

City Planning Commission

Staff Report

Tuesday, June 23, 2026

Zoning Docket: 064/26

Prepared by: Valerie Goines

Date: June 25, 2026

Deadline for CPC action: August 22, 2026

CC Deadline: 60 Days

City Council District: E

Applicant: Paulette Alexander Taylor

Request: Conditional use to permit a child care center (small) in an S-RS Suburban Single-Family Residential District

Property description: Square H, Del Mar Villas, Section 7, Lots 13 and 14, in the Third Municipal District, bounded by Forest Glen Road, Castlewood Drive, Elmdale Road, and Heritage Drive

Municipal address(es): 7542-7550 Forest Glen Road

Description

The petitioned site is located on Lots 13 and 14 and fronts on Forest Glen Road. The site functions as a single development site and contains approximately 9,280 square feet of area, with a width of 80 feet and a depth ranging from approximately 109 to 177 feet. The site is currently developed with a single-family dwelling. The applicant is requesting conditional use approval to permit a small child care center at the location. No construction is proposed at this time.

Figure 1. Front and Aerial View of the Structure



Reason for Commission Review

Why is City Planning Commission action required?

Per **Article 13, Section 13.2 (Table 13-1)** a small child care center is deemed a conditional use in the S-RS Suburban Single-Family Residential District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 4, Section 4.3.D.3 – Action by the City Planning Commission** of the Comprehensive Zoning Ordinance.

Analysis

Use Standards for Child Care Center (Article 20)

Article 20, Section 20.3.S.1 GENERAL REQUIREMENTS

- a. Each child care center shall comply with all applicable state and federal regulations, including regulations within the Louisiana Administrative Code, including [Louisiana State Fire Marshal Code](#) and [Title 51 Louisiana Public Health Sanitary Code \(LA Department of Health Code\)](#) where applicable.*
- b. The operator of any child care center shall be licensed by the State of Louisiana. The operator of any early learning center shall be licensed by the Louisiana Department of Education.*
- c. The number of children or adults permitted in a day care center is as follows:*
 - i. Child Care Center, Small: Up to seventy-five (75) children*
 - ii. Child Care Center, Large: seventy-six (76) or more children*

Article 20, Section 20.3.S.2 CHILD CARE CENTER

- a. No child may remain on the premises of a child care center for more than twenty-four (24) consecutive hours in one (1) stay.*
- b. The outdoor play area shall provide a shade device (shade trees, [overhangs], etc.).*
- c. An on-site drop-off and/or residential passenger zone is required. The drop-off area shall be located so that clients of the facility are dropped off in front of, or adjacent to the facility, which may be demarcated with signs or traffic cones during specific times of day. Tandem parking is permitted. The requirement in Section 22.8.C.1 that parking areas are designed so that the driver of the vehicle proceeds forward into traffic shall not apply to child care centers on street with a speed limit of twenty-five (25) miles per hour or less. The use of van or bus service is encouraged.*
- d. Child Care Centers in all Residential Districts shall be exempt from the lot area, width, and depth regulations and parking regulations, but must comply with other bulk and yard requirements. Structures that are nonconforming as to the nonresidential yard requirements shall not require a yard variance that is caused by the change of use of the structure.*
- e. Any off-street parking exemptions and flexibilities in Section 22.5 that apply to a commercial use shall apply to a child care center.*

The Comprehensive Zoning Ordinance defines a child care center as “[a] facility where care, supervision and guidance of children that are not related to the owner or operator of the facility is provided on a regular basis. A child day care center does not include a child day care home.” The Comprehensive Zoning Ordinance defines a small child care center as one that serves 75 or fewer children.

Child care centers are subject to the use standards of **Article 20, Section 20.3.S.2**, which are intended to minimize potential impacts on adjacent properties and surrounding residential neighborhoods.

- a. No child may remain on the premises of a child day care center for more than twenty-four (24) consecutive hours in one (1) stay.*

To ensure compliance, staff recommends the following proviso:

- No child may remain on the premises of a child day care center for more than twenty-four (24) consecutive hours in one (1) stay as set forth in **Article 20, Section 20.3.S.2.a** of the Comprehensive Zoning Ordinance.

b. The outdoor play area shall provide a shade device (shade trees, [overhangs], etc.).

The staff was not able to identify any shade devices on aerial photographs, nor are any shade devices indicated on the submitted site plan. Accordingly, staff recommends the following provisos:

- A shade device (shade trees, overhangs, etc.) shall be provided within the outdoor play area.
- c. An on-site drop-off and/or residential passenger zone is required. The drop-off area shall be located so that clients of the facility are dropped off in front of, or adjacent to the facility, which may be demarcated with signs or traffic cones during specific times of day. Tandem parking is permitted. The requirement in Section 22.8.C.1 that parking areas are designed so that the driver of the vehicle proceeds forward into traffic shall not apply to child care centers on street with a speed limit of twenty-five (25) miles per hour or less. The use of van or bus service is encouraged.*

This standard is met. The submitted site plan identifies drop-off and pick-up areas in front of the building. While parking within the front yard would not otherwise be permitted, the condition is existing and therefore does not require a waiver.

- d. Child Care Centers in all Residential Districts shall be exempt from the lot area, width, and depth regulations and parking regulations, but must comply with other bulk and yard requirements. Structures that are nonconforming as to the nonresidential yard requirements shall not require a yard variance that is caused by the change of use of the structure.*

This standard is met. The proposed use will occupy an existing structure, and no additions or exterior expansions are proposed. To the extent any bulk or yard nonconformities may exist, the structure maintains any applicable inherited rights.

- e. Any off-street parking exemptions and flexibilities in Section 22.5 that apply to a commercial use shall apply to a child care center.*

Parking Requirements				
	Required	Exceptions	Total Required	Provided
Vehicle	5	n/a	5	2
Bicycle	1	n/a	1	0

This standard is not met. The existing structure was originally developed as a single-family dwelling, and the applicant proposes to convert the use to a child care center. Due to the existing development of the property, there is insufficient space to provide compliant off-street parking, necessitating a waiver.

Additionally, the site plan does not indicate the presence of off-street bicycle parking at the site. Therefore, staff recommends the following proviso:

- The plans submitted to the City Planning Commission for final approval shall indicate the installation of at least one (1) short-term bicycle parking spaces as set forth in **Article 22, Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance. 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 for any bicycle spaces located in the public right-of-way.

Article 4, Section 4.3.E.4 authorizes the City Council to grant a waiver provided the request meets the approval standards of Article 4, Section 4.6.F of the comprehensive Zoning Ordinance.

Anticipated impact on surrounding land uses

The applicant is proposing a child care center with 37 children in a residential neighborhood. It would typically generate noise levels that are noticeably higher than a normal single-family home, especially during outdoor play, drop-off/pick-up times, and transitions between activities.

The site is located between two (2), currently vacant, lots; however, there are two single-family dwellings located to the rear of the petitioned site. Outdoor play areas at child care centers are required to be fenced, which would provide a buffer and help mitigate potential noise impacts associated with outdoor play activities.

Figure 2. Aerial View of Site



Source: Google Earth

Child care centers can be appropriate in residential districts when determined to be compatible with surrounding properties. Staff finds the proposed location to be appropriate for a child care center. While the use will generate some noise and activity, those impacts are expected to be localized to the immediately surrounding properties and primarily limited to normal operating and school hours. The relatively small size of the facility is expected to limit the intensity of those impacts.

The facility will provide a needed service to the community at a location that is convenient nearby families. Staff considered the anticipated noise and traffic impacts associated with the proposed use and finds that the proposal is compatible with the surrounding neighborhood and appropriate for approval.

Evaluation of approval standards

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

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

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

RESIDENTIAL SINGLE-FAMILY POST-WAR

Goal: Preserve the existing character and scale of low density single-family residential in post-war (WWII) areas of the city and allow for compatible infill development.

Range of Uses: Single-family dwellings, agriculture, stormwater management, and supporting public recreational and community facilities allowed (e.g. schools and places of worship). Neighborhood-serving businesses and traditional corner stores may be allowed where current or former use is verified. Conversion to multifamily, neighborhood-serving commercial, or mixed used may be allowed for historical institutional or other non-residential structures.

Development Character: New development will fit with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

The request for a small child care center appears consistent with the Master Plan Future Land Use designation for Residential Single-Family Post-War areas, which seek to preserve low-density residential character while supporting community facilities and limited neighborhood-serving businesses. The proposed use may be considered compatible with the surrounding residential neighborhood.

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

This standard is met. The subject property is located in the S-RS Single-Family Residential District, which is intended to preserve post-World War II single-family neighborhoods characterized by larger lots, more uniform development patterns, and generally consistent setbacks. Although the district is primarily residential in nature, certain limited non-residential uses, including child care centers, may be approved through the conditional use process when found to be compatible with the surrounding residential character.

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 use standards for small child care centers are intended to minimize potential impacts on adjacent properties, and staff has included a proviso to ensure compliance with those requirements.

The proposed conditional use also meets the applicable environmental performance standards of **Article 21, Section 21.3**. Several standards are not applicable to the proposed use, including those related to vibration, dust and air pollution, regulated materials, drainage, and fire or explosion hazards, while any remaining requirements will be addressed through applicable permitting and licensure processes.

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 will operate within an existing one-story residential structure, and no exterior alterations are proposed; therefore, the visual character of the surrounding neighborhood and streetscape will remain unchanged. While childcare regulations may require limited outdoor playtime, the sound of children playing outdoors is customary within residential neighborhoods and is not expected to significantly alter the character or integrity of the area.

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

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit the a child care center with insufficient off-street parking.

Requested waiver(s):

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements

Permitted/Required: 5 space

Proposed/Provided: 2 spaces

Waiver: 3 spaces

A. The basic elements for a variance exist because the below standards have been met:

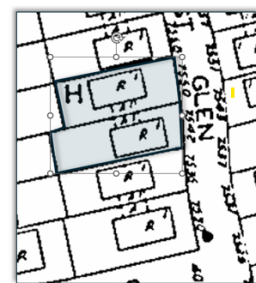
1. Special conditions and circumstances exist that are peculiar to the land or structure involved and are not generally applicable to other land or structures in the same zoning district.

This standard is met. The existing structure was developed as a single-family dwelling, and the applicant proposes to convert the use to a child care center. Due to the existing site configuration there is insufficient space to provide compliant off-street parking.

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

This standard is met. The property was originally developed as a single-family dwelling. The applicant purchased the property in 2007. Although the property was originally developed as two separate dwelling units and later combined, the structures appear on the 1994 Sanborn Map, indicating that the site condition predates the applicant's ownership.

Figure 3. 1994 Sanborn Map



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

This standard is met. Requiring full compliance with current off-street parking standards on a site developed prior to adoption of the current requirements would limit the applicant's ability to establish a use contemplated by the Ordinance under conditions that differ from similarly situated properties.

4. The request for the variance is not based primarily upon a desire to serve the convenience or profit of the property owner or other interested party.

This standard is met. The request results from physical limitations of the site and the inability to accommodate compliant parking, rather than a desire to serve the convenience of the property owner.

5. Strict adherence to the regulation by the owner or their agent would result in a demonstrable hardship upon the owner, as distinguished from mere inconvenience.

This standard is met. Strict adherence of the parking requirements would effectively prevent adaptive reuse of the existing structure because there is insufficient area on the site to provide compliant parking without substantial alteration to the existing development pattern.

B. The impacts of granting a variance are acceptable because the below standards are met:

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

This standard is met. Similar waivers have been granted under comparable site conditions where existing development patterns limited the ability to provide compliant parking.

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

This standard is met. The property is developed with an existing residential-scale structure that is consistent with the surrounding neighborhood character, and no new construction is proposed at this time.

3. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood where the property is located.

The development is not expected to result in negative impacts on adjacent properties.

4. The proposed variance will not impair an adequate supply of light and air to adjacent property, increase substantially the congestion of nearby streets, increase the danger of fire, or otherwise endanger the public safety.

The proposal does not introduce conditions that would materially impact light, air, or public safety.

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. While the use will generate some noise and activity, those impacts are expected to be localized to immediately surrounding properties and primarily limited to normal operating hours. The relatively small size of the facility is expected to limit the intensity of those impacts. Based on the scale of the proposed operation and anticipated operating characteristics, staff does not find that the use would be materially detrimental to public health, safety, and welfare or result in material damage or prejudice to nearby properties.

Staff Recommendation

The staff recommends **APPROVAL** of Zoning Docket 064/26 subject to one (1) waiver and four (4) provisos:

Waiver

Request: This request is for a variance from the Comprehensive Zoning Ordinance to permit the a child care center with insufficient off-street parking.

Requested waiver(s):

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements

Permitted/Required: 5 space

Proposed/Provided: 2 spaces

Waiver: 3 spaces

Provisos

1. No child may remain on the premises of a child day care center for more than twenty-four (24) consecutive hours in one (1) stay as set forth in **Article 20, Section 20.3.S.2.a** of the Comprehensive Zoning Ordinance.
2. A shade device (shade trees, overhangs, etc.) shall be provided within the outdoor play area.
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 Clerk of Civil District Court's Land Records Division. Failure to complete the conditional use process by properly recording plans within one year or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H.2** of the Comprehensive Zoning Ordinance will void the conditional use approval.
4. The plans submitted to the City Planning Commission for final approval shall indicate the installation of at least one (1) short-term bicycle parking spaces as set forth in **Article 22, Section 22.4.A (Table 22-1)** and **Article 22, Section 22.6** of the Comprehensive Zoning Ordinance. The design of bicycle parking spaces shall comply with the requirements as set forth in **Article 22, Section 22.9** of the Comprehensive Zoning Ordinance. 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 for any bicycle spaces located in the public right-of-way.

City Planning Commission Meeting (June 23, 2026)

Staff summarized the application and presented its recommendation of approval. Staff also noted that the staff report included a waiver for off-street parking; however, pursuant to Article 20, Section 20.3.S.2.d, child care centers located within residential districts are exempt from off-street parking

requirements and, therefore, the parking waiver is unnecessary. The Commission received public comment from the applicants in support of the request, and the Director of Facilities Expansion, Planning & Support for Agenda for Children also spoke in support of the application. Following general discussion among the Commission, Commissioner Joshi-Gupta moved to approve the application as recommended by staff, excluding the noted waiver. Commissioner Kepper seconded the motion, which was adopted.

MOTION:

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 064-26 IS HEREBY RECOMMENDED FOR APPROVAL SUBJECT TO FOUR (4) PROVISOS. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

Provisos

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YEAS: Hebert, Joshi-Gupta, Jordan, Kepper, Poché, Steeg, Witry

NAYS: None

ABSENT: Flick, Jackson



City of New Orleans Property Viewer

7542 FOREST GLEN RD, LA, 70127



PROPERTY INFORMATION

Building Number

Unit Number

Site Address

7542 FOREST GLEN RD, LA, 70127

First Owner Name

ALEXANDER PAULETTE J

Second Owner Name

Mailing Address

57328 TALEN LN

Mailing City

SLIDELL

Mailing State

LA

Mailing Zip 5

70458

Mailing Zip +4

Use Code

Property Description

SQ H DEL MAR VILLAS SEC 7 LOT 14 40X123/117 SGLE/FR 1-STY 9/RMS A/R

GeoPIN

41113199

Tax Bill ID

39W043415

Lot

14

Square

BLOCK

H

PARID

7542-FORESTGLENRD

Parcel Area (sq.ft.)

4800

Parcel Dimensions (ft.)

40x123x117

CONDITIONAL USE/EXCEPTIONAL USE/PLANNED DEVELOPMENT

A land-use that is allowed to operate subject to design and/or operational requirements thru a review and approval process.

Zoning Action Type

RPC

Zoning Description

Zoning Docket Number

076

Zoning Docket Year

1996

Ordinance Number

17898

Instrument Number

Some ordinances may be found by accessing Municode. (https://www.municode.com/library/la/new_orleans/munidocs/ordinance_documents) All ordinances are available from the Clerk of Council's office in City Hall.

ZONING

Zoning District

S-RS

Zoning Description

Suburban Single-Family Residential District (<http://czo.nola.gov/article-13/>)

Uses

Permitted and Conditional Uses (<http://czo.nola.gov/article-13#13-2>)

FUTURE LAND USE

Future Land Use

RSF-POST

Future Land Use Description

Residential Single-Family Post-War (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

OVERLAYS AND INTERIM ZONING DISTRICTS

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/article-19/#19-4-A-22>)

Overlay / IZD Description

Transient Lodging Interim Zoning District

Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/article-19/#19-4-A-23>)

Overlay / IZD Description

Data Center Interim Zoning District

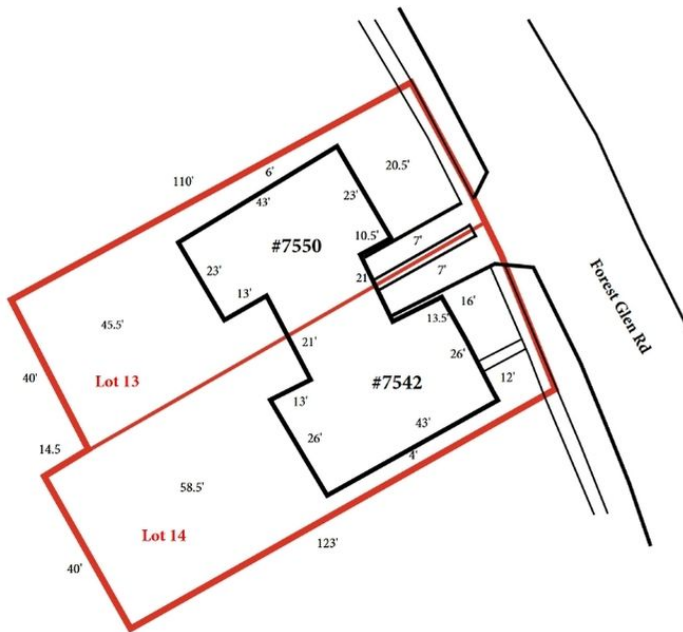
Visit City Planning's site to view the regulations of this Overlay. (<https://czo.nola.gov/czo/media/IZD/2026/M-26-63.pdf>)

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.



Kiddie Prep Academy, LLC.
7542 & 7550 Forest Glen Rd.
New Orleans, LA 70127

Development Plan



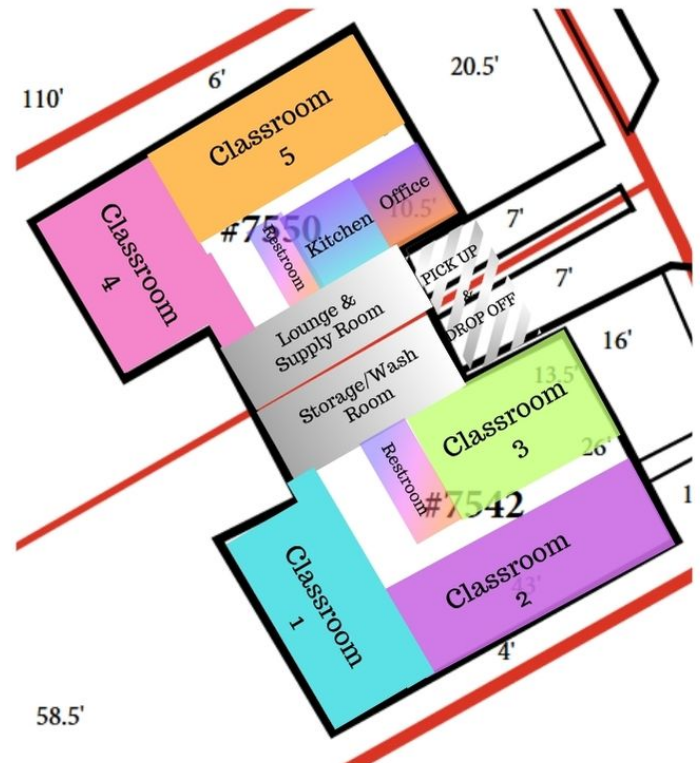
Existing Site Plan

7542-50 Forest Glen Rd

Prepared by:
Nick Kindel, Agenda for Children
nkindel@agendaforchildren.org
(504) 884-4113

Prepared on: April 11, 2025

Based on Assessor's Records &
Site Measurements Taken on
March 13, 2025



Kiddie Prep Academy, LLC
6 weeks - 4 years old
Owner/Director:
Ikia Russell
504-214-1749
kiddieprepa@gmail.com



Conceptual Floor Plan
7521-50 Forest Glen Rd

Prepared by:
Nick Kindel, Agenda for Children
nkindel@agendaforchildren.org
(504) 884-4113

Prepared on: July 28, 2025

Based on site measurements taken
on July 10, 2025



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.

7542 + 7550 Forest Glen Rd.
New Orleans, LA 70127

APPLICANT INFORMATION

Applicant Identity: ☒ Property Owner ☐ Agent

Applicant Name Paulette Alexander Taylor

Applicant Address 57328 Talen Lane

City Slidell State LA Zip 70458

Applicant Contact Number 504-430-1249 Email paulettepyt@aol.com
mrsikiarussell@gmail.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☒

Property Owner Name _____

Property Owner Address _____

City _____ State _____ Zip _____

Property Owner Contact Number _____ Email _____

SPECIFIC ZONING REQUEST

Combine both my properties (7542 + 7550), which is a double, into
1 location for the use of a type III child care center.

PROPERTY LOCATION

Square Number(s) _____ Lot Number(s) 13 + 14

Bounding Streets Forest Glen Rd, Heritage Dr., Elmdale Rd., Castlewood Dr.

Zoning S-RS Municipal District 3

Tax Bill Number 39W043414/39W043415 Planning District 9

DESCRIPTION OF PROJECT (Attachments are acceptable)

Building/Construction
Related Permit



Received by _____
Sign Provided ☐ Date _____
Tracking Number _____

LAND-USE REQUEST APPLICATION

ACKNOWLEDGMENTS

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

Owner Signature

Paulette Jayla

Date

9/19/25

Agent Signature

Date

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

STATE OF LOUISIANA, PARISH OF ORLEANS

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

Sworn to and subscribed before me this

19th

day of

Sept

2025

My Commission expires

with life

Julie C. Flanagan



JULIE C. FLANAGAN
NOTARY PUBLIC
Notary ID No. 12204
St. Tammany Parish, Louisiana

NPP Meeting - Summary Report - 7542-50 Forest Glen Road

Report Date: June 30, 2025

Project: Kiddie Prep Academy

Site Address: 7542 & 7550 Forest Glen Road

Contact: Ikia Russell, Owner/Director, 504-214-1749, kiddieprepa@gmail.com
Nick Kindel, Agenda for Children, 504-884-4113, nkindel@agendaforchildren.org

Overview

This NPP Summary report provides documentation of the outreach and input provided for the Neighborhood Participation Program process for this application. The NPP is for a conditional use application for a Small Child Care Center in a S-RS Single-Family Residential District at 7542 - 7550 Forest Glen Road. This report summarizes the outreach for the NPP meeting that was held on Thursday, June 26, 2025 and the input that was received at that meeting.

Neighborhood Meeting

The applicant held the following NPP Meeting to get input on the project and conditional use application:

- Thursday, June 26, 2025: East New Orleans Regional Library - 5 - 5:45pm - 1 person in attendance

Correspondence

The applicant provided the following meeting notices and had the following correspondence with regards to this Project NPP:

- 06/03/2025: 82 Notices were mailed to property owners and residents within 300 feet of the project (see examples attached)
- 05/28/2025: Emails were sent to the neighborhood association and District E City Councilmember's Office

Meeting Minutes

5:00 Meeting begins
5:10 Presentation begins, Nick Kindel outlines the process & reason for meeting
5:15 Ikia Russell continues presentation explaining the project and child care center
5:20 Question & comment period

5:25 Participant left
5:45 Meeting ended

Results

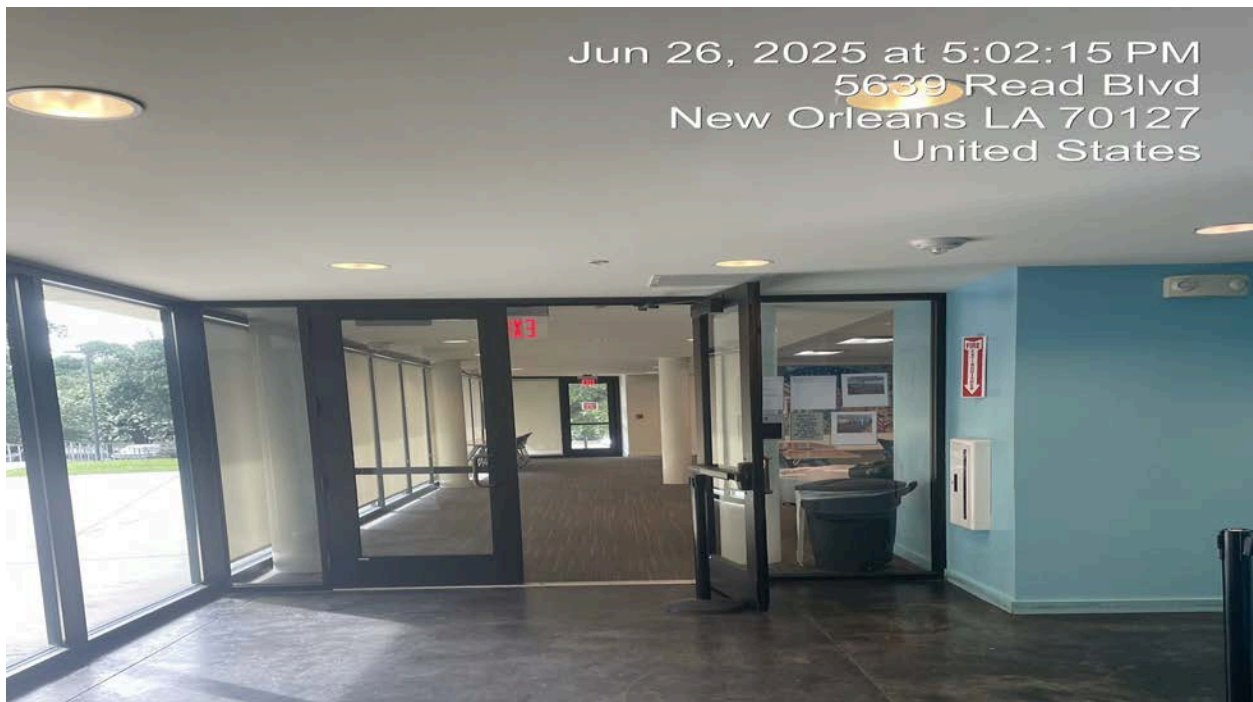
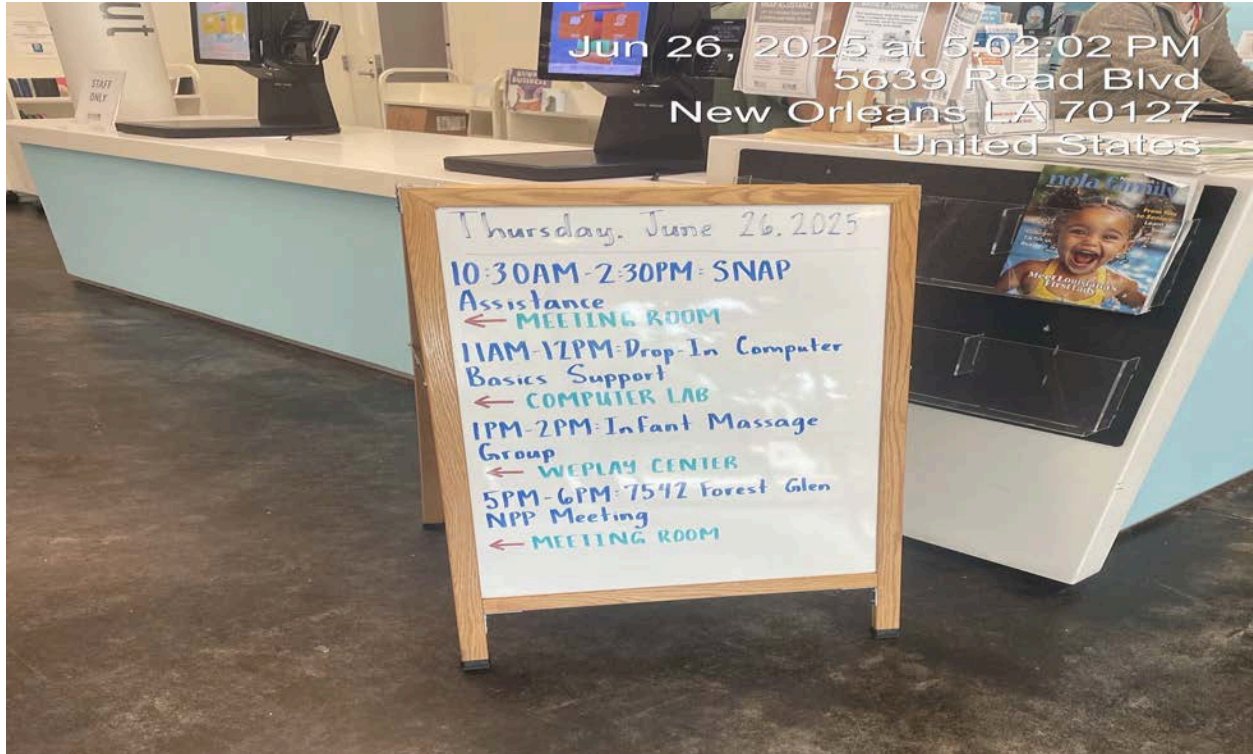
There was 1 person who attended the NPP Meeting on June 26, Candice Taylor with the Lincoln Beach Neighborhood Association. The following comments were made:

- She wanted to provide support of this project on record
- She was supportive of projects like this that will help revitalize the area and make it a more livable neighborhood
- She invited Ikia Russell to attend a Neighborhood Association meeting

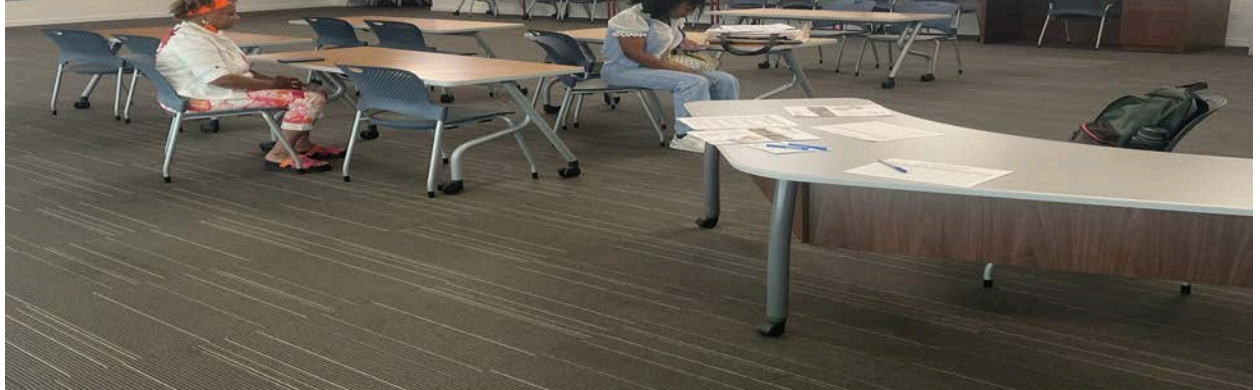
Response to comments:

- We were grateful for the support of the project
- Ikia Russell said that she would be happy to attend a neighborhood association meeting
- Contact information was exchanged to keep in touch about the project

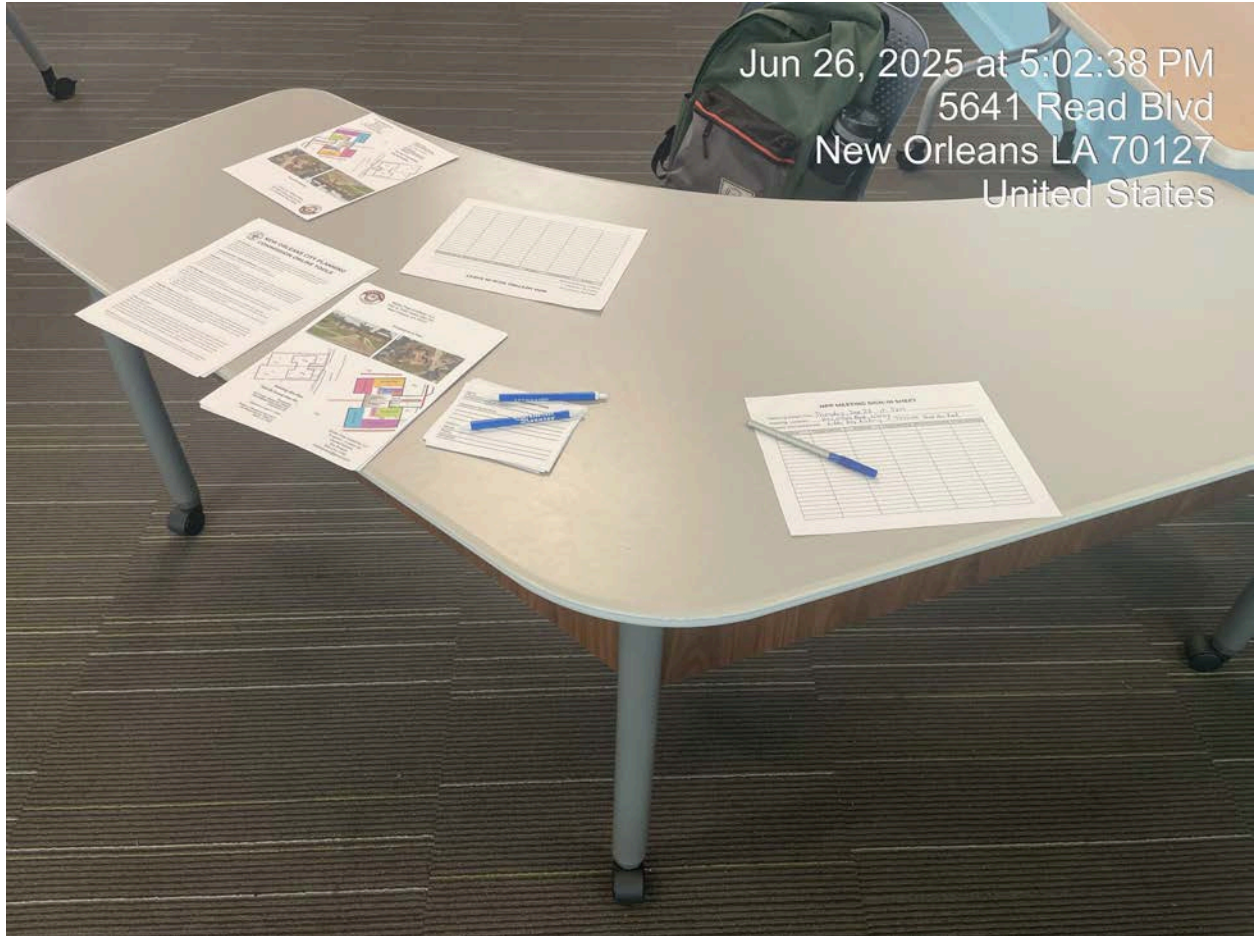
NPP Meeting Photographs



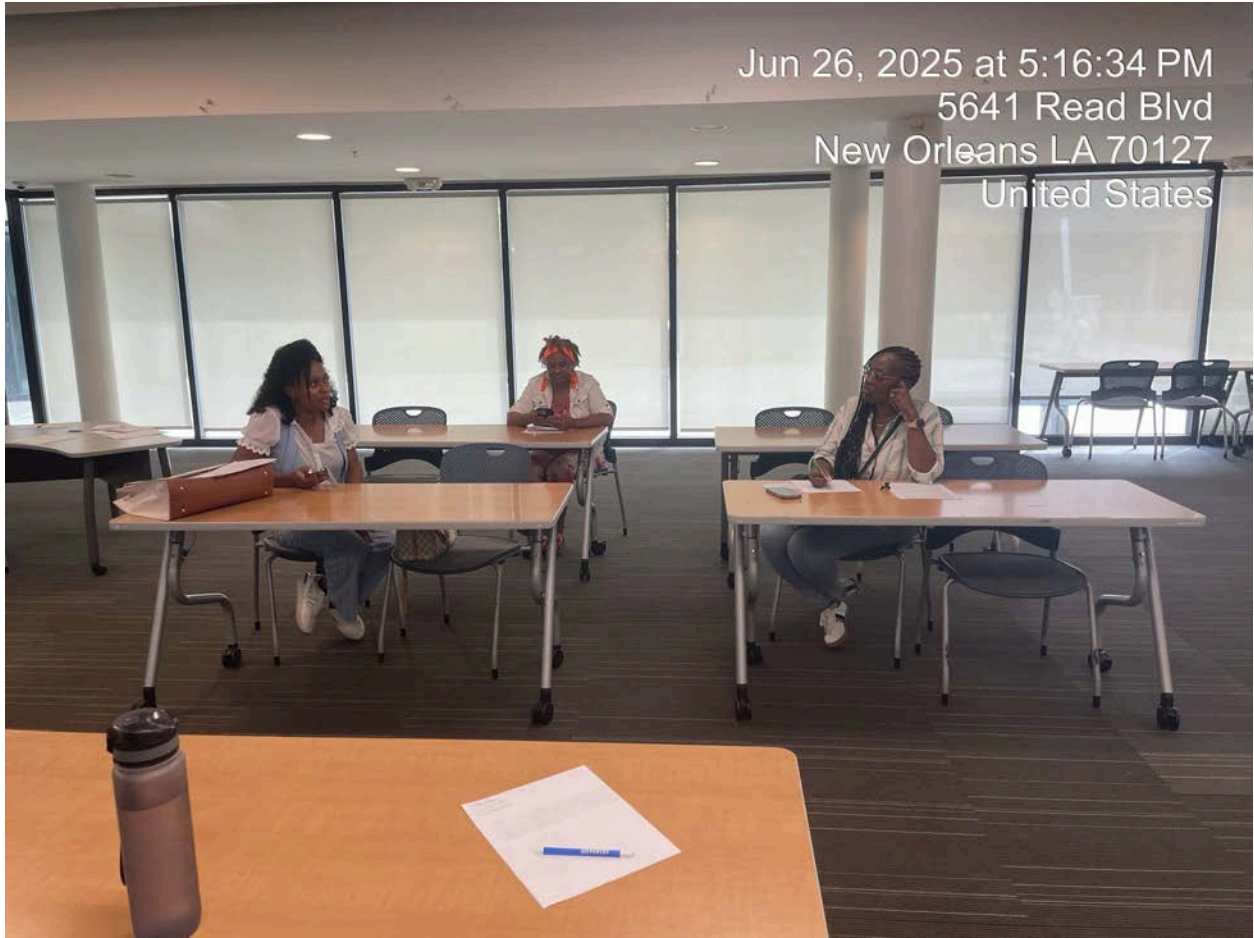
Jun 26, 2025 at 5:02:31 PM
5641 Read Blvd
New Orleans LA 70127
United States



Jun 26, 2025 at 5:02:38 PM
5641 Read Blvd
New Orleans LA 70127
United States



Jun 26, 2025 at 5:16:34 PM
5641 Read Blvd
New Orleans LA 70127
United States



May 31, 2025

Dear Neighbor,

Please join Kiddie Prep Academy, LLC for a Neighborhood Participation Program (NPP) meeting regarding the property at 7542 & 7550 Forest Glen Rd., New Orleans, LA.

Date: Thursday, June 26, 2025 – 5:00 p.m.

Location: New Orleans East Library (5641 Read Blvd)

Kiddie Prep Academy, LLC would like to open a daycare and preschool at 7542 and 7550 Forest Glen Rd. Hours of operation would be 6:30 a.m. to 5:30 p.m. Monday through Friday, excluding major holidays.

The school would occupy both homes, combined as one location, which is approximately 2500sq total. We would renovate the existing structure as a daycare/preschool.

7542 & 7550 Forest Glen Rd. zoning is S-RS so a conditional use approval is required. This means we are required to apply for approval to use this location as a commercial building. Our application must be heard by the City Planning Commission and the City Council, and we are required to complete the NPP meeting before submitting our application to the City Planning Commission for review.

If we receive approval, we plan to start the construction work within 4-6 months of approval and estimate that the work should take an additional 5-6 months.

Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to an NPP meeting where you can learn more about what we propose, and present questions or concerns. This letter is being delivered through U.S. Mail and/or email.

I've enclosed my site plans to give you a better idea of what we'd like to do. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If you are unable to attend and would like to receive information from the meeting, or have any additional questions or comments, please feel free to contact me. I hope to see you at the meeting on June 26.

Sincerely,

Ikia Russell

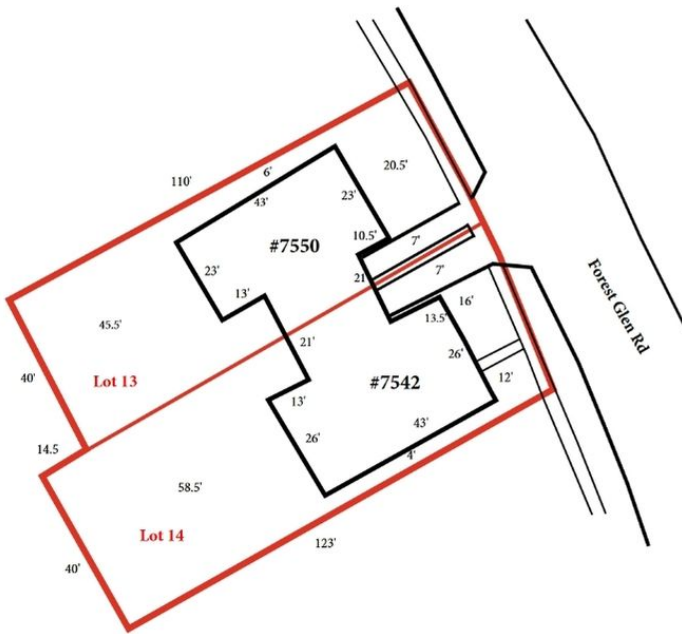
1920 Brookter St., Slidell, LA 70461

Kiddieprepa@gmail.com, 504-214-1749



Kiddie Prep Academy, LLC.
7542 & 7550 Forest Glen Rd.
New Orleans, LA 70127

Development Plan



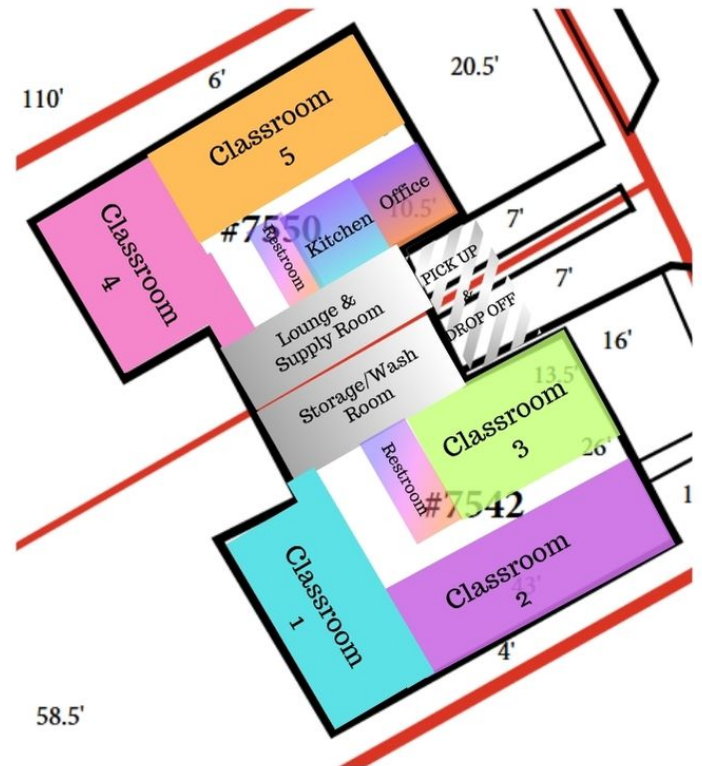
Existing Site Plan

7542-50 Forest Glen Rd

Prepared by:
Nick Kindel, Agenda for Children
nkindel@agendaforchildren.org
(504) 884-4113

Prepared on: April 11, 2025

Based on Assessor's Records &
Site Measurements Taken on
March 13, 2025



Kiddie Prep Academy, LLC
6 weeks - 4 years old
Owner/Director:
Ikia Russell
504-214-1749
kiddieprepa@gmail.com

NPP MEETING SIGN-IN SHEET

Meeting Date/Time: Thursday, June 26 at 5pm
Meeting Location: New Orleans Best Library
Project Name/Address: Kiddie Prep Academy I 7542-50 Borst Glen Road

[illegible]

Jun 26, 2025 at 5:38:42 PM
5641 Read Blvd
New Orleans LA 70127
United States

Jun 26, 2025 at 5:35:54 PM
5641 Read Blvd
New Orleans LA 70127
United States

NPP MEETING COMMENT CARD

DATE: 10-210-2025

NAME/ADDRESS OF PROJECT: Kiddie Prep Academy

COMMENT/QUESTION:

In favor.

CONTACT (OPTIONAL)

NAME:

Candice Taylor (Lincoln Beach Neighborhood President)

EMAIL:

lincolnbeachneighborhoodassoci@gmail.com

ADDRESS:

10930 Hayne Blvd NOLA 70127



Nicholas Kindel <nkindel@agendaforchildren.org>

Fwd: Neighborhood Participation Program (NPP) meeting

Kiddie Prep Academy <kiddieprepa@gmail.com>
To: nkindel@agendaforchildren.org

Wed, Jul 2, 2025 at 10:50 AM

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

From: **Kiddie Prep Academy** <kiddieprepa@gmail.com>

Date: Wed, May 28, 2025 at 10:09 PM

Subject: Neighborhood Participation Program (NPP) meeting

To: <Oliver.Thomas@nola.gov>, <enolacivic@gmail.com>, <secretary_@enonac.org>, <sncopelin@aol.com>, <LincolnBeachNeighborhoodAssoc@gmail.com>, <andre@asanihf.org>

Please see the attached letter that will be mailed out regarding a NPP meeting which will be held on June 26, 2025.

Thank you.
Ikia Russell
KPA

npp letter.pdf
249K



Nicholas Kindel <nkindel@agendaforchildren.org>

Fwd: Neighborhood Participation Program (NPP) meeting

Kiddie Prep Academy <kiddieprepa@gmail.com>
To: nkindel@agendaforchildren.org

Wed, Jul 2, 2025 at 10:51 AM

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

From: **Kiddie Prep Academy** <kiddieprepa@gmail.com>
Date: Wed, May 28, 2025 at 10:29 PM
Subject: Neighborhood Participation Program (NPP) meeting
To: <secretary@enonac.org>

Please see the attached letter that will be mailed out regarding a NPP meeting which will be held on June 26, 2025.

Thank you.
Ikia Russell
KPA

 **npp letter.pdf**
249K



Nicholas Kindel <nkindel@agendaforchildren.org>

Fwd: Neighborhood Participation Program (NPP) meeting

Kiddie Prep Academy <kiddieprepa@gmail.com>
To: nkindel@agendaforchildren.org

Wed, Jul 2, 2025 at 10:51 AM

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

From: **Kiddie Prep Academy** <kiddieprepa@gmail.com>

Date: Wed, May 28, 2025 at 10:26 PM

Subject: Neighborhood Participation Program (NPP) meeting

To: lincolnbeachneighborhoodassoci@gmail.com <lincolnbeachneighborhoodassoci@gmail.com>

Please see the attached letter that will be mailed out regarding a NPP meeting which will be held on June 26, 2025.

Thank you.
Ikia Russell
KPA

 **npp letter.pdf**
249K

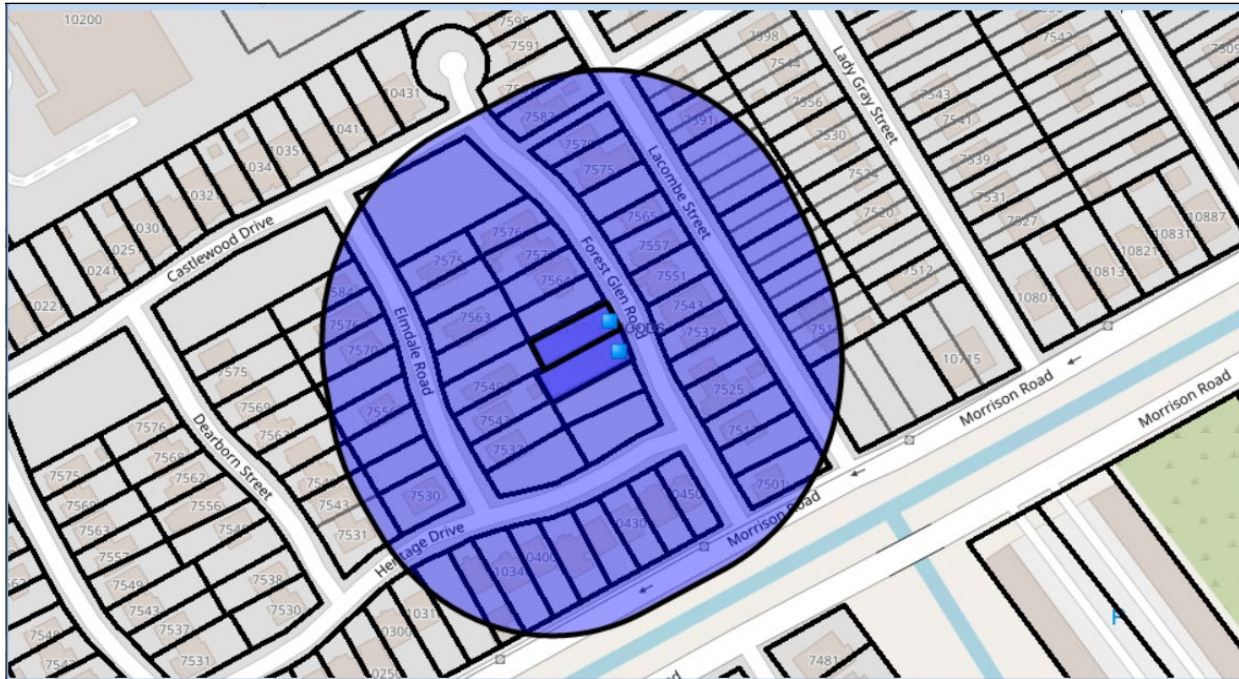
Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
Mar Villas Homeroowners Del	10241 Castlewood Dr	New Orleans	LA	70127
Current Resident	10300 Castlewood Dr	New Orleans	LA	70127
Milton Tolliver	10310 Heritage Dr	New Orleans	LA	70127
Velva P Etal Rabb	10320 Deerfield Dr	New Orleans	LA	70127
Saundra J Smith	10320 Heritage Dr	New Orleans	LA	70127
Saundra Smith	10330 Heritage Dr	New Orleans	LA	70127
Smith Saundra J	10340 Heritage Dr	New Orleans	LA	70127
Robert Jr Parker	10400 Heritage Dr	New Orleans	LA	70127
Beverly A Smith	10410 Heritage Dr	New Orleans	LA	70127
Antionette Roussel	10420 Heritage Dr	New Orleans	LA	70127
Current Resident	10430 Heritage Dr	New Orleans	LA	70127
Current Resident	10440 Heritage Dr	New Orleans	LA	70127
Current Resident	10450 Heritage Dr	New Orleans	LA	70127
Hazel C Pitts	10450 Heritage Dr	New Orleans	LA	70127
Current Resident	10701 Morrison Rd	New Orleans	LA	70127
Robert Freeman	11607 Basket Xing	San Antonio	TX	78245
Carol H Kiefer	1216 Burgundy St	New Orleans	LA	70116
Bentley Douglas Jr	13575 Lynam Dr	Omaha	NE	68138
Joycelyn Ann Manuel	13575 Lynam Dr	Omaha	NE	68138
New Orleans Redevelopment Authority	1409 Oretha Castle Haley Blvd	New Orleans	LA	70113
Alvin Leonard	164 Barbara St	Opelousas	LA	70570
Clarence Phoenix	18231 Machac Pl S	Prairieville	LA	70769
Page Six Properties LLC	2827 General Pershing St	New Orleans	LA	70115
Paulette J Alexander	40 Boogaerts Rd	Boyce	LA	71409
H & H Investors LLC	400 Lapalco Blvd #122	Gretna	LA	70056
CKC Phillips Investment LLC	4533 Piety Dr	New Orleans	LA	70126
Odeda Jonathan Rivas	4824 Camelia St	New Orleans	LA	70126
Lionel Corley	4926 Eastview Dr	New Orleans	LA	70126
Pollard Derrick SR	5216 Randolph St	Marrero	LA	70072
La Vondra S Green	6326 Dorothea St	New Orleans	LA	70126
Paulette J Alexander	7190 Ridgefield Dr	New Orleans	LA	70128
Tolbert Marquette	7209 Anne St	Arabi	LA	70032
Kimberly Peters	7501 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7509 Forest Glen Rd	New Orleans	LA	70127
James J Johnson	7515 Lacombe St	New Orleans	LA	70127
Current Resident	7517 Forest Glen Rd	New Orleans	LA	70127
Dexter Chesser Cummings	7517 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7525 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7530 Elmdale Rd	New Orleans	LA	70127
Current Resident	7530 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7531 Elmdale Rd	New Orleans	LA	70127
Current Resident	7531 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7536 Forest Glen Rd	New Orleans	LA	70127
Julia Kathryn Jack	7537 Elmdale Rd	New Orleans	LA	70127
Lashanda Mary Johnson	7537 Forest Glen Rd	New Orleans	LA	70127
Jacqueline Burns	7542 Elmdale Rd	New Orleans	LA	70127
Jacqueline Burns	7542 Elmdale Rd	New Orleans	LA	70127
Current Resident	7542 Forest Glen Rd	New Orleans	LA	70127
Sandra C Stephens	7543 Dearborn Rd	New Orleans	LA	70127
George Barnes	7543 Elmdale Rd	New Orleans	LA	70127
Eric J Rouse	7543 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7543 Lacombe St	New Orleans	LA	70127
Current Resident	7548 Elmdale Rd	New Orleans	LA	70127
Current Resident	7549 Dearborn Rd	New Orleans	LA	70127
Joyce B Matthews	7549 Elmdale Rd	New Orleans	LA	70127
Current Resident	7550 Forest Glen Rd	New Orleans	LA	70127
Warren G Wiltz	7551 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7551 Lacombe St	New Orleans	LA	70127
Current Resident	7555 Elmdale Rd	New Orleans	LA	70127
Kize E Jefferson	7556 Elmdale Rd	New Orleans	LA	70127
Kize E Jefferson	7556 Elmdale Rd	New Orleans	LA	70127
Current Resident	7556 Forest Glen Rd	New Orleans	LA	70127
Wilma Rivers	7557 Dearborn Rd	New Orleans	LA	70127
Sheila M Delone	7557 Forest Glen Rd	New Orleans	LA	70127
Valencia Telva	7557 Lacombe St	New Orleans	LA	70127
Current Resident	7563 Dearborn Rd	New Orleans	LA	70127
Current Resident	7563 Elmdale Rd	New Orleans	LA	70127
Current Resident	7564 Elmdale Rd	New Orleans	LA	70127
Current Resident	7564 Forest Glen Rd	New Orleans	LA	70127
Walter I Sr Avant	7565 Forest Glen Rd	New Orleans	LA	70127
Walter I Sr Avant	7565 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7569 Elmdale Rd	New Orleans	LA	70127
Lakita M Spears	7570 Elmdale Rd	New Orleans	LA	70127
Current Resident	7570 Forest Glen Rd	New Orleans	LA	70127
Annie B George	7570 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7571 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7571 Lacombe St	New Orleans	LA	70127
Current Resident	7575 Elmdale Rd	New Orleans	LA	70127
Irvin Lawrence	7575 Forest Glen Rd	New Orleans	LA	70127
Emelda A Sims	7576 Elmdale Rd	New Orleans	LA	70127
James W Price	7576 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7579 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7583 Forest Glen Rd	New Orleans	LA	70127
Lionel Corley	7583 Forest Glen Rd	New Orleans	LA	70127
Moses Nathaniel O SR	7584 Elmdale Rd	New Orleans	LA	70127
Current Resident	7587 Forest Glen Rd	New Orleans	LA	70127
Current Resident	7591 Lacombe St	New Orleans	LA	70127
Current Resident	7597 Lacombe St	New Orleans	LA	70127
Farland Gayle Mc	7597 Lacombe St	New Orleans	LA	70127

Joel Williams	7640 Weaver Ave	New Orleans	LA	70127
Dionne D Dilosa	7733 Duke Ct	New Orleans	LA	70126
Juan M Benitez	7743 Scottwood Dr	New Orleans	LA	70128
Barbara B Hodges	8 Sabine Ct	Kenner	LA	70065
Peter Jene Properties LLC	9807 N FM 620 Apt 20307	Austin	TX	78726
Keiffer Sr Gatlin	P O Box 24982	New Orleans	LA	70184
Reed Dewitt SR	P O Box 655	Fayette	MS	39069
SSPJ, LLC	PO Box 53287	New Orleans	LA	70153
Council District E - Oliver Thomas	1300 Perdido St, Room 2W60	New Orleans	LA	70112

Eastern New Orleans Civic Association
East New Orleans Neighborhood Advisory
Commission
New Orleans East Business Association
Lincoln Beach Neighborhood Association
A'sani Heartbeat Foundation

Oliver.Thomas@nola.gov
enolacivic@gmail.com

secretary@enonac.org
sncopein@aol.com
LincolnBeachNeighborhoodAssoc@gmail.com
andre@asanihf.org



A Voice for
Louisiana's
Children &
Families



City Planning Commission
City of New Orleans
cpcinfo@nola.gov

June 15, 2026

RE: ZD064/26 – 7542-50 Forest Glen Road – Kiddie Prep Academy Child Care Center
Conditional Use Letter of Support

Dear City Planning Commission & Staff,

I am writing to support the conditional use application for a Small Child Care Center at 7542-50 Forest Glen Road in a S-RS Single-Family Residential District. The proposed Kiddie Prep Academy child care center would renovate an existing two-family dwelling to convert it into a small in a child care center. The renovated building would have a floor area of just about 2,600 square feet and would have the capacity to serve up to approximately 35-40 children (final capacity will be determined by the State Fire Marshal and Department of Education).

Increasing early care and education capacity is an important need in this neighborhood. Research done by The Data Center for Agenda for Children found that New Orleans East is one of the areas that have the greatest need for additional child care center seats. While the City's population and births are declining overall, neighborhoods in New Orleans East experienced population growth and an increase in the number of children under 5 years old from 2014 to 2019. In addition, many parts of New Orleans East are [child care deserts](#), with an insufficient supply of child care seats for the number of children in the neighborhood. Therefore, approving this new facility will support the need for child care for many families in this area.

This proposed facility would serve a community need by providing additional early childhood education seats in an area that is currently underserved by child care centers. The proposed use is consistent with the use permission in the CZO, complies with the Child Care Center Use Standards in CZO 20.3.S., and meets all of the conditional use approval criteria in CZO 4.3.F.

Child Care Center Use Standards

The proposed Child Care Center will meet all of the following standards for "Care Centers" in CZO 20.3.S.

- a. Each child care center shall comply with all applicable state and federal regulations, including regulations within the Louisiana Administrative Code, including Louisiana State Fire Marshal Code and Title 51 Louisiana Public Health Sanitary Code (LA Department of Health Code) where applicable.

The proposed child care center will submit plans to the Louisiana State Fire Marshal and the Louisiana Department of Health prior to any renovation, and there will be inspections done by both the SFM and LDH prior to the licensing and operation of the facility.

- b. The operator of any child care center shall be licensed by the State of Louisiana. The operator of any early learning center shall be licensed by the Louisiana Department of Education.

This facility will be licensed by the Louisiana Department of Education. After the renovation, the applicant will apply to LDOE for licensure, and LDOE will inspect and approve the facility prior to the operation of the facility.

- c. The number of children or adults permitted in a day care center is as follows:
 - i. Child Care Center, Small: Up to seventy-five (75) children
 - ii. Child Care Center, Large: seventy-six (76) or more children

The center will have a capacity of not more than 40 children; therefore, this use will be classified as a Small Child Care Center, which is a conditional use in the S-RS District.

In addition, the facility is required to comply with all of the Child Care Center specific use standard in CZO 20.3.S.2.

- a. No child may remain on the premises of a child care center for more than twenty-four (24) consecutive hours in one (1) stay.

This center will not provide 24 hour care, so no children will remain on the premises for more than 24 hours at a time.

- b. The outdoor play area shall provide a shade device (shade trees, overhands, etc.).

Shade will be provided in the outdoor play area located in the rear yard.

- c. An on-site drop-off and/or residential passenger zone is required. The drop-off area shall be located so that clients of the facility are dropped off in front of, or adjacent to the facility, which may be demarcated with signs or traffic cones during specific times of day. Tandem parking is permitted. The requirement in Section 22.8.C.1 that parking areas are designed so that the driver of the vehicle proceeds forward into traffic shall not apply to child care centers on street with a speed limit of twenty-five (25) miles per hour or less. The use of van or bus service is encouraged.

The existing driveway will be used as the drop-off area for the caregivers of the children that attend the facility.

- d. Child Care Centers in all Residential Districts shall be exempt from the lot area, width, and depth regulations and parking regulations, but must comply with other bulk and yard requirements. Structures that are nonconforming as to the nonresidential yard requirements shall not require a yard variance that is caused by the change of use of the structure.

While the subject property does not comply with the minimum lot size (9,180 sq. ft. when 20,000 sq. ft. is required) and minimum lot width (80 feet when 100 feet is required) requirements, this center is exempt from those requirements in due to its location in a residential district (S-RS District). In addition, this use is exempt from the off-street parking regulations, which would require 5 off-street spaces when only one space is provided (there are two driveways that provide one space each, which will be a drop-off and a parking spot).

- e. Any off-street parking exemptions and flexibilities in Section 22.5 that apply to a commercial use shall apply to a child care center.

The proposed child care center is located in a residential zoning district, so there are not any commercial use parking exemptions that apply in this case. This facility is exempt from providing off-street parking per CZO 20.3.S.3.c.

Conditional Use Approval Criteria

The proposed Large Child Care Center complies with all of the conditional use approval criteria found in CZO 4.3.F. Each of the criterion are addressed individually below.

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

The subject property is located in the Residential Single-Family Post-War Future Land Use Map designation. This FLUM designation allows for the following Range of Uses: “New development includes single-family, two-family, town home, and multi-family dwellings that are compatible with the scale and character of the surrounding residential neighborhood... Agriculture, storm water management, and *supporting recreational and community facilities* (e.g. schools and places of worship) also allowed...” (emphasis added). The proposed child care center would be considered a community facility as an Early Care and Education (ECE) facility, as a child care center is listed as an “institutional use” in the use table in Table 13-1 CZO 13.2.¹ As a result, the proposed child care center is consistent with the Residential Single-Family Post War FLUM designation.

¹ While “Child Care Center” is the term used in the CZO, the field uses the term “Early Care and Education (ECE) Center” accounting for both the care and educational aspects of these facilities. No

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

The proposed use is a neighborhood-serving use that is consistent with the purpose of the S-RS District, which includes “.... Limited non-residential uses such as places of worship that are compatible with surrounding residential neighborhoods may be allowed.” (CZO 13.1.A). The proposed child care center is located in a former two-family dwelling and will maintain that design, so it will be visually consistent with the surrounding residential neighborhood. In addition, the impact of the proposed development is positive because it is serving a neighborhood need. While the use is likely slightly more intense than a two-family dwelling, this is minimized by the activity taking place on a double lot. Furthermore, additional activity and traffic can be a benefit to the neighborhood, as it will add more positive street life and eyes on the street to this neighborhood.

3. The proposed use meets all standards specifically applicable to the use as set forth in [Article 20](#) and all environmental performance standards of this [Section 21.3](#).

The proposed child care center will comply with all of the Use Standards in CZO 20.3.S.1 & 2, which are addressed in their entirety in the section above.

The proposed child care center will comply with the Environmental Performance Standards in CZO 21.3. Any noise generated will be during the day-time hours and mostly limited to inside the structure and will comply with the New Orleans Noise Ordinance. The use will not generate any vibrations, dust and air pollution, regulated materials, fire and explosion hazards, or debris. There will not be any drainage impacts. Finally, the use will generate minimal litter, will provide screened trash storage areas, and will comply with all of the Sanitation Department’s litter abatement requirements.

4. 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, including but not limited to:
 - a. Adequate ingress and egress to property and proposed structures thereon with particular reference to vehicular and pedestrian safety and convenience, and access in case of fire.

The applicant has submitted a set of plans indicating the proposed layout of the site, including ingress, egress, and off-street parking. There is an existing driveway that will be used for the drop-off area. While there is no off-street parking requirement for this proposed center, the applicant is proposing to provide both a drop-off space and an off-street parking space. There is ample on-

matter the term, these facilities serve a community function of supporting families in the care and education of young children.

street parking in a vicinity of the facility. Therefore, there is adequate ingress, egress, and parking available for this proposed use.

b. Off-street parking and loading areas.

See above for information on the off-street parking. A commercial use of this size does not require an off-street loading area.

c. Refuse and service areas.

The proposed child care center will provide adequate refuse storage as required by the amount of trash that is generated. The refuse storage area will be screened in accordance with CZO 23.13.A.

d. Utilities with reference to location, availability, and compatibility.

This is an existing structure with existing utility services. New or expanded utilities are not required to facilitate the conversion of the existing dwelling into a child care center.

e. Screening and buffering features to minimize visual impacts and/or setbacks from adjacent uses.

The child care center will appear like a residential dwelling and will not have visual impacts that require screening. The refuse storage area will be screened in accordance with CZO 23.13.A. The outdoor play area is required to be fenced as well.

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

There are no changes to the exterior lighting proposed with this development. The exterior lighting will be comparable to that of a single-family dwelling and will not have any adverse impacts on adjacent properties or the public rights-of-way.

g. Required yards and open space.

The proposed child care center is located in an existing residential dwelling. There are not any new structures or additions that will impact the existing yards and open space.

h. Height and bulk of structures.

There is not any addition to the existing single-story structure, so there is no impact on the existing height and bulk requirements in the S-RS District.

i. Hours of operation.

The hours of operation for this center will be 6:30am to 5:30pm Monday through Friday. This facility will have limited negative impacts on the surrounding properties due to the concentration of activity during daytime hours during the work week.

j. Roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development-generated traffic on neighborhood streets.

The proposed child care center will not generate a significant amount of traffic that will require infrastructure improvements to accommodate the proposed development. There will be an increase in traffic and parking during morning drop-off and afternoon pick-up, but that should be able to be easily handled by the on-street and off-street parking spaces that are available.

k. The amount and location of existing impervious surface.

The vast majority of the site is made of permeable surfaces. There is no proposed changes to the existing impervious surfaces.

5. Any variance of zoning standards meets the approval standards of [Section 4.6.F](#).

The applicant has not requested any variances as part of this request, and there are not any known variances that are required to facilitate this development.

6. 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.

The proposed child care center will not be detrimental to public health, safety, and welfare. In fact, the opposite is true. The proposed child care center will serve a public good by providing much needed child care seats. In addition, New Orleans East is a part of the city that is underserved by child care centers, so this proposed facility is needed to help close that gap.

Summary

In conclusion, the proposed child care center will provide a much needed community asset by expanding early childhood education services in New Orleans East. The proposed facility complies with the CZO and meets the conditional use approval criteria in CZO 4.3.F. Therefore, we are requesting approval of the conditional use for a Child Care Center at 7542-50 Forest Glen Road.

Please let me know if you have any questions or need any additional information in support of this request. Thank you for your time and consideration.

Sincerely,

Nicholas Kindel

Nick Kindel
Director of Facilities Expansion, Planning & Support
Agenda for Children
8300 Earhart Blvd, Suite 201
New Orleans, LA 70118
nkindel@agendaforchildren.org
(504) 884-4113

3

City Planning Commission Speaker Card

Date: 10/30/20
I would like to speak regarding CPC Docket: 064/20

IN SUPPORT

Name: Elia Russell
Address: 1920 Brooke St. Stidell LA 70161
☒ 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: D. Russell

3

City Planning Commission Speaker Card

Date: 06/23/26
I would like to speak regarding CPC Docket: 064/23

INFORMATION ONLY

Name: Nick Kinzel
Address: 4103 Amunighon Street 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: _____

3

City Planning Commission Speaker Card

Date: 6/23/26
I would like to speak regarding CPC Docket: 064/26

IN SUPPORT

Name: Paula Tate Taylor
Address: 57328 Talen Ln
☒ 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: Paula Tate Taylor