

**City Planning Commission
Meeting – February 10, 2015**

CONSIDERATION – SUBDIVISION DOCKET – SD002-15

Applicant: Jason B Jee

Prepared By: Bao Robert Nguyen

Date: January 28, 2015

Deadline: March 8, 2015

GENERAL INFORMATION

Proposal: This is a proposal to subdivide Lots Pt. 46, 47, 48, and Pt. 49 into Lots 47A and 48A.

Location: The site is located on Square 13 Metairie Park in the Seventh Municipal District, bounded by Twenty-Second Street, Pontchartrain Boulevard, Twentieth Street, and Fleur De Lis Avenue. The municipal addresses are 234 and 236 Twenty-Second Street. All lots comprising the site are located within the Lakeview Subdivision. (PD 5)

Zoning: The site is located within a LRS-1 Lakeview Single-Family Residential District.

Current

Land Use: Proposed lots 47A and 48A are currently vacant.

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. The proposed 4,800 square foot lots would be deficient of the LRS-1 District's minimum lot area requirement, which calls for lots used for residential purposes to be at least 5,000 square feet.

ANALYSIS

Compliance with the Comprehensive Zoning Ordinance and the Subdivision Regulations:

Comprehensive Zoning Ordinance Compliance

LOT SIZE

Existing Lot: The dimensions of the existing lots are presented in the table below.

Lot designation	Lot Width	Lot Depth	Area (sq.ft.)
Pt. 46	19.0.0	120.0.0	2,280
47	24.0.0	120.0.0	2,880
48	24.0.0	120.0.0	2,880
Pt. 49	13.0.0	120.0.0	1,560

Proposed

Lots: The dimensions of the proposed lots are presented in the table below.

Lot designation	Lot Width	Lot Depth	Area (sq.ft.)
47A	40.0.0	120.0.0	4,800
48A	40.0.0	120.0.0	4,800

In the LRS-1 Lakeview Single-Family Residential District, the minimum lot requirements are presented in the table below.

Lot Width	Lot Depth	Lot Area (sq.ft.)
40.0.0	90.0.0	5,000

The current lots and part lots do not meet the lot width and area requirements. The current lots and part lots do meet the lot depth. The two proposed lots will meet the minimum width and depth requirement. The proposed lots will not meet the lot area requirement of 5,000 square feet. The proposed lots will have an area of 4,800 square feet each, with a deficiency of the required area by 200 square feet each.

Subdivision Regulations Compliance

The Subdivision Regulations require that minimum lot size shall vary with the zoning classification of the property. Per determination from the Department of Real Estate and Records, Part Lot 46 was created through an act of sale process in 1939 before the Subdivision Regulations became enforced in May 1950. Part Lot 49 was created through a subdivision process that went through the City Planning Commission under Subdivision Docket Number 56-59. This subdivision would not be creating any substandard lots with the remaining portions since Part Lot 46 was created prior to the Subdivision Regulations and Part Lot 49 was a result of a subdivision process that was done through Subdivision Docket 56-59.

Development in the Vicinity:

The site, located midblock on Twenty-Second Street, is surrounded by LRS-1 Single-Family Residential District. The LRS-1 District, which spans most of the Lakeview neighborhood between Robert E. Lee Boulevard, Orleans Avenue, the Orleans/Jefferson Parish border, and Interstate 610, is divided into rectangular squares that are fairly consistent in shape and size, with lots of generally uniform shape and size. These squares are set within a network of mostly narrow, single-lane streets which carry mostly local traffic, although there are occasional instance of larger, multiple-lane arterial streets which carry traffic traveling through the neighborhood.

Most of the lots in the area are substandard in width and area. Individual lots usually measure about 20 feet in width and about 120 feet in depth and are typically grouped together in pairs or threes and function as single parcels. Most parcels are developed with single-family residences.

Focusing particularly on the area immediately surrounding the site, most squares in the surrounding area are long, rectangular squares. On most of these squares, most lots front on the east-west streets bounding the squares. In squares 12, 13, and 14, not including lots that face Pontchartrain Boulevard and West Harrison Avenue, parcels that have a 40 foot lot width is about 40 percent.

SUMMARY

Subdivision Docket SD002-15 is a request to subdivide four (4) existing lots and part lots into two (2) new lots to rectify a lot width deficiency as stated by the *Comprehensive Zoning Ordinance*. The request meets the requirements of the *Comprehensive Zoning Ordinance* except for the minimum lot area requirement of 5,000 square feet. While the four existing lot areas are deficient of the 5,000 square foot by 1,560 square feet and more, the proposal would create two new lots that are 4,800 square feet with only a deficiency of 200 square feet. The proposal would bring the two new lots closer to compliance with the 5,000 square feet requirement than the existing lots. The proposed lots would be typical in size for the area. 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 SD002-15, with final approval subject to the following four (4) provisos:

1. The applicant shall apply for and secure variances from the Board of Zoning Adjustments for insufficient lot area for proposed lots 47A and 48A.
2. The applicant shall comply with all applicable Subdivision Regulations, including the submittal of mortgage and tax certificates for the petitioned site.

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

3. 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, and Entergy.
4. The applicant shall submit a digital copy of the final subdivision survey plan in .dwg, .dxf, or ESRI compatible file format.

REASONS FOR RECOMMENDATION

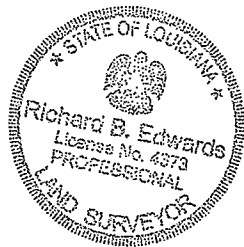
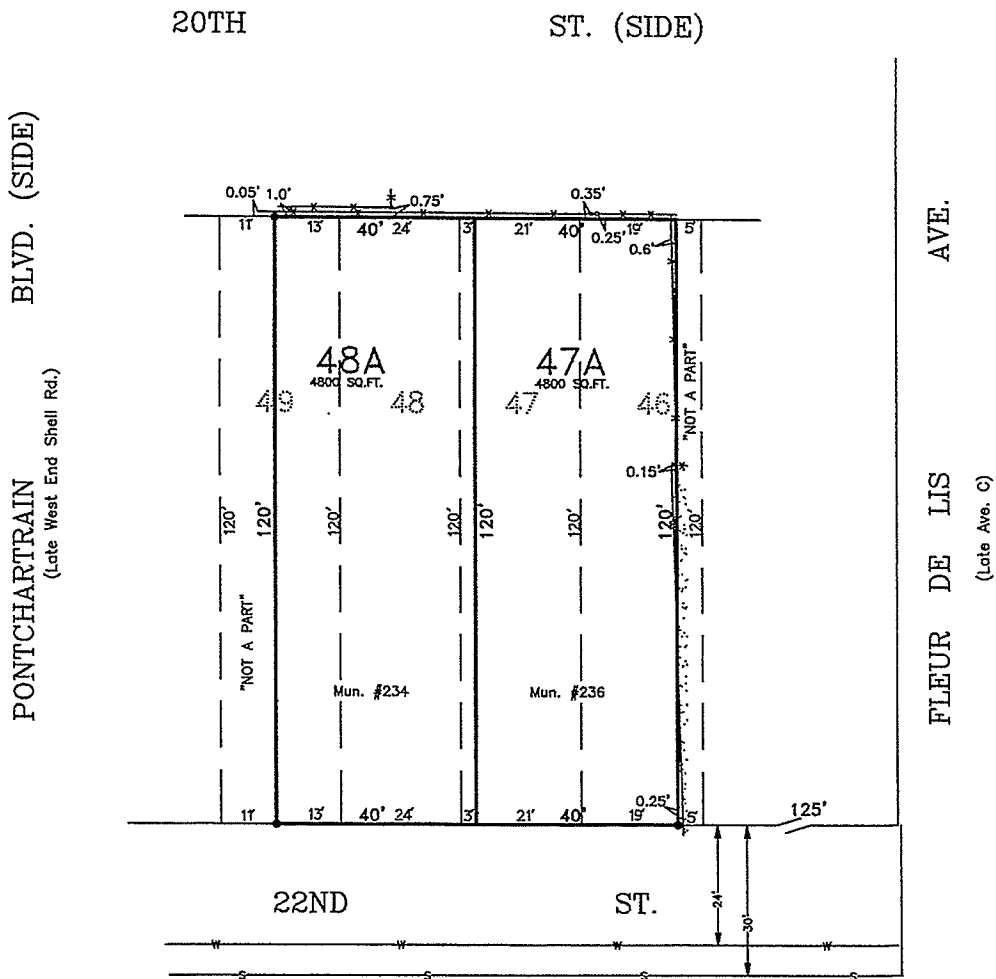
1. The staff supports the creation of the two proposed lots, which would be substandard of the LRS-1 Lakeview Single-Family Residential District's lot area requirement, because the lots would be typical in size for the area and the proposal reduces a current deficiency in lot area to only 200 square feet.
2. The lot width deficiencies for existing part lot 46, 47, 48, and part lot 49 will be eliminated.

SQUARE 13
 METAIRIE PARK
 SEVENTH DISTRICT -- NEW ORLEANS
 ORLEANS PARISH, LA.

Resubdivision Of Lots 47 & 48 and a portion of Lots
 46 & 49, into Lot 47A & 48A Square 13, Metairie Park,
 Seventh District, New Orleans, Orleans Parish, La.

House Connection Numbers
 22nd St.

	Sewer	Water
#236	132072	138386



Reference Plat: Survey of Lots 46-49, Sq. 13, Metairie Park Subd., 7th Dist., New Orleans, Orleans Parish, LA, by Mandie Surveying, Inc. Dated 3-10-1981, Redated 12-6-1983

- S— Denotes Sewer Line
- W— Denotes Water Line
- Denotes 1/2" Iron Rod Set
- Denotes Fence
- Denotes Fence Post

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

December 29, 2014
 SURVEY CERTIFIED TO: Jason Lee

I certify that this plat represents an actual ground survey made by me or under my direct supervision; surveyed as per the written property description furnished us; in accordance with the Louisiana "Standards of Practice for property boundary surveys" for a class C survey.

BY *Richard B. Edwards*

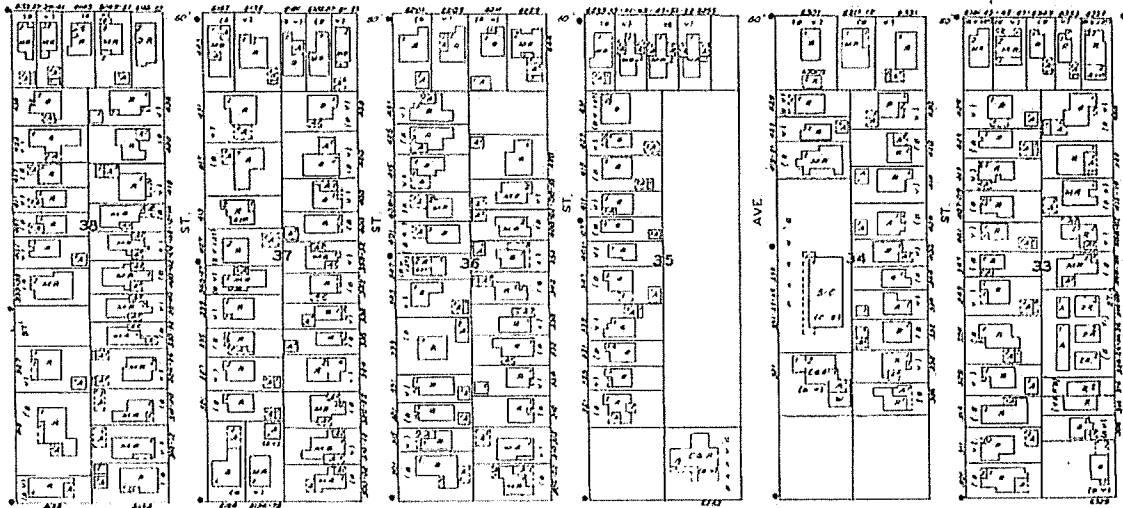
MANDLE-EDWARDS SURVEYING, INC.
 LAND SURVEYORS
 1524 EDWARDS AVE.
 JEFFERSON, LA. 70123
 504-733-2902

SCALE 1"=30'



BELLAIRE

DR

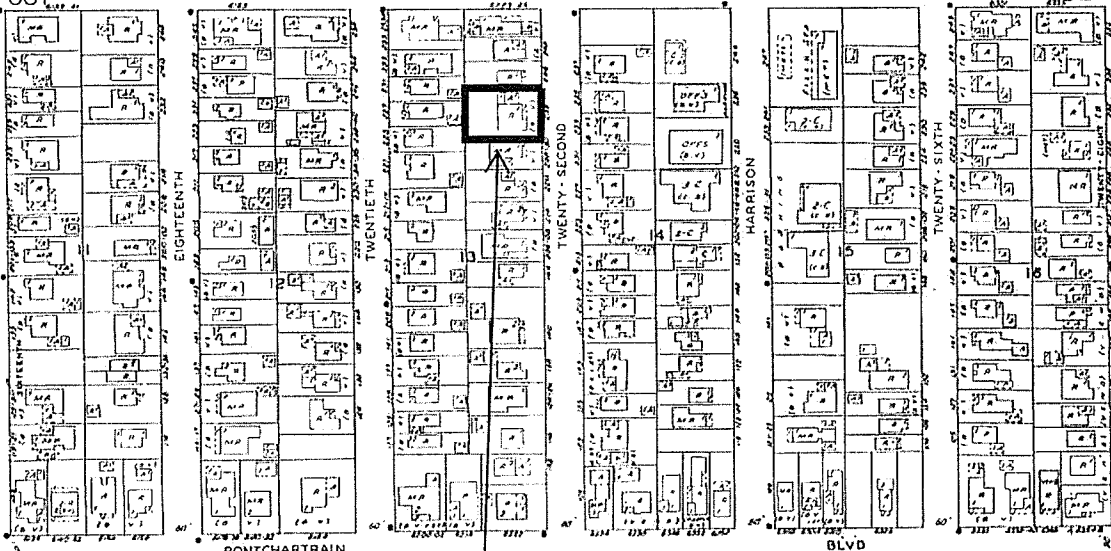


FLEUR DE LIS

DR

831

829



Subject Site

HARRISON AVE



SCALE 1"=100' (30.48m)
SCALE FOR AREA
MEASURED AND PLANNED BY DISTRICT

WEST END

805

HARRISON AVE

BLVD