

**City Planning Commission Meeting – December 9, 2014**

**CONSIDERATION – SUBDIVISION DOCKET – SD 140-14**

**Applicant: North Peters Riverfront Place, L.L.C.**

**Prepared By:** Editha Amacker

**Date:** November 20, 2014

**Deadline:** January 12, 2015

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**GENERAL INFORMATION**

**Proposal:** This is a proposal to subdivide Lots 2 & 3 into Lot 2-A.

**Location:** The site is located on Square 6, in the Second Municipal District, bounded by N. Peters, Iberville, Bienville, and Clinton Streets. The municipal addresses are 207-209 N. Peters Street and 202-205 Clinton Street. All lots are located within the Vieux Carré Historic District. (Planning District 1B)

**Zoning:** The site is located within a VCE-1, Vieux Carré Entertainment District.

**Current**

**Land Use:** The site is developed with two, four-story mixed-use commercial/residential structures.

**Reason for**

**CPC Action:** The Subdivision Regulations do not include policies which permit the proposed subdivision to be approved administratively. Therefore, the subdivision must be considered by the City Planning Commission.

**LOT SIZE**

**Existing Lot:** Lot 2 is an irregular-shaped lot with twenty-five feet two inches (25'2") of frontage on N. Peters Street and twenty-four feet five inches (24'5") of frontage on Clinton Street. The lot has a depth of one hundred eight feet eight inches (108'8") on the Iberville Street side and one hundred five feet (105') on the Bienville Street side. The lot has an approximate area of 2,582.75 square feet.

Lot 3 is an irregular-shaped lot with twenty-five feet two inches (25'2") of frontage on N. Peters Street and twenty-four feet five inches (24'5") of frontage on Clinton Street. The lot has a depth of one hundred five feet (105') on the Iberville Street side and one hundred one feet seven inches (101'7") on the Bienville Street side. The lot has an approximate area of 2,500.10 square feet.

**Proposed**

**Lots:** Proposed Lot 2-A will be an irregular-shaped lot with fifty feet eight inches (50'8") of frontage on N. Peters Street and forty-nine feet two inches (49'2") of

frontage on Clinton Street. The lot will have a depth of one hundred eight feet eight inches (108'8") on the Iberville Street side and one hundred one feet seven inches (101'7") on the Bienville Street side. Proposed Lot 2-A will have a lot area of 5,121.54 square feet.

**Utilities & Regulatory Agencies:**

The Departments of Safety and Permits, and Property Management have no objections to the proposal. The Sewerage and Water Board noted that water and sewer facilities are available and that house connections are the property owner's responsibility. At the time of this report, the City Planning Commission has not received written responses from the Department of Public Works, and Entergy. The Vieux Carré Commission approved the subdivision at their meeting on November 5, 2014. The applicant must comply with the following:

- The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Departments of Public Works, Property Management Division of Real Estate and Records, the Department of Safety and Permits, and the Vieux Carré Commission.

**ANALYSIS**

**Compliance with the Comprehensive Zoning Ordinance and the Subdivision Regulations:**

*Comprehensive Zoning Ordinance Compliance*

The applicant has indicated that there are two residential units in each building as well as two commercial spaces. There is no required lot width or lot depth for the VCE-1 Vieux Carré Entertainment District. The minimum lot area per dwelling unit for four or more units is 600 square feet. 2,400 square feet is required for four apartments and proposed Lot 2-A will have a lot area of 5,121.54 square feet.

There is no minimum front, side, or rear yard requirements for structures in the VCE-1 Vieux Carré Entertainment District. There are existing structures on the site which are grandfathered to any deficiencies regarding the maximum height or open space ratio for the VCE-1 Vieux Carré Entertainment District.

*Subdivision Regulations Compliance*

Proposed Lot 2-A will be a double frontage lot. This is an existing condition because Lots 2 and 3 are double frontage lots. No waiver is required. The *Subdivision Regulations* do not include policies which permit the proposed subdivision to be approved administratively. Therefore, the subdivision must be considered by the City Planning Commission.

**SUMMARY**

The subject site is developed with two mixed-use commercial and residential structures which are located lots with frontage on N. Peters and Clinton Streets. The request meets all of the requirements of the *Comprehensive Zoning Ordinance* and all of the requirements of the *Subdivision Regulations*.

### **PRELIMINARY STAFF RECOMMENDATION<sup>1</sup>**

The staff recommends **TENTATIVE APPROVAL** of Subdivision Docket SD 140-14 with Final Approval subject to the three (3) provisos:

1. The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Departments of Public Works, Property Management Division of Real Estate and Records, the Department of Safety and Permits, and the Vieux Carré Commission.
2. The applicant shall comply with all other Subdivision Regulations, which includes the submittal of mortgage certificates, a consent letter from the mortgage company (if applicable) and tax certificates for the petitioned site.
3. The applicant shall submit a reproducible copy and two (2) prints and a digital copy of the final resubdivision survey in dwg., dxf, or ESRI compatible file format.

### **REASONS FOR RECOMMENDATION**

1. The request is consistent with existing conditions on the site.
2. The proposal meets the requirements of the *Comprehensive Zoning Ordinance* and the *New Orleans Subdivision Regulations*.

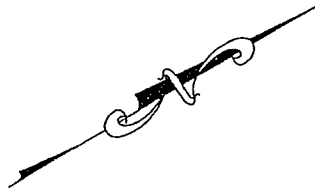
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<sup>1</sup> The preliminary staff recommendation is subject to modification by the City Planning Commission.

**SQ. NO. 6  
SECOND DISTRICT**

**ORLEANS PARISH  
NEW ORLEANS, LA**

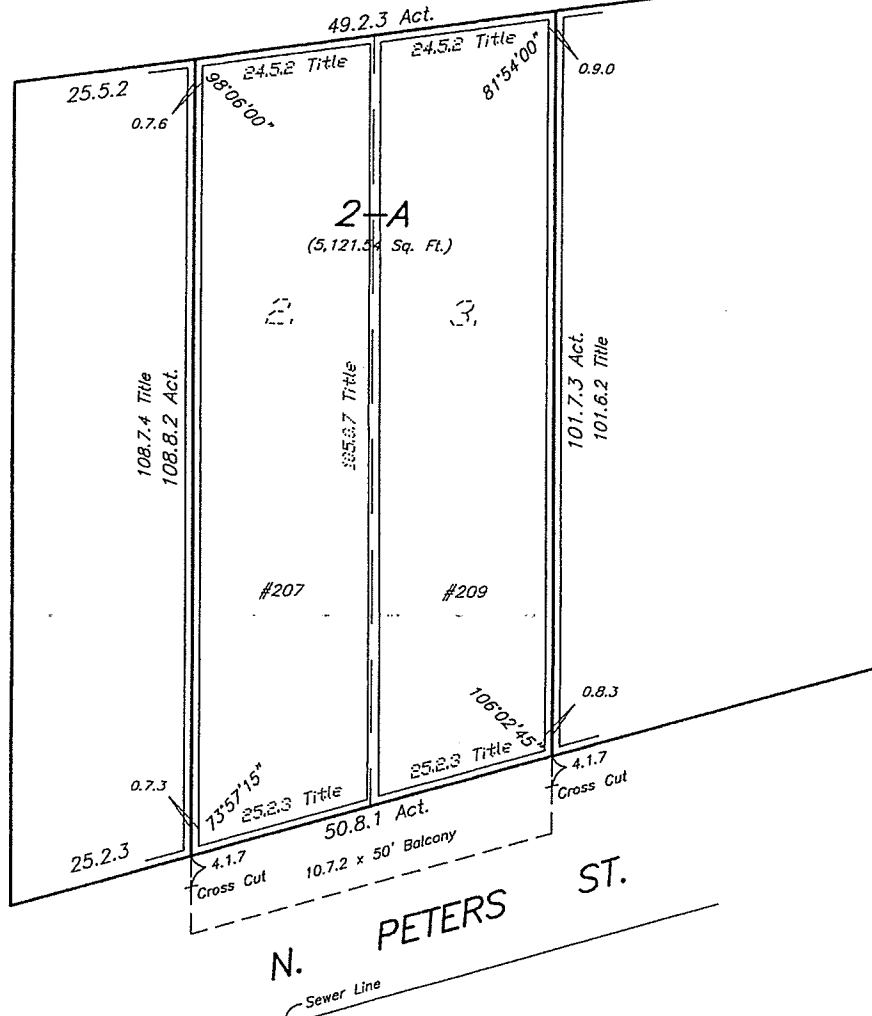
*A Resubdivision of Lots 2 & 3 Into Lot 2-A.*



**CLINTON ST.**

**IBERVILLE ST.**

**BIENVILLE ST. SIDE**



*Note:  
Improvements may not be to scale for clarity.  
The dimensions shown prevail over scale.*

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

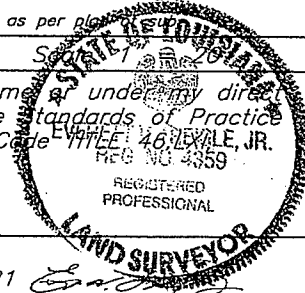
*Note: No trees in Public R/W.*

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE 'B'.

*All lot angles as per plat.*

Date: September 30, 2014

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the standards of Practice for Boundary Surveys as found in Louisiana Administrative Code Chapter 25 for a Class "A" survey.  
Made at the request of Terrell-Fabacher Architects, L.L.C.



Gilbert, Kelly & Couturie, Inc., Surveying & Engineering  
2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121



# CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH MEASURE



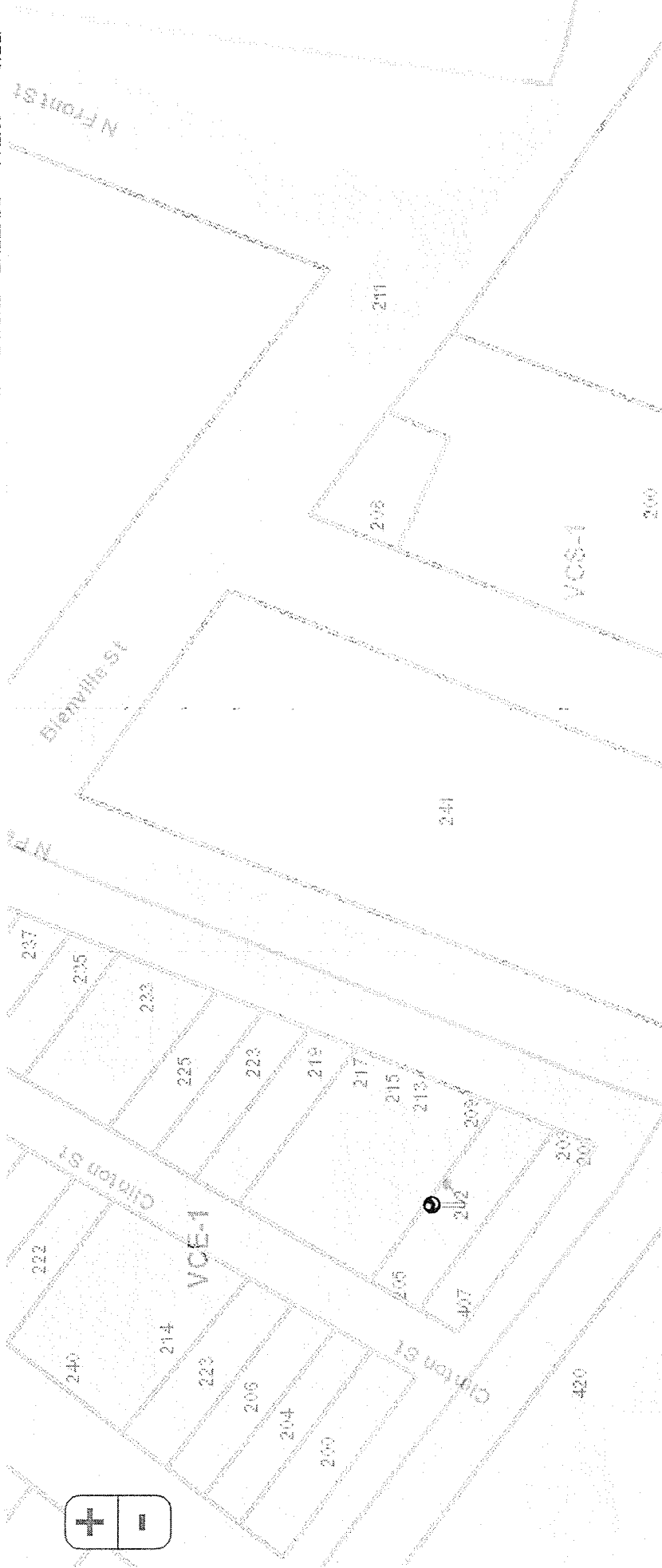
LAYERS BASEMAP



PRINT



HELP



## PROPERTY INFORMATION

Site Address: 207 N PETERS ST, LA, 70130

First Owner Name: NORTH PETERS RIVERFRONT PLACE LLC

Mailing Address: 200 BOURBON ST

Mailing City: NEW ORLEANS

Mailing State: LA

Mailing Zip 5: 70130

Property Description: SQ 6 LOT 2 N PETERS TO CLINTON 25X109

Parcel ID: 44004740

## ZONING

Zoning District: VCE-1

Zoning Description: [Vieux Carré Entertainment District](#)

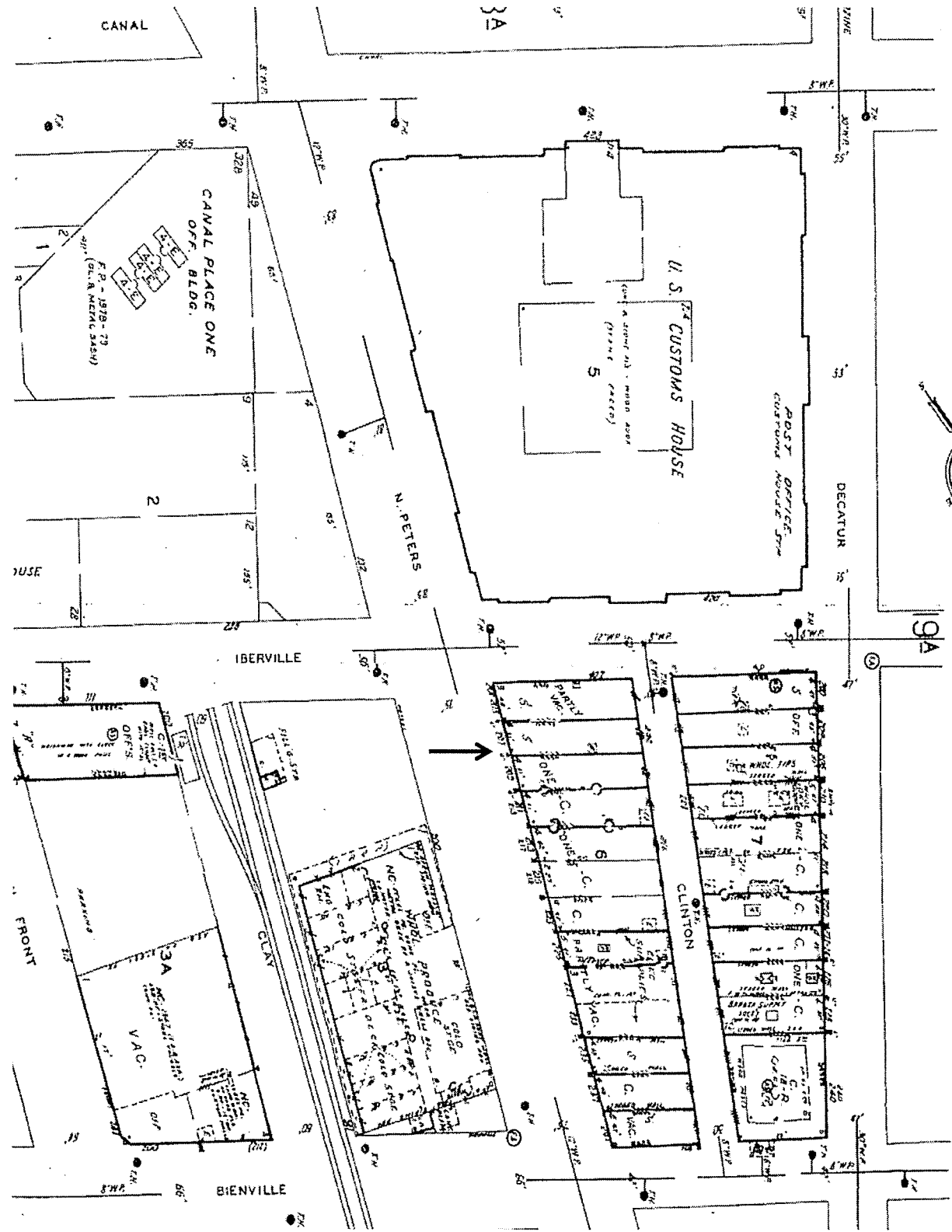
DRAFT Zoning: VCE-1

DRAFT Zoning Description: [Vieux Carré Entertainment District](#)

Future Land Use: MU-HC

Future Land Use Description: [Mixed-Use Historic Core](#)

Last Updated: Thu Dec 19 2013



9A

