

**City Planning Commission  
Meeting – April 28, 2015**

**CONSIDERATION – SUBDIVISION DOCKET 024/15  
Applicant: Badine Land, Ltd.**

**Prepared By:** Brooke Perry  
**Date:** April 14, 2015  
**Deadline:** June 8, 2015

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**GENERAL INFORMATION**

**Proposal:** Re-Subdivision of the former Clay Street and Lots X, 3 through 10, Pt. 11 and Pt. 12 on Square 3A into Lots C1, C2, and C3 on Square 3B.

**Location:** Second Municipal District, bounded by Iberville Street, North Peters Street, Bienville Street, and the Mississippi River. All lots comprising the site are located within the Vieux Carré Historic District. The municipal address is 111 Iberville Street. (PD 1B)

**Zoning:** VCS-1 Vieux Carré Service District

**Current**

**Land Use:** The re-subdivision includes the former Clay Street and Lots X, 3 through 10, Pt. 11 and Pt. 12 located on Square 3A between Iberville Street, North Peters Street, Bienville Street, and the Mississippi River on the edge of the Vieux Carré.

Existing Lot X is a parallelogram-shaped lot with 120.18 feet of frontage on Iberville Street, measuring 53.12 feet along the property line abutting the former Clay Street, 52.98 feet along the Mississippi River-side of the property, and 120.22 feet along the Bienville Street-side property line. The lot has an area of 6,126.80 square feet. Lot X is developed with 111 Iberville Street, a seven-story, 43,842 square foot masonry structure which covers virtually the entire lot. The structure is currently vacant; however it was last used as an office, according to the applicant.

The former Clay Street and Lots 3 through 10 and Pts. 11 and 12 are currently being utilized as a surface-level parking lot. The former Clay Street was revoked and transferred from the City of New Orleans to Badine Land, Ltd. on July 21, 1999.<sup>1</sup> The previous street is parallelogram-shaped and is located between the existing Square 3 and Square 3A. The street has 60.04 feet of frontage on Iberville Street, 60 feet of frontage on Bienville Street, and measures 308.33 feet on the North Peters Street-side of the property, and 308.48 feet on the Mississippi River-side of the property for a total area of 17,794.97 square feet.

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<sup>1</sup> Revoked per Ordinance No. 19175 M.C.S

Lots 3 through 10 are parallelogram-shaped and generally measure 25.8 feet in width and 119.10 feet in depth, although there is slight variation between the lots. Combined the lots have a total area of approximately 47,156.88 square feet.

Pts. 11 and 12 were originally approximately the same size of Lots 3 through 10, however Lot F, developed with a four-story masonry structure, occupies the corner of the former Clay Street and Bienville Street, causing Pt. 11 to have an irregular shape and Pt. 12 to have a smaller lot depth than the adjacent lots. Pt. 11 measures 25.8 feet along the Mississippi River-side of the property, 119.10 feet along the Iberville Street-side of the property, 60.76 feet along the existing four-story masonry structure, and 56.11 feet along the Bienville Street-side. Pt. 12 measures 26.2 feet along the Mississippi River-side of the property, 56.11 feet along the Iberville Street-side of the property, approximately 26.2 feet along the existing masonry structure, and 56.92 feet along the Bienville Street-side of the property. Combined the parts have a total area of approximately 5,993.93 square feet.

**Reason for**

**CPC Action:** The applicant is proposing to expand the existing Lot X to include existing Lot 3 and a small portion of the former Clay Street and Lot 4 to create the proposed Lot C1. The lot would be parallelogram-shaped with 149 feet of frontage along Iberville Street, and would measure 80.16 feet along the Mississippi River-side of the property, 120.18 feet along the Bienville Street-side of the property, and 80.16 feet along former Clay Street.

Proposed Lot C1 would have a lot area of 11,478.4 square feet. The applicant proposes to convert the building into an 80 room hotel with ground floor and penthouse additions. The proposal received approval from the City Council on February 5, 2015, a requirement of approval was that the applicant must resubdivide the lots forming the site into a single lot of record.<sup>2</sup> At the time of the writing of this report, the exterior design of the proposal has not received approval from the Vieux Carré Commission.

The remainder of Former Clay Street will be re-designated as proposed Lot C2. The proposed lot would have 31.22 feet of frontage on Iberville Street, 60 feet of frontage along Bienville Street and a width of 308.33 feet. The lot's shape would be irregular, due to the unusual lot line between proposed Lot C1 and proposed Lot C2. Proposed Lot C2 would have a lot area of 15,574.2 square feet.

The remainder of Lots 4 through 10 and Pts. 11 and 12 would be consolidated into proposed Lot C3. The proposed lot would have 56.92 feet of frontage along Bienville Street and would measure 308.79 feet along the Mississippi River-side of the property, 120.18 feet along the Iberville Street-side of the property, and 228.33 feet along the North Peters Street side of the property. The lot would be

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<sup>2</sup> Zoning Docket 115/14 received approval from the City Planning Commission on December 9, 2014, the City Council approved the request on February 5, 2015, subject to 13 provisos.

irregularly-shaped as it excludes the existing Lot 4, which is developed with a four-story masonry building. The proposed Lot C3 would have a lot area of 23,886 square feet.

The re-subdivision would add the former Clay Street to existing Square 3A, to create proposed Square 3B, which includes all proposed lots.

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.

### **Utilities & Regulatory Agencies:**

The City Planning Commission, when reviewing a proposed subdivision, requests responses from the Department of Property Management Division of Real Estate and Records, Department of Public Works, Department of Safety and Permits, Sewerage and Water Board, and Entergy regarding the compliance of the proposed subdivision with the building codes, zoning ordinance, and other regulations governing development in the city.

The Department of Public Works noted no objection to the proposal. At the time of this writing, the Department of Property Management, Department of Safety and Permits, Sewerage and Water Board, and Entergy had not yet reviewed the proposed subdivision.

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

### **Comments from Vieux Carré Commission:**

*Meeting on April 1, 2015*

This re-subdivision proposal was reviewed by the Vieux Carré Commission (VCC) at their regular meeting on April 1, 2015. The Vieux Carré Commission (VCC) recommended approval of the re-subdivision proposal.

### **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	Lot Width	Lot Depth	Lot Area
Lot X	53.12 ft. along N. Peters St., 52.98 ft. along Mississippi River	120.18 ft. along Iberville St., 120.22 ft. along Bienville St.	6,126.8 sq. ft.
Lot 3	23.1 ft. along N. Peters St.-side, 24.02 ft. along Mississippi River	120.22 ft. along Iberville St., 120.18 ft. along Bienville St.	2,831.91 sq. ft.
Lot 4	25.8 ft.	120.22 ft. along Iberville St., 119.1 ft. along Bienville St.	3,087.23 sq. ft.
Lot 5	25.8 ft.	119.1 ft.	3,072.78 sq. ft.
Lot 6	25.8 ft.	119.1 ft.	3,072.78 sq. ft.
Lot 7	25.8 ft.	119.1 ft.	3,072.78 sq. ft.
Lot 8	25.8 ft.	119.1 ft.	3,072.78 sq. ft.
Lot 9	25.8 ft.	119.1 ft.	3,072.78 sq. ft.
Lot 10	25.8 ft.	119.1 ft.	3,072.78 sq. ft.
Pt. 11	1.9 ft. along N. Peters St., 25.8 ft. along Mississippi River	119.1 ft. along Iberville St., 56.11 ft. along Bienville St.	4,560.01 sq. ft.
Pt. 12	26.2 ft. along N. Peters St., 26.2 ft. along Mississippi River	56.11 ft. along Iberville St., 56.92 ft. along Bienville St.	1,433.93 sq. ft.

**Proposed**

**Lot:** The dimensions and area of the proposed lots are presented in the table below.

Lot	Lot Width	Lot Depth	Lot Area
C1	149 ft. along Iberville St., 120.18 ft. along Bienville St.	80.16 ft.	11,478.4 sq. ft.
C2	31.22 ft. along Iberville St., 60 ft. along Bienville St.	308.33 ft. along N. Peters St., 228.33 along Mississippi River-side	15,574.2 sq. ft.
C3	120.18 ft. along Iberville St., 56.92 ft. along Bienville St.	178.43 ft. along N. Peters St., 228.63 ft. along Mississippi River-side	23,886 sq. ft.

There is no minimum front, side, or rear yard requirements for structures in the VCS-1 Vieux Carré Service District. There is no maximum Floor Area Ratio requirement. The maximum height permitted from grade is fifty feet (50'). The minimum Open Space Ratio is 30% for interior lots such as the subject property. The existing structure is 101 feet in height and has no open space; these substandard conditions are grandfathered.

*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. The proposal meets all applicable requirements of the Subdivision Regulations. Further, the new lots would be larger than the existing lots. The Subdivision Regulations generally view larger lots as preferable to smaller lots, and so the proposed condition should be viewed as an improvement over the existing condition. For these reasons, the proposal should be viewed favorably by the City Planning Commission.

## SUMMARY

Subdivision Docket 024/15 is a request to re-subdivide the former Clay Street and Lots X, 3 through 10, Pt. 11 and Pt. 12 on Square 3A into Lots C1, C2, and C3 on Square 3B. The subdivision is a proviso of Zoning Docket 115/14 to permit the adaptive reuse of a seven-story building at 111 Iberville Street as a hotel containing 80 guest rooms. The proposal received approval from the City Council, however the applicant has yet to receive final approval from the Vieux Carré Commission. The request meets all applicable requirements of the Comprehensive Zoning Ordinance and the Subdivision Regulations and should therefore be viewed favorably by the Commission.

## PRELIMINARY STAFF RECOMMENDATION<sup>3</sup>

The staff recommends **tentative approval** of Subdivision Docket 024/15 with final approval subject to the following three (3) provisos:

### *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, 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.

## REASON FOR RECOMMENDATION

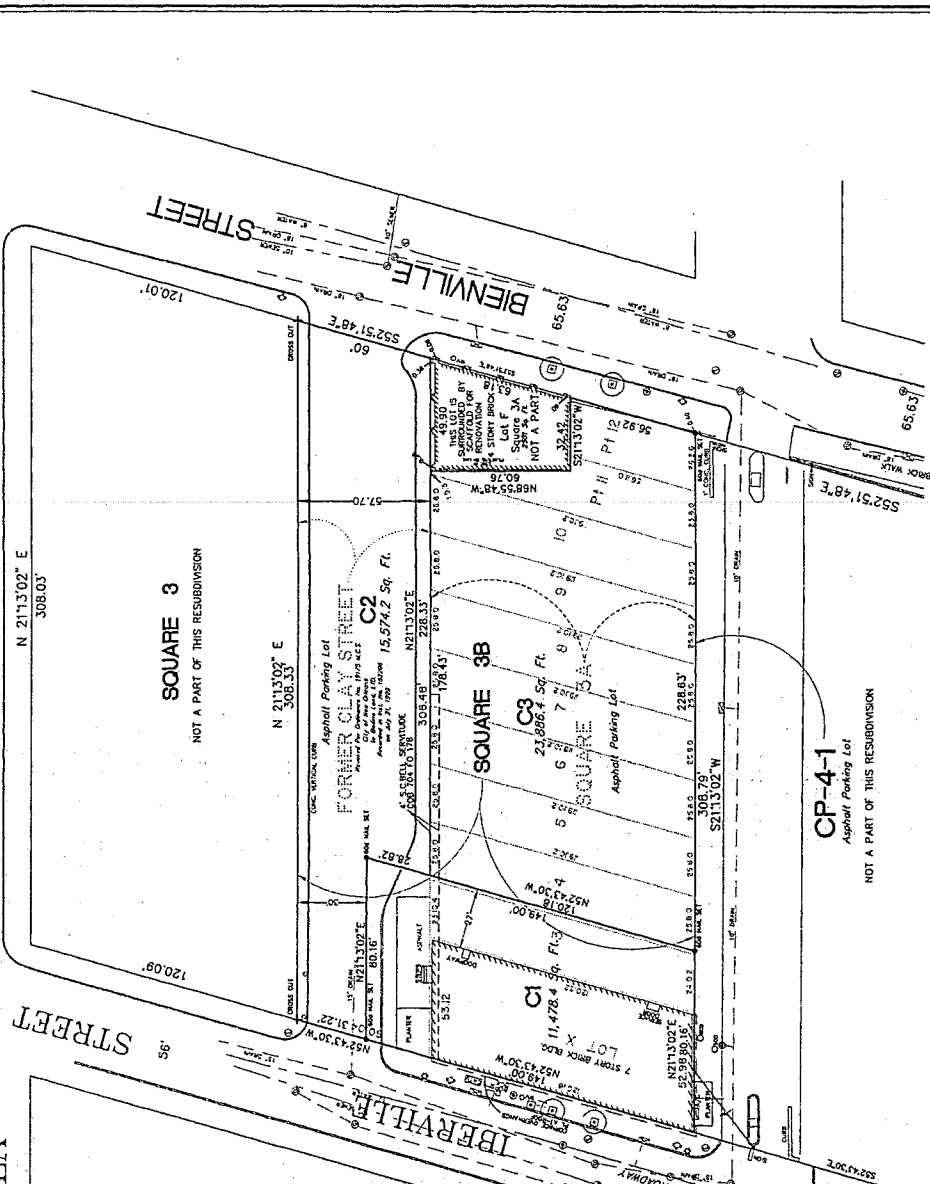
1. The proposal satisfies all applicable requirements of the Comprehensive Zoning Ordinance and the Subdivision Regulations.

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<sup>3</sup> The preliminary staff recommendation is subject to modification by the City Planning Commission.

**SQUARE 3B  
SECOND DISTRICT  
NEW ORLEANS, LA**

**NORTH PETERS STREET**



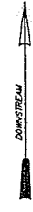
Plan of Resubdivision of Former Clay Street and Square 3A Lots X, 3 through 10, Pt. 11 and Pt. 12 into Square 3B: Lots C1, C2 and C3  
New Orleans, La. January 30, 2015  
Revised March 24, 2015

I certify that this plan is a delineation of a survey made in accordance with the laws and regulations that govern the practice of a Professional Land Surveyor as defined in the "Standards of Practice for Property Boundary Surveys in the State of Louisiana."



*Paul J. Moyses*  
Professional Land Surveyor  
La. License No. 4818

**MISSISSIPPI RIVER (SIDE)**



GRAPHIC SCALE



THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH UTILITIES OR BY THE AGENCIES CONTROLLING SUCH LOCATIONS ARE SHOWN. THE ACTUAL, KNOWN LOCATIONS SHOULD BE CONFIRMED BY THE SURVEYOR. SUCH AGENCIES SHOULD BE CONTACTED PRIOR TO ANY EXCAVATION OR INSTALLATION INCLUDING PRIOR TO EXCAVATION AND DEBRIS.

**one**  
Call before you dig.  
BEARINGS REFER TO LA PLANE LAMBERT CRD. SOUTH ZONE, NAD 83, BASED ON 11-18-83-84

THIS PROPERTY IS LOCATED IN FLOOD ZONE B. 224201 DISC DATED MARCH 1, 1981. NUMBER THE SURVEYORS SHOWN HEREON ARE LIMITED TO THOSE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH UTILITIES. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SURVEYS ARE REFLECTED BY SHOWN ON THIS SURVEY. A PUBLIC RECORD SEARCH IS CONDUCTED IN CONFIDENCE TO SHOW THE SURVEY. THE SURVEYOR'S OFFICE HAS BEEN ADVISED BY THE ENGINEER THAT THERE ARE NO KNOWN UNDERGROUND UTILITIES SHOWN ACTUAL LOCATIONS.

**LEGENO**

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	SHOWN SURVEY POINT
	SHOWN BENCHMARK
	SHOWN ADJACENT PROPERTY
	SHOWN FLOOD ZONE
	SHOWN ROAD
	SHOWN RAILROAD
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# City of New Orleans Property Viewer

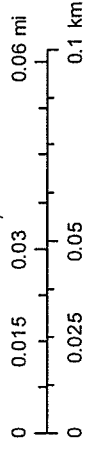


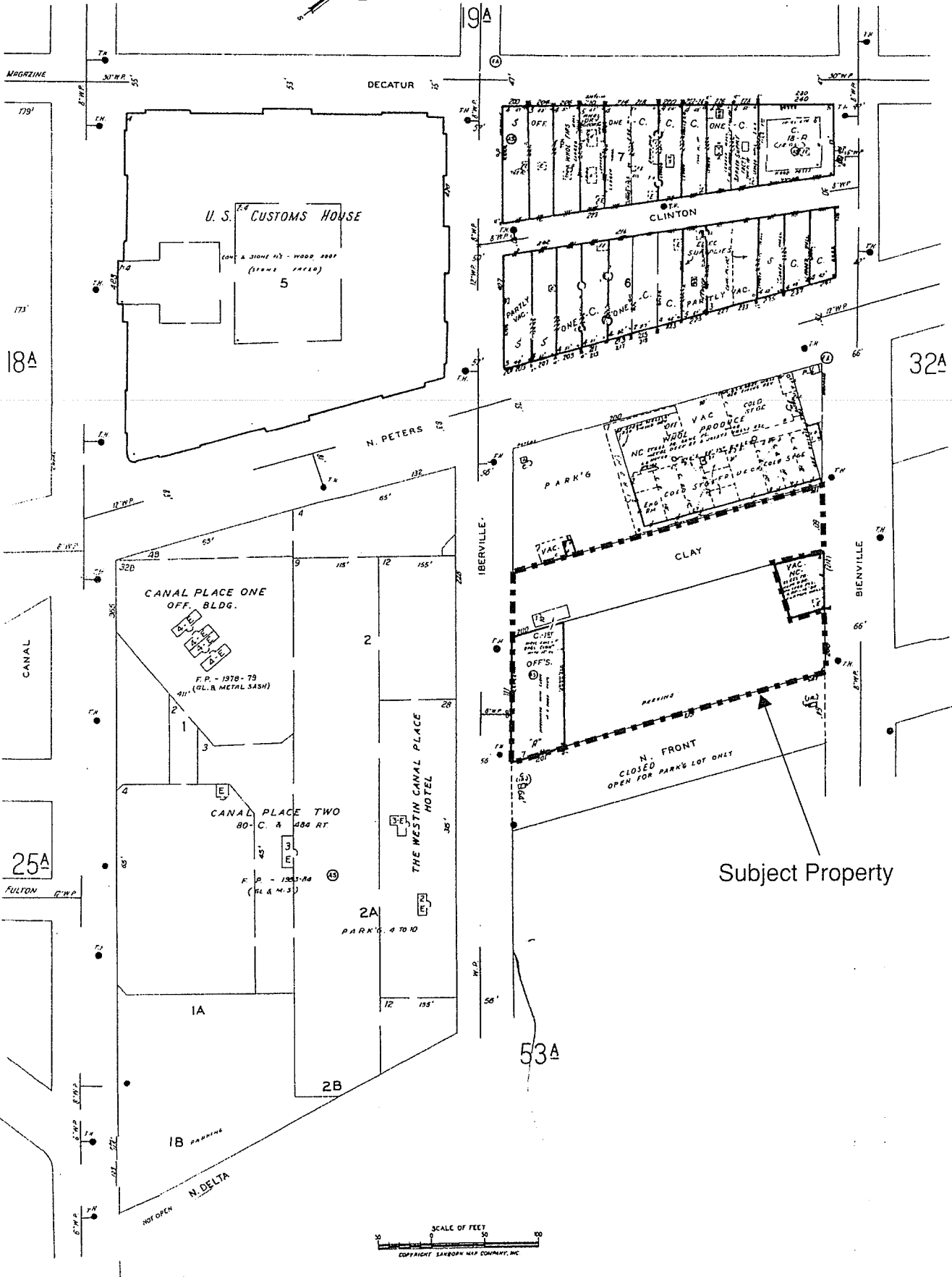
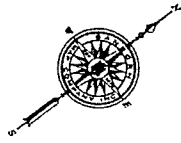
April 14, 2015



Override 1

1:1,975





Subject Property

SCALE OF FEET  
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