

Department of Safety & Permits
Zoning Administration Division
City of New Orleans

Helena Moreno
Mayor

Susannah E. Kirby
Director of Safety and Permits

ZONING VERIFICATION

The City's Official Zoning Map and the full and complete text of the Comprehensive Zoning Ordinance (Ordinance 4,264 MCS, as amended) can be found online. The City's Official Zoning Map is located at property.nola.gov ; the text of the Comprehensive Zoning Ordinance is available online at czo.nola.gov.

Date: 7/14/2026

Case Number: 26-1131

To: Zach Smith Consulting & Design

This letter is to verify the zoning classification of the following property:

Address: 6309 S Claiborne Ave, 6311 S Claiborne Ave, 6307 S Miro St, 6309 S Miro St, 3100 Calhoun St

Tax Bill Number: 615210006, 615210006, 615210001, 615210008, 615210007

Lot Number(s): C, C/D, E-2

Square(s): 137

Legal Description: BURTHEVILLE SQ 137 LOT C S MIRO AND CALHOUN 85X130 REST & DRIVE-IN MA CHG 2/05 FILE #77673 6/98 QUIT/CLAIM, BURTHEVILLE SQ 137 LOT C S MIRO AND CALHOUN 85X130 REST & DRIVE-IN MA CHG 2/05 FILE #77673 6/98 QUIT/CLAIM, BURTHEVILLE SQ 137 LOT C & D S CLAIBORNE & FOUCHER LINE TO S TONTI 112/71X220/287 DRIVE-IN BANK SEE E2 RECORD FILE #85661 6/03 SUCN/WOP, BURTHEVILLE SQ 137 LOT E 2 S MIRO 22 OVER 35X130 CEM-BLOCK REST FILE #85661 SUCN/WOP (Per Orleans Parish Assessor)

Zoning Designation: HU-B1

Overlay District/Interim Zoning District: University Area Off-Street Parking Overlay District
[Visit City Planning's site to view the regulations of this Overlay.](#)

Transient Lodging Interim Zoning District [Visit City Planning's site to view the regulations of this Overlay.](#)

Data Center Interim Zoning District [Visit City Planning's site to view the regulations of this Overlay.](#)

Historic District: Carrollton

Applicants' Request:

"Zoning Verification request to verify that the subject property has a permitted use of "Dwelling, Above the Ground Floor" with no maximum limit. The request is also to verify that the proposed

1340 Poydras Street | Suite 800 | New Orleans, Louisiana 70112
Telephone: 504.658.7125 | Email: zoningadministrator@nola.gov



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development for this property comply with Article 20 Section 20.3.UUU of the CZO. Additionally, zoning verification(compliance confirmation) is being requested for the proposed setbacks for the proposed development.”

Zoning Administration's Response:

1. Confirmation that proposed ‘Dwelling, Above the Ground Floor’ is a permitted use in this district. (Table 12-1)

The subject property is located in the HU-B1 [Historic Urban Neighborhood Business District](#) which allows for Dwelling, Above the Ground Floor by right. Please refer to Article 12, Section 12.2.A for more range of permitted and conditional uses.

2. Confirmation that ‘Dwelling, Above the Ground Floor’ is not limited to a maximum of 4 units. (see BZA 078-24 for similar positions) (Table 12-1)

The subject property is not limited to a unit count, with the assumption that all Bulk and Yard Regulations are complied with as outlined in [Article 12, Section 12.3.A.1 General Regulations](#) which dictates a minimum lot area of 800 square feet per dwelling unit.

3. Confirmation that the existing Ted’s Frostop Diner, as it is incorporated into the site design with the additional newly constructed residential space, will satisfy the requirement that commercial ground floor (non-residential) elements are situated along the primary street for the proposed mixed-use building. (20.3.UUU)

The submitted “SITE PLAN – ROOF PLAN” dated December 19, 2025 indicates that an existing structure (3,867 square feet) located along the primary street frontage will be retained and an addition will be constructed at the rear of the site. The retention of the commercial structure along the primary street frontage does not present a conflict in zoning and is consistent with the intent of Article 20, Section 20.3.UUU.

4. Confirmation that the ‘Ted’s Frostop, which exceeds 1,500 sq feet will satisfy the requirement that commercial space in a ‘Dwelling, Above the Ground Floor’ must have a minimum of 1,500 sq feet. (20.3.UUU)

See No. 3’s response above.

5. Confirmation that all setbacks and labeling of ‘yards’ provided are compliant with Article 12-2 of the Comprehensive Zoning Ordinance. (Based on Attached Site plan named “26-0710 CLAIBORNE ROOF PLAN”)



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The submitted “SITE PLAN – ROOF” plan dated December 19, 2025, indicates a series of assumed setback requirements. In reviewing the proposal, the Zoning Administration concurs with these assumed setbacks and no setback waivers will be required as submitted.

Signature: _____
Wheeler Manouchehri, Zoning Administrator

Date: _____

NOTE: Any party aggrieved by a decision of the Director of Safety and Permits with respect to the application of the Comprehensive Zoning Ordinance may be appealed to the Board of Zoning Adjustment within 45 days of the decision.



To: New Orleans Zoning Administrator, Dept of Safety & Permits

From: RCR Claiborne Venture, LLC

Date: July 14th, 2026

Subject: Zoning Verification | 3100 Calhoun Street (inclusive of 6309 S Claiborne Ave and 6307 S Miro Street)

Dear Zoning Administrator,

Summary

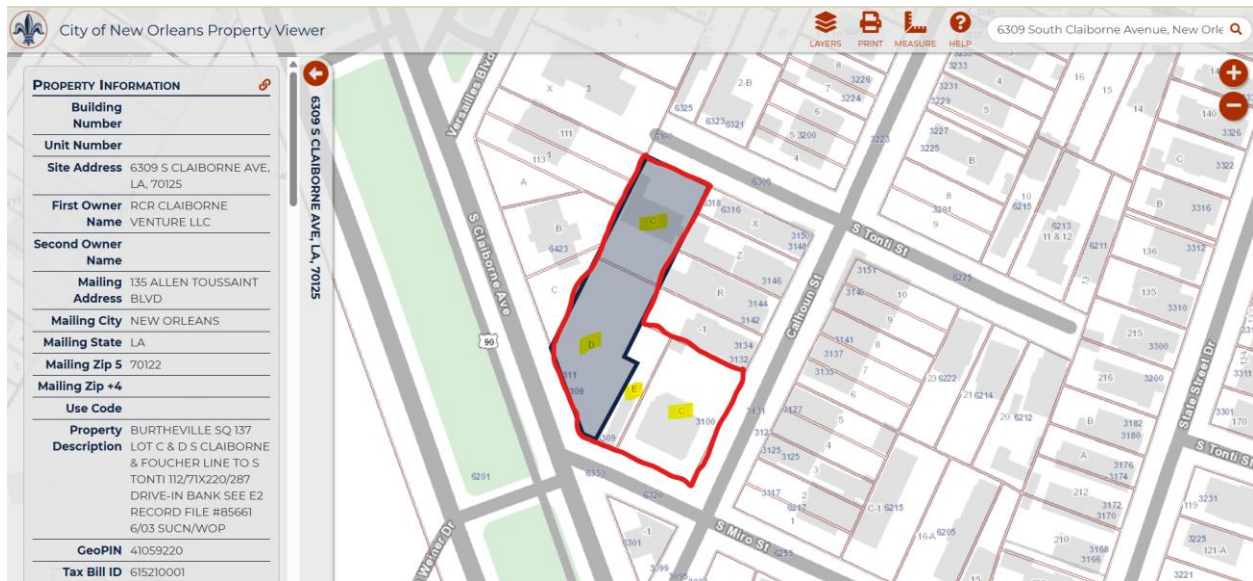
The proposed development located at 3100 Calhoun Street (inclusive of 6309 S Claiborne Avenue and 6307 S Miro Street) includes a three-story mixed-use building with multi-family residential apartment units above a commercial use (the “Development”).

The Development is located in a Historic Urban Neighborhood Business Zoning District (HU-B1). The Development relies on the “Dwelling Above Ground Floor” use, which is defined by the Comprehensive Zoning Ordinance (“CZO”) as “dwelling units that are within multi-story buildings located above non-residential uses on the ground floor.”

The Development sites currently include a former drive-thru bank (6309 S Claiborne), a former pizza shop (6307 S Miro), and Ted’s Frostop Diner (3100 Calhoun). The owner, RCR CLAIBORNE VENTURE LLC, is proposing to subdivide these three lots into a singular lot to build the three-story, mixed-use apartment building with approximately 26 units with off-street parking above a ground floor commercial space. The building is designed to include new construction integrated with the existing Ted’s Frostop Diner, utilizing the commercial dining space as the commercial element of the new development. The new construction will include both multi-family construction and additional new commercial space for Ted’s Frostop, providing for the integration from the existing building into the multi-family new construction. In sum, Ted’s Frostop Diner acts as the ground floor commercial space for the proposed ‘Dwelling, Above the Ground Floor’ mixed-use building.

Per Article 12 Table 12-1 of the Comprehensive Zoning Ordinance, ‘Dwelling, Above the Ground Floor’ is a permitted use in the HU-B1 District. Additionally, there is no cap on the number of dwelling units on a site, as long as a project complies with the density requirements of 800sq ft/du.

Please see the attached plans to review the proposed layout of the building and to confirm setbacks for the various ‘yard’ requirements.



Questions for Verification:

1. Confirmation that proposed ‘Dwelling, Above the Ground Floor’ is a permitted use in this district. (Table 12-1)
2. Confirmation that ‘Dwelling, Above the Ground Floor’ is not limited to a maximum of 4 units. (see BZA 078-24 for similar positions) (Table 12-1)
3. Confirmation that the existing Ted’s Frostop Diner, as it is incorporated into the site design with the additional newly constructed residential space, will satisfy the requirement that commercial ground floor (non-residential) elements are situated along the primary street for the proposed mixed-use building. (20.3.UUU)
4. Confirmation that the Ted’s Frostop, which exceeds 1,500 sq feet will satisfy the requirement that commercial space in a ‘Dwelling, Above the Ground Floor’ must have a minimum of 1,500 sq feet. (20.3.UUU)
5. Confirmation that all setbacks and labeling of ‘yards’ provided are compliant with Article 12-2 of the Comprehensive Zoning Ordinance. (Based on Attached Site plan named “26-0710 CLAIBORNE ROOF PLAN”)

Reasons Why This Project Complies:

1. Permitted Use: Table 12-1 clearly identifies 'Dwelling, Above the Ground Floor' as a permitted use in the HU-B1 zoning district.
2. Density: BZA 078-24 made this clear, as well as the density calculations in Table 12-2 (i.e. 800 sq ft / DU for 'Dwelling, Above the Ground Floor')
3. Ground Floor Commercial Use: Ted's Frostop is clearly a commercial Use. Ted's Frostop is the primary façade and situated on the primary street frontage. Ted's Frostop is situated in front of the residential use.
4. Size of Ground Floor Commercial Use: Ted's Frostop is clearly (and measured on attached site plan) greater than 1,500 sq ft.
5. Setbacks: Attached site plan shows FY, ISY, CSY, and RY measurements that meet the requirements of Table 12-2 of CZO for all setbacks.

Attachments:

26-0710 CLAIBORNE ROOF PLAN.PDF

Conclusion:

We believe this proposed development fully satisfies the CZO and we kindly ask for your verification of these positions to verify the proposed uses, standards, and setbacks for the proposed Development to be constructed at 3100 Calhoun.

7/10/2026 4:37:32 PM

VERSAILLE

6325 6323 3200

3201

S TONTI ST

VEHICLE INGRESS / EGRESS

FRONT YARD:
0'-10" SETBACK

PROPOSED
TRANSFORMER PAD

EXISTING MASONRY SITE
WALL TO REMAIN

SIDE YARD:
NONE, UNLESS
ABUTTING A
RESIDENTIAL
DISTRICT THEN 3'

3-STORY
(NEW)

1-STORY
(NEW)

EXISTING TED'S FROSTOP
DINER TO REMAIN
3867 SF

REAR YARD:
NONE, UNLESS ABUTTING
A RESIDENTIAL DISTRICT
THEN 15'

CORNER SIDE YARD:
0'-5' SETBACK

EXISTING COMMERCIAL
PARKING TO REMAIN

EXISTING PRIMARY FACADE:
TED'S FROSTOP DINER

FRONT YARD:
0'-10" SETBACK

S CLAIBORNE AVE

CALHOUN ST

S MIRO ST

EXISTING MUG
SIGN TO REMAIN

EXISTING COMMERCIAL
PARKING TO REMAIN

6301

THE FORMS DESIGN CO.

OWNER/CLIENT:
RCR VENTURES, LLC
135 Allen Toussaint Blvd.
New Orleans, LA 70124
504-442-2349

ARCHITECT:
THE FORMS DESIGN CO.,LLC.
1470 Urania St
New Orleans, LA 70130
504-586-5305

STRUCTURAL:
MARAIS CONSULTANTS
1813 Baronne St
New Orleans, LA 70113
504-350-2644
maraisconsultants.com

MEP/FP:
VP CONSULTING ENGINEERS
2108 South Blvd, Suite 112
Charlotte, NC 28203
707-372-7755
vpce.com

CIVIL:
MORPHY, MAKOFSKY, INC.
336 N. Norman C Francis Parkway,
New Orleans, LA 70119
504-488-1317
mmi-eng.com

ZACH SMITH CONSULTING & DESIGN
1000 S. Norman C Francis Parkway,
New Orleans, LA 70119
504-383-3748
zachsmithconsulting.com

12/19/2025 SCHEMATIC DESIGN

DATE: DESCRIPTION:

NOT FOR CONSTRUCTION

PROJECT NAME:

CLAIBORNE
MIXED-USE
PROJECT

PROJECT ADDRESS:

6309 S. CLAIBORNE AVE.
NEW ORLEANS, LA 70125

PROJECT #: 2501
SCALE: AS INDICATED
FORMAT: 30" X 42"
DRAWN BY: XXX
CHECKED BY: Checker

SITE PLAN - ROOF

A - 010