

**THE CITY OF GRETNA  
PLANNING AND ZONING COMMISSION  
MEETING**

**740 Second Street, Gretna, LA 70053**

**Council Chambers, 2nd floor.**

**November 6, 2024 - 5:30 PM**

**AGENDA**

**AGENDA ITEM(S):**

**1. Call to Order/Roll Call**

**2. Conditional Use Permit Request #1: (Recommendation to Council)**

- (1) 2101 Belle Chasse Highway - Alfred M. Hayes, Applicant

Existing Single-Family home to remain in use until the property is developed for commercial use. (District 4, Councilman Berthelot)

**3. Unified Development Code Map Amendment (Rezoning): (Informational to Council)**

- (2) An ordinance amending Chapter 58 –Unified Development Code Official Map, adopted by the Gretna Council on June 12, 2019; to amend the zoning classification of the front part of Lots 9 and 10, Square 11, Mechanickham Subdivision; from (R-1) Single-Family Residential District to (BC-1) Business Core District. To authorize and direct the Planning and City Development Director to alter and amend the Official Zoning Map of the City of Gretna.

**Municipal Address: 629 4th Street**

**Mario Waterhouse, Applicant**

**(District 2, Councilman Hinyub)**

**4. Conditional Use Permit #2: (Recommendation to Council)**

- (3) 629 4th Street - Mario Waterhouse, Applicant

CUP request is for height of 42 feet in new construction in (BC-1) Business Core District 1. (District 2, Councilman Hinyub)

**5. Meeting Adjournment:**



PLANNING & CITY DEVELOPMENT

November 1, 2024

2101 Belle Chasse Highway

CONDITIONAL USE PERMIT APPLICATION

STAFF REPORT

**Summary**

An application for a conditional use permit at 2101 Belle Chasse Highway was submitted to the City of Gretna by Mr. George Xia of GX 5 Property LLC. who proposes to reuse this long vacant structure as a single-family residence. This property is located in a C-2 General Commercial Zoning District. A single-family residence is currently not an allowed use in a C-2 zone. The applicant seeks a Conditional Use Permit (CUP) to re-establish a non-conforming use for this vacant residential property, as specified in Unified Development Code Section 58-394(d).



1. Zoning Map

**Detailed Description**

Please see the attached application, site plan and letter of intent describing the proposed residential use. The applicant proposes to convert this vacant 2,155-square-foot brick building into a single-family home with a carport for two cars.



*2. 2101 Belle Chasse Highway*



*3. Aerial Imagery of 2101 Belle Chasse Highway*

The zoning of this property is C-2 which is a general commercial zoning district that is intended for more intensive retail and service uses, not residential uses. A single-family residence is currently not an allowed use in a C-2 zone. A single-family residence is authorized in R-1, R-2, R-3, BC-1, or C-1 zoning districts.

This property, previously used as a residence, was completely gutted in 2008 and has remained vacant since. It is eligible to apply for adaptive reuse to re-establish its nonconforming use through the Conditional Use Permit (CUP) process. Additionally, it is located on a major commercial corridor.

### **Compliance Review**

When reviewing a CUP request, the following criteria apply:

**Section 58-63 (i) (1-6):** A conditional use is permitted only if the applicant demonstrates that:

- 1) The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;
- 2) The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;
- 3) Adequate public facilities shall be provided as set forth herein.
- 4) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood.
- 5) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort, or general welfare; and
- 6) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use.

Additionally, to allow for the adaptive reuse of the vacant building for residential use, the following sections of the UDC apply:

**Unified Development Code Section 58-394(d).** Re-establishment of a Non-Conforming Use. If a non-conforming use has been terminated, the City may approve the reuse of a structure for a non-conforming use pursuant to Sec. 58-386 if, in addition to the other findings of that section, it determines that the structure is not a nuisance, the structure cannot be reasonably be used for a conforming use, and the proposed adaptive reuse of the structure and associated site improvements are a betterment to the existing situation.

Given the nature of the existing structure and lot the proposed residential use of the vacant building appears to meet the criteria for conditional use. The property is not a nuisance and returning the property to commerce will be a betterment to the existing situation. Per the applicant's letter, this structure cannot be reused as commercial property due to parking restrictions and other regulations.

**Notice Requirements and Public Comment**

Posting and mailed notification requirements for this CUP application were satisfied as of September 25, 2024. One informational phone inquiry was received at the time of this report.

**Recommendations**

This CUP application for re-establishing a non-conforming use in an existing residential structure meets the criteria listed above, and is recommended for approval with the following conditions:

1. The recommended residential use is single family only and shall not be converted to double or multi-family use.
2. The applicant has twelve months from CUP approval date by City Council to establish the residential use. If the use is not established in this time, a new CUP application will be required.

Sincerely,



Amelia Pellegrin, AICP  
Director of Planning & City Development

Attachments: CUP Application, Site Plan and Letter of Intent



# Conditional Use Permit Application

**\*\*Fee: 500.00 (Non-refundable)**

APPLICATION DATE: 7/25/24

**PLEASE PRINT**

## Unified Development Code (UDC): Section 58-63 – Conditional Use Permit (CUP)

Conditional use means a use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the locations or operation of such use as specified in the UDC and authorized by the City Council.

### UDC Submittal requirements Sec. 58-63(d) and Sec. 58-44:

Property's address requesting the Conditional Use Permit: 2101 Belle Chasse Hwy. Gretna, LA 7005 53  
No. Street Name

Property's legal Description: LOT A SQUARE 41 VILLAGE OF GRETNA  
Lot(s) Square Name of Subdivision

Applicant's Name: ALFRED M. HAYES Contact Phone No. (504) 251-5942

Applicant's Address: 5212 ELMWOOD PKWY. METAIRIE LA 70003  
No. Street Name City State Zip Code

Owner's Name: GX 5 PROPERTY LLC Contact: George Xia Contact Phone No. (404) 428-2018

Owner's Address: 3312 Abbottwood Drive Harvey LA 70058  
No. Street Name City State Zip Code

E-Mail Address: amhayes33@gmail.com & georgexia@gmail.com

Reason for CUP request: Existing single family home to remain in use until the property is developed for commercial use.

**APPROVED FOR PRESENTATION**

Director, Planning & City Development (Signature)

Date of Approval

Planning & Zoning Commission meeting: \_\_\_\_\_

Council District No. \_\_\_\_\_ Councilman \_\_\_\_\_

**NOTES:**

**I AFFIRM THAT THE INFORMATION GIVEN IN THIS APPLICATION TO BE TRUE & CORRECT (APPLICANT TO SIGN & DATE BELOW)**

Authorized Signature(s)

ALFRED M. HAYES

Print full name

7/25/24

Date

Parcel/Assessment No.: \_\_\_\_\_

# City of Gretna Conditional Use Permit (CUP) Application Checklist

Updated June 27, 2022.

**PLEASE BE AWARE:** This is a minimum 30-day process depending on when *completed* application is received. The CUP request require Planning Commission and City Council approval, at a public hearing. No business license will be issued without CUP approval by the City Council. Operating without a license may be cause for denial of CUP.

## Completion of the CUP application:

1. **Signed application form** – available here: [www.gretnala.com/departments/planning-zoning/](http://www.gretnala.com/departments/planning-zoning/)

### 2. Fees:

- a. \$500 application fee
- b. Certified Mail Notification fees of properties within 100 feet (TBD at a later date)

### 3. Property information

- a. Survey if available
- b. Plot/site plan including all off street parking (include layout and number of parking spaces on drawing)
- c. Square footage of building
- d. (Rough) Floor plan showing location of new business functions, and how space will be used.
- e. If no off-street parking available, include plans for shared parking or other justification for accommodating parking demand.

### 4. Proof of ownership

### 5. If applicant is not the owner (tenant):

- a. Purchase Agreement, current/ potential new lease or letter of intent from owner.
- b. If not included in the lease/letter above, letter of agreement from owner stating number of parking spaces available to tenant.

### 6. Letter of intent, which should include at a minimum:

- a. Brief description of business and intended operations.
- b. Hours of operation.
- c. Number of employees.
- d. Proposed changes to the building- please note that ANY changes other than painting walls will require a building permit with the City. This includes signage.

For zoning development code requirements, visit [www.gretnala.com/UDC](http://www.gretnala.com/UDC)

For questions and application form, please contact (504) 363-1556 or e-mail at [wgillen@gretnala.com](mailto:wgillen@gretnala.com)

GX3 PROPERTY, LLC  
404-428-2018

September 19, 2024

**VIA HAND DELIVERY & EMAIL**

City of Gretna  
Attn: Amelia Pellegrin, AICP  
Director of Planning and City Development  
apellegrin@gretnala.com

Re: Re: 2101 Belle Chasse Highway  
Gretna, LA 70053  
Permit No: 2024-7760

Dear Ms. Pellegrin:

My LLC owns the above captioned property and it is the intent to put this property back in commerce as a single family residence. The following are the reasons why the proposed adaptive re-use of the structure and associated site and improvements are a betterment to the existing situation as a single family residence:

1. For over 50 years the building was a single family residence that was damaged by a minor fire a number of years ago. The owner at that time initially obtained a permit to repair the damage (mostly water damage from the fire). The owner installed a new roof on the property and gutted the sheetrock from the interior walls, with the intent to re sheetrock the structure, refurbish the kitchen cabinets, bathroom fixtures and restore the residence to its former condition. However, after replacing the roof and removing the sheetrock, the former owner become ill, was unable to complete the work and eventually passed away.
2. I hired an architect to see what is needed to place the structure back in to commerce. Because of the location of the load bearing walls, the bathrooms and existing plumbing fixtures, it is not feasible to convert the former residence into commercial use, such as an office building.
3. Further, if the residence is changed to commercial use, the code requires five parking spaces and there is insufficient space to put the five parking spaces with a handicapped ramp and handicap parking.
4. Also, if the premises is converted into an office building, it would need to meet the ADA regulations for accessibility for handicapped individuals, and as stated before, the location of the plumbing would have restrooms in an area that would be for office space and relocating the existing plumbing is not practical.
5. The property is presently vacant and is not a nuisance and the proposed adaptive use would be much more beneficial to the city than as a vacant unoccupied structure.

Accordingly, I request the granting of the conditional use permit to restore the residence as set forth in the plans provided to the city.

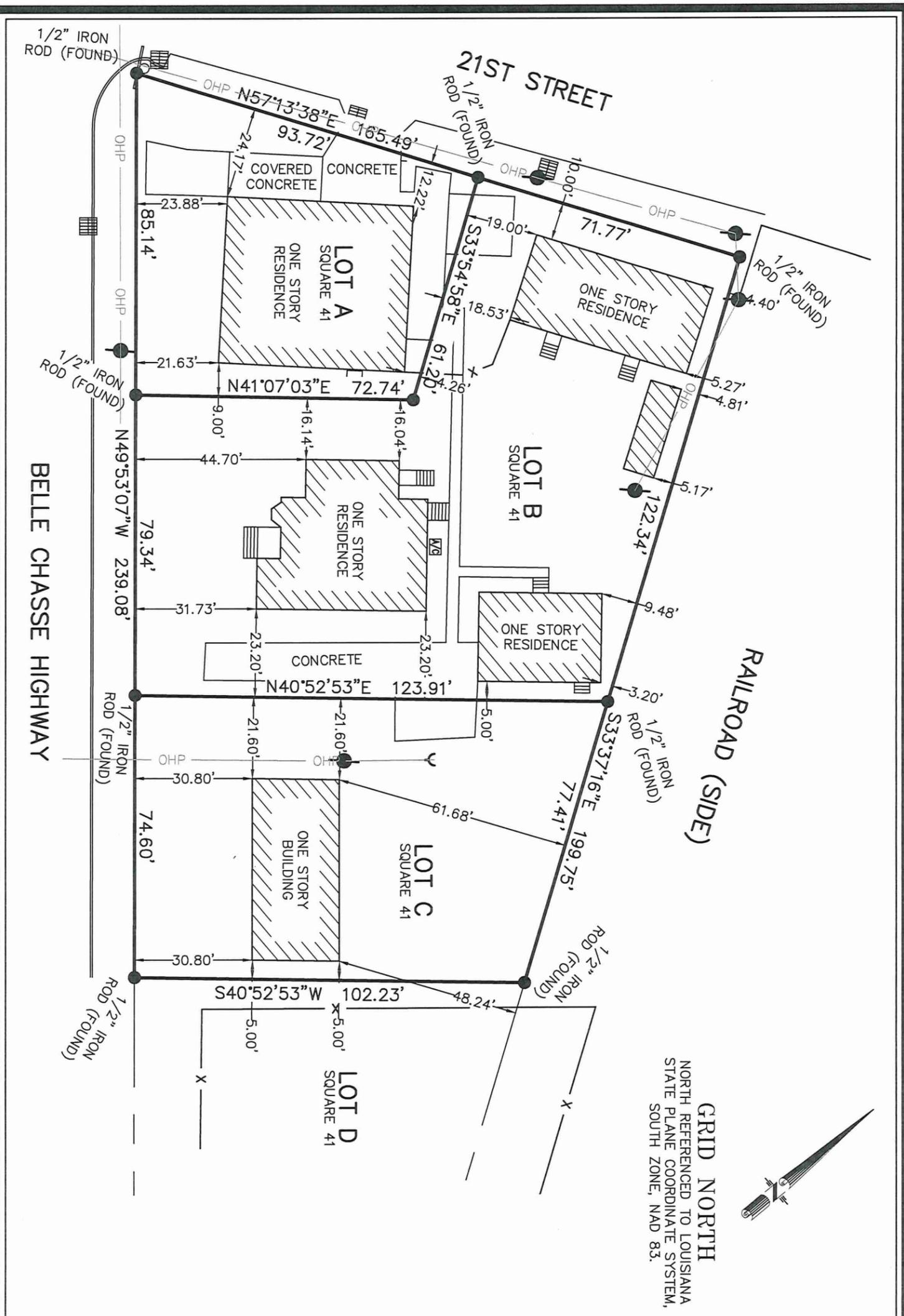
If you need additional information, do not hesitate to contact me.

Thanking you in in advance for your courtesies in this matter,

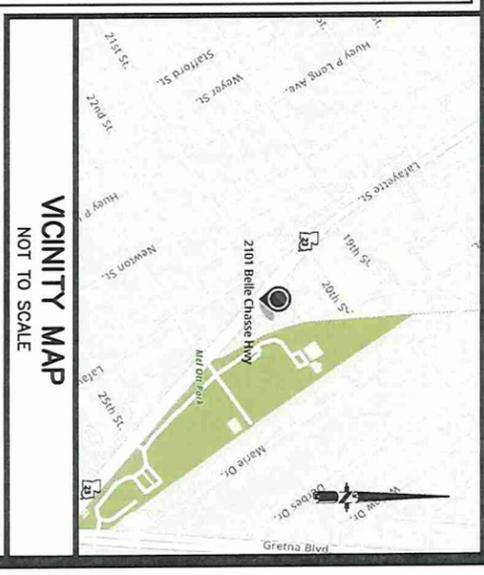
I am cordially,

George Xia,  
Member of GX3 Property, LLC





GRID NORTH  
 NORTH REFERENCED TO LOUISIANA  
 STATE PLANE COORDINATE SYSTEM,  
 SOUTH ZONE, NAD 83.



**SURVEY REFERENCE**

RESUBDIVISION SURVEY OF A PORTION OF SQUARE 41, PORTION OF SQUARE 44 AND A PORTION OF 22ND STREET INTO LOTS B, C AND D, SQUARE 41, AND LOT E, SQUARE 44 BY DUFRENE SURVEYING AND ENGINEERING INC. APPROVED DECEMBER 3, 2001 IN ORDINANCE NO. 3359.

**GENERAL NOTES**

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS, WHERE FOUND, THE SURFACE FEATURES OF LOCATIONS ARE SHOWN, THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.



SCALE: 1" = 30'  
 DATE: 5/30/2024  
 DRAWN BY: K.A.B.  
 CHECKED BY: Y.C.L.  
 PROJ. NO: 559  
 SHEET 1 OF 1

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is not in a Special Flood Hazard Area.  
 FIRM ZONE: X  
 COMMUNITY: JEFFERSON PARISH  
 PANEL NUMBER: 22051C 0220F  
 DATED: 02/02/2018

**BOUNDARY SURVEY**  
**LOT**  
**LOTS A, B AND C, SQUARE 41**  
**VILLAGE OF GRETTA**  
**JEFFERSON PARISH, LOUISIANA**

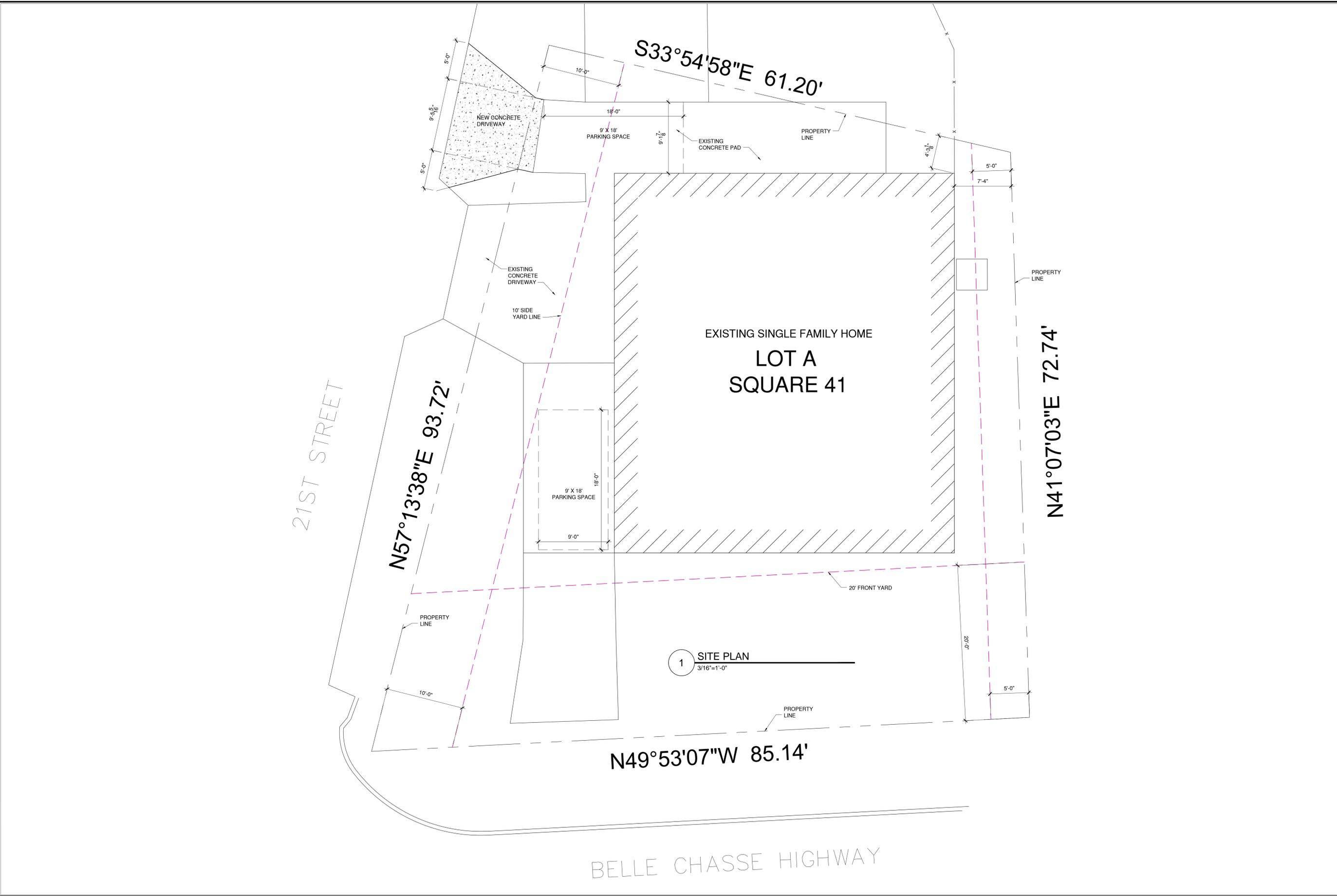
I certify that this plot represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 48: LVI, Chapter 29 for a Class C survey.

**GEORGE XIA**



DRAGON LIMITED, INC.  
 4641 Fairfield St, Suite C  
 Metairie, LA 70006  
 Tel: 504-883-9041

STATE OF LOUISIANA  
 YU-CHIAO LO  
 Reg. No. 2385  
 REGISTERED  
 LAND SURVEYOR  
 PROFESSIONAL LAND SURVEYOR  
 YU-CHIAO LO  
 REGISTRATION NO. 2385



1 SITE PLAN  
3/16"=1'-0"

2101 Belle Chasse Hwy  
Gretna, LA 70053

Hayes Architects  
A.P.A.C.

ALFRED M. HAYES  
REGISTERED ARCHITECT  
STATE OF LOUISIANA  
NO. 4032

SITE PLAN

DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	2101BCH
DATE:	7/26/24
REVISIONS:	

C-100  
SHEET 2 OF 4

5212 ELWOOD PARKWAY  
METAIRIE, LOUISIANA 70003  
504.251.5942  
E-MAIL: AHAYES@HAYESARCH.COM  
COPYRIGHT 2023

# 2101 Belle Chasse Hwy Gretna, LA 70053

PROJECT DESCRIPTION: Interior renovation of existing gutted single family home.

PROJECT DIRECTORY:

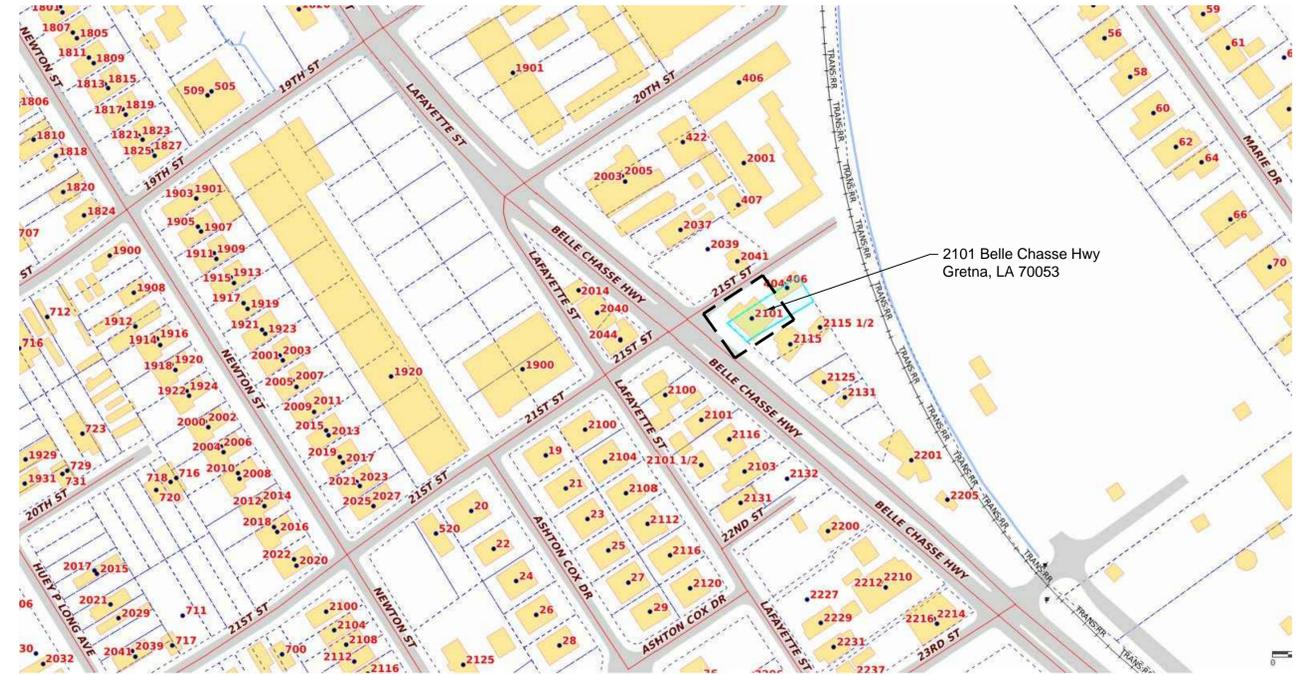
Owner: GX3 Property L.L.C. Email: georgexia@gmail.com  
 George Xia & Pink Xia  
 3312 Abottswood Drive  
 Harvey, LA 70058

PROJECT ADDRESS: 2101 Belle Chasse Hwy Gretna, LA 70053

BOUNDED STREETS: Newton St., Homer St., & Wagner St.

PROPERTY DESCRIPTION: SQ \_\_\_\_, LOT 1,

CONSTRUCTION TYPE: IRC 2021, Type VB, Slab on Grade.



AREA BREAKDOWN:

FIRST FLOOR AREA: 2,155 SF  
 CARPORT AREA: 317 SF  
 SIDE PATIO AREA: 361 SF

DRAWING INDEX

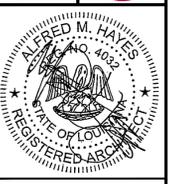
G-100 COVER SHEET  
 A-100 EXISTING FLOOR PLAN  
 A-101 NEW FLOOR PLAN

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH IRC 2021. I HEREBY CERTIFY THAT THE PROJECT MANUAL AND THE PROJECT DRAWINGS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF LOUISIANA. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS COMPLY WITH ALL CODE REQUIREMENTS. I SHALL OBSERVE THE WORK. I TAKE FULL RESPONSIBILITY FOR THESE PLANS.

BY:   
 ALFRED M. HAYES

LICENSE NO. 4032

2101 Belle Chasse Hwy  
 Gretna, LA 70053  
 Hayes Architects  
 A.P.A.C.



COVER SHEET

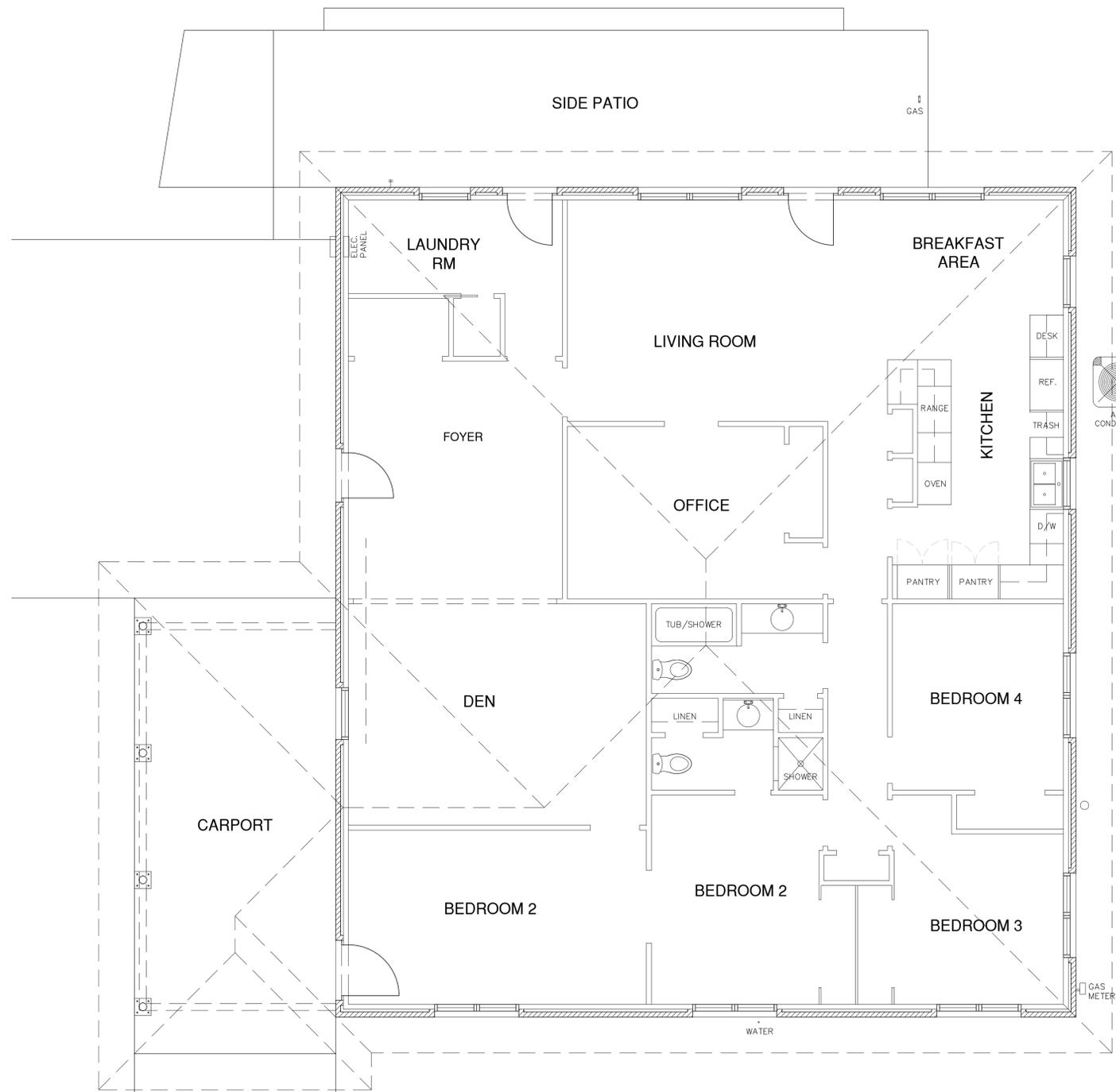
DESIGNED BY: A.HAYES  
 DRAFTER: R.KEMP  
 CHECKED BY: A.HAYES

PROJECT NO. 2101BCH REV.

SCALE: DATE: 3/23/23 REVISED: 6/4/24

G-100  
 SHEET 1 OF 3

5212 ELMWOOD PARKWAY  
 METAIRIE, LOUISIANA 70003  
 504.251.5942  
 E-MAIL: AHAYES@HAYESARCHITECTS.COM  
 COPYRIGHT 2023



**1** EXISTING FLOOR PLAN  
1/4"=1'-0"

FIRST FLOOR AREA: 2,155 SF  
 CARPORT AREA: 317 SF  
 SIDE PATIO AREA: 361 SF

2101 Belle Chasse Hwy  
 Gretna, LA 70053

Hayes Architects  
 A.P.A.C.

5212 ELWOOD PARKWAY  
 METAIRIE, LOUISIANA 70003  
 504.251.5942  
 E-MAIL: AHAYES@A.P.A.C. COPYRIGHT 2023



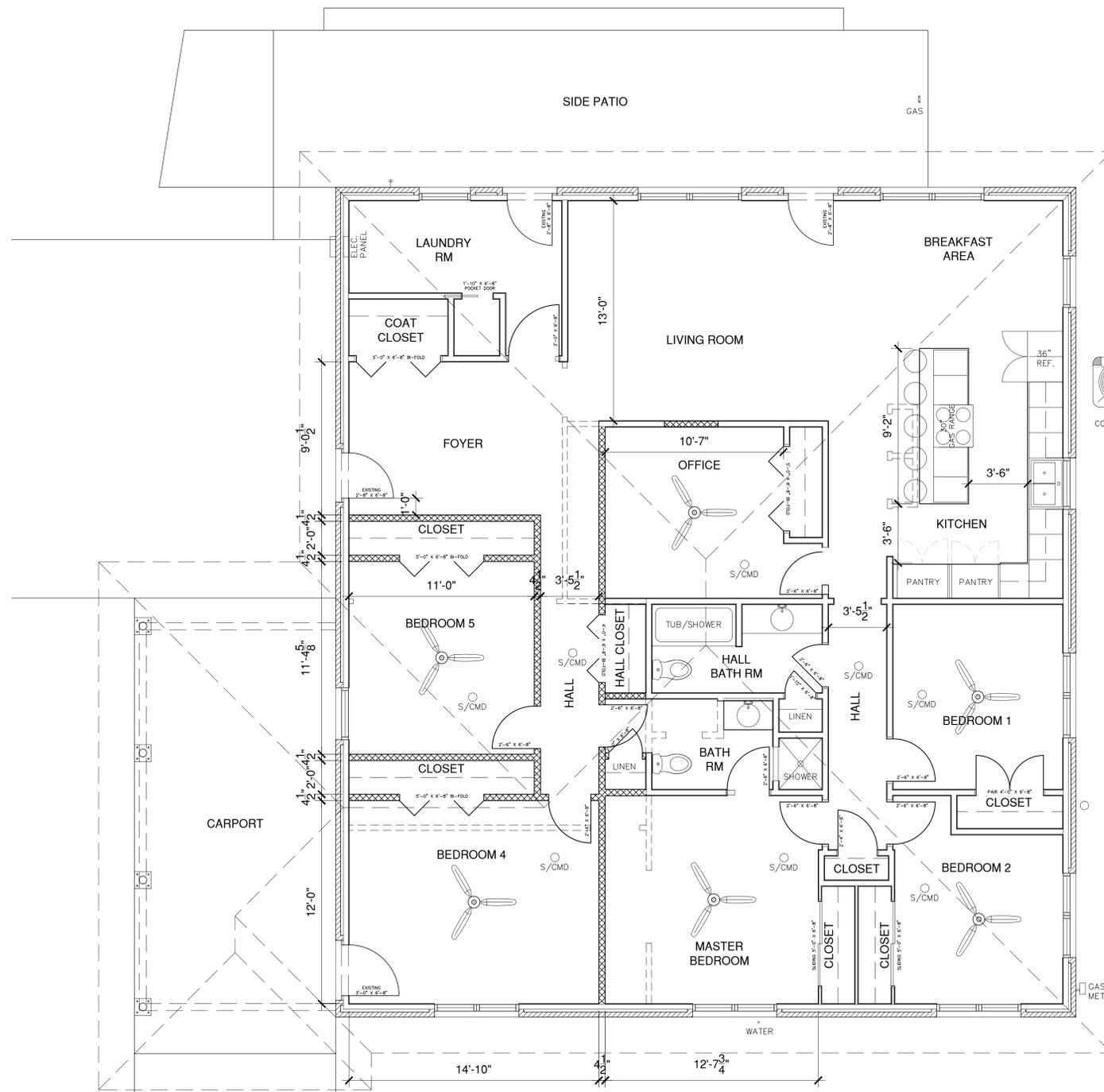
EXISTING FLOOR PLAN

DESIGNED BY: AHAYES  
 DRAFTER: RKEMP  
 CHECKED BY: AHAYES

PROJECT NO. 2101BCH REV.

SCALE:  
 DATE: 3/23/23 REVISED:

**A-100**  
 SHEET 2 OF 3



**1 NEW FLOOR PLAN**  
1/4"=1'-0"

FIRST FLOOR AREA: 2,155 SF  
 CARPORT AREA: 317 SF  
 SIDE PATIO AREA: 361 SF

LEGEND	
	NEW WALLS
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	WALL ABOVE
	BRICK VENEER WALL

- GENERAL NOTES:**
- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH IRC 2021 & ASCE 07-10. BASED UPON 130 BASIC WIND SPEED, EXPOSURE "B".
- PROVIDE PROTECTION OF OPENINGS MEETING THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTM E 1996. CONTRACTOR TO USE 7/16" PLYWOOD PANELS IN ACCORDANCE WITH TABLE R301.2.1.2 IRC 2021.
- ALL STUDS AT EXTERIOR WALLS TO BE 2 X 4'S @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL STUDS AT INTERIOR WALLS TO BE 2 X 4'S @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ON ARCHITECTURAL FLOOR PLANS ARE TO FACE OF GYP. BD. ON FRAMING PLANS, ALL DIMENSIONS ARE TO FACE OF FRAMING.
- INSULATION REQUIREMENTS: ALL EXTERIOR WALLS MIN. R-15  
 ALL ROOF AREAS MIN. R-38  
 ALL UNDER FLOOR AREAS MIN. R-19
- ALL WINDOWS INSULATED LOW-E
- PROVIDE (TEMPERED) SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, TUB & SHOWER AREAS, WITHIN 24" OF ANY DOORS AND 18" OF ANY WALKING SURFACE.
- AT ALL BATHROOM AREAS, VENTILATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 1507 OF THE IRC 2021 ED.
- PROVIDE SMOKE/ CARBON MONOXIDE DETECTORS IN ALL BEDROOMS & SLEEPING AREAS, AND IN HALLWAYS LEADING TO BEDROOMS WITHIN 10' FROM THE BEDROOM DOOR.
- PROVIDE 1/2" GYP. BD. ON UNDERSIDE OF INTERIOR STAIR AT ALL HABITABLE AREAS.
- PROVIDE 1 HOUR FIRE RESISTIVE CONSTRUCTION ON ROOF OVERHANGS WITHIN 3' FROM PROPERTY LINES.
- MID-SPAN FIRE BLOCKING SHALL BE PROVIDED AT ALL INTERIOR & EXTERIOR WALLS OVER 8' IN HEIGHT (TYP.)
- PROVIDE DOUBLE FLOOR JOISTS WHERE LOAD BEARING WALLS ABOVE ARE PARALLEL TO JOISTS.
- PROVIDE DOUBLE STUD PACKS @ BOTH ENDS OF ALL BEAMS & HEADERS (TYP)
- ALL WOOD BELOW BFE MUST BE TREATED WOOD.
- AT ALL INTERIOR FLOORS, PROVIDE 3/4" ADVANTECH T & G, OSB SUBFLOOR (TYP.)
- PROVIDE TREATED BOTTOM PLATES W/ GALVANIZED 5/8" X 10" ANCHOR BOLTS @ 32" O.C. & SIMPSON BP WASHER (TYP.)
- FOR ALL SIMPSON POST CAPS & POST BASES, INSTALL WITH STRONG-DRIVE® SD CONNECTOR SCREWS (TYP.)
- PROVIDE 1/4" / FT. SLOPE @ ALL PORCHES (TYP.)
- PROVIDE 5/8" THK APA RATED ROOF SHEATHING W/ CLIPS, UNLESS ZIP ROOF SHEATHING WHICH IS T & G.
- FOIL FACED ROOF SHEATHING IS RECOMMENDED (FOIL FACING ATTIC).
- PROVIDE SIMPSON "H3" HURRICANE CLIP AT EACH ROOF RAFTER TO SINGLE TOP PLATES & "H2.5A" HURRICANE CLIP @ DOUBLE TOP PLATES (TYP.)
- PROVIDE 2X6 COLLAR BRACES 4' MIN. EVERY OTHER ROOF RAFTER.
- ALL GABLE END WALLS TO BE FRAMED WITH TOP & BOT. PLATES (TYP.)
- ATTIC VENTILATION NOT REQUIRED IN ROOMS WITH VAULTED CEILINGS. PROVIDE R-38 (OR EQUIVALENT) FOAM INSULATION @ ROOF RAFTERS.

5212 ELMWOOD PARKWAY  
 METAIRIE, LOUISIANA 70003  
 504.251.5942  
 E-MAIL: AHAYES@HAYESARCH.COM  
 COPYRIGHT 2023

2101 Belle Chasse Hwy  
 Gretna, LA 70053

**Hayes Architects**  
 A.P.A.C.

EXISTING FLOOR PLAN

DESIGNED BY:	A.HAYES
DRAFTER:	R.KEMP
CHECKED BY:	A.HAYES
PROJECT NO.	2101BCH
REV.	

SCALE:  
 DATE: 9/28/23 REVISED: 6/4/24

**A-101**  
 SHEET 3 OF 3



# APPLICATION FOR UDC MAP AMENDMENT

OFFICE USE ONLY	
Introduced on: _____	Adopted on: _____
District No. _____	Councilman _____
Current Zoning: _____	
Proposed Zoning: _____	
Certified mail cost \$6.85 x _____	\$ _____
(Non-Refundable) fee	\$ 500.00
TOTAL DUE:	\$ _____

I AM REQUESTING A MAP AMENDMENT ORDINANCE FOR: (PLEASE PRINT) DATE: \_\_\_\_\_

Address of property for change: 639 4<sup>th</sup> st., GRETNA, LA 7005 \_\_\_\_\_

Current legal description: 9, 10 71 Village of Mechanickham  
Lot(s) Square(s) Subdivision

Applicant's Name: MARIO WATERHOUSE Contact Phone No. (504) 494-2925

Applicant(s) Address: 232 Manhattan Blvd Harvey LA 70058 E-Mail waterhouse844@cs.com

Owner of Record: MARIO / JAMES TOMPKINS Contact Phone No. \_\_\_\_\_

Owner's Address: 1008 sixth st. Gretna E-Mail \_\_\_\_\_

**Current** use of property? Commercial metal Building

**Proposed** use of property? mixed-use

Zoning Change From/Current Zoning: B-1 To/Proposed Zoning: BC-1

List improvements to be made if this map amendment is granted:  
new construction

**FOR OFFICE USE ONLY**

<p style="text-align: center; background-color: #ffff00;"><b>APPROVED FOR PRESENTATION</b></p> <p style="text-align: center;">_____ Planning and Zoning Official</p> <p style="text-align: center;">_____ Dated</p> <p>REMARKS: _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p style="text-align: center;"><b>I AFFIRM THAT THE INFORMATION GIVEN IN THIS APPLICATION IS TRUE AND CORRECT (PLEASE SIGN AND DATE BELOW)</b></p> <p style="text-align: center;">_____ Signature of Applicant OR Owner of Record</p> <p style="text-align: center;"><u>MARIO WATERHOUSE</u> PRINT NAME</p> <p style="text-align: center;"><u>owner</u> Title</p> <p style="text-align: center;"><u>3/18/24</u> Dated</p> <p style="text-align: center;">Visit our website at: <a href="http://www.gretnala.com">www.gretnala.com</a></p>
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# Conditional Use Permit Application

**\*\*Fee: 500.00 (Non-refundable)**

9/10/24  
- pending site plan  
+DOT

APPLICATION DATE: 9/10/2024 ALP

**PLEASE PRINT**

## Unified Development Code (UDC): Section 58-63 – Conditional Use Permit (CUP)

Conditional use means a use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the locations or operation of such use as specified in the UDC and authorized by the City Council.

### UDC Submittal requirements Sec. 58-63(d) and Sec. 58-44:

Property's address requesting the Conditional Use Permit: 629 4th st. Gretna, LA 7005

Property's legal Description: 9+10 11 village of MECHANICKHAM  
Lot(s) Square Name of Subdivision

Applicant's Name: MARIO WATERHOUSE Contact Phone No. (504) 494-2925

Applicant's Address: 2232 MANHATTAN BLVD. HARVEY LA. 70059  
No. Street Name City State Zip Code

Owner's Name: MARIO WATERHOUSE Contact Phone No. (504) 494-2925

Owner's Address: 2232 MANHATTAN BLVD. LA 70059  
No. Street Name City State Zip Code

E-Mail Address: waterhouse844@cs.com

Reason for CUP request: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

<b>APPROVED FOR PRESENTATION</b>	
Director, Planning & City Development (Signature) _____  Date of Approval _____  Planning & Zoning Commission meeting: _____  Council District No. _____ Councilman _____  <b>NOTES:</b> _____ _____ _____ _____ _____	<p style="text-align: center;"><b>I AFFIRM THAT THE INFORMATION GIVEN IN THIS APPLICATION TO BE TRUE &amp; CORRECT (APPLICANT TO SIGN &amp; DATE BELOW)</b></p> <p style="text-align: center;"><i>[Signature]</i> Authorized Signature(s)</p> <p style="text-align: center;"><u>MARIO WATERHOUSE</u> Print full name</p> <p style="text-align: center;"><u>9/10/2024</u> Date</p> <p>Parcel/Assessment No.: _____</p>



# City of Gretna

740 Second Street (70053)

P. O. Box 404

Gretna, Louisiana 70054-0404

## Mayor

Belinda Cambre Constant

## Councilmembers

Wayne A. Rau

## Councilman-at-Large

Rudy S. Smith

District One

Michael A. Hinyub

District Two

Mark K. Miller

District Three

Jackie J. Berthelot

District Four

## Departments

### Building

Danika E. Gorrondona

### Citizens Affairs

Rachael Stanley

### City Clerk

Norma J. Cruz

### City Development

Amelia Pellegrin

### Code Enforcement

Angel L. Gonzales

### Environmental Affairs

Madason Priore

### Finance & Tax

Raylyn C. Stevens

### Human Resources

Gwen Turner

### Information Technology

Michael T. Wesley

### Operations

Eric Stahl

### Parks & Parkways

Amie L. Hebert

### Public Utilities

Ron Johnson

### Tourism

Summer Cook

September 17, 2024

RE: Public Notice of Conditional Use Permit and Rezoning for 629 4<sup>th</sup> Street

Dear Gretna Neighbor,

An application has been submitted to the City of Gretna from the property owner of **629 4<sup>th</sup> Street, Gretna, Louisiana 70053**, Mr. Mario Waterhouse, who is requesting to rezone the front part of Lots 9 and 10, Square 11, Mechanickham Subdivision

**From: R-1 Single Family Residential District**

**To: BC-1 Business Core District**

Mr. Waterhouse has submitted an application for a Conditional Use Permit to the City of Gretna for a proposed new mixed-use building. The applicant plans to demolish the existing single-story metal commercial building to build a 3-story commercial and residential structure with a height of 42 feet. Structures exceeding 35 feet in height require approval through the conditional use permit process per the Unified Development Code (UDC) Section 58-116(a). Additionally, Mr. Waterhouse is working on a resubdivision application to consolidate the two existing lots of record into one. Please refer to the attached letter of intent, site plan, and elevations for more details on the proposed mixed-use development.

These requests will be considered for approval by the Planning Commission at the meeting on October 2, 2024, at 5:30pm in the Council Chambers, and they will make a recommendation to the City Council who will vote at the Council Meeting on October 9, 2024, at 5:30pm in the Council Chambers, pursuant to Section 58-63 of the UDC, available at [www.gretnala.com/UDC](http://www.gretnala.com/UDC). Any questions, comments, or concerns may be submitted to the Planning Department by calling (504) 363-1556 or by e-mailing [qnoorulhaqq@gretnala.com](mailto:qnoorulhaqq@gretnala.com).

Sincerely,

Amelia Pellegrin, AICP  
Director of Planning & City Development

Phone: (504)363-1505 - [www.gretnala.com](http://www.gretnala.com) - Fax: (504)363-1509

## Mario A. and Dawn T. Waterhouse

Monday, September 16, 2024

Letter of Intent: 629 Fourth Street, Gretna, LA 70053

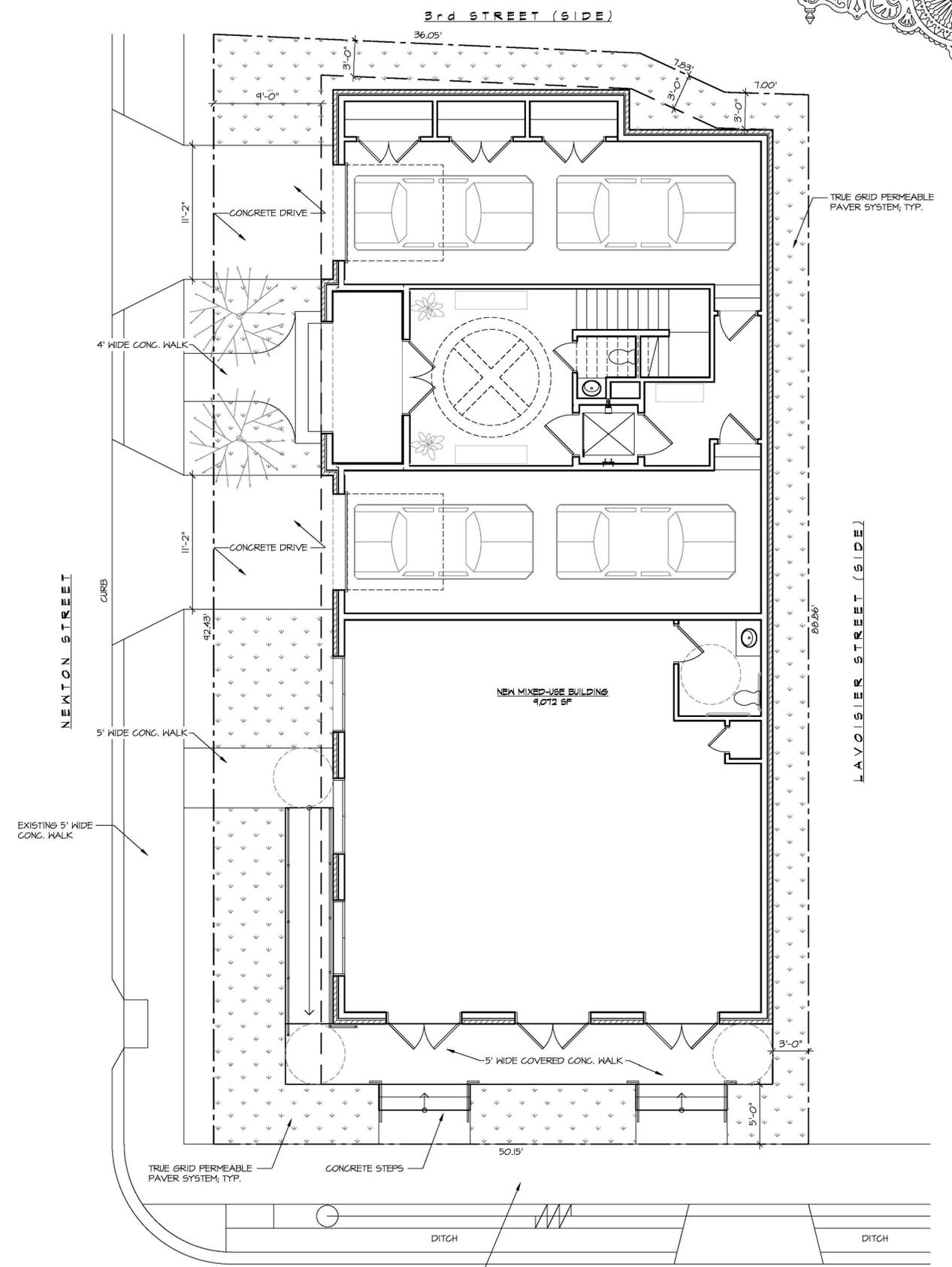
Type of Rental: Rental will be limited to Retail/Office Space that have office hours from 9am to 4 or 5pm.

Number of Employees: 1 employee expected. Sub-letting will not be allowed.

Propose Change: Demolition of Existing metal building and new construction with the required building permits from the City of Gretna.

Height: The height is needed to accommodate the Elevator and Swimming pool as per the architect specifications.

Residence: The personal one family dwelling above the building and for the use of the property owners, with the attached same level apartment for their adult special needs son.



### PROJECT DATA

**PROJECT DESCRIPTION:** NEW CONSTRUCTION OF A 3-STORY MIXED-USE BUILDING.  
**ZONING:** EC-1: BUSINESS CORE

**REFERENCE CODES:**  
 2021 INTERNATIONAL BUILDING CODE  
 2021 INTERNATIONAL PLUMBING CODE  
 2021 INTERNATIONAL MECHANICAL CODE  
 2021 INTERNATIONAL FUEL GAS CODE  
 2020 NATIONAL ELECTRICAL CODE, NFPA-70

**ACCESSIBILITY:** 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
**OCCUPANCY:** MERCANTILE (NFPA 101) / RESIDENTIAL USE (NFPA 101) / MERCANTILE (IBC 2021) / RESIDENTIAL GROUP R-3 (IBC 2021)  
**CONSTRUCTION TYPE:** TYPE V-B, WITHOUT AUTOMATIC SPRINKLER SYSTEM

<b>GROSS SQ. FT.:</b>	9072 SF		
<b>OCCUPANT LOAD:</b>	MERCANTILE - SUITE A	1422 + 30 =	47
	RESIDENTIAL	1650 + 200 =	38
	<b>TOTAL OCCUPANTS</b>		<b>= 85</b>

**SITE PLAN**  
 SCALE: 3/16" = 1'-0"  
 LOT #1 & 10  
 SQUARE #11  
 VILLAGE OF MECHANICKHAM  
 CITY OF GRETTNA  
 JEFFERSON PARISH, LA

THIS PLAN AND SPECIFICATION HAS BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY CODE REQUIREMENTS. I AM NOT ADMINISTRATING THE WORK. REG. NO. 4352  
 Alteration to or deviation from the information shown on this sheet, without advance approval, in writing, from the Architect, may void Olde Orleans Designs responsibility.  
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**1**  
**A-2** **SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

Alteration to or deviation from the information shown on this sheet, without advance approval, in writing, from the Architect, may void Olde Orleans Designs' responsibility.  
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## PLANNING & CITY DEVELOPMENT

November 4, 2024

629 4<sup>th</sup> Street

### ZONING CHANGE AND CONDITIONAL USE PERMIT APPLICATION STAFF REPORT

#### **Summary**

An application was submitted to the City of Gretna from the property owner of 629 4<sup>th</sup> Street, Gretna, Louisiana 70053, Mr. Mario Waterhouse, who is requesting to rezone the front part of Lots 9 and 10, Square 11, Mechanickham Subdivision from R-1 Single Family Residential District to BC-1 Business Core District to allow for a new mixed-use development at this location. Mr. Waterhouse has also submitted an application for a Conditional Use Permit to the City of Gretna for the proposed height of a new mixed-use building at this location.

The applicant plans to demolish the existing single-story metal commercial building to build a 3- story commercial and residential structure with a height of 42 feet. Structures exceeding 35 feet in height require approval through the conditional use permit process per the Unified Development Code (UDC) Section 58-116(a). Additionally, Mr. Waterhouse is working on a resubdivision application to consolidate the two existing lots of record into one. Please refer to the attached letter of intent, site plan, and elevations for more details on the proposed mixed-use development.



*Figure 1. 4th St Facade*



Figure 2 Newton St Facade

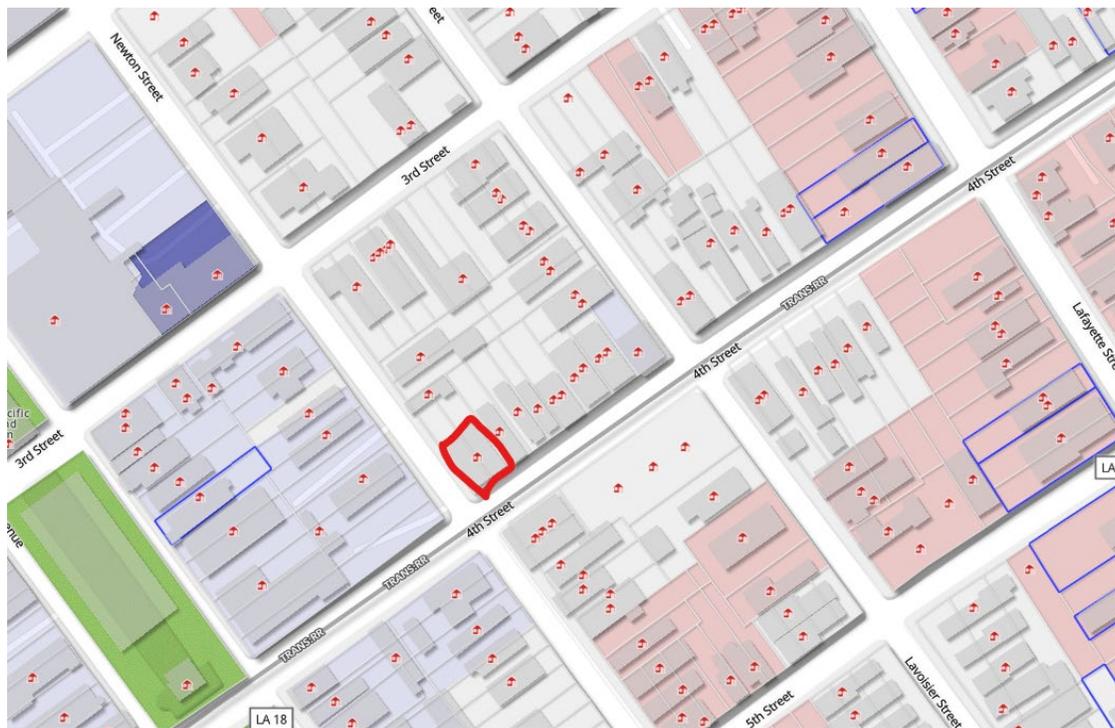


Figure 3 Zoning Map

### **Zoning Change Application Review**

**Existing zoning:** The property is currently zoned R-1 as shown in the above map excerpt. Existing commercial building has been in use for office / storage space and maintains that legal pre-existing nonconforming status. The existing structure can continue to be used for commercial use similar to the current use, or redeveloped for residential use by way of demolition and rebuilding single family homes on each of the two underlying existing lots of record (see attached survey). Because new construction of

single family homes requires parking for two cars on the property, it may be more feasible to combine the two lots into one for residential new construction given the size of the two lots being roughly 25x90 each.

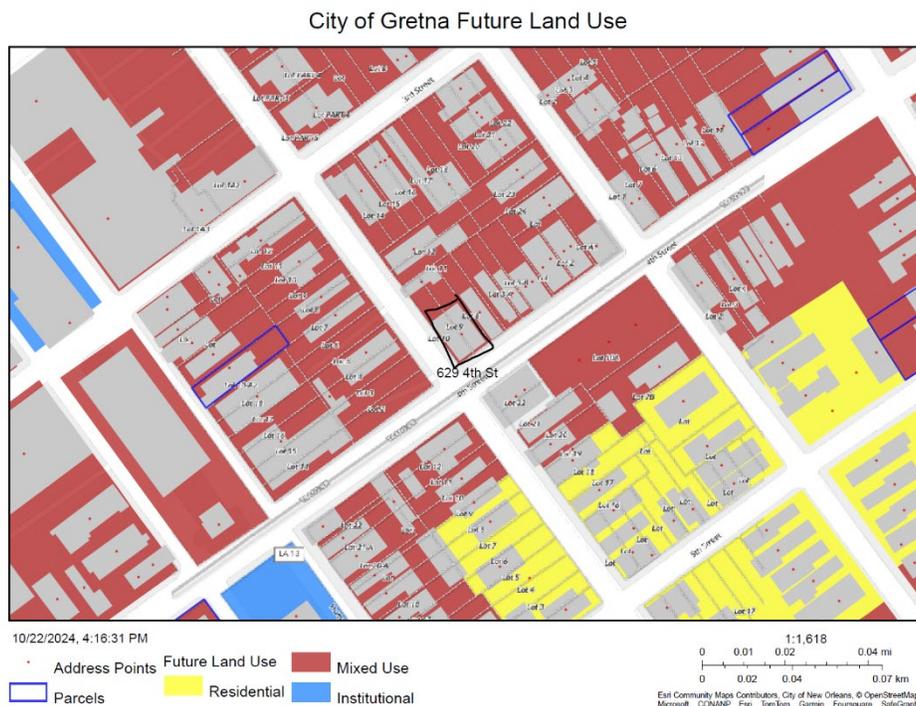
Proposed zoning: The applicant is proposing a zoning change to BC-1 Business Core to allow for demolition and rebuilding a mixed-use structure with commercial on first floor and residential above. This is not allowed by right under existing zoning and would require a zoning change.

The City's Unified Development Code (UDC) available here [www.gretnala.com/UDC](http://www.gretnala.com/UDC) prescribes the criteria to be applied by the Planning Commission and City Council when considering a zoning change in Section 58-61. In the following section, staff have reviewed each criteria and provided technical comments as well as summarized the public comments received to date:

**Section 58-61 part (i) Approval Criteria for Map Amendments.** In its review of an application for a zoning map amendment, the Hearing Bodies shall consider the following criteria. No single factor is controlling; instead, each must be weighed in relation to the other standards.

**(1) Consistency. Rezoning shall be consistent with the adopted Comprehensive Plan.**

Review: Current zoning of R-1 and proposed zoning of BC-1 are both appropriate and consistent with the Comprehensive Plan, which calls for mixed-use in the area under the Future Land Use Map shown below.



**(2) Adverse Impacts on Neighboring Lands. The hearing body shall consider the nature and degree of an adverse impact upon neighboring lands. Lots shall not be rezoned in a way that is substantially inconsistent with the uses of the surrounding area, whether more or less**

restrictive. The City finds and determines that vast acreages of single-use zoning produces uniformity with adverse consequences, such as traffic congestion, air pollution, and social alienation. Accordingly, rezonings may promote mixed uses subject to a high degree of design control.

Review: While the proposed zoning change is consistent with the 4<sup>th</sup> Street corridor which is a mix of commercial, residential, and some mixed-use development including on this block face, concerns have been raised by the community as to the scale of the proposed development. See below map of existing/current land uses in the area.

BC-1 allows for a greater footprint for new construction than R-1 zoning does – specifically, a new structure in BC-1 can build to the rear and interior side property lines, whereas in R-1 a 15 foot rear setback and 5 foot rear setback would be required (and 10 foot on the interior side). Both R-1 and BC-1 have a maximum height of 35 feet for new construction by right.

Additional concerns have been noted regarding street parking congestion, and visibility issues for cars at the intersection and with the existing issues with railroad on the street at this location. The applicant has proposed parking for four cars on the property for the added residential use at this location. As such, given the existing commercial use, the proposed development does not necessarily present an increased demand for parking – but the demand will depend on the type of commercial use which is unknown at this time.

City of Gretna Current Land Use



- (3) Suitability as Presently Zoned.** The hearing body shall consider the suitability or unsuitability of the tract for its use as presently zoned. This factor, like the others, should be weighed in relation to the other standards, and instances can exist in which the land may be rezoned to meet public need, to reflect substantially changed conditions in the neighborhood, or to effectuate important goals, objectives and policies of the Comprehensive Plan or UDC.

Review: Current zoning is suitable for the existing lots of record which abut other single-family residential lots. Current zoning was likely established after the existing structure was built.

- (4) Health, Safety, and Welfare.** The amending ordinance must bear a substantial relationship to the public health, safety, or general welfare, or protect and preserve historical and cultural places and areas. The rezoning may be justified, however, if a substantial public need or purpose exists, even if the private owner of the tract will also benefit.

Review: As noted above, the metal warehouse does not contribute to the historical significance of the district. Concerns from community about parking demand in this vicinity have been noted above.

- (5) Public Policy.** Certain public policies in favor of the rezoning may be considered. Examples include a need for affordable housing, economic development, mixed-use development, or sustainable environmental features, which are consistent with neighborhood, area, or specific plans.

Review: Here, the City's interest in eliminating non-contributing metal warehouses from historic districts is a factor. With this consideration, the proposed demolition and rebuild is considered a betterment.

- (6) Size of Tract.** The hearing body shall consider the size, shape, and characteristics of the tract in relation to the affected neighboring lands. Amendatory ordinances shall not rezone a single lot when there have been no intervening changes or other saving characteristics. Proof that a small tract is unsuitable for use as zoned, or that there have been substantial changes in the immediate area, may justify ordinance rezoning.

Review: The combined size of the two underlying lots of record is approximately 50 x 90 feet. These dimensions meet the minimum required for BC-1 as shown in the UDC exhibit below. According to the survey firm, the area combined is 4,585 square feet, which is below the lot size minimum for BC-1, but within the 10% allowance possible via administrative relief.

**Exhibit 58-115: Business Core Development Standards Summary**

Design Element	Principal Structure Standards		Section Cross-Reference
	BC-1	BC-2	
Maximum height	35'/45'	45'/72'	Sec. 58 -56
Minimum front setback (dimension A)	5'	10'	Sec. 58-171
Minimum side setback, exterior (dimension B)	10'	10'	Sec. 58-171
Minimum side setback, interior (dimension C)	0'	0'	Sec. 58-171
Minimum rear setback (dimension D)	0'	0'	Sec. 58-171
Minimum lot width (dimension E)	40'	50'	Sec. 58-172
Minimum lot depth (dimension F)	75'	100'	Sec. 58-172
Minimum lot area	5,000 sq.ft.	5,000 sq.ft.	Sec. 58-172

**Business Core District Development Standards**

- (7) Other Factors.** The hearing body may consider any other factors relevant to a rezoning application under state law.

Review: At this time, no other factors have been identified for review.

- (8) Applicant Representations.** The hearing body shall not consider any representations made by the petitioner that, if the change is granted, the rezoned property will be used for only one of the possible range of uses permitted in the requested classification unless such limitations are part of the motion for zoning approval. Rather, the hearing body shall consider whether the entire range of permitted uses in the requested classification is more appropriate than the range of uses in the existing classification.

Review: Given the above criteria, the Commission must consider ALL possible ranges of permitted uses in BC-1. Given the lack of off-street parking, not all commercial uses possible in BC-1 would be appropriate for this location. The existing commercial use of office/storage may continue in the R-1 zone as long as there is not a vacancy/abandonment of 180 days or

longer. If this occurs, a conditional use permit can be applied for to allow for “adaptive reuse” of a commercial structure in a residential zone.

### **Conditional Use Permit for Building Height Allowance**

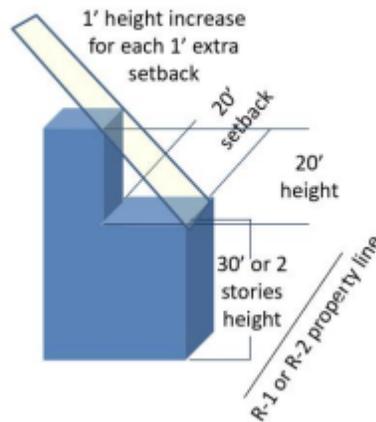
Both current zoning and proposed zoning have a structure height limit of 35 feet. BC-1 provides an avenue for height increase: To be able to build to the proposed height of 42 feet in BC-1, a conditional use permit is required in addition to step back requirements for the additional height per UDC Section 58-116 (a).

However, BC-1 zoning also mandates that building in a historic district above 30 feet height requires additional building setbacks from the property line (reducing building footprint and massing):

#### **Section 58-170 (f) HEIGHT TRANSITIONS – in BC districts:**

Inside an historic district, portions of the building exceeding the lesser of two (2) stories or thirty (30) feet shall be setback an additional one (1) foot from the required building setback for each foot of height in excess of thirty (30) feet.

#### **Height Transitions Lots Inside Historic District Abutting R-1 or R-2 District**



In order to comply with the above code for BC-1, if the applicant were to be approved to build to 42 feet, the building footprint would have to be reduced to an infeasible buildable area. This provision of the UDC also provides some relief to the concerns regarding massing and scaling. If the applicant wishes to build to the allowable 35-foot height, the footprint of the building would need to be reduced by 5 feet from each property line. As such, it may only be possible given the lot size to feasibly build to 30 feet in height.

When reviewing a CUP request, the following criteria apply:

**Section 58-63 (i) (1-6):** A conditional use is permitted only if the applicant demonstrates that:

- 1) The proposed conditional use shall comply with all regulations of the applicable zoning district and any applicable supplemental use regulations;

- 2) The proposed conditional use shall conform to the character of the neighborhood in which it is located and not injure the use and enjoyment of property in the immediate vicinity for the purposes already permitted;
- 3) Adequate public facilities shall be provided as set forth herein.
- 4) The proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district or substantially diminish or impair the property values within the neighborhood.
- 5) The establishment, maintenance, or operation of the proposed use shall not be detrimental to or endanger the public health, safety, comfort, or general welfare; and
- 6) The public interest and welfare supporting the proposed use shall be sufficient to outweigh individual interests that are adversely affected by the establishment of the proposed use.

### **Notice Requirements and Public Comment**

Posting and mailed notification requirements for this CUP application were satisfied as of September 17, 2024. As of the date of this report, three letters (via email) and five phone calls were received from neighboring property owners and tenants with a mix of concerns regarding the proposed development. Due to the number of comments, the administration postponed the Planning Commission hearing to allow for a neighborhood meeting that took place on October 22, 2024. At that meeting in City Hall at 6pm, concerns were raised by four attending residents/representatives. Staff, Mayor and City Council members were present to listen to concerns and answer questions about the process.

Community concerns with the proposed development are summarized here, and not intended to represent every comment received, but rather the major themes and issues raised:

- 1) Scale and Compatibility– height and massing have a visual impact on the neighbors, and lack compatibility with historic district and neighborhood character.
- 2) Parking – commercial parking and residential parking will increase demand for on street parking in the area which is already an issue and impacting nearby property owners/tenants.
- 3) Safety and visibility – concerns for safety with difficult visibility and congestion of pedestrian, bicycles, and railroad in addition to car traffic and parking.

### **Recommendations**

Staff has reviewed the application, criteria in UDC, and community comments and concerns. By right the property owner can continue commercial use at this location, or demolish to build an R-1 compliant single family home. The proposal for mixed-use would require the zoning change to BC-1.

Staff does not recommend approval of 42 feet height by CUP due to neighborhood compatibility, historic character, and community concerns.

Given the UDC requirements for building above 30 feet height in historic districts for BC-1 zoned properties, staff believes that the mass and scaling concerns would be addressed by this provision of the code – in other words, the building would need to be redesigned smaller in footprint if the applicant wants to exceed **30 feet** in height, reducing the visual impact to neighbors and the streetscape. This provision would still cap the height at 35 feet.

With regards to parking concerns, new residential units in BC-1 are required to provide offstreet parking per UDC Section 58-184 (e). This location is currently licensed for commercial use, and any new use that is not consistent with current commercial use would be required to go before council due to lack of any off-street parking per UDC:

**Section 58-184 (e) Special Conditions in the BC-1 District.** In the BC-1 district, providing required parking spaces on the basis of individual uses in highly congested areas may not be practical for all sites. The City Council may authorize reductions of greater than ten (10) percent through the conditional use permit process established in Sec. 58-63 where the applicant demonstrates that no alternatives exist for provision of required parking through on- or off-site arrangements and that the community benefits of the use exceed the public inconvenience due to the lack of adequate parking. The City Council shall consider the viability of proposed uses under proposed parking conditions and capacity of public parking districts as applicable. New residential uses will not be considered to be viable without adequate parking.

Given UDC scale provisions limiting the building height in BC-1 historic district to 30 feet – OR up to 35 feet with a smaller building footprint, the requirements for off-street parking for new residential units, and the consistency of BC-1 with the corridor and future land use map, Staff recommends consideration of approval for the zoning change and denial of the conditional use permit to build to 42 feet in height.

Sincerely,



Amelia Pellegrin, AICP  
Director of Planning & City Development

Attachments: CUP Application, Letter of Intent, Survey, Site Plan and Construction Plans, and Public Comments.



# APPLICATION FOR UDC MAP AMENDMENT

OFFICE USE ONLY	
Introduced on: _____	Adopted on: _____
District No. _____	Councilman _____
Current Zoning: _____	
Proposed Zoning: _____	
Certified mail cost \$6.85 x _____	: \$
(Non-Refundable) fee	\$ 500.00
<b>TOTAL DUE:</b>	<b>\$</b>

I AM REQUESTING A MAP AMENDMENT ORDINANCE FOR: (PLEASE PRINT) DATE: \_\_\_\_\_

Address of property for change: 629 4<sup>th</sup> St., GRETNA, LA 7005 \_\_\_\_\_.

Current legal description: 9, 10 Lot(s) 11 Square(s) Village of Mechanickham Subdivision

Applicant's Name: MARIO WATERHOUSE Contact Phone No. (504) 494-2925

Applicant's Address: 2322 MANHATTAN BLVD HARVEY LA 70058 E-Mail waterhouse844@cs.com

Owner of Record: MARIO / JAMES TOMPKINS Contact Phone No. \_\_\_\_\_

Owner's Address: 1008 SIXTH ST. Gretna E-Mail \_\_\_\_\_

Current use of property? Commercial metal Building

Proposed use of property? mixed-use

Zoning Change From/Current Zoning: B-1 To/Proposed Zoning: BC-1

List improvements to be made if this map amendment is granted:  
new construction

### FOR OFFICE USE ONLY

<p><b>APPROVED FOR PRESENTATION</b></p> <p>_____ Planning and Zoning Official</p> <p>_____ Dated</p> <p>REMARKS: _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	<p>I AFFIRM THAT THE INFORMATION GIVEN IN THIS APPLICATION IS TRUE AND CORRECT (PLEASE SIGN AND DATE BELOW)</p> <p><u>[Signature]</u> Signature of Applicant OR Owner of Record</p> <p><u>MARIO WATERHOUSE</u> PRINT NAME</p> <p><u>owner</u> Title</p> <p><u>3/18/24</u> Dated</p> <p>Visit our website at: <a href="http://www.gretnala.com">www.gretnala.com</a></p>
--	---

## Mario A. and Dawn T. Waterhouse

Monday, September 16, 2024

Letter of Intent: 629 Fourth Street, Gretna, LA 70053

Type of Rental: Rental will be limited to Retail/Office Space that have office hours from 9am to 4 or 5pm.

Number of Employees: 1 employee expected. Sub-letting will not be allowed.

Propose Change: Demolition of Existing metal building and new construction with the required building permits from the City of Gretna.

Height: The height is needed to accommodate the Elevator and Swimming pool as per the architect specifications.

Residence: The personal one family dwelling above the building and for the use of the property owners, with the attached same level apartment for their adult special needs son.

**SQUARE 11  
VILLAGE OF MECHANICKHAM  
CITY OF GRETN  
JEFFERSON PARISH, LA.**

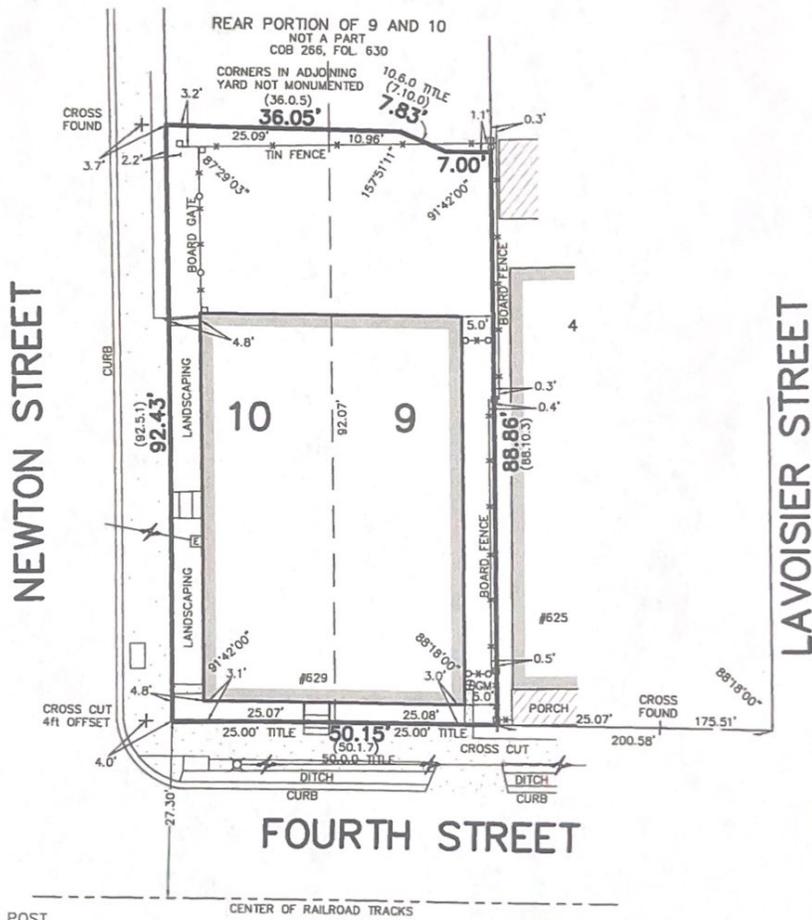
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US, AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA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

**REFERENCE:**

- SURVEY OF LOTS 9 & 10, SQUARE 11 BY J.J. KREBS & SONS DATED MARCH 11, 1966.
- SURVEY OF REAR PORTION OF LOTS 9 AND 10 BY J.J. KREBS DATED FEBRUARY 24, 1949
- SURVEY OF HALF OF LOT 4 BY DADING, MARQUES & ASSOCIATES DATED NOVEMBER 30, 1993

ANGLES ARE BASED ON RECORD ANGLES.

**THIRD STREET (SIDE)**



**LEGEND**

- CATCH BASIN
- GAS METER
- LIGHT POLE
- ROUND FENCE POST
- SQUARE FENCE POST
- OVERHEAD UTILITY LINES

APRIL 13, 2023

SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY, MADE AT THE REQUEST OF MARIO WATERHOUSE.



**DUFRENE SURVEYING & ENGINEERING INC.**

1624 MANHATTAN BOULEVARD, HARVEY, LA 70058  
504-368-6390 PH. 504-368-6394 FAX  
dufrene@dufrenesurveying.com



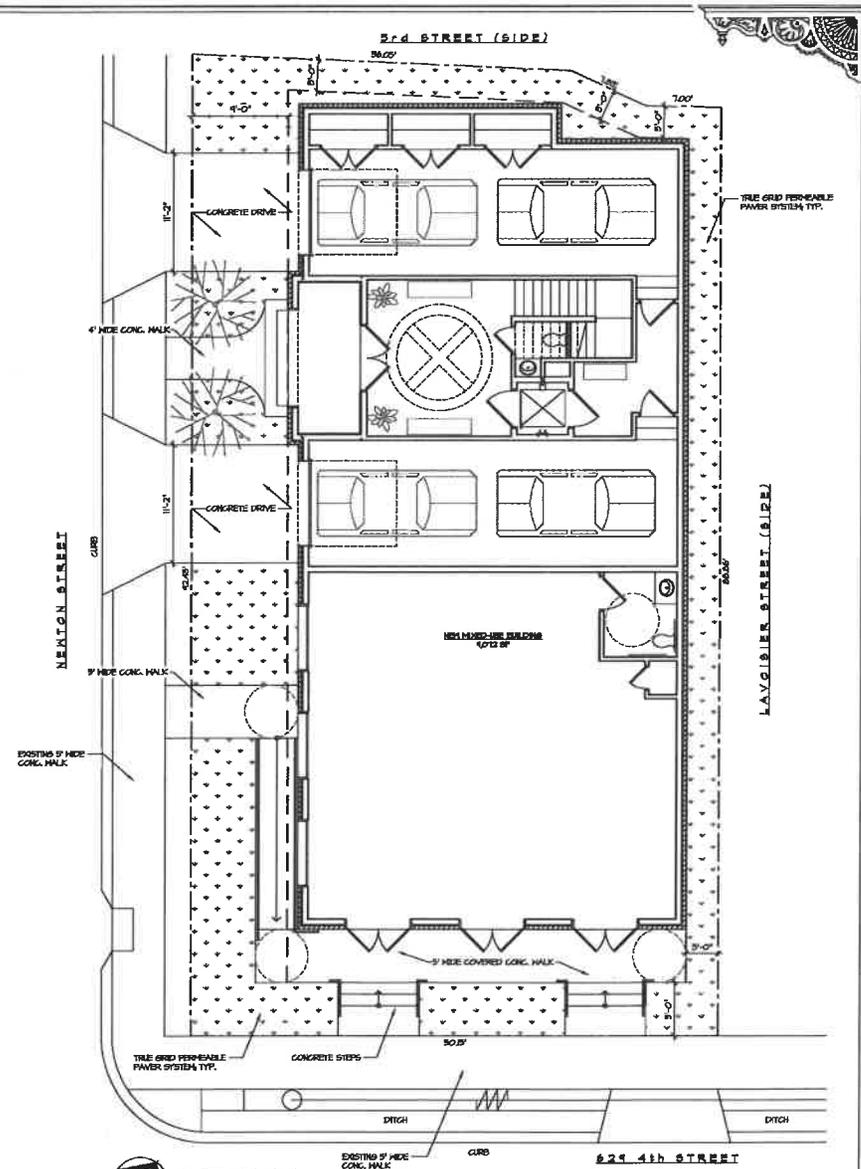
*Tildon J. Dufrene, Jr.*  
TILDON J. DUFRENE, JR.  
REG. No. 04563  
REGISTERED PROFESSIONAL

JOB# 23-000196  
SCALE: 1" = 20'

M. GRETN/MECHANICKHAM/SQ11-LTR,10.DWG

### PROJECT DATA

**PROJECT DESCRIPTION:** NEW CONSTRUCTION OF A 3-STORY MIXED-USE BUILDING.  
**ZONING:** EC-1: BUSINESS CORE  
**REFERENCE CODES:**  
 2021 INTERNATIONAL BUILDING CODE  
 2021 INTERNATIONAL PLUMBING CODE  
 2021 INTERNATIONAL MECHANICAL CODE  
 2021 INTERNATIONAL FUEL GAS CODE  
 2020 NATIONAL ELECTRICAL CODE, NFPA-70  
**ACCESSIBILITY:** 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN  
**OCCUPANCY:** MERCANTILE (MPPA 100) / RESIDENTIAL USE (RPPA 100)  
 MERCANTILE (RUC 2022) / RESIDENTIAL (RUCP 1-6) (RUC 2022)  
**CONSTRUCTION TYPE:** TYPE V-B, WITHOUT AUTOMATIC SPRINKLER SYSTEM  
**GROSS SQ. FT.:** 9072 SF  
**OCCUPANT LOAD:** MERCANTILE - SITE A 1422 ÷ 30 = 47  
 RESIDENTIAL 1650 ÷ 200 = 8  
**TOTAL OCCUPANTS = 55**



**SITE PLAN**  
 SCALE: 1/8" = 1'-0"  
 LOT #6 & 10  
 SQUARE #8  
 VILLAGE OF MECHANICSVILLE  
 CITY OF GRETNA  
 JEFFERSON PARISH, LA

THIS PLAN AND SPECIFICATION HAS BEEN PREPARED BY ME OR UNDER MY CLOSE SUPERVISION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THEY COMPLY WITH ALL CITY CODE REQUIREMENTS, AND I AM NOT ADMINISTERING THE WORK. REG. NO. 4502  
 Attention: All of drawings shall be in accordance with the most recent adopted amendments, if varying from the American, and used only if approved by the Designer. (Signature)  
 © 2024, Ode Orleans Design, Inc.

14-6-2024

**Ode Orleans Designs**

1715 N. Causeway Approach - Suite 200, Mandeville, LA 70471

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**Waterhouse Mixed-use**

629 4th Street, Gretna, LA 70055, Jefferson Parish

A-1



1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

Adherence to or deviation from the information shown on this sheet without suitable approval, is voiding, from the Architect, any and all Old Orleans Design responsibility.  
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1 WEST ELEVATION  
SCALE: 1/4" = 1'-0"

Attention to or attention to the information shown on this sheet shall not constitute approval, in writing, from the Architect, and will be the Client's responsibility.  
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# *Petals & Pastries*

628 4<sup>th</sup> St. Gretna, LA 70053

Good evening, Mayor Constant, City Council Member and my fellow constituents,

My name is Brandi Hepting Wainwright and I am the owner of Petals & Pastries located at 628 4<sup>th</sup> St here in Gretna. My business has been located here for the past 5 years. I am not well versed on the zoning classifications but I definitely have concerns with this proposed building.

My first concern is the retail space that is mentioned in the letter. The intersection of Newton and 4<sup>th</sup> is a very overpopulated section of the city as it is. I fear the addition of retail space in any capacity to this area will be very detrimental. There is absolutely no parking for the businesses that are already established. In the building that I occupy there are 3 businesses. The on-street parking directly in front and on the side of the building is not enough for the occupants and their clients. The hair salon alone is I believe up to 5 stylists. That's 5 stylists plus their clients and you have the entirety of 4<sup>th</sup> street on our side parked! That is only part of the parking issue. Daily, individuals who do not want to pay to park will drive themselves down from Huey P Long Ave and park in front of

06/29/2020

# *Petals & Pastries*

628 4<sup>th</sup> St. Gretna, LA 70053

our building and walk down to another business! If you ask the individuals to please park elsewhere we are told, “there are no signs so I can park here”. I have inquired about getting the on-street parking in front of my shop designated for business only but was told that if Gretna could not designate all on-street parking as business only for all businesses in Gretna then it couldn't be done for us! As a result of the constant parking issues and my customers telling me that they pass me by because they can't park, I have resorted to operating without a storefront! I am tired of fighting over parking!

The next issue is the sheer size of this building! The historical value of this city is being destroyed with every addition of this magnitude! Part of being historic is the old school charm of the shotgun houses. Where this design on paper is beautiful it doesn't belong on that corner! The train passing should be a red flag for having a swimming pool on the top of the building! I know the vibrations from that train cause everything to move and shake inside of my shop, I can't imagine what it would ultimately do to a pool full of water on the top of a building 42 feet in the air! I wouldn't want to live under that! I don't reside at my location but if I did, I wouldn't be okay with the construction of a building that is 42 feet tall

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going up around me! Again, I would feel like the charm that I fell in love with was being taken away.

In trying to understand the zoning classifications I came across the following. **R-1 zoning typically sets requirements for lot size, setbacks, building height, and other factors that determine the size, shape, and location of residential structures within that zone. These regulations aim to maintain the character of established neighborhoods and ensure compatibility among neighboring properties.** Changing the current zoning will allow this and other buildings moving forward to destroy the historical character of this area and I am opposed to that!

Sincerely,

Brandi Hepting Wainwright

Owner of Petals & Pastries

06/29/2020

Date: October 17, 2024

Subject: Opposition to Conditional Use Permit and Rezoning of 629 4<sup>th</sup> Street

Dear City of Gretna Planning and Zoning Board Members, Mayor, and Council,

I am writing to express my strong opposition to the application for a Conditional Use Permit and the proposed rezoning of the property located at 629 4th Street. As a resident of 328 Newton Street, directly across from this property, I believe that building a three-story, mixed-use structure is incompatible with the character of our neighborhood and would negatively impact the well-being of my neighbors and me.

There is no demonstrated public need for this rezoning. While the property has been occupied in the past, it has remained vacant since the departure of GNO Construction several years ago. The proposed development does not serve any substantial public need or purpose.

Additionally, the rezoning of this tract does not benefit the public in terms of health, safety, or general well-being. It appears to serve only the private interests of the landowner. The lot is small, and the height of the proposed building is significantly out of scale with the surrounding properties. There has been no change in the neighborhood that would justify such a rezoning, and a three-story building would stand out as incongruous with the rest of the area.

I am also concerned about the negative impact this development could have on parking availability, as it would likely increase demand in an area already limited in space. The height of the proposed building would block views, disrupt the aesthetic harmony of the neighborhood, and detract from the enjoyment of neighboring properties, including mine.

For these reasons, I respectfully urge you to deny both the Conditional Use Permit and the rezoning application. This development is not in keeping with the character of the Old Gretna neighborhood, and I know that many of my fellow residents share these concerns.

Thank you for your consideration and for your continued service to our community.

Sincerely,  
Melanie Dixon  
Resident, 328 Newton Street, Old Gretna

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**[External Sender] RE: Public Notice of Community Meeting to Discuss Conditional USE Permit and Rezoning for 629 4th Street**

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**From** Gauthe, Stephen Paul MAJ USARMY USACAPOC (USA) <stephen.p.gauthe.mil@army.mil>

**Date** Sat 11/2/2024 11:48 AM

**To** Qudsiyyah Noorulhaqq <QNoorulhaqq@gretnala.com>

**Cc** stephen gauthe <spgauthe@yahoo.com>; zgauthe@yahoo.com <zgauthe@yahoo.com>

To whom it may concern,

My family and I live at 400 Newton Street in Gretna. We purchased our home nearly 20 years ago and thoroughly enjoy living in Old Gretna. Over the past two decades we have seen measured and sensible growth in the neighborhood and there is a balance between residential and commercial property. The neighborhood also possesses a certain character that drew us to it in the first place. We feel that the construction of a three-story building that will exceed a height of 35 feet on the corner across from my home will significantly detract from the character of the neighborhood and our quality of life. We are strongly opposed to the granting of the conditional use permit for the proposed construction at 629 4<sup>th</sup> Street.

Respectfully,

Stephen and Mary Gauthe  
400 Newton Street  
Gretna, LA 70053  
(504) 669-1482