

City Planning Commission Meeting – November 11, 2014

CONSIDERATION – SUBDIVISION DOCKET – SD 127-14

Applicant: Mark M. Gonzalez

Prepared By: Nicholas Kindel

Date: October 27, 2014

Deadline: November 23, 2014

GENERAL INFORMATION

Proposal: This is a proposal to subdivide Lots 1 & 2 into Lot 1-A.

Location: The site is located on Square 20, in the Second Municipal District, bounded by Chartres, St. Philip, Decatur, and Ursulines Streets. The municipal addresses are 1010-1014 Chartres Street. All lots are located within the Vieux Carré Historic District. (Planning District 1B)

Zoning: The site is located within a VCR-2, Vieux Carré Residential District.

Current

Land Use: The site is developed with two residential units.

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.

ANALYSIS

Compliance with the Comprehensive Zoning Ordinance and the Subdivision Regulations:

Comprehensive Zoning Ordinance Compliance

LOT SIZE

Existing Lots: The dimensions and area of the existing lots are presented in the table below.

Lot designation	Lot Width	Lot Depth	Lot Area
1	23.4.4	63.10.6	Appx. 1,490.53 sf
2	23.4.0	63.10.6	Appx. 1,493.53 sf

Proposed Lot: This is a proposal to subdivide Lots A & B into Lot 1-A. The dimensions and area of the proposed lot is presented in the table below.

Lot designation	Lot Width	Lot Depth	Lot Area
1-A	46.8.4	63.10.6	2,984.06 sf

There is no required lot width or lot depth for any lot in a VCR-2 Vieux Carré Residential District. There is a minimum lot area requirement for residential units based on the number of dwelling units (1,000 sq. ft. for two-family developments), which this property meets.

There is no minimum front, side, or rear yard requirements for structures in the VCR-2 Vieux Carré Residential District. The maximum height permitted from grade is fifty feet (50'). The minimum Open Space Ratio is 30% on interior lots. These conditions are grandfathered to the site as this is an existing building.

Subdivision Regulations Compliance

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

Subdivision Docket SD 127-14 is a request to subdivide two (2) existing lots into one (1) lot to better reflect the development pattern of the historic structure on the property. The request meets all of the requirements of the *Comprehensive Zoning Ordinance* and all of the requirements of the *New Orleans Subdivision Regulations*. The applicant should also be required to meet several other standard requirements for the approval of subdivisions.

PRELIMINARY STAFF RECOMMENDATION¹

The staff recommends **TENTATIVE APPROVAL** of Subdivision Docket SD 127-14 with final approval subject to the following three (3) provisos:

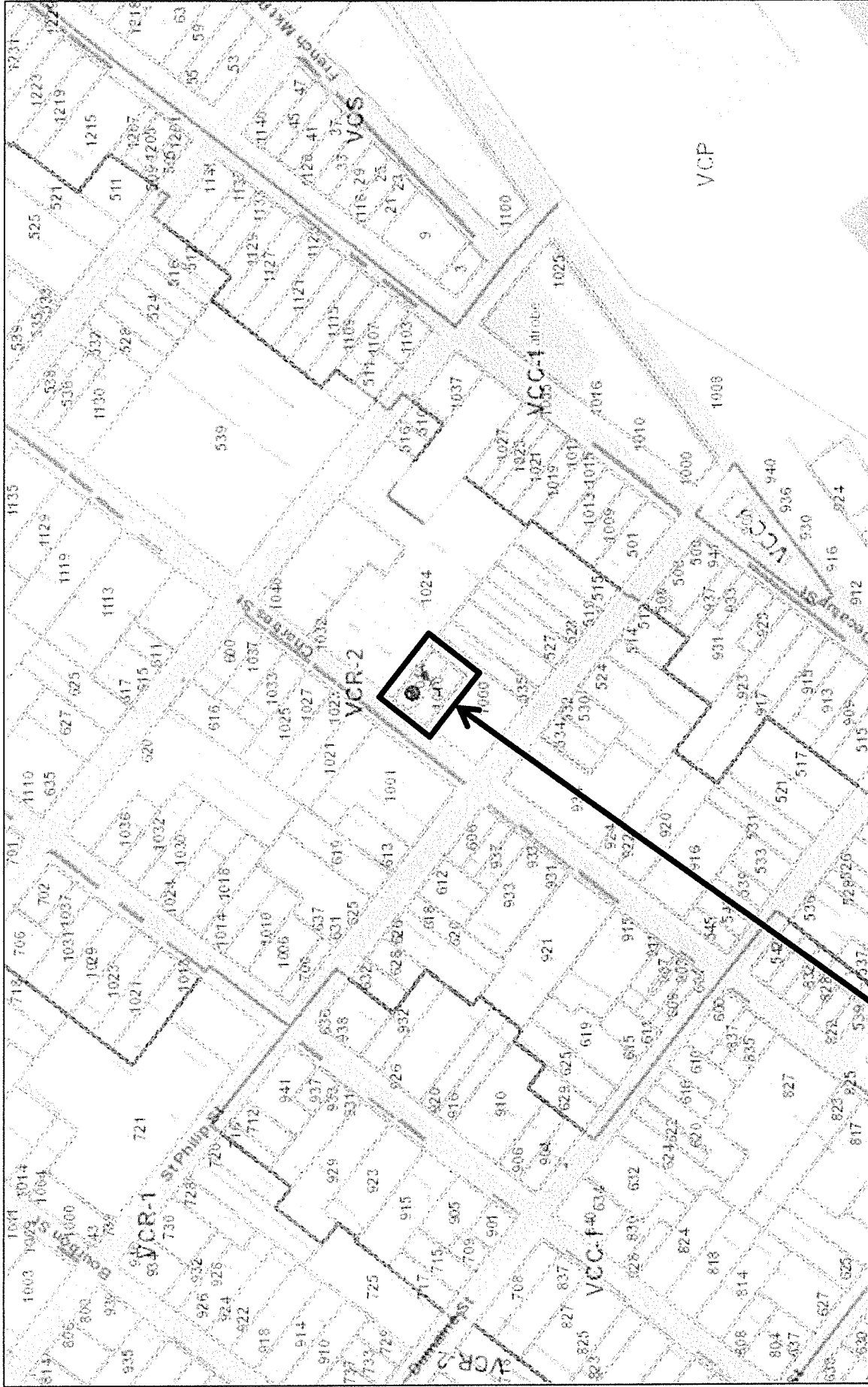
1. The applicant shall comply with all applicable Subdivision Regulations, including the submittal of mortgage and tax certificates for the petitioned site.
2. The applicant shall comply with any requirements of the Department of Safety and Permits, the Division of Real Estate and Records, the Department of Public Works, the Sewerage and Water Board, Entergy, and the Vieux Carré Commission.
3. The applicant shall submit a digital copy of the final subdivision survey plan in .dwg, .dxf, or ESRI compatible file format.

REASONS FOR RECOMMENDATION

1. The existing lot lines are consistent with the development that currently exists on the property.
2. The proposal meets the requirements of the *Comprehensive Zoning Ordinance* and the *New Orleans Subdivision Regulations*.

¹ The preliminary staff recommendation is subject to modification by the City Planning Commission.

City of New Orleans Property Viewer

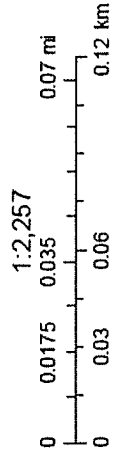


October 27, 2014

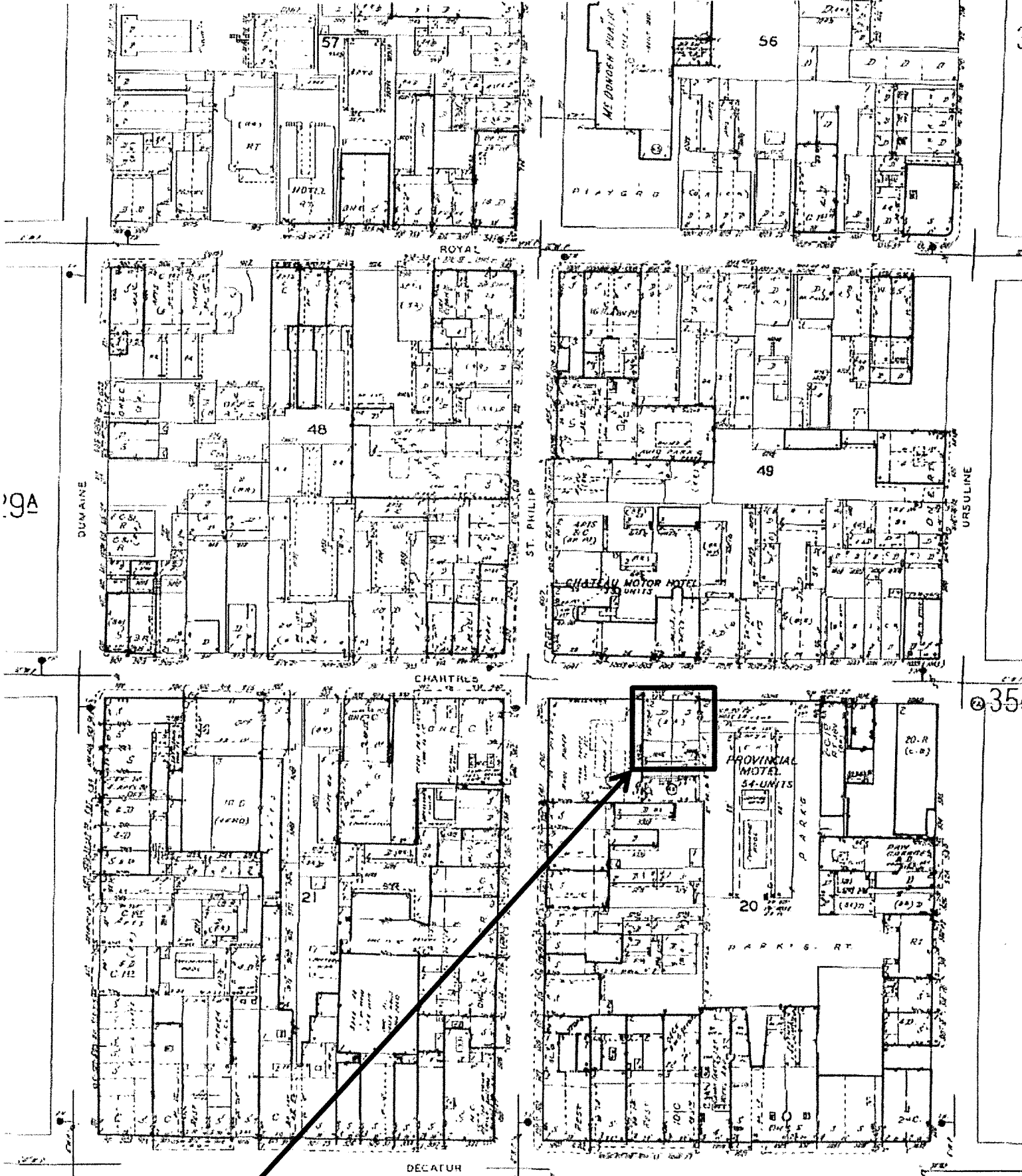
SD127-14



Override 1

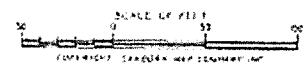


1010-1014 Chartres St: VCR-2 Vieux Carré Residential District



SD127-14

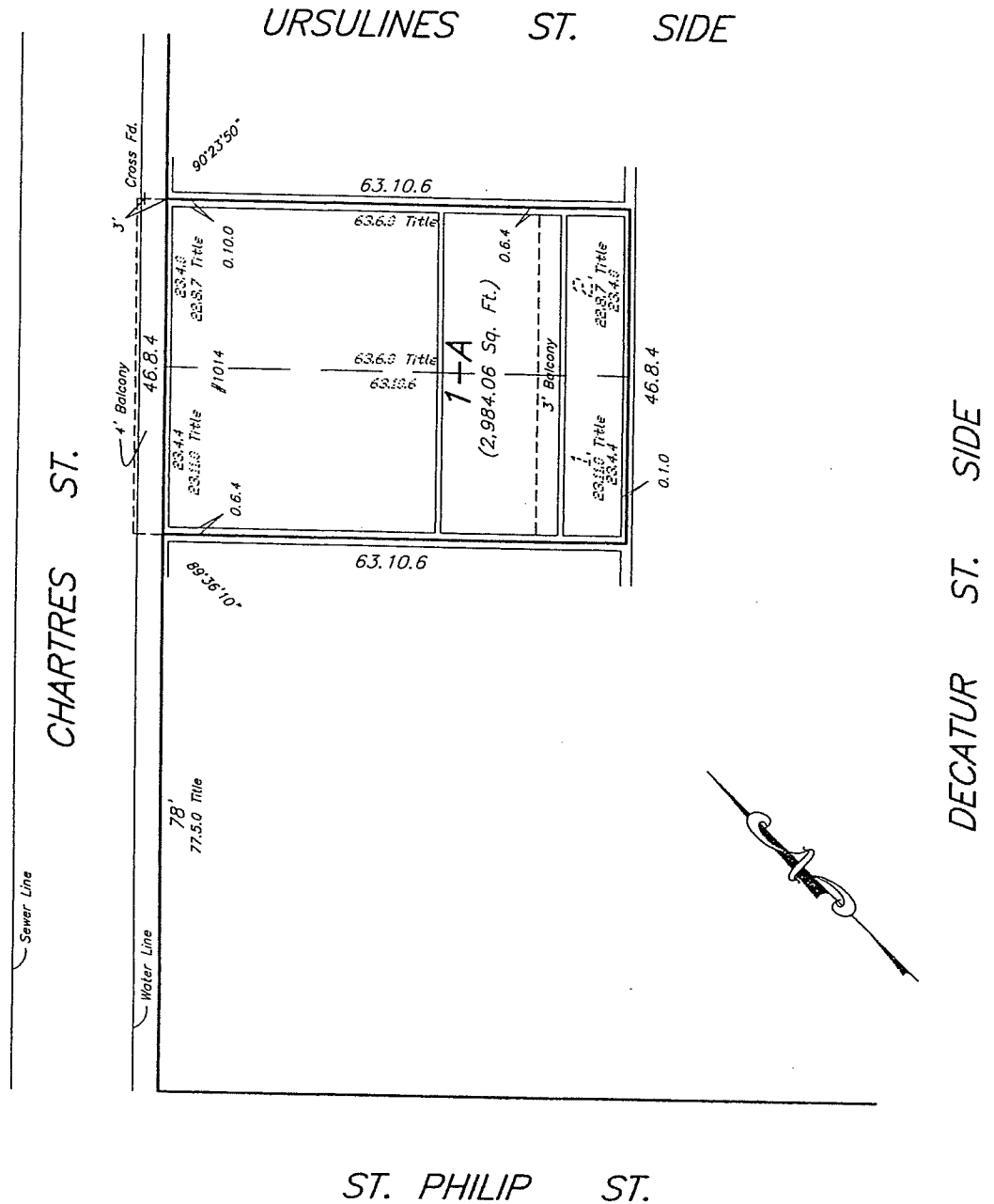
1010-1014 Chartres St



SQ. NO. 20
SECOND DISTRICT

NEW ORLEANS, LA
ORLEANS PARISH

A Resubdivision of Lots 1 & 2 into Lot 1-A.



No Trees in Public R/W.

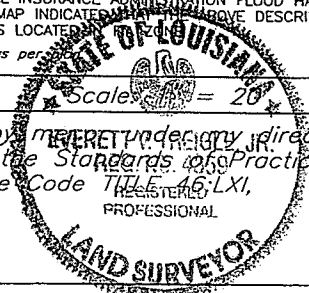
Note:
Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.

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

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATED ON THE ABOVE DESCRIBED PROPERTY IS LOCATED IN SECTION 20, TOWNSHIP 12N, RANGE 14E, EAST BAYOU PARISH, LOUISIANA.
Lot angles as per

Date: August 21, 2014

This plat represents an actual ground survey made by *Mark Gonzalez, Jr.* 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 "B" survey.
Made at the request of Mark Gonzalez.



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

Property Description

One certain piece or portion of ground, together with all the buildings & improvements thereon and all of the rights, ways, servitudes, privileges, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the State of Louisiana, Parish of Orleans, Square No. 20 of the Second Municipal District of the City of New Orleans, which square is bounded by Ursulines Street, Decatur Street, St. Philip Street and Chartres Street, designated as Lot 1-A on a plan of resubdivision of Lots 1 and 2 into Lot 1-A dated August 21, 2014 by Gilbert, Kelly & Couturie, Inc. and is more particularly described as follows to wit:

LOT 1-A

From the point of intersection of the easterly right of way line of St. Philip Street and the southerly right of way line of Chartres Street proceed in an easterly direction along the southerly right of way line of Chartres Street a distance of 78 feet, 77 feet 5 inches 0 lines (77.5.0) Title to the point of beginning; thence continuing in an easterly direction along the southerly right of way line of Chartres Street a distance of 46 feet 8 inches 4 lines (46.8.4) to a point; thence in a southerly direction at an exterior angle of 90 degrees 23 minutes 50 seconds, a distance of 63 feet 10 inches 6 lines (63.10.6) to a point; thence in a westerly direction, a distance of 46 feet 8 inches 4 lines (46.8.4) to a point; thence in a northerly direction, a distance of 63 feet 10 inches 6 lines (63.10.6) to a point on the southerly right of way line of Chartres Street, the point of beginning. Lot 1-A contains 2,984.06 square feet.

The improvements thereon bear Municipal Nos. 1014 Chartres Street, New Orleans, Louisiana 70116.