

Kundan & Veena Louisiana, LLC
2701 Tulane Avenue
New Orleans, Louisiana 70119
Telephone: (504) 421-3579
Email: bigeasy2701tulane@gmail.com

January 2, 2021

RE: NPP Virtual Meeting Notice
Proposed Conditional Use Permit Application-“Gas Station”
2701-17 Tulane Avenue
Big Easy Food Mart

Dear Neighbor:

In accordance with the City of New Orleans *Neighborhood Participation Program (NPP) for Land Use Actions* and the *Temporary NPP Protocols for COVID-19 State of Emergency* promulgated by the City of New Orleans, please allow this letter to serve as the requisite notice to the surrounding community of the proposed application for a conditional use permit and the options available to you or your organization to provide input regarding the proposed conditional use described below. **Due to COVID-19 social distancing guidelines and in accordance with the Temporary NPP Protocols for COVID-19 State of Emergency referenced above, an in-person NPP meeting will not be held in connection with the proposed application for the conditional use permit described below.** However, you or your organization will have multiple ways to provide input regarding the proposed conditional use permit application during the application and public hearing process, as set forth below.

Brief Project Description. We (“Applicant”) propose to apply for a conditional use to permit a “gas station” in an MU-1 Medium Intensity Mixed-Use District in accordance with Table 15-1 of the Comprehensive Zoning Ordinance of the City of New Orleans at the current retail store located at 2701-17 Tulane Avenue, New Orleans, Louisiana 70119 (the “Property”). The existing structure (current convenience/retail store) is approximately 1,944 square feet of building area. The applicant proposes to install a fuel pump island and canopy area measuring approximately 960 square feet and proposes to install underground fuel storage tanks. Off-street parking is provided and no known variances or waivers are required.

The Property is zoned *MU-1 Medium Intensity Mixed-Use District* where a “gas station” is a conditional use (*See* Article 15 of the Comprehensive Zoning Ordinance of the City of New Orleans here: <https://czo.nola.gov/article-15/>). The property is additionally subject to the *HUC Historic Urban Corridor Use Restriction Overlay District* where a “gas station” is also a conditional use (*See* Article 18, Section 18.5 of the Comprehensive Zoning Ordinance of the City of New Orleans here: <https://czo.nola.gov/article-18/#18-5>). The property is further subject to the *EC Enhancement Corridor Design Overlay District* (*See* Article 18, Section 18.15 of the Comprehensive Zoning Ordinance of the City of New Orleans here: <https://czo.nola.gov/article-18/#18-15>). Finally, if approved, the “gas station” will be subject to the Use Standards set forth in Article 20 of the Comprehensive Zoning Ordinance (*See* Article 20, Section 20.3.EE of the Comprehensive Zoning Ordinance of the City of New Orleans here: <https://czo.nola.gov/article-20/#20-3>).

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Enclosed you will find the following documents being provided in connection with this proposed conditional use to permit at “gas station” at the Property:

1. **Proposed Site Plan.** This is the current proposed Site Plan, which is subject to change based on the community’s input; and
2. **City of New Orleans Online Tools.** This document provides information related to tracking this proposal and accessing other information and documents on the city’s City Planning Commission website.

Virtual NPP Meeting--Comments/Input Should be provided by January 20, 2021. As noted above, the normally required in-person NPP meetings are not currently allowed in connection with proposed conditional use permit applications. Instead, you or your organization can provide input/comments or request additional information regarding this proposed conditional use to permit a “gas station” at the Property using one or more of the following methods. **Input/Comments should be provided no later than January 20, 2021:**

1. **Contact Us by Email.** You can email any comments or requests for additional information by emailing use at the following email address: bigeasy2701tulane@gmail.com
2. **Contact Us by Telephone.** You can contact us by telephone to provide comments or request additional information by calling us using the following telephone number: (504) 421-3579
3. **Send Comments to the City Planning Commission.** You can send your input/comments to the City Planning Commission staff by email using the following email address: cpcinfo@nola.gov. Please make sure to include the property address (2701-17 Tulane Avenue) when sending comments to the City Planning Commission.

Public Hearings. In addition to the options to provide input/comments set forth above, you or your organization will be able to participate in two (2) public hearings: one before the City Planning Commission; and one before the New Orleans City Council. If you would like to be notified of the dates and times of the two (2) public hearings, please contact us using the telephone number or email address set forth above. You can also contact the City Planning Commission staff using the following email address: cpcinfo@nola.gov. Remember, please include the property address (2701-17 Tulane Avenue).

Applicant Contact Information. Please contact the following person should you have any questions or require additional information related to this proposal.

Ms. Domonique West
2701 Tulane Avenue
New Orleans, Louisiana 70119
Telephone: (504) 421-3579
Email: bigeasy2701tulane@gmail.com

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Estimated Opening Date. As noted above, a convenience/retail store is already open and operating. If and when the request for a conditional use to permit a “gas station” is approved, it will take approximately six (6) months to erect the proposed fuel pump island and canopy area and install the underground storage tanks.

Notice of Changes to the Proposal. Following the deadline (January 20, 2021) to provide input/comments regarding this proposed conditional use, all interested parties will be notified of any changes to the proposed project by way of United States First Class mail or electronic mail. If you would like to receive electronic notification of changes or other updates, please provide us with your email address by emailing, mailing or calling us using our contact information set forth above.


Techniques Used to Notify the Surrounding Neighbors and Associations. Each person and association (approximately 87) within a 300-foot radius of the proposed project (2701 Tulane Avenue) is being notified of this proposal by way of United States Postal Service, First Class Mail and/or electronic mail. Additionally, the Councilwoman for District B and the City of New Orleans City Planning Commission staff are being notified.

Thank you and we look forward receiving your input/comments no later than January 20, 2021.

Very truly yours,

KUNDAN & VEENA LOUISIANA, LLC

BY:



Domonique S. West
Agent