

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

**CONSIDERATION – SUBDIVISION DOCKET – SD172-14  
Applicant: Turnbull Bakeries Inc. of LA**

**Prepared By:** Bao Robert Nguyen  
**Date:** January 28, 2015  
**Deadline:** March 16, 2015

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**GENERAL INFORMATION**

**Proposal:** This is a proposal to subdivide Lots 96, 15, and 16 into lots 96A and 15A.

**Location:** The site is located on Square 46 in the Fourth Municipal District, bounded by Rousseau, First, Thomas, and Soraparu Streets. The municipal addresses are 519-521 First Street and 518-520 Soraparu Street. All lots comprising the site are located within the Irish Channel Local Historic District. (PD 2)

**Zoning:** The site is located within a LI Light Industrial District.

**Current**

**Land Use:** Proposed lot 15A has an existing warehouse structure. Proposed lot 96A is vacant.

**Reason for**

**CPC Action:** The Subdivision Regulations require that lots located in commercial or industrial zoning districts to be used for commercial and/or industrial purposes shall provide a minimum width of 50 feet and a minimum depth of 100 feet. 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 Lot:** The dimensions of the existing lots are presented in the table below.

| <b>Lot designation</b> | <b>Lot Width</b> | <b>Lot Depth</b> |
|------------------------|------------------|------------------|
| 96                     | 29.5.5           | 183.6.0          |
| 15                     | 30.0.0           | 128.10.4         |
| 16                     | 30.0.0           | 128.10.4         |

**Proposed**

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

| <b>Lot designation</b> | <b>Lot Width</b> | <b>Lot Depth</b> |
|------------------------|------------------|------------------|
| 96A                    | 29.5.5           | 120.0.0          |
| 15A                    | 60.0.0           | 128.10.4         |

There is no required lot width, lot depth, or lot area for any lot in a LI Light Industrial District. The two proposed lots do not abut any residential district. There are no minimum front, side, or rear yard requirements for structures in the LI Light Industrial District unless the lots abut a residential district. There is a maximum Floor Area Ratio of 1.00. The maximum height permitted from grade is 75 feet (75'). There is no minimum Open Space Ratio.

*Subdivision Regulations Compliance*

The Subdivision Regulations require that lots located in commercial or industrial zoning districts to be used for commercial and/or industrial purposes shall provide a minimum width of 50 feet and a minimum depth of 100 feet. Therefore, the subdivision must be considered by the City Planning Commission. The existing width for current lot 96 is 29.5.5 and will not change with the new configuration into lot 96A. The lot depth requirement is still in compliance. Existing lots 15 and 16 currently do not meet the minimum lot width requirement of 50 feet. The proposed lot 15A will meet the minimum lot width requirement. The lot depth requirement is still in compliance.

## SUMMARY

Subdivision Docket SD172-14 is a request to subdivide three (3) existing lots into two (2) new lots to create green space for the existing structure on proposed lot 15A and to rectify a lot width deficiency as stated by the *New Orleans Subdivision Regulations*. The request meets the requirements of the *Comprehensive Zoning Ordinance* and all of the requirements of the *New Orleans Subdivision Regulations* except for the minimum width requirement of 50 feet in an industrial district on one of the proposed lots. The current width of lot 96 is 29.5.5 and is a pre-existing condition which will not change with the new proposed lot 96A. Lots 15 and 16 are currently deficient in lot width according to the standards of *New Orleans Subdivision Regulations* for lots in an industrial district. The minimum lot width requirement is met with the proposed subdivision of combining lots 15 and 16 into proposed lot 15A. The applicant should also be required to meet several other standard requirements for the approval of subdivisions.

## PRELIMINARY STAFF RECOMMENDATION<sup>1</sup>

The staff recommends **TENTATIVE APPROVAL** of Subdivision Docket SD172-14, with final approval subject to the following three (3) provisos:

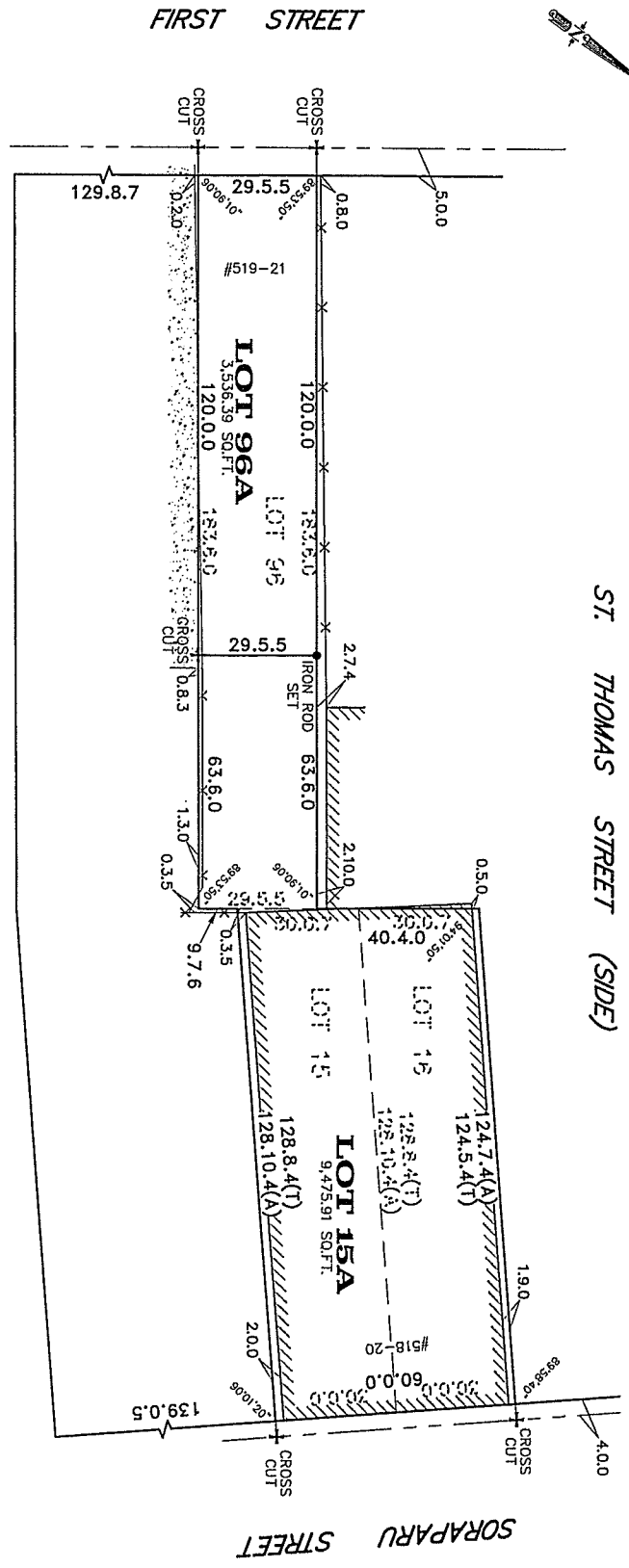
1. The applicant shall comply with all applicable Subdivision Regulations, including the submittal of mortgage and tax certificates for the petitioned site.
2. The applicant shall comply with any requirements of the Department of Safety and Permits, the Division of Real Estate and Records, the Department of Public Works, Sewerage and Water Board, and Entergy.
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 proposal meets the requirements of the *Comprehensive Zoning Ordinance*.
2. The lot width deficiency for lot 96 is a pre-existing condition which does not change with the proposed configuration.
3. The lot width deficiencies for existing lots 15 and 16 will be eliminated.

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<sup>1</sup> The preliminary staff recommendation is subject to modification by the City Planning Commission.



ST. THOMAS STREET (SIDE)

ROUSSEAU STREET

SORAPARU STREET

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

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R.W. KREBS, LLC

**GENERAL NOTES**

THE SURVEY SHOWN ON THIS SURVEY IS LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SURVEYS ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.  
THIS PERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

**ELEVATION NOTES**

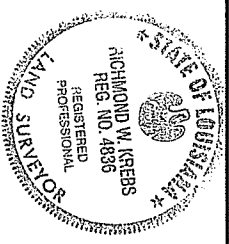
THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER INSURANCE RATE MAP (FIRM) DATED 3/1/84  
FLOOD ZONE: B  
BASE FLOOD ELEVATION: N/A  
COMMUNITY PANEL #: 25503 0160 E

**REFERENCE NOTES**

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1  
REFERENCE PLAN #1: A PLAN OF SURVEY BY R.W. KREBS LLC DATED APRIL 8, 2013

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 48:IX, CHAPTER 23 FOR A CLASS C (SUBDIVISION) SURVEY.  
MADE AT THE REQUEST OF TURNBULL BAYENES OF LA  
REVISED TO SHOW ADDRESSES JANUARY 14, 2015

BY: *Richard W. Krebs*

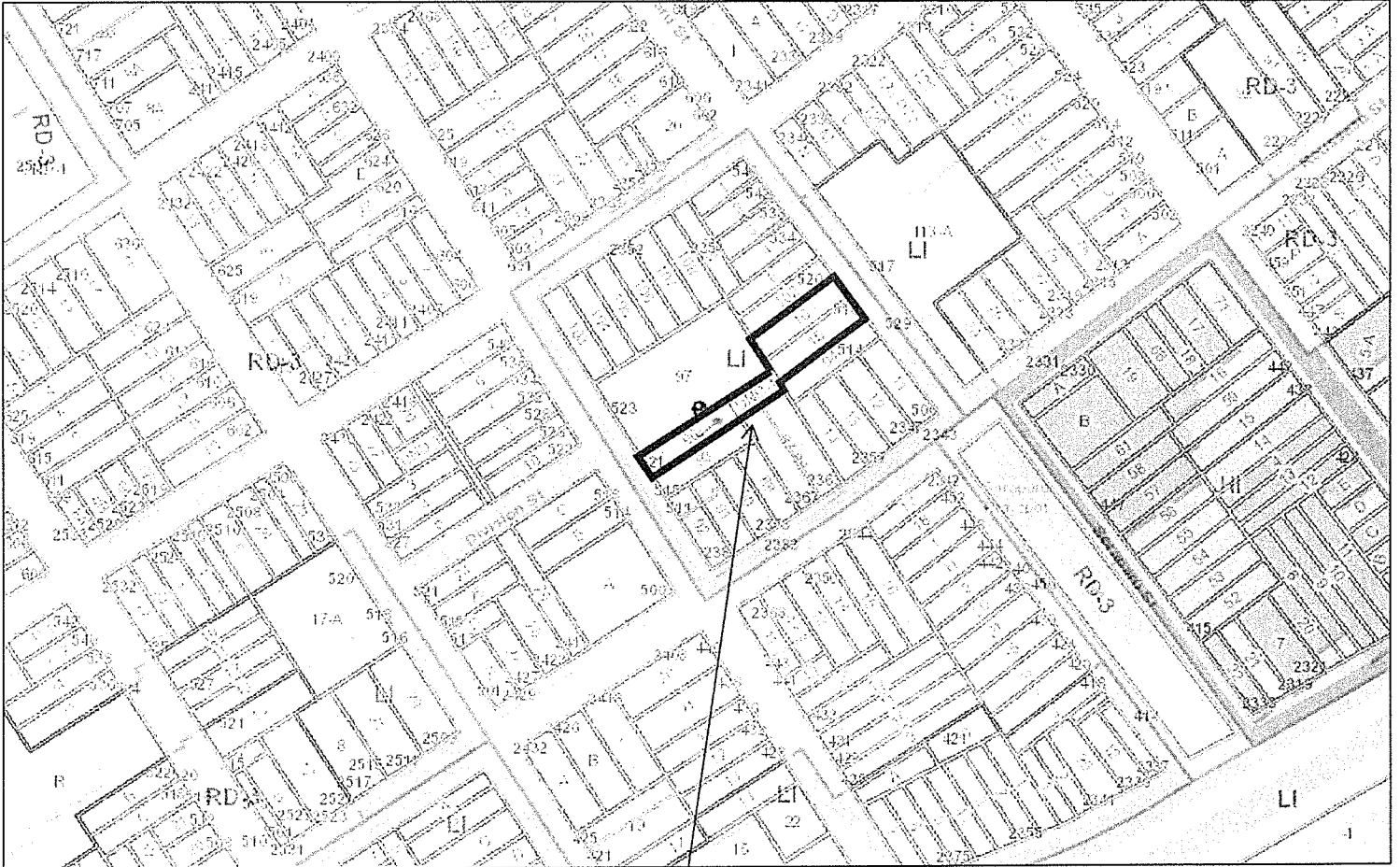


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|-------------------------|---------------|
| DATE: NOVEMBER 24, 2014 | DRAWN BY: NDK |
| SCALE: 1" = 30'         | CHECKED BY:   |
| JOB #: 143427           | FILE #:       |

**RESUBDIVISION OF LOTS 15, 16 AND 96 INTO LOTS 15A AND 96A SQUARE 46 FOURTH DISTRICT ORLEANS PARISH, LA**

**R. W. KREBS, L.L.C.**  
**RICHMOND W. KREBS**  
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4505 SHORES DRIVE  
METAIRIE, LA. 70006-2331  
PHONE: (504) 889-9616  
FAX: (504) 889-0916  
E-MAIL: richmond@rwkrebs.com  
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# City of New Orleans Property Viewer

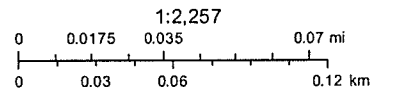


January 28, 2015



Override 1

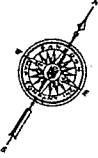
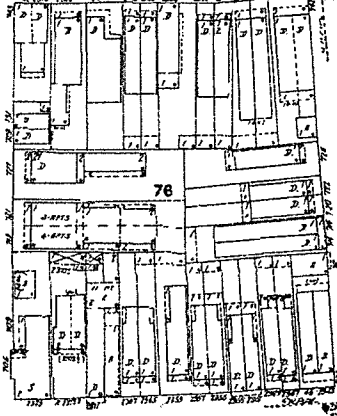
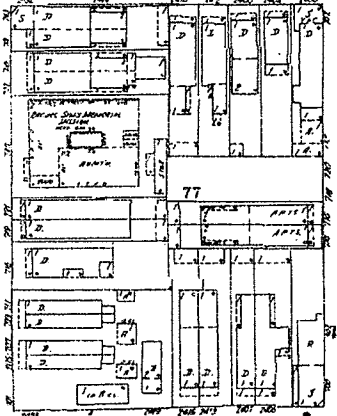
Subject Site



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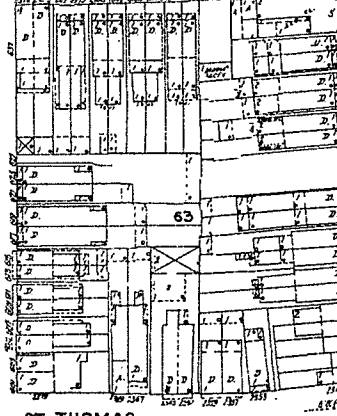
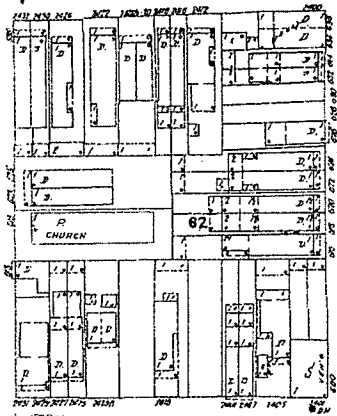
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ANNUNCIATION



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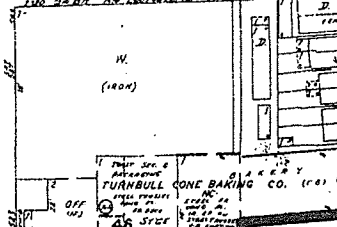
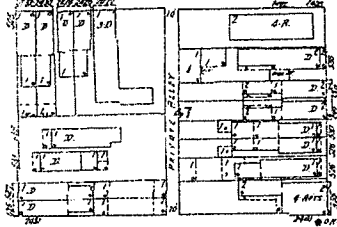
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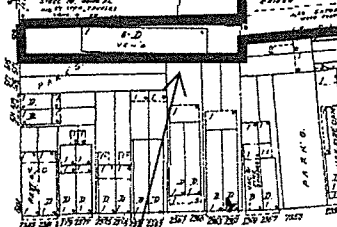
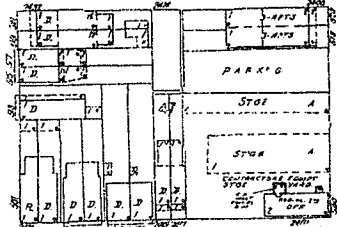
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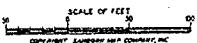
ST. THOMAS



DIVISION



ROUSSEAU



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Subject Site

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