

City Planning Commission Meeting – April 14, 2015

CONSIDERATION – SUBDIVISION DOCKET – 026/15

Applicant: Bancroft Property Investments, LLC

Prepared By: Editha Amacker

Date: March 30, 2015

Deadline: April 21, 2015

GENERAL INFORMATION

Proposal: Subdivision of an undesignated lot into Lots 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A, 10A, 11A & 12A.

Location: Square 338, in the Second Municipal District, bounded by Harney, Colbert, Harney Street, and Milne Boulevard. The municipal address is 5951 Milne Boulevard. (PD 5)

Zoning: LRS-1 Lakeview Single-Family Residential District

Current

Land Use: vacant school, vacant caretaker residence

Proposed

Use: The applicant proposes to construct twelve, single-family residences.

Reason for

CPC Action: The request is classified as a major subdivision according to **Article 3, Section 3.1.2** of the Subdivision Regulations because it involves the creation of more than five lots. This will be reviewed under Policy C of the Subdivision Regulations because it is a major subdivision with no proposed changes in street patterns¹.

ANALYSIS

Development in the Vicinity:

The site is located in a LRS-1 Lakeview Single-Family Residential District. The area is developed with single-family residences. The site is developed with an elementary school that has been vacant for many years. There is an abandoned caretaker residence at the corner of Colbert Street and Harney Street (north). The proposed subdivision will involve demolishing the school and caretaker residence, and subsequently developing single-family homes on the proposed lots.

¹ Article 3, Section 3.2.3

Utilities & Regulatory Agencies:

The Department of Safety and Permits needs the existing school building to be shown on the survey and the survey must indicate that the buildings will be demolished. The Orleans Parish Communication District (911) objected to the subdivision because the site is bounded by two Harney Streets and assigning addresses to proposed Lots 6A and 7A will create a problem with emergency response and potentially create duplicate mailing addresses. Following meetings with CPC staff, representatives from the Orleans Parish Communication District (911) and the Department of Safety and Permits, the issue was discussed at the Planning Advisory Committee on March 25, 2015. The proposed solutions involved the possibility of changing the name of Harney Street on the South end of the site and reassigning addresses for Harney Street properties with frontage on Brooks Street. It was determined that the issue will be resolved without impacting the proposed subdivision.

Sewerage and Water Board has indicated that water and sewer facilities are available on the site. Subsurface drainage is available for the proposed lots facing Milne Boulevard and Colbert Street but not for proposed Lots 6A and 7A, facing Harney Street (North). The City Planning Commission has not received written responses from the Department of Public Works, the Department of Property Management Division of Real Estate and Records, and Entergy. If the request is approved, the applicant must comply with the following:

- The applicant shall submit a revised survey which includes the footprint of the existing building which a note that the building is to be demolished.
- The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Departments of Public Works, Real Estate and Records (Property Management), and Safety and Permits.

Compliance with the Comprehensive Zoning Ordinance and the Subdivision Regulations:

LOT SIZE

Existing Lot: The undesignated portion of Square 338 has a width of 219.59 feet, depth of 325.82 feet, and an approximate area of 71,546.81 square feet.

Proposed

Lots: Proposed Lot 1A will be a rectangular lot at the intersection of Milne Boulevard and Harney Street (south). The lot will have a width of 43.91 feet, depth of 163.28 feet, with a lot area of 7,177.62 square feet.

Proposed Lot 2A will be a rectangular lot facing Milne Boulevard. It will have a width of 43.92 feet, depth of 163 feet, with a lot area of 7,164.88 square feet.

Proposed Lot 3A will be a rectangular lot facing Milne Boulevard. It will have a width of 43.92 feet, depth of 120.86 feet, with a lot area of 5,301.49 square feet.

Proposed Lot 4A will be a rectangular lot facing Milne Boulevard. It will have a width of 43.92 feet, depth of 120.29 feet, with a lot area of 5,288.96 square feet.

Proposed Lot 5A will be a rectangular lot at the intersection of Milne Boulevard and Harney Street (north). It will have a width of 43.92 feet, depths on either side of 120 feet and 120.29 feet, with a lot area of 5,276.43 square feet.

Proposed Lot 6A will be a rectangular lot facing Harney Street (north). It will have a width of 42.14 feet, depth of 131.75 feet, with a lot area of 5,551.94 square feet.

Proposed Lot 7A will be a rectangular lot facing Harney Street (north). It will have a width of 42.25 feet, depth of 131.75 feet, with a lot area of 5,566.44 square feet.

Proposed Lot 8A will be a rectangular lot at the intersection of Colbert Street and Harney Street (north). It will have a width of 43.92 feet, depth of 120 feet, with a lot area of 5,270.40 square feet.

Proposed Lot 9A will be a rectangular lot facing Colbert Street. It will have a width of 43.92 feet, depth of 120 feet, with a lot area of 5,270.40 square feet.

Proposed Lot 10A will be a rectangular lot facing Colbert Street. It will have a width of 43.92 feet, depth of 120 feet, with a lot area of 5,270.40 square feet.

Proposed Lot 11A will be a rectangular lot facing Colbert Street. It will have a width of 43.92 feet, depth of 162.25 feet, with a lot area of 7,126.02 square feet.

Proposed Lot 12A will be a rectangular lot at the intersection of Colbert Street and Harney Street (south). It will have a width of 43.91 feet, depth of 162.25 feet, with a lot area of 7,124.39 square feet.

Lot size requirements

Lots in the LRS-1 Lakeview Single-Family Residential District must have a minimum width of 40 feet, minimum depth of 90 feet, and a minimum lot area of 5,000 square feet. All of the lots in the proposal meet these requirements.

Design standards and principles of acceptability

The proposed lots meet the design standards in **Article 5, Section 5.1.6** of the Subdivision Regulations.

PLANNING ADVISORY COMMITTEE

The proposal was considered at the Planning Advisory Committee meeting on March 25, 2015. The committee passed a motion of no objection subject to further review by CPC.

SUMMARY

The subject site is Lakeview School which is located in a residential area on Milne Boulevard. The proposal involves creating 12 lots on the site. The proposed lots meet the requirements in the LRS-1 Lakeview Single-Family Residential District. There is a concern about a potential conflict with addressing because there are two Harney Streets adjacent to the site. However, this will not affect the proposed subdivision.

PRELIMINARY STAFF RECOMMENDATION²

The staff recommends **Tentative Approval** of Subdivision Docket 26/15 with Final Approval subject to four (4) provisos:

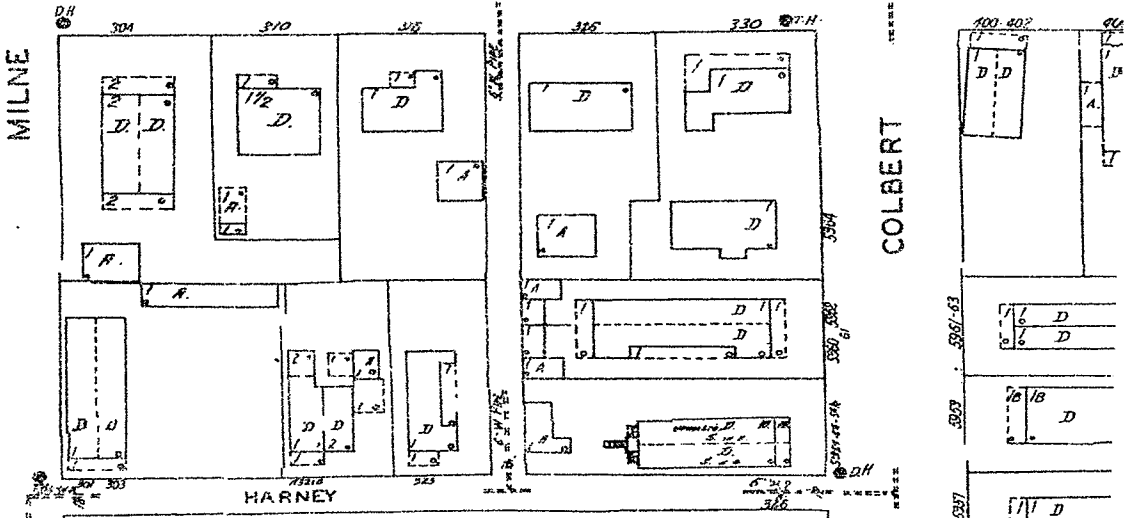
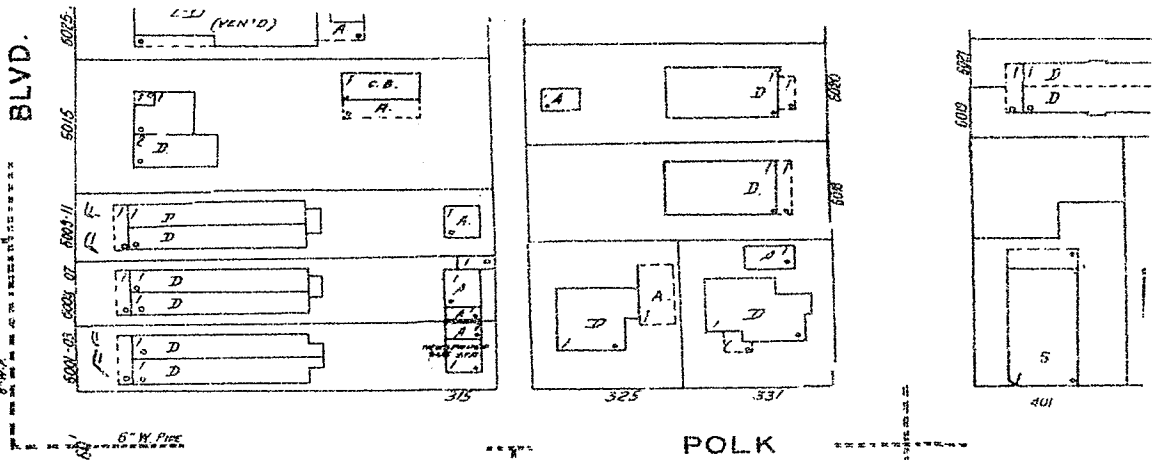
Provisos

1. The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, and the Departments of Public Works, Real Estate and Records (Property Management), and Safety and Permits.
2. The applicant shall submit a revised survey which includes the footprint of the existing building which a note that the building is to be demolished.
3. 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.
4. 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.

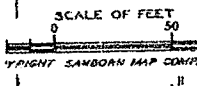
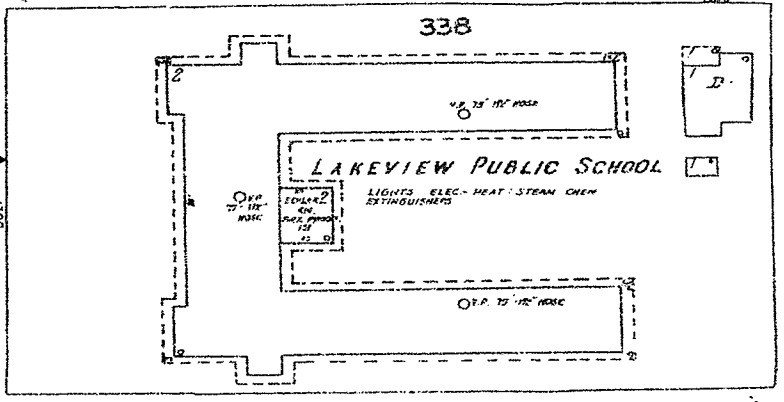
² The preliminary staff recommendation is subject to modification by the City Planning Commission

REASONS FOR RECOMMENDATION

1. The proposed lots meet the requirements of the *Subdivision Regulations* and the *Comprehensive Zoning Ordinance*.



SD 026-15



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85'

BROOKS 810



CITY OF NEW ORLEANS PROPERTY VIEWER



SEARCH



MEASURE



LAYERS



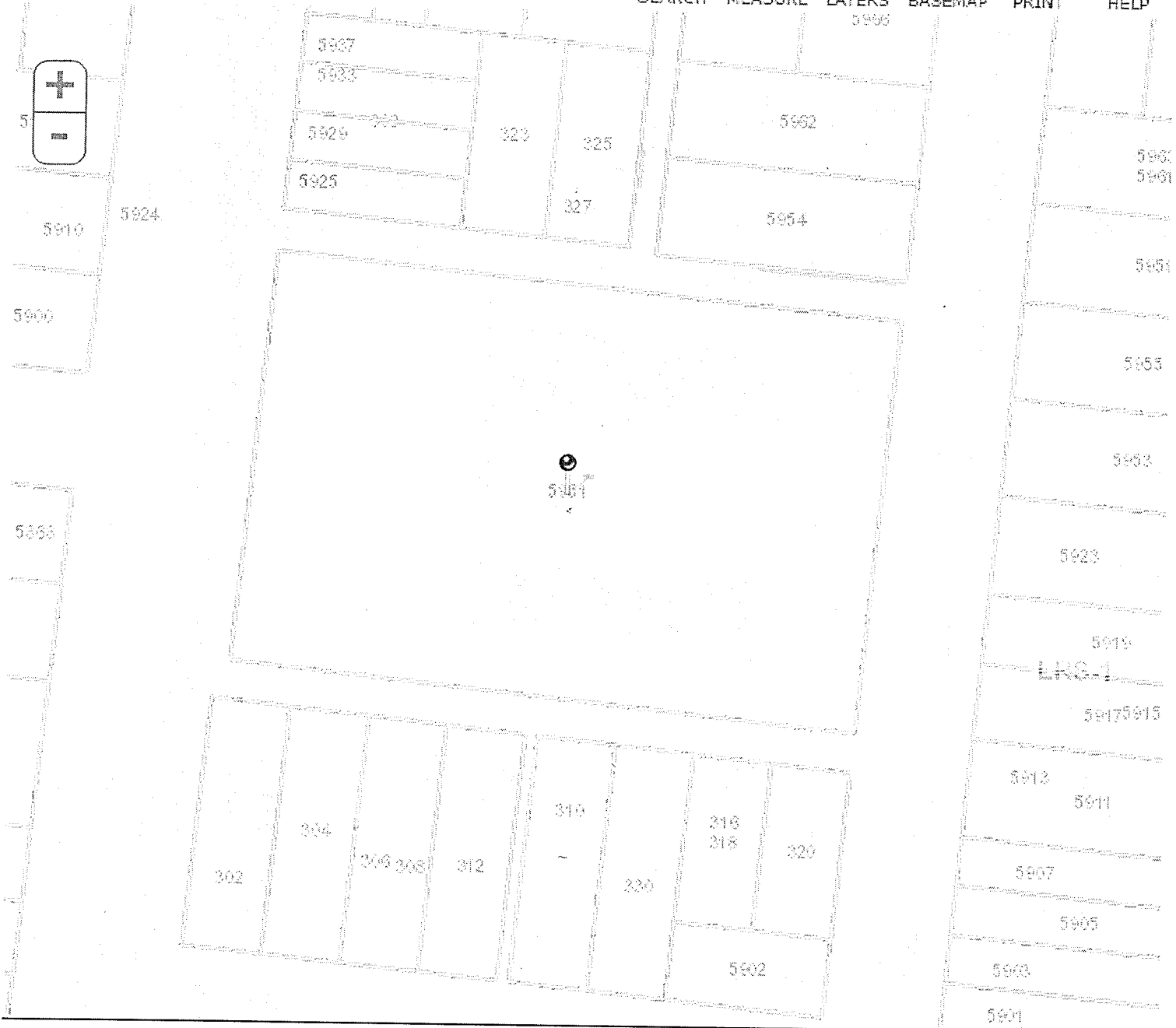
BASEMAP



PRINT



HELP



PROPERTY INFORMATION

Site Address: 5951 MILNE BLVD, LA
 First Owner Name: SCURLOCK DEVELOPMENT GROUP LLC
 Mailing Address: 450 31ST ST
 Mailing City: KENNER
 Mailing State: LA
 Mailing Zip 5: 70065
 Property Description: SQ 338 MILNE STREET TO COLBERT STREET LOT A
 220X324.4.5/325.9.6

ZONING

Zoning District: LRS-1
 Zoning Description: Lakeview Single Farr
 DRAFT Zoning: S-LRS1
 DRAFT Zoning Description: Suburban La District
 Future Land Use: RSF-POST
 Future Land Use Description: Residentia
 Last Updated: Thu Dec 19 2013