

City Planning Commission Meeting – December 9, 2014

CONSIDERATION – SUBDIVISION DOCKET 148/14

Applicant: Carondelet Partners LLC

Prepared By: Nicholas Kindel

Date: November 19, 2014

Deadline: December 17, 2014

GENERAL INFORMATION

Proposal: Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7, 20, and A into Lot A1.

Location: The site is located on Square 219, in the First Municipal District, bounded by Carondelet Street, Lafayette Street, St. Charles Street, and Girod Street. The municipal addresses are 600-628 Carondelet Street. (PD 1A)

Zoning: CBD-7 Central Business District

Current

Land Use: The site was previously an office building and surface parking lot, and it is currently undergoing renovation to be redeveloped as a hotel.

Proposed

Use: The site is proposed to be a hotel.

Required: The subject site consists of nine (9) lots that form an irregularly shaped development site that has frontages on Carondelet and Lafayette Streets. The site has two hundred twenty-eight feet, nine inches (228' 9") of frontage on Carondelet Street and one hundred fifty feet, six inches (150' 6") of frontage on Lafayette Street. The total area for the site is approximately thirty-three thousand eight hundred fifty-seven square feet (33,857 sq. ft.).

This is a request to resubdivide nine (9) lots into a single lot. All nine lots are rectangular in shape and front Carondelet Street. Lots 1 to 5 are each twenty-five feet, nine inches (25' 9") wide and one hundred fifty feet, five inches deep (150' 5"). Lots 6 and 7 are each twenty-five feet, six inches (25' 6") wide and one hundred fifty feet, five inches deep (150' 5"). Lot 20 is twenty-five feet, six inches (25' 6") wide and one hundred seventy feet, five inches deep (170' 5"). Lot A is twenty-three feet, six inches (23' 6") wide and one hundred four feet, seven inches deep (104' 7"). All of the subject lots are zoned CBD-7 Central Business District and are located in the Lafayette Square Local Historic District.

The applicant proposes to create a hotel with a restaurant, a café, a music venue, meeting space, and a retail suite. The existing nine (9) story, one hundred forty

feet, six inches (140' 6") high, office building on Lots 1 to 4 will remain, as will the one-story structure on Lot 5. A new four (4) story addition, sixty-three feet (63') tall, on Lots 6, 7, 20, and A will be connected to the nine story building by a setback, glass façade, three story connector bridge over the existing one-story structure. At the ground level, the building will be setback zero feet (0') from all property lines, with a sign and other encroachments into the right-of-way.

The first floor of the hotel will consist of a lobby area, a restaurant, a café, retail space, meeting rooms, event space, elevators, bathrooms, and kitchens and various other back of house spaces. The mezzanine level of the hotel will contain hotel administration rooms in the existing nine-story building and in a second story addition above the rear portion of the existing one-story retail building.

The second through fourth floors each have forty-seven (47) rooms, mechanical rooms, employee rooms, stairs, elevators, and a fitness room on the second floor in both the existing nine story building and the four story addition. The two buildings will be connected by a glass wall elevated hallway above the existing one-story building setback from the front property line. The fifth through eighth stories of the building will consist of twenty-four (24) guest rooms, mechanical rooms, employee rooms, stairs, and elevators. The ninth floor of the building will consist of an open air roof deck and enclosed building space. The roof deck will contain a pool, various roof terraces, a bar, and enclosed bathrooms on the center and back portion of the building. The front portion of the building will consist of four (4) guest rooms, mechanical rooms, elevators and stairs.

In total, the proposed hotel will consist of two hundred forty-one (241) guest rooms, a restaurant, a café, a music venue, meeting space, and retail space. The total floor area for the development will be approximately one hundred eighty-three thousand six hundred and thirty-two square feet (183,632 sq. ft.). There are no proposed off-street parking spaces, but the spaces are grandfathered to the existing office and retail uses of the site. In addition, waivers have been granted for deficiencies in off-street loading zones and open space ratio.

The proposed resubdivision would reverse the lot frontage, as all nine lots current front Carondelet Street and the proposed lot would front Lafayette Street. **Article 5, Section 5.1.8 Reversal of Lot Frontage** of the *New Orleans Subdivision Regulations* states that "the Planning Commission will look with disfavor upon proposals for reversal of lot frontages that will result in:

- a. Required rear yards abutting required side yards;
- b. Required side yards abutting required rear yards;
- c. Required front yards opposite required side yards,

unless the existing lot pattern within 500 feet on both sides of the proposed subdivision on each affected street contains development on which 50% or more lots have similar frontages. Reversal of lot frontages, which will result in placing

lot frontages on Major Streets, will be generally acceptable, unless such reversals result in hardship to owners of the adjoining properties.”

LOT SIZE

Existing

Lots: All nine (9) of the existing lots are rectangular parcels of land that front Carondelet Street. The dimensions of the existing Lots 1, 2, 3, 4, 5, 6, 7, 20, and A are shown in Table 1. There are not any minimum lot width, depth, or area requirements in the CBD-7 Central Business District; therefore the existing lots are compliant.

Table 1: Dimensions of Existing Lots

Lot Designation	Lot Width	Lot Depth	Approximate Lot Area
1	25’ 9”	150’ 5”	3,873 sq. ft.
2	25’ 9”	150’ 5”	3,873 sq. ft.
3	25’ 9”	150’ 5”	3,873 sq. ft.
4	25’ 9”	150’ 5”	3,873 sq. ft.
5	25’ 9”	150’ 5”	3,873 sq. ft.
6	25’ 6”	150’ 5”	3,836 sq. ft.
7	25’ 6”	150’ 5”	3,836 sq. ft.
20	25’ 6”	170’ 5”	4,346 sq. ft.
A	23’ 6”	104’ 7”	2,457 sq. ft.

Proposed

Lot: Proposed Lot A1 would be an irregularly shaped lot (see Figure 1 below). The proposed lot would have two hundred twenty-eight feet, nine inches (228’ 9”) of frontage on Carondelet Street and one hundred fifty feet, six inches (150’ 6”) of frontage on Lafayette Street. Per the Front Yard definition in **Article 2, Section 2.2** of the *New Orleans Subdivision Regulations*, the front yard shall be on the street upon which the lot has its lesser dimension. The existing lots front Carondelet Street, but the proposed lot would reverse the frontage to Lafayette Street. The area for the proposed lot is approximately thirty-three thousand eight hundred fifty-seven square feet (33,857 sq. ft.).

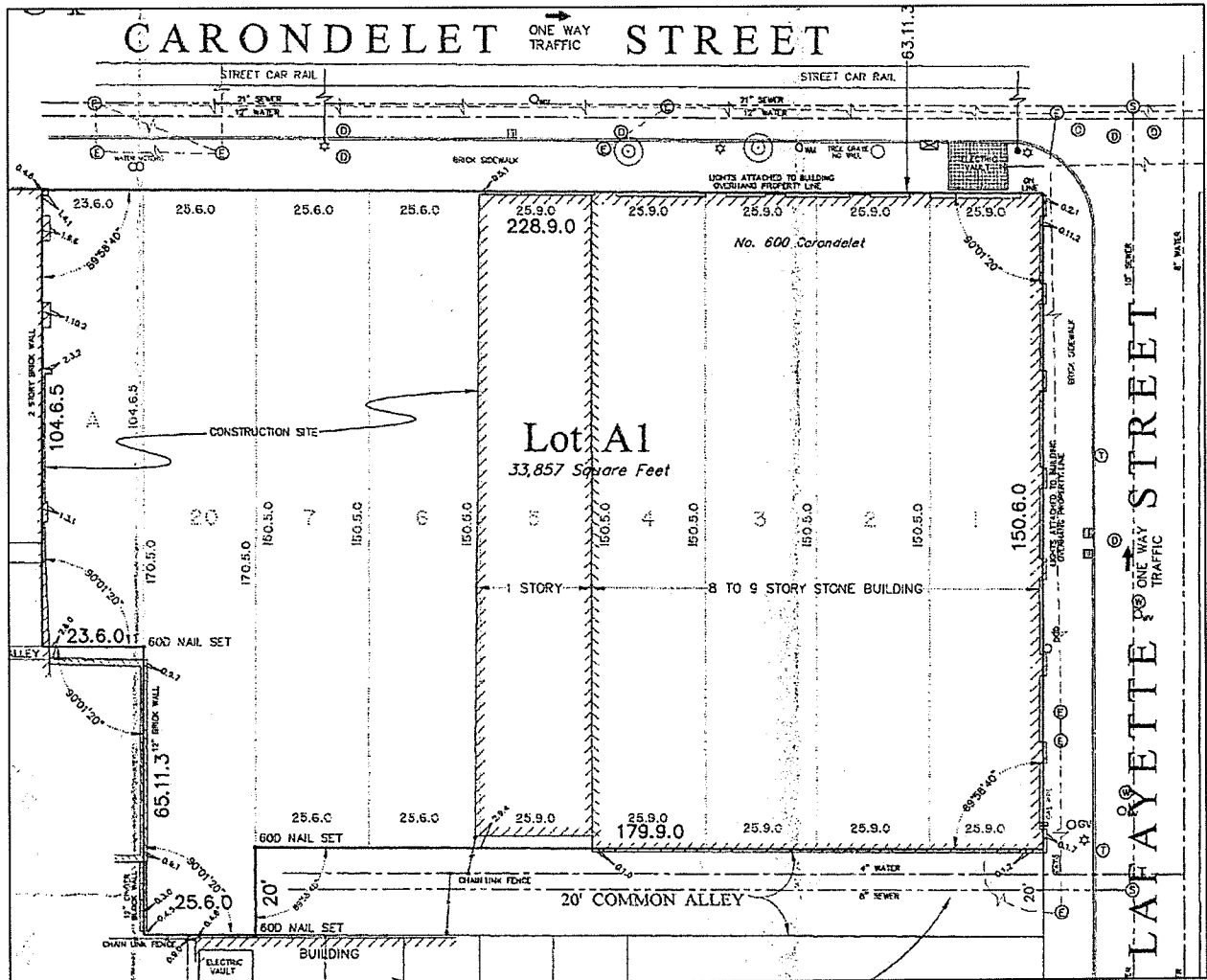


Figure 1: Proposed configuration of Lot A1

ANALYSIS

Development in the Vicinity:

The petitioned properties are located within the CBD-7, Central Business District generally bounded by O’Keefe Avenue and Lafayette, Camp, and St. Joseph Streets. The site is within the Lafayette Square Local Historic District, which is generally bounded by the Pontchartrain Expressway, Carondelet Street, Howard Avenue, O’Keefe Avenue, Lafayette Street, and Magazine Street. Lots within the district are of varying sizes, ranging from small lots that are approximately twenty-five feet (25’) wide by eighty-five feet (85’) deep to those that are approximately two hundred fifty feet (250’) wide by three hundred twenty-five feet (325’) and occupy more than half a square. The lots are developed with a range of mixed-use residential and commercial establishments, including multiple-family residential buildings, surface parking lots, a grocery store, professional offices, hotels, and restaurants. While most of the lots in the District front the major north/south streets like Carondelet Street and St. Charles Avenue, there are a

number of nearby examples of lots the front the east/west streets like Lafayette Street, such as 720 Lafayette Street, 816 Lafayette Street, 826 Lafayette Street, and 832 Lafayette Street.

Utilities & Regulatory Agencies

As part of the review process for subdivision proposals, the City Planning Commission staff requests responses from the Department of Property Management's Division of Real Estate and Records, the Department of Public Works, the Department of Safety and Permits, the Historic District Landmarks Commission, 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 this report, the staff had received responses from three of the requested agencies: the Department of Safety and Permits, Real Estate and Records and the Sewerage and Water Board. The Department of Safety and Permits and the Sewerage and Water Board reported no exception to the request. Real Estate and Records had an exception to the survey, as the dimensions shown on the survey do not match the dimensions on the act of sale and plat map. The applicant was notified of this exception on November 6, 2104 and will have to resolve this exception before final approval is grant. The remaining 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.¹

COMPLIANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, THE MASTER PLAN AND THE SUBDIVISION REGULATIONS:

Comprehensive Zoning Ordinance

The petitioned site is located in a CBD-7 Central Business District in which a hotel is a permitted use. **Article 6, Section 6.8.7 (Table 6.H) Height, Area and Bulk Requirements** of the Comprehensive Zoning Ordinance provides the regulations on floor area ratio, height limitations, open space requirements, window outlooks and setbacks. The proposal meets all of the Comprehensive Zoning Ordinance requirements except for open space and off-street loading zones. In February 2014, the applicant was granted waivers from **Article 6, Section 6.8.7 (Table 6.H) Open Space** and **Article 15, Section 15.3.2 (Table 15.G) Off-Street Loading**.² Therefore, the proposal meets all of the Comprehensive Zoning Ordinance requirements.

Plan for the 21st Century: New Orleans 2030

A land use action is consistent with the *Plan for the 21st Century: New Orleans 2030*, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, 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

¹ **Article 4, Section 4.1.3. Processing the Subdivision Request** of the *Subdivision Regulations*.

² BZA Docket 037-14

land use of the petitioned site as “Mixed-Use Downtown Core Neighborhood.” The goal, range of uses and development character for that designation are provided below:

MIXED-USE DOWNTOWN CORE NEIGHBORHOOD

Goal: Encourage and support a compact, walkable, transit-oriented, mixed-use neighborhood at the core of the city.

Range of Uses: A mix of residential, office, commercial, hotel, retail, and service uses.

Development Character: The scale of new development will vary depending on location, with taller development generally encouraged along the edges of the CBD and new development that is sensitive to the scale of the neighborhood encouraged within the interior of the area.

The applicant intends to construct a hotel on the site, which is included in the Mixed-Use Downtown Core Neighborhood land use designation’s range of uses. The proposal fits in with the allowed development character for the area. The staff therefore believes the proposal is **consistent with** the Master Plan.

Subdivision Regulations

There is no required minimum lot width, depth or area for the CBD-7 Central Business District under the Subdivision Regulations. As noted above, the proposed lot would be a reversal of lot frontages from Carondelet Street to Lafayette Street. **Article 5, Section 5.1.8 Reversal of Lot Frontage** of the *New Orleans Subdivision Regulations* states that “the Planning Commission will look with disfavor upon proposals for reversal of lot frontages that will result in:

- a. Required rear yards abutting required side yards;
- b. Required side yards abutting required rear yards;
- c. Required front yards opposite required side yards,

unless the existing lot pattern within 500 feet on both sides of the proposed subdivision on each affected street contains development on which 50% or more lots have similar frontages.” This does not apply in this particular case, because there are not any required front, side or rear yards in the CBD-7 Central Business District.

The proposed subdivision will technically result in a reversal of lot frontage, per the definitions in the Subdivision Regulation;³ however, there will not be any practical changes to the lot frontage as a result of the proposed subdivision. The building on the corner is the existing nine (9) story structure that currently faces Carondelet Street. This subdivision will not change the front of structure. The plans and elevations that were submitted with the Variance Application⁴ and Design Review Application⁵ show the building entrance will be unchanged and remain on Carondelet Street. In addition, The Preservation Resource Center owns a façade easement for the

³ **Article 2, Section 2.2 Definitions**

⁴ BZA Docket 037-14

⁵ DR109-14

existing structure, which will further limit changes to the existing structure and its street frontage. The only street frontage for the proposed four (4) story addition is on Carondelet Street, so the addition will front Carondelet Street as well.

As previously mentioned, this subdivision would not be the only nearby example in the CBD-7 District of a lot that fronts Lafayette Street as the properties at 720, 816, 826, and 832 Lafayette Street front Lafayette Street as well. This proposed subdivision satisfies a proviso for the approved variance request in BZA Docket 037/14. In addition, the new lot configuration would be an improvement over the existing lot configuration because the entire development site would be on one lot of record.

SUMMARY

Subdivision Docket 148/14 is a request to subdivide nine lots into a single lot of record. The existing Lots 1, 2, 3, 4, 5, 6, 7, 20, and A are regularly shaped, parallel lots that all front Carondelet Street. All nine of the lots are located in a CBD-7 Central Business District. The proposed subdivision would reverse the lot frontage from Carondelet Street to Lafayette Street. Reversal of lot frontages are generally disfavored by the Planning Commission when rear and side yards abut each other or side and front yards are opposite of each other. Since there are not required front, side, or rear yards in the CBD-7 Central Business District, this is not applicable. In addition, even though the subdivision will result in a technical reversal of lot frontages, for all practical matters the property will continue to front Carondelet Street since the existing building will continue to face that direction. There are also instances of other properties that front Lafayette Street in the vicinity. This subdivision request is one of the required provisos of the approved BZA Docket 037-14, and new lot configuration is an improvement over the existing lot configuration.

PRELIMINARY STAFF RECOMMENDATION

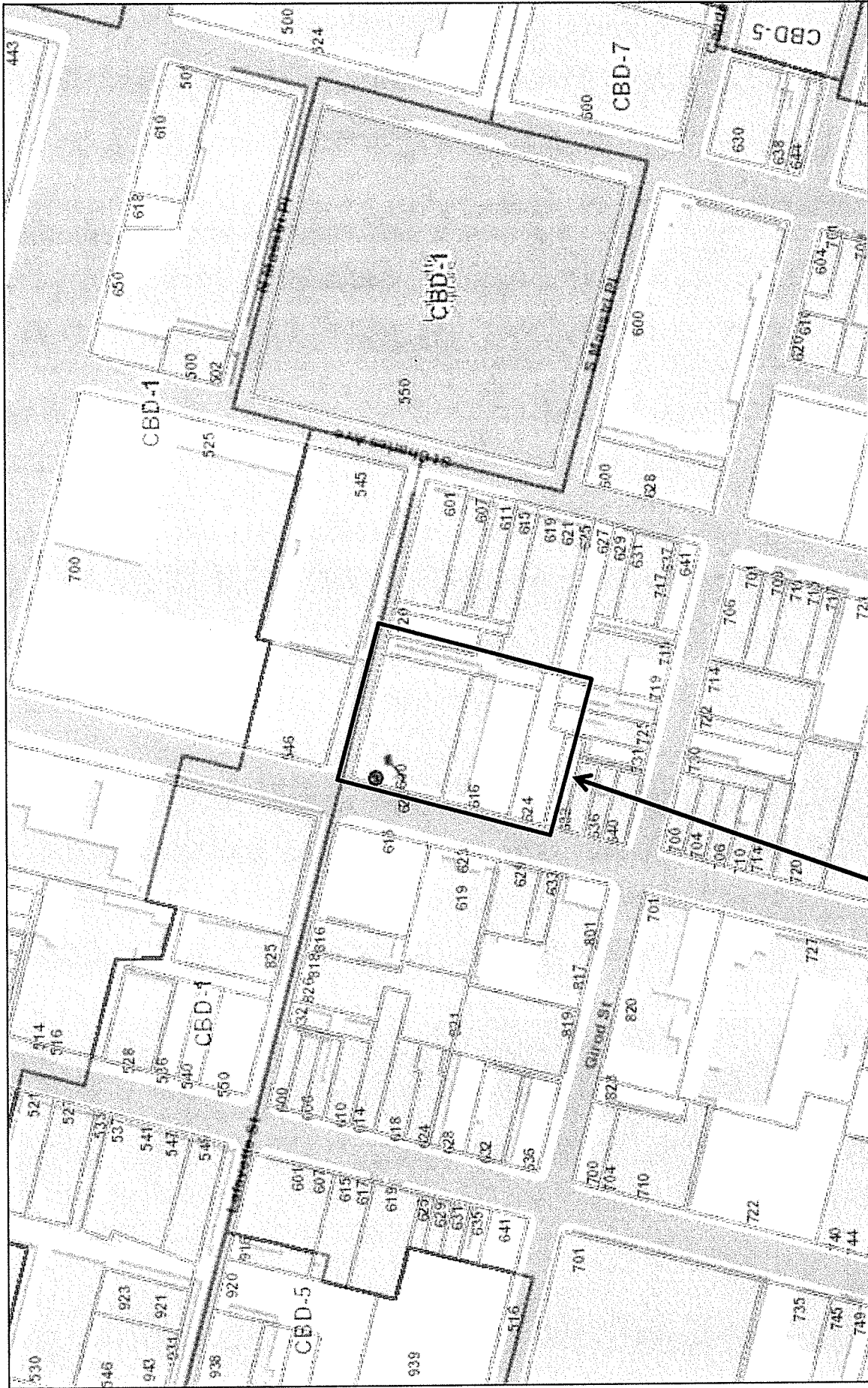
The staff recommends **TENTATIVE APPROVAL** of Subdivision Docket 148-14, with final approval subject to three provisos:

1. The applicant shall comply with any requirements deemed necessary by Department of Property Management's Division of Real Estate and Records, the Department of Public Works, the Department of Safety and Permits, the Historic District Landmarks Commission, the Sewerage and Water Board, and Entergy.
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 site.
3. The applicant shall submit a reproducible copy and two (2) prints and a digital copy of the final subdivision survey in dwg., dxf, or ESRI compatible file format.

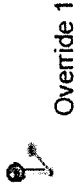
REASONS FOR RECOMMENDATION

1. The resubdivision was a proviso of the approved Board of Zoning Adjustments Resolution.
2. The proposed subdivision is consistent with the Comprehensive Zoning Ordinance and the *Plan for the 21st Century: New Orleans 2030*.
3. While the proposed subdivision will result in a reversal of lot frontages, for all practical matters the building will continue to front Carondelet Street because the exterior and entrances to the existing building will not change.

City of New Orleans Property Viewer

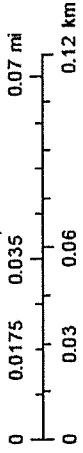


November 6, 2014



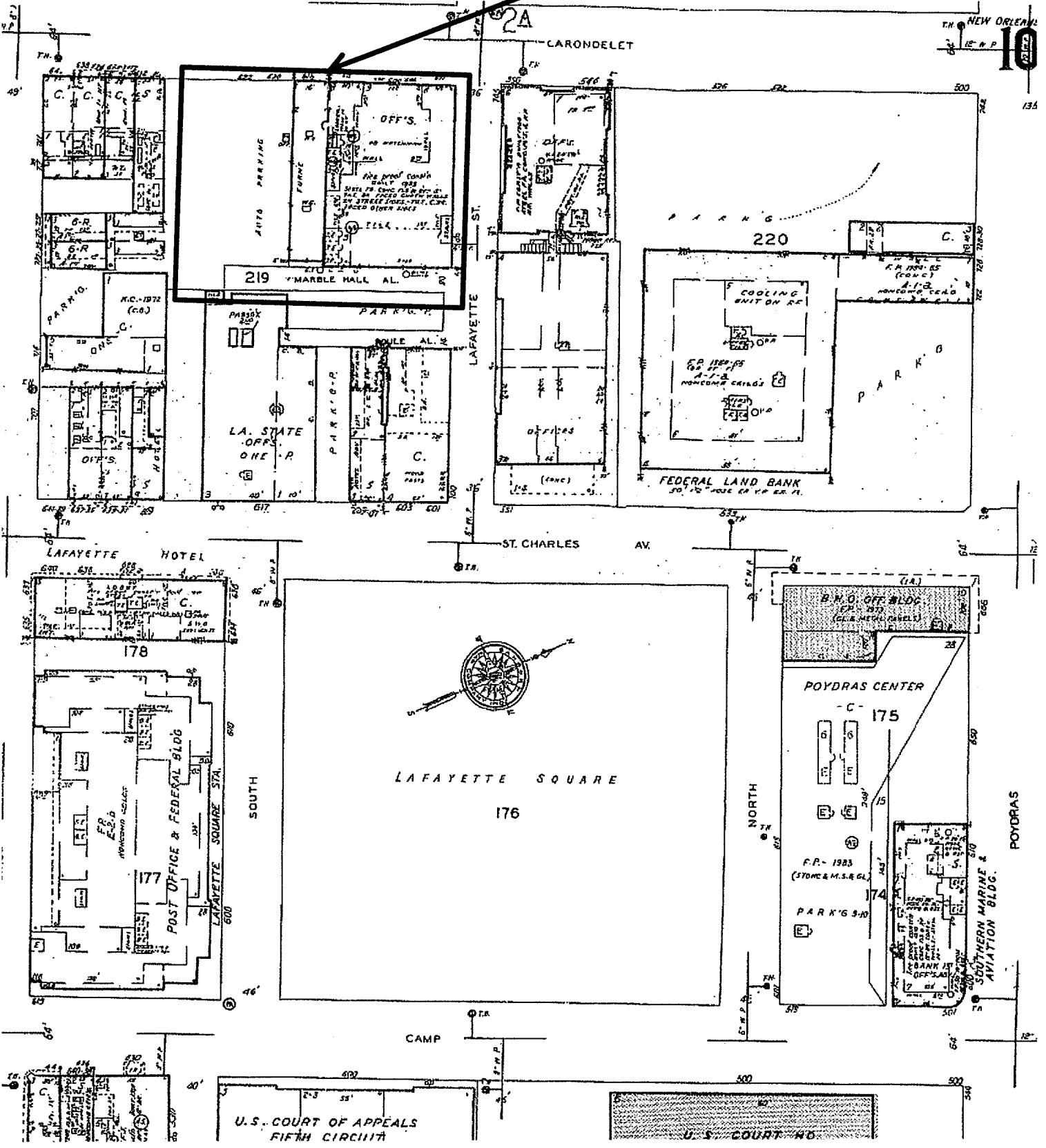
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SD148-14

CBD-7 District



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CARONDELET

NEW ORLEANS

I.C. & P. 10

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MARBLE HALL AL.

L.A. STATE OFF. ONE-R

ST. CHARLES AV.

LAFAYETTE SQUARE

176

CAMP

220

FEDERAL LAND BANK

LAFAYETTE HOTEL

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POST OFFICE & FEDERAL BLDG

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U.S. COURT OF APPEALS FIFTH CIRCUIT

B.N.O. OFF. BLDG.

POYDRAS CENTER

175

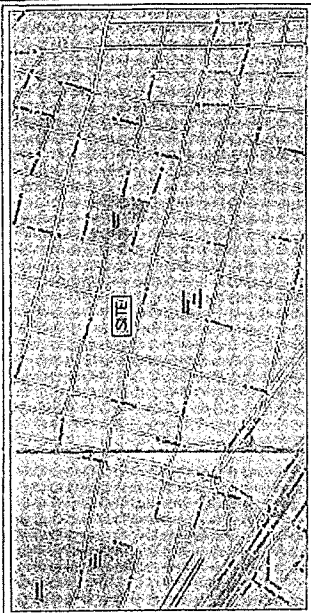
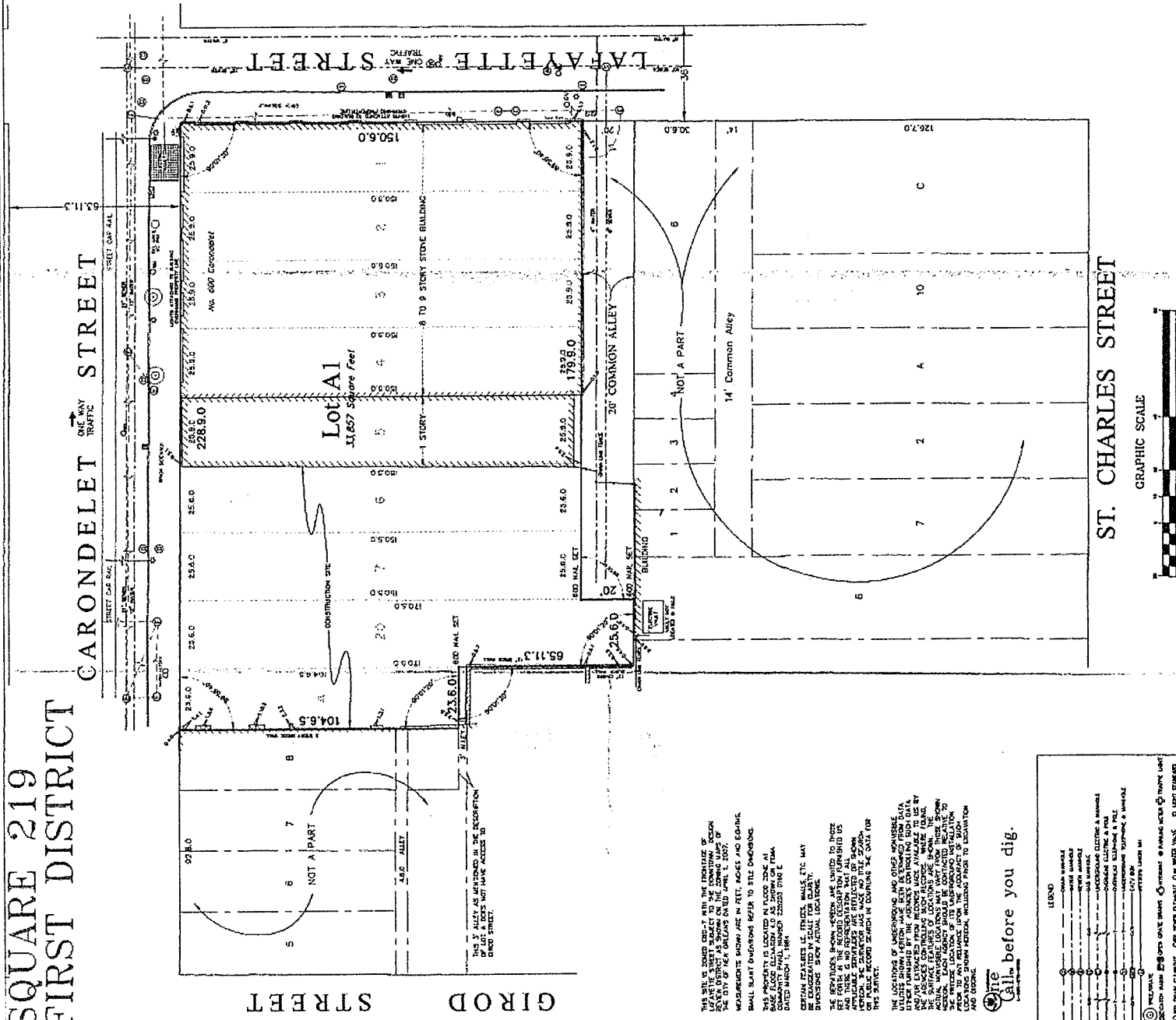
F.R. - 1983 (STONE & M.S. & GL.)

PARK'S 9:30

SOUTHERN MARINE & AVIATION BLDG.

U.S. COURT NO.

**SQUARE 219
FIRST DISTRICT**



VICINITY MAP

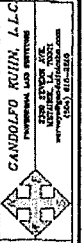


Plan of Resubdivision of Lots 1, 2, 3, 4, 5, 6, 7,
20 and A into Lot A1 made for Carondelet Partners,
LLC, at request of Deborah Davis, Atty
New Orleans, La. May 21, 2014
Revised September 10, 2014

I certify that this plat is a delineation of a survey made
on the ground, under my supervision, and meets the
requirements of the Louisiana Surveying and Mapping
Standards of Practice for Property Boundary Surveys in
the State of Louisiana.



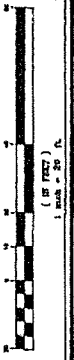
Walter J. Stimpert, P.E.
No. 4568
La. License No. 4568



RANDOLPH KUHN, LLC
Surveying & Mapping, Inc.
2224 PONDY BLVD.
METairie, LA 70001
Phone: (504) 881-3800
Fax: (504) 881-3809

ST. CHARLES STREET

GRAPHIC SCALE



THIS PLAN IS ISSUED ONLY WITH THE UNDERSTANDING OF THE USER THAT THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE SURVEYOR HAS MADE NO CLAIM AS TO THE ACCURACY OF THE DATA FOR THE PURPOSES OF THIS PLAN.

THIS PROPERTY IS LOCATED IN FLOOD ZONE AI. BASE FLOOD ELEVATION IS AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP DATED MARCH 11, 1981.

CERTAIN FEATURES, UTILITIES, MARKS, ETC. MAY BE OBSERVED IN FIELD FOR CLARITY. THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS MADE NO CLAIM AS TO THE ACCURACY OF THE DATA FOR THE PURPOSES OF THIS PLAN.

THIS SURVEY IS BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR HAS MADE NO CLAIM AS TO THE ACCURACY OF THE DATA FOR THE PURPOSES OF THIS PLAN.

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Call before you dig.

LEGEND

○	Corner Markers
○	Survey Station
○	Survey Point
○	Survey Line
○	Survey Boundary
○	Survey Easement
○	Survey Right-of-Way
○	Survey Encroachment
○	Survey Obstruction
○	Survey Marker
○	Survey Monument
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