

City Planning Commission Meeting
Tuesday, July 22 2025

CPC Deadline: 08/21/2025
CC Deadline: 60 days from receipt
City Council District: B –Harris

STAFF REPORT

Zoning Docket 036/25

To: City Planning Commission

From: Robert Rivers, Executive Director
Stephen Kroll, Planning Administrator

Prepared by: Julia Nickle

Date: July 23, 2025

GENERAL INFORMATION

Applicant(s): 1122 OCH, LLC, Mission Properties Foundation

Request: Request for an Affordable Housing Planned Development in an MU-2 High Intensity Mixed Use District.

Property description: Square 254, Lots 2, 3 and 4, and a portion of original Lot 9, in the First Municipal District, bounded by Oretha Castle Haley Boulevard, Calliope Street, Baronne Street, and Clio Street

Municipal address(es): 1122 Oretha Castle Haley Boulevard

Description:

The applicant is requesting approval for an Affordable Housing Planned Development to permit a mixed-use development in an MU-2 High Intensity Mixed Use District and EC Enhancement Corridor Design Overlay District in the Central City neighborhood. The site is a 12,548 square foot vacant lot at the corner of Oretha Castle Haley Boulevard and Calliope Street that has been vacant and undeveloped prior to Hurricane Katrina. The property is currently owned by affordable housing developer Gulf Coast Housing Partnership via 1122 OCH LLC, to be developed by Mission Properties Foundation. The applicant proposes to construct a mixed-use three-story 30-unit affordable housing development on the site. Floor plans indicate there will be twenty-four studios and six one-bedroom units, as well as ground floor commercial space for offices. Multi-family developments are permitted in this zoning district.

Why is City Planning Commission action required?

The City Planning Commission is required to make a recommendation on all planned development applications prior to City Council action, in accordance with **Article 4, Section 4.4.E.3** - Action by the City Planning Commission of the Comprehensive Zoning Ordinance.

ANALYSIS

Site conditions

Existing conditions

The subject property is located on several lots of record; Lots 3, 4, and part of Lot 9, which operates as a single parcel. The parcel is currently vacant, measuring 98' 3" in length along Oretha Castle Haley Boulevard, 117' 1" and 12' 6 3/4" along Calliope Street, 95' 6 1/4" along the Baronne Street side, and 127' 10 1/4" along the Clio Street side. In total, the site is roughly 12,626.1 square feet in area. The property abuts the back of the Mission Food Distribution Center on the Clio Street side of the property, and the Mission shelter located at 1130 Oretha Castle Haley Boulevard.

Figure 1: Existing Conditions

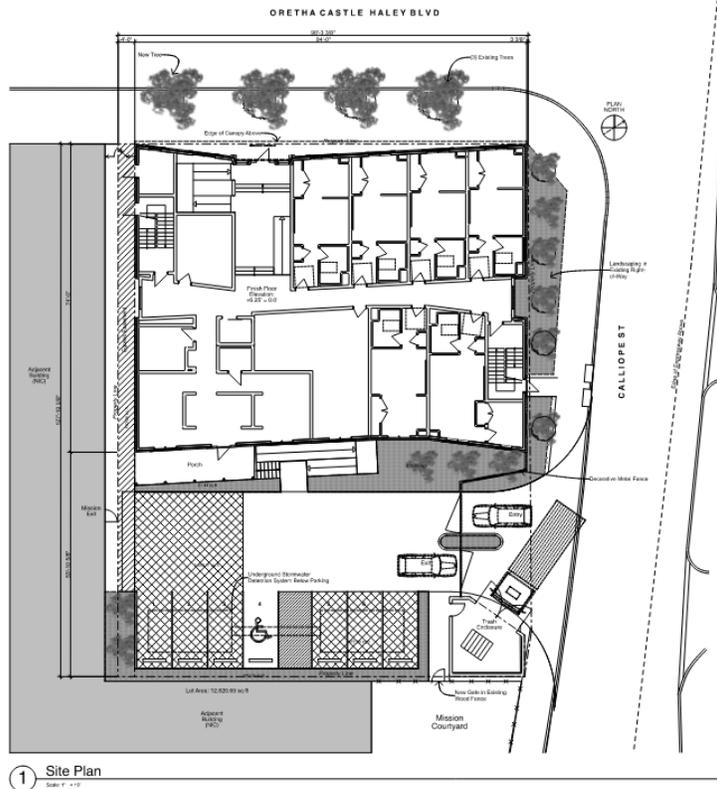


(Source: GoogleMaps)

Proposed conditions

The proposed conditions would include a mixed-use three-story, 30 unit affordable housing development. There would be 24 studio, or, "efficiency" units in total, and 6 one-bedroom units. The first floor's primary entry would be oriented towards Oretha Castle Haley Boulevard, with a secondary entry on the Calliope Street side. On the first floor (6,597.06 square feet) are six proposed studio units, two lobbies, a laundry room, long-term bike storage, janitorial closet, offices and a larger office suite for Mission and resident use. On the second and third floors (both 6,836.51 square feet), ten studio units and two one-bedroom units each. The entire structure would measure approximately 20,270.08 square feet of Gross Floor Area (GFA), 822.32 square feet of which would be commercial office space.

Figure 2: Proposed conditions (site plan)



(Source: Provided by applicant)

Figure 3: Proposed conditions (East and North elevations)



(Source: Provided by applicant)

Base zoning district standards

The petitioned site is in an MU-2 High Intensity Mixed-Use District. The site is subject to the requirements of **Article 15, Section 15.3.A – Site Design Standards** of the Comprehensive Zoning Ordinance.

Figure 4: Zoning Map



(Source: Property Viewer)

Bulk Regulations

In accordance with **Table 15-2 in Article 15, Section 15.3.A** of the Comprehensive Zoning Ordinance, the minimum lot area is 800 sf/du. However, per **Article 5, Section 5.8.B, Table 5-3**, Residential Standards for Planned Developments in Commercial Center Districts (which include the MU-2 District) lessen this standard to 420 sf/du with the maximum density bonus applied. There are 30 units proposed, which means the minimum lot area required is 12,600 square feet. That requirement is met since the site is 12,626 square feet. Multi-Family and Non-Residential developments in MU-2 Districts also require that structure are no greater than 85’ in height and no more than 7 stories; this is met as the proposed development is only 3 stories and 38’ 8 ½” in height. Finally, the minimum permeable area requirements are 20% of the lot area; the proposed plans offer 22% permeability, or, 2,878 permeable square feet.

Minimum Yard Requirements

The existing structure is in compliance with all MU-2 District minimum yard requirements, of which only the front yard is requisite. Using the third method of determining a front yard setback, per **Article 15, Section 15.3.A.2.iii**, the adjacent front yards of New Orleans Mission shelter and food distribution center measure at 0’ each. The proposed plans indicate the same setback of 0’, thus meeting the requirement.

EC Enhancement Corridor Design Overlay District standards

This Affordable Housing Planned Development is scheduled to appear before the Design Advisory Committee on July 16, 2025. Initial comments were provided to the applicant before and after amended plans were received on June 30, 2025 regarding façade, entry orientation, screening, outdoor area usage, and landscaping. All of which were sufficiently addressed by the applicant and/or plan amendments, with the exception of the comment regarding a proposed curb cut on Calliope Street – the curb cut exceeds the standard 24’ maximum allowed, extending to 35’ 4” at its widest at the property line. The applicant reported that this excessive width was an attempt to meet the Louisiana Department of Transportation and Development to increase safety measures for trucks loading and unloading at this particular location. Per **Article 22, Section 22.11.B.2**, curb cuts are limited to a maximum width of twenty-four (24) feet for two-way circulation, and a maximum width of twelve (12) feet for one-way circulation unless the Director of the Department of Public Works determines that circumstances require wider curb cuts for turning efficiency and/or safety. To address this, staff recommend the following proviso:

- The developer shall secure the approval of the Department of Public Works for any improvements to the adjacent public right-of-way, including sidewalks, curbing, and curb cuts, and any other modifications to the surrounding public rights-of-way. When submitting plans to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Department of Public Works.

Concurrently, no off-street loading spaces exist or are proposed for the site. Pursuant to **Article 22, Section 22.7.C**, multi-family dwellings 20,000 – 100,000 sf Gross Floor Area (GFA) are required to provide one loading space. The proposed development shows 20,270.08 sf GFA and therefore is subject to this requirement. Again, however, in an effort to lower barriers to affordable housing development generally and given there is substantial room for a semi-truck to pull into the parking lot from the Calliope Street side without endangering public safety and disrupting traffic patterns along this stretch, staff recommends an exception be granted for this requirement.

Affordable Housing Planned Development standards

Affordable Housing Planned Developments are subject to the following standards found in **Article 5, Section 5.10.B**. Staff recommend including a proviso that addresses these standards to ensure compliance. The relevant regulations are below in italics with staff’s analysis in regular text.

1. *Affordable housing units shall be either rental affordable housing or homeownership affordable housing.* This standard is met – the proposed housing will be rental affordable housing.
2. *All of the following developments that result in or contain ten or more rental housing units shall include ten percent (10%) of units up to the sixty percent (60%) Area Median Income level; for home ownership, the development shall contain ten percent (10%) of units up to the sixty percent (60%) Area Median Income level:*
 - a. *New residential construction.*

- b. *New Mixed-use development with a residential component.*
- c. *Renovation of an established multi-family residential structure.*
- d. *Development that will change the use of an existing building from nonresidential to residential.*
- e. *An expansion of an adaptive reuse.*
- f. *Development that includes the conversion of rental residential property to condominium property.*

This standard is met – the proposed development will be 100% affordable housing at the determined level of affordability.

Developments subject to this paragraph include projects undertaken in phases, stages, or otherwise developed in distinct sections. If the development contains a phasing plan, the phasing plan shall provide for the development of affordable housing units concurrently and proportionately with the market-rate units.

- 3. *To calculate the minimum number of affordable housing units required in any development listed in Section 10.B.2 above, the total number of proposed units shall be multiplied by ten percent (10%). If the number of required affordable units results in a fraction, a fraction of 0.5 or more shall be rounded up to the next higher whole number, and a fraction of less than 0.5 shall be rounded down to the next lower whole number.*

Not applicable – the proposed development will be 100% affordable housing.

- 4. *Distribution of affordable housing units*
 - a. *The affordable housing units shall be located on-site within the same structure as the market rate dwelling units. The affordable units shall be spread throughout the development and not clustered on one floor or in one area of the development.*
 - b. *The affordable housing units shall be comparable to the market-rate housing units in terms floor area and exterior finishes. Interior finishes or appliances may be different as long as functionality and longevity are retained.*

Not applicable – the proposed development will be 100% affordable housing.

- 5. *Bedroom mix of affordable housing units*
 - a. *The bedroom mix (i.e. the number of bedrooms) of the affordable housing units shall be proportional to the market-rate housing units.*

Not applicable – the proposed development will be 100% affordable housing.

- 6. *Affordability Term*
 - a. *The obligation to provide and maintain a specified amount of affordable housing in a development shall run with planned development designation containing such site for not less than ninety-nine (99) years.*

This standard is met – the proposed development will remain affordable for a period of no less than ninety-nine (99) years.

7. *Additional requirements*

- a. *The residents of the affordable housing units shall have access to the same amenities as the residents of the market-rate housing units.*

Not applicable – the proposed development does not feature market-rate housing.

- b. *The requirement to provide and the standards for providing affording housing units shall not be subject to a variance.*

Standard is met – no variances from the provisions of **Article 5, Section 5.10.B** requested.

- c. *All developments that are subject to the standards of the Affordable Housing Planned Development shall include an Affordable Housing Impact Statement (AHIS) with the application. The AHIS shall provide the following information:*

- i. *The number of units added at the Area Medium Income Levels (AMI) at or below 80%, 50%, and 30%.*
- ii. *The number of units removed at the Area Medium Income Levels at or below 80%, 50%, and 30%.*
- iii. *The bedroom mix of the unit is to be added or removed (1, 2, 3, 4, etc. bedrooms).*
- iv. *The total number of units added and total number of units removed.*

Standard is met – all thirty units will be rented at $\leq 50\%$ AMI.

Landscaping

Due to the scope of the proposed planned development, the landscaping requirements per **Article 23, Section 23.3.A** are triggered. Staff recommends the following proviso:

- 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 parking lot landscaping in Article 23, Section 23.7 and buffer yard landscaping in Article 23, Section 23.8;
 - c. building foundation planting; and
 - d. planting of trees in the public right-of-way at the equivalent of one (1) tree for every forty (40) linear feet for shade trees and every twenty-five (25) linear feet for ornamental trees, subject to the approval of the Department of Parks and Parkways.

Parking requirements

Vehicle Parking

Pursuant to **Article 22, Section 22.4.A Table 22-1** of the Comprehensive Zoning Ordinance, multi-family developments are subject to the following parking requirements: 1/du. However, **Article 5, Section 5.10.C** stipulates that all Affordable Housing Planned Developments within 600 feet of a transit stop shall be permitted up to a 50% reduction of the off-street parking requirement. The OC Haley Blvd. at Calliope St. RTA bus stop is on the corner of the proposed development. Thus, only fifteen parking spaces would be required per the latter density bonus per dwelling unit. Given that commercial office space requires 1 parking space per 500 square feet, 2 parking spaces would be required. In total, seventeen parking spaces would be required before applying collective parking or on-street exceptions.

Table 1: Base Parking Calculations

Use	Minimum Required Spaces	Total
Residential	1/du	30
Office	1/500 sf	2 (1.6)
Total		32

Table 2: Affordable Housing Planned Development Parking Density Bonus Calculations

Use	Minimum Required Spaces	Total
Residential	0.5/du	15
Office	1/500 sf	2 (1.6)
Total		17

Per **Article 22, Section 22.5.B.1**, on-street parking spaces are counted for MU-2 Districts. However, no on-street parking exists in front of the site. Further, per **Article 22, Section 22.15** stipulates more exceptions that may be applied to collective and alternating parking dependent on use. In this case, the use is a mix of commercial (822.32 square feet) and residential (19,447.76 square feet).

Table 3: Collective Parking (Weekday) Calculations w/ AHPD Density Bonus

	Spaces w/ AHPD density bonus	Required 12am – 7am	Required 7am – 6pm	Required 6pm – 12am
Residential	15	100% (15)	55% (8 [8.25])	85% (13 [12.75])
Office	2	5% (0 [0.10])	100% (2)	5% (0 [0.10])
Totals		15	10	13

Table 4: Collective Parking (Weekend) Calculations w/ AHPD Density Bonus

	Spaces w/ AHPD density bonus	Required 12am – 7am	Required 7am – 6pm	Required 6pm – 12am
Residential	15	100% (15)	65% (10 [9.75])	75% (11 [11.25])
Office	2	0% (0)	10% (0 [0.2])	0% (0)

Totals		15	10	11
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Applying the collective parking reduction onto the Affordable Housing Planned Development density bonus, the peak maximum parking requirement is 15 spaces on both weekdays and weekends between 12am and 7am. This requires the applicant to provide 15 spaces, in lieu of 17 as determined by the affordable housing planned development density bonus. Only seven spaces are currently provided. However, due to the special circumstances of this request, staff recommend that an exception to this requirement be granted to allow the proposed seven spaces. Affordable housing is considered a substantial benefit to the Greater New Orleans community, and therefore exceptions may be made to provide said benefit and lower barriers to entry for affordable housing developers. Further, the applicant is proposing far more affordable units, 100% of all units, than required by the Affordable Housing Planned Development regulations (10%).

Bicycle Parking

Pursuant to **Article 22, Section 22.4.A Table 22-1** of the Comprehensive Zoning Ordinance, multi-family developments are required to provide 1 bicycle parking space per 5 dwelling units, 80% of which must be long term. This would require a minimum of 6 bicycle parking spaces for tenants. Offices are required to provide 1 bicycle parking space per 5,000 sf, and thus, the office space proposed for this project triggers only one bicycle space. However, when bicycle spaces are required, a minimum of two spaces must be provided, pursuant to **Article 22, Section 22.6.A.2**. Therefore, a minimum of 8 bicycle spaces are required, with 5 (4.8) being long term spaces. The applicant has provided plans with fifteen bicycle parking spaces located inside the first floor of the proposed structure, thus exceeding the bicycle parking requirements for both uses.

Anticipated impact on surrounding land uses

The proposed use is compatible with the high-intensity, mixed-use character of the immediate surrounding neighborhood. The subject site is located in the MU-2 High Intensity Mixed-Use District which allows for a range of commercial and residential uses. Given the close proximity to other New Orleans Mission properties – the main shelter and food distribution center – as well as a transit stop, the proposed development would be suitable infill for the long vacant corner property.

While the subject property does anticipate increases in traffic to and from the site, there will be provided parking in the form of a lot at the back of the building, as well as street parking along Oretha Castle Haley Boulevard. The site is proposed to host a mixed-use commercial and residential structure, and must adhere to all requirements for parking, noise level, building code and safety, and hours of operation set forth by the Department of Safety and Permits. Ultimately, the impact on surrounding land uses will be appropriate to the area’s current capacity and provide missing affordable housing in a centrally located neighborhood.

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 Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines outlined in Chapter 13: Land Use Plan of the Master Plan, and is compatible with the uses, densities, and intensities of the designation of its site on the future land use map. “Chapter 13: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as “Mixed-Use Low Density.” The goal, range of uses, and development character for that designation are copied below:

MIXED-USE HIGH DENSITY

Goal: Encourage compact, walkable, transit-oriented (or transit-ready) neighborhood centers with medium-to-high density multifamily residential, office, and commercial services at key, underutilized, centrally located parcels within neighborhoods and along edges.

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

Development Character: These areas will provide proper transitions to surrounding areas with lower densities/heights. Many structures will require ground-floor retail with residences or offices or both on upper floors. Allow the adaptive reuse of historic non-residential structures with densities higher than the surrounding neighborhood through the planned development process. Allow higher residential densities when a project is providing significant public benefits such as long-term affordable housing. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed use would encourage the development of a centrally located, transit-oriented neighborhood center that was previously underutilized and underdeveloped. The long-term benefit of affordable housing serves an appropriate, sustainable infill for the area while maintaining its high intensity future land use status. The Range of Uses of the FLUM designation allows for development that includes “higher residential densities”, specifically naming “significant public benefits such as long-term affordable housing”. The proposed Affordable Housing Planned Development (AHPD) fits this description and all goals of this designation. Therefore, the granting of the AHPD to allow a mixed-use office and residential building is compatible with the Mixed-Use High-Density FLUM designation.

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

This standard is met. The site is located within an MU-2 High Intensity Mixed-Use District. The MU-2 District is intended for areas of mixed-use development that are close to major arterial corridors. The district regulations are designed to encourage walkable neighborhood centers and corridors conducive to transit, with a mix of residential and supportive commercial and office uses. In the MU-2 District, vertical mixed-uses such as the one proposed are encouraged. A variety of residential dwellings are also allowed.

Therefore, the proposal to construct an AHPD in an existing transit-oriented neighborhood 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 Affordable Housing Planned Developments. The staff recommends the following standard proviso which would require compliance with these standards:

- The development shall be in accordance with, and submit evidence of, all affordable housing requirements outlined in **Article 5, Section 5.10** of the Comprehensive Zoning Ordinance, including:
 - a. Affordable housing units shall be either rental affordable housing or homeownership affordable housing.
 - b. The development shall contain ten percent (10%) of units up to the sixty percent (60%) Area Median Income level.
 - c. The affordable housing units shall be located on-site within the same structure as the market rate dwelling units. The affordable units shall be spread throughout the development and not clustered on one floor or in one area of the development.
 - d. The affordable housing units shall be comparable to the market-rate housing units in terms floor area and exterior finishes. Interior finishes or appliances may be different as long as functionality and longevity are retained.
 - e. The bedroom mix (i.e. the number of bedrooms) of the affordable housing units shall be proportional to the market-rate housing units.
 - f. The obligation to provide and maintain a specified amount of affordable housing in a development shall run with planned development designation containing such site for not less than ninety-nine (99) years.
 - g. The residents of the affordable housing units shall have access to the same amenities as the residents of the market-rate housing units.

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. Staff finds that the proposed use would integrate well within the current character of the neighborhood and bring a long vacant lot back into commerce. The Central City neighborhood is a mix of commercial and residential; however, the Oretha Castle Haley corridor is characterized by a mixture of apartments, offices, public services, bars, cultural institutions such as museums, galleries, and cooking schools, as well as centers of worship. The petitioned site is suitable infill for this neighborhood, as more affordable housing is needed, and especially in centrally located, transit-oriented areas such as Central City.

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

The requested conditional use does not necessitate any variance of zoning standards as it follows approval standards of **Article 4, Section 4.6.f** of the Comprehensive Zoning Ordinance.

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 with implementation of the recommended provisos. The staff believes that the proposed use would not result in inappropriate impacts to any other property in the vicinity.

STAFF RECOMMENDATION

The staff recommends **APPROVAL** of Zoning Docket 036/25 subject to two (2) exceptions and four (4) provisos.

Exceptions

1. This development shall be granted an exception of **Article 22, Section 22.15** and **Article 5, Section 5.10** of the Comprehensive Zoning Ordinance to permit a reduced number of off-street parking due to the public benefit component providing affordable housing units.
2. This development shall be granted an exception of Article 22, Section 22.7.C of the Comprehensive Zoning Ordinance, which requires one off-street loading space.

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 Clerk of Civil District Court's Land Records Division. Failure to complete the planned development process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.4.I.2** of the Comprehensive Zoning Ordinance will void the planned development approval.
2. The developer shall secure the approval of the Department of Public Works for any improvements to the adjacent public right-of-way, including sidewalks, curbing, and curb cuts, and any other modifications to the surrounding public rights-of-way. When submitting plans

to the City Planning Commission for final approval, the developer shall provide documentation of all required approvals by the Department of Public Works.

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 parking lot landscaping in Article 23, Section 23.7 and buffer yard landscaping in Article 23, Section 23.8;
 - c. building foundation planting; and
 - d. planting of trees in the public right-of-way at the equivalent of one (1) tree for every forty (40) linear feet for shade trees and every twenty-five (25) linear feet for ornamental trees, subject to the approval of the Department of Parks and Parkways.

4. The development shall be in accordance with, and submit evidence of, all affordable housing requirements outlined in **Article 5, Section 5.10** of the Comprehensive Zoning Ordinance, including:
 - a. Affordable housing units shall be either rental affordable housing or homeownership affordable housing.
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 - g. The residents of the affordable housing units shall have access to the same amenities as the residents of the market-rate housing units.

CITY PLANNING COMMISSION MEETING (July 22, 2025)

The staff summarized the application and presented its recommendation of approval. The Commission received public comment from a representative of the New Orleans Mission, speaking in support of the request and stating the need for affordable housing for their program graduates. Commissioner Flick asked the applicant whether they read the report and understood the provisos, to which the applicant said yes. Commissioner Joshi-Gupta commented broadly on the benefit of affordable housing. There was no further discussion or comment. Commissioner Flick made a motion to approve the application as recommended by the staff. Commission Lunn seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 036/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO TWO (2) EXCEPTIONS AND FOUR (4) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Exceptions

1. This development shall be granted an exception of **Article 22, Section 22.15** and **Article 5, Section 5.10** of the Comprehensive Zoning Ordinance to permit a reduced number of off-street parking due to the public benefit component providing affordable housing units.
2. This development shall be granted an exception of Article 22, Section 22.7.C of the Comprehensive Zoning Ordinance, which requires one off-street loading space.

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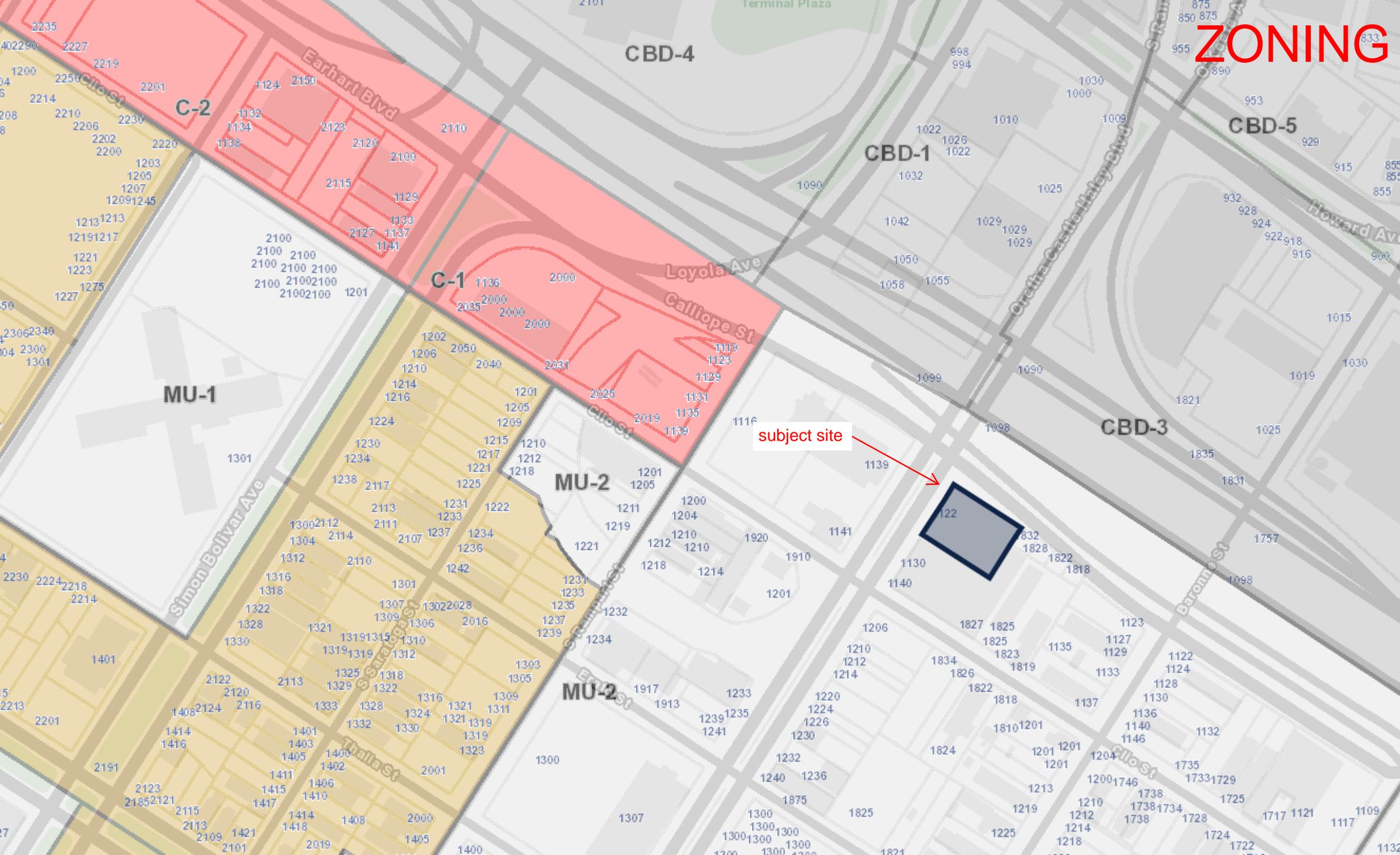
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 - g. The residents of the affordable housing units shall have access to the same amenities as the residents of the market-rate housing units.

YEAS: Flick, Jordan, Joshi-Gupta, Lunn, Steeg

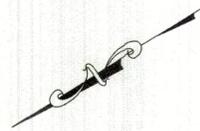
NAYS:

ABSENT: Brown, Steeg, Witry

ZONING



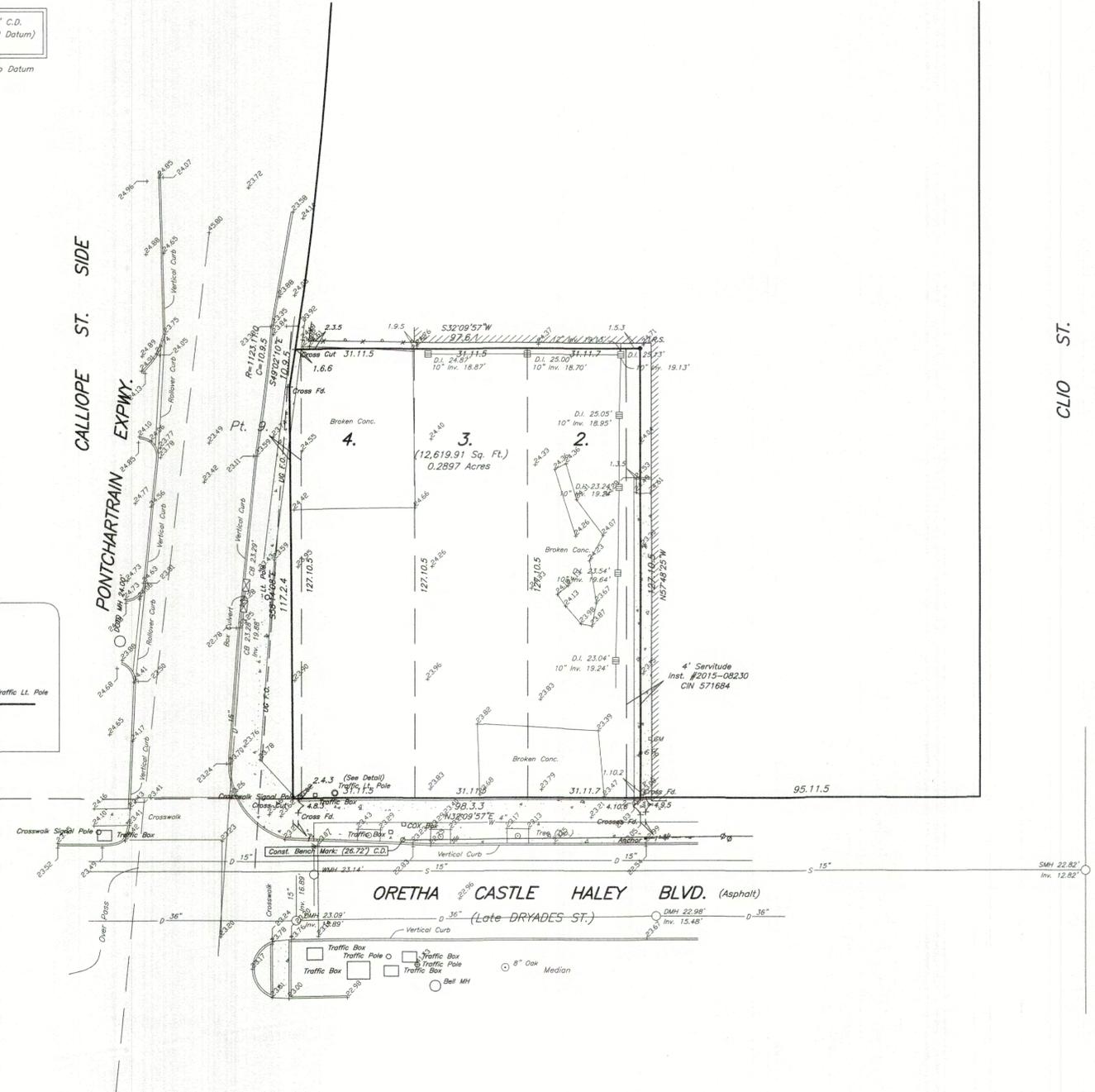
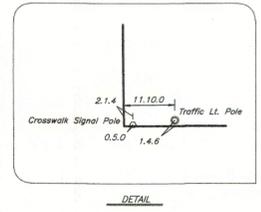
BARONNE ST. SIDE



LEGEND

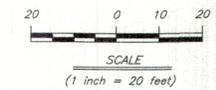
- I.R.S. Iron Rod Set
- I.R.F. Iron Rod Fd. (Found)
- I.P.S. Iron Pipe Set
- I.P.F. Iron Pipe Fd. (Found)
- Nail Set
- Nail Fd. (Found)
- ▲ PK Nail Set
- ▲ PK Nail Fd. (Found)
- ⊕ Mon. Monument Fd. (Found)
- + Cross Cut
- + Cross Fd. (Found)
- T T Cut
- T T Fd. (Found)
- Arrow Cut
- Arrow Fd. (Found)
- ∟ Angle Cut
- ∟ Angle Fd. (Found)
- D.M.H. Drain Manhole
- E.M.H. Electric Manhole
- G.M.H. Gas Manhole
- N.O.P.S.I. Manhole
- S.C.B. MH South Central Bell Manhole
- S.M.H. Sewer Manhole
- W.M.H. Water Manhole
- E.M. Electric Meter
- G.M. Gas Meter
- W.M. Water Meter
- ↔ G.V. Gas Valve
- ↔ W.V. Water Valve
- CATV Cable Television Line
- D Drain Line
- G Gas Line
- S Sewer Line
- T Telephone Line
- W Water Line
- UG E Underground Electric Line
- UG T Underground Telephone Line
- Overhead Power Line
- X Fence
- Property Line
- Concrete
- Building
- R/W Right of Way
- ⊕ D.I. Drop Inlet
- ⊕ D.I. Drop Inlet
- ⊕ D.S. Down Spout
- ⊕ F.H. Fire Hydrant
- ⊕ Handicap
- ⊕ Hose Bibb
- Lt. (Light) Pole
- ⊕ Power Pole
- ⊕ Sign
- ⊕ Tele. (Telephone) Pedestal
- ⊕ Traffic Lt. (Light)

Conversion: 0.00' NAVD = 20.43' C.D.
 NAVD - (North American Vertical Datum)
 C.D. - (Cairo Datum)
 All elevation datum is in C.D. Cairo Datum



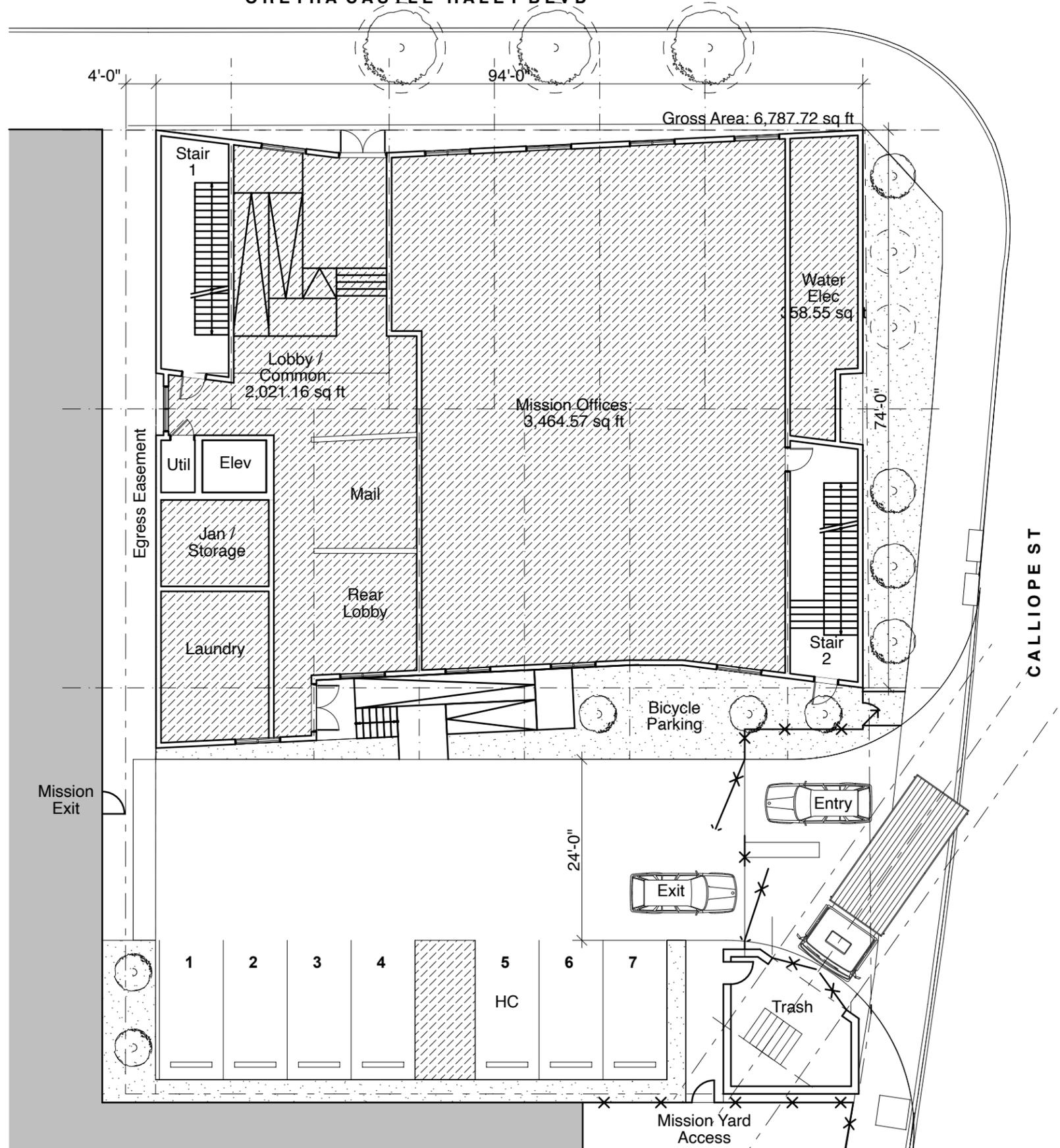
Call before you dig
 Ticket No. 250168054

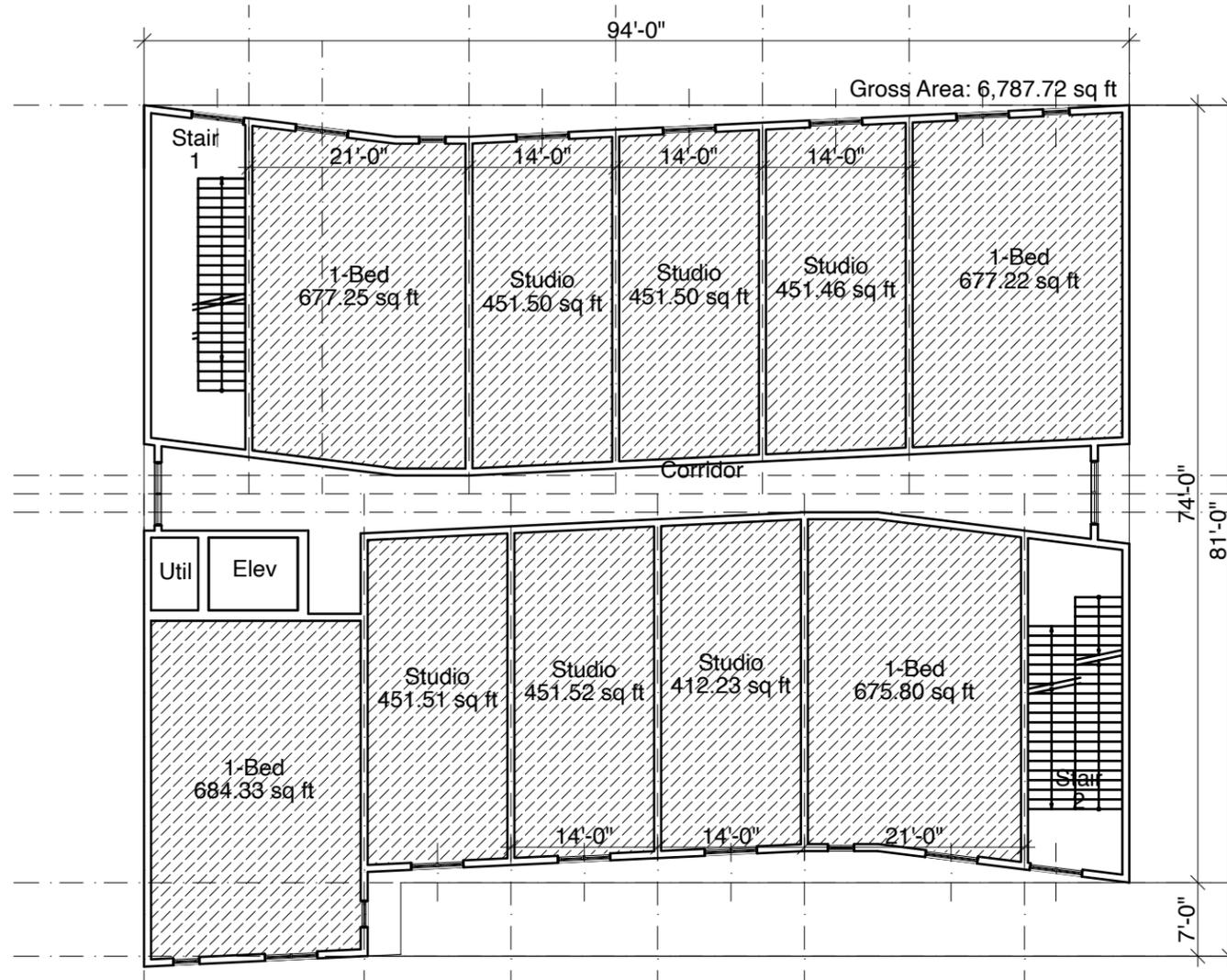
Ref. Bench Mark: ALCO (26.26') C.D. (+5.8') NAVD
 Const. Bench Mark: Nail Set in Power Pole (26.72') C.D. (+6.29') NAVD
 Note: The locations of underground and other non-visible utilities shown herein have been determined from data and/or extracted from records made available to us by agencies controlling such records. Where found, the surface features of locations are shown. The ACTUAL non-visible locations may vary from those shown herein. Each agency should be contacted relative to the precise location of its underground installation prior to any reliance upon the accuracy of such locations shown herein, including prior to excavation and digging.

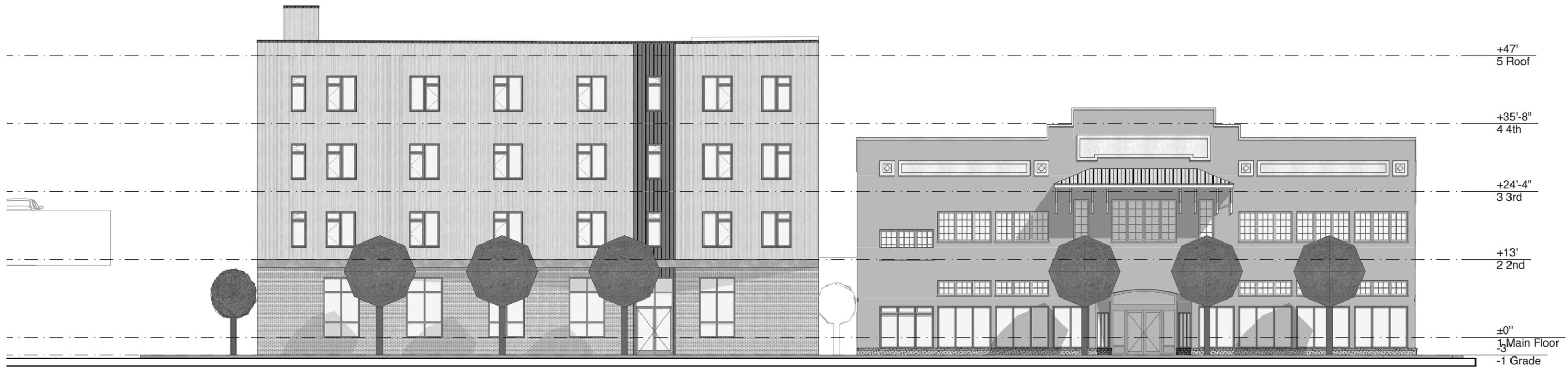


Revised: April 3, 2025 to show additional field work. *Clint Spiveaux*
 THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.
 Date: March 16, 2025 Scale: 1" = 20'
 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 for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:XXI, Chapter 29 for a Class "C" survey.
 Made at the request of Gulf Coast Housing Partnership.

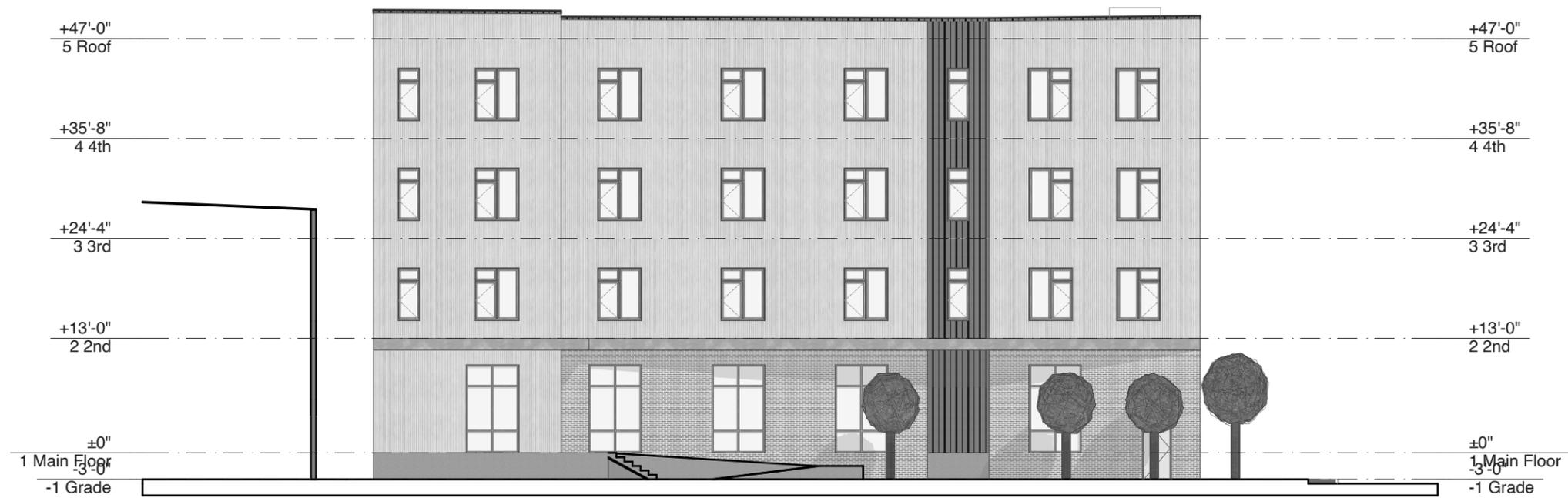
Gilbert, Kelly & Couture, Inc., Professional Land Surveying
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121 *Clint Spiveaux*

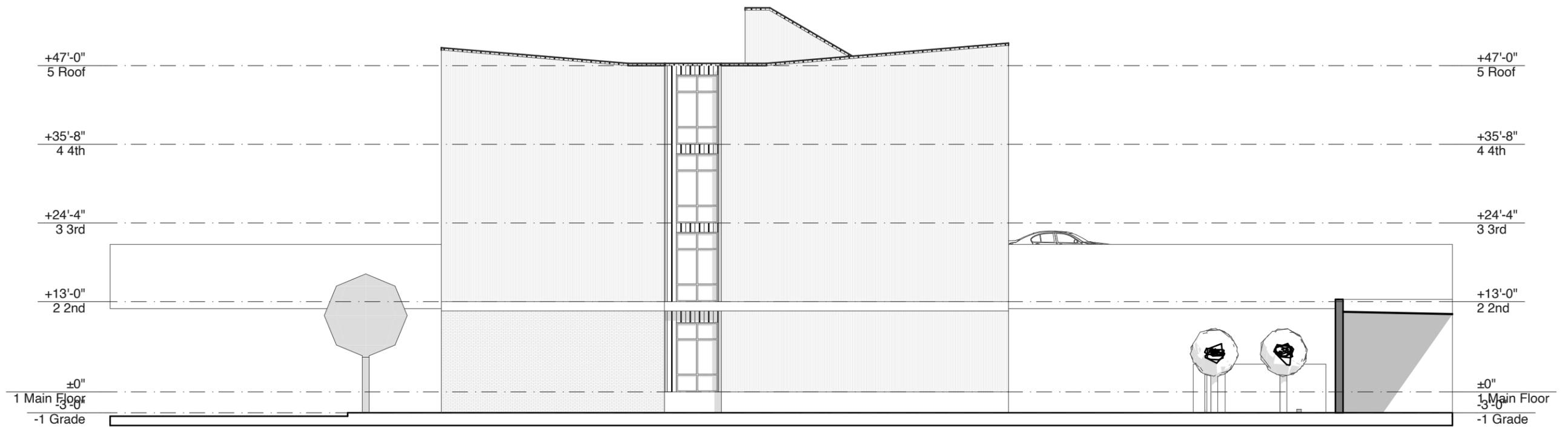


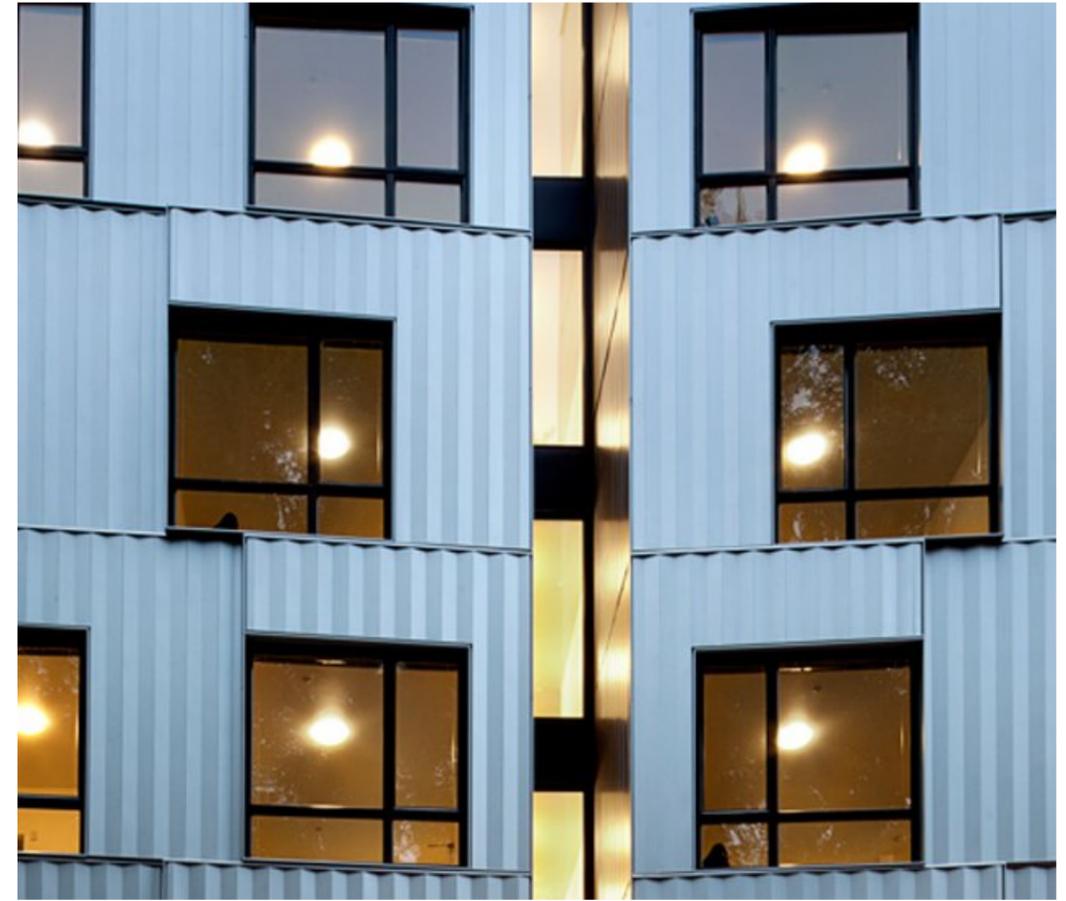












Option 1
view to downtown

Legend



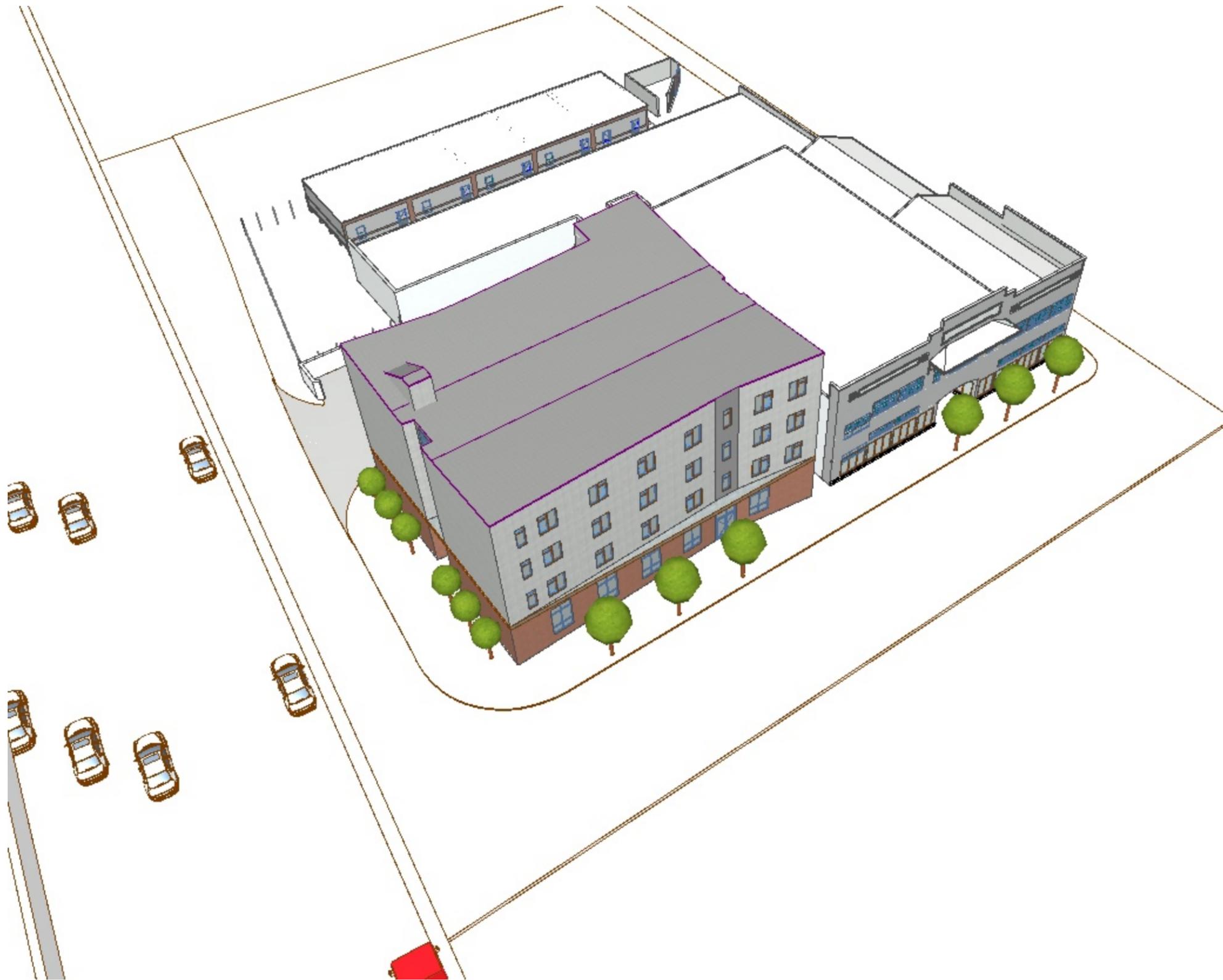
Google Earth

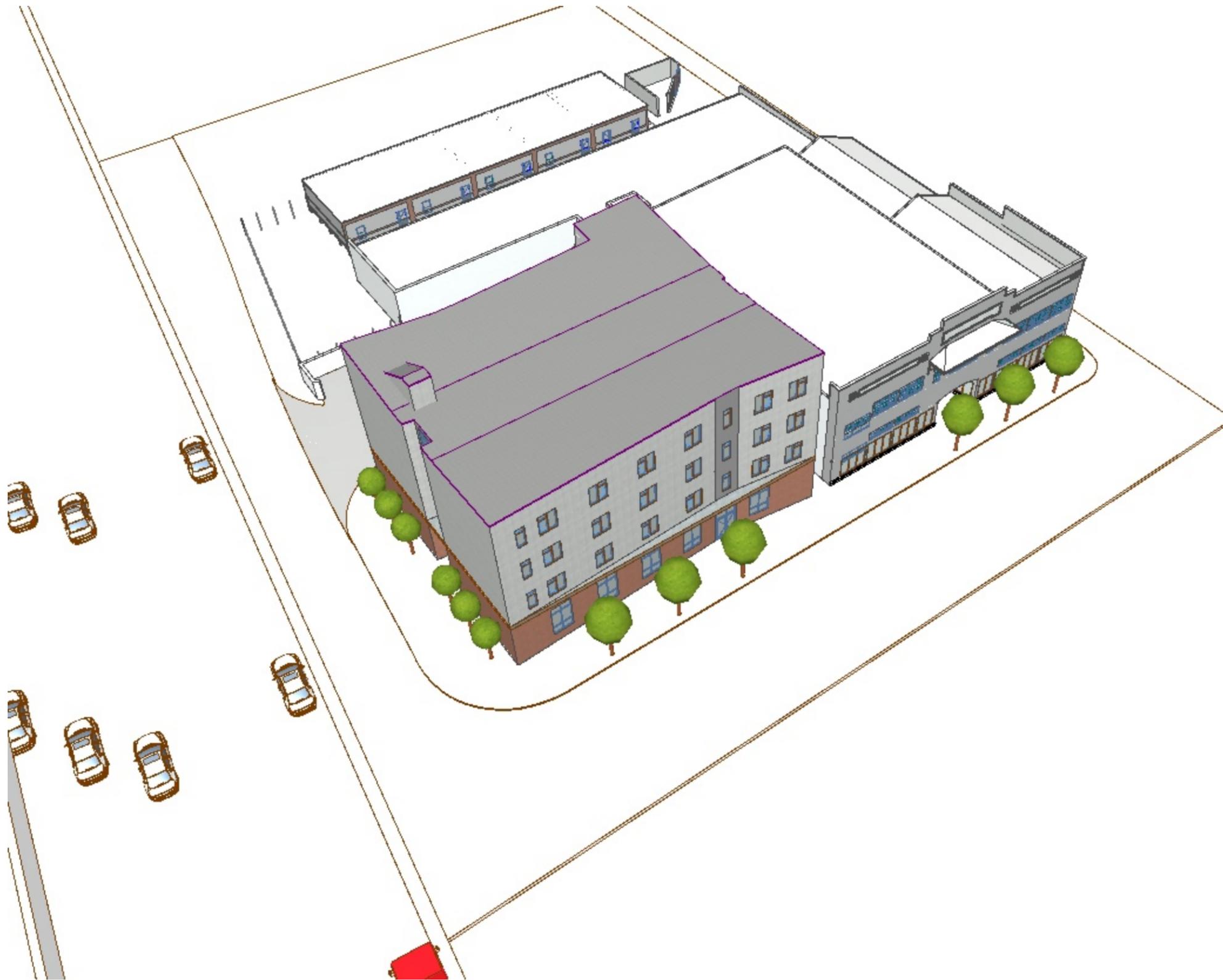
Image © 2025 Airbus

6.36 ft

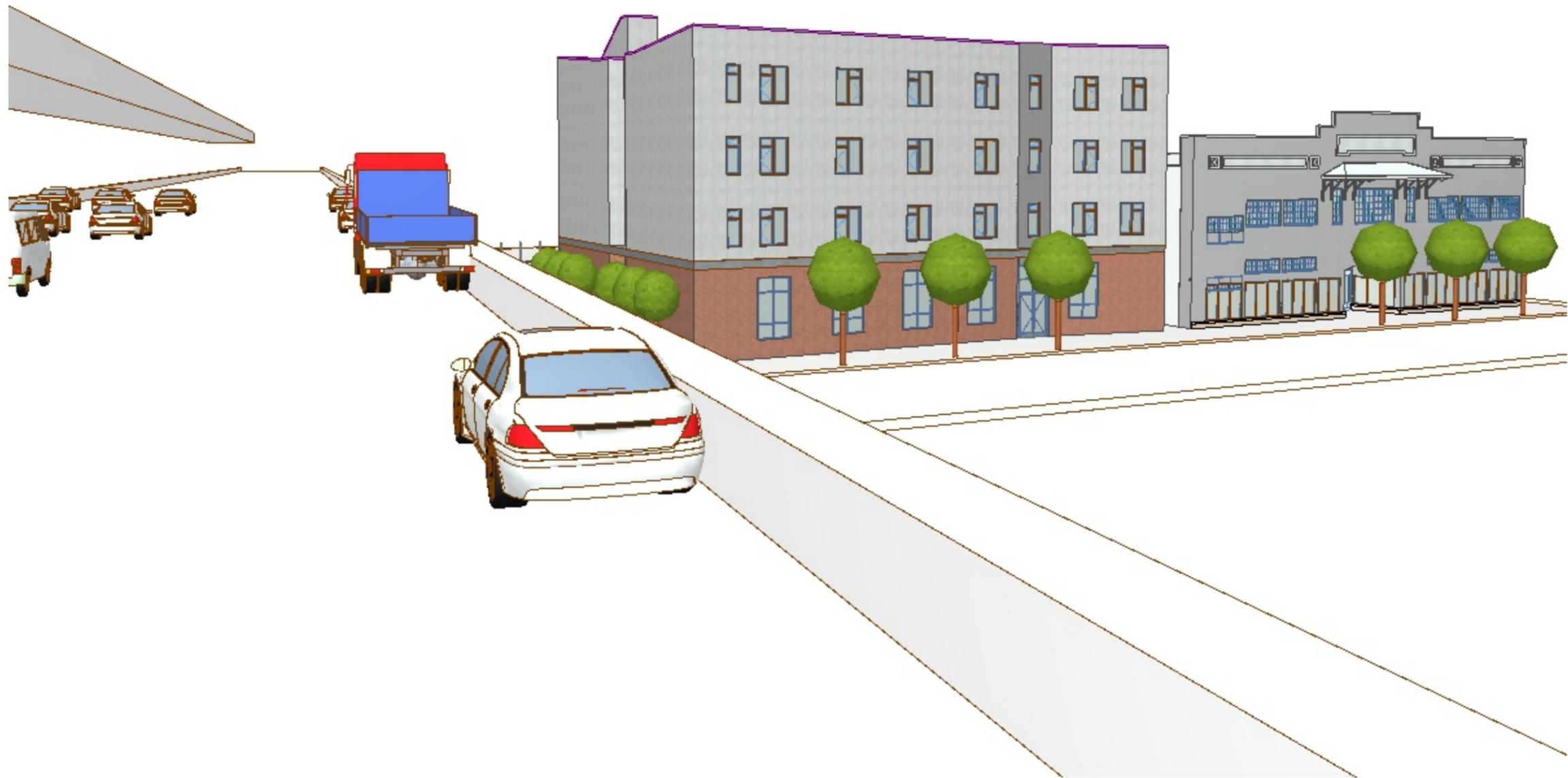












Attachment F: 1122 OCH Site Photos



Oretha Castle Haley Boulevard

Attachment F: 1122 OCH Site Photos



Oretha Castle Haley Boulevard and Clio Street

Attachment F: 1122 OCH Site Photos



Clio Street

1122 OCH NPP Summary Report

Date of Report: 05/01/2025

Project Name: 1122 OCH

Project Address: 1122 Oretha Castle Haley Blvd

Contact: Will Bowling, bowling@gchp.net, (504) 525-2505 ext. 201, 1626 Oretha Castle Haley Blvd, New Orleans, LA 70113

Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 1122 Oretha Castle Haley Blvd, New Orleans, LA 70113. Mission Properties Foundation intends to file an application for a Planned Development to the City Planning Commission seeking approval for an Affordable Housing Planned Development (AHPD) for the project which is located in an MU-2 High-Intensity Mixed-Use District in accordance with Article 5, Section 5.10 of the Comprehensive Zoning Ordinance. The planned development is allowed through the conditional use process in Article 15, Section 15.2A (Table 15-1). With an allowed reduction of up to 50% of the residential multi-family parking space requirements per the AHPD and calculating the required number of spaces for a mixed-use project per Article 22.15 for Collective Parking (Table 22-4) 15 off-street parking spaces are required. We are proposing to have 7 off-street parking spaces, and will therefore be requesting a waiver of 8 off-street parking spaces. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-in lists, petitions, letters, summary sheets, and other materials are attached.

Neighborhood Meeting

A neighborhood meeting was held on Tuesday, April 22nd, 5:00pm at 1819 Cio St, New Orleans, LA 70113

62 persons/addresses were invited to the NPP meeting.

0 persons attended the meeting.

No emails, phone calls, or letters were received regarding this project.

April 1, 2025

Dear Neighbor,

We are writing to inform you of a proposed residential development at 1122 Oretha Castle Haley Blvd, which is subject to the Neighborhood Participation Program (NPP) process. As part of this process, we will be holding a meeting to discuss the project with neighbors and community members and to gather input before submitting our application to the City Planning Commission.

Date: Tuesday, April 22nd, 2025

Time: 5:00pm

Location: 1819 Clio st, New Orleans, LA 70113

Mission Properties Foundation is planning to develop a mixed-use building with 30 residential apartments and ground-floor office space. The building will front Oretha Castle Haley Blvd, be four stories tall, and will feature 1-bedroom and studio apartment units.

We are submitting an application for a Planned Development to the City Planning Commission seeking approval for an Affordable Housing Planned Development (AHPD) for the project which is located in an MU-2 High-Intensity Mixed-Use District in accordance with Article 5, Section 5.10 of the Comprehensive Zoning Ordinance. The planned development is allowed through the conditional use process in Article 15, Section 15.2A (Table 15-1).

With an allowed reduction of up to 50% of the residential multi-family parking space requirements per the AHPD and calculating the required number of spaces for a mixed-use project per Article 22.15 for Collective Parking (Table 22-4) 15 off-street parking spaces are required. We are proposing to have 7 off-street parking spaces, and will therefore be requesting a waiver of 8 off-street parking spaces.

The projected start time for construction is early 2026.

This letter is being delivered through U.S. Mail and through hand delivery. At the meeting, a sign-in sheet will be provided to obtain email addresses, so we can keep you informed of the project's progress. If you have any questions or comments, please feel free to reach us at the contact information below. We look forward to meeting you on April 22nd.

Sincerely,

David Bottner

CEO, Mission Properties Foundation

P: (504) 523-2116

E: david@neworleansmission.org

1122 OCH NPP Meeting

Meeting Sign-in sheet

An NPP meeting was held for this project on Tuesday, April 22nd, 2025 at 5pm. No persons attended the meeting. Below is the sign-in sheet for the meeting.

NPP Meeting - Sign-In Sheet

Project Address: 1122 Oretha Castle Haley, Blvd, New Orleans, LA 70113

Meeting Date / Time: Tuesday, April 22, 2025 / 5:00pm

Meeting Location: New Orleans Mission, 1819 Clio st, New Orleans, LA 70113

Name	Organization	Address	Phone Number	Email Address
1				
2				
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20				
21				

NPP Meeting - Sign-In Sheet

Project Address: 1122 Oretha Castle Haley, Blvd, New Orleans, LA 70113

Meeting Date / Time: Tuesday, April 22, 2025 / 5:00pm

Meeting Location: New Orleans Mission, 1819 Clio st, New Orleans, LA 70113

Name	Organization	Address	Phone Number	Email Address
22				
23				
24				
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40				
41				
42				

NPP Meeting - Sign-In Sheet

Project Address: 1122 Oretha Castle Haley, Blvd, New Orleans, LA 70113

Meeting Date / Time: Tuesday, April 22, 2025 / 5:00pm

Meeting Location: New Orleans Mission, 1819 Clio st, New Orleans, LA 70113

Name	Organization	Address	Phone Number	Email Address
43				
44				
45				
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1122 OCH NPP Meeting

Comment Cards

An NPP meeting was held for this project on Tuesday, April 22nd, 2025 at 5pm. No persons attended the meeting and no comment cards were received. Below is a sample of the comment cards that were brought to the meeting.

NPP MEETING COMMENT CARD

DATE: Tuesday, April 22nd, 2025

NAME/ADDRESS OF PROJECT: 1122 OCH
1122 Oretha Castle Haley Blvd, New Orleans, LA 70117

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: Tuesday, April 22nd, 2025

NAME/ADDRESS OF PROJECT: 1122 OCH
1122 Oretha Castle Haley Blvd, New Orleans, LA 70117

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: Tuesday, April 22nd, 2025

NAME/ADDRESS OF PROJECT: 1122 OCH
1122 Oretha Castle Haley Blvd, New Orleans, LA 70117

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

NPP MEETING COMMENT CARD

DATE: Tuesday, April 22nd, 2025

NAME/ADDRESS OF PROJECT: 1122 OCH
1122 Oretha Castle Haley Blvd, New Orleans, LA 70117

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

PROPERTY OWNERS AND RESIDENTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
1122 Och LLC	1610 Oretha C Haley Blvd Apt A	New Orleans	LA	70113
1214 Och LLC	3218 St Claude	New Orleans	LA	70117
1217 Baronne LLC	1231 Baronne St	New Orleans	LA	70113
Cong St John The Baptist Catholic Church	1139 Oretha C Haley Blvd	New Orleans	LA	70113
Current Resident	1116 S Rampart St	New Orleans	LA	70113
Current Resident	1122 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1123 Baronne St	New Orleans	LA	70113
Current Resident	1127 Baronne St	New Orleans	LA	70113
Current Resident	1129 Baronne St	New Orleans	LA	70113
Current Resident	1130 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1133 Baronne St	New Orleans	LA	70113
Current Resident	1137 Baronne St	New Orleans	LA	70113
Current Resident	1139 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1140 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1141 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1201 Baronne St HM	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 1	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 2	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 3	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 4	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 5	New Orleans	LA	70113
Current Resident	1201 Baronne St Unit 6	New Orleans	LA	70113
Current Resident	1201 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1206 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1208 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1209 Baronne St	New Orleans	LA	70113
Current Resident	1210 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1211 Baronne St	New Orleans	LA	70113
Current Resident	1212 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1213 Baronne St	New Orleans	LA	70113
Current Resident	1214 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1217 Baronne St	New Orleans	LA	70113
Current Resident	1218 Oretha Castle Haley Blvd	New Orleans	LA	70113

Current Resident	1219 Baronne St	New Orleans	LA	70113
Current Resident	1220 Oretha Castle Haley Blvd	New Orleans	LA	70113
Current Resident	1816 Clio St	New Orleans	LA	70113
Current Resident	1818 Calliope St	New Orleans	LA	70113
Current Resident	1818 Clio St	New Orleans	LA	70113
Current Resident	1819 Clio St	New Orleans	LA	70113
Current Resident	1821 Calliope St	New Orleans	LA	70113
Current Resident	1822 Calliope St	New Orleans	LA	70113
Current Resident	1822 Clio St	New Orleans	LA	70113
Current Resident	1825 Clio St	New Orleans	LA	70113
Current Resident	1825 Clio St HM	New Orleans	LA	70113
Current Resident	1826 Clio St	New Orleans	LA	70113
Current Resident	1827 Clio St	New Orleans	LA	70113
Current Resident	1828 Calliope St	New Orleans	LA	70113
Current Resident	1832 Calliope St	New Orleans	LA	70113
Current Resident	1834 Clio St	New Orleans	LA	70113
Current Resident	1920 Clio St	New Orleans	LA	70113
Deeter Barrone LLC	1205 Sheldon CV Suite 1E	Austin	TX	78753
Housing Authority of New Orleans	4100 Touro St	New Orleans	LA	70122
La Dept Of Highways & Trans	1201 Capitol Access Rd	Baton Rouge	LA	70802
MH Properties LLC	1200 Baronne St	New Orleans	LA	70113
Philmat Inc	1000 Howard Ave Suite 1000	New Orleans	LA	70113
Properties Foudation Mission	1134 Baronne St	New Orleans	LA	70130
Properties Foundation Mission	1134 Baronne St	New Orleans	LA	70113
River Bridge Authority Mississippi	2001 Behrman Ave	New Orleans	LA	70114
Sidney F Monk	25298 US Hwy 96 S	Kirbyville	TX	75956
Sleepartnola Inc	7818 Berg St	New Orleans	LA	70128
Sms Development LLC	909 Poydras St Ste 1615	New Orleans	LA	70112
State Of Louisiana-Ccc	2001 Victory Park Dr	New Orleans	LA	70114

NEIGHBORHOOD ORGANIZATIONS

Organization Name: Oretha Castle Haley Blvd. Merchants & Business Association
Point of Contact: Linda Pompa
Phone Number: 504-528-1806
Email: ochaleymainst@bellsouth.net
Street Address: 1712 Oretha Castle Haley Boulevard, Ste. 215

City: New Orleans

Zip: 70113

Organization Name: Faubourg Lafayette Community Association

Point of Contact: Keely Lewis

Phone Number: (504) 372-7599

Email: utopiantemple@gmail.com

Street Address: 701 Loyola Ave, 58542

City: New Orleans

Zip: 70113

CITY COUNCILPERSON

Lesli Harris

City Hall, Room 2W10

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-1020

Fax: (504) 658-1025

Lesli.Harris@nola.gov

CPC INFORMATION

City Hall, 7th floor

1300 Perdido Street

New Orleans, LA 70112

Phone: (504) 658-7033

cpcinfo@nola.gov





Received by _____
Sign Provided _____ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

LAND-USE PROCESS

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

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

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

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

LAND-USE FEE SCHEDULE

Zoning Change:

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

Conditional Use/Planned Development:

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

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

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



Received by _____
Sign Provided _____ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will **not** be accepted and will be returned to the applicant.

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



Received by _____
Sign Provided _____ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov or in person at 1300 Perdido St., 7th Floor, New Orleans, LA 70112. Incomplete applications will not be accepted and will be returned to the applicant.

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

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

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name _____

Applicant Address _____

City _____ State _____ Zip _____

Applicant Contact Number _____ Email _____

PROPERTY OWNER INFORMATION SAME AS ABOVE

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

PROPERTY LOCATION

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

Bounding Streets _____

Zoning _____ Municipal District _____

Tax Bill Number _____ Planning District _____

DESCRIPTION OF PROJECT (Attachments are acceptable)



Building/Construction
Related Permit



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

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

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

Owner Signature *[Handwritten Signature]* Date May 16, 2025

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 16th day of May 2025

My Commission expires at death



Project Description:

The overall project is a new mixed-use development with 30 residential rental apartments and approximately 3,500 square feet of commercial space to be developed as an Affordable Housing Planned Development (AHPD) per Section 5.10 of the Comprehensive Zoning Ordinance. The site encompasses 12,619.91 square feet and a portion of Square 254 in the First District in an MU-2 Zoning District.

Per Table 5-11, the maximum permitted density with development bonus is 30 dwelling units: 12,619 sf lot area / 420 sf per dwelling unit. Additionally, Section 5.10.C allows a reduction of up to 50% of the required off-street residential parking. An RTA bus transit stop is located immediately in front of the property at Oretha Castle Haley Boulevard and Calliope Street. The proposed parking includes this reduction, resulting in 15 spaces required for the residential parking.

More than 50% of the dwelling units will be affordable as defined in the CZO. The affordable dwelling units are specifically broken down as follows:

	≤30% AMI	≤50% AMI	≤60% AMI	≤80% AMI	TOTAL
Studio Units		18			18
1 BR Units		12			12
TOTAL		30			30

The overall development fully complies with height, area, bulk, yard setback, and impervious area requirements of the CZO.

A total of 7 off-street parking spaces are proposed.

22 total spaces are typically required: a) 15 spaces required for the 30 dwelling units based on the AHPD parking reduction of 50%; and b) 7 spaces required for the combined commercial areas (3,500 sf total).

Utilizing the Collective Parking provisions of Section 22.15 and Table 22.15 for mixed-use projects, the peak maximum parking requirement is 15 (15.35) spaces on weekdays between 12am and 7am (see attached collective parking requirements).

The proposed AHPD thus includes a reduction of 8 spaces from the required off-street parking.

Attachment B: 1122 OCH Collective Parking

1122 OCH Base Parking Calculations (Table 22-1)

Use	Min. Required Spaces	Parking Factor	
Dwelling, Multi-Family	1 per Dwelling Unit	30 Dwelling Units	30
Office	1 per 500 sf GFA	3,500 sf GFA	7
Total Required			37
Vehicle Charging	10% of Spaces		3.7

1122 OCH Base Parking with AHPD Reduction Calculations (Table 22-1)

Use	Min. Required Spaces	Parking Factor	
Dwelling, Multi-Family	0.5 per Dwelling Unit	30 Dwelling Units	15
Office	1 per 500 sf GFA	3,500 sf GFA	7
Total Required			22
Vehicle Charging	10% of Spaces		2.2

1122 OCH Weekend Parking Calculations (Table 22-4)

	Spaces per 22.1	12am - 7am		7 am - 6pm		6pm - 12am	
	with AHPD reduction	% Req'd	No. Req'd	% Req'd	No. Req'd	% Req'd	No. Req'd
Residential (30 DU)	15	100%	15	65%	9.75	75%	11.25
Office (3,500 SF)	7	0%	0	10%	0.7	10%	0.7
Total Required	22		15		10.45		11.95
Vehicle Charging	10% of Spaces		1.5				

1122 OCH Weekday Parking Calculations (Table 22-4)-1

	Spaces per 22.1	12am - 7am		7am - 6pm		6pm - 12am	
	with AHPD reduction	% Req'd	No. Req'd	% Req'd	No. Req'd	% Req'd	No. Req'd
Residential (30 DU)	15	100%	15	55%	8.25	85%	12.75
Office (3,500 SF)	7	5%	0.35	100%	7	5%	0.35
Total Required	22		15.35		15.25		13.1
Vehicle Charging	10% of Spaces		1.535				

1122 OCH Provided Parking

Use	Parking Spaces	Charging	Notes
Provided Parking	0	0	
Peak Parking Requirement	16	2	Peak Collective Parking calculation including AHPD 50% Reduction
Parking Excess	-16	2	Minimum excess, occurs Weekdays from 12am - 7am



Jay Dardenne

SECRETARY OF STATE

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

a copy of the Articles of Organization and Initial Report of

1122 OCH, L.L.C.

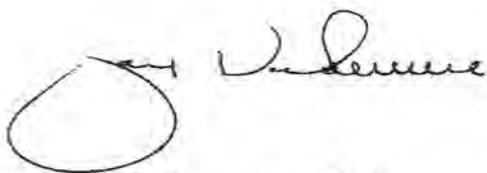
Domiciled at NEW ORLEANS, LOUISIANA,

Was filed and recorded in this Office on November 09, 2010,

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

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

November 12, 2010


Secretary of State



Certificate ID: 10116295#WMJ62

To validate this certificate, visit the following web site, go to **Commercial Division, Certificate Validation**, then follow the instructions displayed.
www.sos.louisiana.gov

JG 40348838K

**ARTICLES OF ORGANIZATION
OF
1122 OCH, L.L.C.**

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

ARTICLE I

Name

The name of this Limited Liability Company (the "LLC") shall be 1122 OCH, L.L.C.

ARTICLE II

Purpose

The purpose of the LLC is limited solely to (i) acquiring, owning, developing, holding, selling, leasing, transferring, exchanging, operating and managing real property located in the City of New Orleans (the "Property"), including any buildings and improvements thereon, (ii) obtaining financing for the Property and for the accomplishment of any and all of the purposes described herein, (iii) the development, demolition, renovation, rehabilitation, and construction of improvements, new or existing, on the Property, and (iv) transacting any and all lawful business for which the LLC may be organized under the laws of the State of Louisiana that are incident, necessary and appropriate to accomplish the foregoing.

ARTICLE III

Manager

The business and affairs of the LLC shall be handled by a manager or managers, whose rights, powers, duties, authority, and limitations thereon shall be fixed by the Operating Agreement referred to in the next succeeding section. Any persons dealing with the LLC may rely upon a certificate of the manager to establish the membership of any member, the authenticity of the records of the LLC, or the authority of any person to act on behalf of the LLC, including but not limited to the authority to take actions referred to in Louisiana Revised Statute 12:1318(B).

ARTICLE IV

Operating Agreement

The internal affairs of the LLC shall be regulated by an Operating Agreement (the "Operating Agreement") between the members, except with respect to any matters covered by the Articles of Organization of the LLC, with respect to which the Articles of Organization of the

LLC, and not the Operating Agreement, shall govern. No provision of the Articles of Organization of the LLC may be varied, altered or eliminated by the Operating Agreement.

ARTICLE V
Limitation of Liability

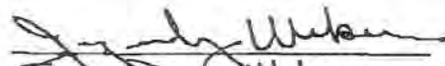
The members of the LLC shall have the benefit of all of the privileges, immunities, and limitations of liability provided in the Louisiana Limited Liability Company Law.

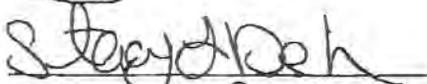
ARTICLE VI
Limitation of Agency

Except as provided in Article III above, no member or other person shall be considered a mandatary of the LLC or of any other member, and no party shall be entitled to rely upon the act of any individual member or other person as being binding on the LLC. Third parties must rely solely upon the actions of the LLC taken in compliance with the requirements of Article III above.

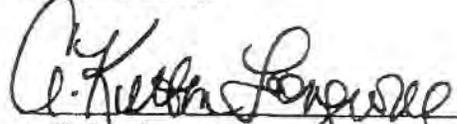
THUS DONE AND SIGNED this 9th day of November 2010.

WITNESSES:


James Weber


Stacy L. DePizzo

ORGANIZER:

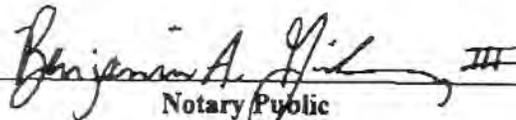

A. Kelton Longwell

ACKNOWLEDGMENT

STATE OF LOUISIANA

PARISH OF ORLEANS

On this 9th day of November 2010, before me personally appeared A. Kelton Longwell, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed it as her free act and deed.


Notary Public

Benjamin Alfred Guider, III, Notary Public
Orleans Parish - Louisiana
My Commission is for Life
La. Bar No. 29226

**INITIAL REPORT
OF
1122 OCH, L.L.C.**

STATE OF LOUISIANA

PARISH OF ORLEANS

**TO: The Secretary of State
Baton Rouge, Louisiana**

Complying with La. R.S. 12:1301 et seq., 1122 OCH, L.L.C., hereby makes its initial report as follows:

Registered Office

1610A Oretha Castle Haley Boulevard
New Orleans, LA 70113

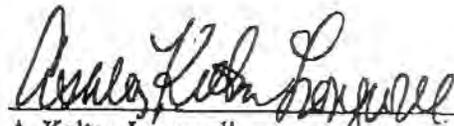
Registered Agent

A. Kelton Longwell, Esq.
365 Canal Street, Suite 800
New Orleans, Louisiana 70130

Initial Manager

Gulf Coast Housing Partnership, L.L.C.
1610A Oretha Castle Haley Boulevard
New Orleans, LA 70113

Signed this 9th day of November 2010 at New Orleans, Louisiana.


A. Kelton Longwell
Organizer

**AFFIDAVIT OF ACCEPTANCE
BY REGISTERED AGENT**

STATE OF LOUISIANA

PARISH OF ORLEANS

To the Secretary of State of Louisiana:

On this 9th day of November 2010, before me, the undersigned Notary Public in and for the State and Parish aforesaid, personally appeared A. Kelton Longwell, who is to me known to be the person, and who, being duly sworn, acknowledged to me that she does hereby accept appointment as the Registered Agent of 1122 OCH, L.L.C., which is a limited liability company authorized to transact business in the State of Louisiana pursuant to the provisions of La. R.S. 12:1301 et seq.


A. Kelton Longwell
Registered Agent

Subscribed and sworn to before me on
This 9th day of November 2010.


Notary Public

Benjamin Alfred Guider, III, Notary Public
Orleans Parish - Louisiana
My Commission is for Life
La. Bar No. 29226

State of
Louisiana
Secretary of
State



COMMERCIAL DIVISION
225.925.4704

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

Name	Type	City	Status
1122 OCH, L.L.C.	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: 1122 OCH, L.L.C.
Charter Number: 40348838K
Registration Date: 11/9/2010

Domicile Address

1626A ORETHA CASTLE HALEY BLVD
NEW ORLEANS, LA 70113

Mailing Address

1626A ORETHA CASTLE HALEY BLVD
NEW ORLEANS, LA 70113

Status

Status: Active
Annual Report Status: In Good Standing
File Date: 11/9/2010
Last Report Filed: 10/28/2024
Type: Limited Liability Company

Registered Agent(s)

Agent:	A. KELTON LONGWELL, ESQ
Address 1:	650 POYDRAS
Address 2:	SUITE 2600
City, State, Zip:	NEW ORLEANS, LA 70130
Appointment Date:	11/9/2010

Officer(s)

Additional Officers: No

Officer:	GULF COAST HOUSING PARTNERSHIP, L.L.C.
Title:	Manager
Address 1:	1626A ORETHA CASTLE HALEY BLVD
City, State, Zip:	NEW ORLEANS, LA 70113

Amendments on File (1)

Description	Date
Domestic LLC Agent/Domicile Change	4/20/2023

Print

Filed by: BAYOU TITLE, INC.
1820 Belle Chasse Hwy, Ste. 205
Gretna, LA 70056
Telephone (504) 393-0315
Our File Number: GD421-10/1122 OCH, L.L.C.

NOTARIAL ARCHIVES OF ORLEANS PARISH
NA # 2010-46402 DT 12/02/10
TYPE: S FEE: \$30.00 PG: 5



ACT OF CASH SALE

BE IT KNOWN, that on these dates set forth hereinafter, before me, the undersigned Notary Public, duly commissioned in the Parish of Orleans, State of Louisiana, and in the presence of the undersigned competent witnesses, personally came and appeared:

SHEAR FAMILY HOLDINGS, L.L.C. (TAX ID# **-*2416)**, a limited liability company organized and existing under the laws of the State of Louisiana, domiciled in the Parish of Jefferson, appearing herein through and represented herein by Fred Shear, its Manager, duly authorized to act herein by virtue of a certificate of authority, an original of which is annexed hereto, whose mailing address is 127 Vincent Avenue, Metairie, LA 70005 (Vendor),

who, being by me first duly sworn, declared unto me, Notary, that Vendor does, by these presents grant, bargain, sell, convey, transfer, set over, assign, abandon and deliver, with all legal warranties and with full substitution and subrogation in and to all rights and actions of warranty which Vendor has or may have against all preceding owners and vendors, unto:

1122 OCH, L.L.C. (TAX ID#-***7511)**, a limited liability company organized and existing under the laws of the State of Louisiana, domiciled in the Parish of Orleans, appearing herein through and represented herein by Kathy Laborde, its Authorized Representative, whose mailing address is 1610A Oretha Castle Haley Blvd., New Orleans, Louisiana 70113 (Purchaser),

here present and accepting, purchasing for Purchaser, Purchaser's successors, heirs and assigns, and acknowledging due delivery and possession thereof, all and singular, the following described property, to-wit:

ALL THAT CERTAIN LOT OR PARCEL OF GROUND, together with all of the buildings and improvements thereon, and all of the rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining thereto, situated in the FIRST DISTRICT of the City of New Orleans, State of Louisiana, in SQUARE 254, bounded by Dryades, Clio, Baronne and Calliope Street, which said piece or portion of ground commences at a distance of 95 feet, 11 inches, 5 lines from the corner of Dryades and Clio Streets, and measures thence 98 feet, 3 inches, 3 lines front on Dryades Street, a width in the rear of 99 feet, 3 inches, 9 lines, a depth on the side lines nearest Clio Street of 127 feet, 10 inches, 5 lines, and the same depth on the opposite side line, and is composed of the whole of original Lots 2, 3 and 4, and a portion of original Lot 9; all according to sketch of survey of Gilbert, Kelly and Couturie, James H. Couturie, C.E., dated March 16, 1972.

Improvements bear the municipal no. 1122 Oretha C. Haley Blvd., (formerly 1122 Dryades Street), New Orleans, Louisiana.

LESS AND EXCEPT:

One certain tract or parcel of land, together with all the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining situated in the parish of Orleans, State of Louisiana in the First District in Square 254, said Square being bounded by Dryades Street, Calliope Street, Baronne Street and Clio Street, identified as Parcel No.UR 8-1, on a white print of a plat of survey, consisting of sheet no. 8, made by Coleman Kuhn, Registered Land Surveyor, dated September 12, 1980, revised, September 28, 1984, said tract or parcel being outlined in red and shaded in yellow, and being more particularly described in accordance with said plat of survey, as follows:

PARCEL NO. UR 8-1:

Commence at a point located on northeastern property corner of Lot 4, Square 254, First District, Orleans Parish, Louisiana, thence proceed South 32 degrees, 9 minutes, 57 seconds West a distance of 1.8.7 feet to the point of beginning; thence proceed from this point of beginning south 32 degrees, 9 minutes, 57 seconds West continuing along the eastern boundary line of Lot 4, Square 254, an approximate distance of 33.6.1 feet (35.3.0 feet title, minus 1.8.7 feet) to a point located co-existent with southeastern most property corner of said Lot 4, Square 254; thence proceed South 57 degrees 48 minutes, 25 seconds East, a distance of 127.11.3 feet; thence proceed North 32 degrees, 9 minutes, 57 seconds east a distance of 11.10.5 feet; thence proceed along the arc of a curve having a chord bearing North 48 degrees, 31 minutes, 51 seconds West a distance of 84.7.2 feet with a radius of 1167.11.0 feet, an arc distance of 84.7.3 feet; thence proceed along the arc of a curve having a chord bearing North 47 degrees, 16 minutes, 28 seconds West a distance of 45.2.7 feet, with a radius of 1167.11.0 feet, an arc distance of 45.2.2 feet to the point of beginning.

Being the same property acquired by Vendor by Transfers dated 12/7/2009 and registered in CIN

446616 & 446617 of the official records of Orleans Parish, Louisiana (the Property).

All in accordance with survey by Gilbert, Kelly & Couturie, Inc., dated November 18, 2010, a copy of which is attached hereto.

THIS ACT IS MADE AND ACCEPTED SUBJECT TO THE FOLLOWING:

Any and all applicable covenants, conditions, restrictions, servitudes, rights of way, outstanding mineral interests and other matters which may appear in the chain of title of title or elsewhere in the public records of Orleans Parish, Louisiana, The reference to or enumeration of which shall not serve to interrupt or revive prescription thereon, recognize the validity thereof, or acknowledge, ratify or confirm same.

To have and to hold the Property and appurtenances appertaining thereto, unto Purchaser, Purchaser's successors, heirs and assigns forever.

This sale is made and accepted for and in consideration of the price and sum of **TWO HUNDRED FIFTEEN THOUSAND AND 00/100 (\$215,000.00) DOLLARS** all cash, which Purchaser has well and truly paid, in ready and current money, to Vendor, who hereby acknowledges the sufficiency and receipt thereof and grants full acquittance and discharge therefor.

All ad valorem taxes due the City of New Orleans up to and including the taxes due and payable in the year 2010 have been paid. The responsibility for the application for a homestead exemption and/or the payment of taxes due in the year 1 and all future years is assumed by Purchaser. By reference to the Conveyance Certificate annexed hereto, it does not appear that the Property has been previously alienated by Vendor. By reference to the Mortgage Certificate annexed hereto, it does not appear that the Property has been encumbered by Vendor

Vendor and Purchaser acknowledge that the Conveyance and Mortgage Certificates are open, undated and unsigned and relieve and release Bayou Title, Inc., its Shareholders, Directors, officers, agents and employees and the undersigned Notary Public from any and all responsibility in connection therewith.

Vendor and Purchaser acknowledge that a current survey has not been produced in connection with this transaction and relieve and release Bayou Title, Inc., its shareholders, directors, agents and employees and the undersigned Notary Public from any and all responsibility for fence misalignments, servitudes, rights of way, encroachments, discrepancies in dimensions, rights of parties in possession and any and all other matters which might be disclosed on a current survey.

Vendor and Purchaser covenant and agree that the Property and all buildings, improvements and component parts thereon, and plumbing, electrical systems, mechanical equipment, heating and air conditioning systems, built-in appliances and all other items located on or in the Property are conveyed by Vendor and accepted by Purchaser "AS IS, WHERE IS," and "WITH ALL FAULTS," without any warranty of any kind whatsoever, except as to title, even as to metes and bounds, the operation or suitability of such property for the use intended by purchaser, and without regard to the presence of apparent or hidden defects and with purchaser's full and complete waiver of any and all rights for the return of all or any part of the purchase price by the reason of any such defects. Purchaser acknowledges and declares that neither vendor nor any party whomsoever, acting or purporting to act in any capacity whatsoever on behalf of vendor, has made any direct, indirect, explicit or implicit statement, representation or declaration, whether by written or oral statement or otherwise, and upon which purchaser has relied, concerning the existence or non-existence of any quality, characteristic or condition of the property. Without limiting the foregoing, purchaser acknowledges and declares that neither vendor nor any party whomsoever, acting or purporting to act in any capacity whatsoever on behalf of vendor, has made any representation or warranty as to, and purchaser expressly waives any warranty as to: a) the quality, nature, adequacy or physical condition of the property including, but not limited to, the structural elements, foundation, roof, appurtenances, access, landscaping, parking facilities or the electrical, mechanical, hvac, plumbing, sewage or utility systems, facilities or appliances at the property, if any; b) the quality, nature, adequacy or physical condition of soils, sub-surface support or ground water at the Property; c) the existence, quality, nature, adequacy or physical conditions of any utilities serving the property, or access thereto; d) the development potential of the Property or its habitability, marketability, fitness, suitability or adequacy for any particular purpose; e) the zoning classification, use or other legal status of the Property; f) the property's, or its operations' compliance with any applicable codes, laws, regulations, statutes, ordinances, covenants, setback requirements, conditions or restrictions of any governmental or quasi-governmental entity or of any other person or entity; g) the quality of any labor or materials relating in any way to the property; or h) the nature, status and extent of any right of way, servitude, lease, right of redemption, possession, lien, encumbrance, license, reservation, covenant, condition, restriction or any other matter affecting title to the Property. Purchaser has had full, complete and unlimited access to the property for all tests and inspections which Purchaser, in Purchaser sole discretion, deems sufficiently diligent for the protection of Purchaser's interests. Purchaser expressly waives the warranty of fitness and the warranty against redhibitory vices and defects, whether apparent or latent, imposed by LSA - C.C. art. 2475, any other applicable state or federal law and the jurisprudence thereunder. Purchaser also waives any rights it may have in redhibition or to a reduction of the purchase price pursuant to LSA - C.C. arts. 2520 through 2548, inclusive, in connection with the property. Purchaser declares and acknowledges that these waivers have been brought to Purchaser's attention and explained in detail and that Purchaser has voluntarily and knowingly consented to these waivers. By its signature, purchaser expressly acknowledges all such waivers. Without limiting the foregoing, purchaser releases Vendor from any and all claims, demands, causes of action, judgments, losses, damages, liabilities, costs and expenses (including attorney's fees whether suit is instituted or not), whether known or unknown, liquidated or contingent (claims) arising from or related to: a) any defects, errors or omissions in the design or construction of the property, whether the same are a result of negligence or otherwise; b) other conditions (including environmental

STATE OF LOUISIANA

PARISH OF ORLEANS

**CERTIFICATE OF AUTHORITY
TO ACT FOR
SHEAR FAMILY HOLDINGS, L.L.C.
A LIMITED LIABILITY COMPANY**

BE IT KNOWN, that Fred Shear did acknowledge and declare that he is the sole and managing member of Shear Family Holdings, L.L.C., (Hereinafter the "Company") a Louisiana Limited Liability Company organized under the laws of the State of Louisiana, whose Articles of Organization are recorded in the office of the Louisiana Secretary of State, and that the Articles of Organization provide that appearer is authorized to certify the authority of persons to act on behalf of said Company, and that he does hereby certify that Fred Shear, individually, and on behalf of said Company, has the unanimous consent of all of the members of said Company, and is authorized to act for and in the name of the said Company, to do the following:

To sell immovable property standing in the name of the Company, on such terms and conditions as she, in her sole discretion, deems fit and proper, to pay and discharge any and all charges, expenses and encumbrances in connection therewith, and to receive and receipt for the selling price.

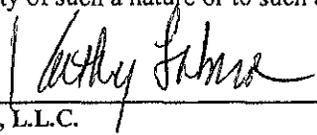
The said person is authorized to sign all documents, of every kind whatsoever, for and in the name of said Company, and to take all such actions in its name as may, in the sole and exclusive judgment of said person, be necessary to accomplish the authority expressed above, the said Company ratifies and confirms any and all things done by said authorized signatory in furtherance of this certificate of authority.

The Company is duly organized and existing under the laws of the State of Louisiana; that all franchise and other taxes required to maintain its existence have been paid when due and that no such taxes are delinquent; that no proceedings are pending for forfeiture of its Charter or for its dissolution, voluntarily or involuntarily; that it is duly qualified to do business in the State of Louisiana and is in good standing with such State; that there is no provision in the Articles of Organization or Operating Agreement of said company limiting the power of the Managing Member or Members to execute this certificate of authority.

SHEAR FAMILY HOLDINGS, L.L.C.

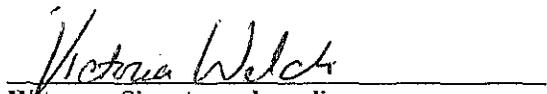
BY:  / 11-23-10
FRED SHEAR, MANAGER DATE

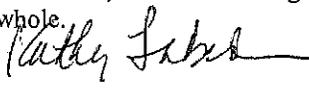
conditions) affecting the property, patent or latent, whether the same are as a result of negligence or otherwise; c) Purchaser's ability or inability to obtain or maintain building permits, either temporary or final certificates of occupancy or other licenses for the use or operation of the property and/or certificates of compliance for the property; d) the actual or potential income or profits to be derived from the Property; or e) the real estate taxes or assessments now or hereafter payable thereon. The release set forth in this paragraph specifically includes any claims under any environmental laws, under the Americans with Disabilities Act of 1990 (42 U.S.C. §12101 et seq.), or with respect to any environmental risk. "Environmental laws" include without limitation, the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act (42 U.S.C §6901, et seq.), the Emergency Planning and Community Right to Know Act (42 U.S.C. §110, et seq.), the Clean Air Act (42 U.S.C. §7401, et seq.), the Clear Water Act (33 U.S.C. §1251 et seq.), the Toxic Substances Control Act (15 U.S.C. §260,1 et seq.), the Hazardous Materials Transportation Act (49 U. S. C. §1801, et seq.), the Occupational Safety and Health Act (29 U.S.C. §651, et seq.), the Federal Insecticide, Fungicide and Rodenticide Act (7 U.S.C. §136, et seq.), the Safe Drinking Water Act (42 U.S.C. §300, et seq.), the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. §9601, et seq.), the Louisiana Environmental Quality Act (LSA -R. S. 30:2001, et seq.) and the Superfund Amendment and Reauthorization Act, as any of the same may be amended from time to time, and any state or local law dealing with environmental matters, and any regulation, order, rule, procedure, guideline and the like promulgated in connection therewith, regardless of whether the same are in existence on the date of this act. "Environmental risk" consists of any risk to persons or the environment, including without limitation a) the presence of any friable, damaged asbestos upon the property; and/or b) the release or discharge of any "hazardous substance" or "hazardous waste" (as defined by any environmental laws) onto or from the property of such a nature or to such an extent as to require clean-up under applicable law.

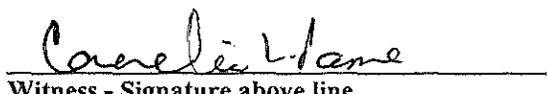


1122 OCH, L.L.C.
 BY: KATHY LABORDE, AUTH. REPRESENTATIVE

THUS DONE AND PASSED in my office in New Orleans, Orleans Parish, Louisiana, on the 23rd day, of November, 2010, in the presence of the undersigned competent witnesses, who hereunto sign their names with Vendor and Purchaser and me, Notary Public, after due reading of the whole.

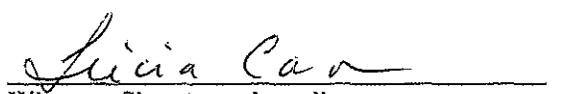

 Witness - Signature above line
 Printed Name: VICTORIA WELCH

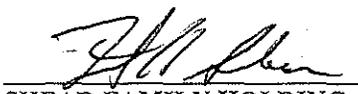

 1122 OCH, L.L.C.
 BY: KATHY LABORDE, AUTH. REPRESENTATIVE

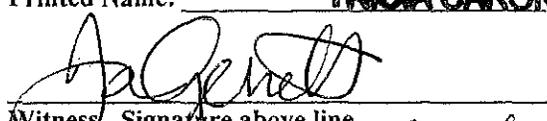

 Witness - Signature above line
 Printed Name: Cornelius Payne


 SCOTT R. SIMMONS
 NOTARY PUBLIC
 Louisiana Bar Roll No. 23304

THUS DONE AND PASSED in my office in New Orleans, Orleans Parish, Louisiana, on the 23rd day, of November, 2010, in the presence of the undersigned competent witnesses, who hereunto sign their names with Vendor and Purchaser and me, Notary Public, after due reading of the whole.

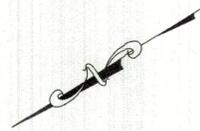

 Witness - Signature above line
 Printed Name: TRICIA CARON


 SHEAR FAMILY HOLDING, L.L.C.
 BY: FRED SHEAR, MANAGER


 Witness - Signature above line
 Printed Name: Tanya Gerretts


 SCOTT R. SIMMONS
 NOTARY PUBLIC
 Louisiana Bar Roll No. 23304

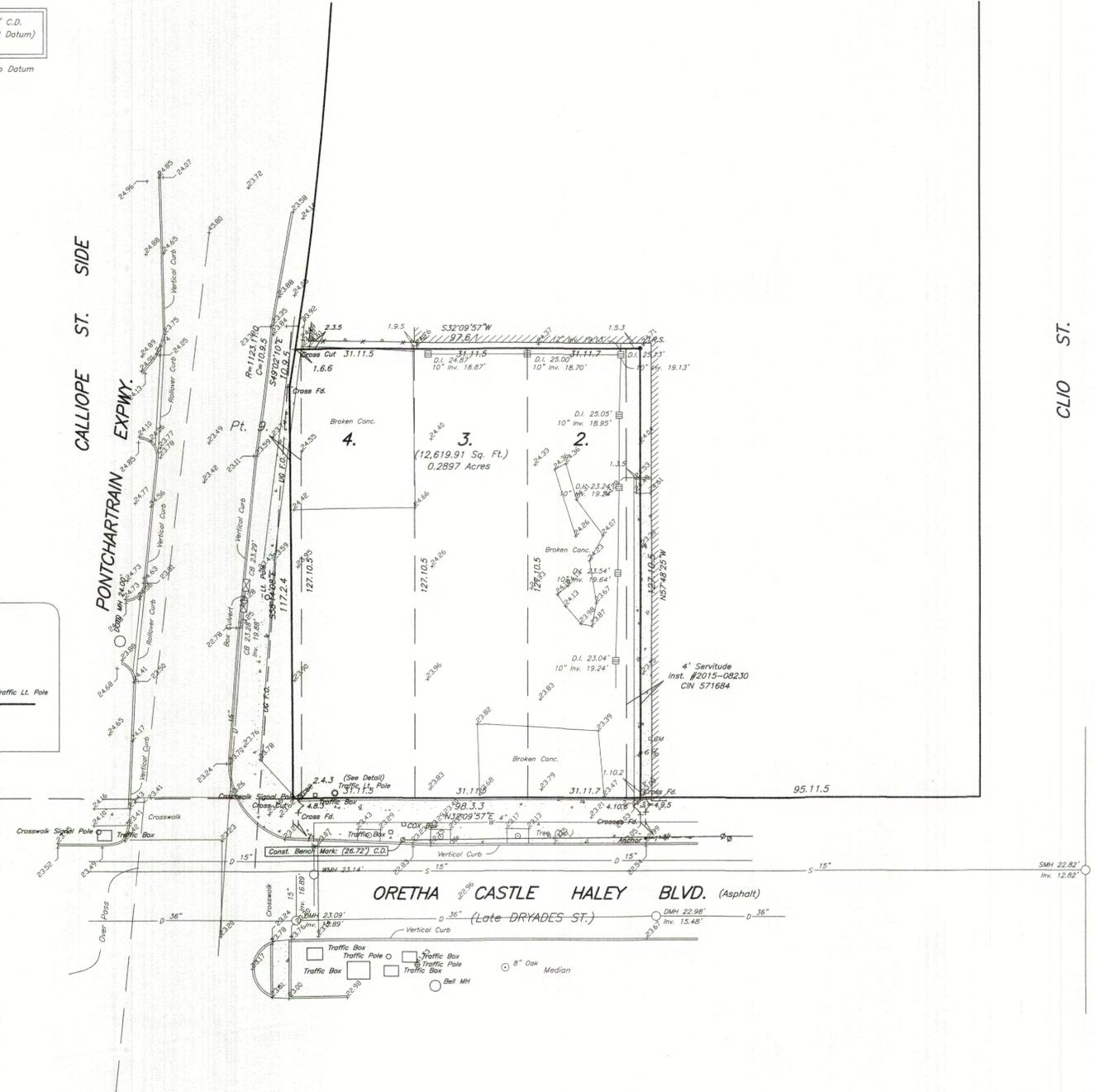
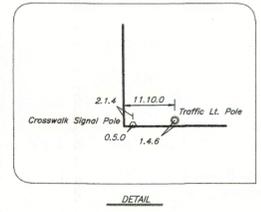
BARONNE ST. SIDE



LEGEND

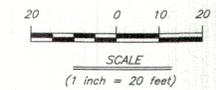
- I.R.S. Iron Rod Set
- I.R.F. Iron Rod Fd. (Found)
- I.P.S. Iron Pipe Set
- I.P.F. Iron Pipe Fd. (Found)
- Nail Set
- Nail Fd. (Found)
- ▲ PK Nail Set
- ▲ PK Nail Fd. (Found)
- ⊕ Mon. Monument Fd. (Found)
- + Cross Cut
- + Cross Fd. (Found)
- T T Cut
- T T Fd. (Found)
- Arrow Cut
- Arrow Fd. (Found)
- ∟ Angle Cut
- ∟ Angle Fd. (Found)
- D.M.H. Drain Manhole
- E.M.H. Electric Manhole
- G.M.H. Gas Manhole
- N.O.P.S.I. Manhole
- S.C.B. MH South Central Bell Manhole
- S.M.H. Sewer Manhole
- W.M.H. Water Manhole
- E.M. Electric Meter
- G.M. Gas Meter
- W.M. Water Meter
- ⊢ G.V. Gas Valve
- ⊢ W.V. Water Valve
- CATV Cable Television Line
- D Drain Line
- G Gas Line
- S Sewer Line
- T Telephone Line
- W Water Line
- UG E Underground Electric Line
- UG T Underground Telephone Line
- Overhead Power Line
- X Fence
- Property Line
- Concrete
- Building
- R/W Right of Way
- ⊕ D.I. Drop Inlet
- ⊕ D.I. Drop Inlet
- ⊕ D.S. Down Spout
- ⊕ F.H. Fire Hydrant
- ⊕ Handicap
- ⊕ Hose Bibb
- L.T. (Light) Pole
- ⊕ Power Pole
- ⊕ Sign
- ⊕ Tele. (Telephone) Pedestal
- ⊕ Traffic Lt. (Light)

Conversion: 0.00' NAVD = 20.43' C.D.
 NAVD - (North American Vertical Datum)
 C.D. - (Cairo Datum)
 All elevation datum is in C.D. Cairo Datum



Call before you dig
 Ticket No. 250168054

Ref. Bench Mark: ALCO (26.26') C.D. (+5.8') NAVD
 Const. Bench Mark: Nail Set in Power Pole (26.72') C.D. (+6.29') NAVD
 Note: The locations of underground and other non-visible utilities shown herein have been determined from data and/or extracted from records made available to us by agencies controlling such records. Where found, the surface features of locations are shown. The ACTUAL non-visible locations may vary from those shown herein. Each agency should be contacted relative to the precise location of its underground installation prior to any reliance upon the accuracy of such locations shown herein, including prior to excavation and digging.



Revised: April 3, 2025 to show additional field work. *Clint Spiveaux*
 THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.
 Date: March 16, 2025 Scale: 1" = 20'
 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 for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:XXI, Chapter 29 for a Class "C" survey.
 Made at the request of Gulf Coast Housing Partnership.

Gilbert, Kelly & Couture, Inc., Professional Land Surveying
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121 *Clint Spiveaux*



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7300 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application: Design Review Interim Zoning Districts Appeal Moratorium Appeal

Property Location 1122 Oretha Castle Haley Boulevard, New Orleans, LA 70113

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name CCWIV Architecture / Christian Westerman

Applicant Address 6303 Burgundy Street

City New Orleans State LA Zip 70117

Applicant Contact Number 504-669-5057 Email ccwiv@ccwivarchitecture.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name 1122 OCH, LLC / Will Bowling

Property Owner Address 1626A Oretha Castle Haley Boulevard

City New Orleans State LA Zip 70113

Property Owner Contact Number 504-525-2505 x201 Email bowling@gchp.net

PROJECT DESCRIPTION

A mixed use development with 30 residential rental apartments with 3,500 sf of commercial space. The project is being developed as an Affordable Housing Planned Development per Section 5.10.c of the Comprehensive Zoning Development. The project is located in the MU-2 Zoning District and the Oretha Castle Haley Boulevard Enhancement Corridor Design Overlay District.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- Character Preservation Corridor
- Riverfront Design Overlay
- Enhancement Corridor
- University Area Design Overlay
- Corridor Transformation
- Greenway Corridor
- Others as required

Non-Design Overlay District Review

- Development over 40,000 sf
- Public Market
- CBD FAR Bonus
- Wireless Antenna/Tower
- Educational Facility

- Changes to Approved Plans
- DAC Review of Public Projects
- Others as Required

ADDITIONAL INFORMATION

Current Use Vacant Land Proposed Use Mixed Use Multi-family

Square Number 254 Lot Number 2, 3, 4 and Part of 9 Permeable Open Space (sf) _____

New Development?	Yes <input checked="" type="radio"/> No <input type="radio"/>	Addition?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Tenant Width	_____
Existing Structure(s)?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Renovations?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Building Width	<u>94'-0"</u>
Change in Use?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Existing Signs?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Lot Width (sf)	<u>98'-3 3/8"</u>
New Sign(s)?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Lot Area (sf)	<u>12,619</u>	Building Area (sf)	<u>27,150</u>



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One digital copy)

1. SITE PLAN

- North arrow, scale, and date of plan
- Location, dimensions, and area of permeable open space
- Name, address of the professional who prepared the plan
- Legend of symbols, patterns, and abbreviations used
- The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- Location and dimensions of buildings and structures, including total floor area and distance from property lines
- Location of adjacent buildings
- Location of refuse storage locations
- Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- Fence location, height, and materials

2. FLOOR PLAN

- Indicating the dimensions and square footage of proposed development
- Room use
- Location of all walls, doors, and windows
- Location of all plumbing fixtures
- Location of major appliances/mechanical equipment
- Stairway location
- Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

- Architectural elevations of each side of the proposed structure drawn to scale indicating height, ground floor ceiling, ground floor transparency, architectural elements, materials, colors, and textures proposed for any structures.

4. LIGHTING PLAN

- Location of all exterior lighting, including those mounted on poles and walls
- Types, style, height, and the number of fixtures
- Manufacturer's illustrations and specifications of fixtures

5. SIGNAGE PLAN

- Proposed Signage with overall height, width, and materials
- Building Elevation (including building width and height)
- Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

6. LANDSCAPE PLAN

- Name and address of professional who prepared the plan.
- Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- All landscape plans shall meet the minimum requirements of site plans
- Legend defining all symbols, patterns, and abbreviations used
- Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- Description of all tree preservation measures on-site and in the public right-of-way
- Width, depth, and area of landscaped area(s)
- Proposed right-of-way improvements and pedestrian walkways

Planting proposed in the right-of-way must have Parks and Parkways approval

7. PHOTOS

- Photographs of the subject site and/or building

8. NARRATIVE

- Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

10. SUPPLEMENT 'A' (UNIVERSITY AREA DESIGN OVERLAY)

- Additional submittal requirements for the University Area Design Overlay

FEES

Design Review	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000

Project Description:

The overall project is a new mixed-use development with 30 residential rental apartments and approximately 3,500 square feet of commercial space to be developed as an Affordable Housing Planned Development (AHPD) per Section 5.10 of the Comprehensive Zoning Ordinance. The site encompasses 12,619.91 square feet and a portion of Square 254 in the First District in an MU-2 Zoning District.

Per Table 5-11, the maximum permitted density with development bonus is 30 dwelling units: 12,619 sf lot area / 420 sf per dwelling unit. Additionally, Section 5.10.C allows a reduction of up to 50% of the required off-street residential parking. An RTA bus transit stop is located immediately in front of the property at Oretha Castle Haley Boulevard and Calliope Street. The proposed parking includes this reduction, resulting in 15 spaces required for the residential parking.

More than 50% of the dwelling units will be affordable as defined in the CZO. The affordable dwelling units are specifically broken down as follows:

	≤30% AMI	≤50% AMI	≤60% AMI	≤80% AMI	TOTAL
Studio Units		18			18
1 BR Units		12			12
TOTAL		30			30

The overall development fully complies with height, area, bulk, yard setback, and impervious area requirements of the CZO.

A total of 7 off-street parking spaces are proposed.

22 total spaces are typically required: a) 15 spaces required for the 30 dwelling units based on the AHPD parking reduction of 50%; and b) 7 spaces required for the combined commercial areas (3,500 sf total).

Utilizing the Collective Parking provisions of Section 22.15 and Table 22.15 for mixed-use projects, the peak maximum parking requirement is 15 (15.35) spaces on weekdays between 12am and 7am (see attached collective parking requirements).

The proposed AHPD thus includes a reduction of 8 spaces from the required off-street parking.

City Planning Commission Speaker Card 2
Date: July 22, 2025
I would like to speak regarding CPC Docket: 036/25

INFORMATION ONLY

Name: DAVID BOTTNER

Address: 1134 BARONNE St

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

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

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

Signature of Speaker: 