



# CITY OF NEW ORLEANS CITY PLANNING COMMISSION

1340 Poydras Street, 9<sup>th</sup> Floor  
New Orleans, Louisiana 70112  
(504) 658-7033

## ROUTING FORM

### FOR DISPOSITION/ACQUISITION OF IMMOVABLE PUBLIC PROPERTY

The applicant shall submit this form to the Division of Real Estate and Records and have it filled out by the Division of Real Estate and Records, Room 5W06, Fifth Floor, City Hall, between 9:00 a.m. and 3:30 p.m., Monday through Friday.

The acquisition or disposition of City-owned property requires a resolution of approval by the City Planning Commission in accordance with City Charter Sections 6-302(3) and 6-306. Please transmit a copy of completed application to the City Planning Commission.

Please see "Policy for 'Purchase of Land for City-Owned Immovable Public Property' June 8, 1999."

**Applicants: Do not write in the space below.**

OWNER (S) City of New Orleans

PROPERTY LOCATION: Lots (s) A-1 Square (s) 293

Bounding Streets Danneel St., Josephine St., S. Saratoga St., and St. Andrew St.

Property Addresses : 2021 Danneel St.

Municipal District: Fourth

COB 738-G Folio 384 - 390 Acquisition Date: 06/04/1976

\*Previously considered as PD005-15.

Are there any easements, restrictions, etc. on the property? What is the history of the original of acquisition? Restricted use as a passive park.

If the property under consideration is to be acquired by the City, what is the purpose of the acquisition? N/A (Disposition)

If the property under consideration is to be disposed of by the City, what are the intentions for its redevelopment? To be part of an exchange with NORA.

Verified by: \_\_\_\_\_ Date: \_\_\_\_\_

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**To be filled out by the staff of the City Planning Commission or Safety & Permits.**

Current Zoning \_\_\_\_\_ ZBM \_\_\_\_\_

Currently Use \_\_\_\_\_

Proposed Use \_\_\_\_\_

**ADJOINING PROPERTY OWNERS:** List owners and addresses of all properties on both sides of the street on which the petitioned property is located, between two intersecting streets. If the petitioned property is on a corner lot, also list owners and addresses of the corner properties on the adjoining streets.

Note: Names and addresses of the adjoining properties can be researched at the Assessor's Office in the 4<sup>th</sup> floor of City Hall.

LOT \_\_\_\_\_ SQUARE \_\_\_\_\_

Owner's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

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LOT \_\_\_\_\_ SQUARE \_\_\_\_\_

Owner's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

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LOT \_\_\_\_\_ SQUARE \_\_\_\_\_

Owner's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

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LOT \_\_\_\_\_ SQUARE \_\_\_\_\_

Owner's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

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LOT \_\_\_\_\_ SQUARE \_\_\_\_\_

Owner's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

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LOT \_\_\_\_\_ SQUARE \_\_\_\_\_

Owner's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

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LOT \_\_\_\_\_ SQUARE \_\_\_\_\_

Owner's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

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LOT \_\_\_\_\_ SQUARE \_\_\_\_\_

Owner's Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

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ST.

5

JOSEPHINE (2000 000)

252'1"0"D'H. 252'8"3" C.O.

5

ST. ANDREW (2000 EVENT)

ST.

306'8"1''' D'H. 306'7"0''' C.O.

4M-12 A SCALE 1" = 60'

SCALE 1" = 60'





ORDINANCE

CITY OF NEW ORLEANS

CITY HALL March 4, 1976

CALENDAR NO. 6494

NO. 5936 MAYOR COUNCIL SERIES

BY COUNCILMAN DAVIS (BY REQUEST)

AN ORDINANCE TO AUTHORIZE the dedication and acceptance of two parcels of land, namely, Lot A-1, Square 293 and Lot 13A, Square 295, Fourth District by the City of New Orleans from the Community Improvement Agency in and for the City of New Orleans in accordance with the Community Improvement Plan for use as passive parks.

1. SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS
2. HEREBY ORDAINS, That the Mayor of the City of New
3. Orleans be and he is hereby authorized and empowered
4. to execute a Notarial Act of Donation, Dedication
5. and Acceptance with the Community Improvement
6. Agency in and for the City of New Orleans to de-
7. dicate Lot A-1, Square 293 and Lot 13A, Square
8. 295, Fourth Municipal District, for use as passive
9. recreational parks in accordance with the Community
10. Improvement Plan and more fully described as
11. follows:
12.           Lot A-1, Square 293
13. A CERTAIN PORTION OF GROUND and all the rights, ways,
14. privileges, servitudes, advantages and appurtenances
15. thereunto belonging, or in anywise appertaining, sit-
16. uated in the Fourth District of the City of New
17. Orleans in Square 293, bounded by Danneel (formerly
18. South Rampart) (late Laurent) Street, Saratoga
19. (late White and Basin), Josephine and St. Andrew
20. Streets, which said portion of ground is designated
21. by the letter A-1 according to a survey by J. J.
22. Krebs & Sons, Inc., dated October 17, 1975, which lot
23. or portion of ground measures as follows, to wit:

24. Beginning on the line of Danneel Street at a point  
25. 138 feet 8 inches 1 line from the corner of St.  
26. Andrew Street, thence 100 feet 3 inches and 6 lines  
27. toward Saratoga Street on a line parallel to Jose-  
28. phine Street; thence 12 feet towards St. Andrew  
29. Street on a line parallel to Danneel Street; thence  
30. 18 feet 7 inches 1 line towards Saratoga Street on  
31. a line parallel to Josephine Street; thence 23 feet  
32. 9 inches 1 line towards Josephine Street on the rear  
33. line parallel to Saratoga Street; thence 39 feet  
34. 4 inches 1 line towards Saratoga Street on a rear  
35. line parallel to Josephine Street; thence 56 feet  
36. 2 inches 7 lines towards Josephine Street on the  
37. rear line parallel to Saratoga Street; thence 31  
38. feet 9 inches and 3 lines towards Danneel Street  
39. on a line parallel to Josephine Street; thence 12  
40. feet towards St. Andrew Street on a line parallel  
41. to Danneel Street; thence 26 feet 1 inch 6 lines  
42. towards Danneel Street on a line parallel to Jose-  
43. phine Street; thence 28 feet towards St. Andrew  
44. Street on a line parallel to Danneel Street; thence  
45. 100 feet 3 inches and 6 lines on a line parallel to  
46. Josephine Street to the line of Danneel Street;  
47. thence along the line of Danneel Street a frontage  
48. of 28 feet to the point of beginning. Improvements  
49. bore the Municipal No. 2021 Danneel Street.

50. Lot 13A, Square 295

51. A CERTAIN PORTION OF GROUND and all the rights,  
52. ways, privileges, servitudes, advantages and ap-  
53. purtenances thereunto belonging, or in anywise ap-  
54. pertaining, situated in the Fourth District of the  
55. City of New Orleans in the Square bounded by  
56. Jackson Avenue, Dryades, Philip and S. Saratoga

57. Streets, designated as Lot 13A of the Square 295,  
58. on a plan made by J. J. Krebs & Sons, Inc. dated  
59. February 10, 1975, which lot or portion of ground  
60. measures as follows, to wit:  
61. Said lot forms the corner of Jackson Avenue and  
62. S. Saratoga Street and measures 29 feet 3 inches  
63. and 2 lines front on Jackson Avenue, same width  
64. in rear, by a depth between equal and parallel  
65. lines of 106 feet, and is composed of the greater  
66. portion of original Lot 13. The improvements  
67. bore the Municipal No. 1968-70 Jackson Avenue  
68. and 2210 S. Saratoga Street.

1. SECTION 2. That upon the execution of the said  
2. Act of Donation, Dedication and Acceptance, the  
3. aforescribed portions of ground are hereby de-  
4. clared dedicated to public purpose as passive  
5. recreational parks.

1. SECTION 3. That the property described in Sec-  
2. tion 1 shall be transferred to the City with  
3. warranty, free and clear of all liens and en-  
4. cumbrances and subject to the general title  
5. approval of the City Attorney.

1. SECTION 4. The Act of Donation, Dedication and  
2. Acceptance shall be passed before the City Notary  
3. and all costs including notarial expenses and  
4. certificates shall be borne by the City of New  
5. Orleans. The Community Improvement Agency is  
6. tax exempt by virtue of Act 170 of 1968.



ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS

MAR 11 1976

JOSEPH V. DI ROSA

PRESIDENT OF COUNCIL

Delivered to the Mayor on MAR 11 1976

Approved:

MAR 17 1976

MOON LANDRIEU

MAYOR

Returned by the Mayor

on MAR 17 1976 at 3-12 PM

JOSEPH C. PETERSON,  
CLERK OF COUNCIL

THE FOREGOING IS CERTIFIED  
TO BE A TRUE AND CORRECT COPY.

*Joseph C. Peterson*

JOSEPH C. PETERSON, COUNCIL CLERK  
CITY OF NEW ORLEANS

CHARLES A. HUGELACH, JR., CITY NOTARY

717 ST. CHARLES AVENUE

NEW ORLEANS, LOUISIANA 70130

Fee for Act of Dedication by the  
CTA in and for the City of New  
Orleans to City of New Orleans  
described as follows:

- 1) Lots 1 through 22, Sq. 1453, bb Caffin, Florida Aves. and  
Law and Flood Sts., 3rd Mun. Dist.
- 2) Lot A-1, Sq. 293, bb Damoel, Saratoga, Josephine and  
St. Andrew Sts., 4th Mun. Dist.
- 3) Lot 13-A, Sq. 295, Corner Jackson Ave. and S. Saratoga St.  
4th Dist., Municipal No. 2210 S. Saratoga St.
- 4) Lots 1 thru 5, Sq. 638, bb Perdido, Gravier, S. Gayoso and  
S. Salcedo Sts., 1st. Mun. Dist.

Notarial fee for passing Act	\$360.00
Fee for gathering certificates (3 sets of Certificates)	\$105.00
Costs of Certificates	\$349.50
Recordation costs of act	\$ 21.00
Copies to Notarial Archives, City Attorney, Assessor and Property Management	\$ 30.00
<b>TOTAL AMOUNT</b>	<b>\$805.50</b>

\$805.50

\$805.50

9020

2090

\$805.50

7-12-76

A. E. FLEURY, JR., ADMINISTRATOR-REAL ESTATE &amp; RECORDS

RECEIVED  
JUN 14 1976

REAL ESTATE AND  
RECORDS DIVISION

TELEPHONE  
(504) 581-2400

CHARLES A. KRONLAGE, JR.

CITY NOTARY PUBLIC

717 ST. CHARLES AVENUE

NEW ORLEANS, LOUISIANA 70130

July 7, 1976

Mr. Albert E. Fleury, Jr.  
Division of Real Estate and Records  
City Hall, Civic Center  
New Orleans, La. 70112

Dear Mr. Fleury:

Enclosed herewith please find three copies of  
Act of Dedication by the Community Improvement Agency  
in and for the City of New Orleans to City of New Orleans.

Very truly yours,



Charles A. Kronlage, Jr.

CAKJr/db  
Enc.

RECEIVED  
JUL 9 1976  
REAL ESTATE AND  
RECORDS DIVISION

ACT OF DEDICATION

BY: THE COMMUNITY IMPROVEMENT AGENCY  
IN AND FOR THE CITY OF NEW ORLEANS

TO: CITY OF NEW ORLEANS

UNITED STATES OF AMERICA

STATE OF LOUISIANA

PARISH OF ORLEANS

\* \* \* \* \*

BE IT KNOWN, that on this 4th day of the month of June in the  
year of Our Lord one thousand, nine hundred and seventy-six,

BEFORE ME, CHARLES A. KRONLAGE, JR., a Notary Public duly commissioned  
and sworn in and for the PARISH OF ORLEANS, CITY OF NEW ORLEANS, therein  
residing, being official City Notary,

PERSONALLY APPEARED:

THE COMMUNITY IMPROVEMENT AGENCY IN AND FOR THE CITY OF NEW ORLEANS,  
a public body, corporate and politic, organized under and in accordance  
with Act No. 170 of the Regular Session of the Legislature of Louisiana of  
1968, herein represented by Francis P. Keevers, Jr., Exec. Dir., duly authorized to  
so act by resolution adopted June 7, 1973, a copy of which is annexed hereto.

MOON LANDRIEU, MAYOR

of the City of New Orleans, herein duly authorized by the provisions of  
Ordinance Nos. 5935, 5936 and 5937, Mayor Council Series, adopted by the  
Council of the City of New Orleans on March 11, 1976, and approved by Moon  
Landrieu, Mayor, on March 17, 1976, certified copies of which are annexed  
hereto:

And the said parties declared that, pursuant to the provisions of  
said Ordinances, authorizing the within dedication and acceptance of dedica-  
tion, DEDICATOR, THE COMMUNITY IMPROVEMENT AGENCY IN AND FOR THE CITY OF  
NEW ORLEANS, does by these presents transfer, assign, set over, grant, give  
and dedicate to and in favor of the City of New Orleans and the inhabitants  
thereof appearing through the said Mayor, here present and accepting the  
following described property; to-wit:

Square 1453

THAT CERTAIN LOTS OF GROUND and all the rights, ways,  
privileges, servitudes, advantages and appurtenances  
thereunto belonging, or in anywise appertaining,  
situated in the Third District of the City of New  
Orleans known as Square 1453 comprised of lots 1  
through 22 bounded by Caffin Avenue, Florida Ave.  
(formerly Florida Walk), Law and Flood Streets  
and measures 341.22 feet front on Flood Street,  
and 261.66 feet front on Florida Avenue and Law  
Street and 241.26 feet front on Caffin Avenue  
which said portion of ground is shown on plans  
made by J. J. Krebs & Sons, Inc.



Being part of the same property acquired by The Community Improvement Agency In and For The City of New Orleans, Lot No. 1, COB 713, Folio 504; Lots Nos. 2 & 3, COB 708, Folio 487; Lots Nos. 4 & 5 & 12 thru 22, COB 714, Folio 332; Lot No. 6, COB 722, Folio 186; Lot No. 7, COB 707, Folio 436; Lot No. 8, COB 717, Folio 205; Lot No. 9, COB 704, Folio 387; Lots Nos 10 & 11, COB 705, Folio 670.

Lot A-1, Square 293

A CERTAIN PORTION OF GROUND and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging, or in anywise appertaining, situated in the Fourth District of the City of New Orleans in Square 293, bounded by Danneel (formerly South Rampart) (late Laurent) Street, Saratoga (late White and Basin), Josephine and St. Andrew Streets, which said portion of ground is designated by the letter A-1 according to a survey by J. J. Krebs & Sons, Inc., dated October 17, 1975, which lot or portion of ground measures as follows, to wit:

Beginning on the line of Danneel Street at a point 138 feet 8 inches 1 line from the corner of St. Andrew Street, thence 100 feet 3 inches and 6 lines toward Saratoga Street on a line parallel to Josephine Street; thence 12 feet towards St. Andrew Street on a line parallel to Danneel Street; thence 13 feet 7 inches 1 line towards Saratoga Street on a line parallel to Josephine Street; thence 23 feet 9 inches 1 line towards Josephine Street on the rear line parallel to Saratoga Street; thence 39 feet 4 inches 1 line towards Saratoga Street on a rear line parallel to Josephine Street; thence 56 feet 2 inches 7 lines towards Josephine Street on the rear line parallel to Saratoga Street; thence 31 feet 9 inches and 3 lines towards Danneel Street on a line parallel to Josephine Street; thence 12 feet towards St. Andrew Street on a line parallel to Danneel Street; thence 26 feet 1 inch 6 lines

towards Danneel Street on a line parallel to Josephine Street; thence 28 feet towards St. Andrew Street on a line parallel to Danneel Street; thence 100 feet 3 inches and 6 lines on a line parallel to Josephine Street to the line of Danneel Street; thence along the line of Danneel Street a frontage of 28 feet to the point of beginning. Improvements bore the Municipal No. 2021 Danneel Street.

Lot 13A, Square 295

A CERTAIN PORTION OF GROUND and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging, or in anywise appertaining, situated in the Fourth District of the City of New Orleans in the Square bounded by Jackson Avenue, Dryades, Philip and S. Saratoga Streets, designated as Lot 13A of the Square 295, on a plan made by J. J. Krebs & Sons, Inc. dated February 10, 1975, which lot or portion of ground measures as follows, to wit:

Said lot forms the corner of Jackson Avenue and S. Saratoga Street and measures 29 feet 3 inches and 2 lines front on Jackson Avenue, same width in rear, by a depth between equal and parallel lines of 106 feet, and is composed of the greater portion of original Lot 13. The improvements bore the Municipal No. 1968-70 Jackson Avenue and 2210 S. Saratoga Street.

Being part of the same property acquired by The Community Improvement Agency In and For The City of New Orleans, Lot 13-A, Square 295, COB 731, Folio 152; Lot A-1, Square 293, COB 720, Folio 139.

ONE CERTAIN LOT OF GROUND, and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging, or in anywise appertaining, situated in the First District of the City of New Orleans, in Square 638, bounded by Perdido, Gravier, S. Gayoso and S. Salcedo Streets, said lot being designated as Lot No. 1. according to a survey of J. J. Krebs & Sons, Inc., dated May 29, 1973, measuring 28 feet 9 inches and 5 lines front on Perdido Street by 120 feet depth and front on S. Gayoso Street, between parallel lines. Improvements bore the Municipal No. of 3003 Perdido St.

Lot 2, Square 638

ONE CERTAIN LOT OF GROUND, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging, or in anywise appertaining, situated in the First District of the City of New Orleans, in Square 638, bounded by Perdido, Gravier, S. Gayoso and S. Salcedo Streets, said lot being designated as Lot No. 2 according to a survey of J. J. Krebs & Sons, Inc., dated March 9, 1973, the said Lot No. 2 commences at a distance of 28 feet 9 inches 5 lines from the corner of S. Gayoso and Perdido Streets, and measures then 28 feet 9 inches 5 lines front on Perdido Street, the same in width in the rear, by a depth of 120 feet between equal and parallel lines. Improvements bore the Municipal No. of 3007 Perdido Street.

Lot 3, Square 638

ONE CERTAIN LOT OF GROUND, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging, or in anywise appertaining, situated in the First District of the City of New Orleans, in Square 638, bounded by Perdido, Gravier, S. Gayoso and S. Salcedo Streets, said lot being designated as Lot 3 according to a survey by J. J. Krebs & Sons, Inc. dated January 23, 1973. Said lot commences 57 feet 7 inches and 1 line from the corner of Perdido and S. Gayoso Streets and measures 28 feet 9 inches 5 lines front on Perdido Street by a depth of 120 feet between parallel lines. Improvements bore the Muni-



Lot 4, Square 638

ONE CERTAIN LOT OF GROUND, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging, or in anywise appertaining, situated in the First District of the City of New Orleans, in Square 638, bounded by Perdido, Gravier, S. Gayoso and S. Salcedo Streets, said lot being designated as Lot 4 according to a survey by J. J. Krebs & Sons, Inc. dated February 20, 1973. Said lot measures 28 feet 9 inches and 5 lines front on Perdido Street (beginning at a point distant 86 feet, 4 inches and 7 lines from the corner of Perdido and S. Gayoso Streets), by a depth of 120 feet between equal and parallel lines. Improvement bore the Municipal No. of 3013-15 Perdido Street.

Lot 5, Square 638

ONE CERTAIN LOT OF GROUND, and all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging, or in anywise appertaining, situated in the First District of the City of New Orleans, in Square 638, bounded by Perdido, Gravier, S. Gayoso and S. Salcedo Streets, said lot being designated as Lot 5 according to a survey by J. J. Krebs & Sons, Inc. dated February 20, 1973. Said lot commences 115 feet 2 inches and 4 lines from S. Gayoso Street and measures 28 feet 9 inches and 5 lines front on Perdido Street, by a depth of 120 feet between equal and parallel lines. Improvements bore the Municipal No. of 3017 Perdido Street.

Being part of the same property acquired by The Community Improvement Agency In and For The City of New Orleans, Lot No. 1, COB 719, Folio 338; Lot No. 2, COB 714, Folio 509; Lot No. 3, COB 714, Folio 143; Lots Nos. 4 & 5, COB 717, Folio 238.



TO HAVE AND TO HOLD the above described property to the said City of New Orleans, its successors and assigns forever, same is hereby dedicated for public purposes as a passive recreational park in accordance with the Community Improvement Plan and the Urban Renewal Plan.

According to the Mortgage and Conveyance certificates for the Parish of Orleans, annexed hereto and made part hereof, it does not appear that the property herein dedicated has been sold or alienated by the Dedicator.

According to the tax research certificates annexed hereto and made part hereof, there are no taxes due on this property, by virtue of the tax exempt status of same.

This act has been approved by the City Attorney as will appear from his certification hereon.

THUS DONE AND PASSED in my notarial office in the City of New Orleans in the presence of the undersigned competent witnesses which have signed their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

/s/Doris Browne

/s/Pam Bernard

APPROVED AS TO FORM:

/s/Henry W. Kenny

ASSISTANT CITY ATTORNEY

APPROVED:

/s/A. E. Fleury, Jr.

ADMINISTRATOR, REAL ESTATE AND RECORDS

CITY OF NEW ORLEANS

BY: /s/Moon Landrieu

MOON LANDRIEU, MAYOR

THE COMMUNITY IMPROVEMENT AGENCY  
IN AND FOR THE CITY OF NEW ORLEANS

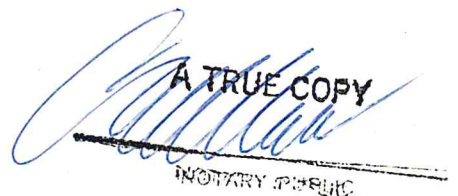
BY: /s/Francis P. Keevers, Exec. Dir.

FRANCIS P. KEEVERS, EXEC. DIR.

/s/Charles A. Kronlage, Jr.

CHARLES A. KRONLAGE, JR.  
NOTARY PUBLIC

Recorded in COB 739-G, Folio 384 to 390  
New Orleans, La., 6/22/76  
N.A.#202668

  
A TRUE COPY  
NOTARY PUBLIC

**City Planning Commission Meeting  
June 23, 2015**

**STAFF REPORT**

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**To:** City Planning Commission  
**Date:** June 24, 2015

**Prepared By:** Larry Massey, Jr.  
**Council District:** B – Cantrell

**Property Disposition:** 005/15

**Consideration:** Consideration of the sale of Lot A1, Square 293, in the Fourth Municipal District, bounded by Danneel, Saint Andrew, South Saratoga, and Josephine Streets. The municipal address is 2021 Danneel Street. (PD 2)

**Applicant:** City of New Orleans

**Purpose:** In accordance with Section 6-306 Subsection 2 of the City Charter, the City Planning Commission is required to consider the sale or exchange of immovable property no longer needed for public purposes.

**General Property  
Description:**

The petitioned site is owned by the City of New Orleans, and was originally acquired in the 1970's for the dedication of a passive park that was named Satchmo Park. It is an irregularly shaped site with a number of planting beds and two small shelter areas near the rear of the property. Lot A1 contains a total area of approximately 6,300 square feet and has a width of approximately 28 feet at its Danneel Street frontage. The lot also has eight small planting beds that lead to the rear of the property which is much wider and is where the two shelters are located. All of the planting beds are currently overgrown, though historic aerial photographs suggest they once were planted with trees.

The property's entrance from Danneel Street is gated and currently padlocked. The lock was not installed by the City, and was presumably installed by neighbors concerned about the negative impacts of the lot's use. The property has a cinderblock wall that measures approximately 8 feet in height that extends along the side and rear property lines. This wall increases to approximately 11 feet in height in the portion adjacent to the rear yards of the abutting residences. A portion of this wall appears to be missing in one of the back corners where the lot abuts a multiple-family dwelling that fronts Saint Andrew Street (Figure 1).

**Figure 1:** Outline of the wall surrounding Lot A1



Though this lot was originally acquired by the City to be dedicated as a park, it has not been classified in this manner, and does not appear to have been in productive public use for a number of years. Additionally, this lot was not cataloged as a park in either 2002's *New Century New Orleans* Master Plan or the *Plan for the 21<sup>st</sup> Century*.

This proposed property disposition is to sell the property at public auction because the site has been cited as a nuisance for the adjacent property owners.

#### **Analysis:**

The criteria for the evaluation are as follows:

##### **1. Consistency with the Master Plan and the Future Land Use Map:**

Chapter 14 "Land Use Plan" of the Master Plan designates the future land use of the petitioned site as Residential Pre-War Medium Density. The goal, range of uses, and development character for the designation mentioned above are provided below:

#### **RESIDENTIAL PRE-WAR MEDIUM DENSITY**

**Goal:** Preserve the character and scale of pre-war (WWII) residential areas that currently have a variety of housing types and sizes and allow for compatible infill development.

**Range of Uses:** Single- and two-family residences, townhomes and small multifamily structures. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities allowed (*e.g.*, schools and places of worship).

**Development Character:** New development will conform to the general character and scale of surrounding neighborhoods. A maximum of 36 dwelling units/acre allowed. These areas are primarily located along major roadways, often with bus or streetcar service—existing or planned—that can support higher densities.

The property disposition has been requested by the City’s Department of Property Management, Division of Real Estate and Records in order to sell the property at public auction. Future use of the property must be consistent with the policies of the Master Plan including the future land use designation of Residential Pre-War Medium Density which includes in its range of uses single- and two-family residences, townhomes and small multi-family structures. The development of this property with permitted uses of the underlying zoning district would accomplish the goals of this future land use by allowing for compatible infill that compliments the surrounding area.

## 2. **Appropriateness of current zoning for existing and proposed land uses:**

### *The Comprehensive Zoning Ordinance*

The subject property is located within an RM-4 Multiple-Family Residential District. An interested party discussed with City Planning Commission staff the possibility of developing a single-family dwelling on the site, and taking advantage of the irregular shape of the rear portion of the lot to create a spacious rear yard for that dwelling. The construction of a single-family residence on this lot would be very compatible with the three other single-family and four two-family dwellings fronting this block of Danneel Street. Furthermore, the future property owner would have to meet the requirements of the Comprehensive Zoning Ordinance in order to redevelop this site. This will ensure that the site’s redevelopment will be compatible with the surrounding area.

### *Recently adopted Comprehensive Zoning Ordinance*

The Comprehensive Zoning Ordinance adopted by the City Council on May 14, 2015, designates this site as HU-RM1 Historic Urban Multi-Family Residential District. Permitted uses in the district are very similar to those in the previous CZO’s RM-4 District, and also include single-, two-, and multiple-family dwellings, parks and playgrounds, and a number of nonresidential uses including small day care centers. Any future development on this property would need to



be a permitted or conditional use listed in this district, which would ensure that any infill will be compatible with the surrounding area.

3. **Impact of the proposed purchase, disposition, or lease on adjacent properties and surrounding area:**

The disposition of the subject property should have little negative impact on the surrounding area. As noted in this report, Lot A1 does not currently appear to be in public use because it has been padlocked and can only be accessed by one structure located on Saint Andrew Street. Sale of the lot could alleviate the issues neighbors were having when the site was open to the public, and could result in an overall improvement of the site. Additionally, the property is located in a zoning district that would ensure compatible infill.

4. **Impact of the proposed action on traffic and the City's transportation system:**

The property is located on Danneel Street between Saint Andrew and Josephine Streets. This segment of Danneel Street has one lane for bidirectional traffic, and on-street parking on both sides of the street. If the property is sold and developed with a single-family residence as mentioned in this report, the use will generate little or no additional traffic.

5. **Public purpose of the proposed action and potential impacts to public services and public safety:**

The reason this property is under consideration for disposition to be sold at auction is because the site was said to be problematic to residents of adjacent properties. The proposed action would serve a public purpose because it would place a property back in commerce that has been a nuisance to its neighbors. Ideally once the lot is sold, it will be developed into something that would enhance the neighborhood instead of detract from it. No City Department has indicated a need for the property. Additionally, the proposed disposition would not have any negative impacts on public safety, but could potentially have a positive impact on safety by selling a neglected lot that neighbors have identified as being a problem.

6. **Advice of the City Planning Commission's Planning Advisory Committee:**

This property disposition was discussed during the April 8, 2015, Planning Advisory Committee meeting. The Committee unanimously passed a motion of no objection subject to further review by Real Estate and Records, Parks and Parkways, and the City Planning Commission.

7. **Potential future public use of property:**

As discussed in the above Comprehensive Zoning Ordinance section, an interested party has discussed potentially developing the lot with a single-family residence with a spacious rear yard area. Public parks are allowed in the RM-4 and HU-RM1 Districts, so the lot could conceivably be developed into a park. Van McMurray Playground and the Martin Luther King Jr. Walk are located within 1/3 mile from 2021 Danneel, and A.L. Davis Park and the Keller Community Center are located within 1/2 mile of the lot. With the number of park facilities in the area, the private ownership of this property will not likely result in the development of park area.

8. **Compliance with the Capital Improvement Plan:**

The subject property is not part of, or in conflict with, any project approved in the Capital Improvement Plan (CIP).

9. **Street naming policy (for the naming of new streets):**

The applicant has not proposed the establishment of new streets or the renaming of any existing street rights-of-way within the City.

10. **Any other applicable CPC policies or special studies of the area:**

The staff is not aware of any other City Planning Commission policies or special studies relevant to this request.

**Summary**

Property Disposition 005/15 is a request by the City of New Orleans to dispose of a Lot A1 located at 2021 Danneel Street. This property is being disposed of to sell at public auction. The sale of the property could potentially spur improvements of the site, which has been a nuisance for adjacent properties. Additionally, the site's entrance has been padlocked for an undetermined amount of time by someone unaffiliated with the City of New Orleans. Presumably, the site was locked in order stop unwanted activity on the property. The property is located in a zoning district that would ensure infill that is compatible with the surrounding area. Any future use of the property must be consistent with the Master Plan and Comprehensive Zoning Ordinance. No City departments stated a need for this property. The staff finds that the request meets the property disposition criteria.

## **Conclusion and Recommendation**

The staff recommends **APPROVAL** of Property Disposition 005/15.

## **Reasons for Recommendation**

1. No agency of the City has indicated a need for any of the properties.
2. The property disposition is consistent with the criteria for approval as provided in the Administrative Rules, Policies, and Procedures of the City Planning Commission.

## **City Planning Commission Meeting (June 23, 2015)**

The Principal City Planner summarized the request, stating the staff's recommendation of approval. One person spoke in favor of the request, and no one spoke in opposition.

Commissioner Steeg made a motion to approve the request. The motion was seconded by Commissioner Wedberg and was adopted.

## **Motion**

BE IT MOVED BY THE CITY PLANNING COMMISSION THAT PROPERTY DISPOSITION 005/15 IS HEREBY RECOMMENDED FOR **APPROVAL**. BE IT FURTHER MOVED THAT THE EXECUTIVE DIRECTOR IS HEREBY AUTHORIZED TO NOTIFY THE CITY COUNCIL OF SAID ACTION.

YEAS: Brown, Bryan, Marshall, Steeg, Wedberg

NAYS: None

ABSENT: Duplessis, Mitchell, Mora, Hughes

## **Reasons for Recommendation**

1. No agency of the City has indicated a need for any of the properties.
2. The property disposition is consistent with the criteria for approval as provided in the Administrative Rules, Policies, and Procedures of the City Planning Commission.