

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

**CONSIDERATION – SUBDIVISION DOCKET – 142-14**

**Applicant: Come Into the Light Missionary Church**

**Prepared By:** Valerie McMillan

**Date:** November 18, 2014

**Deadline:** January 23, 2015

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**GENERAL INFORMATION**

**Proposal:** Re-Subdivision of Lots B, C & U, Sq. 1282 into Lot B-1

**Location:** Third Municipal District, bounded by N. Rocheblave, N. Dorgenois, and Lamanche Streets and Caffin Avenue. The municipal addresses are 5617-5619 N. Rocheblave Street and 2407-2413 Caffin Avenue. (PD 8)

**Zoning:** RD-3 Two-Family Residential District

**Current**

**Land Use:** The subject lots (see Table 1) form an L-shaped parcel located at the intersection of Caffin Avenue and N. Rocheblave Street. Existing Lot U measures 37' in width along N. Rocheblave Street and 133.9' in depth along the Lamanche Street side and has an area of 4,954.3 sq. ft. Existing Lot B measures 44.6' in width along Caffin Avenue and 112.1' in depth and has an area of 4,999.7 sq. ft. Existing Lot C measures 44.6' in width along Caffin Avenue and 112.1' along the N. Dorgenois Street side and also has an area of 4,999.7 sq. ft. The proposed Lot B-1 (see Table 2) measures 89.3' in width along Caffin Avenue, 37' in width along N. Rocheblave Street, 149.1' in depth along the N. Dorgenois St. side, 133.1' in depth along the Lamanche Street side and has an area of 14,952.6 sq. ft. square feet. The site consists of vacant, undeveloped land.

**Required:** This is a request to subdivide three lots into a single lot of record. Existing Lots B and C front on Caffin Avenue. Existing Lot U fronts on N. Rocheblave Street. All three of the lots are currently located in an RD-3 Two-Family Residential District.

The property was recently purchased by the applicant, who intends to construct a religious facility. The site however, proposes frontage on two different streets, which requires review by the City Planning Commission.

The proposed lot would be a double frontage lot. **Article 5, Section 5.5.5 Double Frontage Lots** of the *New Orleans Subdivision Regulations* states that double frontage lots shall be avoided except where essential to provide separation of residential development from major streets or to

overcome specific disadvantages of topography or adjacent non-compatible land uses. It also allows for the creation of a double frontage lot in an established urban environment where a similar development pattern already exists in the surrounding blocks and where a second frontage would provide for off-street parking and fire access to the building that would otherwise not be present.

**Utilities & Regulatory Agencies:**

As part of the normal review process for subdivision proposals, the City Planning Commission staff requests responses from the Departments of Property Management (Division of Real Estate and Records), Public Works, and Safety and Permits, as well as the Sewerage and Water Board and Entergy. The purpose of the reviews by these agencies is to determine whether the proposed subdivision would have any impact on the City’s infrastructure and whether it would comply with the City’s building code and other applicable regulations.

At the time of the writing of this report, the staff had received responses from two of the requested agencies. The Department of Safety and Permits reported no exception to the request. The Department of Property Management reported an exception to the ownership which was listed on the subdivision letter of request. That exception has subsequently been resolved. However, the reviewing agencies have thirty (30) days to provide a written response to the City Planning Commission, after which time the Executive Director may consider that the agencies have approved the proposal.<sup>1</sup> The Commission may also condition final approval of a subdivision upon compliance with any requirements of the reviewing agencies.

**LOT SIZE**

**Existing Lots:**

**Table 1: Dimensions of Existing Lots<sup>2</sup>**

Lot Designation	Lot Width	Lot Depth	Lot Area
B	44.6’	112.1’	4999.7 sq. ft.
C	44.6’	112.1	4999.7 sq. ft.
U	37’	133.9’	4954.3 sq. ft.

**Proposed Lot:**

**Table 2: Dimensions of Proposed Lot B-1<sup>3</sup>**

Lot Designation	Lot Width	Lot Depth	Lot Area
B-1	89.3 along Caffin Ave., 37’ along N. Rocheblave St.	149.1’ along N. Dorgenois St. side, 133.1 along the Lamanche St. side	14,952.6 sq. ft

<sup>1</sup> Article 4, Section 4.1.3. Processing the Subdivision Request of the *Subdivision Regulations*.

<sup>2</sup> The measurements are rounded to the nearest tenth.

<sup>3</sup> The measurements are rounded to the nearest tenth.

## ANALYSIS

### **Development in the Vicinity:**

The site is located within a large RD-3 Two-Family Residential District generally bounded by Caffin Avenue, N. Rocheblave Street, Alabo Street and Law Street. This area consists mainly of vacant, undeveloped land with instances of single and two-family residences. There are sparse instances of commercial uses along the Caffin Avenue corridor, inside a neighboring B-1 Neighborhood Business District, that is approximately three blocks from the petitioned site. This B-1 District consists mainly of vacant, undeveloped land with instances of churches and corner stores. A new grocery store recently opened in this area and is located at 2036-2040 Caffin Avenue, which will be the first grocery store to open in this area since 2005.<sup>4</sup> This is an area that was severely damaged as a result of Hurricane Katrina, which led to many of the existing residences and businesses being demolished.

A survey (see Table 3) of 19 neighboring properties was completed for this analysis.<sup>5</sup> The lot areas of the neighboring properties range between 4,847 sq. ft. and 5,364 sq. ft. The staff did not find any instances of double frontage lots within these surveyed properties or from an aerial map view of the surrounding area.

### **Compliance with the Comprehensive Zoning Ordinance, the Subdivision Regulations, and the Master Plan:**

#### *Subdivision Regulations*

**Article 5, Section 5.5.5 Double Frontage Lots** of the *New Orleans Subdivision Regulations* discourages the creation of double frontage lots except in instances that meet one of the following two criteria:

- 1) Where the creation of a double frontage lot would be essential to provide separation of residential development from major streets or to overcome specific disadvantages of topography or adjacent non-compatible land uses, or
- 2) Where a double frontage lot would be located in an established urban environment in which a similar development pattern already exists in the surrounding blocks, and where a second frontage would provide for off-street parking and fire access to the building that would otherwise not be present.

The proposed subdivision does not meet the criteria required to approve a double frontage lot. The request does not meet the first criterion as it would not allow for the separation of residential development from major streets. The request does not meet the

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<sup>4</sup> 2014 Isaacson, Leigh, First Lower 9<sup>th</sup> Ward Grocery Store Opens Since Katrina. <http://www.fox8live.com/story/27392144/first-lower-ninth-ward-grocery-store-opens-since-katrina>, accessed November 18, 2014.

<sup>5</sup> Data was analyzed from Square 1282, where the petitioned site is located.

second criterion, as the staff was unable to find any other instance in the surrounding area of a property with a double frontage lot, based on an aerial map view of the site. Generally, the second criterion applies to existing structures which would not be able to provide parking and fire access without an allowance of a double frontage lot. The applicant has not submitted any site plans or revealed any nuances of the site, which would provide justification as to why a compliant plan could not be proposed.

### *Comprehensive Zoning Ordinance Compliance*

The RD-3 Two-Family Residential District requires a minimum lot area of 20,000 sq. ft. for non-residential uses. The petitioned site would have a deficient lot area of 14,952.6 sq. ft., which would require a lot area waiver of 5,047.4 sq. ft. The original subdivision of this land was created for single and two-family residences, and as mentioned previously, all of the neighboring properties within the petitioned square have lot areas that are below the required 20,000 sq. ft. for non-residential uses. In the event this request is approved, the applicant shall obtain a waiver from the Board of Zoning Adjustments (BZA) for the deficient lot area.

### **Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?**

A land use action is consistent with the *Plan for the 21<sup>st</sup> Century*, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and guidelines, including design guidelines, in the Land Use Element of the Master Plan and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. Chapter 14 of the Master Plan (the Land Use Plan) designates the future land use of the petitioned site as “Residential Pre-war Low Density.” The goal, range of uses, and development character for that designation are provided below:

#### **RESIDENTIAL PRE-WAR LOW DENSITY**

**Goal:** Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

**Range of Uses:** New development generally limited to single or two-family dwellings, and preservation of existing multi-family buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.

**Development Character:** New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

The proposed use fits the range of uses described in the Residential Low Density Pre-War category, which includes community facilities such as community centers and places of worship. The proposed double frontage lot would not fit with the area's development character.

### **SUMMARY**

This is a request to subdivide three lots into a single lot of record. Existing Lots B and C front on Caffin Avenue. Existing Lot U fronts on N. Rocheblave Street. All three of the lots are currently located in an RD-3 Two-Family Residential District.

The proposed subdivision does not meet the criteria under **Article 5, Section 5.5.5 Double Frontage Lots**, of the New Orleans Subdivision Regulations. The request does not meet the first criteria as it would not allow for the separation of residential development from major streets. The request does not meet the second criteria as there are no other instances of double frontage lots in the surrounding area.

### **PRELIMINARY STAFF RECOMMENDATION<sup>6</sup>**

The staff recommends **DENIAL** of Subdivision Docket 142-14.

### **REASONS FOR RECOMMENDATION**

1. The proposed subdivision does not meet any of the criteria under **Article 5, Section 5.5.5 Double Frontage Lots**, of the New Orleans Subdivision Regulations.
2. The proposed subdivision does not meet the minimum required lot area for non-residential uses within RD-3 Two-Family Residential Districts.

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<sup>6</sup> The preliminary staff recommendation is subject to modification by the City Planning Commission

**SUBDIVISION LETTER OF REQUEST**

Date: October 13, 2014

The property owners would like to request a resubdivision of:

Existing lots Lots B, C, and U

Municipal Addresses: 2407 Caffin Ave, 2413 Caffin Ave, & 5619 N. Rocheblave St.

into

Proposed lots: Lots B, C and U into Lot B-1

Tax Bill Number (for existing lot(s)) 39W605602, 39W605603, 39W605619

Square: 1282 Municipal District Third Municipal District of New Orleans

As per survey by: Gilbert, Kelly & Couturie Date of survey: September 25, 2014

Reason for Request and proposed development (if applicable):  
To build a Community Resource Ministry Building (Come Into The Light Ministries)

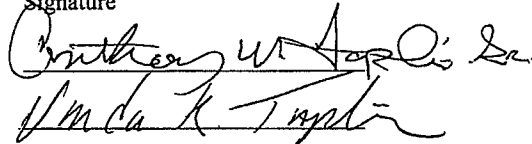
Current Land Use: Residential (number of dwelling units), Commercial or Industrial (type of Commercial or Industrial land use), briefly describe:  
Vacant lots/land

Print All Property Owner's Names  
As they appear on the Title

Anthony W. Taplin Sr.

Vonda K. Taplin

Signature



Contact Person: Anthony W. Taplin Sr.

Address: 2351 Cypress Acres Drive  
New Orleans, LA 70114

Phone: 504-810-9864

E-mail Address: pastortaplin@cox.net

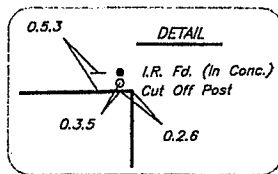
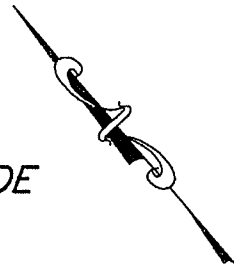
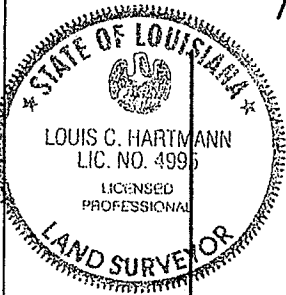
Office Use Only

Date of Receipt 10/13/14 Receiving Planner SK Zoning District RD-3 ZBM

SQ. NO. 1282  
 THIRD DISTRICT  
 A Resubdivision of Lots "B", "C" & "U" Into Lot B-1.

ORLEANS PARISH  
 NEW ORLEANS, LA

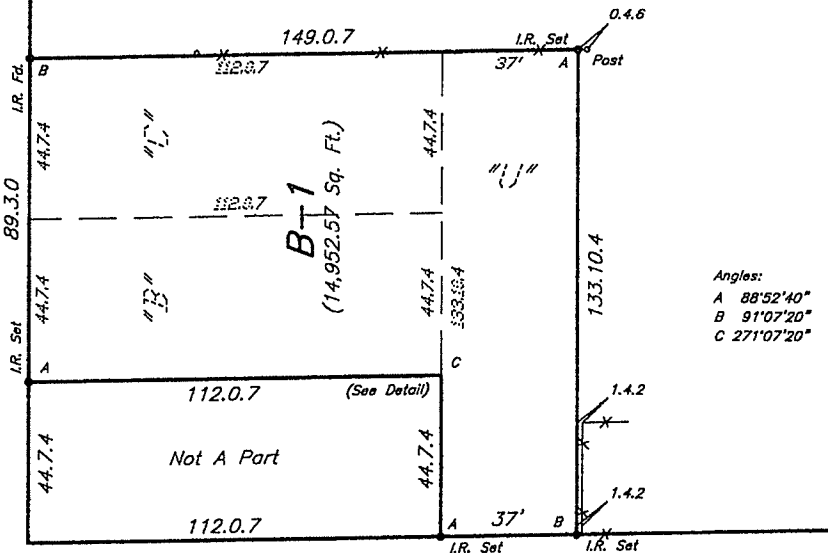
N. DORGENOIS ST. SIDE



CAFFIN AVE.

Water Line

Sewer Line



Angles:  
 A 88°52'40"  
 B 91°07'20"  
 C 271°07'20"

LAMANICHE ST. SIDE

N. ROCHEBLAVE ST.

Sewer Line

Water Line

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

THE SERVIDUES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVIDUES 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

Lot angles as per plan of sub.

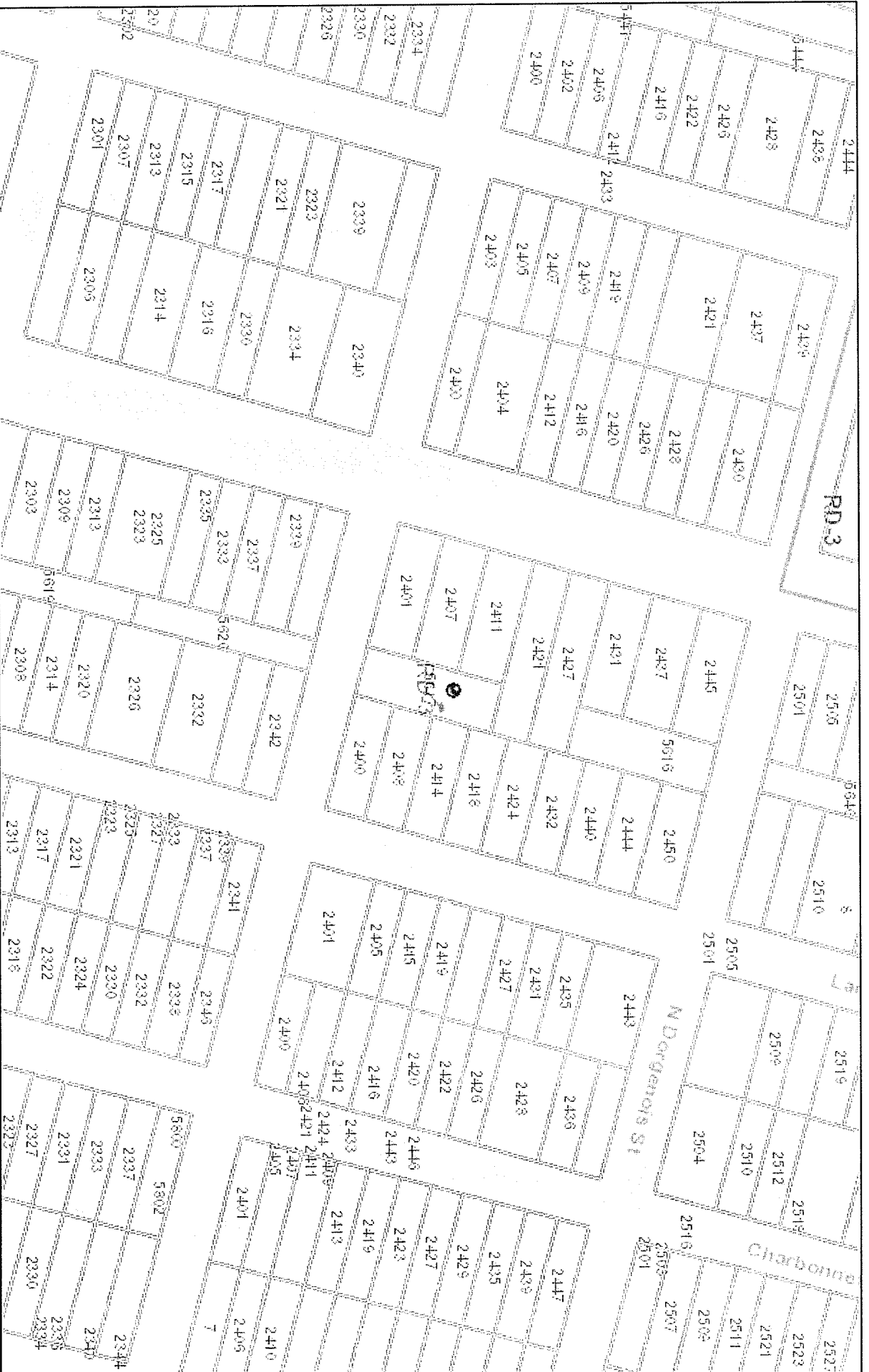
Date: September 25, 2014

Scale: 1" = 40'

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 TITLE 46:LXI, Chapter 25 for a Class "C" survey.  
 Made at the request of Come Into The Light Church.

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

# City of New Orleans Property Viewer

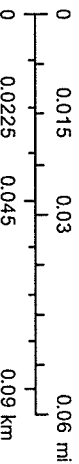


November 18, 2014



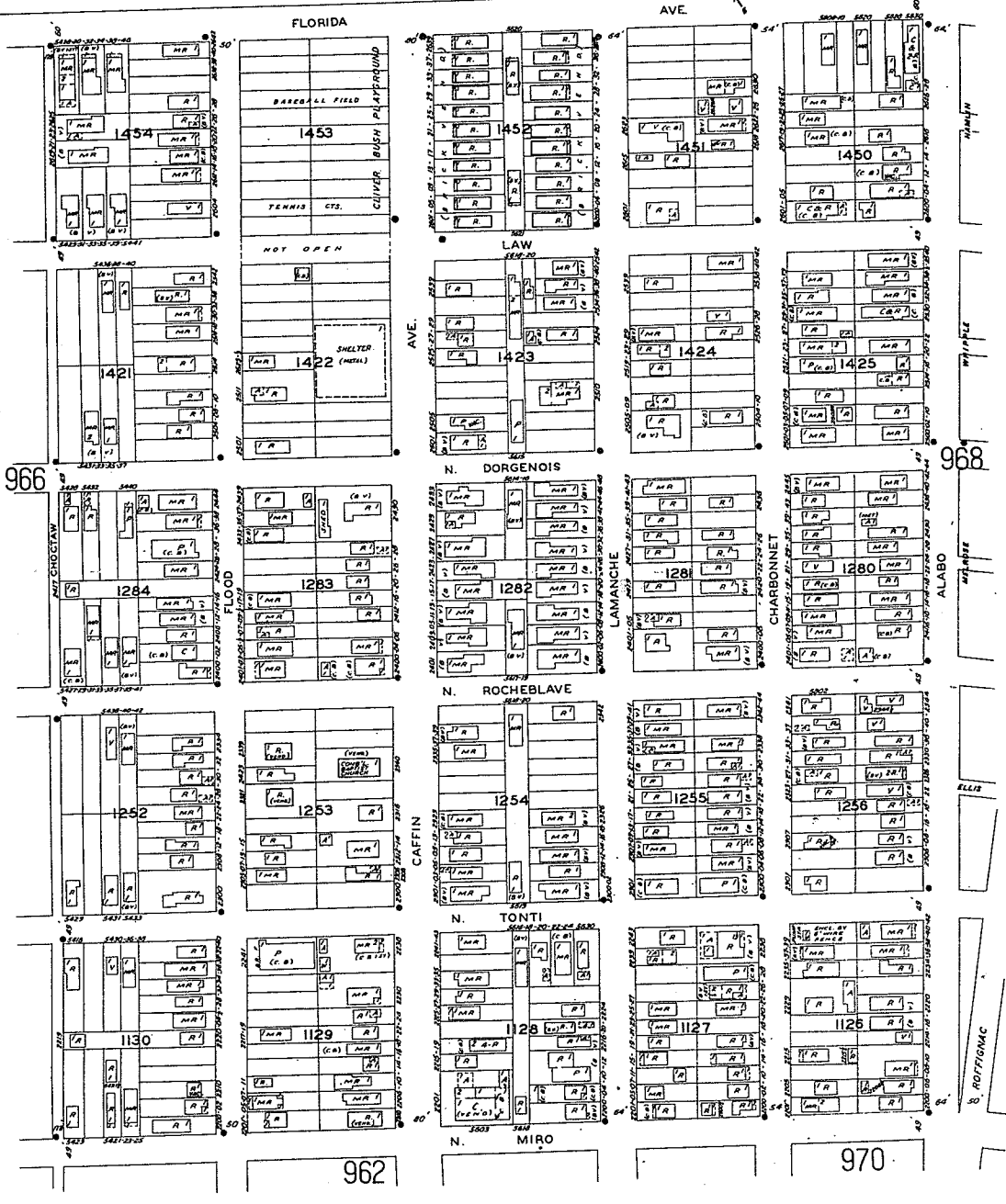
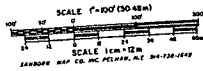
Override 1

1:1,811





BACK PROTECTION LEVEL  
SOUTHERN R.R.



966

968

962

970