

**City Planning Commission
Staff Report
Tuesday, July 8, 2025**

Zoning Docket 033-25

Prepared by: Haley Webb

Date: 7/9/2025

Deadline for CPC action: 9/6/2025

CC Deadline: 60 days from receipt

City Council District: B - Harris

Applicant: Ombra NOLA, LLC

Request: Conditional use to permit a bar in a CBD-6 Urban Core Neighborhood Intensity Mixed-Use District

Property Description: Square 51, Lot 35 or 48, in the First Municipal District, bounded by Andrew Higgins

Drive, South Diamond Street, South Peters Street, and Tchoupitoulas Street

Address(es): 325 Andrew Higgins Drive

Description

The subject site, located along Andrew Higgins Drive between Tchoupitoulas Street and S Peters Street, is comprised of one lot that totals approximately 1,258 square feet of total lot area. The applicants propose to renovate the entirety of the building, including the roof, equaling 2,354 square feet of floor area. The first floor of the building will include 1,177 square feet of usable space, while the roof will create 640 square feet of usable space and 257 square feet of utility space.

The bar requires a conditional use as the site is in a CBD-6 Urban Core Neighborhood Intensity Mixed-Use District, which allow such uses only as conditional uses.

Figure 1: Zoning Map



Figure 2: Proposed First Floor Plan

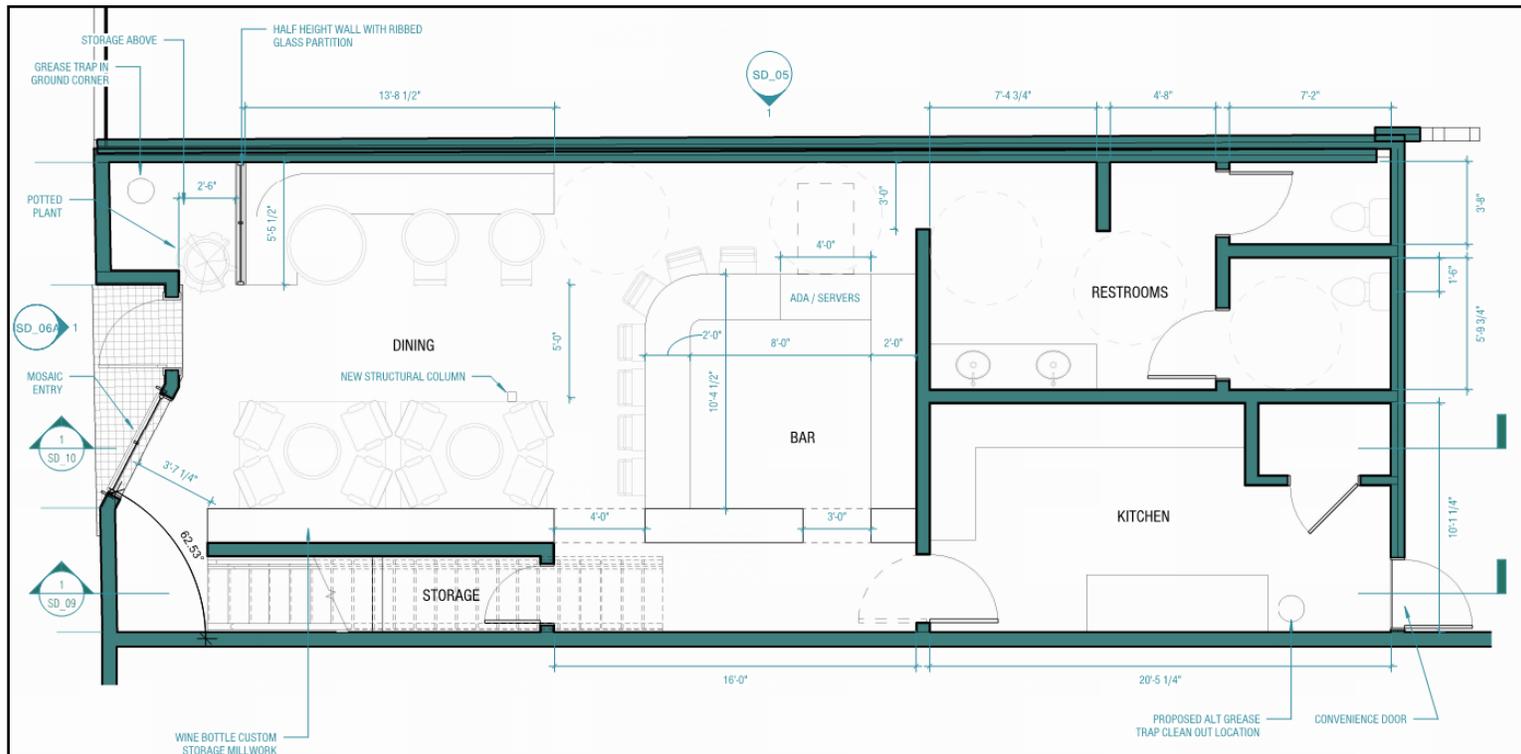
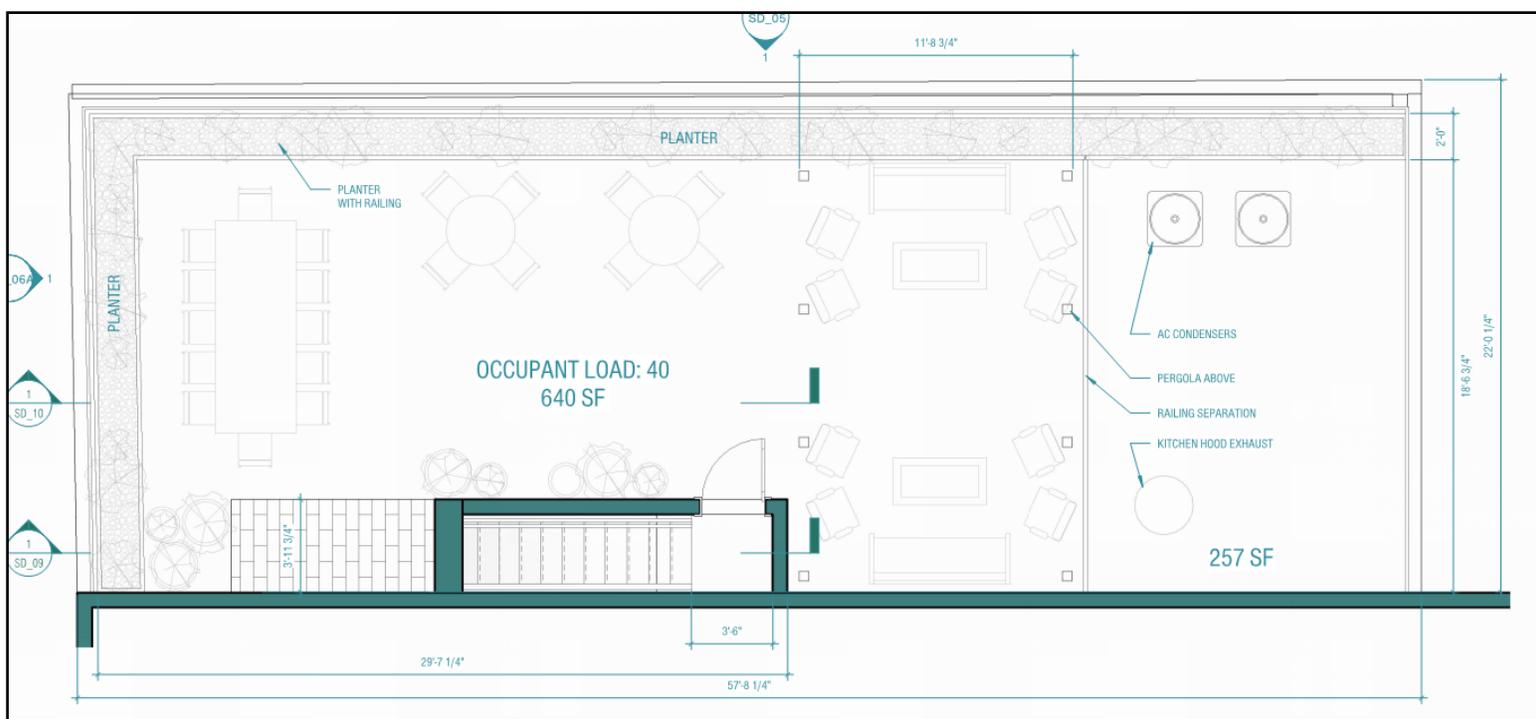


Figure 2: Proposed Roof Plan



Figures 3 and 4: Proposed Elevations



Reason for Commission Review

Per **Article 17, Section 17.3.A (Table 72-1: Permitted and Conditional Uses)**, a Bar is deemed a conditional use in the CBD-6 Urban Core Neighborhood Intensity Mixed-Use District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Use Standards

Bars are subject to the use standards in **Article 20, Section 20.3.G** of the Comprehensive Zoning Ordinance. Staff recommends the following proviso, which reiterates those standards:

- In Accordance with **Article 20, Section 20.3.G** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 1. A bar shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following:
 - a. For bars with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.
 - b. The bar shall provide exterior security cameras, the location of which shall be indicated in the plan.
 2. A bar shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
 3. On-site winery, micro-brewing and micro-distillery facilities are allowed in bars. If a bar contains a winery, brewery or distilling facility on-site, a floor plan indicating the area reserved for wine-making, brewing or distilling shall be submitted along with a description of the facility and capacity.
 4. Bars shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.
 5. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises is prohibited.
 6. Bars with live entertainment are also subject to the standards of this Article. Live entertainment is a separate principal use and subject to separate approval.
 7. If the bar plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plan shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.
 8. Security and operation plans may be revised by the property owner or licensed operator. New plans shall be resubmitted for approval.

Development Standards

In order to redevelop the existing commercial space and create a usable rooftop, the developer must adhere to the on-site development standards outlined in **Article 21, Section 20.6.O** of the Comprehensive Zoning Ordinance. Staff recommends the following proviso, which reiterates those standards:

- In Accordance with **Article 21, Section 21.6.O** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 1. Accessory rooftop features of a flat roof, such as green roofs, rooftop decks, rooftop pools, rooftop gardens, and stormwater detention systems are permitted below the parapet of any flat roof building or flat roof portion of a building, and are excluded from the calculation of height and gross floor area, provided that the following standards are met:
 - a. Documentation shall be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water, and that an adequate soil depth will be provided for plants to survive.
All planting materials and soils shall be of good quality and meet the American Standard for Nursery Stock (ASNS), latest edition, or equivalent for minimum acceptable form, quality and size for species selected. Vegetation shall be maintained in good condition, present a healthy, neat and orderly appearance, and be kept free of weeds, refuse and debris for the life of the building. Irrigation systems, when provided, shall be maintained in good operating condition to promote the health of the plant material and the conservation of water.
 - b. The roof contains sufficient space for future installations, such as mechanical equipment, that will prevent adverse impacts.
 - c. Rooftop decks or patios shall be set back five (5) feet from all building edges.
 - d. Guardrails shall be set back at least five (5) feet from the building edge.
 2. Within the CBD Districts and the RIV-3 Bywater and RIV-4 Riverfront Overlay Sub-Districts, in addition to the accessory flat roof features provided above, elevator machine rooms, bathroom facilities, stair bulkheads, and elevator lobbies are permitted on any flat roof building or flat roof portion of a building, and are excluded from the calculation of height, stories and gross floor area, provided that the following standards are met:
 - a. Elevator machine rooms shall not exceed the minimum size necessary to house and service the equipment as specified by the equipment manufacturer. Elevator lobbies shall be limited to thirty-six (36) square feet in area per elevator opening. Collectively, elevator machine rooms, stair bulkheads, elevator lobbies and bathroom facilities shall not exceed fifteen percent (15%) of the area of the flat roof on which they are located.
 - b. Elevator machine rooms and elevator lobbies shall be limited to a height of fourteen (14) feet as measured from the roof surface.
 - c. Elevator machine rooms and elevator lobbies shall be set back from any building edge fronting an adjacent street by a distance not less than their respective heights.
 3. Any of the following, if located on a rooftop, shall be included in the calculation of building height and number of stories:
 - a. Enclosed habitable space
 - b. Awnings
 - c. Pergolas
 - d. Trellises
 - e. Shade structures.

Parking Requirements

No parking is required as per **Article 22, Section 22.4.C (Table 22-2)** and **Section 22.5.A.1**, which states that the Central Business District is exempt from the parking requirements for all uses. The subject property is zoned CBD-6; therefore, the proposed project is exempt from the parking requirement.

Anticipated impact on surrounding land uses

The proposed use is compatible with the mixed-use commercial character of the surrounding area. The applicant is bringing a vacant commercial building back into commerce while improving the visibility and character of the site. Additionally, the renovation and use of the roof should not impede on surrounding neighbors as adjacent buildings are two stories or greater. Overall, the site offers an opportunity for economic development and walkability within this area.

Evaluation of approval standards

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

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

This standard is met.

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

MIXED-USE DOWNTOWN CORE NEIGHBORHOOD

Goal: Encourage and support a compact, walkable, transit-oriented, mixed-use neighborhood at the core of the city.

Range of Uses: A mix of residential, office, commercial, hotel, retail, and service uses. Agricultural, stormwater management, and supporting public recreational and community facilities are allowed. Transit and transportation facilities are allowed.

Development Character: The scale of new development will vary depending on location, with taller development generally encouraged along the edges of the CBD and new development that is sensitive to the scale of the neighborhood encouraged within the interior of the area. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed use and building design are typical of what is appropriate in a mixed-use neighborhood focused on walkability, cyclability, and transit access. The proposed commercial use in tandem with the site and building design encourages compact, walkable, transit-oriented development and designed to

accommodate pedestrian activity, particularly with a courtyard facing the public rights-of-way. The proposed development generally meets the goal, range of uses and development character of the Mixed-Use Downtown Core Neighborhood future land use 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 a CBD-6 Urban Core Neighborhood Mixed-Use District. The purpose of the CBD-6 District is intended to provide for a downtown neighborhood environment with a mix of housing types, supporting residential services and commercial uses conveniently situated with respect to employment opportunities. The proposal to add a bar 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 proposal meets associated use standards and will meet all environmental performance standards listed in **Article 21, Section 21.3.**

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

This standard is met.

The proposed use is to occupy an existing commercial structure and abuts other commercial uses. Other than the conversion to create a usable roof, no work is proposed that would significantly alter the exterior of the building. Therefore, the character and integrity of adjacent development would not be affected.

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

This is not applicable. Currently, the applicants have not stated an intent to request any variances, nor are any needed at this time.

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

This standard is met. The proposal would return a vacant site to use, and the staff recommended provisos would address potential adverse impacts.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 033/25 subject to three (3) provisos:

Provisos

1. In Accordance with **Article 20, Section 20.3.G** of the Comprehensive Zoning Ordinance, the applicant shall meet the following standards:
 1. A bar shall submit a security and operation plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies, with the following:
 - a. For bars with an outdoor component, the plan shall include provisions regarding how the facility will control the sales of alcoholic beverages to ensure consumption on-premises.
 - b. The bar shall provide exterior security cameras, the location of which shall be indicated in the plan.
 2. A bar shall submit a noise abatement plan, to be reviewed by the Director of Safety and Permits, and all other relevant City agencies.
 3. On-site winery, micro-brewing and micro-distillery facilities are allowed in bars. If a bar contains a winery, brewery or distilling facility on-site, a floor plan indicating the area reserved for wine-making, brewing or distilling shall be submitted along with a description of the facility and capacity.
 4. Bars shall submit a summary of the number and location of places of worship, educational facilities, and parks and playgrounds within three-hundred (300) feet of the proposed location.
 5. Unless otherwise permitted by law, retail sales of packaged alcoholic beverages for consumption off the premises is prohibited.
 6. Bars with live entertainment are also subject to the standards of this Article. Live entertainment is a separate principal use and subject to separate approval.
 7. If the bar plans an increase in intensity, such as an expansion of floor area or increase in permitted occupancy, the security and operation plan shall be updated and resubmitted for approval. The revised security and operation plan shall be approved prior to the issuance of any permits.
 8. Security and operation plans may be revised by the property owner or licensed operator. New plans shall be resubmitted for approval.
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 - a. Documentation shall be submitted demonstrating that the roof can support the additional load of plants, soil, and retained water, and that an adequate soil depth will be provided for plants to survive.

All planting materials and soils shall be of good quality and meet the American Standard for Nursery Stock (ASNS), latest edition, or equivalent for minimum acceptable form, quality and size for species selected. Vegetation shall be maintained in good condition, present a healthy, neat and orderly appearance, and be kept free of weeds, refuse and debris for the life of the building. Irrigation systems, when provided, shall be maintained

in good operating condition to promote the health of the plant material and the conservation of water.

b. The roof contains sufficient space for future installations, such as mechanical equipment, that will prevent adverse impacts.

c. Rooftop decks or patios shall be set back five (5) feet from all building edges.

d. Guardrails shall be set back at least five (5) feet from the building edge.

2. Within the CBD Districts and the RIV-3 Bywater and RIV-4 Riverfront Overlay Sub-Districts, in addition to the accessory flat roof features provided above, elevator machine rooms, bathroom facilities, stair bulkheads, and elevator lobbies are permitted on any flat roof building or flat roof portion of a building, and are excluded from the calculation of height, stories and gross floor area, provided that the following standards are met:

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3. Any of the following, if located on a rooftop, shall be included in the calculation of building height and number of stories:

a. Enclosed habitable space

b. Awnings

c. Pergolas

d. Trellises

e. Shade structures.

3. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one-year time period or failure to request an administrative extension as provided for in **Article 4, Section 4.3H** of the Comprehensive Zoning Ordinance will void the conditional use approval.

CITY PLANNING COMMISSION MEETING (July 8, 2025)

The staff summarized the application and presented its recommendation of approval. The applicant's representative, Laura Barth, spoke in support of this request. There were no other speakers either in support or in opposition to this request.

Commissioner Joshi-Gupta made a motion to approve the application as recommended by staff subject to three (3) provisos. Commission Steeg seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 033/25 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO THREE (3) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

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YEAS: Brown, Flick, Johnson, Jordan, Lunn, Joshi-Gupta, Steeg, Witry

NAYS: None

ABSENT: Stewart



City of New Orleans Property Viewer
325 ANDREW HIGGINS DR, LA, 70130



PROPERTY INFORMATION

Building Number

Unit Number

Site Address
 325 Andrew Higgins Dr, LA, 70130

First Owner Name
 OMBRA NOLA LLC

Second Owner Name

Mailing Address
 4117 DANNEEL STREET

Mailing City
 NEW ORLEANS

Mailing State
 LA

Mailing Zip 5
 70115

Mailing Zip +4

Use Code

Property Description
 SQ 51 LOT 48 OR 35 HOWARD AVE 21' 8" X 58' 1"

GeoPIN
 41135834

Tax Bill ID
 102101726

Lot
 48

Square

BLOCK
 51

PARID
 325-ANDREWHIGGINSBL

Parcel Area (sq.ft.)
 1258

Parcel Dimensions (ft.)
 21x58

ZONING

Zoning District

CBD-6

Zoning Description

CBD-6 Urban Core Neighborhood Mixed-Use District (<http://czo.nola.gov/article-17/>)

FUTURE LAND USE

Future Land Use

DCN-MU

Future Land Use Description

Mixed-Use Downtown Core Neighborhood (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

OVERLAYS AND INTERIM ZONING DISTRICTS

Overlay / IZD Description

Maximum FAR Subject to Height Limit

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-17/#17-4-A>)

Overlay / IZD Description

Maximum Height 65 ft. & 5 Stories

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/article-17/#17-4-A>)

Overlay / IZD Description

Multi-Modal/Pedestrian Corridor

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-17/#17-6>)

Overlay / IZD Description

Commercial Short Term Rental Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<http://czo.nola.gov/Article-19/#19-4-A-20>)

Overlay / IZD Description

Non-Commercial Short Term Rental Special Exception Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-21>)

Overlay / IZD Description

Customary Lodging Services Staffing Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/czo/media/IZD/2025/M-25-135.pdf>)

Regulations in the overlay and interim zoning districts are combined with the base zoning district. In the event of overlapping districts, please contact the New Orleans One Stop Shop (<https://nola.gov/onestop>) for interpretation of the Overlays/Interim Zoning Districts.

MANDATORY INCLUSIONARY ZONING

Description

MIZ Mandatory Inclusionary Zoning Sub-Districts; Core Sub-District

View the CZO article on Mandatory Inclusionary Zoning. (<https://czo.nola.gov/article-28/>)

LOCAL HISTORIC DISTRICTS

Name

Warehouse District

Ordinance

MCS 6701, MCS 10304, MCS 10965, MCS 22555 (Expansion)

Jurisdiction

CBDHDL

Control

Full

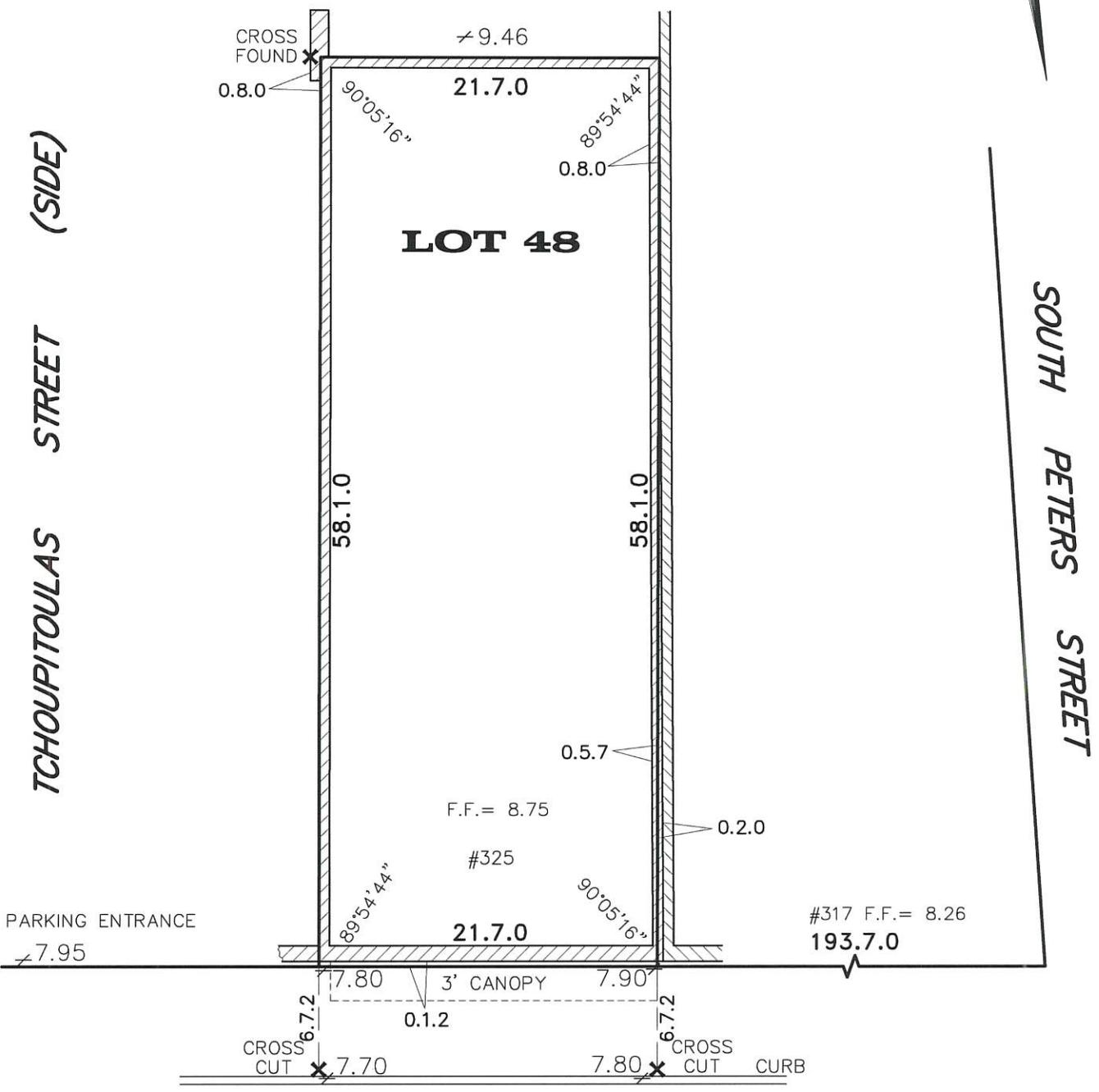
NATIONAL REGISTER OF HISTORIC PLACES

Name

Upper Central Business District

**BOUNDARY SURVEY OF
LOT 48
SQUARE 51
FIRST DISTRICT
ORLEANS PARISH, LA**

SOUTH DIAMOND STREET (SIDE)



ANDREW ±7.50 **HIGGINS** ±7.60 **DRIVE**

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
 REFERENCE PLAN #1: A PLAN OF SURVEY BY RICHMOND W. KREBS LLC. DATED JUNE 6, 2008

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 9/30/16 FLOOD ZONE: X
 BASE FLOOD ELEVATION: N/A COMMUNITY PANEL: 225203 0229 F

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:LXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF GEORGE RUCKMAN
 REVISED TO ADD ELEVATIONS APRIL 21, 2025.

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
 3445 N. CAUSEWAY BLVD, SUITE 201
 METAIRIE, LA. 70002
 PHONE: (504) 889-9616
 FAX: (504) 889-0916
 E-MAIL: infonola@rwkrebs.com
 WEB: www.rwkrebs.com

BY:

DATE: NOVEMBER 5, 2024	DRAWN BY: JSN
SCALE: 1" = 10'	CHECKED BY: NDK
JOB #: 241555, 250520	

ZONING SUMMARY

ADDRESS	325 ANDREW HIGGINS DR, LA, 70130
PROP. DESCRIPTION LOT AREA	SQ 51 LOT 48 OR 35 HOWARD AVE 21' 8" X 58' 1" 21X58 = 1258 SF
FLOOD ZONE	"X"
STORMWATER PLAN REQUIRED	NO; IMPERVIOUS SURFACE < 5000 SF
ZONING DISTRICT	CBD-6 URBAN CORE NEIGHBORHOOD MIXED-USE DISTRICT
APPLICABLE OVERLAY	MULTI-MODAL/PEDESTRIAN CORRIDOR
HISTORIC LANDMARK STATUS	NO
PROPOSED USES	FIRST FLOOR: WINE BAR/ RESTAURANT (conditional use) ROOF: SEATING/ UTILITY

LEVEL 1 INTERIOR SF	1177 SF
ROOF SF	1177 SF (640 SF OCCUPIABLE) (257 is utility)
GROSS SF	2354 SF
PARKING	SQ FOOTAGE EXEMPTION; FIRST 5000 SF EXEMPT

CODE SUMMARY

OCCUPANCY TYPE = ASSEMBLY	UNCONCENTRATED = 15 NET KITCHEN = 200 GROSS
OCCUPANCY COUNT LVL 1	45+2 = 47 OCCUPANTS
OCCUPANCY COUNT LVL 2	40 OCCUPANTS
OCCUPANCY COUNT TOTAL	97 OCCUPANTS
SECOND LEVEL PER FLOOR	LIFT, NOT REQUIRED (LESS THAN 3 STORIES, LESS THAN 3,000 SF)
EGRESS DISTANCE	57'
SINGLE EXIT PARAMETERS	
OCCUPANCY A MAX LOAD PER STORY	49
MAX COMMON PATH OF TRAVEL	75'

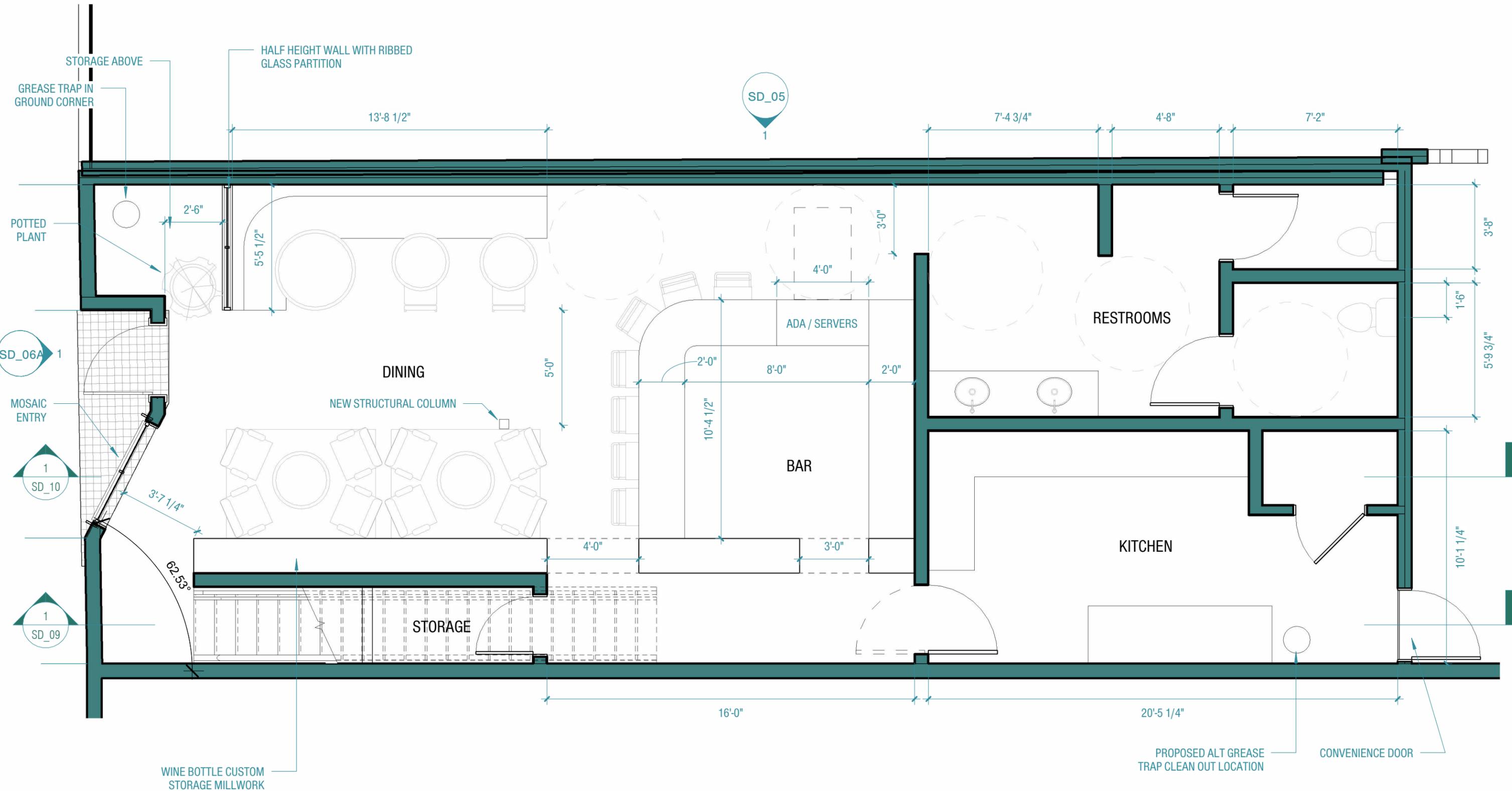


FIRST FLOOR PLAN // EXISTING + DEMO

As indicated // 325 ANDREW HIGGINS BLVD

CICADA

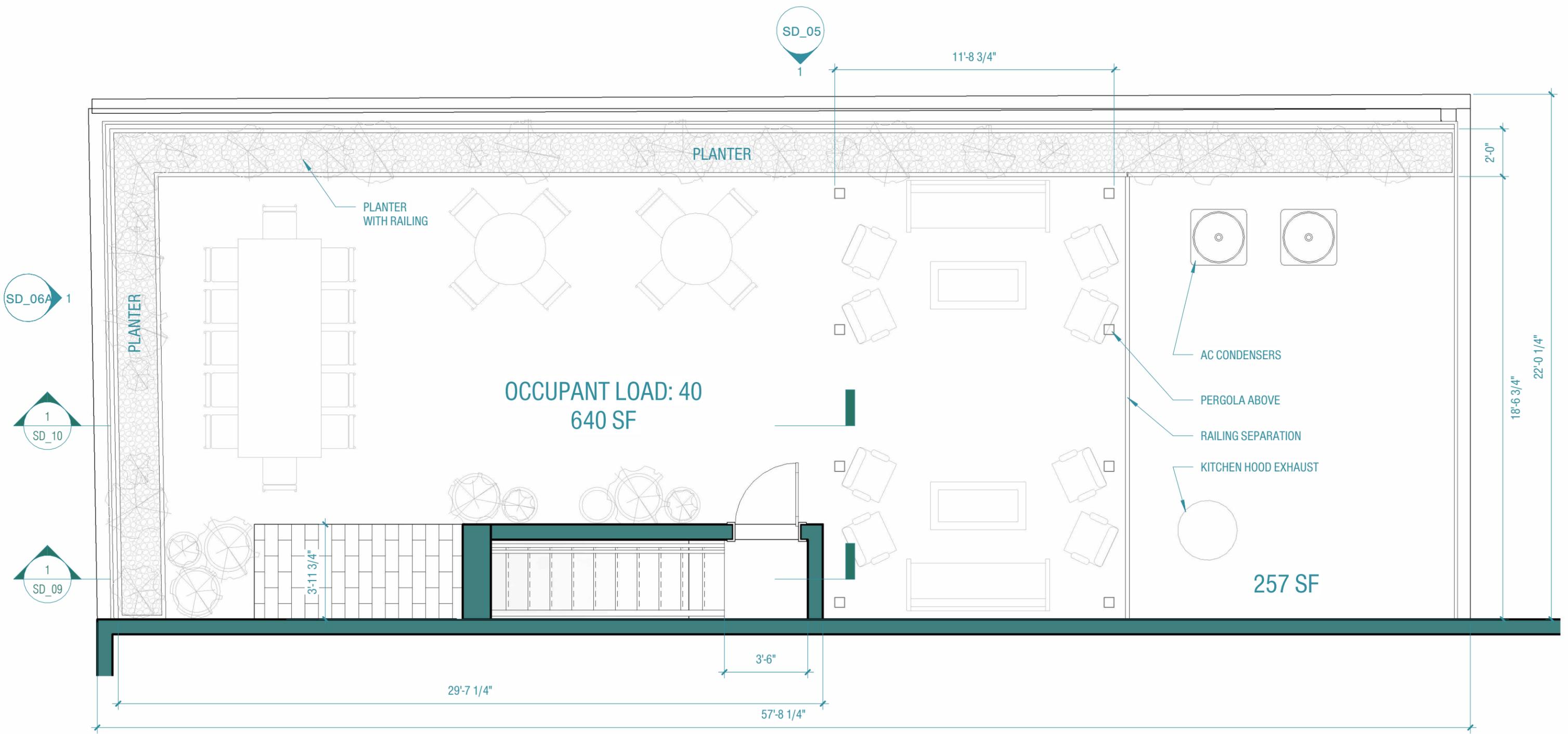




FIRST FLOOR PLAN //

1/4" = 1'-0" // 325 ANDREW HIGGINS BLVD

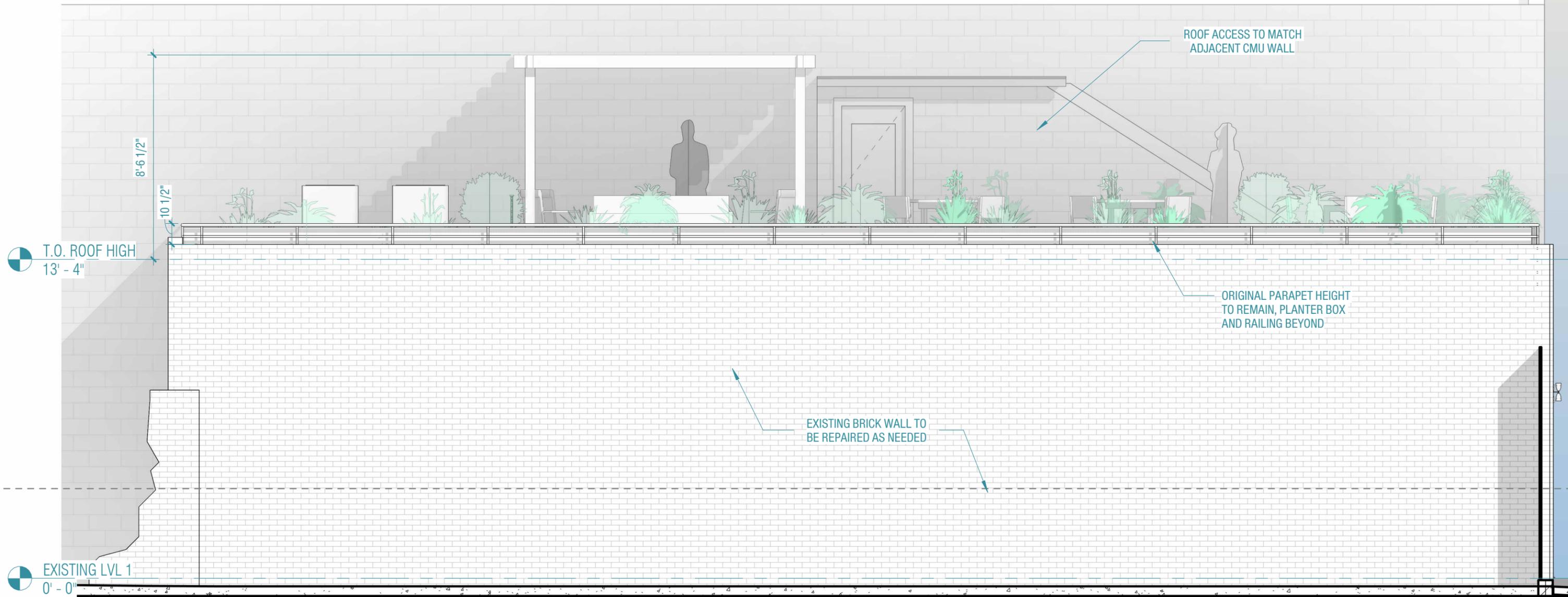




ROOF PLAN

1/4" = 1'-0" // 325 ANDREW HIGGINS BLVD





EXTERIOR ELEVATION // NORTH

1/4" = 1'-0" // 325 ANDREW HIGGINS BLVD



CICADA



EXTERIOR ELEVATION // WEST //

1/4" = 1'-0" // 325 ANDREW HIGGINS BLVD



CICADA



325 Andrew Higgins Conditional Use NPP Meeting Summary Report

Date of Report: April 14, 2025

Project Name: 325 Andrew Higgins

Overview: This report provides results of the implementation of the Project Neighborhood Participation Program for the property located at 325 Andrew Higgins. We are applying for a conditional use for an owner-operated wine and aperitivo bar in the CBD-6 Central Business District located at 325 Andrew Higgins. The property is currently a vacant commercial building. According to Article 17, Section 17.3.A (Table 17-1), a bar is a conditional use subject to the standards of Article 20, Section 20.3.G of the Comprehensive Zoning Ordinance.

This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. Comments, sign-ins lists, petitions, letters, summary sheets, and other materials are attached.

Contact: Laura Barth; 1000 S Norman C Francis Pkwy, New Orleans, LA 70125; 504-383-3748; laura@zachsmithconsulting.com

Neighborhood Meetings: The following date and location of the meeting where citizens were invited to discuss the applicant's proposal.

- 1) Monday April 7th, 2025, at 5pm at Gallier Hall located at 545 St. Charles Ave., New Orleans, LA 70130. There were 5 people in attendance (2 being the owners of the property/business).

Correspondence and Telephone Calls:

- 1) Friday, March 21st, 2025 – letters mailed or emailed to contact lists, including homes, apartments, and neighborhood associations.
- 2) There were no emails or phone calls pertaining to this project.

Results: There were 173 people/groups/addresses invited to the community meeting. Please see the meeting minutes attached.

- 1) Summary of questions, concerns, issues, and problems:
 - a. External speakers, trash pickup, live entertainment/music, parklet/sidewalk café, serving hard liquor.
- 2) How questions, concerns, issues, and problems will be addressed:
 - a. No external speakers will be installed, the Department of Safety & Permits requires a sanitation plan for permitting/licensing, the owners are open to applying for a sidewalk café or parklet if permitted, no plans for live music and that would require a conditional use application, the menu includes aperitifs to include spritz drinks.
- 3) How questions, concerns, issues, and problems will continue to be addressed:

- a. Attendees were give the timeline and next steps for the application process and ensured they can communicate w/ Zach Smith Consulting throughout the entire process. The communication does not stop at the NPP meeting and they were given contact information (email and phone number).

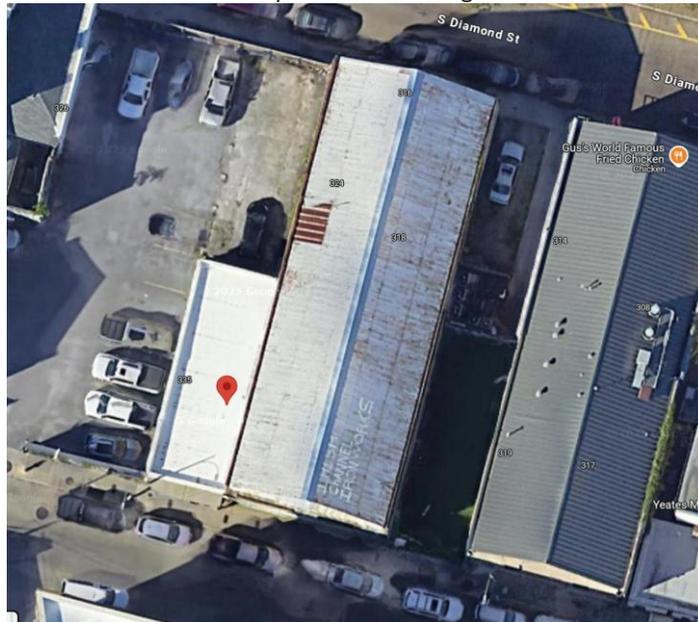


NPP Community Meeting Invitation (Conditional Use)

March 21, 2025

Dear Neighbor:

The property at 325 Andrew Higgins is currently under contract for purchase. On behalf of the future property owners, Ombra Nola LLC, we are requesting a conditional use for an owner-operated wine and aperitivo bar in the CBD-6 Central Business District located at 325 Andrew Higgins (*see below*). The property is currently a vacant commercial building. According to Article 17, Section 17.3.A (Table 17-1), a bar is a conditional use subject to the standards of Article 20, Section 20.3.G of the Comprehensive Zoning Ordinance.



As a nearby neighbor to 325 Andrew Higgins or someone with regards for the neighborhood, Zach Smith Consulting & Design's team would like to invite you to a meeting to discuss the Conditional Use application. During this meeting, you will learn more about our proposal and have time to ask questions or voice concerns regarding this request. You are welcome to send us any questions beforehand.

This letter is being delivered through U.S. Mail and/or through email.

The meeting will take place: **Monday, April 7, 2025 at 5pm at Gallier Hall located at 545 St. Charles Ave., New Orleans, LA 70130**

If you are unable to attend and would like to receive info about the meeting, please feel free to contact me. If you have any additional questions or comments, please reach me at my email address below and include "325 Andrew Higgins" in the subject line.

Sincerely,

Laura Barth (laura@zachsmithconsulting.com) | Permit Liaison | Zach Smith Consulting & Design | 504-383-3748

www.zachsmithconsulting.com



Neighborhood Participation Program Agenda

325 Andrew Higgins

Date: Monday, April 7, 2025

Location: Gallier Hall, 545 St. Charles, New Orleans, LA 70130

Time: 5pm

- 1. Welcome**
- 2. Description of Project**
- 3. NPP Required Documents**
- 4. Public Comment**
- 5. Summary of NPP Meeting**
- 6. Next Steps**



New Orleans City Planning Commission Online Tools

CPC Website nola.gov/next/city-planning

The CPC website hosts a number of important documents and tools. CPC meeting agendas, videos, and staff reports can be viewed on the website as well as regulatory and planning documents such as the Comprehensive Zoning Ordinance (CZO) and the Master Plan.

Comprehensive Zoning Ordinance czo.nola.gov

The entire text of the CZO can be viewed on this website.

NoticeMe noticeme.nola.gov

NoticeMe is a personalized notification tool that emails citizens to inform them of opportunities for public input on proposed land-use changes. This system offers a way for interested parties to stay informed about land use proposals within a selected area. Once registered, the email address will receive notices of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the CPC or Board of Zoning Adjustments.

One Stop App onestopapp.nola.gov

The One Stop App pulls up-to-date information directly from the City's official record. This tool is used by homeowners, businesses, licensed professionals, developers, contactors, and other interested citizens to:

- Find information about a permit, license, planning project, or violation in progress.
- Initiate an application for many types of permits and licenses without coming to City Hall.
- Pay with credit cards for permits and licenses online.
- Research what has been permitted, licensed, or cited at a particular location or during a user defined time frame.

Property Viewer property.nola.gov

The Property Viewer provides zoning and land use information for all properties within the City of New Orleans. The Property Viewer displays "layers" of information, including the Master Plan Future Land Use Map, current zoning districts, and the locations of site-specific zoning actions approved by ordinance such as Conditional Uses and Planned Developments. Links are provided that can take the viewer to applicable section of the CZO and Assessor records.

What is the City Planning Commission?

The New Orleans City Planning Commission (CPC) is a nine-member citizen board supported by a staff of planners. The CPC provides analysis and recommendations to the City Council on matters dealing with the present and future development of the City, in accordance with the goals and policies of the City's Plan for the 21st Century or the Master Plan. This includes reviewing, approving, and recommending to the City Council requests for master plan amendments, map changes, text amendments to the Comprehensive Zoning Ordinance (CZO), appeals and subdivisions.

Get in Touch!

(504) 658-7033
CPCInfo@nola.gov

Visit Us!

1340 Poydras Street
8th Floor
New Orleans, LA 70112
9am—4pm
Monday—Friday

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

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17.3.A PERMITTED AND CONDITIONAL USES

Only those uses of land listed under Table 17-1: Permitted and Conditional Uses as permitted uses or conditional uses are allowed within the Central Business Districts. A "P" indicates that a use is permitted within that zoning district. A "C" indicates that a use is a conditional use in that zoning district and would require a conditional use approval as required in Section 4.3 (Conditional Use). No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not permitted within that zoning district.

Table 17-1: Permitted and Conditional Uses

USE ¹	DISTRICTS							USE STANDARDS
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7	
RESIDENTIAL USE								
Bed and Breakfast – Accessory	C	C	C		C	C		Section 20.3.I
Bed and Breakfast – Principal	C	C	C		C	C		Section 20.3.I
Home Based Child Care, Small					P	P	P	Section 20.3.T
Dormitory	P	P					P	
Dwelling, Above the Ground Floor	P	P	P	P	P	P	P	
Dwelling, Single-Family					P	P		
Dwelling, Two-Family					P	P		Section 20.3.Y
Dwelling, Townhouse					P	P		
Dwelling, Multi-Family	P	P	P	P	P	P	P	
Group Home, Small	P	P	P		P	P	P	Section 20.3.GG
Group Home, Large	P	P	P		P	P	P	Section 20.3.GG

Table 17-1: Permitted and Conditional Uses

USE ¹	DISTRICTS							USE STANDARDS
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7	
Group Home, Congregate	P	P	P		P	P	P	Section 20.3.GG
Permanent Supportive Housing	P	P	P		P	P	P	Section 20.3.PP
Residential Care Facility	P	P	P		P	P	P	Section 20.3.YY
Timeshare	P	P	P	P			P	
COMMERCIAL USE								
Amusement Facility, Indoor	P	P	P	P	C	C	C	Section 20.3.E
Amusement Facility, Outdoor				P				Section 20.3.E
Arena				C				
Art Gallery	P	P	P	P	P	P	P	
Arts Studio	P	P	P	P	P	P	P	
Auditorium				P			P	
Bar	C	C	C	P		C	C	Section 20.3.G
Broadcasting Studio	P	P	P	P	P			
Bus Terminal				C				
Casino/Gaming Establishment				C				Section 20.3.M
Catering Kitchen	P	P	P	P	P	P	P	
Convention Center				C				
Day Care Center, Adult - Small	P	P	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult - Large	P	P	P	P	P	P	P	Section 20.3.S
Day Care Center, Adult - Commercial	P	P	P	P	P	P	P	Section 20.3.S
Employment Services	C						C	Section 20.3.BB

Table 17-1: Permitted and Conditional Uses

USE ¹	DISTRICTS							USE STANDARDS
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7	
Financial Institution	P	P	P	P	P	P	P	
Gas Station				C				Section 20.3.EE
Grocery Store	P	P	P	P	P	P	P	
Health Club	P	P	P	P	P	P	P	
Hostel	P	P	P	P			P	
Hotel/Motel	P	P	P	P	C	P	P	Section 20.3.XXX
Live Entertainment – Secondary Use	P	P ⁶	P	P	C	C	P ⁶	Section 20.3.JJ
Live Performance Venue	C	C	C	P	C	C		Section 20.3.JJ
Motor Vehicle Dealership, Large				C			C	Section 20.3.LL
Motor Vehicle Dealership, Small				C			C	Section 20.3.LL
Motor Vehicle Rental Establishment	C			C			C	Section 20.3.LL
Medical/Dental Clinic	P	P	P	P	P	P	P	
Micro-Breweries		P					P	
Micro-Distilleries		P					P	
Off-Track Betting Facility				C				
Office	P	P	P	P	P	P	P	
Outdoor Amphitheater				C				Section 20.3.VV
Outdoor Live Entertainment - Secondary Use	C	C	C	C	C	C	C	Section 20.3.WWW
Personal Service Establishment	P	P	P	P	P	P	P	
Public Market	C	C	C	C	P	P	C	Section 20.3.TT
Recording Studio	P	P	P	P				

Table 17-1: Permitted and Conditional Uses

USE ¹	DISTRICTS							USE STANDARDS
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7	
Reception Facility	P	P	P	P	C	P	P	Section 20.3.WW
Restaurant, Standard	P	P	P	P	p ²	P	P	Section 20.3.ZZ
Restaurant, Specialty	P	P	P	P	p ²	P	P	Section 20.3.ZZ
Restaurant, Fast Food	C	C		C	C ²	C	C	Section 20.3.ZZ
Restaurant, Carry-Out	P	P	P	P	p ²	P	P	Section 20.3.ZZ
Retail Goods Establishment	P	P	P	P	P	P	P	
Retail Sales of Packaged Alcoholic Beverages	C	C	C	C	C	C	C	
Short Term Rental, Commercial	P	P	P	P	P	P	P	Section 20.3.LLL
Small Box Variety Store	C	C	C	C	C	C	C	Section 20.3.NNN
Social Club or Lodge	P	P	P	P	C	C	P	Section 20.3.CCC
Stadium				C				
Winery		P					P	
INDUSTRIAL USE								
Brewery		p ⁵					p ⁵	
Distillery		p ⁵					p ⁵	
District Energy System	C	C	C	P			P	Section 20.3.QQQ
Manufacturing, Artisan		C					C	
Manufacturing, Light		C					C	
Mini-Warehouse						P		
Motor Vehicle Operations Facility							P	
Helistop	C			C			C	Section 20.3.D

Table 17-1: Permitted and Conditional Uses

USE ¹	DISTRICTS							USE STANDARDS
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7	
	OTHER							
Parking Lot (Accessory Structure)	p ⁷	p ⁷	p ⁷					
Parking Structure (Principal Use)	P	P	P	P	P	P	P	Section 20.3.OO
Planned Development	C	C	C	C	C	C	C	Article 5
Public Transit Wait Station	P	P	P	P	P	P	P	Section 21.6.BB
Pumping Station	P	P	P	P	P	P	P	Section 20.3.UU
Utilities	p ³	p ³	p ³	Section 20.3.GGG				
Wireless Telecommunications Antenna & Facility	C,P ⁴	P ⁴	C,P ⁴	Section 20.3.JJJ				
Wireless Telecommunications Tower & Facility	C	C	C	C	C	C	C	Section 20.3.JJJ

TABLE 17-1 FOOTNOTES

¹ The terms in this column ("Use") are defined in Article 26.

² Subject to the use restriction in Section 17.3.B.4.

³ Electrical Utility Substations and Transmission Lines shall be subject to design review as per Article 4, Section 4.5.B.5 and Table 4-2

⁴ Only wireless telecommunications antennas that comply with the stealth design standards of Section 20.3.JJJ are considered permitted uses.

⁵ Subject to the use restrictions in Section 17.3.B.5.

⁶ Classified as a Conditional Use in Breweries.

⁷As authorized in Article 22, Section 22.8.B.2.a

Ord. No. 27,209, §1, Dec. 7, 2016, Zoning Docket 61/16; Ord. No. 27,389, §1, May 8, 2017, Zoning Docket 22/17; Ord. No. 27,706, §1, April 2, 2018, Zoning Docket 94/17; Ord. 28036 MCS, Sec. 1, March 28, 2019, ZD 112/18; Ord. 28176, Sept. 5, 2019, ZD 59/19; Ord. 28219 MCS, Oct. 17, 2019, ZD 45/19; Ord No 28,156 MCS, §11, August 8, 2019, Zoning Docket 26/19 & 27/19; Ord. 28497 MCS, 9-17-20, ZD 52/20; Ord. 28,322 MCS, §4, February 28, 2020, Zoning Docket 117-19; Ord. 28432 MCS, 8-6-20, ZD 38/20; Ord. 28696 MCS, 6-3-21, ZD 16/21; Ord. 28737 MCS, 7-15-21, ZD 28/21; Ord 28905 MCS, 1-6-22, ZD 83/21; Ord. 29126, 8-12-22, ZD016/22; Ord 29157 MCS, 9-12-22, ZD

NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

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17.4.A.1 GENERAL REQUIREMENTS

Table 17-2: Bulk and Yard Regulations establishes bulk and yard regulations for the Central Business District.

Table 17-2: Bulk and Yard Regulations

Table 17-2: Bulk and Yard Regulations

BULK AND YARD REGULATIONS	DISTRICTS						
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7
BULK REGULATIONS							
MINIMUM LOT AREA	None						
MINIMUM BUILDING HEIGHT	36' & 3 stories	36' & 3 stories	36' & 3 stories	None	36' & 3 stories	36' & 3 stories	36' & 3 stories
MAXIMUM BUILDING HEIGHT	See Figure 17-2 and Section 17.4.A.2						
MAXIMUM FLOOR AREA RATIO	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹	See Figure 17-3; may be increased through bonus ¹
YARD REQUIREMENTS							

Table 17-2: Bulk and Yard Regulations

BULK AND YARD REGULATIONS	DISTRICTS						
	CBD-1	CBD-2	CBD-3	CBD-4	CBD-5	CBD-6	CBD-7
	None required, but a 5' maximum	None required, but a 5' maximum	None required, but a 5' maximum		None required, but a 5' maximum		None required, but a 5' maximum
FRONT YARD	Larger front yard permitted by conditional use	Larger front yard permitted by conditional use	Larger front yard permitted by conditional use	None	Larger front yard permitted by conditional use	None	Larger front yard permitted by conditional use
MINIMUM INTERIOR SIDE YARD	None	None	None	None	None	None	None
MINIMUM CORNER SIDE YARD	None	None	None	None	None	None	None
MINIMUM REAR YARD	None	None	None	None	None	None	None

TABLE 17-2 FOOTNOTES

¹ Public benefit FAR bonuses may enable developments to exceed the maximum base FAR indicated in Figure 17.3, in accordance with the provisions of Section 17.5. Bonuses are only available in the areas regulated by Floor Area Ratio. Bonuses are not available in the areas with maximum height established by Figure 17-2 and Section 17.4.A.2.

Table 17-3: The Mandatory Inclusionary Zoning Sub-District (MIZ) regulations establish mandatory inclusionary unit thresholds, set aside requirements, and Area Medium Income (AMI) levels and is required for any development that contains residential development of 10 or more dwelling units, including rental and homeownership dwelling units. Affordable Housing Units shall be in accordance with the standards outlined in the table below. All other bulk and yard regulations for the sub-districts are subject to the corresponding non-inclusionary zoning base district regulations.

Table 17-3: Central Business Inclusionary Zoning Sub-District Regulations^{1, 2}				
Zoning Sub-District	Affordable Housing Unit Threshold	Set Aside Requirement %	Area Medium Income Level (AMI) Rental Units (%)	Area Medium Income AMI Homeownership (%)
CBD-1-IZ	10	10	60	60
CBD-2-IZ	10	10	60	60

CBD-3-IZ	10	10	60	60
CBD-4-IZ	10	10	60	60
CBD-5-IZ	10	10	60	60
CBD-6-IZ	10	10	60	60
CBD-7-IZ	10	10	60	60

TABLE 17-3 FOOTNOTES

¹The terms for the Mandatory Inclusionary Zoning Sub-Districts in this section are outlined in Article 28.

²These districts do not require a minimum lot area per dwelling unit.

Ord. 28036 MCS, Sec. 1, March 28, 2019, ZD 112/18; Ord 28178, 9-5-19, ZD 49/19

Location: Gallier Hall – 545 St Charles

Attendance, ZSCD staff, Maddie Charleston, Gallier Hall Staff, Ownership (Nicole and Greg), Member of DDD, Warehouse District neighborhood liaison.

WD: warehouse district liaison

Meeting in NORD Theatre lobby. Scheduled for 5pm

Started at: 5:05PM

LB presents and opens with intro.

Welcome

Agenda

Description of project is a wine bar. Went on Italy trip. Wanted to bring that vibe.

Small plates and wine., some beer, salads, cheeses, small bites.

Operation would be Thursday to Sunday, Closing at 10

Then Lunch operations

Staff 6-7

with hopes to grow to 10 later.

Online Tools:

-presentation CPC website, for meetings, agendas, etc.

-CZO

-OneStop portal

-Notify Me

Questions from Warehouse District

-restriction and comments are not because we hate you

-external speakers

-trash pickup

-will this have a parklet / seating on sidewalk

-any live music? would love cap of chewing music and no heavy metal

-did ask about hard liquor

LB explains that DSP requires the sanitation plan for all licensing.

WD: Would you be OK with a parklet? The owner says they would be open to either parklet or sidewalk cafe.

LB: We have not reviewed yet. Would need to look at the site plan to see if it was even an option.

DDD: Pilot Parklet released in August. DPW just notified folks have 10 days for enforcement

WD: complaints about other places have gone unanswered. So generally concerned about that.

Greg: Yes, we would be interested in sidewalk seating, but overall it would operate under the same deal.

WD: would be interested in seeing a restriction for only Chewing Music

Nicole: we have no plans for live music!!!

WD: would love to see this set as a barrier

Maddie: VCC has a wine bar with no issues. Lots of expected problems have never materialized.

LB: explains next step. Application will go forward, submit NPP, CPC staff and report, CPC meeting, then to full council

Asked for questions. no more question.

Ended at 5:18

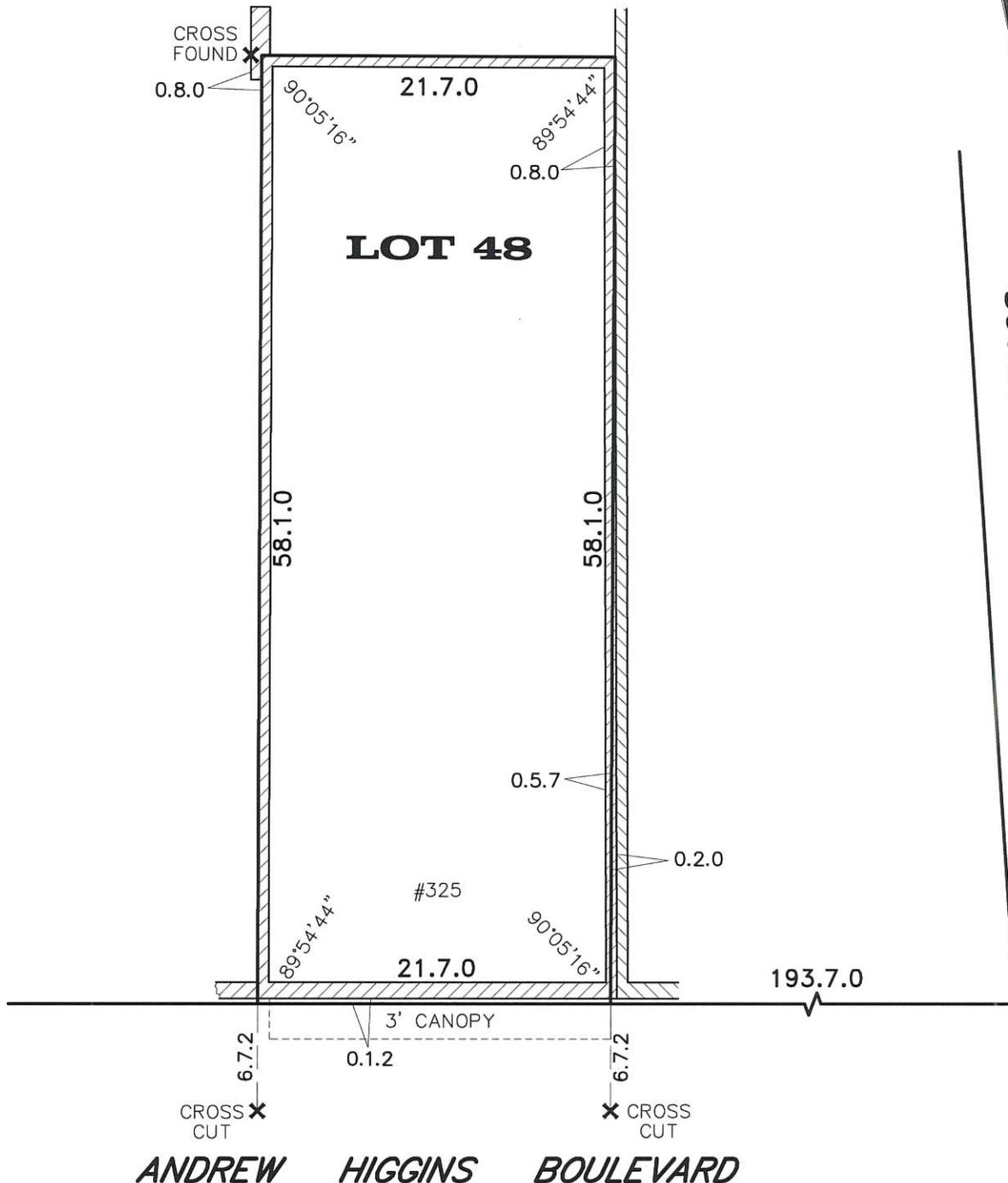
Owners and ZSCD staff stayed until 5:30 to answer 1:1 questions.

**BOUNDARY SURVEY OF
LOT 48
SQUARE 51
FIRST DISTRICT
ORLEANS PARISH, LA
SOUTH DIAMOND STREET (SIDE)**



TCHOUPITOULAS STREET (SIDE)

SOUTH PETERS STREET



NOTE:

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



GENERAL NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY RICHMOND W. KREBS LLC. DATED JUNE 6, 2008

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 9/30/16
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A
COMMUNITY PANEL: 225203 0229 F

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF GEORGE RUCKMAN

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: infonola@rwwkrebs.com
WEB: www.rwwkrebs.com

BY:

DATE: NOVEMBER 5, 2024	DRAWN BY: JSN
SCALE: 1" = 10'	CHECKED BY: NDK
JOB #: 241555	

STATE OF LOUISIANA
ARTICLES OF ORGANIZATION

(R.S. 12:1301)

1. The name of this limited liability company is:
OMBRA NOLA, LLC

2. This company is formed for the purpose of:
ENGAGING IN ANY LAWFUL ACTIVITY FOR WHICH LIMITED LIABILITY COMPANIES
MAY BE FORMED

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

4. The company is:
MEMBER-MANAGED

Other provisions:

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

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

ELECTRONIC SIGNATURE: ROY J. D. GATTUSO (9/26/2024)

TITLE: ATTORNEY

LIMITED LIABILITY COMPANY INITIAL REPORT

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

The name of this limited liability company is:
OMBRA NOLA, LLC

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

4117 DANNEEL STREET
NEW ORLEANS , LA, 70115

Mailing Address:

4117 DANNEEL STREET
NEW ORLEANS , LA, 70115

The full name and municipal address (not a P.O. Box only) of each of this limited liability company's registered agent(s) is/are:

NICOLE ALEXIS PARAGGIO
4117 DANNEEL STREET
NEW ORLEANS, LA, 70115

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

GREGORY S. CARR (MANAGER, MEMBER)

4117 DANNEEL STREET
NEW ORLEANS, LA, 70115

NICOLE ALEXIS PARAGGIO (MANAGER, MEMBER)

4117 DANNEEL STREET
~~NEW~~ ORLEANS, LA, 70115

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

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

ELECTRONIC SIGNATURE: ROY J. D. GATTUSO (9/26/2024)

TITLE: ATTORNEY



Agent Affidavit and Acknowledgement of Acceptance

Charter Number: 46134425K

Charter Name: OMBRA NOLA, LLC

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

Date Responded	Agent(s)	Agent(s) Electronic Signature
09/27/2024	NICOLE ALEXIS PARAGGIO	NICOLE ALEXIS PARAGGIO

OPERATING AGREEMENT OF OMBRA NOLA, LLC

This Operating Agreement of OMBRA NOLA, LLC ("LLC") effective this 27th day of September, 2024, is pursuant to the provisions of Louisiana Limited Liability Company Law, La. R.S. 12:1301, et seq., and is by and among:

GREGORY S. CARR
NICOLE ALEXIS PARAGGIO

who are all the members of the LLC, (hereinafter collectively referred to as "Members" and individually as "Member").

**ARTICLE I
Name and Term**

A. The said Members formed a limited liability company under the laws of the State of Louisiana to be known under the name of OMBRA NOLA, LLC whose Articles of Organization were filed with the Secretary of State, State of Louisiana.

B. This LLC shall be dissolved (i) upon the written consent thereto by Members owning collectively more than fifty percent (50%) voting interest in the LLC, (ii) upon any other event causing dissolution of the LLC under the laws of the State of Louisiana.

**ARTICLE II
Registered Office and Place of Business**

The registered office of the LLC is as set forth in the initial Report filed on behalf of the LLC, the registered office of the LLC may be changed by Members owning more than fifty percent (50%) voting interest in the LLC. The Secretary of State and Members shall be promptly notified of any change in the registered office of the LLC

**ARTICLE III
Purpose of LLC**

A. The purpose of the LLC is as set forth in the Articles of Organization filed with the Secretary of State. Including the Organization is authorized to engage in any lawful activity for which limited liability companies may be formed under Louisiana law, including, but not limited to, the following:

- (1) To acquire, own, hold and operate immovable property, either as operator, managing agent, principal, agent, partner, stockholder, syndicate Member, associate, joint venturer, participant or otherwise; invest in and raise funds for real estate investment and operations; purchase, construct, acquire, own, operate, lease, mortgage, pledge, sell or otherwise dispose of land, buildings, fixtures and improvements; and to do anything necessary or incident to the foregoing;
- (2) To purchase, sell and invest in stocks, bonds, notes, evidences of indebtedness of any person, domestic or foreign, bonds and any other obligations of any governmental entity, domestic or foreign, bills of exchange and commercial paper, and any other securities or commodities usually dealt on exchanges or over the counter markets;
- (3) To invest Organization property or carry on any trade or business, form all types of business entities or trusts, acquire general or limited partnership interests in a partnership, Membership interests in a limited liability company or a joint venture, shares in a corporation or interests in any syndications;
- (4) To buy, sell, lease and invest in movable and immovable property, and engage in any other trade, business or investment activities;
- (5) To buy, sell, trade, exchange, acquire, transfer, assign, lease, manage and operate oil, gas and other mineral interests, either alone or together with others;
- (6) To invest and reinvest any property or income of the Organization, whether or not the original purpose for the investment has been accomplished, it being understood that, until the end of the term of the Organization, the investment objectives of the Organization are to continue until the Organization is dissolved and its affairs wound up;
- (7) To purchase, lease, acquire, sell or dispose of machinery, equipment, buildings and other depreciable property;
- (8) To purchase, lease, acquire, hold, operate, sell, lease or dispose of full or fractional interests in improved or unimproved immovable and movable property;
- (9) To borrow or raise by the issuance, acceptance, endorsement or execution of notes, drafts, bills of exchange, warrants, bonds, debentures, instruments or evidences of indebtedness, securing the indebtedness by mortgage, pledge, transfer or assignment in trust of all or any part of the Organizations's property or assets,

and by selling, pledging or disposing of obligations of the Organization;

(10) To operate one or more offices, lease or acquire office space, carry insurance, and to make, enter into, deliver and perform all contracts, agreements or undertakings, pay all costs and expenses and perform all related activities deemed appropriate to carry out any of the foregoing;

(11) To do any and all things reasonably connected to and/or incidental with the purposes stated above.

B. Except as otherwise provided for herein, no Member shall be bound hereby to devote his/her/its capital or services exclusively to the LLC; and any Member may engage in whatever activity he/she/it so chooses, whether the same be competitive with this LLC or whether the same be a potentially profitable or advantageous business proposition related to or similar to this LLC's business, or otherwise, without having or incurring any obligation to offer any interest in such activity to the LLC or to any Member; and as a material part of the consideration of the execution hereof, each Member waives, relinquishes and renounces any right or claim to participate in such activities of the other Member or the profits and losses therefrom and releases such Member engaging in such activity from any obligation to account to the LLC or to its Members for the resulting profits even if such activity is competitive with the LLC or a potentially profitable or advantageous business proposition related to or similar to this LLC's business, and waives any right that he/she/it or the LLC may have to obtain injunctive relief preventing such Member from engaging in such activity or to collect damages due to such activity.

**ARTICLE IV
PERCENTAGE AND VOTING INTEREST, CAPITAL ACCOUNTS,
INITIAL AND ADDITIONAL CAPITAL CONTRIBUTIONS,
DETERMINATION OF PROFITS AND LOSSES AND DISTRIBUTIONS**

A. The percentage and voting interest of each Member in the LLC are set forth in Exhibit "A", attached hereto and made a part hereof. For all matters relating to this LLC, each member shall be entitled to a vote equal to his/her/its percentage interest. A separate capital account shall be maintained by the LLC for each Member. The profits and losses of the LLC shall be allocated among the Members as set forth in Exhibit "A". The capital account of each Member shall also be (1) credited with an amount of any income, gain or profit allocated to the capital account of such Member; (2) credited with any additional capital contributions made by said Member; (3) debited with the amount of any loss or deduction allocated to the capital account of such Member; and (4) debited with the amount of all distributions made to such Member. The capital account of each Member shall be further increased or decreased in accordance with accounting principles applied in a consistent manner. Notwithstanding the foregoing, the capital account of each Member shall be further increased or decreased in accordance with Section 704 of the Internal Revenue Code and the Treasury Regulation Section 1.704-1(b). Gains and losses on the sale or other disposition of LLC assets shall be allocated to the Members so as to take into account the difference between the adjusted basis of the property sold or disposed of and the value of such property as of the date it was contributed to the LLC all in accordance with the principles of Section 704(c) of the Internal Revenue Code and Regulations thereunder. If the Book Carrying Value of the LLC's assets is adjusted pursuant to this Article, the capital accounts of all Members shall be simultaneously adjusted to reflect the aggregate net adjustments to said Book Carrying Value of the LLC's assets as if the LLC recognized a profit or loss equal to the amount of such aggregate net adjustment.

The LLC's assets shall be carried on the LLC's books and records at each asset's "Book Carrying Value", which shall mean the asset's adjusted basis for federal income tax purposes, except as follows:

1. The initial Book Carrying Value of any asset contributed by a Member to the LLC shall be such asset's value, as agreed to by the contributing Member and the LLC

2. The Book Carrying Value of all LLC assets shall be adjusted to reflect their then current value, as determined by Members owning more than fifty percent (50%) voting interest in the LLC upon the happening of any of the events described in Treasury Regulation Section 1.704-1(b)(2)(iv)(i)(5)(i) and (ii).

B. Unless otherwise provided for in this Operating Agreement, the LLC's profits and losses and the LLC's tax credits shall be allocated to the capital account of each Member in accordance with his percentage interest in the LLC

C. The profits and losses of the LLC shall be determined for each calendar year in accordance with accounting principles and procedures applied in a consistent manner. The Members may, on behalf of the LLC make any elections under the Internal Revenue Code, as amended, and the profits, income, gains, revenues, losses, deductions, costs, expenses, credits or other items shall be determined in accordance with said elections, except, however, any elections under Sections 734, 743 and/or 754 shall have no effect on the income of the LLC

D. The LLC may make distributions to the Members. No distributions shall be made unless Members collectively owning more than fifty percent (50%) voting interest in the LLC decide that the distribution is in the best interest of the LLC. Adequate reserves of funds, in any amount deemed necessary by Members collectively owning more than fifty percent (50%) voting interest in the LLC, shall be retained in the LLC for reimbursement, repairs, replacements, and other contingencies which may affect the LLC. All distributions shall be made to each Member in accordance with his/her/its percentage interest in the LLC. No Member shall be entitled to receive interest on any amounts retained by the LLC including his/her/its capital contribution.

ARTICLE V Management

A. The business of the limited liability company shall have two (2) managers, (the "Managers"), and the initial Managers are Gregroy S. Carr and Nicole Alexis Paraggio. **Either manager acting alone** shall have all rights, power and authority to manage the Company and to take any action in the name of and on behalf of the company to the full extent permitted by law.

Without limiting the generality of the foregoing, **the managers' either manager acting alone** shall be authorized, by way of illustration without limitation to take the following actions in the name of and on behalf of this Limited Liability Company to; (i) borrow money and incur obligations, whether secured or unsecured at such interest rates and on such terms and conditions as the manager may deem proper, (ii) to execute checks, promissory notes, letters of credit, loan agreements and continuing guaranties upon such terms and conditions as the manager may deem proper, (iii) to sell, lease, assign, pledge, mortgage or grant security interests in or otherwise encumber any immovable or movable property of this Limited Liability Company, (iv) to purchase any immovable property located in the State of Louisiana, and (v) to execute and bind this Limited Liability Company on any mortgages, assignments, security agreements, pledges and any other documents creating any such encumbrances with such documents to contain the usual and customary security clauses, including without limitation a confession of judgment, waiver of appraisal and pact de non alienando, all upon such terms and conditions as the manager may deem proper.

The Manager shall not have the right, power or authority to take any of the following actions in the name of or on behalf of the Company, and instead, any of the following actions must be authorized by the affirmative vote of the majority of the total Ownership Interests of the members with each member having one vote for each one percent of their Ownership Interest:

- a. Amend the Articles of Organization;
- b. Amend the Operating Agreement;
- c. Admit any new member;
- d. Cause the dissolution of the Company;
- e. Cause the merger or consolidation of the Company with or into any other entity;
- f. Issue any additional Ownership Interest in the Company to any person, whether an existing member or not;

The members may express any decision made by them in general terms and may authorize one or more members or other parties to act in the name of and on behalf of the Company to implement or effectuate such decision. Further, the members may select any person, whether or not a member or Manager of the Company, to administer or handle any part of the Company's business to such extent and upon such terms and conditions as may be set forth in a written agreement between the Company and such person.

B. To the extent permitted by law, including, without limitation, R.S. 12:1315, the personal liability of a Member for monetary damages for breach of any duty provided for in R.S. 12:1314 shall be eliminated or limited to the fullest extent permitted by law.

C. The Member with the largest percentage voting interest in the LLC is hereby designated the "Tax Matters Member" in connection with Federal income tax consequences of LLC transactions to the maximum extent permitted by the Tax Equity and Fiscal Responsibility Act of 1982, as amended.

D. The Members may delegate all or any powers, rights and obligations hereunder, and may appoint, employ, contract or otherwise deal with any person for the transaction of the business of the LLC, which person may perform any acts or services for the LLC as the Members may approve.

E. No compensation shall be paid to any Member or Manager unless Members collectively owning more than fifty percent (50%) interest in this LLC so agree in writing. Any such compensation shall be reasonable in light of all the circumstances. Costs and expenses incurred by the Members for the LLC's benefit shall be billed directly to the LLC, and the Members shall be entitled to be paid, as reimbursement, for all costs and expenses billed to and paid by them.

F. The manager, and any and all other managers of the limited liability company shall stand in a fiduciary relationship to the limited liability company, LLC and shall discharge his duties in good faith, with the diligence, care, judgment, and skill which an ordinary prudent person in a like position would exercise under similar circumstances and in a manner he reasonably believes to be in the best interest of the limited liability company, LLC

G. The manager should be fully protected in relying in good faith upon the records of the limited liability company and upon such information, opinions, reports, or statements presented to the limited liability company, the members, managers, or other committee thereof by any other limited liability company's members, managers, or by any legal counsel, appraiser, engineer, contractor, independent or certified public account selected with reasonable care by the members, managers, any committee thereof, any agent having the authority to make such selection, or by any other person as to matters the manager reasonably believes are within such other person's professional or expert competence and which person is selected with reasonable care by the members, managers, any committee thereof, or any agent having authority to make such selection.

H. The manager, or managers of this limited liability company shall be absolved from any and all personal liability from monetary damages for breach of any duty as long any manager/managers act in good faith, with diligence, care, judgment, and skill which an ordinary person in the like position would exercise under similar circumstances.

I. Election of managers to fill vacancies or removal with or without cause of any manager shall be by the affirmative vote of the majority of the total ownership interest of the members with each member having one vote for each one percent of their ownership interest at a meeting called expressly for that purpose.

J. The manager/managers, as the case may be with regard to this Limited Liability Company is to act as a mandatory of the Limited Liability Company through all matters in the ordinary course of its business.

K. Persons dealing with the Limited Liability Company may rely upon a certificate of one or more of its Managers or Members to establish the authenticity of any records of the Limited Liability Company, or the

authority of any person to act on behalf of the Limited Liability Company, including but not limited to the authority to take the actions referred to in R.S. 12:1318 (B).

ARTICLE VI
Transfer of Membership Interest

The Members may enter into an agreement restricting the transfer of their interest in this LLC

ARTICLE VII
Apportionment

If an LLC interest is transferred, which is recognized pursuant to this Operating Agreement at any time other than on the first day of a fiscal year of the LLC, the LLC books shall not be closed to determine the shares of profits, gains, expenses and losses, et cetera of the transferor and the transferee or between the existing Members and the transferee, but the profits, gains, expenses and losses, et cetera shall be pro-rated on a daily basis between the portion of the LLC's fiscal year preceding the date of transfer and the portion of the LLC's fiscal year following the date of transfer, unless those Members owning more than fifty percent (50%) interest in the LLC elect to close the LLC's books as of the close of business on the day immediately preceding the date of transfer to determine the transferor's or existing Member's share of pre-transfer and the transferee's or new Member's share of post-transfer profits, gains, expenses and losses, et cetera. Notwithstanding the foregoing, the allocation of LLC profits, gains, expenses, and losses, etc., shall be allocated in a method that is consistent with Internal Revenue Code Sections 704 and 706 and related Treasury Regulations.

ARTICLE VIII
Withdrawal of Member

A. No Member shall have the right to withdraw from this LLC except as otherwise provided herein or except with the consent of other Members collectively owning more than fifty percent (50%) voting interest in the LLC, which consent may be withheld without cause and for any reason deemed sufficient by them.

B. If any Member should withdraw from this LLC, said Member shall be entitled, within a reasonable time after withdrawal, to be paid in cash the fair market value of the Member's interest as of the date of the Member's withdrawal.

ARTICLE IX
Dissolution

In the event there is an event of dissolution and the LLC is not continued in the manner provided for in this Operating Agreement, the LLC shall be dissolved and upon winding up any assets remaining after paying or adequately providing for the payment of all debts and liabilities of the LLC, including all costs and expenses of the liquidation and any and all contingent liabilities of which the Members or liquidator has knowledge, shall be distributed as follows:

1. To Members or former Members in satisfaction of liabilities for distributions under R.S. 12:1324 or 1325.
2. To Members and former Members, first, for the return of their capital account, and secondly, respecting their membership percentage interest, in the proportions in which the Members share in distributions.

ARTICLE X
Elections

In the event of a permitted transfer of an interest in the LLC, or in the event of a distribution of LLC property to any Member, or in the event of the death of any Member, the Members of and for the LLC shall file an election, in accordance with applicable treasury regulations to cause the basis of the LLC property to be adjusted for federal income tax purposes, as provided in Section 734 and Section 743 of the Internal Revenue Code, as amended.

**ARTICLE XII
Amendment**

This is the only Operating Agreement for LLC, this Operating Agreement may be amended only by the consent of the Members collectively owning more than fifty percent (50%) interest of this LLC, which amendment must be in writing. Notwithstanding the foregoing, the required percentage of Membership percentage voting interest needed to amend any governing provision of this Operating Agreement shall never be less than the Membership percentage voting interest needed to take LLC action in connection with the provision being amended.

**ARTICLE XIII
Notice**

A. Anything in this Operating Agreement to the contrary notwithstanding, it is agreed that any notice and/or election and/or option and/or the exercise of any election or option which may be or is required to be given by any particular Member hereunder shall be in writing (including facsimile transmissions). All notices shall be given by sending same by facsimile transmission or by United States Postal Service, registered or certified mail, return receipt requested, postage prepaid, and if intended for any Member shall be addressed to him/her/it at the address as set forth in this Operating Agreement, or to such other addresses which may from time to time be designated by them in notice to the other Members in the manner hereinabove set forth.

**ARTICLE XIV
Applicable Law**

The applicable relationships with each other and with third persons shall be governed by the laws of the State of Louisiana.

**ARTICLE XV
Severability Provision**

If for any reason any provision or provisions which are not determined to be material for the purposes or business of the LLC shall be deemed to be invalid, such invalidity shall not impair the operation of or affect those portions of this Operating Agreement which are valid.

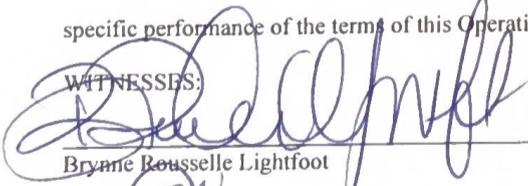
**ARTICLE XVI
Interpretation**

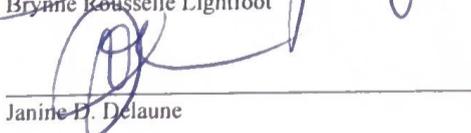
In this Operating Agreement wherever the context so requires, the masculine gender shall include the feminine and/or the neuter, and the singular includes the plural.

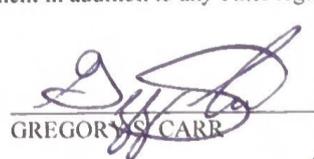
**ARTICLE XVII
Binding of Heirs, Etc.**

This Operating Agreement shall be binding upon the permitted transferees, heirs, executors, administrators, representatives and assigns of the Members whose signatures are affixed hereto. Each Member shall have the right to seek specific performance of the terms of this Operating Agreement in addition to any other legal remedy.

WITNESSES:


Brynne Roussele Lightfoot


Janine D. DeLaune


GREGORY S. CARR

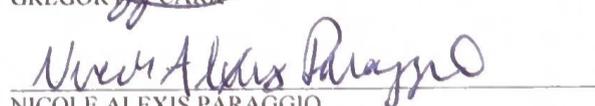
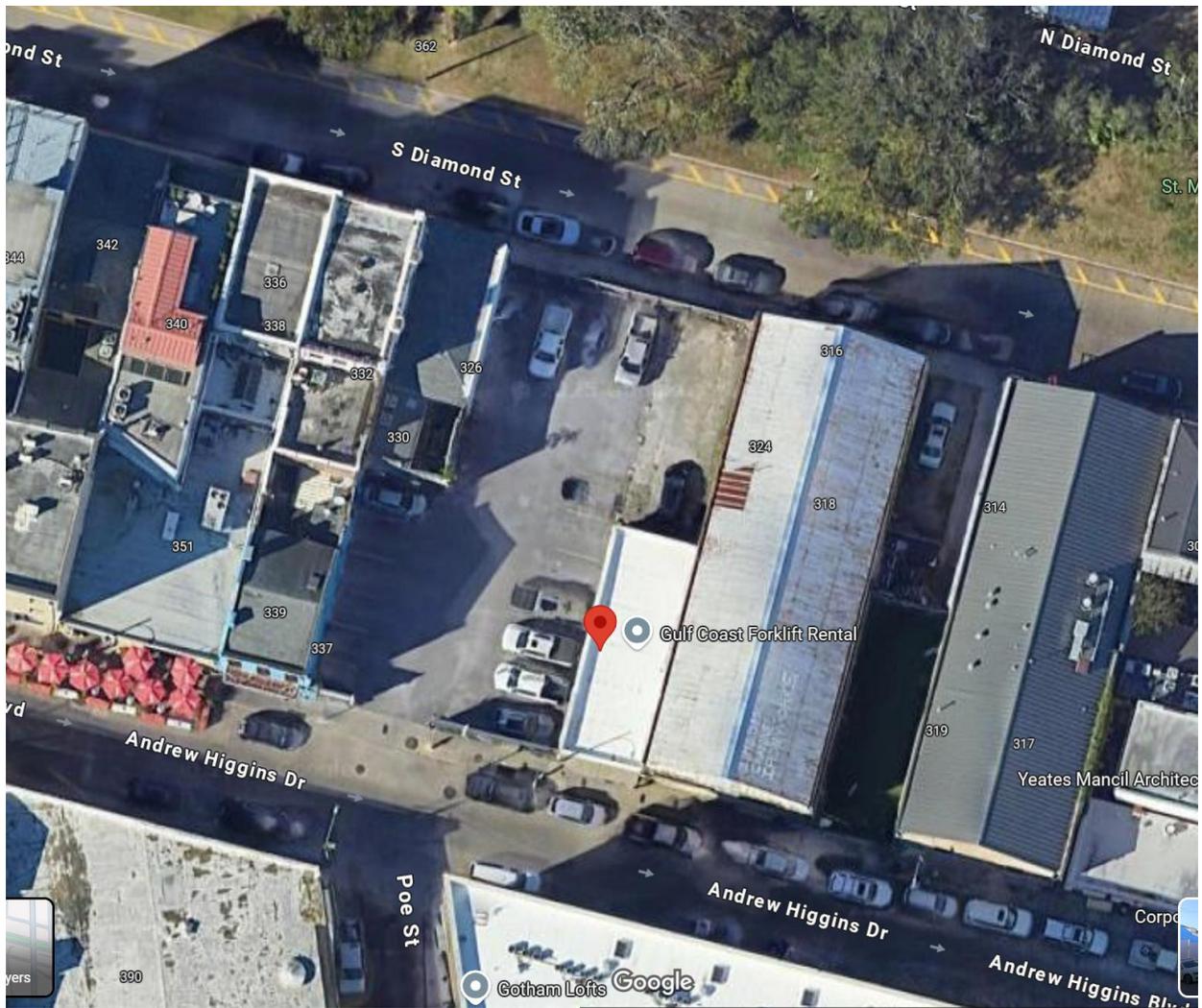

NICOLE ALEXIS PARAGGIO

EXHIBIT A
TO OPERATING AGREEMENT OF
OMBRA NOLA, LLC

The percentage and voting interest in OMBRA NOLA, LLC owned by each Member is as follows:

<u>Name</u>	<u>Percentage Voting Interest</u>
GREGORY S. CARR	50%
NICOLE ALEXIS PARAGGIO	50%





325 Andrew Higgins NPP

9 messages

Laura Barth <laura@zachsmithconsulting.com> Fri, Mar 21, 2025 at 11:34 AM
To: CPCINFO <cpcinfo@nola.gov>, Lesli.Harris@nola.gov, Downtown Development District <ddd@downtownnola.com>, warehousedna@gmail.com
Cc: Ron Loesel <ron@zachsmithconsulting.com>, Zachary Smith <zach@zachsmithconsulting.com>, Elizabeth D Holman <Elizabeth.Holman@nola.gov>

Good morning,

Please see the attached NPP for the conditional use application for 325 Andrew Higgins. Please let me know if you have any questions. Thank you!

--



Laura Barth
Permit Liaison | Zach Smith Consulting

O: +1 (504) 383 3748
E: laura@zachsmithconsulting.com
W: www.zachsmithconsulting.com

 **325 Andrew Higgins_NPP .pdf**
226K

CPCINFO <CPCINFO@nola.gov> Fri, Mar 21, 2025 at 12:31 PM
To: Laura Barth <laura@zachsmithconsulting.com>, Lesli Harris <Lesli.Harris@nola.gov>, Downtown Development District <ddd@downtownnola.com>, "warehousedna@gmail.com" <warehousedna@gmail.com>
Cc: Ron Loesel <ron@zachsmithconsulting.com>, Zachary Smith <zach@zachsmithconsulting.com>, Elizabeth D Holman <elizabeth.holman@nola.gov>

Received. Thank you.

Best regards,

Robin Jones (*sbe/ber/bers*)
Principal City Planner on duty for cpcinfo@nola.gov Friday, March 21, 2025
New Orleans City Planning Commission
[1300 Perdido Street](https://www.nola.gov/1300-Perdido-Street), Room 7W03
New Orleans, Louisiana 70112
(504) 658-7016
rcjones@nola.gov

From: Laura Barth <laura@zachsmithconsulting.com>
Sent: Friday, March 21, 2025 11:34 AM
To: CPCINFO <CPCINFO@nola.gov>; Lesli Harris <Lesli.Harris@nola.gov>; Downtown Development District <ddd@downtownnola.com>; warehousedna@gmail.com <warehousedna@gmail.com>



Building/Construction
Related Permit



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

LAND-USE REQUEST APPLICATION

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

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

Address of Property for which this application is being filed. 325 Andrew Higgins

APPLICANT INFORMATION

Applicant Identity: Property Owner Agent

Applicant Name Laura Barth - Zach Smith Consulting and Design

Applicant Address 1000 S Norman C Francis Pkwy

City New Orleans State LA Zip 70125

Applicant Contact Number 504-383-3748 Email laura@zachsmithconsulting.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name Ombra NOLA LLC

Property Owner Address 325 Andrew Higgins

City New Orleans State LA Zip 70130

Property Owner Contact Number 609-213-8024 Email ombranola@gmail.com

SPECIFIC ZONING REQUEST

Conditional Use request for a bar located in CBD-6.

PROPERTY LOCATION

Square Number(s) 51 Lot Number(s) 48

Bounding Streets S Peter Tchoupitouis S Diamond

Zoning CBD-6 Municipal District 1

Tax Bill Number 102101726 Planning District 1

DESCRIPTION OF PROJECT (Attachments are acceptable)

We are requesting a conditional use for an owner-operated wine and aperitivo bar in the CBD-6 Cent Business District located at 325 Andrew Higgins.



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 *Nun Pareyo* *[Signature]* Date 4/30/2025

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 30th day of April, 2025

My Commission expires at death

[Signature]
 Not. No. 31695

City Planning Commission Speaker Card

Date: 7/8/25

I would like to speak regarding CPC Docket: 033/25

IN SUPPORT

Name: Nicole Paraggio

Address: 325 Andrew Higgins, New Orleans LA

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: Nicole Paraggio

City Planning Commission Speaker Card

Date: 7/8/25

I would like to speak regarding CPC Docket: 033/25

IN SUPPORT

Name: GREGORY CARR

Address: 325 ANDREW HIGGINS, NEW ORLEANS, LA

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: [Signature]

City Planning Commission Speaker Card

Date: 7/8/25

I would like to speak regarding CPC Docket: 033/25

IN SUPPORT

Name: Laura Barth - ZIC+D

Address: 1600 S Norman (Franis)

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: [Signature]

City Planning Commission Speaker Card

Date: 07/8/25

I would like to speak regarding CPC Docket: 033/25

IN SUPPORT

Name: James Catalano

Address: 4933 Magazine St. 70115

I am the applicant for this docket

I'd like to cede my time to: _____

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

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

Signature of Speaker: [Signature]