

**City Planning Commission  
Staff Report  
Tuesday, November 11, 2025**

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**Zoning Docket 060-25**

**Prepared by:** Valerie Goines

**Date:** December 8, 2025

**Deadline for CPC action:** 1/10/26

**CC Deadline:** 60 days

**City Council District:** E

**Applicant:** Old Land Orleans, LLC

**Request:** Conditional use to permit an outdoor storage yard in a GPD General Planned Development District

**Property description:** Square 151, Lots 6, 7, 8, Woodland Heights, in the Third Municipal District, bounded by Old Gentilly Road, Almonaster Avenue, and Read Boulevard

**Municipal address:** 10760 Old Gentilly Road

**Description**

The subject property is located on Old Gentilly Road within a GPD General Planned Development District. The site currently consists of gated open space with several storage containers but does not contain any permanent structures. It comprises three (3) lots of record with a combined area of approximately 19,890 square feet.

The applicants propose to establish an outdoor storage yard that would include a 300 square foot accessible mobile office container equipped with a restroom. The proposal also includes a pedestrian entrance along Old Gentilly Road to provide controlled access to the site.

**Reason for Commission Review**

Per **Article 7, Section 7.2.A (Table 7-1: Permitted and Conditional Uses)**, an outdoor storage yard is deemed a conditional use in the GPD General Planned Development 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**

**Article 7, Section 7.3 (Table 7-2) – Bulk and Yard Requirements**

	<b>Requirement</b>	<b>Provided</b>	<b>Notes</b>

<b>Building height</b>	35 feet	< 35 feet	n/a
<b>Front yard</b>	20 feet	N/A	n/a
<b>Side yard 1</b>	20 feet	N/A	n/a
<b>Side yard 2</b>	20 feet	N/A	n/a
<b>Rear yard</b>	20 feet	N/A	n/a

- The applicant shall consolidate existing lots 6, 7, and 8 into a single lot of record through the City Planning Commission. The planned development shall apply only to the new lot of record. The applicant shall submit a complete application for the resubdivision prior to City Planning Commission sign-off on final plans. The approved subdivision shall be recorded with the Clerk of Civil District Court's Land Records Division prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.

<b>Overlay Design Standards</b>
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The subject site is not located in any overlay districts that are applicable to this request.

<b>Use Standards for Outdoor Storage Yard</b>	
<b>Requirement</b>	<b>Notes</b>
Outdoor storage yards shall have a minimum ten-thousand (10,000) square feet of lot area.	Compliant
All outdoor storage shall comply with the screening and buffering requirements of this Ordinance, including a seven (7) foot solid fence surrounding all outdoor storage areas.	Final site plan must comply.
The outdoor storage area should be located to the rear of the lot where possible. All structures shall be located towards the front of the lot, but must comply with the front yard requirements of the underlying zoning district.	Compliant
Outdoor storage areas shall be surfaced and graded to drain all surface water and meet the stormwater management requirements of the Code of Ordinances. Outdoor storage areas may be surfaced with partially permeable materials, if adequate drainage, erosion, and dust control are provided.	Final site plan must comply.

<b>Parking Requirements</b>				
	<b>Requirement</b>	<b>Exceptions</b>	<b>Total Required</b>	<b>Provided</b>
Vehicle Parking	1 space:300 sf of office space	None	1	15 per site plan
Bicycle Parking	None	None	0	0
Loading	2 spaces	None	2 spaces	None shown on site plan

## Anticipated impact on surrounding land uses

The proposed outdoor storage yard is expected to have minimal impact on surrounding properties. Old Gentilly Road experiences relatively low traffic volumes and primarily serves employees of nearby industrial businesses rather than the general public. The proposed use is anticipated to generate only a negligible increase in traffic, which can be easily accommodated by the existing roadway network.

### Evaluation of approval standards

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

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

This standard is met. The Home Rule Charter of the City of New Orleans requires all land use actions to be consistent with the Master Plan. A land use action is consistent with the Plan for the 21<sup>st</sup> 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 “Industrial.” The goal, range of uses, and development character for that designation are copied below.

#### **INDUSTRIAL**

**Goal:** Retain land to further strengthen port activity, maritime-related activities, manufacturing and other uses that provide jobs and opportunities for New Orleans’ residents.

**Range of Uses:** Heavy manufacturing, maritime uses, water treatment and transfer, large warehousing/distribution facilities, stormwater management, and limited commercial uses are allowed. Transit and transportation facilities are allowed. Urban mixed use developments are allowed.

**Development Character:** Often located near rail and highway infrastructure, massing and bulk will vary depending on location, however, proper buffers/standards required, particularly when abutting residential neighborhoods. Incorporate risk reduction and adaptation strategies in the built environment.

The proposed outdoor storage yard is classified as an industrial use and aligns with the range of uses and development character envisioned within this Future Land Use Map (FLUM) category. Accordingly, the request is consistent with the intended Master Plan FLUM designation.

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

This standard is met. The proposed storage yard is compatible with the purpose of the General Planned Development (GPD) District, which, where applied in New Orleans East, is intended to enable industrial use in a manner that is compatible with surrounding natural environments. The site is already cleared and has been used in the past. Its continued use would not negatively affect the surrounding environment.

***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.***

The proposal generally meets the use standards and will be required to do so by the provisos recommended by the staff. The environmental performance standards are applied through normal permitting 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 subject site is located along Old Gentilly Road, an area characterized by industrial and utility-oriented uses, including auto-wrecking yards, open storage areas, and undeveloped land. The proposed outdoor storage yard is compatible with the existing industrial character of the surrounding area and will not introduce an intensity or scale of development inconsistent with adjacent properties.

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

No variances are needed.

***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 proposed use is anticipated to have negligible impacts on traffic, noise, or environmental quality. Old Gentilly Road primarily serves industrial traffic associated with adjacent businesses and experiences low overall traffic volumes. The use will not generate significant vehicular activity, hazardous emissions, or other impacts detrimental to public health or safety.

#### **Staff Recommendation**

The staff recommends **APPROVAL** of **Zoning Docket 060/25**, subject to 4 provisos:

*Provisos:*

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly

recording plans within a one-year time period, or failure to request an administrative extension as provided for in **Article 4, Section 4.3.H** of the Comprehensive Zoning Ordinance, will void the conditional use approval.

2. The plans submitted to the City Planning Commission for final approval shall indicate the presence of a minimum of one (1) off-street vehicle parking space, as set forth in **Article 22, Section 22.4.A (Table 22-1)** of the Comprehensive Zoning Ordinance, and one (1) off-street loading space, as set forth in **Article 22, Section 22.7** of the Comprehensive Zoning Ordinance.
3. In accordance with **Article 20, Section 20.3.Q** of the Comprehensive Zoning Ordinance, the use shall be in accordance with the following use standards:
  - a. All outdoor storage shall comply with the screening and buffering requirements of this Ordinance, including a seven (7) foot solid fence surrounding all outdoor storage areas.
  - b. Outdoor storage areas shall be surfaced and graded to drain all surface water and meet the stormwater management requirements of the Code of Ordinances. Outdoor storage areas may be surfaced with partially permeable materials, if adequate drainage, erosion, and dust control are provided.
4. The applicant shall consolidate existing lots 6, 7, and 8 into a single lot of record through the City Planning Commission. The planned development shall apply only to the new lot of record. The applicant shall submit a complete application for the resubdivision prior to City Planning Commission sign-off on final plans. The approved subdivision shall be recorded with the Clerk of Civil District Court's Land Records Division prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.

### **CITY PLANNING COMMISSION MEETING (November 11, 2025)**

The staff summarized the application and presented its recommendation for approval. The applicant was not present to speak on behalf of the application and there were no speakers in support or in opposition of the request. Commissioner Joshi-Gupta moved to approve the request, Commissioner Steeg seconded the motion which was unanimously approved.

#### **MOTION:**

**BE IT MOVED BY THE CITY PLANNING COMMISSION THAT ZONING DOCKET 060-25 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*

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

NAYS: None

ABSENT: Witry



**City of New Orleans Property Viewer**  
**10760 OLD GENTILLY RD, LA, 70127**



**PROPERTY INFORMATION**

**Building Number**  
 \_\_\_\_\_

**Unit Number**  
 \_\_\_\_\_

**Site Address**  
 10760 OLD GENTILLY RD, LA, 70127

**First Owner Name**  
 OLD LAND ORLEANS L.L.C.

**Second Owner Name**  
 \_\_\_\_\_

**Mailing Address**  
 1532 S NORMAN C FRANCIS PARKWAY

**Mailing City**  
 NEW ORLEANS

**Mailing State**  
 LA

**Mailing Zip 5**  
 70125

**Mailing Zip +4**  
 \_\_\_\_\_

**Use Code**  
 \_\_\_\_\_

**Property Description**  
 WOODLAND HEIGHTS R S SQ 151 LOTS 6 THRU 8 GENTILLY AND WOODLAND 90X221 SGLE 7/RM A/R

**GeoPIN**  
 41131767

**Tax Bill ID**  
 39W817705

**Lot**  
 6/8

**Square**  
 \_\_\_\_\_

**BLOCK**  
 151

**PARID**  
 10760-GENTILLYRD

**Parcel Area (sq.ft.)**  
 19890

**Parcel Dimensions (ft.)**  
 90x221

## ZONING

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### Zoning District

GPD

### Zoning Description

General Planned Development District (<http://czo.nola.gov/article-7/>)

### Uses

Permitted and Conditional Uses (<http://czo.nola.gov/article-7#7-2>)

## FUTURE LAND USE

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### Future Land Use

IND

### Future Land Use Description

Industrial (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

## OVERLAYS AND INTERIM ZONING DISTRICTS

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

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*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.*

Sunny



# Orleans Parish, LA



Map

Search

Supplemental Tax Roll Search

More



10760-GENTILLYRD 39W817705 08/15/2022

Parcel ID	10760-GENTILLYRD
Tax Bill Number	39W817705
Municipal District	3
Location Address	10760 GENTILLY RD
Property Class	C - COMMERCIAL
Special Tax District	
Subdivision Name	WOODLANDHT
Zoning District	<a href="#">Show Viewer (41131767)</a>
Land Area (sq ft)	19890
Building Area (sq ft)	0
Revised Bldg Area (sq ft)	0
Square	151
Book	10
Lot/Folio	6/8/045
Line	005
Legal Description	1. WOODLAND HEIGHTS R S SQ 151 2. LOTS 6 THRU 8 GENTILLY AND 3. WOODLAND 90X221 4. SGLE 7/RM A/R
Assessment Area	VIAVANT COM 31 <a href="#">Show Assessment Area Map</a>
Parcel Map	<a href="#">Show Parcel Map</a>

## Owners

WOODLAND ORLEANS LLC

Survey

PROPERTY INFORMATION

**Building Number**  
**Unit Number**  
**Site Address**  
 10760 OLD GENTILLY RD, LA, 70127  
**First Owner Name**  
 OLD LAND ORLEANS L.L.C.  
**Second Owner Name**  
**Mailing Address**  
 1532 S NORMAN C FRANCIS PARKWAY  
**Mailing City**  
 NEW ORLEANS  
**Mailing State**  
 LA  
**Mailing Zip 5**  
 70125  
**Mailing Zip +4**  
**Use Code**

**Property Description**  
 WOODLAND HEIGHTS R 5 SQ 151 LOTS 6 THRU 8 GENTILLY AND WOODLAND 90X221 SGL E  
 7/RM A/R  
**GeoPIN**  
 41131767  
**Tax Bill ID**  
 39W817705  
**Lot**  
 6/8  
**Square**  
**BLOCK**  
 151  
**PARID**  
 10760-GENTILLYRD  
**Parcel Area (sq.ft.)**  
 19890  
**Parcel Dimensions (ft.)**  
 90x221

Assessor Records and Sales/Transfer Information (<https://beacon.schneidercorp.com/Application.aspx?AppID=979&LayerID=19792&PageTypeID=4&PageID=8663&Q=1886938444&KeyValue=10760-GENTILLYRD>)

ZONING

**Zoning District**  
 GPD  
**Zoning Description**  
 General Planned Development District (<http://czo.nola.gov/article-7/>)

FUTURE LAND USE

**Future Land Use**  
 IND  
**Future Land Use Description**  
 Industrial (<https://masterplan.nola.gov/volume-2/13/#2-13-c>)

OVERLAYS AND INTERIM ZONING DISTRICTS

**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  
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 Customary Lodging Services Staffing Interim Zoning District  
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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.

Assessment Area

WOODLAND 90X221  
SGL E 7/RM A/R

AVANT COM 31

Assessment Area Map

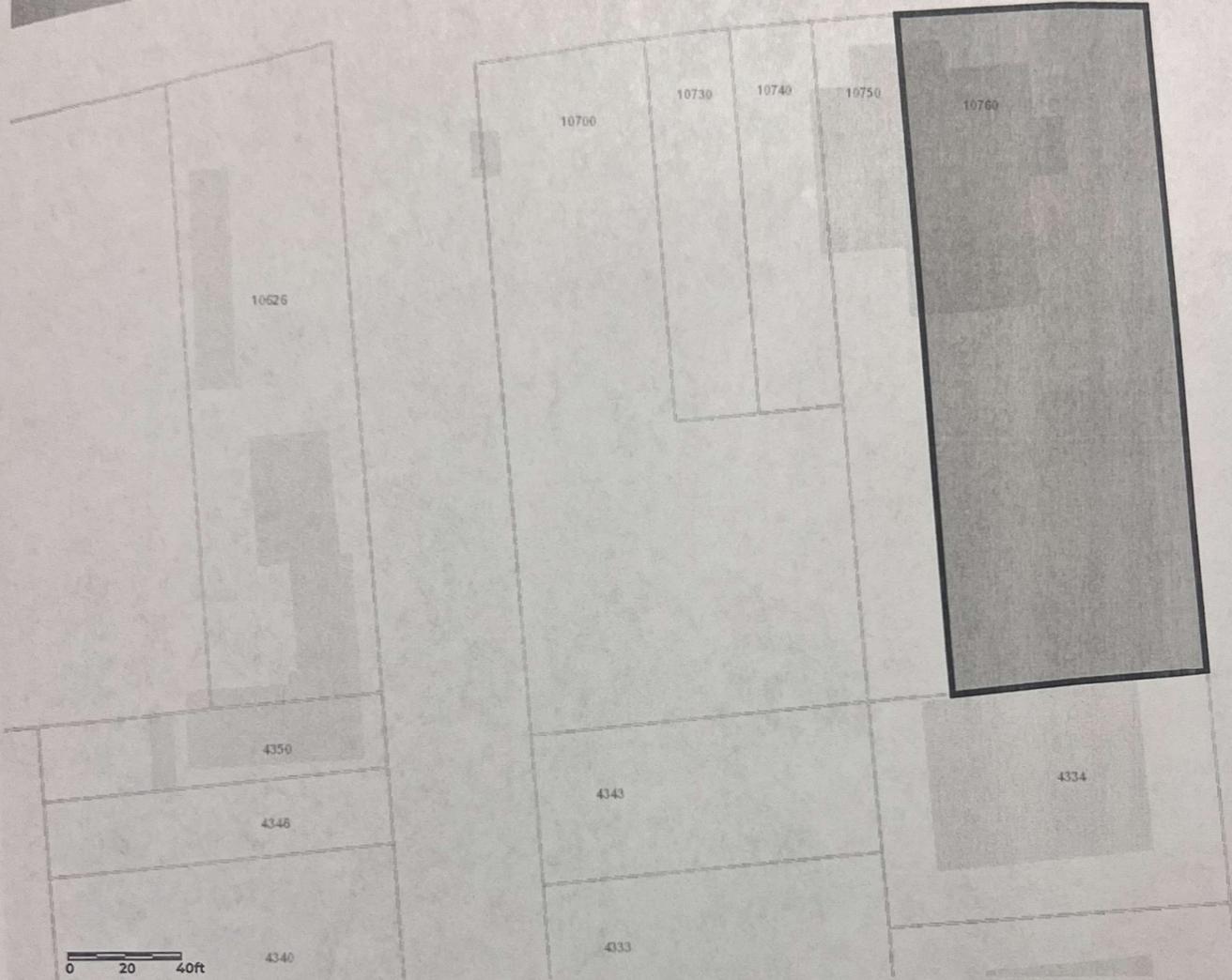
Parcel Map

Parcel Map

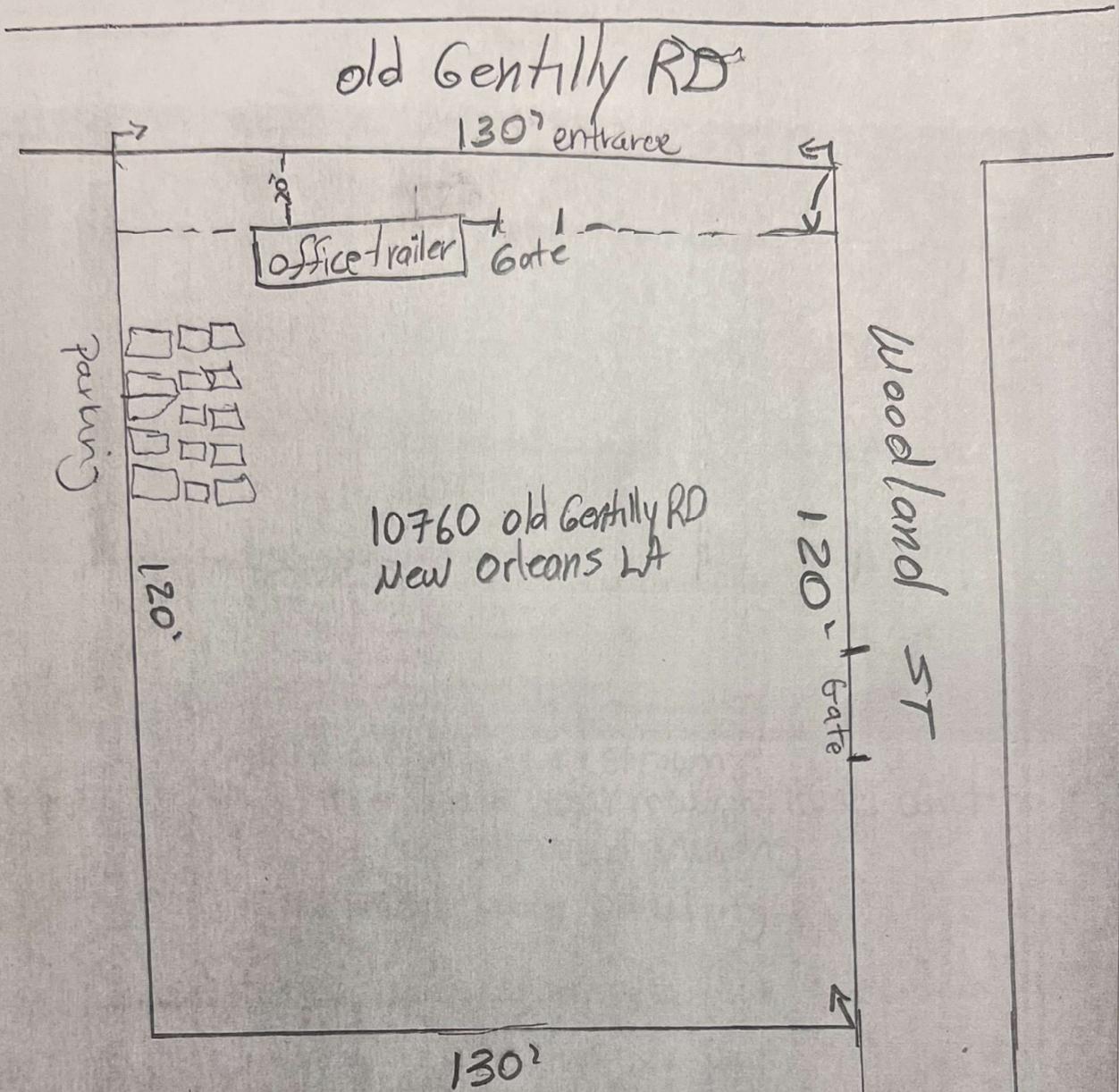


Survey

Old Gentilly Rd



site Plan

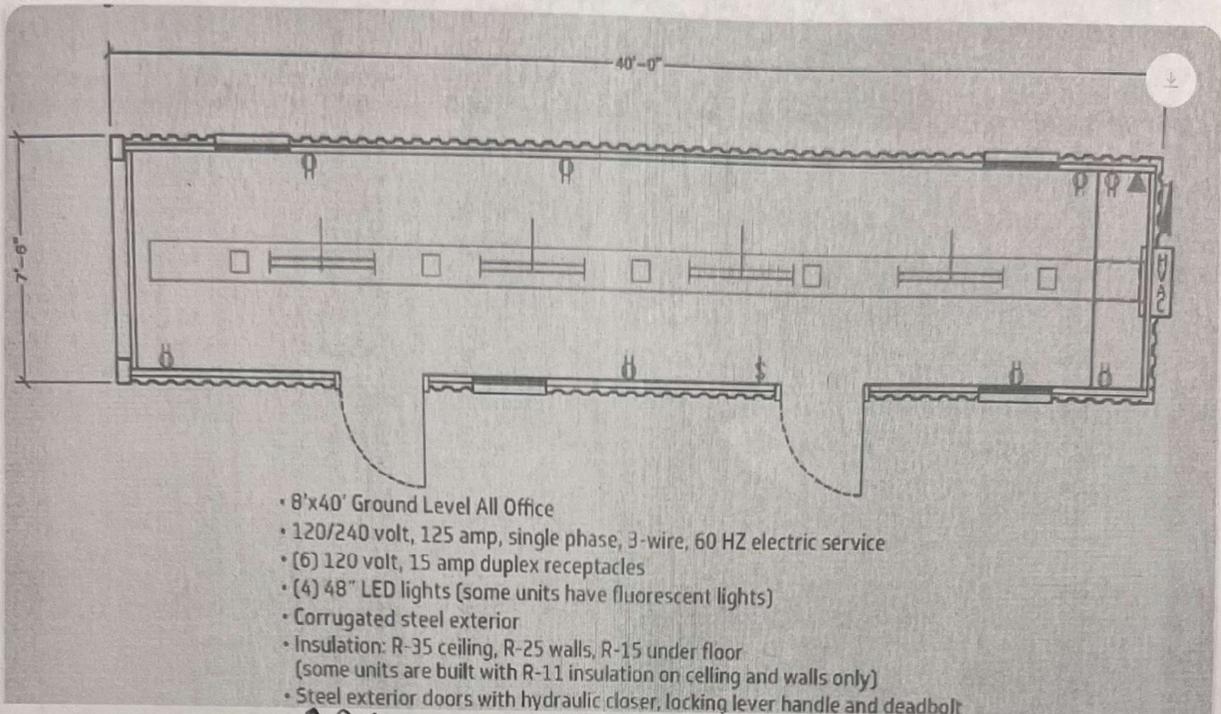
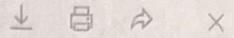


6ft Metal Gate all round  
Paving is gravel  
Outdoor storage space 4,999 sq ft of property

# Architectural Elevations

shaunquel dubose  
Tow yard · Open message

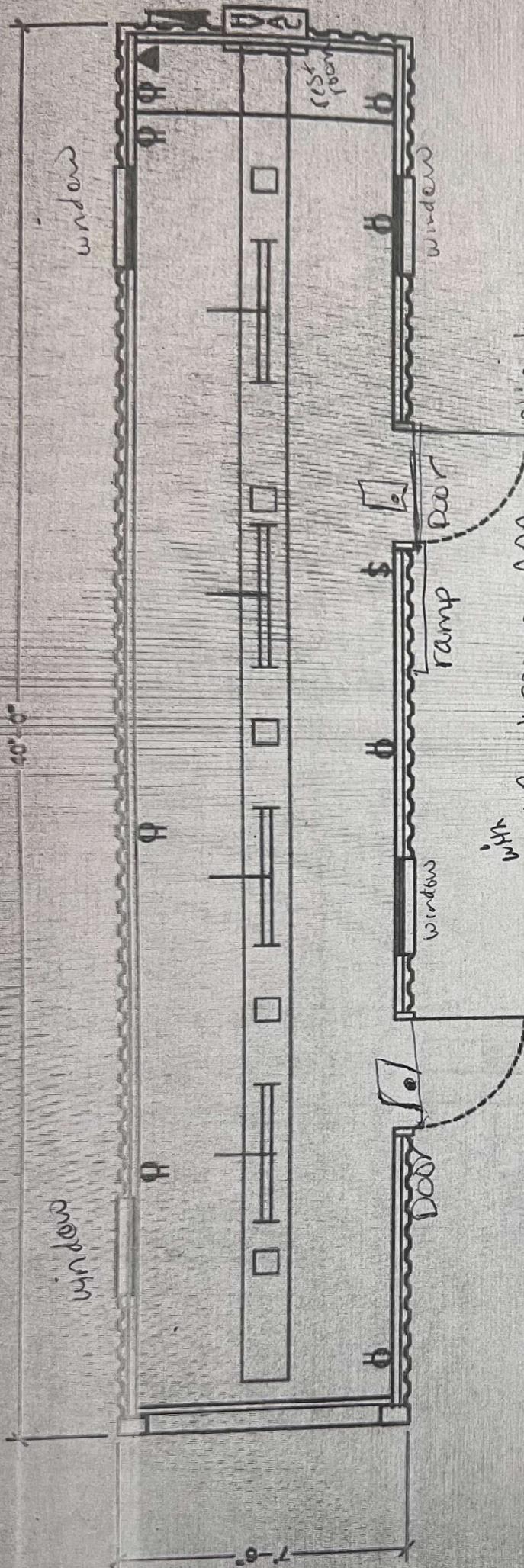
Sep 22, Doc 4.pdf  
Page 1 of 1



- 8'x40' Ground Level All Office
- 120/240 volt, 125 amp, single phase, 3-wire, 60 HZ electric service
- (6) 120 volt, 15 amp duplex receptacles
- (4) 48" LED lights (some units have fluorescent lights)
- Corrugated steel exterior
- Insulation: R-35 ceiling, R-25 walls, R-15 under floor (some units are built with R-11 insulation on ceiling and walls only)
- Steel exterior doors with hydraulic closer, locking lever handle and deadbolt

- ADA compliant restroom
- 2-ton Bard wall mount HVAC unit
- Epoxy coated, wood flooring
- 1/4 wood wall paneling

- 40ft open floor plan
- 40ft by 8ft by 9.5 ft
- 2 exterior doors and 4 sliding windows
- Weatherproof 14 gauge steel exterior, wood flooring and insulated walls and ceilings



- 8'x40' Ground Level All Office, 1 Restroom ADA-compliant
- 120/240 volt, 125 amp, single phase, 3-wire, 60 HZ electric service
- (6) 120 volt, 15 amp duplex receptacles
- (4) 48" LED lights (some units have fluorescent lights)
- Corrugated steel exterior
- Insulation: R-35 ceiling, R-25 walls, R-15 under floor (some units are built with R-11 insulation on ceiling and walls only)
- Steel exterior doors with hydraulic closer, locking lever handle and deadbolt
- 2-ton Bard wall mount HVAC unit
- Epoxy coated, wood flooring
- 1/2" wood wall paneling (some units are built with HDPE wall covering)
- 24" wide counter top
- 2 drawer, locking file cabinet
- (4) vertical sliding, double pane, insulated windows with insect screens (some units have single pane, non insulated windows)
- Interior mounted security bars on windows
- 2 Cargo doors steel 7 feet (84 inches)
- Metal Ramp for handicap access



















August 27, 2025

Dear Neighbor,

Please join Meet The Connect, towing and recovery LLC for a Neighborhood Participation Program (NPP) meeting regarding the property at 10760 Old Gentilly Rd New Orleans, La 70127.

Date: Sept 16, 2025

Time: 9:00 am

Location: New Orleans Library 5641 Read Blvd

Meet The Connect towing and recovery LLC, would like to open a Outdoor storage yard at 10760 Old Gentilly Rd. Hours of operation will be Monday through Saturday 9am to 5pm. Closed on Sundays with a 24hr answering service provided for after hour assistance. The outdoor storage will occupy about 4,999 sq ft of land at 10760 Old Gentilly Rd with the front pedestrian entrance and exit on Old Gentilly Rd side. The existing 90X221 parcel structure on the site is currently a gated open space. We will add a 40 ft mobile office container that has a restroom for use of outdoor storage.

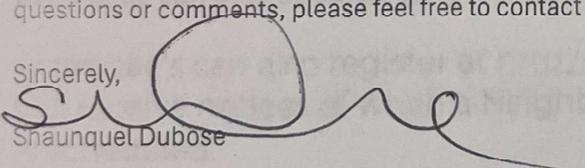
10760 Old Gentilly Rd is located in an (GPD) General Planned District, where a Outdoor Storage yard is a Conditional Use according to Article 7, Section 7.2.A (Table 7:1) of the Comprehensive Zoning Ordinance. This means we are required to apply for approval to put in a Outdoor Storage Yard. Our application 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 a month of approval and estimate that the work should take about 1 month.

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 through hand delivery. 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 n 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 September 16, 2025.

Sincerely,

  
Shaunquel Dubose

Shaunquell9@gmail.com, 504-251-5108.

## Agenda Outline

Meet the connect Towing & Recovery Neighborhood Participation Meeting

**September 16, 2025**

New Orleans East Library 5641 Read Blvd New Orleans, La

Welcome, My name is Shaunquel Dubose owner of Meet the connect Towing and Recovery (outdoor storage yard). I would like to thank you for coming out. Every participant in todays meeting will receive a copy of site plane and a copy of the comprehensive zoning ordinance article that describes 10760 Old Gentilly rd current zoning zoning district.

### Description of the project

The outdoor storage yard will occupy about 4,999 sq ft of land at 10760 Old Gentilly Rd with the front pedestrian entrance and exit on old Gentilly rd side. The existing 90x221 parcel structure on the site is currently a gated open space. We will add a 40ft mobile office container that has rest room for use for outdoor storage. 10760 Old Gentilly rd is located in a (GPD) General Planned District, where a outdoor storage yard is a conditional use according to Article 7, Section 7.2 A (table 7:1) of the comprehensive zoning ordinance.

Approval of zoning, will bring life back into the neighborhood where more business owners can see growth and provide job opportunities.

### -Public Comments

-Attendees can ask any questions and concerns. We will try our best to answer all questions and concerns today. If more information is needed, the attendees can leave his or her contact information and the owner will contact them directly. My time line for submitting this application will be submitted no later than September 22, 2025. All attendees can stay updated on this proposal.

Attendee's can also register at <http://noticeme.nola.gov/>, the email address will receive notices of when a Neighborhood Participation Program meeting is scheduled.

NoticeMe also provides notice of when a public hearing is scheduled and when a report is ready. You will also be notified of the action of the City Planning Commission or Board of Zoning Adjustments.

# NEW ORLEANS COMPREHENSIVE ZONING ORDINANCE

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## 7.1 PURPOSE STATEMENTS

### 7.1.A PURPOSE OF THE OS-N NEIGHBORHOOD OPEN SPACE DISTRICT

The purpose of the OS-N Neighborhood Open Space District is to provide a classification for parks located within neighborhoods that serve as recreation areas for residents in the local area. Neighborhood parks are smaller in scale than regional parks and more limited in the types of recreational uses allowed. The OS-N District is also intended to provide for the preservation of natural environmental features and wildlife habitats at certain locations surrounded by developed neighborhoods, and to provide protection for the City's historic cemeteries.

### 7.1.B PURPOSE OF THE OS-G GREENWAY OPEN SPACE DISTRICT

The purpose of the OS-G Greenway Open Space District is to provide a classification for open space greenways that provide a connection between neighborhoods and public amenities such as cultural facilities and larger parks. The physical form of a greenway is typically more linear in nature and accommodates additional modes of transportation such as pedestrian trails and bike paths.

### 7.1.C PURPOSE OF THE OS-R REGIONAL OPEN SPACE DISTRICT

The purpose of the OS-R Regional Open Space District is to provide a classification for large parks that draw visitors from the entire region. A regional park includes a variety of recreational areas and uses, but also includes certain ancillary commercial activities such as cultural facilities, performance venues, and restaurants. The OS-R District also includes waterfront recreational activities, such as beaches and public piers.

### 7.1.D PURPOSE OF THE NA NATURAL AREAS DISTRICT

The purpose of the NA Natural Areas District is to protect and preserve existing natural areas such as wetlands and coastal areas of marsh, estuary or waterway. Very limited development is allowed, and shall be compatible with and cause little impact to these areas. The intent of the NA District is to provide stormwater protection and reduce flooding possibilities due to abnormal tides in Lake Pontchartrain, Lake Borgne, and the various tidal waterways in and adjacent to Orleans Parish.

### 7.1.E PURPOSE OF THE GPD GENERAL PLANNED DEVELOPMENT DISTRICT

The purpose of the GPD General Planned Development District is to provide flexibility in the site design and development of land in order to promote its most environmentally sensitive use and to preserve the natural and scenic qualities of wetlands and other natural land features. The GPD District is intended to provide protection for environmentally sensitive areas and encourage development that avoids or minimizes negative impacts and allows for innovative development techniques and flexibility in the development of the site.

## 7.1.F PURPOSE OF THE OS-CBD CENTRAL BUSINESS OPEN SPACE DISTRICT

The purpose of the OS-CBD Central Business Open Space District is to provide a classification for large open space parks in the Central Business Districts that provide a connection between neighborhoods and public amenities that draw in residents from across the City as well as visitors of New Orleans. The OS-CBD District is intended to provide for both recreational uses and certain ancillary low-impact entertainment, commercial, and wellness programming.

Adopted by Ord.28275 MCS 12-19-19, ZD 81/19

## 7.1.G PURPOSE OF THE OS-AR ARMSTRONG REGIONAL PARK DISTRICT

The purpose of the OS-AR Armstrong Regional Park District is to provide a classification to establish Louis Armstrong Park in the City's Historic Core as a dedicated cultural resource, locale for community gathering, and conduit for retention of African Culture and spiritual practice. The OS-AR park district includes a majority of passive open space, parks, and history supporting and cultural uses in historic structures.

Adopted by Ord 29094 MCS, 6-23-22, ZD 11/22

# Summary Report

September 16, 2025

Meet The Connect, towing & recovery LLC

Shaunquel Dubose, Shaunquell9@gmail.com, 504-251-5108, 10760 Old Gentilly Rd, New Orleans, La 70127.

## Overview

This report provides results of the implementation of the Neighborhood Participation Program for the property located at 10760 Old Gentilly Rd. The applicant intends to file an application to rezone the property from (GPD) General Planned District to Conditional Use for outdoor storage yard. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about the comment on the proposed plans and actions. Comments, sign in lists, petitions, letters, summary sheets, and other material are attached.

## Neighborhood Meetings

The following dates and location of all meetings where citizens were invited to discuss the applicants proposal {comments and sign in lists are attached}.

\_ September 16, 2025 at New Orleans east library 5641 Read Blvd from 9am to 11am, 1 person in attendance

## Correspondence

- August 27, 2025, Meeting notice mailed to NPP contact list and emailed to neighborhood associations and the district council member
- August 28, 2025, fliers distributed within 300 radius of the proposed outdoor storage yard.

## Results

62 persons/addresses were invited to the NPP meeting. There were no concerns, issues or problems expressed by attendees.

The outdoor storage yard should not have a negative impact on the nearby neighbors. If there is any problems, issues or concerns arise all neighbors on the NPP list will be notified in writing, by mail or in person. If at a further date neighbors would like to discuss changes they can request anytime in person, at 10760 Old Gentilly Rd, Via email

Shaunquell9@gmail.com pr phone 504-251-5108.

PROPERTY OWNERS AND OCCUPANTS WITHIN 300 FEET

Name	Mailing Address	Mailing City	Mailing St	Mailing Zip
& Industrial Commercial	Properties Inc 4636 Sanford St	Metairie	LA	70002
Current Resident	1 Mccue Ave	New Orleans	LA	70127
Current Resident	1 Woodland Dr	New Orleans	LA	70127
Harvey Canal Holdings II LLC	817 Hickory Ave	Harahan	LA	70123
Current Resident	10600 Old Gentilly Rd	New Orleans	LA	70127
Merlin P Degruy	10626 Gentilly Rd	New Orleans	LA	70127
Current Resident	10626 Old Gentilly Rd	New Orleans	LA	70127
ON Demand Trucking & Towing L	7121 Salem Dr	New Orleans	LA	70127
Current Resident	10700 Old Gentilly Rd	New Orleans	LA	70127
Current Resident	10730 Old Gentilly Rd	New Orleans	LA	70127
Old Land Orleans LLC	1532 S Norman C Francis Pkwy	New Orleans	LA	70125
Current Resident	10750 Old Gentilly Rd	New Orleans	LA	70127
Current Resident	10760 Old Gentilly Rd	New Orleans	LA	70127
C J Hingle LLC	146 Grand Chanplons	Slidell	LA	70458
Current Resident	10824 Old Gentilly Rd	New Orleans	LA	70127
Current Resident	10824 Old Gentilly Rd A	New Orleans	LA	70127
Coronel Gaston G	320 W Liberaux St Apt 320B	Chalmette	LA	70043
Current Resident	11101 Old Gentilly Rd	New Orleans	LA	70127
Salatiel Garcia	10800 Gentilly Rd	New Orleans	LA	70129
Current Resident	16 Old Gentilly Rd	New Orleans	LA	70127
Current Resident	2 Woodland Dr	New Orleans	LA	70127
Louis H Gomez	ET Al 4821 Newlands St	Metairie	LA	70002
Earl A Spindel	229 Arbor Ln	Haslet	TX	76052
Current Resident	3 Woodland Dr	New Orleans	LA	70127
Commercial & Industrial Property	4636 Sanford St	Metairie	LA	70002
Quality Properties Inc	321 Veterans Blvd Suite 201	Metairie	LA	70005
Lawrence Calvin Shanks	323 S 20th St	Richmond	CA	94804
Harvey Canal Holdings I LLC	817 Hickory Ave	Harahan	LA	70123
Current Resident	4300 Eames Ave	New Orleans	LA	70127
Marguerite G Justin	2823 Allen St	New Orleans	LA	70119
Current Resident	4301 Eames Ave	New Orleans	LA	70127
Calvin I Jr Smith	1915 Pleasure St	New Orleans	LA	70122
Current Resident	4315 Eames Ave	New Orleans	LA	70127
Anderson-Terrell-Keller Commun	6034 Craigie Rd	New Orleans	LA	70126
Current Resident	4319 Eames Ave	New Orleans	LA	70127
James W Stroughter	P O Box 51237	New Orleans	LA	70150
Current Resident	4320 Eames Ave	New Orleans	LA	70127
P M Aubry	374 S Miraleste Dr Unit 407	San Pedro	CA	90732
Current Resident	4325 Eames Ave	New Orleans	LA	70127
Shanks Maudie B	Etals 4330 Woodland Ave	New Orleans	LA	70127
Current Resident	4330 Woodland Ave	New Orleans	LA	70127
Wax Sylvia T	1094 Cockerham Rd	Denhan Spring	LA	70726
Current Resident	4332 Eames Ave	New Orleans	LA	70127
Current Resident	4333 Eames Ave	New Orleans	LA	70127
Current Resident	4333 Woodland Ave	New Orleans	LA	70127

Current Resident	4334 Woodland Ave	New Orleans	LA	70127
Jerreld Wilson	2015 Apt B 19th St	Huntsville	TX	77340
Current Resident	4336 Eames Ave	New Orleans	LA	70127
August Famularo	1619 Pine St	New Orleans	LA	70118
Current Resident	4340 Eames Ave	New Orleans	LA	70127
Current Resident	4343 Eames Ave	New Orleans	LA	70127
Tracy A Collins	18231 E Main St	Galliano	LA	70354
Current Resident	4346 Eames Ave	New Orleans	LA	70127
Kirby B Sr Collins	P O Box 83	Raceland	LA	70394
Current Resident	4350 Eames Ave	New Orleans	LA	70127
Kevin Graves	5000 Basin View Dr	New Orleans	LA	70126
Rhino Enterprisesinc	817 Hickory Ave	New Orleans	LA	70123
A B Williams	C/O City of New Orleans 7041 Way	New Orleans	LA	70128
Elizabeth O Bedikian	ET Als 53 Neron Pl	New Orleans	LA	70118

#### CITY PLANNING COMMISSION STAFF

[cpcinfo@nola.gov](mailto:cpcinfo@nola.gov)

#### CITY COUNCIL MEMBER

District E

Oliver Thomas

[Oliver.Thomas@nola.gov](mailto:Oliver.Thomas@nola.gov)

Phone: (504) 658-1050

Fax: (504) 658-1150

City Hall, Room 2W60

1300 Perdido Street

New Orleans, LA 70112

#### REGISTERED NEIGHBORHOOD ORGANIZATIONS

Organization Name: Eastern New Orleans Civic Association

Point of Contact: Calvin Lopes

Phone Number: 504-241-6697

Email: [EnolaCivic@gmail.com](mailto:EnolaCivic@gmail.com)

Street Address: PO Box 872051

City: New Orleans

Zip: 70187

Organization Name: East New Orleans Neighborhood Advisory Commission (ENONAC)

Point of Contact: Dawn Herbert

Phone Number: 504-218-5949

Email: [secretary@enonac.org](mailto:secretary@enonac.org)

Street Address: 7100 Read Road, Suite 201

City: New Orleans

Zip: 70127

Organization Name: New Orleans East Business Association

Point of Contact: Sherman Copelin

Phone Number: 504-915-6270

Email: sncopelin@aol.com

Street Address: 733 Louisiana Avenue

City: New Orleans

Zip: 70128

Organization Name: A'sani Heartbeat Foundation

Point of Contact: Andre Apparicio

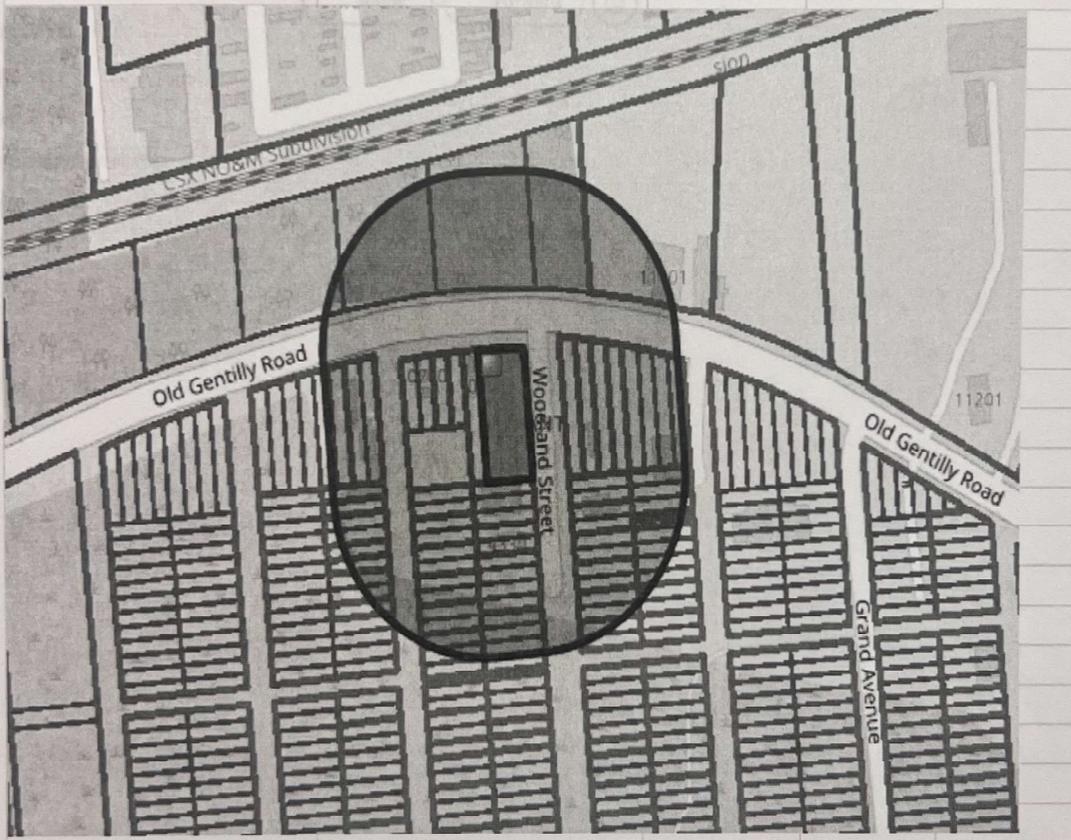
Phone Number: (504) 251-0177

Email: andre@asanihf.org

Street Address: 9926 Grant St

City: New Orleans

Zip: 70127



**NPP MEETING COMMENT CARD**

DATE: 9-16-25

NAME/ADDRESS OF PROJECT: Middle Corner 10760 Grandville

COMMENT/QUESTION: Outdoor Storage yard 01

N/A

CONTACT (OPTIONAL)

NAME: Darryl Robinson

EMAIL:

ADDRESS:

**NPP MEETING COMMENT CARD**

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

**NPP MEETING COMMENT CARD**

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:

**NPP MEETING COMMENT CARD**

DATE:

NAME/ADDRESS OF PROJECT:

COMMENT/QUESTION:

CONTACT (OPTIONAL)

NAME:

EMAIL:

ADDRESS:



State of Louisiana  
Secretary of State

COMMERCIAL DIVISION

225.925.4704



Fax Numbers

225.932.5317 (Admin. Services)

(225.932.5314 (Corporations))

225.932.5318 (UCC)

Date

9/3/2024

Description

Appointing, Change, or Resign of Officer

Name	Type	City	Status
OLD LAND ORLEANS LLC	Limited Liability Company	NEW ORLEANS	Active

Previous Names

Business: OLD LAND ORLEANS LLC

Charter Number: 46096874K

Registration Date: 9/3/2024

Domicile Address

1532 S NORMAN C FRANCIS PKWY  
NEW ORLEANS, LA 70125

Mailing Address

1532 S NORMAN C FRANCIS PKWY  
NEW ORLEANS, LA 70125

Status

Status: Active

Annual Report Status: In Good Standing

File Date: 9/3/2024

Last Report Filed: 9/2/2025

Type: Limited Liability Company

Registered Agent(s)

Agent: MARIA SALAZAR  
Address 1: 1532 S NORMAN C FRANCIS PKWY  
City, State, Zip: NEW ORLEANS, LA 70125  
Appointment Date: 9/3/2024

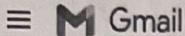
Officer(s)

Additional Officers: No

Officer: MARIA SALAZAR  
Title: Member  
Address 1: 1532 S NORMAN C FRANCIS PKWY  
City, State, Zip: NEW ORLEANS, LA 70125

Officer: DANIEL VALVERDE  
Title: Member  
Address 1: 1532 S NORMAN C FRANCIS PKWY  
City, State, Zip: NEW ORLEANS, LA 70125

Officer: LOURDES VALVERDE



Search mail



Compose



Inbox 44,279

### NPP meeting for Conditional Use

Inbox x

Starred



**shaunquel dubose**

Sent from my iPhone

Snoozed

Important

Sent

Drafts

51

Categories

More

**Sarah C King** <Sarah.King@nola.gov>

to me

Good morning, Shaunquell.

Your NPP letter has been received and added to the casefile for 10760 Old Gentilly Road.

Labels

[imap]/Drafts

[imap]/Sent

[imap]/Trash

Junk

Notes

Quellcarter9@gmail.com

Unwanted

More

Best Regards,

**Sarah C. King** (she/her/hers)

Senior City Planner | New Orleans City Planning Commission

1300 Perdido Street, 7th Floor | New Orleans, LA 70112

(504) 658-7021 (office) | [sarah.king@nola.gov](mailto:sarah.king@nola.gov)

**RESOURCES:**

[Application Forms](#)

[Property Viewer](#) (check the zoning of a property)

[Comprehensive Zoning Ordinance](#)

[One Stop App](#)

[Frequently Asked Questions](#)

[Short Term Rental Administration - Home - City of New Orleans \(nola.gov\)](#)

**From:** shaunquel dubose <[shaunquell9@gmail.com](mailto:shaunquell9@gmail.com)>

**Sent:** Wednesday, August 27, 2025 5:21 PM

**To:** CPCINFO <[CPCINFO@nola.gov](mailto:CPCINFO@nola.gov)>

**Subject:** NPP meeting for Conditional Use



Compose

Inbox 44,266

Starred

Snoozed

Important

Sent

Drafts 51

Categories

More

Labels

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[Imap]/Sent

[Imap]/Trash

Junk

Notes

Quellcarter9@gmail.com

Unwanted

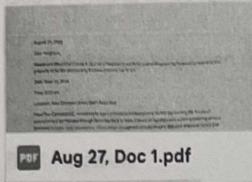
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# NPP meeting for Conditional Use

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to andre

Sent from my iPhone

One attachment • Scanned by Gmail

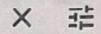


Reply Forward 😊

From: shaunquel dubose <shaunquell9@gmail.com>  
Sent: Wednesday, August 27, 2025 5:21 PM  
To: CPCINFO <CPCINFO@usa.gov>  
Subject: NPP meeting for Conditional Use



in:sent



Compose

Inbox 44,266

Starred

Snoozed

Important

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Categories

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Labels

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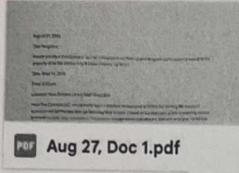


### NPP meeting for Conditional Use

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Reply Forward

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NPP meeting for Conditional Use - shaunquell9@gmail.com - Gmail

☰ Gmail

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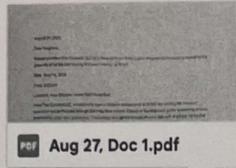
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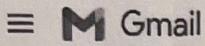
**shaunquel dubose** <shaunquell9@gmail.com>  
to secretary

Sent from my iPhone

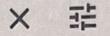
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Reply Forward 😊



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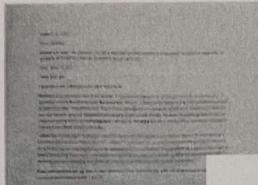
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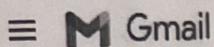
**shaunquel dubose** <shaunquell9@gmail.com>  
to cpcinfo

Sent from my iPhone

One attachment • Scanned by Gmail



Reply Forward 😊



in:sent



Compose

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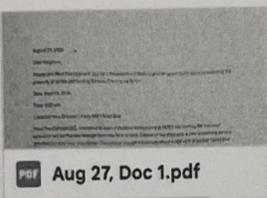
### NPP meeting for Conditional Use



**shaunquell dubose** <shaunquell9@gmail.com>  
to oliver.thomas

Sent from my iPhone

One attachment • Scanned by Gmail

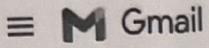


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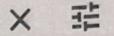
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7/25, 5:27 PM



in:sent



Compose

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Drafts

51

Categories

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Labels

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Notes

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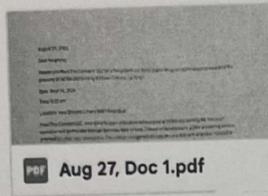
# NPP meeting for Conditional Use



**shaunquel dubose** <shaunquell9@gmail.com>  
to enolacivic

Sent from my iPhone

One attachment • Scanned by Gmail



Reply

Forward





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

## LAND-USE REQUEST APPLICATION

Please submit complete applications via email to [CPCInfo@nola.gov](mailto: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.    10760 Old Gentilly RD N.O. LA 70127

### APPLICANT INFORMATION

Applicant Identity:     Property Owner     Agent

Applicant Name    Shaunquiel Dubose

Applicant Address    2116 Bartholomew St

City New Orleans    State LA    Zip 70117

Applicant Contact Number 504-251-5108    Email SHAUNQUELI9@gmail.com

### PROPERTY OWNER INFORMATION    SAME AS ABOVE

Property Owner Name    Daniel Valverde

Property Owner Address    1532 S. Norman C. Francis Hwy

City New Orleans    State Louisiana    Zip 70125

Property Owner Contact Number 504-275-9456    Email cmecontractor@gmail.com

### SPECIFIC ZONING REQUEST

Conditional use - outdoor storage

### PROPERTY LOCATION

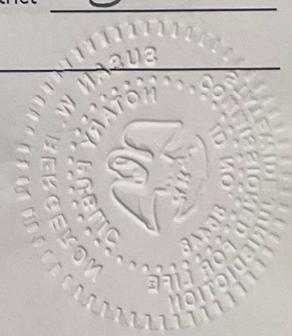
Square Number(s) 151    Lot Number(s) 6/8/045

Bounding Streets    Woodland St

Zoning GPD    Municipal District 3

Tax Bill Number 39W817705    Planning District IND

### DESCRIPTION OF PROJECT (Attachments are acceptable)





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 \_\_\_\_\_

Date 9-25-2025

Agent Signature \_\_\_\_\_

Date 9-25-2025

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 25 day of September, 2025

My Commission expires Life

