559	vanconlon275@gmail.com
Alona Wilson		1820 Agriculture St	New Orleans 70119	504-228-2030	alonalwilson@gmail.com
Shanita Farris		2733 Bruxelles St	NOLA 70119		Shanita.farris@gmail.com
T. Bethen		2016 N Broad	NOLA 70119		
Chucky					
Tabatha Cuiellette		2022 N. Broad	NOLA 70119	504-232-8569	
James Darcy		2660 Bruxelles St	NOLA 70119	504-512-3108	
Coastal Abeaud		2660 Bruxelles St	NOLA 70119	504-320-5388	
Kevin James	Helper	2660 N Broad	NOLA		
Nutasha Carl		2014 N. Broad	NOLA 70119	504 8129203	
Tancee Polla		2300 N. D. La	NOLA	504 2505 705	
Edmond J. Aubert		1715 Agriculture St		NONE	
Dwight Walter					
Dale		2419 Gedyer St	NEW ORLEANS	504-308-4642	
Earl R. Bantre		5727 V. K. St	NOLA		
Earl R. Bantre		1727 Dues St	NOLA	504-435-3486	earlrbantre@gmail.com
Larry Bertrand		2938 New Orleans St	NOLA	504-930-1830	

DATE OF REPORT: OCTOBER 14, 2025

PROJECT NAME: NASSAR DANNY 2037 NORTH BROAD STREET

OVERVIEW:

THIS PROJECT PROVIDES RESULTS OF THE IMPLEMENTATION OF THE PROJECT NEIGHBORHOOD PARTICIPATION PROGRAM FOR PROPERTY LOCATED AT 2037 NORTH BROAD STREET NEW ORLEANS LA. 70119

THE APPLICANT INTENDS TO FILE FOR APPROVAL TO PERMIT THE RETAIL SALE OF ALCOHOL AT OUR LOCATION IN THE MU-1 MIXED-USE DISTRICT, IN ACCORDANCE WITH ARTICLE 15, SECTION 15.2.A (TABLE 15-1) OF THE COMPREHENSIVE ZONING ORDINANCE.

THIS REPORT PROVIDES A SUMMARY OF CONTACTS WITH CITIZENS, NEIGHBORS, PUBLIC AGENCIES, AND INTERESTED PARTIES.

OPPORTUNITIES HAVE BEEN PROVIDED TO LEARN ABOUT AND COMMENT ON THE PROPOSED PLANS AND ACTIONS. COMMENTS, SIGN-IN-LISTS, PETITIONS, LETTERS, SUMMARY SHEETS, AND OTHER MATERIALS ARE ATTACHED.

CONTACT:

NASSAR DANNY. / K&O BROTHERS LLC OWNER 2037 NORTH BROAD STREET NEW ORLEANS, LA 70119 E-MAIL: Odainassar23@gmail.com PHONE: (504)422-9230

NEIGHBORHOOD MEETING:

THE FOLLOWING DATE AND LOCATION OF THE MEETING WHERE CITIZENS WERE INVITED TO DISCUSS THE APPLICANT'S PROPOSAL.

DATE: OCTOBER 13, 2025

RETAIL STORE LOCATION:

2037 NORTH BROAD STREET NEW ORLEANS, LA 70119

17 PEOPLE TOTAL IN ATTENDANCE.

CORRESPONDENCE AND TELEPHONE CALLS:

1. SEPTEMBER 24, 2025, SENT AN EMAIL TO NEW ORLEANS CITY PLANNING COMMISSION REQUESTING NPP LETTER SENT 2 MONTHS BACK FROM THE OWNERS LAST AGENT WORKING ON THIS PROJECT.
2. SEPTEMBER 25, 2025, SENT AN EMAIL WITH UPDATED NPP LETTER ATTACHED REQUESTING ASSISTANCE TO THE NEW ORLEANS CITY PLANNING COMMISSION AND SENIOR CITY PLANNER, AVA MONNET.
3. SEPTEMBER 25, 2025, ROBIN C JONES SENIOR CITY PLANNER RESPONDED TO MY EMAIL ASSISTING AND CORRECTING ALL INQUIRIES ASSOCIATED WITH THE APPROVAL OF OUR NPP LETTER.
4. SEPTEMBER 27, 2025, EMAILED PRESIDENT 7TH WARD NEIGHBORHOOD ASSOCIATION. DID NOT RECEIVE AN EMAIL RESPONSE SAYING THAT THEY WOULD BE IN ATTENDANCE.
5. SEPTEMBER 27, 2025, EMAILED PRESIDENT HAVANA PLACE NEIGHBORHOOD ASSOCIATION. DID NOT RECEIVE AN EMAIL RESPONSE SAYING THAT THEY WOULD BE IN ATTENDANCE.
6. SEPTEMBER 27, 2025, LETTERS MAILED AND EMAILED TO CONTACT LIST, INCLUDING HOMES, APARTMENTS, COUNCIL EUGENE GREEN, NEIGHBORHOOD ASSOCIATIONS, CHURCHES, AND SCHOOLS.

RESULTS: THERE WERE 138 PERSONS/ADDRESSES INVITED TO THE COMMUNITY MEETING.

SEE SUMMARY BELOW:

SUMMARY OF NEIGHBORHOOD CONCERNS, ISSUES, AND PROBLEMS:

1. MEETING ATTENDEES/ NEIGHBOR'S REQUESTS TO THE OWNER:

- THERE WERE (17) MEETING ATTENDEES ALL (17) OF THE MEETING ATTENDEES SUPPORT OUR RETAIL ALCOHOL APPROVAL
- THE MEETING RESULTED IN UNANIMOUS SUPPORT FROM ATTENDEES, REFLECTING STRONG COMMUNITY INTEREST IN OUR PROPOSAL. WE RECEIVED NO OBJECTIONS FROM NEIGHBORS, DEMONSTRATING THEIR COLLABORATIVE ENTHUSIASM FOR OUR INITIATIVE.

2. HOW CONCERNS, ISSUES, AND PROBLEMS THE NEIGHBORS EXPRESSED WILL BE ADDRESSED:

- THERE WERE NO CONCERNS, PROBLEMS OR ISSUES EXPRESSED.

Bria A Dixon

From: Paola Barona <pollyba@hotmail.com>
Sent: Monday, November 17, 2025 5:33 PM
To: CPCINFO
Subject: RE: Opposition to Conditional Use for Alcohol Sales – Corner of N. Broad, Duels & Bruxelles - Zoning Docket 063/25 Address 2037 North Broad Street New Orleans

Dear Members of the Planning Commission and City Council,

I am writing as a nearby resident to express my opposition to the proposed conditional use for the retail sale of alcoholic beverages at the corner of North Broad Street, Duels and Bruxelles Street.

This intersection and immediate area already experience serious safety and nuisance issues. Adding yet another location selling alcohol will, in my view, intensify existing problems rather than improve the neighborhood.

1. Documented violent crime at N. Broad & Bruxelles

There has already been a deadly shooting in the 2000 block of North Broad with one of the victims found right at Bruxelles Street and North Broad Avenue. On January 7, 2022, NOPD reported a homicide near Duels Street and North Broad and a second victim, a 25-year-old male with multiple gunshot wounds, near Bruxelles Street and North Broad Avenue.

This confirms that this exact corner is not hypothetical or “safe enough already” – it has already been associated with serious gun violence. Introducing a new alcohol-related business here would add late-night activity, traffic, and loitering to a location with an established violent-crime history.

2. Illegal parking in the median (neutral ground) and blocked driveways

- Residents around Broad and Bruxelles already deal with:
- Cars parking in the neutral ground (median)
- Vehicles blocking driveways and crowding residential streets, especially during busy hours

The City of New Orleans explicitly states that parking on neutral grounds is prohibited by ordinance except in limited, specially allowed situations such as certain flood events.

Despite this, cars routinely park in the median along this corridor. Enforcement is inconsistent, leaving neighbors to live with the consequences: damaged green space, visual blight, and more dangerous traffic patterns. Adding an additional alcohol outlet in this same stretch will only increase the volume of people trying to park “wherever they can,” which usually means neutral grounds and blocking residential driveways.

3. Street vendors without licenses and commercial creep

In addition to the parking issues, the area already has informal street vendors operating near the intersection, many of whom appear to be unlicensed. This contributes to congestion, noise, and trash, and increases the sense that the corner is being used as a commercial hub rather than a residential-supportive corridor.

City enforcement has publicly acknowledged that illegal or unlicensed street vending is a recurring problem in New Orleans and has required crackdowns in other parts of the city.

Allowing an additional alcohol business in this same small area is likely to encourage more informal vending and late-night activity, not less.

4. Cumulative impact on a residential neighborhood

While the zoning may allow mixed use, the surrounding streets (including Bruxelles) are still primarily residential. Families already endure:

- Loud late-night activity
- People loitering near their homes
- Driveways being blocked
- Cars parked illegally in the neutral ground

The City Planning Commission has previously considered a conditional use at 2005 N. Broad Street, at this same corner, for a bar with live entertainment and later a restaurant with live entertainment and extended hours. This history shows that the corner is already under pressure from intensive nightlife-type uses.

Layering another alcohol business into an intersection with:

- A documented homicide and critical-injury shooting,
- Existing parking and neutral-ground violations,
- Street vendors and crowding,

would further erode the livability and sense of safety for those of us who actually reside here.

For these reasons, I respectfully request that you deny the conditional use request for additional alcohol sales at the corner of North Broad and Bruxelles.

Thank you for your time and consideration.

Sincerely,
Paola Barona
2648-2650 Bruxelles Street
New Orleans, LA 70119

*PLEASE CONFIRM RECEIPT OF THIS EMAIL



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

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

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

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

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

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

LAND-USE FEE SCHEDULE

Zoning Change:

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

Conditional Use/Planned Development:

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

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

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



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

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



Building/Construction
Related Permit



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

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Nassar Danny M

Applicant Address 2037 North Broad Street

City New Orleans State Louisiana Zip 70119

Applicant Contact Number (504)422-9230 Email safekitonline@gmail.com

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Seeking conditional use approval for the property located at 2037 N Broad to permit the retail sale of alcohol within an MU-1 mixed-use district, in accordance with Article 15, Section 15.2.A (Table 15-1) of the Comprehensive Zoning Ordinance.

PROPERTY LOCATION

Square Number(s) 1539 Lot Number(s) 11

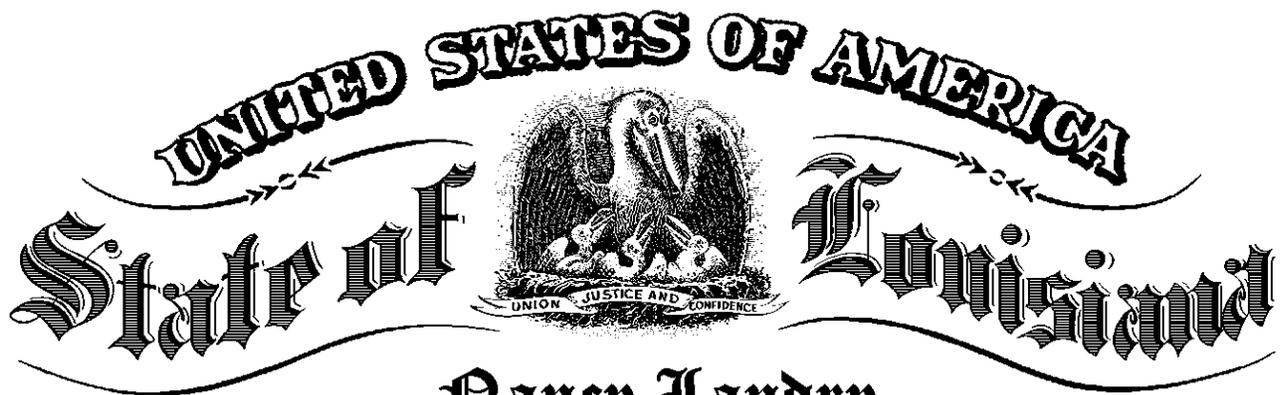
Bounding Streets N BROAD DUELS

Zoning MU-1 mixed-use district Municipal District D

Tax Bill Number 37W301609 Planning District GENTILLY (6)

DESCRIPTION OF PROJECT (Attachments are acceptable)

We are seeking this conditional use approval to reinstate our ability to sell alcohol, following a lapse in our license renewal due to unforeseen circumstances that prevented us from meeting the renewal deadline. Our vision for this corner store is to maintain a welcoming environment that serves our community while fostering a unique atmosphere for visitors. Complemented by knowledgeable staff ready to enhance the shopping experience. We not only cater to the needs of our local residents but also attract tourists who are looking for an authentic shopping experience in the area.



Nancy Landry
SECRETARY OF STATE

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

the annexed and following is a True and Correct copy of the Certificate of Organization as shown by comparison with document filed and recorded in this Office on November 15, 2007.

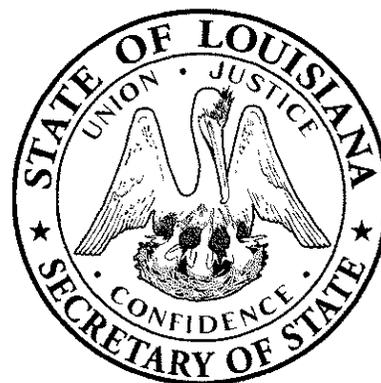
In testimony whereof, I have hereunto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

October 14, 2025

Nancy Landry

Secretary of State

Web 36589246K



Certificate ID: 12101553#P8E52

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

UNITED STATES OF AMERICA

State of Louisiana



Jay Dardenne
SECRETARY OF STATE

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

a copy of the Articles of Organization and Initial Report of

K & O BROTHERS, L.L.C.

Domiciled at KENNER, LOUISIANA,

Was filed and recorded in this Office on November 15, 2007,

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

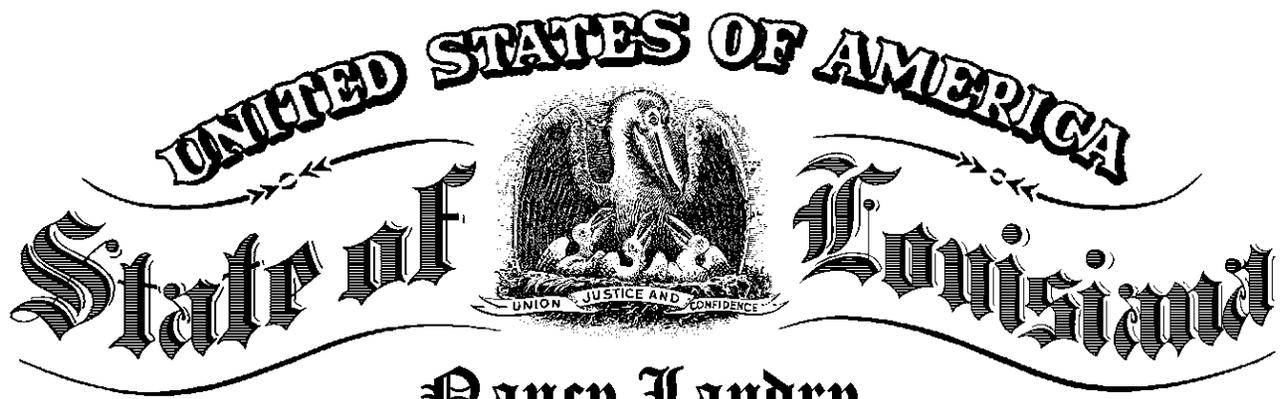
In testimony whereof, I have hereto set my hand and caused the Seal of my Office to be affixed at the City of Baton Rouge on,

November 15, 2007


MPH 36589246K

Secretary of State





Nancy Landry
SECRETARY OF STATE

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

K & O BROTHERS, L.L.C.

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

36589246K ORIGF 11/15/2007 5 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,

October 14, 2025

Nancy Landry

Secretary of State

WEB 36589246K



Certificate ID: 12101554#XBF52

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

UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ORLEANS

**ARTICLES OF ORGANIZATION
OF
K & O BROTHERS, L.L.C.**

The undersigned, acting pursuant to the Louisiana Limited Liability Company Law, R.S. 12:1301, et seq., adopt the following Articles of Organization:

**ARTICLE I
NAME**

The name of the limited liability company is: **K & O BROTHERS, L.L.C.**

**ARTICLE II
PURPOSE**

The purpose of the company is to engage in any lawful activity for which limited liability companies may be formed.

**ARTICLE III
DURATION**

The duration of the Company shall be fixed at Perpetuity from the date of filing of Articles of Organization with the Secretary of State of Louisiana, unless the company is earlier dissolved in accordance with either the provisions of this limited liability company operating agreement or the Act.

**ARTICLE IV
MANAGEMENT**

A. MEMBERS. There are limitations placed on the authority of members to bind the limited liability company in certain matters, as contained in a written operating agreement entered into by and between the members.

B. MANAGERS. The members primarily responsible for the management of the limited company may, but not required to, appoint a manager to attend to the ordinary day-to-day business of the limited company. The restrictions of such manager are contained in a written operating agreement entered into by and between the members.

Managers may be either member or outside parties.

**ARTICLE V
ORGANIZERS**

The full names and municipal addresses of the organizers are the following:

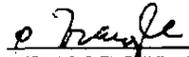
DANNY NASSAR
81 MONTERREY AVE
KENNER, LA 70065

NASSAR NASSAR
81 MONTERREY AVE
KENNER, LA 70065

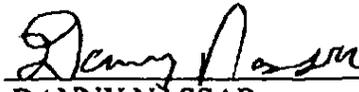
Thus executed on the 18th day of October, 2007, at New Orleans, Louisiana.

WITNESSES:

ORGANIZERS:



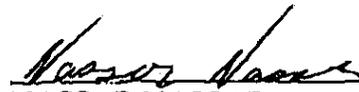
TRANG THANH LE



DANNY NASSAR



TRUNG T. LE



NASSAR NASSAR

ACKNOWLEDGEMENT

BE IT KNOWN, that on this 18th day of October, 2007

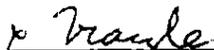
BEFORE ME, the undersigned authority, duly commissioned and qualified in and for the Parish of Orleans, State of Louisiana.

PERSONALLY CAME AND APPEARED:

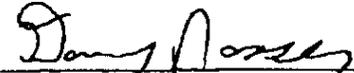
DANNY NASSAR AND NASSAR NASSAR

Who, after being duly sworn, declared and acknowledged to me, Notary, in the presence of the undersigned competent witnesses, that Appearers are the identical persons who executed the above and foregoing Articles of Organization and that Appearers executed said Articles of Organization of Appcarers' own free will, as Appearers' own act and deed, for the uses, purposes and benefits therein expressed.

WITNESSES:



TRANG THANH LE



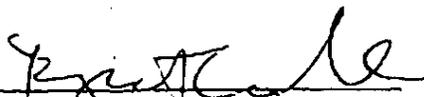
DANNY NASSAR



TRUNG N. LE



NASSAR NASSAR



TUYEN THANH LE
NOTARY PUBLIC #54523
My Commission is for Life

**INITIAL REPORT
OF**

K & O BROTHERS, L.L.C.

1. The name of this limited liability company is K & O BROTHERS, L.L.C.
2. The location and municipal address, not a post office box only, of this limited liability company's registered office is:

81 MONTERREY AVE
KENNER, LA 70065

3. This full name and municipal address, not a post office box only, of each of the limited liability company's registered agent is

DANNY NASSAR
81 MONTERREY AVE
KENNER, LA 70065

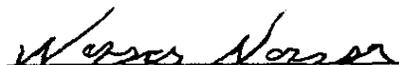
4. The names and municipal address, not a post office box only, of the first managers, or the members are:

DANNY NASSAR
81 MONTERREY AVE
KENNER, LA 70065

NASSAR NASSAR
81 MONTERREY AVE
KENNER, LA 70065

To be signed by each person who signed the Articles of Organization


DANNY NASSAR


NASSAR NASSAR

**AFFIDAVIT OF ACKNOWLEDGEMENT AND
ACCEPTANCE OF APPOINTMENT
BY DESIGNATED REGISTERED AGENT**

To the Secretary of State
State of Louisiana

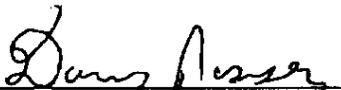
On this 18th day of October, 2007,

BEFORE ME, a Notary Public duly commissioned and qualified in and for the Parish of Orleans,
State of Louisiana,

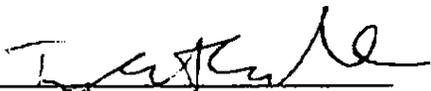
PERSONALLY CAME AND APPEARED:

DANNY NASSAR

Who, after being duly sworn, declared and acknowledged to me that she does hereby accept
appointment as the Registered Agent of K & O BROTHERS, L.L.C., which is a limited liability
company authorized to transact business in the State of Louisiana pursuant to the provisions of
the Title 12, Chapter 22 of the Louisiana Revised Statutes.


DANNY NASSAR Agent

SWORN AND SUBSCRIBED BEFORE ME, this 18th day of October, 2007


TUYEN THANH LE
NOTARY PUBLIC #54523
My Commission is for Life



Fw: D&M Discount Supermarket

From CPCINFO <CPCINFO@nola.gov>

Date Tue 12/2/2025 11:55 AM

To Ava Monnet <Ava.Monnet@nola.gov>

From: Lisa Barnes <lisabrwn323@gmail.com>

Sent: Monday, December 1, 2025 3:01 PM

To: CPCINFO <CPCINFO@nola.gov>

Subject: D&M Discount Supermarket

I live very, close to the above establishment and I oppose D&M Discount Supermarket being granted an alcoholic license/permit to sell alcoholic beverages.

Throughout our community there's ongoing loitering, soliciting, noise pollution, fighting, illegal parking on public and private property, trash and debris being thrown onto private and public properties, people with alcohol and drug addictions housing themselves on private and public properties, sidewalks, back and sides of these buildings they buy alcohol from, trespassing, criminal and unlawful activities presence. Some of the customers also camp out at McDonald's located at 1918 North Broad Street, NOLA 7019 in the parking lot sitting in house chairs drinking alcoholic beverages purchased.

There are several establishments in the immediate area selling alcohol Monday through Sunday legal and illegally. Having another establishment to sell alcoholic beverages is not needed or wanted.

For examples:

North Broad Seafood Market located at 1901 North Broad Street, NOLA, 70119 opens seven days a week and sells alcohol.

Triangle Deli located at 1904 North Broad Street, NOLA 70119 opens 24/7 and sells alcohol.

The Show Case located at 1915 North Broad Street, NOLA 70119 opens seven days a week mainly at night and sells alcohol.

J's Place located at 2005 North Broad Street, NOLA 70119 illegally sells alcohol Thursday through Sunday and during special scheduled events held there.

D&M Discount Supermarket located at 2037 North Broad Street, NOLA 70119 has a desire to sell alcoholic beverages again which I'm totally against. People are presently loitering, parking on the sidewalks, shooting dice, and trespassing.

It's a self interest, not a community interest as disclosed in a letter from the owner of D&M Discount Supermarket that was send to my residence. The owners of the above establishments mentioned and the customers that purchase the alcoholic beverages don't live in this community, they live elsewhere, but they have caused all of these problems and issues that are present with us in our community.

There appears to be no support from those in power to intervene at this time. We have contacted our local entities by email accompanied by pictures, phone calls and having put our safety on the line by going in and signing Affidavits.

I was a little uncomfortable about responding due to personal safety concerns, but I can't sit back and say nothing. I strongly oppose allowing another establishment to sell alcohol.

Thanks for the opportunity to respond.

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Jenna D. Burke

From: lucy green <thecolorlgreen@gmail.com>
Sent: Monday, December 1, 2025 8:00 AM
To: CPCINFO
Subject: Zoning Docket 063/25 Applicant(s) Danny M Nassar

Sir or Madam: Executive Director-

My communication is in regard to the above-mentioned applicant's; application for a Retail Dealer's Permit to sell alcoholic beverages at 2037 North Broad Street. The retail business is known as D&M Discount Supermarket.

I respectfully voice my opposition to this Retail Dealer's Permit being granted. I have been a resident of the neighborhood, where this retail business is located since 1984. D&M Discount Supermarket is not a responsible accountable retailer, nor is this retailer a community partner of the residents / homeowners of this neighborhood.

Residents / homeowners of this neighborhood have endured numerous scenarios initiated by D&M Discount Supermarket disparages, a few of those scenarios follows:

loitering in front of the retail establishment, which faces North Broad Street and on the side Street (the 1600 block of Duels Street) which it borders on, Alcoholic beverages consumed from open containers by patrons of D&M Discount Supermarket. Consumption is in the front of D&M Discount Supermarket, which faces North Broad and on the side street (the 1600 block of Duels Street). Alcoholic beverages are consumed by patrons sitting on the "beds" of pickup trucks parked adjacent to the retail establishment; Automobiles are sometimes repaired in front of and on the side of the retail establishment; Profanity is a universal language; groups of young teens gather at times and loiter sometimes for hours; the retail establishment lacks a dumpster for discarded trash; as you well know, discarded trash that is not contained will attract numerous rodents; the handicap entry to the sidewalk is blocked by parked automobiles, whose occupants deem it to be their privileged and personal parking spot. Sometimes, cars are even washed on the side street (Duels) as well.

This retailer is not community conscious, nor is it community oriented; this retailer lacks respect for the community, where it is located in and the community that surrounds it; This retailer is not a partner of the community it is located in or the community that surrounds it, this retailer is a predator, with a total disregard of community respect and community safety. I believe that our community deserves better. The majority of the residents / homeowners in this community are gainfully employed; attend church on sunday; pay city / state taxes (ie. garbage, real estate, sales etc) and maintain their properties. We are deserving of the same retail respect and the same retail safety afforded to the residents / homeowners of communities such as St. Charles Avenue or Lakeview or the Lakefront.

I understand that our residential area is considered a MU-1 Medium Intensity Mixed -Use District; whereas a variety of housing types coexist. It is indeed a neighborhood that reflects commercial and institutional use. Given this fact, a conscientious respect by the retailer for the community they do business in, should be a priority. The reason being, their continued disregard of the lawful execution of a Retail Dealers Permit could very well impact the overall financial property value of homeowners. The

retailer's failure to enforce the laws that govern the issuance of the Retail Dealers Permit implies that they are complicit in the violation of the laws that the permit is based on. We deserve better.

Historically, numerous residents have complained about the way, D&M Discount Supermarket operates; those complaints have been verbal and written, and all have been to no avail. Given the contents of this email communication, Sir or Madam Executive Director, going forward, if this retail establishment is granted a Retail Dealer's Permit, I sincerely hope that they will be held accountable and penalized should they be found in violation of the Retail Dealer's Permit they are seeking. I sincerely hope that those who are empowered to enforce the laws that govern the issuance of the Retail Dealer's permit will enforce the penalties, the violations warrant. I hope that those empowered with enforcement will also be responsive to the concerns of the residents / homeowners of this community. The reasons being, D&M Discount Supermarket's disregard of the scenarios, previously mentioned, impacts the quality of life of every resident / of every homeowner in this community.

My sincere thanks and appreciation for this venue of communication that you have afforded me, as it relates to the above-mentioned subject matter. It is profoundly appreciated.

Respectfully, I am.....

Lucy Green

"I opened two gifts this morning ... they were my eyes" unknown

Bria A Dixon

From: Paola Barona <pollyba@hotmail.com>
Sent: Monday, November 17, 2025 5:33 PM
To: CPCINFO
Subject: RE: Opposition to Conditional Use for Alcohol Sales – Corner of N. Broad, Duels & Bruxelles - Zoning Docket 063/25 Address 2037 North Broad Street New Orleans

Dear Members of the Planning Commission and City Council,

I am writing as a nearby resident to express my opposition to the proposed conditional use for the retail sale of alcoholic beverages at the corner of North Broad Street, Duels and Bruxelles Street.

This intersection and immediate area already experience serious safety and nuisance issues. Adding yet another location selling alcohol will, in my view, intensify existing problems rather than improve the neighborhood.

1. Documented violent crime at N. Broad & Bruxelles

There has already been a deadly shooting in the 2000 block of North Broad with one of the victims found right at Bruxelles Street and North Broad Avenue. On January 7, 2022, NOPD reported a homicide near Duels Street and North Broad and a second victim, a 25-year-old male with multiple gunshot wounds, near Bruxelles Street and North Broad Avenue.

This confirms that this exact corner is not hypothetical or “safe enough already” – it has already been associated with serious gun violence. Introducing a new alcohol-related business here would add late-night activity, traffic, and loitering to a location with an established violent-crime history.

2. Illegal parking in the median (neutral ground) and blocked driveways

- Residents around Broad and Bruxelles already deal with:
- Cars parking in the neutral ground (median)
- Vehicles blocking driveways and crowding residential streets, especially during busy hours

The City of New Orleans explicitly states that parking on neutral grounds is prohibited by ordinance except in limited, specially allowed situations such as certain flood events.

Despite this, cars routinely park in the median along this corridor. Enforcement is inconsistent, leaving neighbors to live with the consequences: damaged green space, visual blight, and more dangerous traffic patterns. Adding an additional alcohol outlet in this same stretch will only increase the volume of people trying to park “wherever they can,” which usually means neutral grounds and blocking residential driveways.

3. Street vendors without licenses and commercial creep

In addition to the parking issues, the area already has informal street vendors operating near the intersection, many of whom appear to be unlicensed. This contributes to congestion, noise, and trash, and increases the sense that the corner is being used as a commercial hub rather than a residential-supportive corridor.

City enforcement has publicly acknowledged that illegal or unlicensed street vending is a recurring problem in New Orleans and has required crackdowns in other parts of the city.

Allowing an additional alcohol business in this same small area is likely to encourage more informal vending and late-night activity, not less.

4. Cumulative impact on a residential neighborhood

While the zoning may allow mixed use, the surrounding streets (including Bruxelles) are still primarily residential. Families already endure:

- Loud late-night activity
- People loitering near their homes
- Driveways being blocked
- Cars parked illegally in the neutral ground

The City Planning Commission has previously considered a conditional use at 2005 N. Broad Street, at this same corner, for a bar with live entertainment and later a restaurant with live entertainment and extended hours. This history shows that the corner is already under pressure from intensive nightlife-type uses.

Layering another alcohol business into an intersection with:

- A documented homicide and critical-injury shooting,
- Existing parking and neutral-ground violations,
- Street vendors and crowding,

would further erode the livability and sense of safety for those of us who actually reside here.

For these reasons, I respectfully request that you deny the conditional use request for additional alcohol sales at the corner of North Broad and Bruxelles.

Thank you for your time and consideration.

Sincerely,
Paola Barona
2648-2650 Bruxelles Street
New Orleans, LA 70119

*PLEASE CONFIRM RECEIPT OF THIS EMAIL

City Planning Commission Speaker Card

Date: 12/9/25

I would like to speak regarding CPC Docket: 063/25

INFORMATION ONLY

Name: Simmie Brown / Dawky

Address: 2037 N Broad NASSAR

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: 