

City Planning Commission
Staff Report
Tuesday, October 28, 2025

Zoning Docket 055-25

Prepared by: Alyssa R. White

Date: October 31, 2025

Deadline for CPC action: 12/15/2025

CC Deadline: 60 Days from Receipt

City Council District: A - Giarrusso

Applicant: Orleans Parish School Board

Request: Conditional use to permit a secondary educational facility in an HU-RD2 Historic Urban Two-Family Residential District

Property description: Square 12, Lots 1 through 7, A, B, C, and D, in the Sixth Municipal District, bounded by Annunciation, Nashville, Arabella and Laurel

Municipal address(es): 5703 Annunciation and 401 Nashville

Description

The subject property, located at the intersections of Nashville Avenue, Annunciation Street, and Arabella Street in an HU-RD2 Historic Urban Two-Family Residential District is currently developed with a vacant institutional structure. The site consists of Lots 1 through 7, A, B, C, and D and has a combined area of approximately 39,600 square feet. Applicants propose to convert the former Vorice Jackson Waters School into a satellite campus for The Willow School. This conversion consists of the reuse of the existing main building and character cottage. The structure at 5703 Annunciation Street is to be demolished. , site work along with the addition of an auditorium. An auditorium is to be constructed, which will connect with the rear of the main building and occupy most of the area formerly occupied by 5703 Annunciation,

Figure 1: Existing Conditions- Nashville + Annunciation Corner



as well as paved open space at the interior of the site. The purpose of the new campus is intended to

provide a different space for students to arrive, learn and practice in a more arts immersive setting for part of their day.

The existing building has a floor area of about 22,000 square feet; the existing cottage building has an area of about 1,600 square feet; and the proposed auditorium has an area of about 13,100 square feet. In total, the buildings have about 36,700 square feet of floor area.

Figure 2: Existing Conditions- Nashville Avenue



Figure 3: Existing Conditions- Arabella + Annunciation Corner

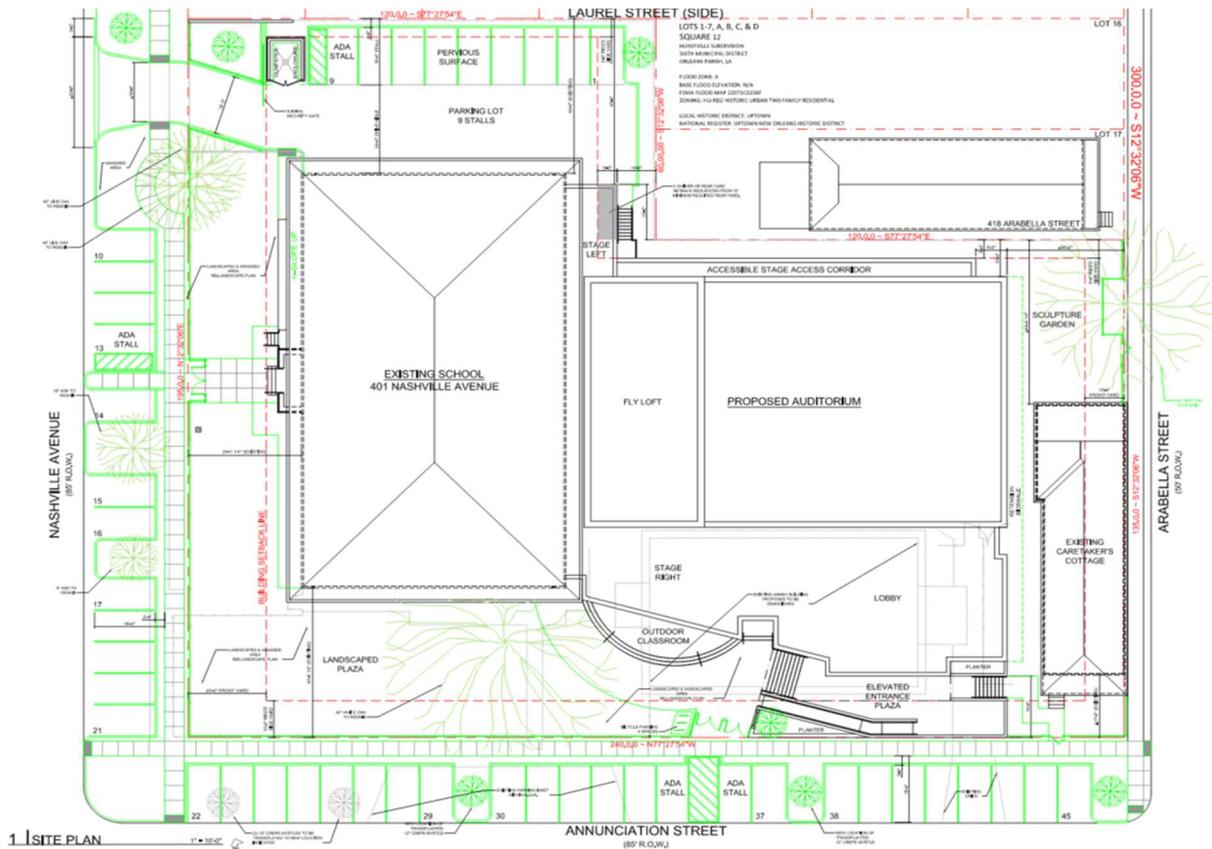


Reason for Commission Review

Per **Article 11, Section 11.2.A (Table 12-1: Permitted and Conditional Uses)**, a Secondary Educational Facility is deemed a conditional use in the HU-RD2 Historic Urban Two- Family 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

Figure 4: Site Plan



Article 11 Section 11.3.A.1 (Table 11-2A)- Bulk and Yard Requirements			
	Requirement	Provided	Notes
Min. Lot area	10,000sf	39,600sf	Compliant
Min. Lot Width	50ft	195ft	Compliant
Min. Lot Depth	90ft	240 ft	Compliant
Max. Building height	60ft	45ft	Compliant
Permeable open space	30% of lot area	31%	Compliant
Front yard-Annunciation	4ft	15ft	Compliant- Established by caretaker cottage
Front Yard -Arabella	0ft	0ft	Compliant- Established by caretaker cottage
Interior side yard (parallel to Arabella	5 ft	5ft	Compliant. In the application, the applicant requests a waiver of this

Street)			requirement, which was believed to be a 15' rear yard requirement (not a 5' interior side yard requirement) at the time of application. On 9/26/25, the Department of Safety and Permits determined that the yard is actually an interior side yard, which has a 5 ft setback requirement that is met.
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Article 11 Section 11.3.B- Building Design Standards	
Requirement	Notes
<p>1. The following standards shall apply to all sites, except single and two-family residential dwellings:</p> <p>a. All buildings shall provide a clearly identifiable entry from the public sidewalk at the front (primary street) elevation.</p> <p>b. All buildings shall be oriented towards a public or private street in terms of architectural interest and building access.</p> <p>c. To avoid the appearance of blank walls facing the street, when the side walls of a dwelling face a street, building facades shall be designed with multiple windows of a size matching those on the front elevation.</p>	<p>Compliant. The existing building meets these requirements. The addition is design to be visually distinct subordinate to the original structure through its smaller size and contemporary style. The addition also meets the requirements, particularly at the theater entrance facing Annunciation Stret.</p>
<p>The following standards shall apply to all sites that meet the applicability thresholds of Section 4.5 Development Plan and Design Review:</p> <p>a. Large, flat facades facing the street shall be avoided. Form-giving elements such as, but not limited to galleries, balconies, projected entrances, and overhangs are required on the street-facing façade.</p> <p>b. Roof planes shall be consistent in slope, material, and detail to those typical in the area.</p> <p>c. All shutters shall be operational and sized to fit windows.</p> <p>d. Facades shall be designed to be viewed from multiple directions with consistent materials and treatments that wraps around all facades. There shall be a unifying architectural theme for an entire multi-family or townhouse development, utilizing a common</p>	<p>Compliant. The existing building has these features. The addition is design to be distinct from the original built. Its design minimizes flat facades through the use of windows and projections at the entrance, along with recessed banding and material changes to break up otherwise flat facades.</p>

vocabulary of architectural forms, elements, materials, and colors around the entire structure.	
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Use Standards for Secondary Education Facility	
Requirement	Notes
<p>A Campus Development Plan shall be submitted to the City Planning Commission for review and approval prior to the issuance of building permits for new building construction, in accordance with Article 4, Section 4.12. The plan shall address the general layout of the entire campus and shall include the following:</p> <ol style="list-style-type: none"> 1. <i>Site Plan.</i> A campus site plan including the location, square footage, and building heights of all existing and proposed structures and all existing and proposed uses. 2. <i>Traffic Plan.</i> A traffic plan shall include the following components: circulation routes for school bus, motor vehicle, bicycle and pedestrian transportation modes; ingress and egress locations for each transportation mode; curb side usage; locations and capacity of all off-street parking and loading spaces; for primary and secondary educational facilities, student pick-up and drop-off locations shall also be shown along with a plan for staff supervision and traffic control during peak hours; and an inventory of school zone signage, pedestrian beacons, crosswalk striping and ADA compliance shall be included. 	<p>The Campus Development is required to for all proposals to build new school structures, including new construction and additions to existing campus. The Campus Development plans submittal may be satisfied through the submittal of final development plans, should this application be approved. The site plan contained with this application meets the site plan submittal requirement.</p> <p>A traffic plan has not been submitted and will need to be submitted, reviewed, and approved prior to the approval of final development plans for the conditional use.</p>

- In accordance with **Article 20.3.Z Educational Facility** the applicant shall submit a campus development plan for review and approval by City Planning Commission staff prior to approval of final development plans. The architectural site plan included with the conditional use application fulfils the site plan requirement. A traffic plan shall also be submitted. A traffic plan shall include the following components: circulation routes for school bus, motor vehicle, bicycle and pedestrian transportation modes; ingress and egress locations for each transportation mode; curb side usage; locations and capacity of all off-street parking and loading spaces; for primary and secondary educational facilities, student pick-up and drop-off locations shall also be shown along with a plan for staff supervision and traffic control during peak hours; and an inventory of school zone signage, pedestrian beacons, crosswalk striping and ADA compliance shall be included.

According to Article 22 Table 22- 1 Off street Vehicle and Bicycle Parking requirements, secondary educational facilities require four (4) off-street parking spaces per classroom with the addition of one (1) for every 500sf GFA of office space. Additionally, one (1) bicycle parking space is required for every 5,000sf GFA. The applicant has proposed a total of 9 classrooms along with approximately 1, 694sf GFA of office space. In total, there is to be about 36,700 square feet of floor area between the existing and proposed buildings. Assessing these requirements, the applicant is required to provide 39 off street parking spaces along with 7 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. The school was last used as a primary school, which has a parking requirement of one space per classroom. It appears, based on the demolition drawings, that it had 14 classrooms and no parking spaces. Assuming this is accurate, 14 parking spaces are grandfathered and deducted from the 39 space requirement.

This results in a final requirement of 25 off-street parking spaces. The bicycle parking requirement is 7 and there is no grandfathered of bicycle space requirements.

The plans show a number of head-in parking spaces in the Nashville Avenue and Annunciation Street rights of way. These cannot be counted toward the site’s parking requirements, as they are not off-street spaces. Even where the zoning ordinance allows for the counting of on-street spaces, it allows only for parallel parking spaces. It is likely that head-in spaces will not be approved by the Department of Public Works, as they are generally not allowed by the City Code.

Off-Street Parking Requirements				
	Requirement	Exceptions	Total Required	Provided
Vehicle Parking	39 space (4 per classroom + 1 per 500sf GFA of office)	14 grandfathered spaces per Section 22.2.E	25	9 off-street parking spaces
Electric Vehicle Parking	N/A because less than 10 off-street parking spaces on site	N/A	0	0
<i>Bicycle Parking</i>	<i>1 per 5,000sf GFA (50% long term)</i>	<i>N/A</i>	7	6
Loading	N/A	22.7.C	None	1

Landscape Requirements		
	Requirement	Notes
Building foundation landscape	Applies	Landscape plan appears to be generally compliant. Final development plans must comply with Section 23.6.A.
Front landscape yard	Does Not Apply	
Parking lot landscape – Perimeter landscape	Applies	Landscape plan appears to be generally compliant. Final development plans must comply with Section 23.7.B.
Parking lot landscape – Interior landscape	Applies	Landscape plan appears to be generally compliant. Final development plans must comply with Section 23.7.C.
Parking lot landscape – Buffer yard	Not compliant	The buffer yard adjacent to the parking lot is 2.5’ wide, substandard of the 10’ requirement. A waiver must be

		considered.
Parkway Trees	Does Not Apply	

- The plans submitted to the City Planning Commission for final approval shall include a landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:
 - a. the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights of-way within the site, with applicable remarks and details;
 - b. compliance with all applicable landscape regulations in Article 23 and elsewhere in the Comprehensive Zoning Ordinance including building foundation planting.

Anticipated impact on surrounding land uses

The proposed use is compatible with the generally homogenous residential character. Institutional structures similar to the Willow School and uses like this one are commonly found in otherwise historic residential neighborhoods. Due to the fact the school has been recently vacant, the use of the site as a Secondary Educational Facility would result in an increase in traffic, parking demand and noise between the hours of approximately 7:00 a.m. to 4:00 p.m., Mondays through Friday, with occasional weekend activity. However, being that the proposed use is also an educational use, as it has been in previous years, these increases are not expected to have more impact than when the site was previously used as an educational facility. The Willow School is to operate as a satellite campus which is anticipated to have less impact on the surrounding area than if the subject of this request was the main campus. Indeed, the applicant indicated that morning and afternoon drop-off and pick-ups will not occur at this site. Instead, students will be bused from and back to the main Willow school campus at certain times during their school day to attend classes. This type of operation should significantly lower the parking demand and traffic impacts typically caused by carpooling. However, it should be noted that this is subject to change as the school’s operational needs may change over time.

Figure 4: Zoning



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 “Residential Low Density Pre-War.” The goal, range of uses, and development character for that designation are copied below.

RESIDENTIAL LOW DENSITY PRE-WAR

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

Range of Uses: New development generally limited to single, two-family, and new or existing multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood, especially when located in proximity to major transportation corridors. Businesses, traditional corner stores, and mixed use may be allowed where current or former commercial use is verified. Agriculture, storm water management, and supporting recreational and community facilities (e.g. schools and places of worship) also allowed. Conversion to multifamily, neighborhood-serving commercial or mixed-use may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed Secondary Educational Facility use is consistent with the goal, range of uses and development character of the Residential Low Density Pre-War future land use. The intent of this land use designation is to maintain the historic scale and character of low-density, pre-WWII neighborhoods by

allowing only compatible infill development. Educational facilities, such as schools, are specifically included in the permitted range of uses within this designation. The subject site is currently improved with the former Vorice Jackson Waters School, and its proposed reuse for educational purposes represents an appropriate reuse and expansion that is compatible with surrounding development patterns.

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 HU-RD2 Historic Urban Two-Family Residential District. The purpose of the HU-RD2 provides for two-family development on smaller lots in older, densely populated urban sections of the city allowing limited non-residential uses. The subject site borders residential uses. The proposed use is sensible as it is similar to the previous use as an educational facility. Allowing the adaptive reuse of this educational facility would be consistent with the surrounding area and would achieve the goals of the current zoning district.

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

This standard is met. The CZO sets standards for specific uses, including Secondary Educational Facilities. Staff recommends including a standard proviso which would require compliance with the use standards. Most other use standards are addressed through the normal permitting process or are operational standards that are enforced on an ongoing basis. Compliance with these use standards will ensure limited impact from the intended use.

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 currently improved with a vacant school building. The proposed use is compatible with the generally residential character of the immediate surrounding neighborhood. While the subject property will neighbor mostly residences, institutional uses such as educational facilities are commonly found in the middle of residentially zoned neighborhoods. The proposed provisos should ease any adverse impacts.

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

This standard is met. As proposed, the application requires waivers of the off-street parking requirements and buffer yard requirement.

Section 22.4.A (Table 22-1) Parking Requirements

Required: 25 off-street parking spaces

Proposed: 9 off-street parking spaces

Waiver: 16 spaces

Section 23.8 Buffer Yards

Required: 10' buffer yard along Laurel St-side property line between parking area and adjacent residentially-zoned property along

Provided: 0'
Waiver: 10'

The purpose of the variance procedure is to afford an applicant relief from the requirements of the letter of this Ordinance when unnecessary hardship or practical difficulty exists. The Board of Zoning Adjustments may authorize a variance only when the evidence presented supports a finding that each case indicates all of the following:

- 1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other lands or structures in the same zoning district.**

Parking

This standard is **met**. The special condition is that the site is not of a size that can accommodate current zoning requirements while also allowing for the school structure to expand in a way that meets the changing needs of the school's educational programming. Compliance with contemporary zoning regulations would necessitate a parking lot with a footprint so large as to prevent the proposed expansion or another significant expansion. The parking lot would occupy the vast majority of the site's remaining buildable area, not leaving sufficient room for an expansion.

Buffer Yard

This standard is **met**. The special condition is that there is not sufficient site area to accommodate a buffer yard between the parking area and the Laurel Street-side property line. To accommodate a buffer yard, the setback from the existing building to the Laurel Street-side property line would have to be at least 52' (including 10' for the buffer yard, 18' for parking spaces, and 24' feet for a two-way drive aisle. The existing setback, which cannot be altered, is 42', which is just wide enough to accommodate the parking and drive aisle but no buffer yard.

- 2. Literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.**

Parking

This standard is **met**. Literal interpretation of the ordinance—requiring compliance with the full parking requirement--would deprive this property of commonly enjoyed rights by schools in this district and other historic zoning districts. In the city's historic neighborhoods, most schools were developed prior to World War II and the adoption of contemporary, suburban-style parking requirements. They have historically not had on-site parking and have relied on on-street parking and other forms of transportation (carpool drop-off, walking, biking). An example of this is Willow School's contiguous middle and high school campuses, located just blocks away on Nashville Avenue, which do not have off-street parking.

Buffer Yard

This standard is **met**. Literal interpretation of the ordinance—requiring a buffer yard--would deprive this property of commonly enjoyed rights by schools in this district and other historic

zoning districts. Just as most other historic school sites do not have significant, if any, off-street parking, those that do have parking often have it shoehorned into unused site area long after the site's original construction, so these areas typically do not meet contemporary parking and landscape requirements, including the buffer yard requirement. In this case, it is simply not possible for the buffer yard to be provided given the setback of the existing building from the Laurel Street-side property one.

3. The special conditions and circumstances do not result from the actions of the applicant or any other person who may have had an interest in the property.

Parking

This standard is **met**. The special condition identified above, which is the relatively small size of the site that prevents it from being brought into compliance with contemporary parking requirements, results from the original development of the site decades ago. It long predates the current expansion plan for the property.

Buffer Yard

This standard is **met**. The special condition identified above, which is the relatively small size of the setback area between the school building and the Laurel Street-side property line, results from the original development of the site decades ago. The area is large enough to accommodate parking and a drive-aisle but not large enough to accommodate a buffer yard.

4. Granting the variance requested will not confer on the applicant any special privilege which is denied by this Ordinance to other lands or structures in the same district or similarly situated.

Parking

This standard is **met**. The site's conditions are consistent with other educational and institutional uses located within the HU-RD2 District that occupy existing buildings. Many similar facilities within the district operate with limited or no dedicated off-street parking. The waiver is therefore consistent with the treatment of comparable properties and supports the continued use and expansion of an established educational facility.

Buffer Yard

This standard is **met**. Similarly situated properties (that is, schools in historic zoning districts) generally do not have parking and, where they do, there is typically not a buffer yard adjacent to the parking lot. Granting the variance would be consistent with this common condition and would not confer a special privilege on the applicant.

5. The variance, if granted, will not alter the essential character of the locality.

Parking

This standard is **met**. As discussed, the previous use for the site in question was an educational facility. Being that the proposed use is also an educational use, as it has been in previous years,

there is not expected to be more impact than when the site was previously used as an educational facility.

Buffer Yard

This standard is **met**. The absence of a buffer yard would be typical for a historic school in an late 18th century/early 19th century neighborhood and would not alter the essential character.

- 6. Strict adherence to the regulation by the property would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.**

Parking

This standard is **met**. Strict adherence to the parking requirement would prevent the expansion of the school. The expansion of the school is appropriate because the site currently contains unused "buildable area"--open area that is generally intended to be developed with a structure. The applicant intends to build into this area as the zoning generally intends but this is prevented by the need to comply with contemporary parking requirements, which are ill-suited for this relatively small site in a historic urban context. Strict adherence would prevent the development of the site with a theater, given that there is not sufficient site area to accommodate both the theater and the required parking.

Buffer Yard

This standard is **met**. Strict adherence to the regulations would prevent parking from being provided on the Laurel Street-side of the existing school building. This is the case because parking in that area cannot be provided without there also being an adjacent buffer yard, and there is not enough space to accommodate both the parking and the buffer yard.

- 7. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party(s).**

Parking

This standard is **met**. The purpose of the variance is to accommodate the limitations on providing off-street parking that result from the relatively small site area. It is not to serve the convenience or profit of the applicant.

Buffer Yard

This standard is **met**. The purpose of the variance is to accommodate the limited setback on the Laurel Street-side of the existing structure, which is of sufficient space to accommodate parking spaces but not of such size as to allow for a buffer yard to also be provided. It is not to serve the convenience or profit of the applicant.

- 8. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.**

Parking

This standard is **met**. The proposal will not be detrimental to public welfare or injurious to other properties or improvements in the neighborhood.

Buffer Yard

This standard is **met**. The proposal will not be detrimental to public welfare or injurious to other properties or improvements in the neighborhood.

9. **The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion in the public street, increase the danger of fire, or endanger the public safety.**

Parking

This standard is **met**. The variance would not result in these impacts. Even if only nine off-street parking spaces are provided, as is proposed, there is ample street parking on the perimeter of the site to meet the school's needs and, therefore, it would not substantially increase congestion on nearby streets.

Buffer Yard

This standard is **met**. The variance would not result in these impacts.

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

This standard is met. The proposal would facilitated the continued use of the school, which is to the benefit of the public welfare.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 055/25 subject to two 2 waivers and 4 provisos:

Waivers

1. The applicant shall be granted a waiver of **Article 22, Section 22.4.A (Table 22-1) Parking Requirements**, which requires 25 off-street parking spaces to be provided, to allow only 9 off-street parking spaces to be provided.
2. The applicant shall be granted a waiver of **Article 24, Section 23.8 Buffer Yards**, which requires a 10' buffer yard along Laurel Street-side property line between parking area and the adjacent residentially-zoned property, to permit no buffer yard.

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 Clerk of Civil District Court's Land Records Division. Failure to complete the conditional use process by properly recording plans within one year 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.
2. In accordance with **Article 20.3.Z** Educational Facility the applicant shall submit architectural drawings for review and approval by City Planning Commission staff indicating a traffic plan. A traffic plan shall include the following components: circulation routes for school bus, motor vehicle, bicycle and pedestrian transportation modes; ingress and egress locations for each transportation mode; curb side usage; locations and capacity of all off-street parking and loading spaces; for primary and secondary educational facilities, student pick-up and drop-off locations shall also be shown along with a plan for staff supervision and traffic control during peak hours; and an inventory of school zone signage, pedestrian beacons, crosswalk striping and ADA compliance shall be included.
3. The plans submitted to the City Planning Commission for final approval shall include a landscaping plan that complies with **Article 23, Section 23.3.B** of the Comprehensive Zoning Ordinance. The landscape plan shall be prepared by a licensed Louisiana landscape architect. This landscape plan shall indicate the following:
 - a. the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within both the common areas and the street rights-of-way within the site, with applicable remarks and details;
 - b. compliance with all applicable landscape regulations in Article 23 and elsewhere in the Comprehensive Zoning Ordinance including building foundation planting
4. The developer shall obtain the applicable approvals from the Department of Public Works, the Department of Parks and Parkways, and any other relevant agency for the modifications and landscape to the public right-of-way. This may require the proposed head-in on-street parking spaces to be replaced with parallel on-street parking spaces.

CITY PLANNING COMMISSION MEETING (October 28, 2025)

Staff summarized the application and presented its recommendation of approval. The Commission received public comment from the agent and several Willow School affiliates speaking in support of the request..

There was no discussion among the Commission. Commissioner Steeg made a motion to approve the application as recommended by the staff. Commission Stewart seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 055/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) WAIVERS AND FOUR (4) PROVISOS. BE IT FURTHER

MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Waivers

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2. The applicant shall be granted a waiver of **Article 24, Section 23.8 Buffer Yards**, which requires a 10' buffer yard along Laurel Street-side property line between parking area and the adjacent residentially-zoned property, to permit no buffer yard.

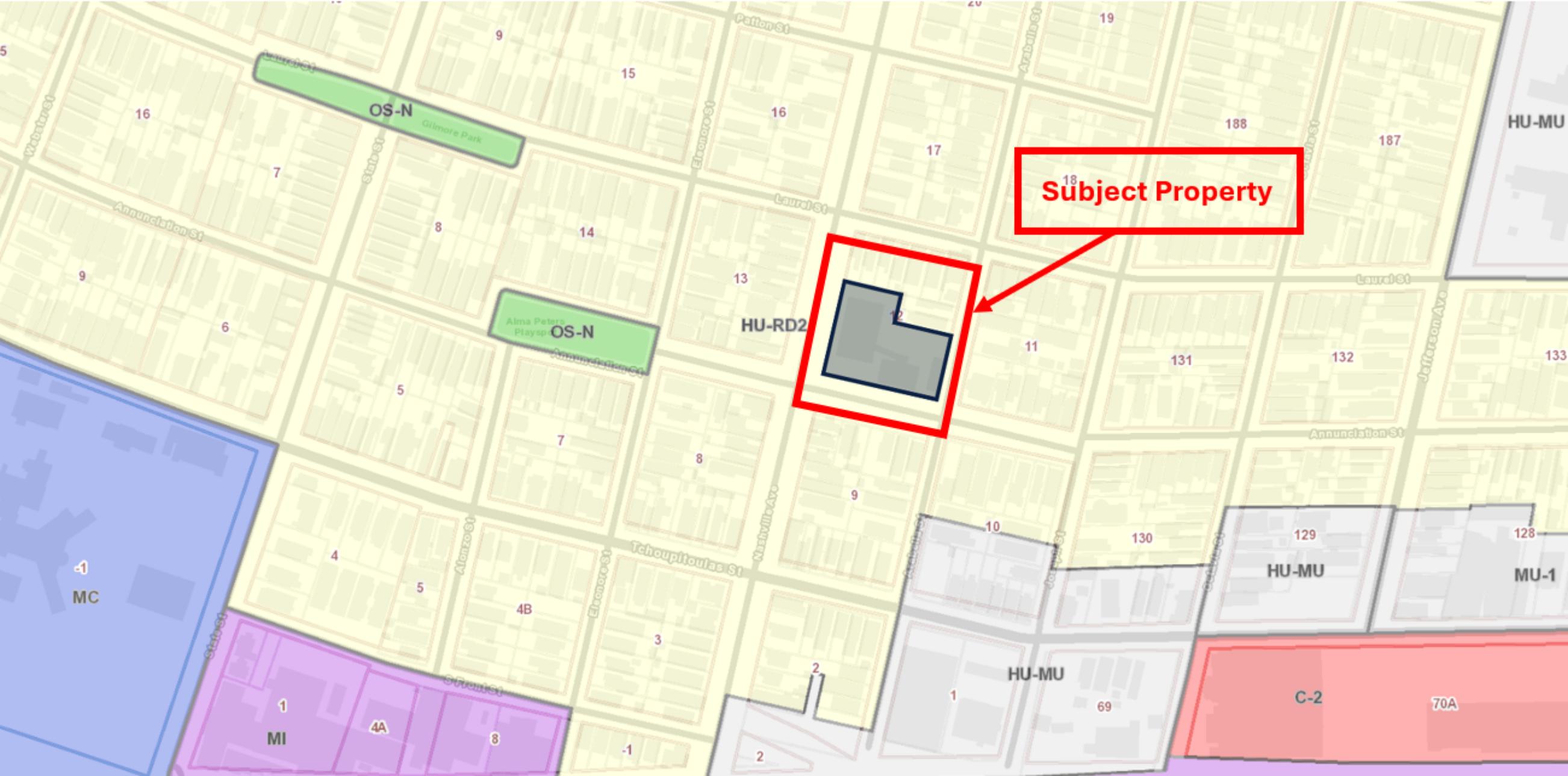
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4. The developer shall obtain the applicable approvals from the Department of Public Works, the Department of Parks and Parkways, and any other relevant agency for the modifications and landscape to the public right-of-way. This may require the proposed head-in on-street parking spaces to be replaced with parallel on-street parking spaces.

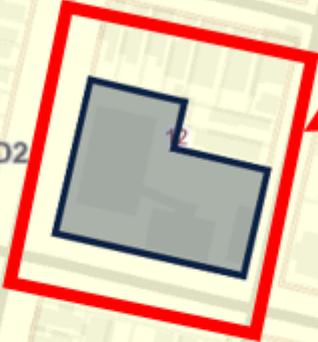
YEAS: Joshi-Gupta, Kepper, Poche, Steeg, Stewart, Witry

NAYS:

ABSENT: Flick, Jordan



18 Subject Property



OS-N
Gilmore Park

OS-N
Alma Peters
Playsp

HU-RD2

HU-MU

HU-MU

MU-1

C-2
70A

MC

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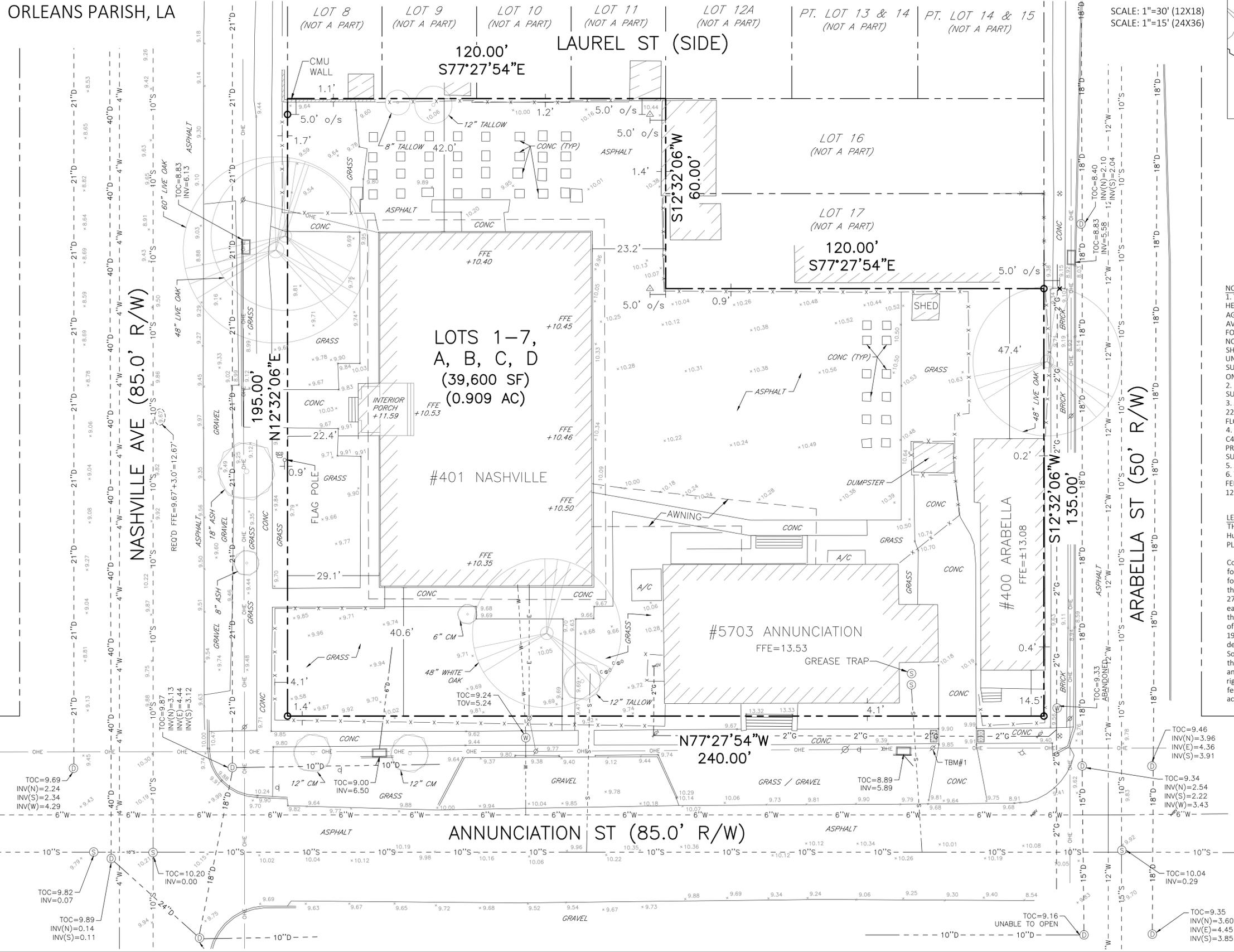
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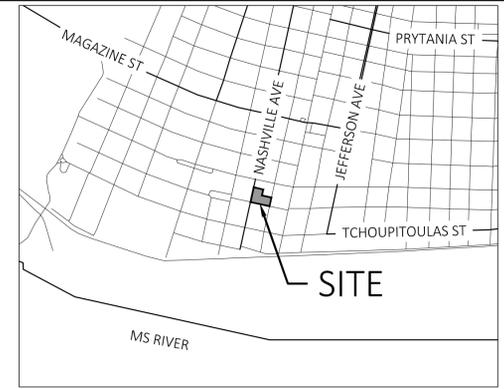
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LOTS 1-7, A, B, C, & D
 SQUARE 12
 HURSTVILLE
 SIXTH DISTRICT
 ORLEANS PARISH, LA



SCALE: 1"=30' (12X18)
 SCALE: 1"=15' (24X36)



VICINITY MAP
 NOT TO SCALE

LEGEND			
⊗	LIGHT POLE	⊗	GAS BOX
⊕	POWER POLE	⊗	GAS MANHOLE
⊙	FIRE HYDRANT	⊗	SEWER
⊕	WATER METER	⊗	WATER
⊕	WATER VALVE	⊗	GAS
⊕	WATER MANHOLE	⊗	OVERHEAD ELEC
⊕	SEWER CLEANOUT	⊗	SPOT ELEVATION
⊕	SEWER MANHOLE	⊗	IRON ROD FOUND
⊕	DRAIN CLEANOUT	⊗	IRON ROD SET
⊕	CATCH BASIN (VERTICAL)	⊗	CROSS FOUND
⊕	DRAIN MANHOLE	⊗	CROSS SET
⊕	GAS VALVE	⊗	NAIL FOUND
⊕		⊗	NAIL SET
---	(SIZE) 0'---	---	DRAIN
---	(SIZE) 5'---	---	SEWER
---	(SIZE) 10'---	---	WATER
---	(SIZE) 15'---	---	GAS
---	(SIZE) 20'---	---	OVERHEAD ELEC
---	(SIZE) 25'---	---	FENCE
---	(SIZE) 30'---	---	RIGHT OF WAY
---	(SIZE) 35'---	---	BUILDING
---	(SIZE) 40'---	---	TREE

NOTES:
 1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA ONE CALL (1-800-272-3020).
 2. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
 3. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 22071C0236F, EFFECTIVE DATE SEPTEMBER 30, 2016, THE SITE IS IN ZONE X (NO FLOOD ZONE).
 4. ELEVATIONS AND BEARINGS SHOWN ARE BASED ON GPS MEASUREMENTS, LSU C4GNET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM, US SURVEY FEET, NAVD88.
 5. SOME FEATURES NOT DRAWN TO SCALE FOR CLARITY.
 6. TBM #1 IS A NAIL SET IN WESTERN FACE OF WOODEN POWER POLE APPROX 45 FEET WEST OF ARABELLA ST ON THE NORTH SIDE OF ANNUNCIATION ST. (ELEV = 12.67').

LEGAL DESCRIPTION:
 THAT PIECE OR PORTION OF GROUND BEING Lots 1-7, A, B, C, D, Square 12, Hurstville, Sixth District, Orleans Parish, Louisiana, per a survey by Robert Mora, PE, PLST dated July 02, 2024 and being more fully described as follows:

Commence from the Northerly right of way of Annunciation Street (having a 85.0 foot right of way width) and Westerly right of way of Arabella Street (having a 50.0 foot right of way width), at an iron rod set, also known as the point of beginning, thence along said Northerly right of way of Annunciation Street North 77 degrees 27 minutes 54 seconds west a distance of 240.0 feet to an iron rod set on the easterly right of way of Nashville Avenue (having a 85.0 foot right of way width), thence leaving the Annunciation Street right of way, along the easterly right of way of Nashville Street, North 12 degrees 32 minutes 06 seconds east a distance of 195.00 feet to a point, thence leaving the Nashville Avenue right of way South 77 degrees 27 minutes 54 seconds east a distance of 120.00 feet to a point, thence South 12 degrees 36 minutes 06 seconds west a distance of 60.00 feet to a point, thence South 77 degrees 27 minutes 54 seconds East a distance of 120.00 feet to an iron rod set on the Westerly right of way of Arabella Street, thence along said right of way South 12 degrees 32 minutes 06 seconds West a distance of 135.00 feet to the point of beginning, containing an area of 39,600 square feet or 0.909 acres.

SURVEY PREPARED FOR ADVOCATES FOR ARTS-BASED EDUCATION CORPORATION.

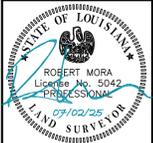
I HEREBY CERTIFY THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND MEETS THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XXI, CHAPTER 29 FOR A CLASS "B" SURVEY.



BATTURE
 engineers • land surveyors
 5110 FREEMAN ST., NEW ORLEANS, LA 70114
 phone 504.933.8884 fax 504.338.2272
 info@batture-eng.com batture-eng.com

REV. NO.	DATE	DESCRIPTION

401 NASHVILLE AVENUE
 NEW ORLEANS, LA, 70115

DRAWN BY: BATTURE	DATE: JULY 02, 2025
CHECKED BY: BATTURE	ISSUE: TOPO & BOUNDARY
	
PROFESSIONAL OF RECORD: btmora@batture-eng.com	
TOPOGRAPHIC & BOUNDARY SURVEY	
SHEET NUMBER: SURVEY	

FILE NO. 287-001

FILE NO. 287-001

THE WILLOW SCHOOL

VORICE JACKSON WATERS CAMPUS

REHABILITATION AND ADDITION

401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

MARK I. BAUM ARCHITECT LLC
5612 CHESTNUT STREET, NEW ORLEANS, LA 70115
www.MIBArch.com

THE WILLOW SCHOOL
VORICE JACKSON WATERS CAMPUS
REHABILITATION AND ADDITION
401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

LAND-USE
APPLICATION
DOCUMENTS

Project #: 25-001
Issue: 8/25/2025

Revisions:

1	
2	
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TITLE SHEET

T1.0

PROJECT DATA

OWNER
ADVOCATES FOR ARTS-BASED EDUCATION CORPORATION
401 THE WILLOW SCHOOL
5624 FRET STREET
NEW ORLEANS, LA 70115

ARCHITECT
MARK I. BAUM ARCHITECT LLC
5612 CHESTNUT STREET
NEW ORLEANS, LA 70115
504.330.8782
www.MIBArch.com
LA LICENSE #3598

CIVIL ENGINEER
BATTURE, LLC
5110 FRET STREET
NEW ORLEANS, LA 70115

STRUCTURAL ENGINEER
BATTURE, LLC
5110 FRET STREET
NEW ORLEANS, LA 70115

MECHANICAL AND ELECTRICAL ENGINEERS
LUCIEN T. VIVIAN, JR. & ASSOCIATES, INC.
3001 22ND STREET,
METAIRIE, LA 70002

LANDSCAPE ARCHITECT
BATTURE, LLC
5110 FRET STREET
NEW ORLEANS, LA 70115

GENERAL PROJECT DESCRIPTION
THE PROJECT GENERALLY CONSISTS OF ADDITIONS AND RENOVATIONS, INCLUDING, WITHOUT LIMITATION, THE FOLLOWING:
- HISTORIC REHABILITATION OF EXISTING SCHOOL BUILDING
- HISTORIC REHABILITATION OF EXISTING COTTAGE BUILDING
- CONSTRUCTION OF NEW AUDITORIUM ADDITION TO EXISTING SCHOOL BUILDING
- RELATED SITE WORK

ABBREVIATIONS

2X	DIMENSIONAL LUMBER	LHR	LEFTHAND REVERSE
4S	FOUR SIDES	LG	LAMINATED GLASS
ACCORD	ACCORDANCE	LGT	LIGHT
ACOUST	ACOUSTIC OR ACOUSTICAL	LSTNG	LIGHTING
AFF	ABOVE FINISHED FLOOR	LP	LIGHT POLE
AFG	ABOVE FINISHED GRADE	LTD	LIMITED
AGP	ACOUSTICAL CEILING PANEL	LTL	LINTE
ALUM	ALUMINUM	LVR	LOUVER
APRD	APPROVED	MAX	MAXIMUM
AWG	AMERICAN WIRE GAUGE	MECH	MECHANICAL
BTW	BETWEEN	MIN	MINIMUM
BD	BOARD	MISC	MISCELLANEOUS
BLK	BLOCKING	MOD BIT	MODIFIED BITUMEN
BM	BEAM OR BENCHMARK	MR	MOISTURE-RESISTANT
BOS	BOTTOM OF STEEL	MSNRY	MASONRY
BOT	BOTTOM	MTL	METAL
BRG	BEARING	NIC	NOT IN CONTRACT
BYND	BEYOND	NOM	NOMINAL
CATV	CABLE TV	NTS	NOT TO SCALE
CPT	CARPET	OC	ON CENTER
CEM	CEMENT	OD	OUTSIDE DIAMETER
CL	CENTERLINE	OH	OPPOSITE HAND
CER	CERAMIC	OPP	OPPOSITE
CT	CERAMIC TILE	OZ	OUNCE
CF	CURB FOOT	ORD	OVERFLOW ROOF DRAIN
CP	CATCH IN PLACE	ORIG	ORIGINAL
CB	CATCH BASIN	PCC	PRE-CAST CONCRETE
CLKG	CALLING	PL	PLASTER
CLN	CHANNEL	PLAS	PLASTIC LAMINATE
CLG	CEILING	PL	PLATE OR PROPERTY LINE
CLG HT	CEILING HEIGHT	FLUMB	PLUMBING
CO	CLEAR OUT	PLYWD	PLYWOOD
CLR	CLEAR	PNL	PANEL
CMU	CONCRETE MASONRY UNIT	PNT	PAINT
COL	COLUMN	PNTD	PAINTED
CONC	CONCRETE	POLYISO	POLYISOCYANURATE
CONDT	CONDUIT	PPT	PARAPET
CONST	CONSTRUCTION	PVC	POLYVINYL CHLORIDE
CONT	CONTIGUOUS	PP	POWER POLE
CORR	CORRUGATED	PT	PRESSURE TREATED
COVER	COVER	RAD	RADIUS
CY	CUBIC YARD	RAG	RETURN AIR GRILLE
CYL	CYLINDER	REF	REFERENCE
DBL	DOUBLE	REINF	REINFORCED OR REINFORCING
DEM	DEMOLISH	REOD	REQUIRED
DET(S)	DETAIL, DETAILS	REBAR	REINFORCING BAR
DI	DRAIN INLET	REM	REMOVE, REMOVED, REMOVAL
DIA	DIAMETER	REP	REPAIR, REPAIRED
DIMS	DIMENSION	REPL	REPLACE
DN	DOWN	REOMTS	REQUIREMENTS
DS	DOWNSPOUT	RESTOR	RESTORE, RESTORATION
DR	DOOR	REV	REVERSE
DWG	DRAWING	RH	RIGHTHAND
(E)	EXISTING	RHR	RIGHTHAND REVERSE
EA	EACH	RBR	RUBBER
EDS	EXISTING DOWNSPOUT	RD	ROOF DRAIN
EJ	EXPANSION JOINT	RFG	ROUGH OPENING
ELEV	ELEVATION	RM	ROOM
ELEC	ELECTRICAL	SALV	SALVAGE
ELEVATOR OR ELEVATION	ELEVATOR OR ELEVATION	SCH	SCHEDULE
EQPT	EQUIPMENT	SCP	SCUPPER
EQV	EQUIVALENT	SECT	SECTION
EXC	EXCEPT	SHT	SHEET
EXCL	EXCLUDE, EXCLUDING	SLNT	SEALANT
EXH	EXHAUST	SIM	SIMILAR
EXIST	EXISTING	SPM	SINGLE PLY MEMBRANE
EXP JNT	EXPANSION JOINT	SC	SOLID CORE
EXT	EXTERIOR	STC	SOUND TRANSMISSION COEFFICIENT
EXTEN	EXTENSION	SPEC	SPECIFICATION OR SPECIFIED
FIN	FINISH OR FINISHED	SPK	SPEAKER
FFE	FINISHED FLOOR ELEVATION	SPRK	SPRINKLER
FIXT	FIXTURE	SQ	SQUARE
FLR	FLOOR	SF	SQUARE FOOT
FD	FLOOR DRAIN	SS	STAINLESS STEEL
FO	FACE OF	STD	STUD OR STANDARD
FP	FIRE PROTECTION	STL	STEEL
FT	FOOT	STRUCT	STRUCTURE OR STRUCTURAL
FTG	FOOTING	SAG	SUPPLY AIR GRILLE
FND	FOUNDATION	T&G	TONGUE & GROOVE
GA	GALVANIZED	T&B	TOP & BOTTOM
GALV	GALVANIZED	TID	TELEPHONE/DATE
GI	GALVANIZED IRON	TELE	TELEPHONE
GC	GENERAL CONTRACTOR	TEMP	TEMPORARY
GL	GLASS	THRU	THROUGH
GRLL	GRILL	TLT	TOILET
GFCl	GROUND-FAULT CIRCUIT-INTERUPTER	TME	TO MATCH EXISTING
GFRC	GLASS FIBER REINF	TO	TOP OF CURB OR CONCRETE
GTR	GUTTER	TOC	TOP OF CURB OR CONCRETE
GYP	GYP SUM	TOO	TOP OF DECK
GWB	GYP SUM WALL BOARD	TOG	TOP OF GRADE
HD	HEAVY DUTY	TOJ	TOP OF JOIST
HDCP	HANDICAP OR HANDICAPPED	TOS	TOP OF STEEL
HDWD	HARDWOOD	TYP	TYPICAL
HM	HOLLOW METAL	UG	UNDERGROUND
HOR	HORIZONTAL	UNF	UNFINISHED
HS	HOSE BIBB	UNO	UNLESS NOTED OTHERWISE
HP	HIGH POINT	US	UNDERSIDE
HVAC	HEATING, VENT & AIR COND	VB	VAPOR BARRIER
ID	INSIDE DIAMETER	VF	VERTICAL IN FIELD
IGU	INSULATED GLASS UNIT	VERT	VERTICAL
IRGWB	IMPACT-RESISTANT GWB	VNL	VINYL
IN	INCH	WH	WATER HEATER
INCL	INCLUDE, INCLUDING	WS	WEATHERSTRIP OR WATER STOP
INSUL	INSULATED OR INSULATION	WWF	WELDED WIRE FABRIC
INT	INTERIOR	WDW	WINDOW
INV	INVERT	W/	WITH
JNT	JOINT	W/O	WITHOUT
JST	JOIST	WD	WOOD
JCT	JUNCTION		
LH	LEFTHAND		

GENERAL CONSTRUCTION NOTES

- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES PRIOR TO PROCEEDING WITH ANY AFFECTED WORK. SHOULD INCONSISTENCIES OR DISCREPANCIES OCCUR, THE BETTER QUALITY, GREATER QUANTITY, PRODUCT SHALL BE FURNISHED, OR TASK PERFORMED, UNLESS INSTRUCTED OTHERWISE BY THE ARCHITECT. DISCREPANCIES BETWEEN INSTALLATION METHODS FOR SPECIFIED ITEMS SHALL NOT BE CAUSE FOR AN INCREASE IN THE CONTRACT SUM AND/OR CONTRACT TIME.
- PRIOR TO SUBMITTING ITS BID, VISIT THE JOB SITE TO BECOME ACQUAINTED WITH THE JOB CONDITIONS AND SHALL CAREFULLY STUDY ALL DRAWINGS AND SPECIFICATIONS PERTAINING TO THE WORK. IF ANY OF THE WORK INDICATED OR SPECIFIED IS CONTRARY TO OR CONFLICTS WITH OBSERVABLE CONDITIONS, OR WITH ANY LOCAL, STATE, OR FEDERAL ORDINANCES OR REGULATIONS, THE SAME SHALL BE REPORTED TO THE ARCHITECT DURING THE BIDDING PERIOD AS A REQUEST FOR CLARIFICATION. IF NO SUCH REQUEST FOR CLARIFICATION IS SUBMITTED, ALL ADDITIONAL WORK REQUIRED BY SUCH ORDINANCE OR REGULATION SHALL BE PERFORMED WITH NO INCREASE IN THE CONTRACT SUM AND/OR CONTRACT TIME.
- IN ORDER TO ASCERTAIN THE COMPLETE SCOPE OF ITS WORK AND TO AFFECT CLOSE COORDINATION WITH OTHER TRADES, CONTRACTOR SHALL ASSURE THAT EACH SUBCONTRACTOR HAS ACCESS TO COMPLETE PLANS AND SPECIFICATIONS FOR REVIEW AND UNDERSTANDING OF ALL REQUIRED COORDINATION BETWEEN ITS SCOPE OF WORK AND THE WORK OF ALL OTHER RELATED TRADES.
- CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND/OR MODIFICATION OF EXISTING CONDITIONS AS REQUIRED FOR THE PROPER AND COMPLETE EXECUTION OF NEW WORK. THE ARCHITECT HAS ENDEAVORED TO DEPICT KNOWN EXISTING CONDITIONS; HOWEVER, FAILURE OF THE DRAWINGS TO IDENTIFY EXISTING CONDITIONS AFFECTING THE WORK IN NO WAY RELIEVES THE CONTRACTOR FROM ITS RESPONSIBILITY TO EXECUTE ALL DEMOLITION AND/OR MODIFICATION OF EXISTING CONDITIONS WITH NO INCREASE IN THE CONTRACT SUM AND/OR CONTRACT TIME.
- WHERE NO SPECIFIC DETAIL IS SHOWN, THE CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS AND CASES OF CONSTRUCTION ON THIS PROJECT. REFERENCES OF NOTES AND DETAILS TO SPECIFICATIONS AND LOCATIONS SHALL NOT LIMIT THEIR APPLICABILITY. WHERE NO SPECIFIC DETAIL IS PROVIDED, CONSTRUCTION SHALL BE SIMILAR TO THAT INDICATED OR NOTED FOR SIMILAR CONDITIONS TAKING INTO ACCOUNT VARIATIONS IN STRUCTURE, SUBSTRATES AND/OR REQUIREMENTS OF OTHER TRADES. SUBMIT AN RFI TO ARCHITECT TO CONFIRM ANY VARIATION FROM TYPICAL DETAILS.
- ALL WORK SHALL CONFORM TO THE EDITIONS OF BUILDING CODES STIPULATED ON THE DRAWINGS, AND APPLICABLE LAWS, RULES, REGULATIONS, AND ORDINANCES ADOPTED BY REGULATORY AUTHORITIES HAVING JURISDICTION AND IN FORCE ON THE DATE BIDS ARE SUBMITTED. CURRENT EDITIONS OF CODES, LAWS, RULES, REGULATIONS AND/OR ORDINANCES SHALL PERTAIN WHERE REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. IN CASE OF CONFLICT, THE MOST RESTRICTIVE SHALL GOVERN.
- OBTAIN AND PAY FOR ALL REQUIRED PERMITS, ARRANGE FOR ALL REQUIRED INSPECTIONS.
- DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT JOB SITE. IF ANY DISCREPANCIES ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IN THE FORM OF AN RFI. ALL EXISTING DIMENSIONS INDICATED ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD.

SITE DATA

MUNICIPAL ADDRESS
LOTS 1-7, A, B, C, & D
SQUARE 12
HURSTVILLE SUBDIVISION
SIXTH MUNICIPAL DISTRICT
ORLEANS PARISH, LA

LAND AREA: 39,600 SF = 0.909 ACRES

ZONING
ZONING DISTRICT: HU-RD2 HISTORIC URBAN TWO-FAMILY RESIDENTIAL DISTRICT
FUTURE LAND USE: RLD-PRE RESIDENTIAL LOW DENSITY PRE-WAR

USE
EDUCATIONAL, SECONDARY: CONDITIONAL USE PER SECTION 20.3.2

APPLICABLE OVERLAY AND INTERIM ZONING DISTRICTS
NEIGHBORHOOD CONSERVATION DISTRICT

LOCAL HISTORIC DISTRICT
UPTOWN HISTORIC DISTRICT (JURISDICTION: HDLC, PARTIAL CONTROL)

NATIONAL HISTORIC DISTRICT
UPTOWN NEW ORLEANS HISTORIC DISTRICT (NATIONAL REGISTER OF HISTORIC PLACES)

FLOOD ZONE
FLOOD ZONE: X
BASE FLOOD ELEVATION: 12.67' NAVD88 (36" above centerline of Nashville Avenue)
COMMUNITY PANEL #: 22071C026F
[FLOOD INFORMATION OBTAINED FROM: BATTURE, LLC SURVEY #287-001, 7/2/2025]

SITE AREA CALCULATIONS
OPEN SITE AREA: 21,583.90 SF (54.5%)
PERMEABLE SURFACE AREA: 12,388.00 SF (31.3%)
FRONT YARDS PAVING:
NASHVILLE AVENUE FRONT YARD:
TOTAL YARD AREA (29.125' x 195.0'): 5,679.4 SF
PAVED AREA: 1,454.5 SF (25.6%)
UNPAVED AREA: 4,225.9 SF (74.4%)
ARABELLA STREET FRONT YARD:
TOTAL YARD AREA (30.0' x 125.0'): 4,050.0 SF
PAVED AREA: 133.4 SF (3.3%)
EXISTING COTTAGE STRUCTURE: ±1,701.3 SF (42.0%)
UNPAVED AREA: ±2,215.3 SF (54.7%)
TOTAL FRONT YARDS (NASHVILLE + ARABELLA):
TOTAL AREA OF YARDS: 9,729.4 SF
PAVED AREA (INCL. EXIST. COTTAGE): 3,289.2 SF (33.8%)
UNPAVED AREA: 6,440.2 SF (66.2%)

PARKING
EXISTING:
NO PARKING CURRENTLY EXISTING ON THE PROPERTY.
GRANDFATHERED PARKING WAIVER: 12 STALLS
PROPOSED:
ON SITE: 9 STALLS, INCLUDING 1 ACCESSIBLE STALLS
WITHIN RIGHT-OF-WAY: 36 STALLS, INCLUDING 3 ACCESSIBLE STALLS

BUILDING CODE DATA

APPLICABLE CODES AND ORDINANCES
LOUISIANA STATE UNIFORM CONSTRUCTION CODE, LAC 17:1, CHAPTER 1, CURRENT EDITION
CITY OF NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE, CURRENT EDITION
INTERNATIONAL BUILDING CODE, 2021 EDITION, W/ CURRENT ORLEANS PARISH AMENDMENTS
INTERNATIONAL EXISTING BUILDING CODE, 2021 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2021 WITH LOUISIANA AMENDMENTS
INTERNATIONAL MECHANICAL CODE, 2021 EDITION
INTERNATIONAL PLUMBING CODE, 2021 EDITIONS, WITH LOUISIANA AMENDMENTS
INTERNATIONAL FUEL GAS CODE, 2021 EDITION
NFPA 101 - LIFE SAFETY CODE, 2015 EDITION
NFPA 70 - NATIONAL ELECTRIC CODE, 2021 EDITION
LOUISIANA ADMINISTRATIVE CODE, TITLE 51, PUBLIC HEALTH - SANITARY CODE, CURRENT EDITION
ASHRAE 90.1 ENERGY STANDARDS FOR BUILDINGS EXCEPT LOW-RISE RESIDENTIAL BUILDINGS
ALL CODES INCLUDED BY REFERENCE IN THE ABOVE CODES.

INTERNATIONAL BUILDING CODE, 2021 EDITION
OCCUPANCY CLASSIFICATIONS:
EXISTING SCHOOL BUILDING: GROUP E - EDUCATION
EXISTING COTTAGE BUILDING: GROUP B - BUSINESS
PROPOSED AUDITORIUM ADDITION: GROUP A - ASSEMBLY

CONSTRUCTION CLASSIFICATION:
EXISTING SCHOOL BUILDING: TYPE III, UNPROTECTED, UNSPRINKLERED
EXISTING COTTAGE BUILDING: TYPE V, UNPROTECTED, UNSPRINKLERED
PROPOSED AUDITORIUM ADDITION: TYPE III, UNPROTECTED, SPRINKLERED (NFPA 13)

NFPA LIFE SAFETY CODE, 2015 EDITION
OCCUPANCY CLASSIFICATIONS:
EXISTING SCHOOL BUILDING: CHAPTER 15 - EXISTING SCHOOL
EXISTING COTTAGE BUILDING: CHAPTER 38 - NEW BUSINESS
PROPOSED AUDITORIUM ADDITION: CHAPTER 12 - NEW ASSEMBLY (NEW AUDITORIUM)

CONSTRUCTION CLASSIFICATION:
EXISTING SCHOOL BUILDING: TYPE III (000), UNSPRINKLERED
EXISTING COTTAGE BUILDING: TYPE V (000), UNSPRINKLERED
PROPOSED AUDITORIUM ADDITION: TYPE III (000), SPRINKLERED (NFPA 13)

BUILDING DATA

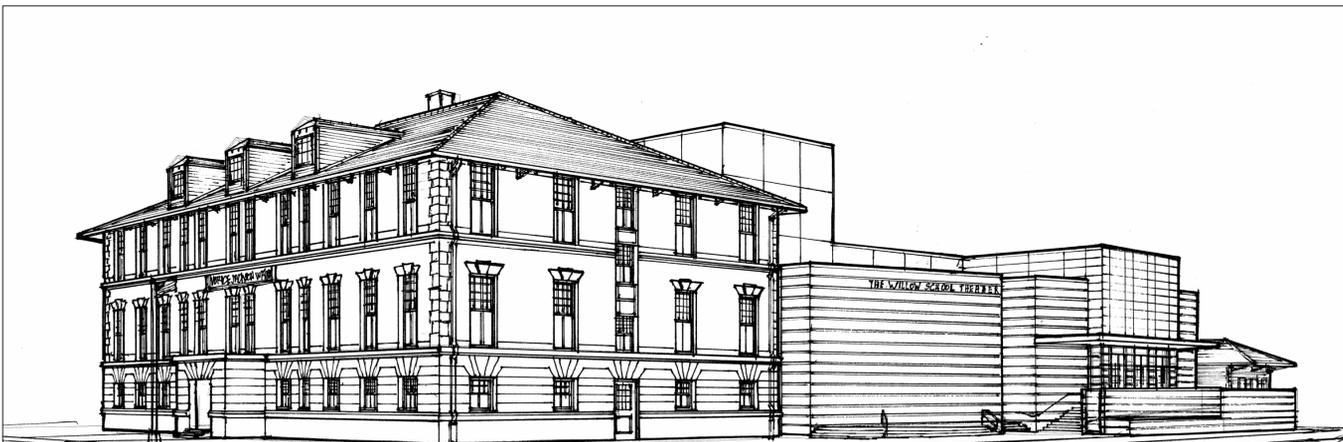
FINISHED FLOOR ELEVATIONS
EXISTING SCHOOL BUILDING: +10.53' NAVD88
EXISTING COTTAGE BUILDING: +13.53' NAVD88
PROPOSED AUDITORIUM ADDITION: +12.67' NAVD88

BUILDING AREAS
EXISTING SCHOOL BUILDING
FIRST FLOOR: ± 7,482 GSF
SECOND FLOOR: ± 7,275 GSF
THIRD FLOOR: ± 7,275 GSF
TOTAL: ± 22,032 GSF

EXISTING COTTAGE BUILDING
FIRST FLOOR: ± 1,596 GSF
TOTAL: ± 1,596 GSF

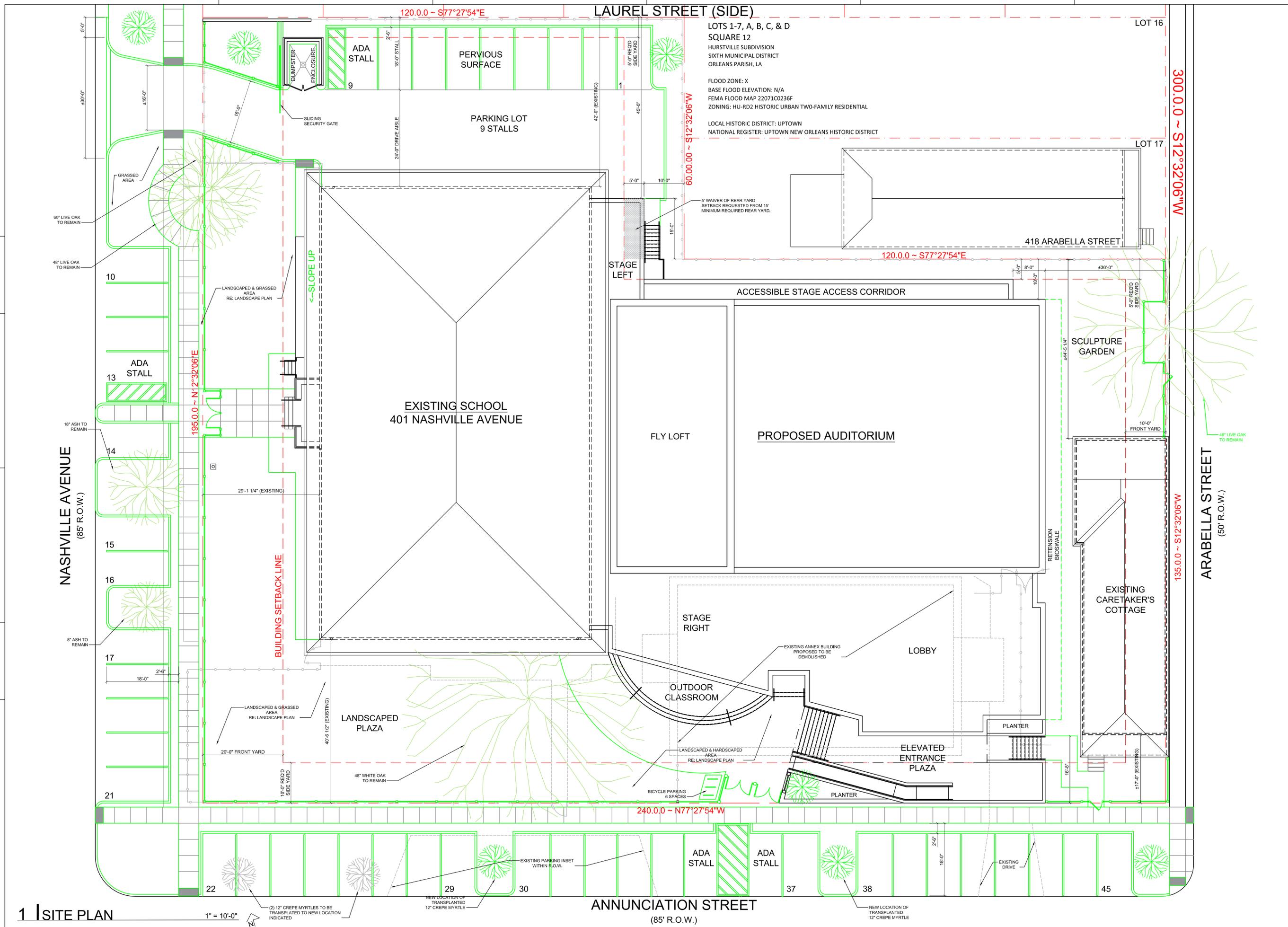
PROPOSED AUDITORIUM ADDITION
FIRST FLOOR: 12,130.1 GSF
MEZZANINE: 949.5 GSF
TOTAL: 13,079.6 GSF

AUDITORIUM CAPACITY
537 SEATS W/O ADA SEATING, OR 534 SEATS W/ UP TO 7 ADA SEATING
LOCATIONS, ADJACENT COMPANION SEATING
4 AISLE TRANSFER SEATS TO BE PROVIDED



TITLE SHEET

T1.0



1 SITE PLAN

1" = 10'-0"

(2) 12" CREPE MYRTLES TO BE TRANSLATED TO NEW LOCATION INDICATED

NEW LOCATION OF TRANSLATED 12" CREPE MYRTLE

NEW LOCATION OF TRANSLATED 12" CREPE MYRTLE

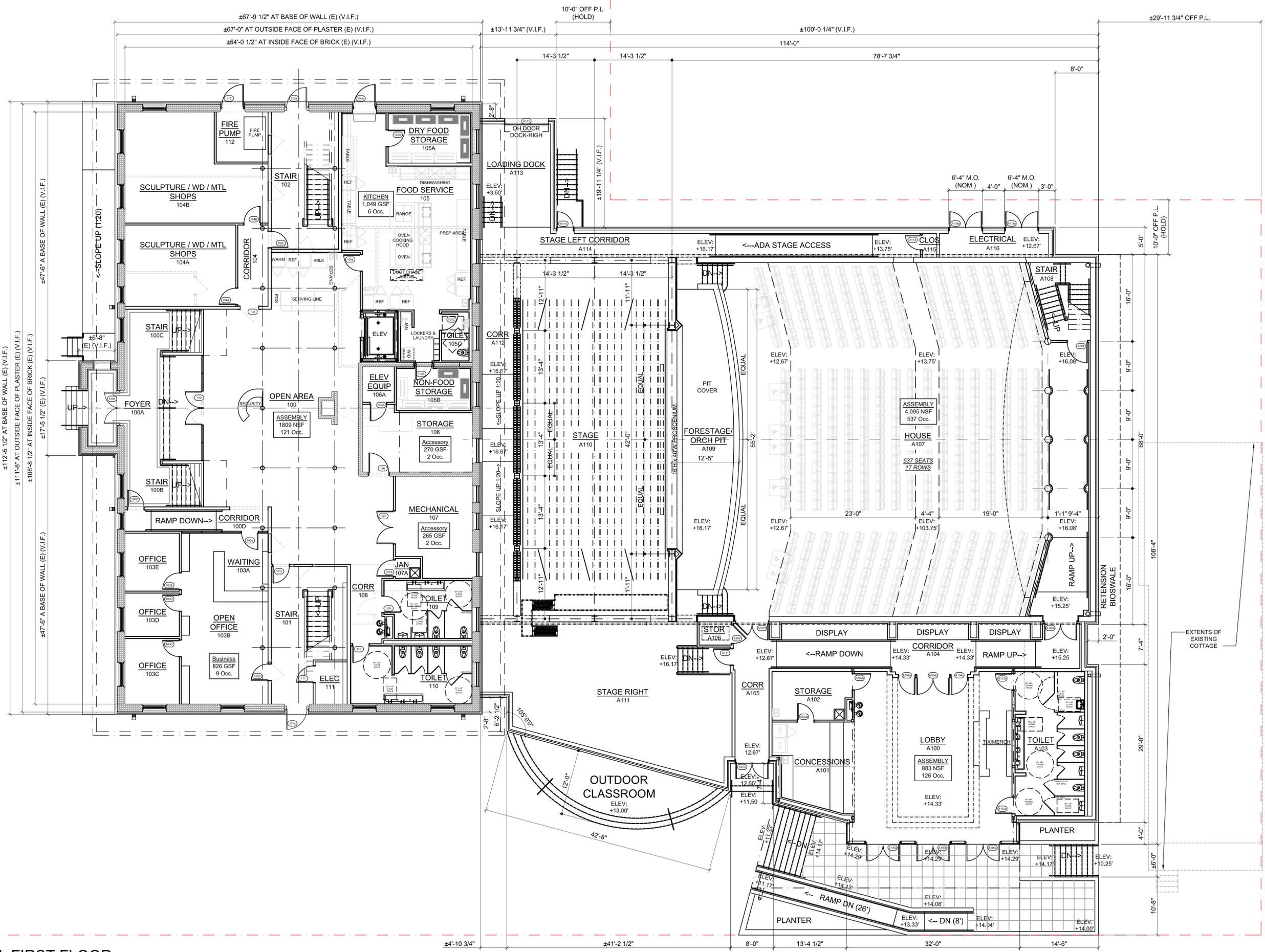
MARK I. BAUM ARCHITECT LLC
 5612 CHESTNUT STREET, NEW ORLEANS, LA 70115
 www.MIBArch.com

THE WILLOW SCHOOL
VORCE JACKSON WATERS CAMPUS
 REHABILITATION AND ADDITION
 401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

LAND-USE APPLICATION DOCUMENTS

Project #:	25-003
Issue:	8/25/2025
Revisions:	
1	
2	
3	
4	
5	
6	

SITE PLAN
A1.1



1 | PLAN: FIRST FLOOR

1/8" = 1'-0"

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VORICE JACKSON WATERS CAMPUS
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 401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

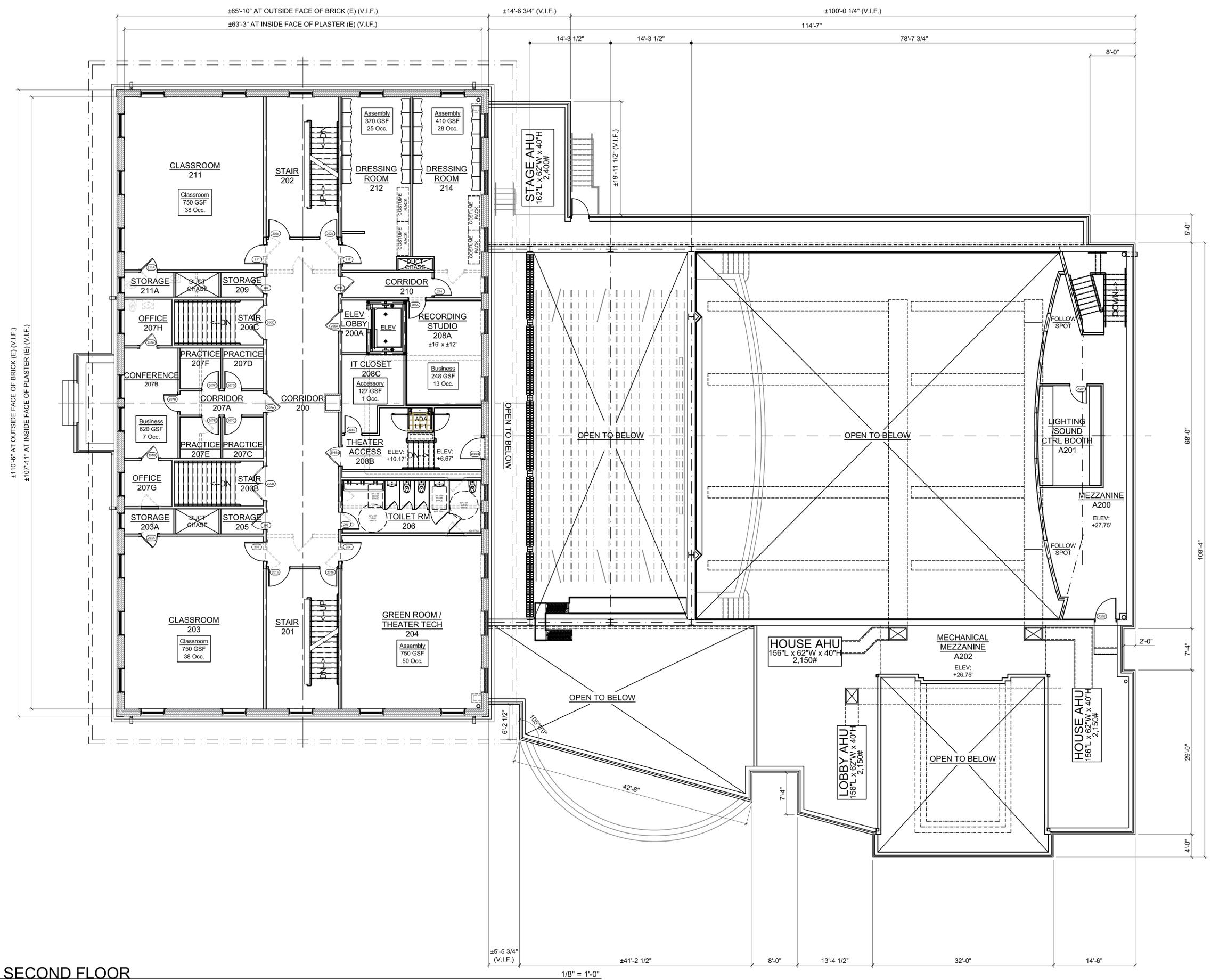
LAND-USE
 APPLICATION
 DOCUMENTS

Project #:	25-003
Issue:	8/25/2025
Revisions:	
1	
2	
3	
4	
5	
6	

1ST FLOOR
 PLAN

A2.1

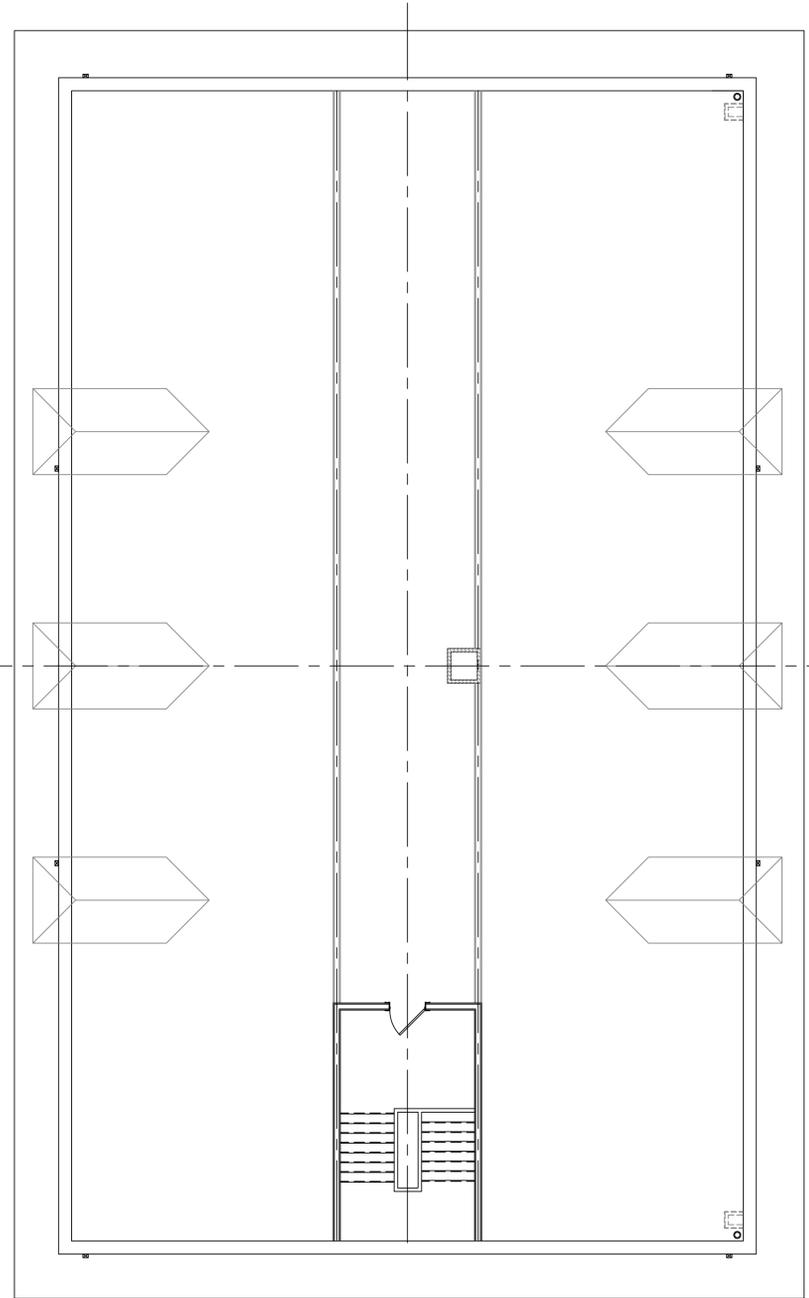
Project #:	25-003
Issue:	8/25/2025
Revisions:	
1	
2	
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1 | PLAN: SECOND FLOOR

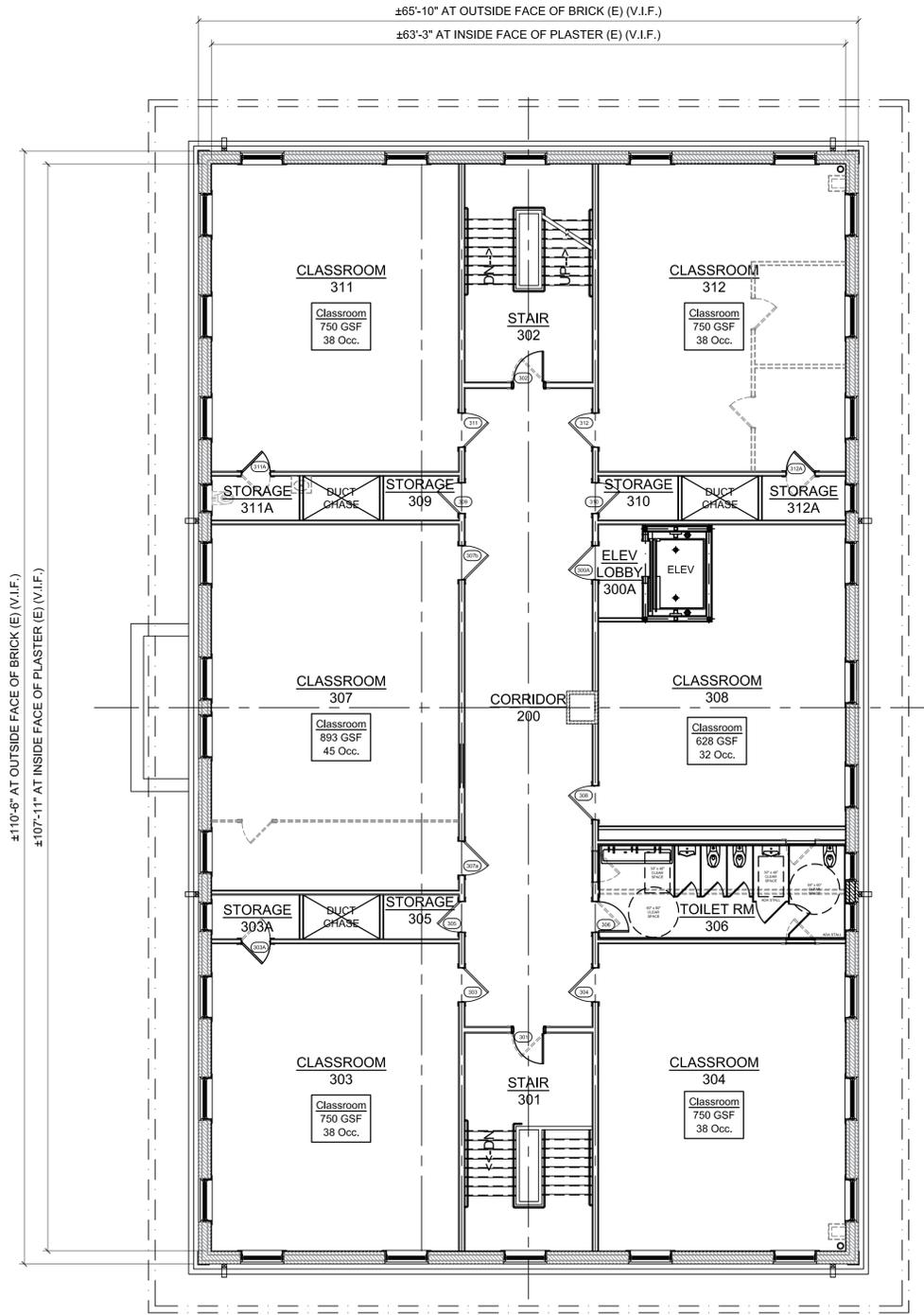
Revisions:

1	
2	
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4	
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6	



2 | PLAN: ATTIC

1/8" = 1'-0"

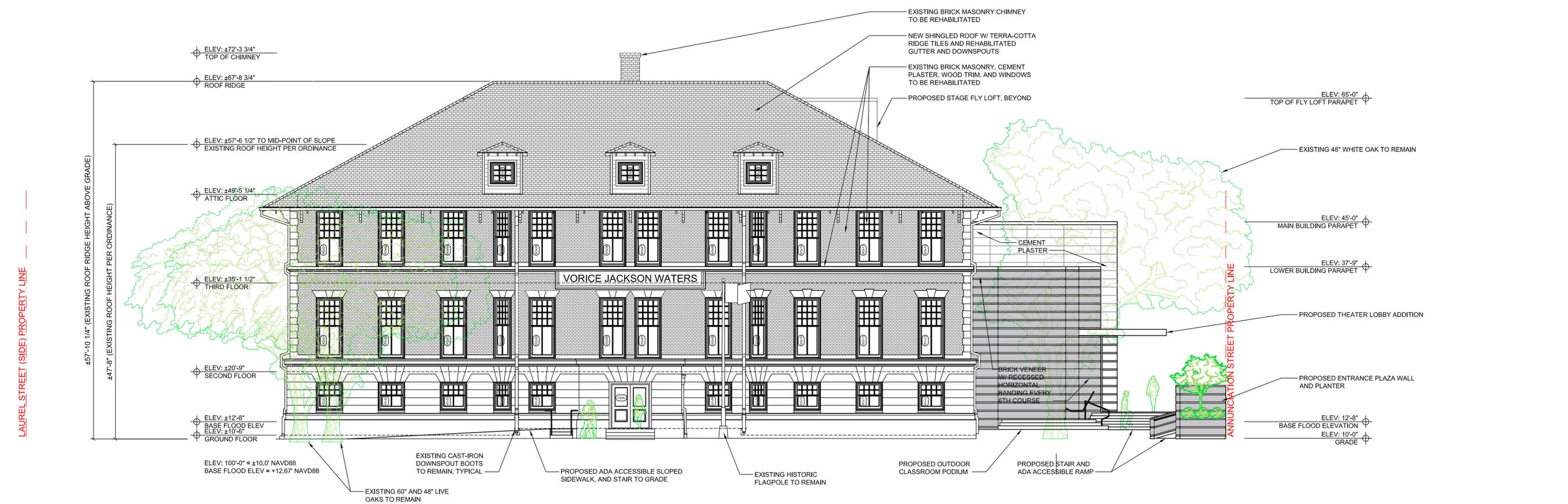


1 | PLAN: THIRD FLOOR

1/8" = 1'-0"

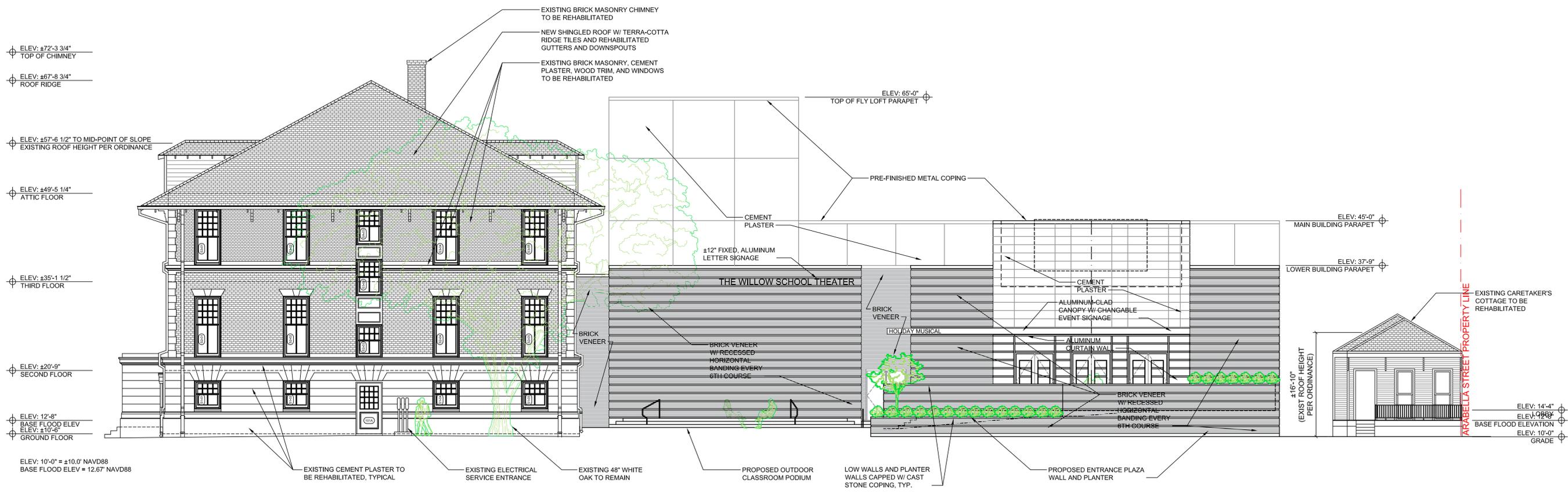
Project #:	25-003
Issue:	8/25/2025
Revisions:	
1	
2	
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4	
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6	

2 ELEVATION: NASHVILLE AVENUE

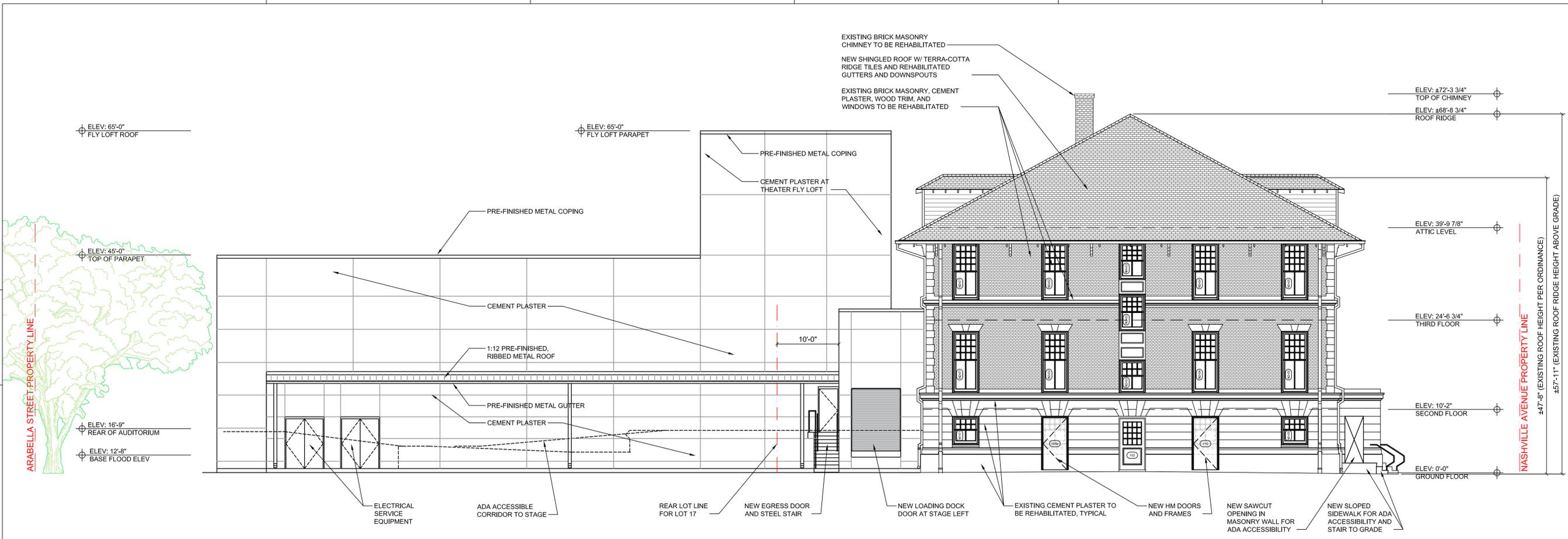


1/8" = 1'-0"

1 ELEVATION: ANNUNCIATION STREET

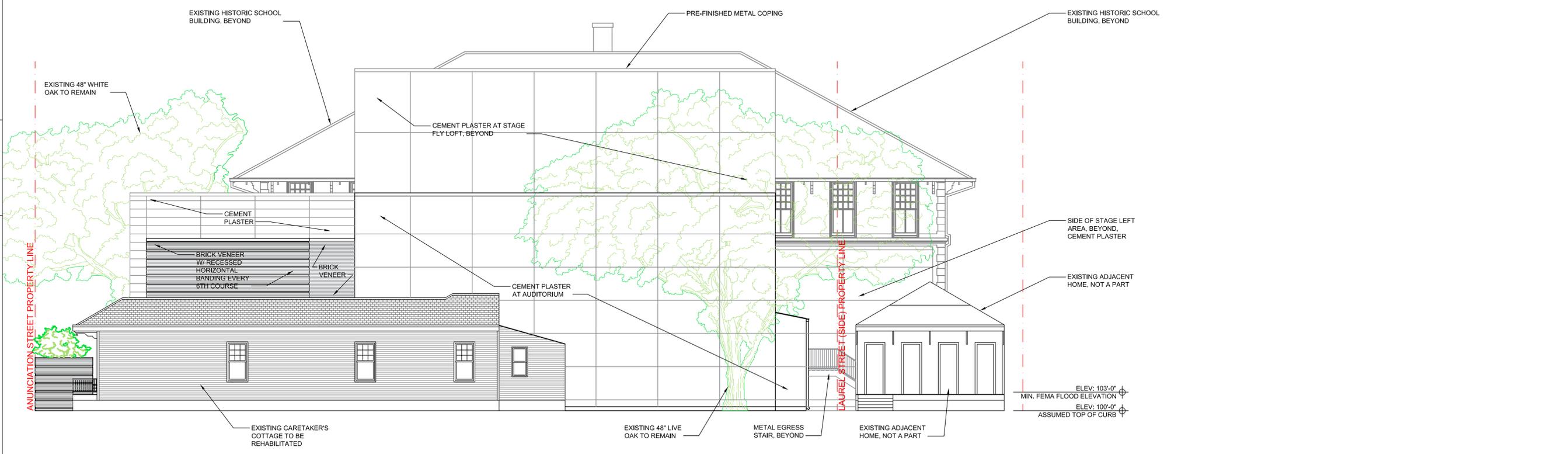


1/8" = 1'-0"



2 ELEVATION: LAUREL STREET (SIDE)

1/8" = 1'-0"



1 ELEVATION: ARABELLA STREET

1/8" = 1'-0"

MARK I. BAUM ARCHITECT LLC
 5612 CHESTNUT STREET NEW ORLEANS LA 70115
 www.MIBArch.com

THE WILLOW SCHOOL
VORICE JACKSON WATERS CAMPUS
 REHABILITATION AND ADDITION
 401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

LAND-USE
 APPLICATION
 DOCUMENTS

Project #:	25-003
Issue:	8/25/2025
Revisions:	
1	
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4	
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6	

EXTERIOR
 ELEVATIONS

A3.2

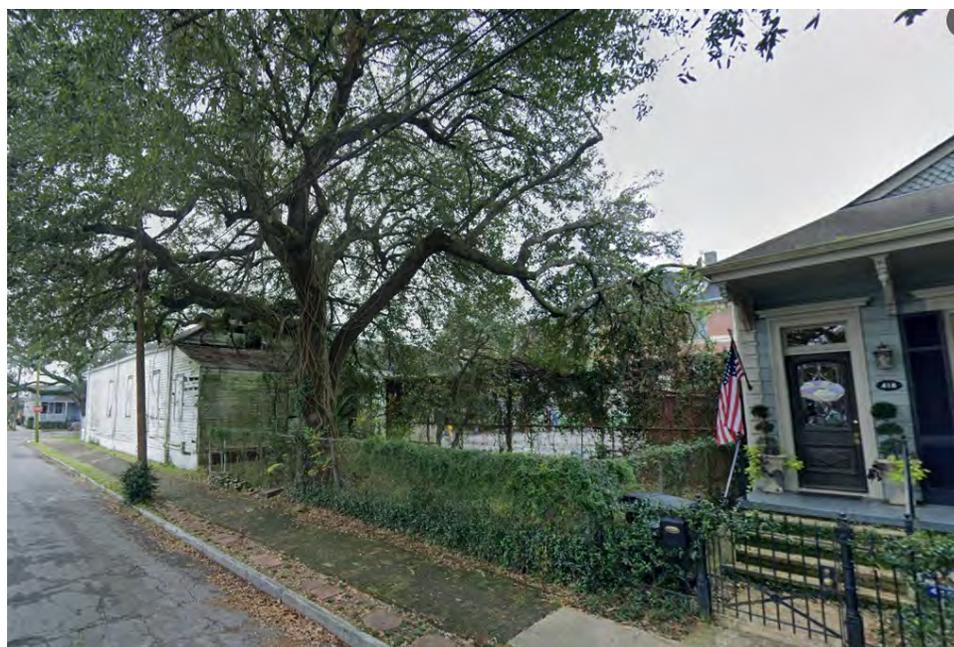
Nashville Side



Annunciation Side



Arabella Side



Project Neighborhood Participation Program

In Person Meeting 8/23/25 at 1:00 PM held at 401 Nashville Ave

Project Name: The Willow School Conditional Use/Variance Request

Overview: A conditional use request to permit a secondary educational facility in HU-RD2 zoning district, as well as the potential associated variances.

This report summarizes the neighborhood engagement process as of the date of this report for the project at 401 Nashville Ave/5703 Annunciation St. The project is in the HU-RD2 Zoning district and involves the renovation of an existing school building, demolition of the cafeteria structure, and the addition of an auditorium. The proposed new tenant is The Willow School. This satellite campus will be used for arts programming and allow for a more immersive learning experience than what is currently available on the main campus. It is approximately 1,190 square feet in total. The lot is 39,600 sf.

Consistent with City Planning Commission NPP guidelines, we participated in in-person neighborhood engagement as well as via e-mail.

Contacts: Sherman Strategies, LLC
800 Baronne Street
New Orleans, LA 70113

Miles Granderson
504-799-9335
miles@shermanstrategiesllc.com

Becca Gieger
504-799-9335
becca@shermanstrategiesllc.com

Neighborhood Engagement

For the meeting, all citizens within a 600-foot radius received a letter with information on the proposed project, explanation of the NPP guidelines, and contact information. The one (1) registered neighborhood association also received the notice for the meeting.

Thirty (30) neighbors attended the meeting. Miles Granderson of Sherman Strategies, Mark Baum architect for the project, Nicolette London and Michelle Beatty of The Willow School, and Carlos Zervigon of the Orleans Parish School Board were present as well. Comment cards were provided and three (3) were turned in.

Question	Response
Will people be in the building every day?	Yes
How many parking spots (diagonal) would be lost?	About 20% of the public ROW parking vs perpendicular
Will the kids be driving themselves or using buses?	As planned kids will be generally shuttled during the day from the main Freret campus which is

	where pick up and drop off will happen, but we should all consider that the exact nature of programming and pick up drop off may not always be reflective of the current plan.
What is the variance sought? Number of parking spots or layout of parking?	Yes. There is zero on site parking. Our plan actually adds 9 new spots. We also intend to add to the number of existing public right of way perpendicular parking spots. But that is subject to city approval and we hope to work with the neighborhood together to have a common goal for on street parking. The on street parking does not count to the official parking count. Also the secondary school use requires more parking than the prior primary school use. So regardless in all scenarios we will need a variance.
Worried about traffic that would come with shuttling- think about Monday/Wed cohort and a Tuesday/Thursday cohort.	The shuttles as planned would be during the day and as planned we do not anticipate the creation of traffic problems. Please note also that we will need to have a traffic plan approved by the city as part of the campus development plan.
How many students will be here on a daily basis?	We are not sure yet. It will be based on programming. The building max is 300 students, so no more than that but we'd anticipate programming will be below the building max. But the absolute max is the building max.
How many faculty and staff will be on site and require parking?	Not sure exactly but there are 8-9 classrooms plus a few office staff. We'd imagine the 9 new onsite parking spots will handle most of the staff
Will there be music and if so, will there be sound barriers?	Yes and yes
How many will the auditorium seat?	Approx 537
Has the idea of cooperative leasing for parking been considered to lessen impact of events?	We are open to all concepts and ideas.
It would go a long way if neighbors were assistant in getting "residential parking only" areas.	The city has a pretty prescriptive program and law for that. We are glad to help.
Will the house on the corner remain? What will it be used for?	Yes. It is part of the campus and will be historically renovated and incorporated into Willow's use.
Is the parking the only variance sought?	The only sure variance. But there could be a setback / build to variance as noted. Also maybe height but we do not think we need it.

Will there be pile driving?	Not sure but quite possible. Should not last long if so.
Will there be food prep or concessions on site? Where will the dumpsters be?	Food prep and concessions yes. Dumpsters will be shielded visually and be in the new side parking lot.
Is there a drainage plan?	Yes there will be.
Will there be a person or point of contact that neighbors can reach during construction?	Willow will provide one yes
Will students be picked up from this location at the end of the day?	Not as planned. As planned kids will be generally shuttled during the day from the main Freret campus which is where pick up and drop off will happen, but we should all consider that the exact nature of programming and pick up drop off may not always be reflective of the current plan.
What is construction timeline?	About one year.
Will Willow allow other organizations to use the space?	Possibly. But probably not a lot. (Same as is the case for example Brees Field at Freret campus)
Will there be security during events?	Yes. We think that is important just as we do for Brees Field sports events.
When will traffic and stormwater management plans be available to the public?	Both usually would come later prior to permitting. But we can maybe do the traffic / campus plan a little early so it can be seen earlier.
What is the budget for the project?	We do not have this number at this time.

Attachments

- Copy of NPP Letter
- Sign in sheet
- Comment Cards
- NPP Contact List
- Email to Councilmember
- Emails to Neighborhood Organization
- Email to CPC
- Neighbor emails

Run of show / Agenda

Willow NPP

401 Nashville Ave

- I. Quick introduction – Miles Granderson
- II. Willow introduction and plan overview – CEO Nicolette London
- III. Overview of the project and requests of the city – Miles Granderson
- IV. Q & A – Granderson, London, and Architect Mark Baum
- V. [Meeting end]

The Willow School - Conditional Use + Variance Requests
401 Nashville Ave/5703 Annunciation St
Neighborhood Participation Plan Meeting

8/23/2025 at 1:00 PM
 401 Nashville - School Cafeteria

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Jeffrey Faughnan & Charles Grenilian	333 Nashville	—	—
Michelle Beaty	3527 Lang St.	The Willow School (Board member)	504-782-9079
Harris Masterson			
Michael Dessauer	5624 Laurel St		504-491 2530 dessauer1@cox.net
Julie Dietz	5708 Annunciation		
Robert Bieck	5708 Annunciation		robieck77@juno.com
Anstey+Etienne Devlin	5630 Laurel		anstey.smythe@ gmail.com edevlin3@yahoo.com
Mary Collin	1421 Broadway		mary collin's 202212 @gmail.com

The Willow School - Conditional Use + Variance Requests
401 Nashville Ave/5703 Annunciation St
Neighborhood Participation Plan Meeting

8/23/2025 at 1:00 PM
 401 Nashville - School Cafeteria

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Ryan Postal	425 Arabella		ryanpostal@gmail.com
BRIGGET George Dupuy	5710 Laurel		504.451.3148 brdgld00@gmail.com
Eddy & Susan Gutierrez	5706 Annunciation		EddyG9@gmail.com
Tom Rey	6301 Tch.	ARNA	board@audubon riverside.org
ALLIEN HARTMAN James J Sheppard	Stoke Laurel		ahartmanze gmail.com
Terri Troncale Joe Crise	435 Nashville		ttroncale@gmail.com
Mary Fanning HORAIST	6016 Annunciation	ARNA	M.horaisT gmail.com
Suki Subbiah	328 Arabella		

The Willow School - Conditional Use + Variance Requests
401 Nashville Ave/5703 Annunciation St
Neighborhood Participation Plan Meeting
8/23/2025 at 1:00 PM
401 Nashville - School Cafeteria

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Ethan Rawls	Ardelle St		erawls1@gmail.com

The Willow School - Conditional Use + Variance Requests
401 Nashville Ave/5703 Annunciation St
Neighborhood Participation Plan Meeting

8/23/2025 at 1:00 PM
 401 Nashville - School Cafeteria

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
David/Lisa Piscala	5718 Annunciation		DAVID.PISCALA @HILTON.com
FORI EMMERHINI	6334 ANNUNCIATION NOLA	ARSA	BOARD@ AUDUBONRIVERSIDE. ORG
GORDON EBBITT	422 Nashville		GORDONEBBITT @GMAIL.COM
Barry Spanier	605 Eleonores		spanierbigeasy @gmail.com
JOE BIKLEGE	914 BONAPARTE	MAYCA COUNCIL	joebiklege@ gmail.com
Carlos Zerigo	8424 Zimpel	OPSB	
Mark J. Baum (ARCHITECT)	5612 CHESTNUT ST	MARK J. BAUM, ARCHITECT LLC	mbaum@mibaorch.com 504.330.8782

The Willow School - Conditional Use + Variance Requests
401 Nashville Ave/5703 Annunciation St
Neighborhood Participation Plan Meeting

8/23/2025 at 1:00 PM
 401 Nashville - School Cafeteria

NAME	ADDRESS	ORGANIZATION (if applicable)	EMAIL AND/OR PHONE NUMBER
Ray Paternostro	401 Eleonore	Self	RaypatSr @ bellsouth.net
Laura Todaro	5604 Annunciation	N/A	lauratolpe @ gmail.com

401 Nashville/5703 Annunciation
NPP COMMENT CARDS

Name:

GORDON EBBITT

Address:

422 Nashville Ave, NOLA 70115

Please provide thoughts, ideas, and concerns regarding this project:

I support the project as it was presented to me. I don't have a problem with the proposed perpendicular parking. It would provide the most parking.

I'm happy to see Willow renovate & use the school.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission conditional use and BZA variance applications.

August 23, 2025

401 Nashville/5703 Annunciation
NPP COMMENT CARDS

Name:

ALLEGRA HARTMAN

Address:

5610 Laurel St

Please provide thoughts, ideas, and concerns regarding this project:

OUR NEIGHBORHOOD DOESN'T HAVE OFF STREET PARKING. I NEED TO PARK IN FRONT OF MY HOUSE.

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission conditional use and BZA variance applications.

August 23, 2025

401 Nashville/5703 Annunciation
NPP COMMENT CARDS

Name: TERRI Troncale

Address: 435 Nashville Avenue

Please provide thoughts, ideas, and concerns regarding this project: contact: ttroncale@gmail.com

We are concerned about the impact of the parking lot adjacent to our property - lighting, noise + water runoff, as well as potential damage to trees.

We also are concerned about the location of dumpsters along the wall of our yard. Also of concern is the angle

These cards will be submitted with the NPP Report to the City of New Orleans as a part of the City Planning Commission conditional use and BZA variance applications.

location of the ~~drive~~ driveway into the proposed parking lot.

August 23, 2025

PROPERTY OWNERS AND OCCUPANTS WITHIN 600 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Joseph A Juan	616 Bellecastle St	New Orleans	LA	70115
Current Resident	218 Nashville Ave	New Orleans	LA	70115
Barbara G Connors	219 Nashville Ave	New Orleans	LA	70115
Allen Jr Scott	222 Arabella St	New Orleans	LA	70115
Current Resident	220 Arabella St	New Orleans	LA	70115
Current Resident	220 Nashville Ave	New Orleans	LA	70115
Realty Resolution LLC	5620 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	225 Arabella St	New Orleans	LA	70115
Eelco Jorritsma	ET Al 935 Valence St	New Orleans	LA	70115
Current Resident	232 Nashville Ave	New Orleans	LA	70115
Jeffrey J Clary	233 Nashville Ave	New Orleans	LA	70115
Current Resident	234 Nashville Ave	New Orleans	LA	70115
Current Resident	235 Nashville Ave	New Orleans	LA	70115
Parker Dionne M	ET Als 5610 Laurel St	New Orleans	LA	70115
Current Resident	237 Nashville Ave	New Orleans	LA	70115
Current Resident	239 Nashville Ave	New Orleans	LA	70115
Current Resident	239 Nashville Ave A	New Orleans	LA	70115
Robert C Pottharst	304 Arabella St	New Orleans	LA	70115
Current Resident	300 Arabella St	New Orleans	LA	70115
Joseph G Klimas	300 Eleonore St	New Orleans	LA	70115
Current Resident	301 Arabella St	New Orleans	LA	70115
Vtd Enterprise LLC	1121 Lake Frances Dr	Gretna	LA	70056
Current Resident	302 Octavia St	New Orleans	LA	70115
Burts Gregory M	305 Nashville Ave	New Orleans	LA	70130
Current Resident	303 Nashville Ave	New Orleans	LA	70115
Current Resident	304 Octavia St	New Orleans	LA	70115
Current Resident	306 Octavia St	New Orleans	LA	70115
Current Resident	308 Octavia St	New Orleans	LA	70115
Toni Z Wahl	312 Eleonore St	New Orleans	LA	70115
Alexandre Pierre Raymon	312 Joseph St	New Orleans	LA	70115
Joseph Street Holding Co	5721 Magazine St PMB 21	New Orleans	LA	70115
Current Resident	313 Joseph St	New Orleans	LA	70115
Romar Properties LLC	6465 Canebrake Rd	Mobile	AL	36695
Current Resident	314 Arabella St	New Orleans	LA	70115
Current Resident	314 Joseph St	New Orleans	LA	70115
Ronald A Swoboda	315 Alonzo St	New Orleans	LA	70115
Ciaravella Susan Christie	315 Eleonore St	New Orleans	LA	70115
Current Resident	315 Joseph St	New Orleans	LA	70115
Current Resident	316 Arabella St	New Orleans	LA	70115
316 Joseph LLC	C/O Thomas J & Irene B L	Metairie	LA	70005
Current Resident	316 Joseph St	New Orleans	LA	70115
Ann M Schwab	ET Al 317 Eleonore St	New Orleans	LA	70115
Current Resident	317 Eleonore St	New Orleans	LA	70115
Geary C Carbine	323 Joseph St	New Orleans	LA	70115
Current Resident	317 Joseph St	New Orleans	LA	70115
Current Resident	318 Arabella St	New Orleans	LA	70115



Dear Neighbors,

We are writing to share information and invite you to a neighborhood meeting regarding the property at 401 Nashville Ave, the former Vorice Jackson Waters School. The property is presently Orleans Parish School Board surplus property and was set for auction to sell to a developer. However, Willow School has stepped in to purchase the building from the School Board and has a plan for a satellite campus with a new auditorium where its arts students can come for part of the day to learn and practice in a fuller and more arts immersive setting than exists for them today.

NPP Meeting Information:

Saturday, August 23rd
1:00pm
401 Nashville Ave.
School Cafeteria

Contact Information:

Miles Granderson
or Becca Gieger

miles@shermanstrategiesllc.com
becca@shermanstrategiesllc.com
504-799-9335



The property is in the HU-RD2 Historic Urban Two-Family Residential District. There is no proposed change to the zoning and this will stay a school, as it has historically been. The lot is 39,600 sf and the existing 3-story school building is 22,476 sf. The site also includes a 1,194sf caretaker's cottage on the corner of Annunciation and Arabella which is planned for retention, and a cafeteria structure on Annunciation planned for demolition to facilitate the construction of a new school auditorium at the rear of the existing school building. The new school auditorium will be no more than 35' in height, except for the stage/scenery loft piece of the auditorium above the stage and nearest the rear of the existing building which will be 55' (for reference the peak of the existing school building is 56' in height).

Requests to the City:

- 1) **A conditional use to permit Secondary Educational Facility** in an HU-RD2 zoning district from City Planning Commission (see: <https://czo.nola.gov/article-11/#11-2>). (Note: the site was previously a Primary Educational Facility; further it has been vacant beyond the statutory period to permit grandfathered uses.)
- 2) **Potential associated variances** from City Planning Commission or Board of Zoning Adjustments as follows:
 - a. a variance of CZO Sec.22.4.A to permit 9 on-site **parking spaces**, a variance of 19 from the standard required 30 on site spaces. Note: We will be requesting 36 parking spaces in the right of way along Nashville and Annunciation as shown above, however these will not count toward the required parking.
 - b. if required, a variance of CZO Sec. 11.3.A.2 to permit a **front yard setback / build to line** on Arabella of 30', a variance of up to 16' where a build to line as low as 11' (+ or - 3') may be required per code interpretation.
 - c. if required, although we do not believe it is, a variance of CZO Sec. 11.3.A.1 to permit the **stage/scenery loft height** to be 55' where 35' is the maximum and would be a 20' variance, however Sec. 26.6 exempts stage/scenery lofts from the height calculation and allows institutional uses to be up to 60' where permitted.
 - d. a variance of CZO Sec. 11.3.A.1 to permit a **rear yard setback** of 10', a variance of 5', where 15' is required.

The conditional use process involves many steps and approvals, including notice through this letter, a neighborhood meeting as detailed in this letter, a City Planning Commission staff study, a CPC hearing, and City Council hearings. The variance process may be coexistent with the conditional use process at CPC, or it may be separated to the Board of Zoning Adjustments where a BZA hearing will take place in addition to the CPC processes listed above.

Construction is anticipated to last 12 months. This letter is being delivered through the U.S. Mail. At the meeting, we will provide a sign-in sheet which will become part of the application packet. We hope to see you at the meeting. If you are unable to attend, please feel free to reach out to us by phone or e-mail with any questions or concerns.

Wayne M Everard	318 Eleonore St	New Orleans	LA	70115
Current Resident	318 Joseph St	New Orleans	LA	70115
Joseph Peter Lewinski	318 Octavia St	New Orleans	LA	70115
John T Frisbee	Etal 457 Pine St	New Orleans	LA	70118
Current Resident	320 Octavia St	New Orleans	LA	70115
Radecker Henry P Jr Rade	321 Alonzo St	New Orleans	LA	70115
Current Resident	321 Arabella St	New Orleans	LA	70115
James R Yates	3501 E Terrace St	Seattle	WA	98122
Current Resident	321 Eleonore St	New Orleans	LA	70115
Amy Digiulio Cardwell	6100 Deseto Ave #1135	Woodland Hills	CA	91367
Current Resident	322 Arabella St	New Orleans	LA	70115
Jason R Eicher	417 Copperfield St	Southlake	TX	76092
Current Resident	322 Joseph St	New Orleans	LA	70115
Patrick J Sanders	322 Nashville Ave Apt A	New Orleans	LA	70115
Current Resident	322 Nashville Ave	New Orleans	LA	70115
Current Resident	322 Octavia St	New Orleans	LA	70115
Current Resident	323 Arabella St	New Orleans	LA	70115
Sarangi Hanif	5926 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	323 Nashville Ave	New Orleans	LA	70115
Current Resident	324 Arabella St	New Orleans	LA	70115
Leandro R Area	324 Eleonore St	New Orleans	LA	70115
Current Resident	324 Joseph St	New Orleans	LA	70115
Cara M Noto	ET Al 324 Nashville Ave	New Orleans	LA	70115
Current Resident	324 Nashville Ave	New Orleans	LA	70115
Octavia Real Estate LLC	324 Octavia St	New Orleans	LA	70115
Thomas R Jr Swayze	325 Eleonore St	New Orleans	LA	70115
Michael R Torry	327 Nashville Ave	New Orleans	LA	70115
Current Resident	325 Nashville Ave	New Orleans	LA	70115
Ethan S Rault	327 Arabella St	New Orleans	LA	70115
Current Resident	327 Eleonore St	New Orleans	LA	70115
Sukanthini Subbiah	328 Arabella St	New Orleans	LA	70115
Frank II Davies	328 Nashville Ave	New Orleans	LA	70115
Mary E Benson	328 Octavia St	New Orleans	LA	70115
Paine Whiton M Paine Arc	329 Joseph St	New Orleans	LA	70115
James A Block	329 Nashville Ave	New Orleans	LA	70115
Edana C D'anzi	330 Joseph St	New Orleans	LA	70115
Page Elizabeth L	Etal 100 Christwood Blvd	Covington	LA	70433
Current Resident	332 Nashville Ave	New Orleans	LA	70115
Earl G Mullen	332 Octavia St	New Orleans	LA	70115
Current Resident	333 Joseph St	New Orleans	LA	70115
Jeffrey R Faughnan	333 Nashville Ave	New Orleans	LA	70115
Current Resident	334 Octavia St	New Orleans	LA	70115
Ferguson Samuel Creager	ET Als 355 Joseph Street	New Orleans	LA	70115
Current Resident	335 Joseph St	New Orleans	LA	70115
Matthew B Stone	337 Eleonore St	New Orleans	LA	70115
Charles Victor Gremillion	337 Nashville Ave	New Orleans	LA	70115
Linda F Hallenbeck	340 Nashville Ave	New Orleans	LA	70115
Ricky J Laborde	343 Joseph St	New Orleans	LA	70115

Current Resident	341 Joseph St	New Orleans	LA	70115
Robert R Johnston	343 Eleonore St	New Orleans	LA	70115
Stuart W Rose	343 Nashville Ave	New Orleans	LA	70115
Terri Lybrand McCormack	345 Joseph St	New Orleans	LA	70115
Current Resident	401 Arabella St	New Orleans	LA	70115
Ray M Paternostro	4422 Chestnut St	New Orleans	LA	70115
Current Resident	401 Eleonore St	New Orleans	LA	70115
Orleans Parish School Boa	3520 General Degaulle Dr	New Orleans	LA	70114
Current Resident	401 Nashville Ave	New Orleans	LA	70115
James S Plauche	402 Nashville Ave	New Orleans	LA	70115
Current Resident	403 Eleonore St	New Orleans	LA	70115
404 Nashville Ave LLC	C/O Parish Properties Ln 5	New Orleans	LA	70115
Current Resident	404 Nashville Ave	New Orleans	LA	70115
Current Resident	406 Nashville Ave	New Orleans	LA	70115
Current Resident	407 Arabella St	New Orleans	LA	70115
Christine Bozinis	407 Eleonore St	New Orleans	LA	70115
Current Resident	408 Nashville Ave	New Orleans	LA	70115
Current Resident	409 Arabella St	New Orleans	LA	70115
Current Resident	410 Nashville Ave Unit A	New Orleans	LA	70115
Current Resident	410 Nashville Ave Unit B	New Orleans	LA	70115
Current Resident	410 Nashville Ave Unit C	New Orleans	LA	70115
Current Resident	410 Nashville Ave Unit D	New Orleans	LA	70115
Jeffrey S Ward	1430 Allston Way	Berkeley	CA	94702
Current Resident	410 Octavia St	New Orleans	LA	70115
Current Resident	411 Arabella St	New Orleans	LA	70115
Patrick A Christovich	411 Eleonore St	New Orleans	LA	70115
Ryan Campbell Reeves	5023 Constance St	New Orleans	LA	70115
Current Resident	412 Octavia St	New Orleans	LA	70115
Yvonne Mcnicholas	414 Octavia St	New Orleans	LA	70115
Harris J Martinez	415 Arabella St	New Orleans	LA	70115
Michael H Hogg	417 Eleonore St	New Orleans	LA	70115
Current Resident	415 Eleonore St	New Orleans	LA	70115
Tonya E Gatt	416 Joseph St	New Orleans	LA	70115
McCleskey Margaret G	416 Nashville Ave	New Orleans	LA	70115
Edwin A Geoghegan	1226 First St	Mew Orleans	LA	70130
Current Resident	416 Octavia St	New Orleans	LA	70115
Yvonne M Cazalot	417 Joseph St	New Orleans	LA	70115
Lambrecht Paul Jack	9837 SE Sharon St	Hobe Sound	FL	33455
Current Resident	418 Arabella St	New Orleans	LA	70115
Yue Wang	418 Eleonore St	New Orleans	LA	70115
Current Resident	418 Octavia St	New Orleans	LA	70115
Ginny L Kullman	419 Eleonore St	New Orleans	LA	70115
George Batricevich	421 Joseph St	New Orleans	LA	70115
Tanenbaum Rian M Taner	422 Joseph St	New Orleans	LA	70115
Gordon L Ebbitt	422 Nashville Ave	New Orleans	LA	70115
Daniel Lazas	424 Arabella St	New Orleans	LA	70115
Alan D Chapman	426 Nashville Ave	New Orleans	LA	70115
Current Resident	424 Nashville Ave	New Orleans	LA	70115

Ryan W Kostal	425 Arabella St	New Orleans	LA	70115
Patrick Shawn O'brien	427 Arabella St	New Orleans	LA	70115
The Stephen M Cady Trust	428 Nashville Ave	New Orleans	LA	70115
Cayce C Peterson	432 Nashville Ave	New Orleans	LA	70115
Knight David Andrew	436 Nashville Ave	New Orleans	LA	70115
Current Resident	434 Nashville Ave	New Orleans	LA	70115
Terri Troncale	435 Nashville Ave	New Orleans	LA	70115
Anne C Gay	436 Arabella St	New Orleans	LA	70115
Helen T Vick	439 Eleonore St	New Orleans	LA	70115
Current Resident	437 Eleonore St	New Orleans	LA	70115
David L Smith	500 Joseph St	New Orleans	LA	70115
David R Engles	ET Al 5500 Prytania St #3	New Orleans	LA	70115
Current Resident	500 Nashville Ave	New Orleans	LA	70115
Therese W Close	501 Nashville Ave	New Orleans	LA	70115
Current Resident	502 Nashville Ave	New Orleans	LA	70115
Jeffrey D Katz	504 Eleonore St	New Orleans	LA	70115
Raymond Anne E	601 Poydras St Suite 1440	New Orleans	LA	70130
Current Resident	506 Nashville Ave	New Orleans	LA	70115
Jerry D Carlisle	507 Nashville Ave	New Orleans	LA	70115
Charles B Johnson	508 Eleonore St	New Orleans	LA	70115
Gordon L Wogan	509 Eleonore St	New Orleans	LA	70115
Anne E Raymond	510 Nashville Ave	New Orleans	LA	70115
512 Arabella LLC	5121 Laurel St	New Orleans	LA	70115
Current Resident	512 Arabella St	New Orleans	LA	70115
Kathleen Cresson	221 N Clark St	New Orleans	LA	70119
Current Resident	513 Arabella St	New Orleans	LA	70115
O'connor Erin Patricia	514 Arabella St	New Orleans	LA	70115
Stryder M Meadows	514 Eleonore St	New Orleans	LA	70115
Current Resident	515 Arabella St	New Orleans	LA	70115
Jeffrey B Lewis	515 Eleonore St	New Orleans	LA	70115
Brian R Rome	529 Nashville Ave	New Orleans	LA	70115
Current Resident	515 Nashville Ave	New Orleans	LA	70115
Lahoste Lawrence H III La	516 Joseph St	New Orleans	LA	70115
Christopher T Chocheles	518 Joseph St	New Orleans	LA	70115
Current Resident	516 Joseph St	New Orleans	LA	70115
David J Houghton	517 Arabella St	New Orleans	LA	70115
Valerie J Pescay	518 Arabella St	New Orleans	LA	70115
Craig J Ledet	518 Elenore St	New Orleans	LA	70115
Current Resident	518 Eleonore St	New Orleans	LA	70115
Current Resident	518 Joseph St	New Orleans	LA	70115
Current Resident	519 Arabella St	New Orleans	LA	70115
Peter Newton Freiberg	519 Eleonore St	New Orleans	LA	70115
Barry F Jr Faust	519 Nashville Ave	New Orleans	LA	70115
Lu Qi	520 Arabella St	New Orleans	LA	70115
Regina Lynch	123 Marketplace Dr	Stonewall	LA	71078
Current Resident	520 Nashville Ave	New Orleans	LA	70115
Charles D Jr Fournier	523 Arabella St	New Orleans	LA	70115
Current Resident	521 Arabella St	New Orleans	LA	70115

Rhoda K Faust	521 Joseph St	New Orleans	LA	70115
Whitaker H Kittleman	522 Joseph St	New Orleans	LA	70115
Charles L Collins	524 Arabella St	New Orleans	LA	70118
Rubin N Cioll Amy C Ciolli	524 Nashville Ave	New Orleans	LA	70115
Ronald D Lipton	525 Arabella St	New Orleans	LA	70115
Bloomington Palms LLC	C/O William W Messersmit	New Orleans	LA	70115
Current Resident	525 Joseph St	New Orleans	LA	70115
Phyllis H Raabe	525 Nashville Ave	New Orleans	LA	70115
Ferger Harold G Jr	528 Arabella St	New Orleans	LA	70115
Current Resident	526 Arabella St	New Orleans	LA	70115
Cheryl Renee Teamer	526 Joseph St	New Orleans	LA	70115
The Marcus Walberg and	528 Joseph St Unit 528	New Orleans	LA	70115
Current Resident	526 Joseph St	New Orleans	LA	70115
Current Resident	527 Joseph St	New Orleans	LA	70115
Current Resident	528 Joseph St	New Orleans	LA	70115
Mark W Stalder	529 Joseph St	New Orleans	LA	70115
Rome Brian R	ET Al 529 Nashville Ave	New Orleans	LA	70115
Current Resident	529 Nashville Ave	New Orleans	LA	70115
Uccellani Valerie	532 Arabella St	New Orleans	LA	70115
Current Resident	530 Arabella St	New Orleans	LA	70115
Romero Ricardo V Romen	531 Arabella St	New Orleans	LA	70115
Current Resident	531 Joseph St	New Orleans	LA	70115
Current Resident	531 Nashville Ave	New Orleans	LA	70115
Thomas II Jasmin	532 Joseph St	New Orleans	LA	70115
533-535 Joseph Street LL	537 Joseph St	New Orleans	LA	70115
Current Resident	533 Joseph St	New Orleans	LA	70115
Erin Heather Clancey	533 Nashville Ave	New Orleans	LA	70115
Vincenzo A Sainato	534 Arabella St	New Orleans	LA	70115
L Timothy Lupin	535 Arabella St	New Orleans	LA	70115
Current Resident	535 Joseph St	New Orleans	LA	70115
Current Resident	535 Nashville Ave	New Orleans	LA	70115
Current Resident	536 Arabella St	New Orleans	LA	70115
The H Manning and Marg	536 Nashville Ave	New Orleans	LA	70015
Current Resident	537 Arabella St	New Orleans	LA	70115
Marguerite L Adams	537 Joseph St	New Orleans	LA	70115
Brinson Blake Thomas	538 Joseph St	New Orleans	LA	70115
Donald Link	538 Nashville St	New Orleans	LA	70115
Current Resident	538 Nashville Ave	New Orleans	LA	70115
Nielsen Tammy H	C/O Edgewater Directed In	Broussard	LA	70518
Current Resident	539 Eleonore St	New Orleans	LA	70115
Ashley L Courrage	539 Nashville Ave	New Orleans	LA	70115
Robert K Phillips	546 Joseph St	New Orleans	LA	70115
Andrew Bucaro	814 State St	New Orleans	LA	70118
Current Resident	5500 Annunciation St	New Orleans	LA	70115
Tfmk Real Estate LLC	5500 Laurel St	New Orleans	LA	70115
Car Wash Blues LLC	5500 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5500 Tchoupitoulas St HM	New Orleans	LA	70115
Jan B Sonnier	5501 Annunciation St	New Orleans	LA	70115

Current Resident	5501 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5502 Annunciation St	New Orleans	LA	70115
Current Resident	5502 Laurel St	New Orleans	LA	70115
Andrew G Bucaro	2130 Jefferson Ave	New Orleans	LA	70115
Current Resident	5504 Annunciation St	New Orleans	LA	70115
Current Resident	5506 Annunciation St	New Orleans	LA	70115
Danny M Steib	5506 Laurel St	New Orleans	LA	70115
Hutton Johnston	5508 Annunciation St	New Orleans	LA	70115
Michael F Diringer	5509 Annunciation St	New Orleans	LA	70115
Spencer L Neff	Etal 5509 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5509 Tchoupitoulas St	New Orleans	LA	70115
Truslow Will F	5510 Laurel St	New Orleans	LA	70115
Current Resident	5511 Annunciation St	New Orleans	LA	70115
Caroline Huger Boone Gra	5511 Laurel St	New Orleans	LA	70115
Current Resident	5511 Tchoupitoulas St	New Orleans	LA	70115
Martin Suzanne Whelan	3020 Maritime Forest Dr	Johns Island	SC	29455
Current Resident	5512 Annunciation St	New Orleans	LA	70115
Current Resident	5513 Laurel St	New Orleans	LA	70115
Rickerville LLC	929 Arabella St	New Orleans	LA	70115
Current Resident	5514 Laurel St	New Orleans	LA	70115
Mark Jordan Deshotels	5513 Annunciation St	New Orleans	LA	70115
Current Resident	5515 Annunciation St	New Orleans	LA	70115
Cotter Melissa M	5515 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5516 Laurel St	New Orleans	LA	70115
Robert M Post	5517 Laurel St	New Orleans	LA	70115
Palms L L C Bloomingdale	C/O William W Messersmit	New Orleans	LA	70115
Current Resident	5518 Annunciation St	New Orleans	LA	70115
Current Resident	5519 Laurel St	New Orleans	LA	70115
Current Resident	5520 Annunciation St	New Orleans	LA	70115
Feoli Ileana	5520 Laurel St	New Orleans	LA	70115
Jacob L Shapiro	5521 Annunciation St	New Orleans	LA	70115
Duane R Mikulencak	5523 Laurel St	New Orleans	LA	70115
Current Resident	5521 Laurel St	New Orleans	LA	70115
TR Investment Of NO LLC	323 Octavia St	New Orleans	LA	70115
Current Resident	5521 Tchoupitoulas St	New Orleans	LA	70115
Cretin Christopher E	5522 Laurel St	New Orleans	LA	70115
Benjamin William Epstein	5524 Annunciation St	New Orleans	LA	70115
Laumann Randy J	1723 Marengo St	New Orleans	LA	70115
Current Resident	5525 Annunciation St	New Orleans	LA	70115
Clifford R Tillman	300 S Commerce St	Natchez	MS	39120
Current Resident	5525 Laurel St	New Orleans	LA	70115
Rickerville LLC	5500 Prytania St PMB 217	New Orleans	LA	70115
Current Resident	5526 Laurel St	New Orleans	LA	70115
Current Resident	5527 Laurel St	New Orleans	LA	70115
Current Resident	5528 Laurel St	New Orleans	LA	70115
Alonzo Dustin C	5530 Laurel St	New Orleans	LA	70115
Simmons Cameron Jr	5531 Laurel St	New Orleans	LA	70115
Current Resident	5532 Laurel St	New Orleans	LA	70115

Paul Jr Pursley	5535 Annunciation St	New Orleans	LA	70115
Current Resident	5533 Annunciation St	New Orleans	LA	70115
Alexander M Gagnet	5536 Laurel St	New Orleans	LA	70115
Current Resident	5534 Laurel St	New Orleans	LA	70115
Current Resident	5535 Tchoupitoulas St	New Orleans	LA	70115
Tina M Morreale	Etal 656 E William David P	Metairie	LA	70005
Current Resident	5600 Laurel St	New Orleans	LA	70115
Halliday Realty &Inv Co	C/O Penny Saunders 831	Atlanta	GA	30327
Current Resident	5600 Tchoupitoulas St	New Orleans	LA	70115
Michael Alton Carter	5601 Annunciation St	New Orleans	LA	70115
Alex Pham	1290 Artesa Dr	Marrero	LA	70072
Current Resident	5601 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5602 Laurel St	New Orleans	LA	70115
Current Resident	5603 Annunciation St	New Orleans	LA	70115
Laura Todaro	5604 Annunciation St	New Orleans	LA	70115
Elizabeth F Goliwas	41 Versailles Blvd	New Orleans	LA	70125
Current Resident	5605 Annunciation St	New Orleans	LA	70115
Dag Luther Gooch	7611 Zimple St	New Orleans	LA	70118
Current Resident	5605 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5607 Annunciation St	New Orleans	LA	70115
Current Resident	5607 Laurel St	New Orleans	LA	70115
Current Resident	5607 Tchoupitoulas St	New Orleans	LA	70115
Patrick G Brewster	1300 Myrtle Pl	Lafayette	LA	70506
Current Resident	5608 Annunciation St	New Orleans	LA	70115
Patricia A Walsh	5609 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5610 Annunciation St	New Orleans	LA	70115
Dionne M Parker	5610 Laurel St	New Orleans	LA	70115
Stefan C Grant	5611 Annunciation St	New Orleans	LA	70115
Current Resident	5611 Tchoupitoulas St	New Orleans	LA	70115
Christine E Cousin	5612 Laurel St	New Orleans	LA	70115
John M Jr Robertson	1410 Valmont St	New Orleans	LA	70115
Current Resident	5613 Annunciation St	New Orleans	LA	70115
Avenue Rentals LLC	8015 St Charles Ave	New Orleans	LA	70118
Current Resident	5613 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5614 Annunciation St	New Orleans	LA	70115
Current Resident	5615 Annunciation St	New Orleans	LA	70115
Current Resident	5615 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5616 Annunciation St	New Orleans	LA	70115
Daniel F Hartman & Sandi	C/O Daniel F Hartman & S	Burlingame	CA	94010
Current Resident	5616 Laurel St	New Orleans	LA	70115
John M Jr Pietras	5617 Laurel St	New Orleans	LA	70115
Rose Marie P Martino	Etal 5617 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5617 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5618 Laurel St	New Orleans	LA	70115
Current Resident	5619 Annunciation St	New Orleans	LA	70115
Current Resident	5620 Annunciation St	New Orleans	LA	70115
David O Melancon	3212 Octavia St	New Orleans	LA	70125
Current Resident	5620 Laurel St	New Orleans	LA	70115

5621-23 Laurel Street LLC	1545 Philip St	New Orleans	LA	70130
Current Resident	5621 Laurel St	New Orleans	LA	70115
Robert M Rainey	5621 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5622 Annunciation St	New Orleans	LA	70115
Current Resident	5622 Laurel St	New Orleans	LA	70115
Nanette Sue B Mccutcheon	5623 Annunciation St	New Orleans	LA	70115
Current Resident	5623 Laurel St	New Orleans	LA	70115
Current Resident	5623 Tchoupitoulas St	New Orleans	LA	70115
4027 Tchoupitoulas LLC	3124 Jena St	New Orleans	LA	70125
Current Resident	5624 Annunciation St	New Orleans	LA	70115
Michael J Dessauer	5624 Laurel St	New Orleans	LA	70115
Current Resident	5624 Laurel St A	New Orleans	LA	70115
Indefatigable Group Limited	520 Lawrence St	Corpus Christi	TX	78401
Current Resident	5625 Laurel St	New Orleans	LA	70115
Current Resident	5626 Annunciation St	New Orleans	LA	70115
Current Resident	5626 Laurel St	New Orleans	LA	70115
Current Resident	5627 Laurel St	New Orleans	LA	70115
Current Resident	5629 Tchoupitoulas St	New Orleans	LA	70115
Nihar Mohan Mathur	5630 Annunciation St	New Orleans	LA	70115
Sara A Smythe	5630 Laurel St	New Orleans	LA	70115
Current Resident	5631 Laurel St	New Orleans	LA	70115
Ertle Marie Francoise	698 Windsong Trl	Austin	TX	78746
Current Resident	5700 Annunciation St	New Orleans	LA	70115
Joel M Welker	5700 Tchoupitoulas St	New Orleans	LA	70115
Charles A Jr Rutledge	5701 Laurel St	New Orleans	LA	70115
Current Resident	5702 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5703 Annunciation St	New Orleans	LA	70115
Current Resident	5703 Laurel St	New Orleans	LA	70115
Eddy J Gutierrez	5706 Annunciation St	New Orleans	LA	70115
Current Resident	5704 Annunciation St	New Orleans	LA	70115
Bradley M Hughes	2716 N Taylor St	Little Rock	AR	72207
Current Resident	5706 Laurel St	New Orleans	LA	70115
Square 2 Development Co	PO Box 750021	New Orleans	LA	70175
Current Resident	5706 Tchoupitoulas St	New Orleans	LA	70115
Robert B Bieck	5708 Annunciation St	New Orleans	LA	70115
Current Resident	5708 Laurel St	New Orleans	LA	70115
Current Resident	5708 Tchoupitoulas St	New Orleans	LA	70115
William David Clary	PO Box 750021	New Orleans	LA	70175
Current Resident	5709 Tchoupitoulas St	New Orleans	LA	70115
Dupuy George L Dupuy Br	5710 Laurel St	New Orleans	LA	70115
Natalie Ann Coughlin	ET Al 5710 Patton St	New Orleans	LA	70115
Current Resident	5710 Patton St	New Orleans	LA	70115
Current Resident	5710 Tchoupitoulas St	New Orleans	LA	70115
Michael S Hunter	5711 Laurel St	New Orleans	LA	70115
Current Resident	5711 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5712 Laurel St	New Orleans	LA	70115
Current Resident	5712 Patton St	New Orleans	LA	70115
Current Resident	5712 Tchoupitoulas St	New Orleans	LA	70115

Current Resident	5714 Patton St	New Orleans	LA	70115
Current Resident	5714 Tchoupitoulas St	New Orleans	LA	70115
Clement W Fox	5715 Tchoupitoulas St	New Orleans	LA	70115
Hughes Keith Daniel	11804 Mill Valley St	Parker	CO	80138
Current Resident	5716 Laurel St	New Orleans	LA	70115
Current Resident	5716 Tchoupitoulas St	New Orleans	LA	70115
Paul M Batiza	5717 Tchoupitoulas St	New Orleans	LA	70115
David J Piscola	Etal 5718 Annunciation St	New Orleans	LA	70115
Current Resident	5718 Annunciation St	New Orleans	LA	70115
Current Resident	5718 Tchoupitoulas St	New Orleans	LA	70115
Elise Allen	5720 Annunciation St	New Orleans	LA	70115
Mary L Esteve	ET Al 5720 Laurel St	New Orleans	LA	70115
Current Resident	5720 Laurel St	New Orleans	LA	70115
Current Resident	5720 Tchoupitoulas St	New Orleans	LA	70115
Earl B Johnson	5721 HF Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5721 Tchoupitoulas St	New Orleans	LA	70115
Linda S Miorana	5724 Laurel St	New Orleans	LA	70115
Charlotte A Portie	ET Al 5727 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5727 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5731 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5733 Tchoupitoulas St	New Orleans	LA	70115
Julia Ryder	ET Al 5800 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5800 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5801 Laurel St	New Orleans	LA	70115
Hurtsville Land LLC	3123 Ridgelake Dr Suite B	Metairie	LA	70002
Current Resident	5801 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5802 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5804 Patton St	New Orleans	LA	70115
Current Resident	5805 Laurel St	New Orleans	LA	70115
Current Resident	5806 Patton St	New Orleans	LA	70115
Damon A Franke	5807 Tchoupitoulas St	New Orleans	LA	70115
Kelly Kerry	806 Boulevard De L'orlean	Mary Esther	FL	32569
Current Resident	5808 Tchoupitoulas St	New Orleans	LA	70115
The Hamilton-Talbot Living	5811 Tchoupitoulas St	New Orleans	LA	70115
Kevin Dufrene	ET Als 5814 Annunciation St	New Orleans	LA	70115
Current Resident	5812 Annunciation St	New Orleans	LA	70115
Current Resident	5814 Annunciation St	New Orleans	LA	70115
St Romain Donna S	9606 Garden Oak Ln	River Ridge	LA	70123
Current Resident	5814 Tchoupitoulas St	New Orleans	LA	70115
5815 Annunciation LLC	18702 Fabacher Dr	Prairieville	LA	70769
Current Resident	5815 Annunciation St	New Orleans	LA	70115
Christopher Lee Kormman	5816 Laurel St	New Orleans	LA	70115
Kevin M Murphy	5818 Patton St	New Orleans	LA	70115
Current Resident	5816 Patton St	New Orleans	LA	70115
Current Resident	5816 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5817 Annunciation St	New Orleans	LA	70115
David G Urquhart	5819 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5817 Tchoupitoulas St	New Orleans	LA	70115

Current Resident	5818 Laurel St	New Orleans	LA	70115
5821 Annunciation LLC	18702 Fabacher Dr	Prairieville	LA	70769
Current Resident	5819 Annunciation St	New Orleans	LA	70115
Douglas P Vance	5822 Patton St	New Orleans	LA	70115
Current Resident	5820 Patton St	New Orleans	LA	70115
Current Resident	5820 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5821 Annunciation St	New Orleans	LA	70115
Nolan Michael F Jr Nolan	5822 Laurel St	New Orleans	LA	70115
Current Resident	5822 Tchoupitoulas St	New Orleans	LA	70115
5823 Tchoupitoulas Street	201 St Charles Ave 40th F	New Orleans	LA	70170
Current Resident	5823 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5824 Laurel St	New Orleans	LA	70115
Current Resident	5824 Patton St	New Orleans	LA	70115
Current Resident	5826 Patton St	New Orleans	LA	70115
Fidelity Bank	C/O Attorney Foerstner Gr	Metairie	LA	70002
Current Resident	5827 Tchoupitoulas St	New Orleans	LA	70115
David A Jr Doll	5830 Tchoupitoulas St	New Orleans	LA	70115
Blatty William P Jr	5831 Laurel St	New Orleans	LA	70115
Richard E McCormack	5831 Tchoupitoulas St	New Orleans	LA	70115
Cpauline K Kirwin	ET Als 5902 Annunciation S	New Orleans	LA	70115
Current Resident	5900 Annunciation St	New Orleans	LA	70115
Michael H Moses	5900 Laurel St	New Orleans	LA	70115
SO Alice	5900 Patton St	New Orleans	LA	70115
Frank C Dupepe	5900 Tchoupitoulas St	New Orleans	LA	70118
Stephen L Miles	5901 Annunciation St	New Orleans	LA	70115
The Danos 2012 Children'	1713 Encino Ave	Alice	TX	78332
Current Resident	5901 Laurel St	New Orleans	LA	70115
Current Resident	5901 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5902 Annunciation St	New Orleans	LA	70115
Current Resident	5902 Patton St	New Orleans	LA	70115
Edward B Smith	Etals 5904 Annunciation St	New Orleans	LA	70115
Current Resident	5904 Annunciation St	New Orleans	LA	70115
Current Resident	5906 Annunciation St	New Orleans	LA	70115
Leonard J III Giuffreada	5906 Patton St	New Orleans	LA	70115
Christopher J Broussard	5907 Annunciation St	New Orleans	LA	70115
Current Resident	5907 Laurel St	New Orleans	LA	70115
David Michael Napoli	5908 Annunciation St	New Orleans	LA	70115
Matthew W Schovee	5908 Laurel St	New Orleans	LA	70115
YU Meng	9416 Greg Ct	New Orleans	LA	70123
Current Resident	5909 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5910 Laurel St	New Orleans	LA	70115
Current Resident	5911 Tchoupitoulas St	New Orleans	LA	70115
Gibb Bruce C Gibb Corinne	5912 Laurel St	New Orleans	LA	70115
Scheuermann Maureen R	ET Als 5912 Patton Street	New Orleans	LA	70115
Current Resident	5912 Patton St	New Orleans	LA	70115
Lloyd H Gautreaux	821 Bocage Ln	Mandeville	LA	70471
Current Resident	5913 Annunciation St	New Orleans	LA	70115
Katelyn Curran	5913 Laurel St	New Orleans	LA	70115

Edwin T IV Merrick	5913 Tchoupitoulas St	New Orleans	LA	70115
Wood Keith Douglas Jr W	5914 Annunciation St	New Orleans	LA	70115
Current Resident	5914 Laurel St	New Orleans	LA	70115
Current Resident	5915 Annunciation St	New Orleans	LA	70115
Current Resident	5915 Laurel St	New Orleans	LA	70115
Current Resident	5915 Tchoupitoulas St	New Orleans	LA	70115
Charles H III Brammell	5918 Laurel St	New Orleans	LA	70115
Current Resident	5916 Laurel St	New Orleans	LA	70115
Daniel F Burns	5919 Laurel St	New Orleans	LA	70115
Current Resident	5917 Laurel St	New Orleans	LA	70115
Anna Merritt Parsons	5921 Tchoupitoulas St	New Orleans	LA	70115
Nicolette S Kraska	5919 Tchoupitoulas St	New Orleans	LA	70115
Tara Deeney	5923 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5917 Tchoupitoulas St	New Orleans	LA	70115
Lynch Matthew Arlen	215 Sykes Loop Dr	Merritt Island	FL	32953
Norma Gautreaux	821 Bocage Ln	Mandeville	LA	70471
Current Resident	5918 Annunciation St	New Orleans	LA	70115
Current Resident	5918 Annunciation St Apt 2	New Orleans	LA	70115
Current Resident	5918 Annunciation St Apt 2	New Orleans	LA	70115
Current Resident	5918 Annunciation St Apt 2	New Orleans	LA	70115
Louisa W Post	5919 Annunciation St	New Orleans	LA	70115
Current Resident	5919 Tchoupitoulas St	New Orleans	LA	70115
William L Wolf	5922 Laurel St	New Orleans	LA	70115
Current Resident	5920 Laurel St	New Orleans	LA	70115
Lawrence S Sher	2393 N Edgewood St	Arlington	VA	22207
Current Resident	5921 Annunciation St	New Orleans	LA	70115
Current Resident	5921 Tchoupitoulas St	New Orleans	LA	70115
Winston H Gill	5922 Annunciation St	New Orleans	LA	70115
Current Resident	5923 Annunciation St	New Orleans	LA	70115
Mark S Densen	5923 Laurel St	New Orleans	LA	70115
Current Resident	5923 Tchoupitoulas St	New Orleans	LA	70115
Current Resident	5924 Annunciation St	New Orleans	LA	70115
Tania C Tetlow	5925 Annunciation St	New Orleans	LA	70115
Current Resident	5925 Laurel St	New Orleans	LA	70115
Groetsch George J	1372 Choctaw Ave	Metairie	LA	70005
Current Resident	5926 Annunciation St	New Orleans	LA	70115
Suzanne N Elliott	5926 Laurel St	New Orleans	LA	70115
Current Resident	5928 Annunciation St	New Orleans	LA	70115
Sallye G Webb	5929 Annunciation St	New Orleans	LA	70115
John S Creevy	5930 Annunciation St	New Orleans	LA	70115
Allison H Schovee	4298 S Bellaire Cir	Englewood	CO	80113
Current Resident	5930 Laurel St	New Orleans	LA	70115
Margaret S Devall	602 Arabella St	New Orleans	LA	70115
Sommerfeld Duna PS	603 Arabella St	New Orleans	LA	70115
Judith F Verret	603 Eleonore St	New Orleans	LA	70115
Elizabeth C Perrier	604 Nashville Ave	New Orleans	LA	70115
Barry P Spanier	605 Eleonore St	New Orleans	LA	70115
Current Resident	606 Nashville Ave	New Orleans	LA	70115

Pal Properties 607 LLC	13 Richmond Pl	New Orleans	LA	70115
Current Resident	607 Nashville Ave	New Orleans	LA	70115
Matthew T Habig	ET Als 608 Arabella St	New Orleans	LA	70115
Current Resident	608 Arabella St	New Orleans	LA	70115
Clara C Breda	ET Al 610 Nashville Ave	New Orleans	LA	70115
Current Resident	610 Nashville Ave	New Orleans	LA	70115
Pal Properties 613 LLC	13 Richmond Pl	New Orleans	LA	70115
Current Resident	613 Nashville Ave	New Orleans	LA	70115
Zachary Crawford-Pechuk	614 Arabella St	New Orleans	LA	70115
Ward Thomas F Ward Ritz	615 Arabella St	New Orleans	LA	70115
Current Resident	615 Nashville Ave	New Orleans	LA	70115

CITY COUNCIL MEMBER

District A
 Joseph I. Giarrusso III
 Joseph.Giarrusso@nola.gov
 Phone: (504) 658-1010
 Fax: (504) 658-1016
 City Hall, Room 2W80
 1300 Perdido Street
 New Orleans, LA 70112

CPC STAFF

cpcinfo@nola.gov

NEIGHBORHOOD ORGANIZATIONS

Organization Name: Audubon Riverside Neighborhood Association
 Point of Contact: Tom Rey
 Email: tomasneworleans@gmail.com
 Street Address: 5208 Magazine Street PMB 174
 City: New Orleans
 Zip: 70115





Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Fwd: 401 Nashville Willow School NPP notice

Miles Granderson <miles@shermanstrategiesllc.com>

Fri, Aug 8, 2025 at 2:48 PM

To: Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Becca Hurst <Becca@shermanstrategiesllc.com>

Begin forwarded message:

From: Miles Granderson <miles@shermanstrategiesllc.com>

Subject: 401 Nashville Willow School NPP notice

Date: August 8, 2025 at 2:46:56 PM CDT

To: Joseph.Giarrusso@nola.gov, claire.byun@nola.gov

Please see attached NPP letter.

3 attachments



Miles L. Granderson, Esq.
Direct 504.453.2554 | miles@shermanstrategiesllc.com

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www.shermanstrategiesllc.com

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Miles L. Granderson, Esq.
Direct 504.453.2554 | miles@shermanstrategiesllc.com

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401 Nashville NPP Letter Saturday version final.pdf
945K



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

401 Nashville Willow School NPP notice

Miles Granderson <miles@shermanstrategiesllc.com>

Fri, Aug 8, 2025 at 2:48 PM

To: tomasneworleans@gmail.com

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Becca Hurst <Becca@shermanstrategiesllc.com>

Tom --

Please see attached NPP letter. I would like to touch base with you also at your soonest convenience. Please let me know a good time to call you — or call me at 504.453.2554.

Thanks,

— Miles

2 attachments



Miles L. Granderson, Esq.
Direct 504.453.2554 | miles@shermanstrategiesllc.com

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Sheila Tahvildari <sheila@shermanstrategiesllc.com>

401 Nashville Willow School NPP notice

Miles Granderson <miles@shermanstrategiesllc.com>

Fri, Aug 22, 2025 at 2:30 PM

To: Tori Emmerling <temmerling@labordesiegel.com>

Cc: Tomás Rey <tomasneworleans@gmail.com>, Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Becca Hurst <Becca@shermanstrategiesllc.com>

Excellent. Sounds good. We find often neighborhood associations like a pre-discussion. So I just wanted to reach out.

Thanks,

Miles



Miles L. Granderson, Esq.

Direct 504.453.2554 | miles@shermanstrategiesllc.com

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On Aug 22, 2025, at 2:27 PM, Tori Emmerling <temmerling@labordesiegel.com> wrote:

Miles,

I got your separate email. Responding here. I'm not available to meet before the NPP meeting either, but I am planning to attend like Tom. We won't be taking a position at the meeting one way or the other since this hasn't been brought up for Board consideration yet. We are learning about the project, which we will report to the Board. Sorry we can't meet in advance. Happy to meet moving forward if there are concerns raised. Thanks for reaching out.

Tori

From: Tomás Rey <tomasneworleans@gmail.com>

Sent: Friday, August 22, 2025 2:18 PM

To: Miles Granderson <miles@shermanstrategiesllc.com>

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>; Becca Hurst

<Becca@shermanstrategiesllc.com>

Subject: Re: 401 Nashville Willow School NPP notice

I will attend the meeting tomorrow afternoon. I can't speak one way or another about concerns from the neighbors.

Regards,

Tom

On Fri, Aug 22, 2025 at 2:11 PM Miles Granderson <miles@shermanstrategiesllc.com> wrote:

I have heard that it is possible that there are some concerns. So given your role as ARNA president, I wanted to better inform you and hear and quickly address any of your concerns or concerns of others that you want to mention.

Miles

|

<~WRD0001.jpg>

Miles L. Granderson, Esq.

Direct 504.453.2554 | miles@shermanstrategiesllc.com

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On Fri, Aug 22, 2025 at 1:53 PM Tomás Rey <tomasneworleans@gmail.com> wrote:

Good afternoon Mr. Granderson,

What would be the nature of your call in particular?

With regards,

Tom

On Fri, Aug 22, 2025 at 12:43 PM Miles Granderson <miles@shermanstrategiesllc.com> wrote:

Tom -- I was hoping to connect with you (and perhaps Tori) in advance of Willow's NPP meeting tomorrow for 401 Nashville (former Vorice Jackson Waters school). Is there a good time today to chat? Also please feel free to call or text me any time if you'd like 504-453-2554.

-- Miles

|

<~WRD0001.jpg>

Miles L. Granderson, Esq.

Direct 504.453.2554 | miles@shermanstrategiesllc.com

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[Quoted text hidden]



Sheila Tahvildari <sheila@shermanstrategiesllc.com>

401 Nashville Willow School NPP notice

Miles Granderson <miles@shermanstrategiesllc.com>

Fri, Aug 8, 2025 at 2:45 PM

To: CPCINFO <cpcinfo@nola.gov>

Cc: Sheila Tahvildari <sheila@shermanstrategiesllc.com>, Becca Hurst <Becca@shermanstrategiesllc.com>

Please see attached NPP letter.

2 attachments



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Direct 504.453.2554 | miles@shermanstrategiesllc.com

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Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Fwd: Willow School

Miles Granderson <miles@shermanstrategiesllc.com>
To: Sheila Tahvildari <sheila@shermanstrategiesllc.com>

Wed, Aug 20, 2025 at 1:33 PM

For the application ...



Miles L. Granderson, Esq.

Direct [504.453.2554](tel:504.453.2554) | miles@shermanstrategiesllc.com

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----- Forwarded message -----

From: **Miles Granderson** <miles@shermanstrategiesllc.com>
Date: Tue, Aug 19, 2025 at 4:16 PM
Subject: Re: Willow School
To: <david.piscola@hilton.com>, michael sherman <mike@shermanstrategiesllc.com>
Cc: Rebecca Hurst Gieger <becca@shermanstrategiesllc.com>

David --

Thank you for reaching out. Please give me a call at 504-453-2554.

As a quick note in advance of a conversation, please note that we do not necessarily intend to decrease parking - the opposite actually. Presently, there are zero on site (off street) parking spots. We do intend to add a small number of spots on site. These will be new and additive.

There are existing spots that are perpendicular parking spots in the public right of way. We would like to keep those and even add more than exist today there. However, being not on site technically they do not technically count to our parking count. Further, the city has to allow us to do this, being public property.

So our plan is to add parking. But there are technicalities that lead to a parking variance request.

Please do give me a ring so I can explain further and answer any other questions you may have.

Miles



Miles L. Granderson, Esq.

Direct [504.453.2554](tel:504.453.2554) | miles@shermanstrategiesllc.com

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On Tue, Aug 19, 2025 at 3:57 PM michael sherman <mike@shermanstrategiesllc.com> wrote:



Michael G. Sherman, Esq.
Direct 504.250.2257 | mike@shermanstrategiesllc.com

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----- Forwarded message -----

From: **David Piscola** <David.Piscola@hilton.com>
Date: Tue, Aug 19, 2025 at 3:47 PM
Subject: Willow School
To: Michael Sherman <mike@shermanstrategiesllc.com>

Mike

I hope all is well!

I received the attached letter from your team regarding the expansion of the Willow School.

I actually live directly across the street from this property and will likely be one of the most, if not the most, impacted party. In general I am supportive of bringing the school back into use. I have been in contact with Councilman Giarrusso and Board member Carlos Zervigon several times in regards to the sale.

But, the desire to significantly reduce the number of required on site parking spaces is something I cannot support. It seems the property has sufficient off street parking now. Previous use of the schools has not had undue pressure on parking. I fear this would lead to conflicts with residents if the new school is not required to provide their own

I understand that there will be a meeting this Saturday afternoon to discuss with the neighborhood. I will likely attend and am willing to learn more. One of our local community activists, Nanette McCutchen, is getting the neighborhood

rallied to attend and I am sure will be vocal.

Looking forward to learning more.

David

David Piscola

General Manager

Hilton New Orleans Riverside

[2 Poydras Street](#)

[New Orleans, LA](#) 70130

504-561-0500 504 584-3810

hiltonneworleansriverside.com facebook.com/hiltonneworleansriverside

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October 2, 2025

New Orleans City Planning Commission
1300 Perdido Street
Suite 7W03
New Orleans, LA 70112

Re: Zoning Docket 055/25 - Condition Use to Permit Secondary Education Facility in HU-RD2

Dear Members of the Planning Commission,

I own the home at 435 Nashville Avenue, and my partner Joe Cerise and I have lived here since 2006. Our home is located at the corner of Nashville Avenue and Laurel Street. We are writing regarding the Land-Use Request Application, dated August 21, 2025, submitted by the Orleans Parish School Board for a conditional use permit for a Secondary Education Facility at the school property described in the application. Our backyard abuts the school property.

Our understanding is that the Willow School intends to purchase the school property from the Orleans Parish School Board and renovate the existing school building, add a 537-seat auditorium and make changes to the parking including off-street parking and on-street parking on Nashville Avenue and Annunciation Street.

We ask that the City Planning Commission (“CPC”) recommend a denial of the conditional use permit for the reasons stated herein.

As required by the Comprehensive Zoning Ordinances (“CZO”), the CPC’s recommendation 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.^[1] In addition to the general requirement of compatibility, the CPC must specifically consider the factors enumerated in Section 4.3F of the CZO in reaching its recommendation.

We address below why we believe the proposed project does not meet some of the enumerated factors and why the application does not provide sufficient information for the CPC to fairly evaluate other factors.

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

The school property and surrounding property is zoned as HU-RD2. Section 11.1.B of the CZO describes the HU-RD2 Two-Family Residential District as follows:

The HU-RD2 Two-Family Residential District is intended to provide for two-family development on smaller lots in older, densely populated urban sections of the City mixed with detached single-family dwellings. This district also allows

higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Limited non-residential uses such as places of worship, historic neighborhood commercial establishments, and recreational facilities that are compatible with surrounding residential neighborhoods may be allowed.

The neighborhood surrounding the school property is an older, densely populated urban section of the City of New Orleans. As such, the streets are narrow, and most residents do not have off-street parking. When residents are home on weekends and during evening hours on most days, there is limited available street parking (except for the current space around the school property).

In our nearly 20 years of residing next to the school property, it mainly has been operated as a Primary Education Facility. During the times that the school was in operation, the burden on the neighborhood was manageable. The school operated during normal school hours and held a normal annual schedule (with few or no summer sessions). Unlike a Secondary Education Facility, as the Willow School would be, past students weren't driving themselves to school and parking in the neighborhood. They were either dropped off and picked up by parents or driven in school buses.

The Willow School now proposes to operate the school as a Secondary Education Facility. Our expectation is that a Secondary Education Facility with a 537-seat auditorium will have much greater activity and use than a Primary Education Facility, placing a greater burden on the surrounding neighborhood. The CZO contemplates the extra burden of a Secondary Education Facility by requiring a greater number of parking places per classroom and requiring parking spaces based on the gross foot area (GFA). The Willow School proposes having only 9 parking spaces on site – 19 fewer than required by the CZO, according to a fact sheet provided to residents by Sherman Strategies at the neighborhood participation meeting on August 23, 2025. Its plan for 36 streetside parking spaces would not be counted toward CZO requirements and would not be sufficient for events. A casual observation of most Secondary Education Facilities under the Orleans Parish School Board and most Primary Education Facilities in the Uptown area shows that most occupy an entire city block or have significant buffer space to adjoining properties. Many of the Secondary Education Facilities also have more on-site parking than proposed for the 401 Nashville Avenue campus or are in neighborhoods that can absorb the additional traffic and parking associated with the school. Since the school at 401 Nashville Avenue does not occupy the entire block by itself and does not have the buffer that many schools have, it will place more of a burden on the neighboring properties than other schools do by the nature of the property.

We also note that it appears that the CZO only has parking requirements for a Secondary Education Facility and does not have parking requirements for associated auditoriums (in this case a 537-seat auditorium). The lack of a specific parking requirement in the CZO should not mean that parking for the auditorium can be ignored. Rather, the Willow School's lack of a sufficient parking plan for the 537-seat auditorium should be evaluated under the CPC's general obligation to find the use compatible with the neighborhood.

While limited compatible non-residential uses may be allowed in HU-RD2, a Secondary Education Facility with a 537-seat auditorium with no limits on its operation and with insufficient parking would seem to be incompatible with the densely populated neighborhood surrounding the school property. Assuming two passengers per car, events at the auditorium could bring up to 268 vehicles (counting only guests)^[2] into our densely populated neighborhood on a regular

basis. During Mardi Gras, some parades start on Jefferson Avenue between Magazine Street and Tchoupitoulas Street. We have seen how quickly the streets in the neighborhood around the school become congested and how little parking is available when people come into the neighborhood. Approval of the conditional use permit as submitted will surely cause frustration and conflict with the neighbors to the school property.

Given the size of the 537-seat auditorium, the significant percentage of the structure relative to the property and the school building and its stated purpose, the 537-seat auditorium seems comparable to a stand-alone auditorium (as defined and addressed in the CZO). The only difference in this case is that the 537-seat auditorium would be connected to a Secondary Education Facility. Stand-alone auditoriums (of any size) are neither permitted nor conditional uses in neighborhoods zoned HU-RD2. We ask that the CPC consider this in their evaluation of the conditional use permit.

We heard from the Willow School's representatives that the size of the proposed 537-seat auditorium was reasonable because the McMinn Secondary School auditorium is larger. This argument seems to be misguided. While we do not have complete information, it is our understanding that the auditorium at McMinn Secondary School pre-dates the CZO, and the recent renovation of that auditorium did not require zoning approval. Also, the busy corner of Nashville and Claiborne avenues, where McMinn sits, is very different from the corner of Nashville and Annunciation the Willow School wants to occupy.

Lastly, we are sympathetic to the Orleans Parish School Board's desire to divest an unused property and the Willow School's desire to find a home for its arts-based education. However, we believe the CPC is required to make its recommendation on the conditional use permit in accordance with the standards in the CZO.

The proposed use is incompatible with and does not preserve the character and integrity of the adjacent neighborhood. More specifically:

Off-street parking and loading areas.

Our concerns about off-street parking were previously addressed, and our concerns with the loading areas are addressed below.

Refuse and service areas.

Refuse

The proposed location of the dumpster is incompatible with the use of the surrounding properties. The proposed location of the dumpster is immediately behind our property and the neighboring residential property. When we expressed concern about the location of the proposed dumpster and its impact on our property at the August 23rd meeting, we were told "it had to go someplace" and that it would be visually screened. We are opposed to the location of the dumpster adjacent to our property – or our neighbors' property – because it will expose us to potential rat infestations and the smell of rotting food generated from the proposed kitchen and from concessions from the auditorium. Those are significant problems that could impact the use and enjoyment of our property and make our patio unusable. Satisfying the minimum requirements of the zoning code by providing a visual screen is not the same as being compatible with the use of surrounding properties.

When the property at 401 Nashville was last used as a school, the school's dumpsters were located near the current cafeteria on the Annunciation side of the lot and not adjacent to any neighboring properties (as depicted on the current site plan on page 7 of the application). Moving the school's dumpsters to the proposed location puts a greater burden on the neighboring properties (our property in particular) than it does on the school, which is the source of the refuse. The neighboring properties will suffer because the Willow School appears to have elected to build the largest possible auditorium it could build on the site and flip the cafeteria, dumpster and other burdensome uses closer to neighboring houses.

Consistent with the Willow School's stated intent "to be a good neighbor," the Willow School should find an alternative location for the dumpster on the school property such that the school bears the burden of the dumpster and should commit to programs that reduce or minimize the generation of waste, segregate organic waste from ordinary trash for composting^[3] and minimize the impact of generating, storing and transporting its solid waste on the adjacent properties.

Service Areas

The design of the proposed school project locates the service areas (i.e., kitchen, dumpster, loading dock, etc.) adjacent to the neighboring residential properties, which is a shift from the Annunciation Street side of the property where they are currently located. The activities associated with these service areas are incompatible with the adjacent residential homes. The design should be revised to move the kitchen and dumpster to the other side of the existing school building consistent with the current location of those facilities.

As more fully discussed below, it is unclear how many students will be at the school on any given day. Based on our reading of the application, it appears that the school will have the capacity for approximately 408 students. The Willow School indicated that food for the students may be prepared on site. If the school is at full capacity, this will be a significant food preparation operation that supports our recommendation that the kitchen be moved to lessen its burden on the adjacent neighbors and our objections to the location of the dumpster.

Screening and buffering features to minimize visual impacts and/or set-backs from adjacent uses.

Our concerns with the limited utility of screening of the dumpsters is addressed above.

Control of proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with properties in the district.

The application provides no information regarding exterior lighting on the school property. Neither the community nor the CPC can evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods without this information.

Hours of operation.

The application provides no information regarding the hours of operation of the school or the 537-seat auditorium. When specifically asked about the hours of operation at the August 23rd meeting, the Willow School representatives declined to provide details regarding the hours or days of operation.

Neither the community nor the CPC can evaluate the impact of the conditional use on and the compatibility of the use with surrounding properties and neighborhoods without this information. (For example, will the school be used year-round including summers? How many days per week will the 537-seat auditorium be used for performances? What will the hours of operations be for the 537-seat auditorium? Will the 537-seat auditorium be used year-round including summers?)

The Willow School's representatives stated that the school will only be a satellite campus. Without details of the Willow School's proposed operations that term has no meaning. When Ben Franklin operated the school, it was referred to as an annex. Despite being an annex, it operated during normal school hours and did not appear to have any fewer students than any other school operated at the property.

At the August 23rd meeting, the Willow School representatives stated that it is possible that the school and auditorium could be used by other organizations. This information is also relevant to an evaluation of the impact of the conditional use and should be provided.

On a related matter, it is unclear how many students and staff are expected to use the school. When asked about the number of students that would be using the school at the August 23rd meeting, the Willow School representatives indicated that they were not sure but that it would not exceed the expected maximum capacity of 300 students. Based on the occupancy numbers in the application, it appears that the occupancy of the renovated school building will be able to accommodate 425 (408 in classrooms and 17 in administrative, kitchen and maintenance areas). Additionally, the assembly area can accommodate 121. Without definitive confirmation from the Willow School, it seems appropriate to assume full occupancy of the facilities.

Roadway adjustments.

The Willow School proposes a driveway to access the proposed off-street parking and service areas (i.e., the kitchen, the dumpsters, the loading dock, etc.) from Nashville Avenue. The proposed driveway is angled towards our driveway. We believe this will create an unsafe situation and affect our ability to use our driveway because the driveway proposed to be added by the school will be used for teachers and staff, garbage trucks, delivery trucks for the kitchen and whatever other vehicles are directed to use that space. This is yet another burden placed on our property by the Willow School's design.

The proposed use results in material prejudice to other property in the vicinity.

For the reasons stated above, the use and enjoyment of our property will be prejudiced if the conditional use permit is approved.

Other matters not specifically addressed by the enumerated factors

Trees

Our property has a mature holly tree and a mature magnolia tree near the rear of our property and adjacent to the school property. The proposed design for the Willow School indicates that a new tree will be placed by our property line and between the proposed location of the dumpster and the sidewalk. The proposed location would require digging into the roots of our trees to put a new tree in. According to an arborist we spoke to, excavation within five feet of our property line could damage or kill our 45-foot magnolia tree, which has been a valuable and important part of the

landscape for decades. It makes no sense to us why the Willow School would propose adding a tree where there is already significant foliage from mature trees.

Stormwater

We are concerned about storm water drainage from the site after adding the proposed auditorium and parking (both on-site and street parking). There is one storm drain in front of the school building on Nashville Avenue. (Based on the Willow School's drawing, it appears that the location of this drain will become a green space in front of the oak tree in front of the school.) This drain is regularly blocked by grass cuttings and leaves and branches from the trees on the property causing storm water (and everything it carries - leaves, branches, grass cuttings and trash) to be diverted onto our driveway, yard and the sidewalk along our property. After nearly 20 years of clearing the storm drain to prevent a mosquito breeding ground and inundation of cars parked along the street in front of the school, we would like to see this problem fixed and not made worse by the proposed project. Additionally, we are concerned that the additional hard-scaping the Willow School is proposing for the parking lot and the parking spaces on the street will only worsen the existing drainage problem. The stormwater drain should be replaced and protected from debris, and alternate surfaces that allow rainwater to drain through ought to be considered as part of the stormwater plan to prevent runoff problems for the neighborhood.

At the August 23rd meeting, the Willow School representatives stated that the proposed school would have a significant stormwater retention system. We cannot find any indication of a stormwater retention system in the drawings filed with the application. Since many of the undesirable aspects of this project have been directed to the space adjacent to our property, we would like to understand more about the stormwater retention system and where it will be located so we can evaluate its impact on the neighboring property.

Insufficient Description

We also note that neither the Willow School's community outreach materials nor the CPC's notice of public hearing mailer indicated that the proposed auditorium would have 537-seats. The lack of detail doesn't permit residents to easily understand the proposed project and its impact on the neighborhood.

We want to be supportive of the proposed redevelopment but based on what we learned at the August 23rd meeting and the response we received from Sherman Strategies to our written correspondence, we have serious concerns about the impact of the redevelopment on our property, our ability to comfortably use our outdoor space, the pressure on the neighborhood that would be caused by parking for events in the proposed 537-seat auditorium and that existing issues may only be exacerbated by the redevelopment. We have only addressed the concerns we believe are specifically relevant to the CPC's evaluation of the conditional use permit. Additional issues may arise as more information about the redevelopment is shared with the community.

As stated above, we ask that the CPC recommend a denial of the conditional use permit. It may be possible for reasonable conditions and limitations to be placed on the proposed project to make it compatible with the neighborhood, but until the Willow School addresses the issues we raised it does not seem possible to us that reasonable conditions and limitations can be imposed on the proposed project that are specific, enforceable, and sufficient to protect the neighborhood and the

use of the existing residential properties. We also request that after the issues raised herein are addressed that the Willow School hold another neighborhood participation meeting.

Sincerely,

Terri Troncale and Joe Cerise
435 Nashville Avenue
New Orleans, LA 70115

cc: Joseph I. Giarusso III, Councilmember, District A
Claire F. Byun, Communications and Land Use Director (for Joseph I. Giarusso III)
Carlos Luis Zervigon, Board Member, District 6, Orleans Parish School Board
Tom Rey, President, Audubon Riverside Neighborhood Association

^[1] Section 4.3F of the CZO

^[2] Our estimate does not include any vehicles brought into the neighborhood by students and staff.

^[3] Consistent with the recommendations of the New Orleans Composting Alliance, solid waste segregated for composting should be frozen while in storage (see <https://nola.gov/next/resilience-sustainability/urban-agriculture/new-orleans-compost-alliance/>).



Outlook

Fw: 401 Nashville - Docket # 055/25

From CPCINFO <CPCINFO@nola.gov>**Date** Tue 10/7/2025 9:20 AM**To** Ava Monnet <Ava.Monnet@nola.gov>

From: Brian Rome <brian@romeoffice.us>**Sent:** Monday, October 6, 2025 4:59 PM**To:** CPCINFO <CPCINFO@nola.gov>**Cc:** Claire F. Byun <Claire.Byun@nola.gov>; Joseph I. Giarrusso <Joseph.Giarrusso@nola.gov>**Subject:** 401 Nashville - Docket # 055/25

To Whom It May Concern,

I am writing to express my strong opposition to the variance request for the construction of a 500-seat auditorium in our neighborhood, which is zoned HU-RD2. While the applicant asserts that the proposed use is for secondary education, it is clear from the application that the primary function of this facility will be to serve as an auditorium for arts-based performances for a secondary school located several miles away in a different neighborhood.

This raises serious concerns about the true nature of the proposed use. An auditorium of this size will inevitably host large gatherings and events, making it a public assembly space rather than an ancillary educational facility. As such, it is not a permitted use in an HU-RD2 zone and conflicts with the intent of the zoning code.

Additionally, I am concerned about the substantial shortfall in on-site parking. The proposal states that a variance is needed for only 19 spaces, based on the secondary educational use designation. However, if the primary function is considered correctly as an auditorium, the parking requirement would be closer to 60 spaces according to standard ratios for such facilities. The applicant proposes only 9 on-site spaces, resulting in a deficiency of approximately 51 spaces.

This is a serious issue in a neighborhood where most homes lack off-street parking. The spillover parking from events could create significant conflicts, congestion, and safety concerns for residents.

I would also like to know whether a study has been conducted to evaluate the feasibility of constructing this auditorium on the existing Willow School campus. It is reasonable to expect that any such facility serving that school should be located on its current site rather than imposing impacts on a separate residential neighborhood.

Furthermore, the proposed auditorium exceeds the maximum height allowable in the HU-RD2 district. Constructing a new building that violates multiple zoning code restrictions—especially for a use that is not permitted—would be a detriment to our neighborhood.

For the reasons above, I respectfully urge you to deny the requested variance.

Kind regards,

Brian Rousseau Rome

Partner

M +1 917 808 5211

E brian@romeoffice.us

W www.romeoffice.us

Rome Office

400 N. Peters St Suite 212

New Orleans, LA 70130

Cameron Boissiere

From: S Cady <smcnashno53@gmail.com>
Sent: Tuesday, September 23, 2025 2:31 PM
To: CPCINFO
Subject: Docket 055/25

City Planning,

I am responding to your request 4 feedback, re, 601 Nashville Av. I want to express my concerns that new construction include adequate pkg 4 future school needs + that the auditorium planned be soundproofed in the event of future public events + that construction times be ltd to 8AM - 4PM to insure minimal noise in our area over the next yr.

Sincerely,

Steve Cady

428 Nashville Av

New Orleans, LA 70115



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. 5703 Annunciation St/401 Nashville Ave New Orleans, LA 70115

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Sherman Strategies LLC/Miles Granderson

Applicant Address 800 Baronne St

City New Orleans State LA Zip 70113

Applicant Contact Number 504 799 9335 Email miles@shermanstrategiesllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Orleans Parish School Board

Property Owner Address 3520 General DeGaulle Drive Suite 5055

City New Orleans State LA Zip 70114

Property Owner Contact Number 504 7999335 Email Miles@shermanstrategiesllc.com

SPECIFIC ZONING REQUEST

A conditional use to permit Secondary Educational Facility in an HU-RD2 zoning district. Variances to be secured through conditional use process or at the Board of Zoning Adjustments as directed by City. See potential variances on attached sheet

PROPERTY LOCATION

Square Number(s) 1 2 Lot Number(s) LOTS 1-7, A, B, C, & D

Bounding Streets Arabella, Annunciation, Nashville, Laurel

Zoning HU-RD2 Municipal District 6th

Tax Bill Number 615101710 Planning District 3rd

DESCRIPTION OF PROJECT (Attachments are acceptable)

This is for the proposed conversion of the former Vorice Jackson Waters School to a satellite campus for The Willow School. The project consists of an adaptive reuse of the existing building, site work, and the addition of an auditorium. The purpose of this new campus will be for Willow's arts students to come for part of the day to learn and practice in a fuller and more arts immersive setting than exists for them today.



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

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature Abaudouin Date 8/21/25

Agent Signature _____ Date _____

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

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 21st day of August, 2025

My Commission expires _____
 Candice M Richards Forest
 Attorney/Notary Public - State of Louisiana
 Exp. Date - 02/28/2026 - 02141
 My Commission is Issued For Life

CR Forest

Potential associated variances from City Planning Commission or Board of Zoning Adjustments as follows:

- a. CZO Sec.22.4.A to permit 9 on-site **parking spaces**, a variance of 21 from the standard required 30 on site spaces.
- b. CZO Sec. 11.3.A.2 to permit a **front yard setback / build to line** on Arabella of 30', a variance of up to 16' where a build to line as low as 11' (+ or - 3') may be required per code interpretation.
- c. CZO Sec. 11.3.A.1 to permit the **stage/scenery loft height** to be 55' where 35' is the maximum and would be a 20' variance, however Sec. 26.6 exempts stage/scenery lofts from the height calculation and allows institutional uses to be up to 60' where permitted.
- d. CZO Sec. 11.3.A.1 to permit a **rear yard setback** of 10', a variance of 5', where 15' is required.

**AUTHORIZATION
OF ORLEANS PARISH SCHOOL BOARD
AS PROPERTY OWNER
FOR CITY APPLICATIONS AND PROCESSES**

Orleans Parish School Board ("OPSB") is the owner of the real property located at 401 Nashville Street (the "Property"), a former primary school. OPSB has entered or intends to enter into a contact to sell the Property to Advocates for Arts-Based Education Corporation dba The Willow School ("Willow"). Willow intends to redevelop and operate the Property as an art-based campus for its secondary education program.

Certain applications and processes are required by the City of New Orleans to permit Willow's plans for the Property, including but not limited to conditional use for secondary education, design review, and certain variances before entities potentially including but not limited to the City Planning Commission, Board of Zoning Adjustments, and Design Advisory Committee, and other related and ancillary processes (the "Applications and Processes").

Katherine Baudouin, the President of OPSB is authorized to and shall sign City forms and like instruments on behalf of OPSB in its capacity as owner of the Property related to the Applications and Processes.

Willow, and its CEO Nicolette London, are authorized by OPSB to sign City forms and like instruments on behalf of Willow related to the Applications and Processes. Similarly, Willow's agents Sherman Strategies, including Miles Granderson, are authorized by OPSB to sign City forms and like instruments on behalf of Willow related to the Applications and Processes. These authorizations shall permit Willow and Sherman Strategies as their listed individuals to sign documents and take all reasonably standard actions related to the Applications and Processes.

Signed:

By: K Baudouin

Position: President

Date: 8/21/25

RS 17:83

§83. Presidents of boards; duties; contracts with teachers, superintendents' duty to sign

The president of each school board, or in his absence the vice-president, shall preside at all meetings of the board, call meetings when necessary, advise with and assist the parish superintendent of schools in promoting the success of the schools, and, generally, do and perform all other acts and duties pertaining to his office. All deeds and contracts for the schools shall be signed by him, but the contracts with teachers shall be signed by the parish superintendent and the contracting teachers.

You are here: [Home](#) Board Members Katherine Baudouin

Katherine Baudouin - District 5 - President



Katherine Baudouin - President

District 5

Katie Baudouin has spent her career working in state and local government and for nonprofit organizations. She started her career at the Louisiana Association of Nonprofit Organizations (Louisiana Alliance of Nonprofits) where she helped to advance progressive policies aimed at improving quality of life for all Louisiana families.

She also worked at the Louisiana Department of Health and Hospitals (Louisiana Department of Health), where she worked to improve health outcomes and expand Medicaid and LaCHIP eligibility and enrollment. And as a policy analyst at the National Academy for State Health Policy, where she worked with states as they planned for Medicaid expansion.

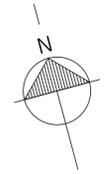
Baudouin served for more than three years as staff to two New Orleans City Councilmembers Stacy Head and Joe Giarrusso, where she drafted legislation, assisted on land use matters, worked on budget priorities, and ensured that public money was being spent wisely.

Baudouin earned a Master of Public Administration from Louisiana State University and a Bachelor of Arts from Loyola University.

[District 5 Map](#)

Revisions:

1	
2	
3	
4	
5	
6	



SCALE: 1/32"=1' (12X18)
SCALE: 1/16"=1' (24X36)

PLANTING NOTES:

- REFER TO PARKS AND PARKWAYS STANDARD SPECIFICATIONS FOR INFORMATION REGARDING THE PROTECTION OF EXISTING TREES AND OTHER PLANT MATERIALS
- ALL QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR REFERENCE ONLY. CONTRACTOR IS TO CONDUCT INDEPENDENT ASSESSMENT IN ORDER DETERMINE QUANTITIES NECESSARY TO MEET DESIGN INTENT.
- THE INSTALLATION OF ALL PLANT MATERIALS WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARD SPECIFICATION OF THE NEW ORLEANS DEPARTMENT OF PARKS AND PARKWAYS:
 - SECTION 32 90 00 PLANTING
 - SECTION 32 92 19 SEEDING
 - SECTION 32 92 23 SODDING
 - SECTION 32 94 13 LANDSCAPE EDGING
 - SECTION 32 91 13 SOIL PREPARATION
- ANY SUBSTITUTION IS MADE TO THE PLANT SPECIES, SIZES, AND SPECIFICATIONS SHOWN ON THIS PLAN MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

TREE PROTECTION NOTES:

- IT IS CRUCIAL THAT TREE PROTECTION FENCE MUST BE ERECTED PRIOR TO ANY SITE DEMOLITION BEGIN.
- PROTECTION FENCE SHALL BE PLACED AROUND CRITICAL ROOT ZONE OF ALL TREES TO BE RETAINED.
- DO NOT UNDER ANY CIRCUMSTANCE DRIVE OR PARK MACHINERY ON TREE ROOTS OR UNDER THE DRIPLINE.
- AVOID DISTURBING ROOTS IN CRITICAL ROOT ZONE. IF ROOT CUTTING IS NECESSARY OR ANY DAMAGED ROOTS OCCURRED, THEY SHALL BE CUT CLEANLY WITH AN AXE A FEW INCHES CLOSER TO THE TRUNK. ANY OVERED/EXPOSED OR PRUNED TREE ROOTS MUST BE COVERED IMMEDIATELY WITH DIRT AND MULCH TO PREVENT ROOTS FROM DRYING OUT.
- NO STORAGE OR CONCRETE DUMPING IS PERMITTED ON TREE ROOTS AND/OR UNDER DRIPLINE.
- NO BUILDING MATERIALS ARE TO BE STACKED OR STOCKPILED WITHIN THE DRIPLINE OR WITHIN 6 FEET OF ANY TREE TO BE PRESERVED, WHICHEVER IS GREATER.
- TOPSOIL SHALL NOT BE STOCKPILED WITHIN THE DRIP LINE OR WITHIN 6 FEET OF ANY TREE TO BE PRESERVED, WHICHEVER IS GREATER.
- TREE BOARDING SHALL BE USED IF WORK IS REQUIRED WITHIN FENCING.
- ANY UNCOVERED/EXPOSED TREE ROOTS SHALL BE IMMEDIATELY COVERED WITH MULCH.
- ANY UNDERSTORY CLEARING WITHIN SIX FEET OF EXISTING TREE TRUNKS SHALL BE DONE BY HAND.
- AVOID DAMAGE TO MAJOR TREE BRANCHES.
- ARBORIST TO BE ON SITE DURING ANY WORK ADJACENT TO TREE THAT MAY AFFECT TREE BRANCHES OR ROOTS.
- PER CITY CODE, CONTRACTOR MAY BE HELD LIABLE FOR DEATH OR DECLINE OF TREE.
- NO MAJOR GRADING SHALL TAKE PLACE AROUND TRUNK AND MAJOR ROOTS OF EXISTING TREES TO REMAIN.

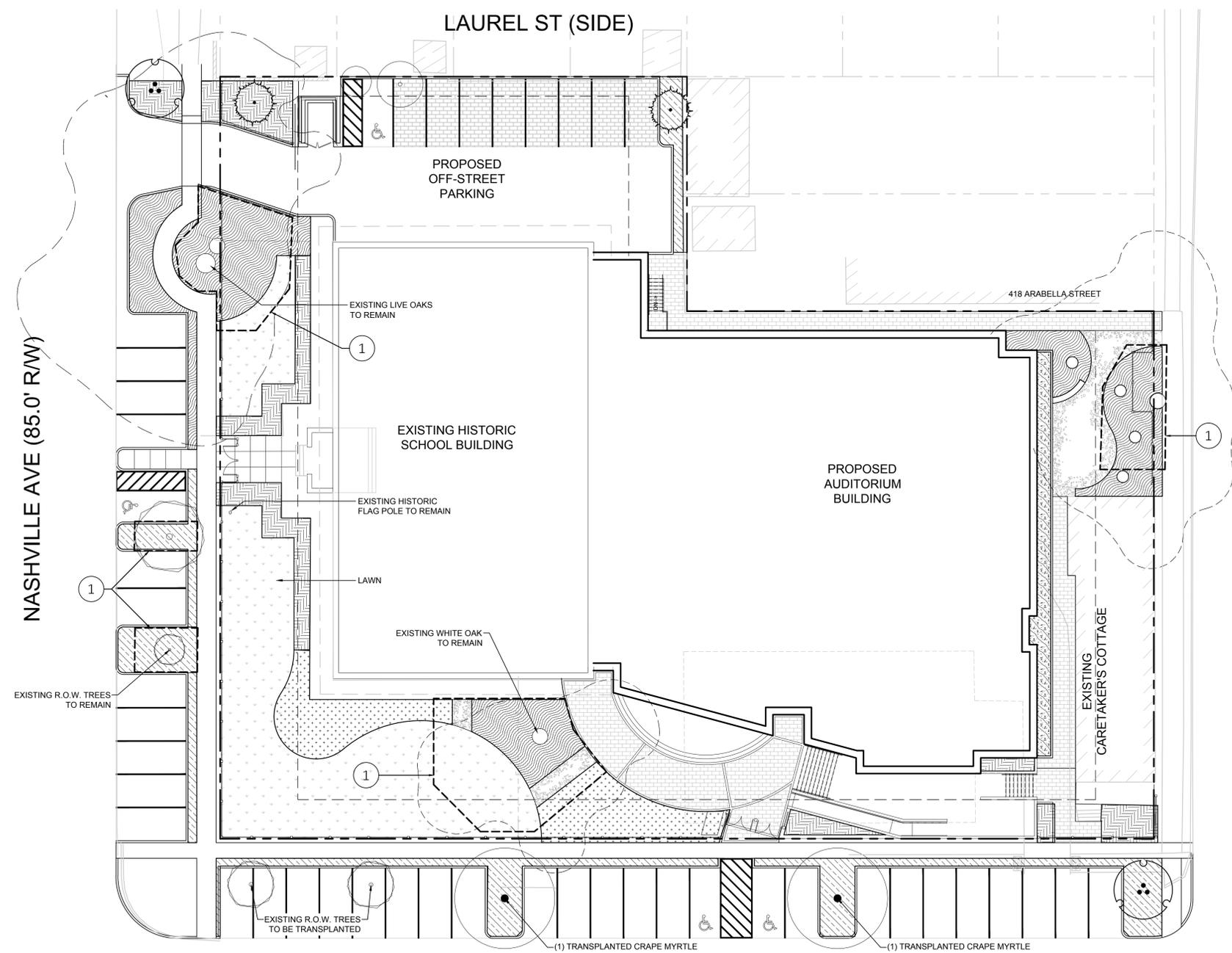
TREE PROTECTION AND REMOVAL LEGEND	
	TREE PROTECTION FENCING
	PROTECT EXISTING TREE, SEE DETAIL 1, SHT L1.0

CONCEPT PLANT SCHEDULE

	ORNAMENTAL PLANTING 01	1,099 sf		
	Carex cherokeensis / Cherokee Sedge	171	1 gal.	15% @ 12" o.c.
	Chasmanthium latifolium / Northern Sea Oats	19	3 gal.	15% @ 36" o.c.
	Iris x 'Louisiana' / Louisiana Iris	43	3 gal.	15% @ 24" o.c.
	Muhlenbergia capillaris / Pink Muhly Grass	7	3 gal.	10% @ 48" o.c.
	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	18	3 gal.	10% @ 30" o.c.
	Schizachyrium scoparium / Little Bluestem	28	3 gal.	15% @ 30" o.c.
	Sisyrinchium angustifolium / Narrowleaf Blue-eyed Grass	115	1 gal.	10% @ 12" o.c.
	SHADE MIX 01	2,139 sf		
	Aspidistra elatior / Cast Iron Plant	62	3 gal.	25% @ 36" o.c.
	Dryopteris ludoviciana / Southern Shield Fern	494	1 gal.	50% @ 18" o.c.
	Sabal minor / Dwarf Palmetto	35	7 gal.	25% @ 48" o.c.
	ORNAMENTAL PLANTING 02	1,323 sf		
	Camellia sasanqua 'Dwarf Shishi' / Dwarf Shishi Camellia	84	7 gal.	55% @ 36" o.c.
	Dietes x 'Nola Alba' / Katrina* African Iris	31	3 gal.	20% @ 36" o.c.
	Muhlenbergia capillaris / Pink Muhly Grass	38	3 gal.	25% @ 36" o.c.
	PARKING AREA MIX	1,697 sf		
	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	112	3 gal.	40% @ 30" o.c.
	Iris hexagona / Dixie Iris	57	3 gal.	20% @ 30" o.c.
	Rosa x 'Meisweddom' / Sweet Drift* Groundcover Rose	112	3 gal.	40% @ 30" o.c.
	BIOSWALE MIX	377 sf		
	Carex cherokeensis / Cherokee Sedge	59	1 gal.	15% @ 12" o.c.
	Chasmanthium latifolium / Northern Sea Oats	6	3 gal.	10% @ 30" o.c.
	Iris x 'Louisiana' / Louisiana Iris	15	3 gal.	15% @ 24" o.c.
	Juncus effusus / Soft Rush	7	3 gal.	15% @ 36" o.c.
	Rudbeckia fulgida 'Goldstrum' / Coneflower 'Goldstrum'	10	3 gal.	15% @ 30" o.c.
	Sabal minor / Dwarf Palmetto	4	7 gal.	15% @ 48" o.c.
	Stokesia laevis / Stokes' Aster	60	1 gal.	15% @ 12" o.c.

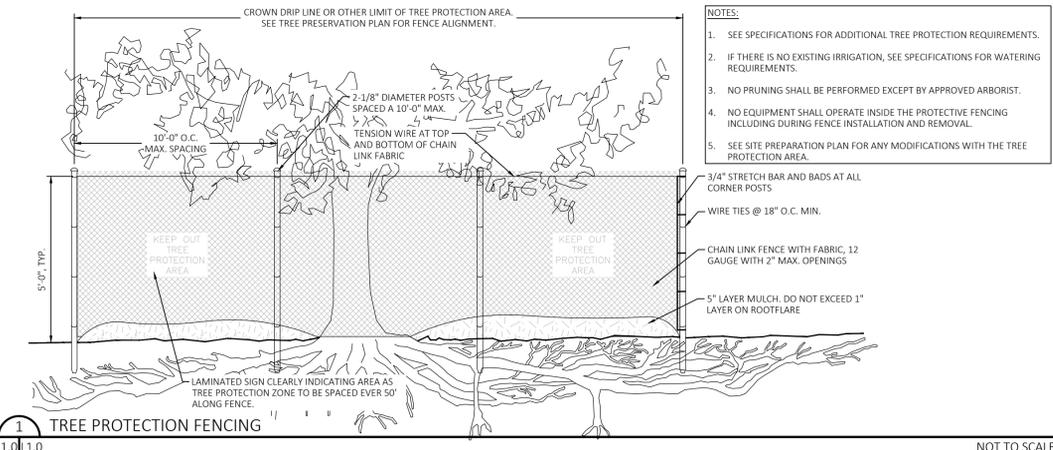
TREE SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	DETAIL
	IC	Ilex cassine / Dahoon Holly	2" Cal.	2	
	MS	Magnolia virginiana / Sweetbay Magnolia	12' Ht., 6' Canopy Clearance	2	



L1.0 LANDSCAPE PLAN

1/16"=1'-0"



- NOTES:
- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.
 - IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.
 - NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
 - NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 - SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

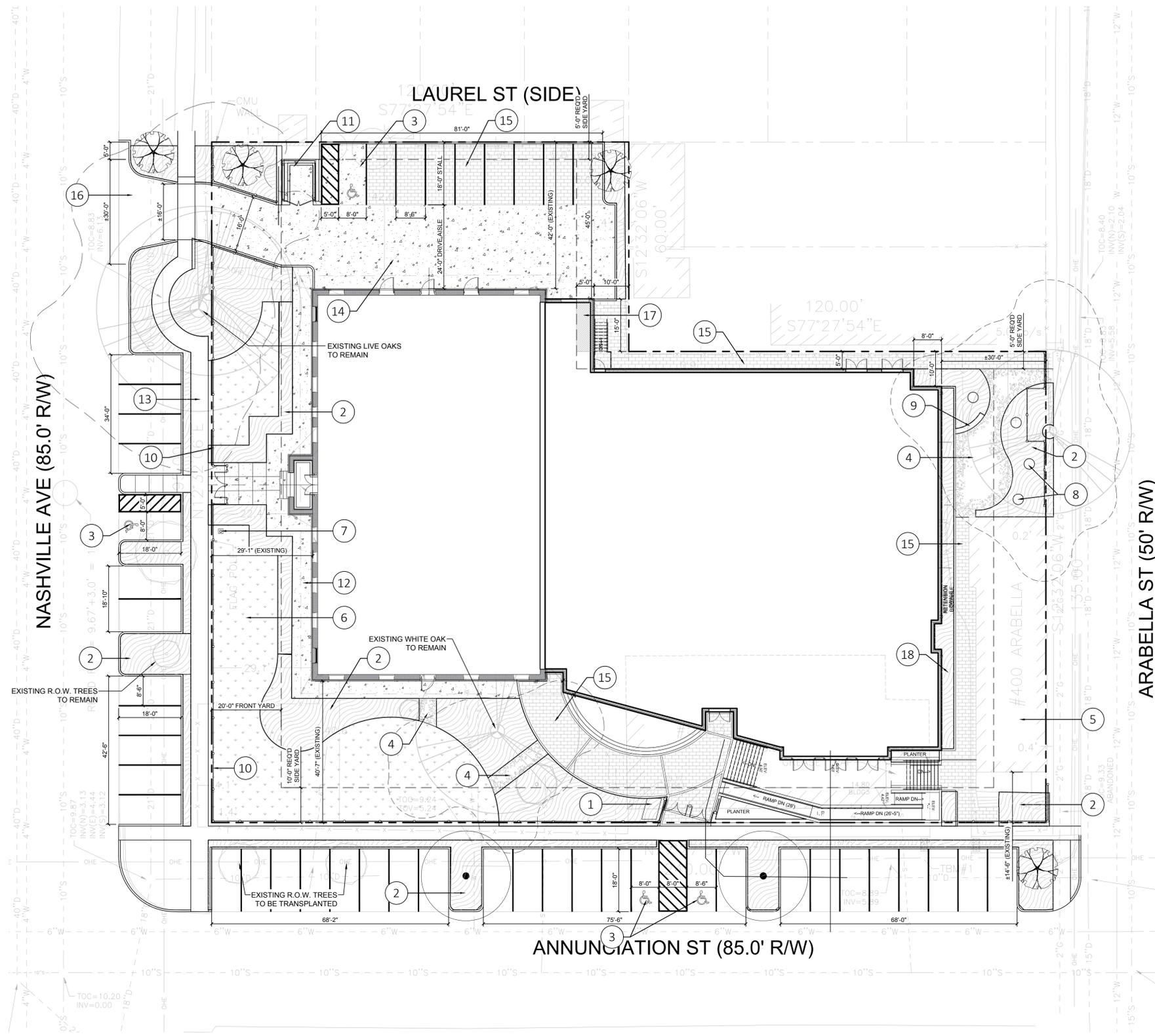
- 3/4" STRETCH BAR AND BADS AT ALL CORNER POSTS
- WIRE TIES @ 18" O.C. MIN.
- CHAIN LINK FENCE WITH FABRIC, 12 GAUGE WITH 2" MAX. OPENINGS
- 5" LAYER MULCH. DO NOT EXCEED 1" LAYER ON ROOTFLARE

NOT TO SCALE

1 TREE PROTECTION FENCING
L1.0



BATTURE LLC
engineers + land surveyors
5130 FREEMAN ST., NEW ORLEANS, LA 70115
phone 504.533.8644 fax 504.238.2272
info@batture-eng.com | batture-eng.com



C2.0 SITE PLAN
1/16"=1'-0"

SITE PATTERN LEGEND	
	IMPERMEABLE CONCRETE (5798 SF)
	PERMEABLE PAVING (3464 SF)
	PLANTING - (4200 SF)
	LAWN AREAS - (3825 SF)
	GRAVEL - (641 SF)
	HANDICAP PARKING SEE CALLOUT 7

SCALE: 1/32"=1' (12X18)
SCALE: 1/16"=1' (24X36)

PERMEABLE OPEN SPACE		
	AREA (SF)	PERCENT (%)
TOTAL	39,600	100%
PERMEABLE	12,388	31.3%
IMPERMEABLE	27,212	68.7%

*CONDITION USE REQUIRES A MINIMUM OF 30% TOTAL PERMEABLE OPEN SPACE

SITE PLAN LEGEND	
1 BIKE PARKING	10 FENCING (SEE DETAIL OX, SHT COX)
2 PLANTING AREA (SEE DETAIL OX, SHT COX)	11 DUMPSTER
3 STRIPING AND SIGNAGE FOR ADA PARKING STALL (SEE DETAIL OX, SHT COX)	12 EXISTING CONCRETE SIDEWALK
4 AGGREGATE PATH, (SEE DETAIL OX, SHT COX)	13 4" CONCRETE SIDEWALK (SEE DETAIL OX, SHT COX)
5 EXISTING CARETAKER'S COTTAGE BUILDING TO REMAIN	14 VEHICULAR CONCRETE PAVEMENT (SEE DETAIL OX, SHT COX)
6 LAWN AREA	15 PERMEABLE PAVERS, VEHICULAR RATED (SEE DETAIL OX, SHT COX)
7 EXISTING FLAG POLE TO REMAIN	16 DPW STANDARD DRIVEWAY FOR CONCRETE MOUNTABLE CURB, (SEE DETAIL OX, SHT COX)
8 SCULPTURE (LOCATIONS TBD)	17 5' WAIVER OF REAR YARD SETBACK REQUESTED FROM 15' MINIMUM REQUIRED REAR YARD
9 SEATING WALL (SEE DETAIL OX, SHT COX)	18 BIORETENTION AREA (SEE DETAIL OX, SHT COX)

- SITE PLAN NOTES:
- CONTRACTOR SHALL BE RESPONSIBLE FOR LAYING OUT THE WORK, VERIFYING ALL MEASUREMENTS AND GRADES AND REPORTING ANY DISCREPANCIES TO THE ENGINEER BEFORE STARTING CONSTRUCTION.
 - ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO VEHICULAR TRAFFIC REQUIRES PRIOR NOTIFICATION TO CITY OF NEW ORLEANS DPW TRAFFIC ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.
 - REFER TO BOUNDARY SURVEY FOR EXISTING MONUMENTS TO LAYOUT PROPERTY LINE.
 - BRING UP GRADE UNDER ALL PAVEMENT WITH STRUCTURAL FILL COMPACTED IN ACCORDANCE WITH SPECIFICATIONS.
 - ALL DIMENSIONS SHOWN ARE FROM:
 - FACE OF CURB TO FACE OF CURB
 - FACE OF CURB TO PROPERTY LINE
 - FACE OF CURB TO CENTER OF STRUCTURE (DROP INLET, MANHOLE, ETC.)
 - PROPERTY LINE TO BUILDING FACE
 - ALL CURB RADII SHALL BE 3 FEET UNLESS OTHERWISE NOTED ON THIS PLAN.
 - ALL PAINT STRIPING, PAVEMENT MARKINGS, AND SIGNAGE SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" OR AS OTHERWISE SPECIFIED. ALL REFERENCED SIGN STANDARDS ARE TAKEN FROM THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ALL NEW SIGNS SHALL BE MOUNTED ON GALVANIZED POSTS AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL DEVICES SHOWN ON THE APPROVED PLANS FOR THE DURATION OF CONSTRUCTION OR UNTIL FINAL INSPECTION.

MARK I. BAUM ARCHITECT LLC
5612 CHESTNUT STREET NEW ORLEANS LA 70115
www.MIBArch.com

THE WILLOW SCHOOL
VORICE JACKSON WATERS CAMPUS
REHABILITATION AND ADDITION
401 NASHVILLE AVENUE, NEW ORLEANS, LA 70115

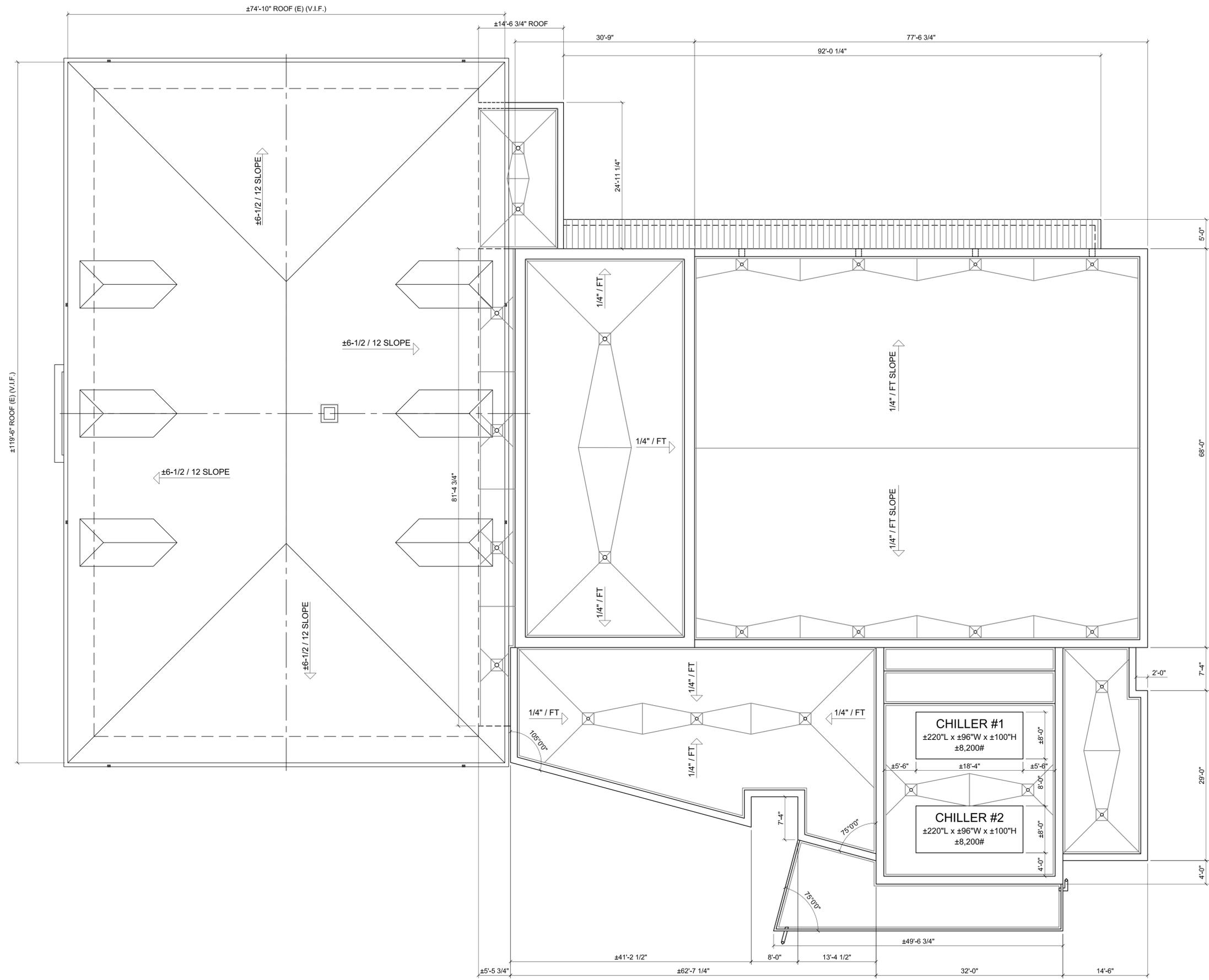
50%
SD PHASE
NOT FOR
CONSTRUCTION

Project #:	25-003
Issue:	7/18/2025
Revisions:	
1	
2	
3	
4	
5	
6	



BATTURE LLC
engineers • land surveyors
5110 FREEST ST, NEW ORLEANS, LA 70115
phone 504.533.8644 fax 504.338.2272
info@batture-eng.com | batture-eng.com

SITE PLAN
C2.0



1 | PLAN: ROOF

1/8" = 1'-0"

Project #:	25-003
Issue:	8/25/2025
Revisions:	
1	
2	
3	
4	
5	
6	

Cameron Boissiere

From: Robert B Bieck Jr <robieck77@gmail.com>
Sent: Sunday, October 5, 2025 1:56 PM
To: CPCINFO
Subject: To Stephen Kroll, Executive Director, City Planning Commission, regarding October 14, 2025 Public Hearing on Zoning Docket 055/25 and FRMA32 Permit for 401 Nashville Ave. and 5703 Annunciation Street

Dear Mr. Kroll

We submit the following comments and request to you as the Executive Director of the City Planning Commission (“CPC”) in advance of the October 14, 2025 public hearing in the referenced matter.

We own and live at 5708 Annunciation Street and have reviewed materials available at <https://onestopapp.nola.gov/> filed with the CPC. Those materials do not address the effects of the Willow School’s use of the property as an additional campus and on traffic and parking in the Audubon Riverside West neighborhood, as well as possible congestion on Nashville Avenue between Tchoupitoulas and Ferret in addition to the side streets that cross Nashville between State Street and Jefferson Avenue.

At the Willow School’s August 23, 2025 presentation to neighborhood residents, its representatives told attendees that it contemplated shuttling students between the Ferret and Nashville and Annunciation campuses. When asked for specifics, the speakers said that the school might operate at its 300

City Planning Commission Speaker Card 2

Date: 10.28.25
I would like to speak regarding CPC Docket: ZD055-25

IN SUPPORT

Name: ROY DEVINE
Address: 1917 Joseph St

- I am the applicant for this docket
- I'd like to cede my time to: my wife DARCY

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: [Signature]

City Planning Commission Speaker Card 2

Date: 10/28/25
I would like to speak regarding CPC Docket: ZD055-25

IN SUPPORT

Name: Shawn McInea
Address: Willow School

- 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 2

Date: 10/28/25
I would like to speak regarding CPC Docket: 055/25

IN SUPPORT

Name: Robert Hill
Address: 5624 Forest 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: [Signature]

City Planning Commission Speaker Card 2

Date: 10.28.25
I would like to speak regarding CPC Docket: ZD55-25

IN SUPPORT

Name: DARCY DEVINE SCOGGIN
Address: 1917 Joseph St

- 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 **5**

Date: 10/14/25

I would like to speak regarding CPC Docket: _____

IN SUPPORT

Name: Nicolette London

Address: 5624 Freret Street

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: Nicolette London

City Planning Commission Speaker Card

Date: 10/14/25

I would like to speak regarding CPC Docket: 5 2D055-25

IN SUPPORT

Name: Amber Prince

Address: 5736 Saint Anthony Ave

I am the applicant for this docket

I'd like to cede my time to: _____

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Signature of Speaker: A. Prince

City Planning Commission Speaker Card **5**

Date: 10/14/25

I would like to speak regarding CPC Docket: 055/25

IN SUPPORT

Name: Robert Hill

Address: 5624 Freret St, NOUA 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.

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Signature of Speaker: Robert Hill

City Planning Commission Speaker Card ✓

Date: 10/28/2025

I would like to speak regarding CPC Docket: #2 ZD055-25

IN SUPPORT

Name: Nicolette London

Address: 3624 Frenet Street

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.

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Signature of Speaker: Nicolette London

City Planning Commission Speaker Card ✓

Date: 10-28-25

I would like to speak regarding CPC Docket: 55/25

IN SUPPORT

Name: MILES GRANDELLSON

Address: 800 BARONNG

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: _____

* ORDER OF SUPPORT SPEAKERS OR BACK

TURN OVER →

City Planning Commission Speaker Card 1

Date: 10/28/25

I would like to speak regarding CPC Docket: 2D 55/25

IN SUPPORT

Name: Rebecca Gieger

Address: 800 Baronne street

I am the applicant for this docket

I'd like to cede my time to: _____

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

Signature of Speaker: _____

City Planning Commission Speaker Card 2

Date: 10/28/25

I would like to speak regarding CPC Docket: 055/25

IN SUPPORT

Name: Amber Prince

Address: 5736 Saint Anthony Ave (70122)

I am the applicant for this docket

I'd like to cede my time to: _____

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

Signature of Speaker: _____

City Planning Commission Speaker Card 2

Date: 10-28-25

I would like to speak regarding CPC Docket: 055/25

IN SUPPORT

Name: Melissa Fouret

Address: 3424 Vincennes Place

I am the applicant for this docket

I'd like to cede my time to: _____

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

Signature of Speaker: _____

City Planning Commission Speaker Card 2

Date: 10/28/25

I would like to speak regarding CPC Docket: 055-125

IN SUPPORT

Name: Mark I. Baum, MARK I. BAUM ARCHITECT LLC

Address: 5612 CHESTNUT ST., 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. **ARCHITECT OF RECORD**

Signature of Speaker: _____

student capacity. When queried about the frequency or type of traffic, the representatives said that they had not developed a traffic plan. We fear that the traffic will increase trash, noise and exhaust emissions, and degrade the quality of life in the neighborhood and make it less safe. We ask that the CPC require the Willow School to furnish information concerning the number of busses and frequency of bus trips between its two campuses to the CPC and the residents of the neighborhood and allow a reasonable amount of time for review and comment before ruling on the zoning change request.

In the absence of the requested information and deferral of the zoning change request, we oppose the zoning change.

Robert B. Bieck Jr./Julia A. Dietz
M: 504.919.1313

City Planning Commission Speaker Card

5

Date: 10-14-25

I would like to speak regarding CPC Docket: 055/25

IN SUPPORT

Name: Melissa C Fauret

Address: 3424 Vincennes Place

- I am the applicant for this docket
- I'd like to cede my time to:

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Signature of Speaker: Melissa C Fauret

City Planning Commission Speaker Card

5

Date: 10/14/2025

I would like to speak regarding CPC Docket: 055/25

IN OPPOSITION

Name: Robert Bieck

Address: 5708 Annunciation St

- 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

5

Date: 10/14/25

I would like to speak regarding CPC Docket: 055/25

IN SUPPORT

Name: Willow School

Address: Ernest New Orleans

- I am the applicant for this docket
- I'd like to cede my time to:

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

Signature of Speaker: [Signature]