

Meeting Agenda
Frostop Neighborhood, August 12

1. Welcome and Introductions

Purpose

This is a meeting for neighbors to share news about the Frostop development—and to discuss ways to plan for the future and oppose the project.

Contact/updates

Please sign the sign-in sheet to receive news. Updates and links will also be posted at:

- <https://townofcarrolltonwatch.org/wordpress/frostop-neighborhood/> and
- the Change.org petition

2. Status of the development

These are complicated issues that require legal assistance to understand. And yet no neighborhood meetings are required by the city for this development.

Applications in progress by the developers:

- Demolitions
 - 6307-6309 S. Miro; and 6309-6311 S. Claiborne—granted on 6/4/26; permits not yet issued; (3100 Calhoun demolition was withdrawn on 6/1/26)
- Zoning Verification request—filed 7/14/26; Zoning Verification Letter has not yet been issued.

There are many questions about zoning:

- The developer is implementing a complex and relatively new zoning use for this development to provide “about 26 units” (106 bedrooms) with off-street parking (no number is given).

- [REDACTED]
- [REDACTED]
- [REDACTED].

Anticipated applications by the developers:

- Resubdivision (combination)—3100 Calhoun, 6307-6309 S. Miro; and 6309-6311 S. Claiborne
- Structural renovation permit(s)—3100 Calhoun
- Interior demolition permit—3100 Calhoun
- New construction permit(s) for:
 - Residential housing; and
 - a new commercial structure fronting S. Claiborne, next to the old Frostop building

3. Randy Philipson—Questions about projected infrastructure

- Parking analysis—streets most impacted will be Calhoun and S. Tonti—where cars will enter the ground-floor parking lot. (See diagrams on pages 2–3.)
- Traffic—in response to a request for a traffic study, no information has been given. And yet a study will be necessary for the proposed crosswalk / walkway.
- Crosswalk or walkway on S. Claiborne Avenue—now under discussion by Tulane. A traffic light (long sought by some in the neighborhood) will be necessary for a crosswalk;.
- Sewerage update/repair—no information has been given.
- Asbestos and lead paint mitigation—no information has been given.

4. Sandra Stokes—Louisiana Landmarks Society

- Discuss Zoning Verification—[REDACTED]
- Ted’s Frostop—Nov. 4, 2026, hearing at City Hall for Local Landmark nomination
- Louisiana Landmarks Society as fiscal agent

5. Action Items

- Fundraising for legal help
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
 - Billboards/radio/TV
 - [REDACTED]
- Change.org
- Addresses for emails and letters of public comment to:
 - CPCinfo@nola.gov (City Planning Commission and the Board of Zoning Adjustments);
 - JP.Morrell@nola.gov; Matthew.Willard@nola.gov; Aimee.McCarron@nola.gov;
 - Lesli.Harris@nola.gov; Freddie.King@nola.gov; eugene.green@nola.gov;
 - Jason.Hughes@nola.gov
- Fundraising for legal help

6. Open Forum / close

contact@townofcarrolltonwatch.org

More information on the status of the Frostop development

—The Developers

The developers have started the permitting process. On July 14, consultant Zach Smith filed a Zoning Verification request with the Dept. of Safety & Permits (S&P). Soon the Director of S&P will formally issue a “Zoning Verification Letter” to determine whether the project conforms with the city’s zoning laws—the Comprehensive Zoning Ordinance (CZO). Right now we’re watching for this Letter to be issued. (Demolition permits for the pizza place and drive-through bank have not been issued yet; and no work permit applications have been filed.)

The project can be challenged:

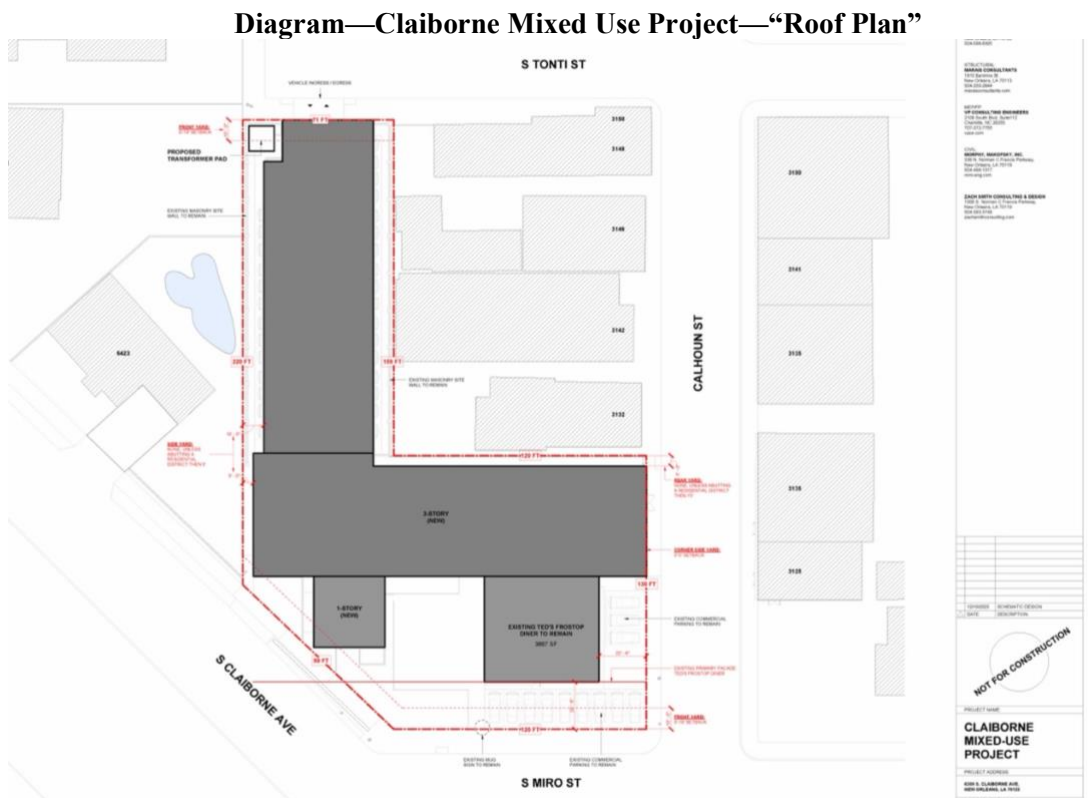
- “Any aggrieved party” can appeal the Zoning Verification decision to the city’s zoning board within 45 days of the issuance of the Letter. Usually it’s a lawyer who prepares the appeal. There will be a chance for written and in-person public comment at an appeal hearing—probably two or three months away at the earliest.

—Tulane University

- Officially, the University is “pausing its potential involvement in the project”—as reported by nola.com on May 19, 2026. However, in a conversation with several neighbors at a Tulane neighborhood reception on August 5, the Chief Operating Officer of Tulane University stated that he could not say there would be no future involvement by Tulane. And then, when pressed about the future, he said, “I can’t stand here and say that we won’t be involved at some future point.”
- At the same event, Tulane personnel were talking about a proposed walkway across South Claiborne. There was no official announcement; but Tulane people were openly talking about it.

—Frostop

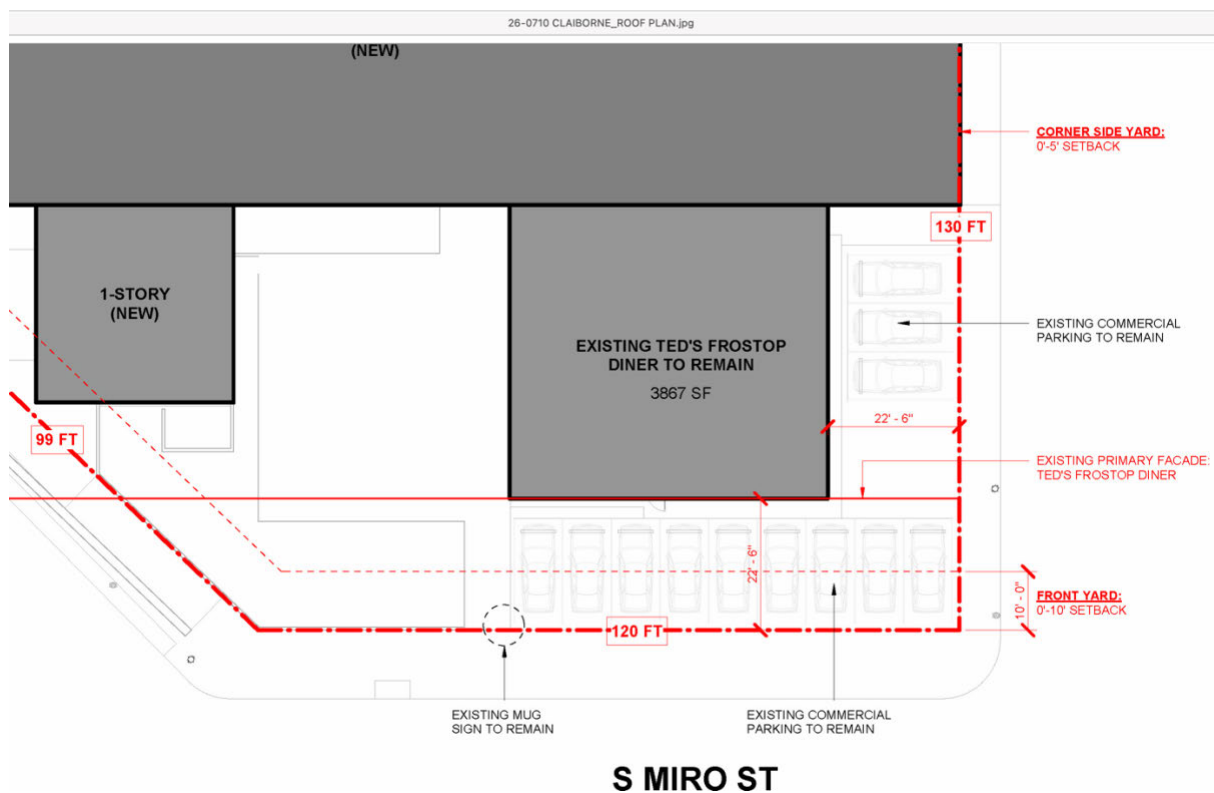
- Submitted to the Department of Safety & Permits on July 14 as part of the Zoning Verification application were:
 - A diagram of the “Claiborne Mixed Use Project”
 - a three-page letter from the developer describing the development.



DETAIL #1—PARKING—Vehicle ingress/egress on St. Tonti:



DETAIL #2—Ted’s Frostop and new commercial space:



Developer’s Letter to Safety & Permits, July 16, 2026



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 8309 S Claiborne Ave and 8307 S Miro Street)

Dear Zoning Administrator,

Summary

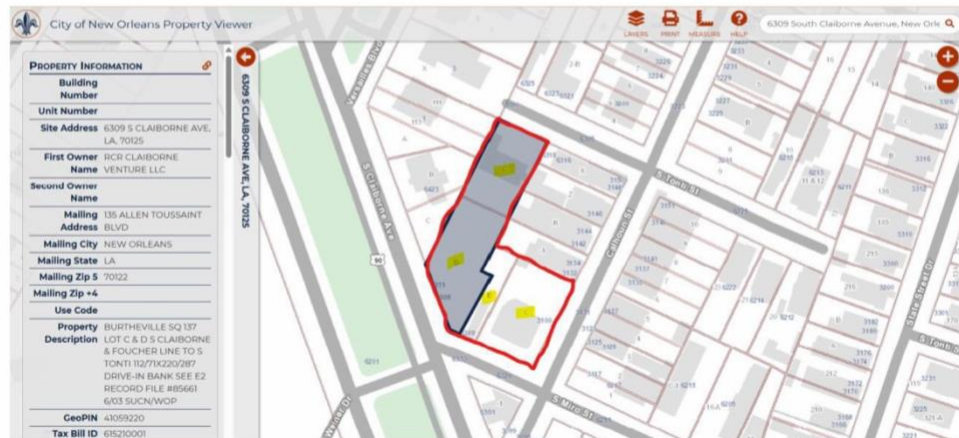
The proposed development located at 3100 Calhoun Street (inclusive of 8309 S Claiborne Avenue and 8307 S Miro Street) includes a three-story mixed-use building with multi-family residential apartment units above a commercial use (the “Development”).

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 (8309 S Claiborne), a former pizza shop (8307 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 28 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.