

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

**CPC Deadline: 03/27/15**  
**CC Deadline: 04/28/15**  
**Council District: D - Brossett**

## **PRELIMINARY STAFF REPORT**

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**To:** City Planning Commission  
**Zoning Docket:** 017/15

**Prepared by:** Stephen Kroll  
**Date:** February 2, 2015

### **I. GENERAL INFORMATION**

**Applicant:** Congregation of Our Lady of the Sacred Heart Roman Catholic Church and Geraldine D. Vaucresson

**Request:** This is a request for a zoning change from an RM-4 Multiple-Family Residential District to a B-2 Neighborhood Business District and an MUPC Mixed-Use Planned Community District overlay.

**Location:** The zoning change request applies to the entirety of Square 765. The request for an MUPC Mixed-Use Planned Community District overlay applies to the entirety of Square 765 and Square 893, Lot 1. All of the affected property is in the Third Municipal District, bounded by Saint Bernard Avenue and Onzaga, North Prieur, Lapeyrouse, and North Derbigny Streets. The municipal addresses are 1720 Saint Bernard Avenue and 1800-1812 Onzaga Street. The site is located in the Tremé Local Historic District. (PD 4)

**Description:** This application considers a redevelopment proposal for a development site including two parcels on adjacent squares. The first parcel (identified as Parcel 1 in this report) is the Our Lady of the Sacred Heart Roman Catholic Church site located at 1720 Saint Bernard Avenue. The Our Lady of the Sacred Heart Roman Catholic Church parcel includes the entirety of Square 765, which is bounded by Saint Bernard Avenue and North Roman, North Derbigny, and Lapeyrouse Streets. The square measures 329 feet, 3 inches along Saint Bernard Avenue, 261 feet, 3 inches along North Roman Street, 297 feet along Lapeyrouse Street, and 121 feet, 10 inches along North Derbigny Street. It is 56,886.3 square feet (1.3 acres) in area. It is developed with the two-story brick church structure, which faces Saint Bernard Avenue at its intersection with North Derbigny Street, while the remainder of the site is occupied by the church's parking lot and open green space.

The second parcel (identified as Parcel 2 in this report) is Lot 1 on the adjacent Square 893, which located at the intersection of Saint Bernard Avenue and North Roman Street across North Roman Street from the church parcel. Lot 1 has frontage on those two streets as well as Onzaga Street, measuring 69 feet, 6 inches

along Saint Bernard Avenue, 46 feet along North Roman Street, and 25 feet, 6 inches along Onzaga Street. It has an area of 3,564.4 square feet. It is developed with two commercial structures which together occupy virtually the entire lot. The first structure, facing at the intersection of Saint Bernard Avenue and North Roman Street, is a historic two-story wooden commercial structure which was historically occupied by Vaucreson's Sausage Company, a sausage manufacturer, and which is now vacant. The second structure, located to the rear of the Vaucreson's Sausage Company structure, is a single-story masonry commercial structure which fronts on Onzaga Street and is now used as a food retailer called Danny's Seafood.

The applicant proposes the redevelopment of the two parcels with a mixed-use development, which would involve the adaptive reuse of existing structures and the construction of new buildings. On the church parcel, a new four-story, 55,929 square foot building (identified as Building 1 on the submitted plans) is to be constructed along Saint Bernard Avenue and would include 8,000 square feet of retail space and 3,900 square feet of leasing/amenity space on its first floor and a total of 48 residential units on its second through fourth floors. The church (identified as Building 2) is to be adapted for use as a multiple-family residence containing 13 units. The portion of the church parcel behind the two buildings and near the intersection of Lapeyrouse and North Roman Streets would be occupied by an accessory parking lot providing 40 off-street parking spaces.

On the Vaucresson's Sausage Company parcel, the two-story Vaucresson's structure is to be retained and renovated for future commercial use, although a single-story rear portion is to be demolished. After renovation, it will have 2,800 square feet of floor area. The applicant's representative indicates that the structure's tenant is to be a food retailer. The neighboring Danny's Seafood building is to be demolished and developed with a new two-story, 3,000 square foot commercial structure. The renovated Vaucreson's structure and the new commercial structure are together identified as Building 3.

This mixed-use development proposal is not permitted under the site's current zoning. Currently, the church parcel is zoned RM-4 Multiple-Family Residential District, which allows only residential and institutional uses and does not allow the commercial uses intended by the applicant. The Vaucresson's parcel is zoned C-1 General Commercial District, which allows residential and commercial uses of varying size. To allow the mixed-use development proposal, the applicant requests that the church parcel be rezoned from an RM-4 District to a B-2 District, which would allow the mix of multiple-family residential and commercial uses proposed for that parcel. The Vaucresson parcel is to remain zoned C-1 General Commercial District.

Additionally, the applicant proposes that the entire development site, including both parcels, be overlaid with an MUPC Mixed-Use Planned Community District,

which is a planned development district that is intended to encourage mixed-use development and the adaptive reuse of historic structures in older areas of the city, as noted in **Article 10, Section 10.9A.1** of the Comprehensive Zoning Ordinance.

### **Why is City Planning Commission action required?**

The City Planning Commission is required to make a recommendation on all requests for zoning changes prior to City Council action, in accordance with **Article 16, Section 16.2.3(2)** *Planning Commission Recommendation* of the Comprehensive Zoning Ordinance.

The City Planning Commission is required to make a recommendation on all requests for planned development districts, such as the Mixed-Use Planned Community (MUPC) District, prior to City Council action, in accordance with **Article 16, Section 16.5.3.(7)** *Planning Commission Recommendation* of the Comprehensive Zoning Ordinance.

## **II. ANALYSIS**

### **A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?**

The development site that is the subject of this application includes two separate parcels. The first parcel (identified as Parcel 1 in this report) is the entirety of Square 765, which is bounded by Saint Bernard Avenue, North Roman Street, Lapeyrouse Street, and North Derbigny Street. That square, which is within an RM-4 Multiple-Family Residential District that includes the entirety of the square and only the square, has historically functioned as the site of Our Lady of the Sacred Heart Roman Catholic Church. The church's site is developed with the church structure, which faces Saint Bernard Avenue near its intersection with North Derbigny Street. The remainder of the square is occupied by the church's accessory parking lot and open green space.

The second parcel (identified as Parcel 2 in this report) is Lot 1 on Square 893, which is opposite North Roman Street from Square 765. Lot 1 is located at the intersection of Saint Bernard Avenue and North Roman Street and is developed with a late 19<sup>th</sup> century or early 20<sup>th</sup> century commercial structure which historically was occupied by Vaucreson's Sausage Company, a sausage manufacturer. Lot 1 is within a C-1 General Commercial District which extends along Saint Bernard Avenue between North Claiborne Avenue and North Miro Street, including properties on or just off of Saint Bernard Avenue on both sides of the street in some places and on only one side of the street in others.

Generally described, this C-1 District includes a mix of small, neighborhood-oriented commercial uses and single- and two-family residential uses. Parcels along Saint Bernard Avenue are characterized by a mix of historic late 19<sup>th</sup> century/early 20<sup>th</sup> century, pedestrian-oriented commercial structures dating from the area's original development; late 20<sup>th</sup> century, automobile-oriented commercial structures with substantial accessory

parking lots; large institutional sites, including churches; and a significant number of historic late 19<sup>th</sup> century/early 20<sup>th</sup> century single- and two-family residences. While parcels along Saint Bernard Avenue feature a mix of commercial and residential uses, parcels within the C-1 District that are just off of Saint Bernard Avenue, usually fronting on streets which intersect it, are typically developed with single- and two-family residences despite their commercial zoning. These single- and two-family residences most commonly date from the area's original development in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, though there are some examples of later in-fill construction.

As an example of this development pattern, the portion of the C-1 District on Square 893 includes the Vaucreson's Sausage Company building and the adjacent Danny's Seafood building site on Parcel 2, as well as one- and two-story single- and two-family residences which front on Onzaga, North Roman, and North Preiur Streets. Other uses which immediately neighbor Parcel 2 include a two-story residence and the hall for the Autocrat Club social and pleasure club, both of which are across Saint Bernard Avenue from it, as well as a number of other nearby residential uses.

Just as the Vaucreson's site on Parcel 2 of Square 893 is surrounded by a mix of commercial and residential uses, so too is the Our Lady of the Sacred Heart Roman Catholic Church site on Parcel 1. Nearby commercial uses include a retail store on Saint Bernard Avenue across North Derbigny Street from the site and a facility across Saint Bernard Avenue from the site called Celebration Hall, as well as the Autocrat Club, all of which are located within the C-1 District. Opposite from the square on Lapeyrouse, North Derbigny, and North Roman Streets, are single- and two-family residences of the type described above, including late 19<sup>th</sup> and early 20<sup>th</sup> century structures and newer examples of in-fill construction. For the most part, these residences are in a large RD-3 Two-Family Residential District which spans most of the primarily residential neighborhoods located both upriver and downriver of Saint Bernard Avenue and which is characterized primarily by historic single- and two-family residences similar to those found in the immediate vicinity of the parcels that are the subject of this application. The Our Lady of the Sacred Heart Roman Catholic Church site is also neighbored by Lewis Playground, a small park located at the intersection of Lapeyrouse and North Roman Streets.

**B. What is the zoning and land use history of the site?**

*Zoning:* 1929 - "E" Commercial District<sup>1</sup>/  
"B" Multiple-Family Residential District<sup>2</sup>  
1953 - "F" Commercial District<sup>3</sup>/  
"C" Multiple-Family Residential District<sup>4</sup>  
1970 – RM-4 Multiple-Family Residential<sup>5</sup>/  
C-1 General Commercial District<sup>6</sup>

*Land use:* 1929 - Institutional<sup>7</sup>/  
Two-family residential<sup>8</sup>/  
Commercial<sup>9</sup>  
1949 - Institutional<sup>10</sup>/  
Commercial<sup>11</sup>  
1999 – Institutional<sup>12</sup>/  
Commercial<sup>13</sup>

**C. Have there been any recent zoning changes or conditional uses in the immediate area? If so, do these changes indicate any particular pattern or trend?**

In the past five years, there have been the following zoning actions (including actions relative to zoning change, conditional use, and planned development district applications) for properties within an approximately five block radius of the site:

**Zoning Docket 102/13** was a request for a conditional use to permit a community center in an RD-3 Two-Family Residential District and a C-1 General Commercial District. The municipal address is 2022 Saint Bernard Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately two (2) blocks from the subject site.*

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<sup>1</sup> Lot 1 on Square 893 and the portion of Square 765 nearest Saint Bernard Avenue.

<sup>2</sup> The portion of Square 765 away from Saint Bernard Avenue.

<sup>3</sup> Lot 1 on Square 893 and the portion of Square 765 nearest Saint Bernard Avenue.

<sup>4</sup> The portion of Square 765 away from Saint Bernard Avenue.

<sup>5</sup> The entirety Square 765.

<sup>6</sup> Lot 1 on Square 893.

<sup>7</sup> The majority of Square 765.

<sup>8</sup> A small portion of Square 765 on Lapeyrouse Street near its intersection with North Roman Street.

<sup>9</sup> Lot 1 on Square 893.

<sup>10</sup> The entirety of Square 765.

<sup>11</sup> Lot 1 on Square 893.

<sup>12</sup> The entirety of Square 765.

<sup>13</sup> Lot 1 on Square 893.

**Zoning Docket 032/13** was a request for a zoning change from an RD-3 Two-Family Residential District to an RM-1 Multi-Family Residential District. The municipal address is 1921 North Prieur Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately five (5) blocks from the subject site.*

**Zoning Docket 091/12** was a request for a zoning change from a B-1A Neighborhood Business District to a C-1A General Commercial District and a conditional use to permit an amusement place in an existing structure. The municipal address is 1500 North Claiborne Avenue. The City Planning Commission recommended modified approval of the request, recommended that the site be rezoned to an HMC-2 Historic Marigny/Tremé Commercial District rather than a C-1A General Commercial District and recommending the granting of a conditional use to permit an amusement place. The City Council subsequently approved the proposal as requested by the applicant, rezoning the site to a C-1A General Commercial District and granting a conditional use to permit an amusement place. *This site is located approximately three (3) blocks from the subject site.*

**Zoning Docket 013/12** was a request for a conditional use to permit the sale of alcoholic beverages for consumption on- and off-premises at a standard restaurant in a B-1A Neighborhood Business District. The municipal address is 1409 Saint Bernard Avenue. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately three (3) blocks from the subject site.*

**Zoning Docket 010/12** was a request for a zoning change from an RD-3 Two-Family Residential District to an RM-2A Multi-Family Residential District. The municipal address is 1914 Old Prieur Street. The City Planning Commission recommended denial of the request which was subsequently denied by the City Council. *This site is located approximately three (3) blocks from the subject site.*

**Zoning Docket 051/10** was a request for a zoning change from an RD-3 Two-Family Residential District to a B-1A Neighborhood Business District. The municipal addresses are 1502-06 North Derbigny Street and 1629-33 Columbus Street. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. *This site is located approximately two (2) blocks from the subject site.*

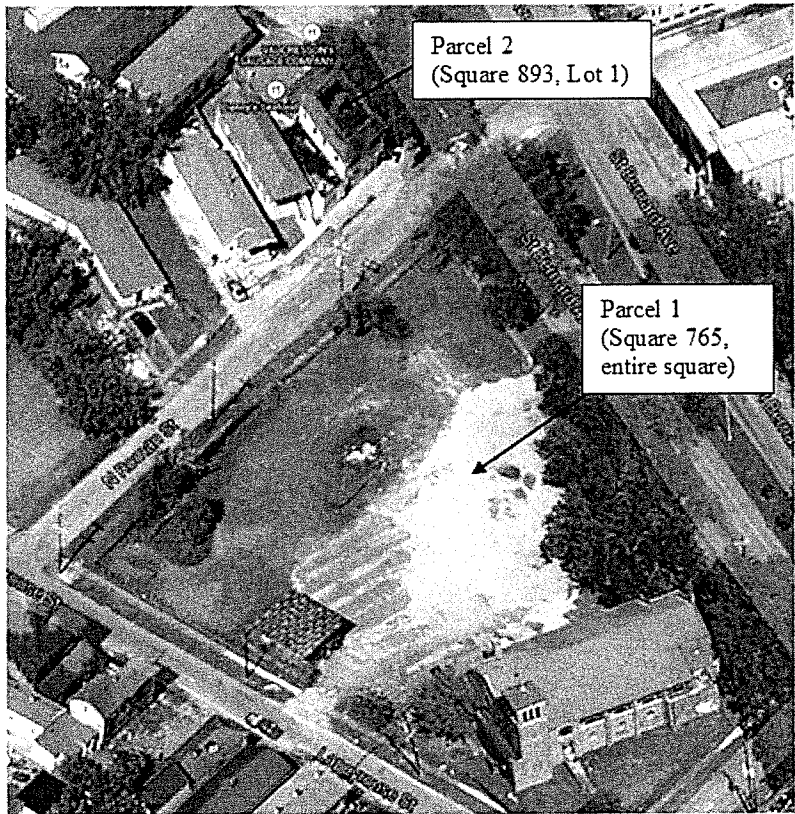
The above requests are not reflective of a pattern or trend that is relevant to the current request.

**D. What are the comments related to site and building design?**

The applicant proposes to redevelop a site formed by two neighboring parcels for multiple-family residential and commercial use through the renovation and reuse of existing structures and the construction of new buildings.

*Existing conditions*

The first parcel is the Our Lady of the Sacred Heart Roman Catholic Church parcel, which includes the entirety of Square 765, bounded by Saint Bernard Avenue and North Roman, North Derbigny, and Lapeyrouse Streets. The parcel measures 329 feet, 3 inches along Saint Bernard



Avenue, 261 feet, 3 inches along North Roman Street, 297 feet along Lapeyrouse Street, and 121 feet, 10 inches along North Derbigny Street. It is 56,886.3 square feet (1.3 acres) in area. The parcel is developed with a two-story brick church structure, which faces Saint Bernard Avenue at its intersection with North Derbigny Street, as well as the church’s accessory parking lot and open green space.

The second parcel is Lot 1 on the adjacent Square 893, which is located at the intersection of Saint Bernard Avenue and North Roman Street across North Roman Street from the church parcel. Lot 1 measures 69 feet, 6 inches along Saint Bernard Avenue, 46 feet along North Roman Street, 25 feet, 6 inches along Onzaga Street, and has an area of 3,564.4 square feet. It is developed with two commercial structures which together occupy virtually the entire lot. The first structure, facing at the intersection of Saint Bernard Avenue and North Roman Street, is a historic two-story wooden commercial structure which was historically occupied by Vaucreson’s Sausage Company, a sausage manufacturer, and which is now vacant. Neighboring the Vaucresson’s structure to the rear is the second commercial structure. The second structure is a single-story masonry commercial structure fronting on Onzaga Street which is occupied by a food retail store called Danny’s Seafood.

*Development proposal*

Parcel 1

Parcel 1 is to be developed with two structures. The first building is a new four-story, 55,929 square foot mixed-use building (designated as Building 1 on the plans), which is to contain on the first floor 8,000 square feet of retail space and 3,900 square feet of leasing/amenity space (which would include a leasing office and common areas for residents, such as a fitness room, lounge area, and business office). A total of 48 residential units, including 39 one-bedroom units and 9 two-bedroom units, are to be located on the second through fourth floors.

The second building is the church, which is to be adapted for multiple-family residential use. The residence is to contain 13 residential units, including 11 one-bedroom units and 2 two-bedroom units, across two floors.

The floor areas, uses, and other development details for the two buildings on Parcel 1 are shown in the table below.



<b>Parcel 1</b>			
<b>Building 1 Description</b>			
<b>Height:</b> 4-stories (51')			
<b>Gross floor area:</b> 55,929 sq. ft. (includes 8,000 gross sq. ft. of commercial space, 3,900 gross sq. ft. of leasing/amenity space, and 31,401 net sq. ft. of residential space)			
<b>Use</b>	<b>Floor area</b>		<b>Description</b>
Retail	8,000 sq. ft.		Neighborhood-serving retail
Leasing/amenity	3,900 sq. ft.		Could include fitness room, lounge area, etc.
<b>Use</b>	<b>Unit type</b>	<b>Unit count</b>	<b>Description</b>
Multi-family residential	1-bedroom	39	570 sq. ft. – 667 sq. ft. each
	2-bedroom	9	825 sq. ft. each
<b>Building 2 Description</b>			
<b>Height:</b> 2-stories (exact height not indicated on plans; estimated at approx. 45' by staff)			
<b>Gross floor area:</b> 10,630 sq. ft.			
<b>Use</b>	<b>Unit type</b>	<b>Unit count</b>	<b>Description</b>
Multi-family residential	1-bedroom	11	531 sq. ft. – 1,010 sq. ft.
	2-bedroom	2	802 sq. ft. – 1,035 sq. ft.
<b>Parcel 1 – Total floor area:</b> 66,559 sq. ft.			
<b>Parcel 1 – Total site area:</b> 56,886.3 sq. ft.			
<b>Parcel 1 – Floor area ratio:</b> 1.17			
<b>Parcel 1 – Total residential unit count:</b> 61			
<b>Parcel 1 – Lot area per dwelling unit:</b> 932.5 sq. ft.			

The two buildings would be compliant with the 55 foot maximum height and 2.0 maximum floor area ratio requirements of the B-2 District that is proposed for the parcel, contained in **Article 5, Section 5.6.7** of the Comprehensive Zoning Ordinance.

The setbacks of Building 1 are not shown on the site plan. Using Bluebeam Revu software, the staff estimated that its setback from Saint Bernard Avenue would be approximately 7 feet, its setback from North Roman Street would be approximately 6 feet, its setback from Lapeyrouse Street would be approximately 68 feet, and its setback from North Derbigny Street would be approximately 100 feet (with the neighboring church structure located within this setback). The B-2 District which is proposed for Parcel 1 requires setbacks from these streets which are at the average of those for the established blockface or otherwise 20 feet. In this case, there is no established setback for the these blockfaces since the parcel is undeveloped except for the church structure. Due to this absence of an established setback, the 20 foot setback requirement applies under the proposed B-2 District.

Since the applicant proposes that the B-2 District be supplemented with an MUPC District overlay, the 20 foot setback requirement would not apply. In accordance with **Article 10, Section 10.9A.7** of the Comprehensive Zoning Ordinance, base zoning district setback requirements do not apply and the City Planning Commission has the discretion to apply other setback requirements in order to ensure an appropriate relationship between the development and surrounding properties.

The staff believes that the setbacks are appropriate for the site, as they call for the building to be located close to its primary street frontage on Saint Bernard Avenue, as well as along North Roman Street, and more distantly from the rear street frontage on Lapeyrouse Street to allow off-street parking to be provided. This positioning is sensible urban design because the building's mass should be located along its primary street frontage on Saint Bernard Avenue. This positioning would align with that of the existing church as well as the other historic properties in the area, which are located along their front property lines. There would also be an appropriate minimal setback along North Roman Street. The significant setback along Lapeyrouse Street is appropriate because it accommodates the site's large accessory parking lot at the rear of the site where it will be least visually prominent.

The setbacks of Building 2, the church, are not to change, as there will be no significant exterior modifications to the church.

#### Parcel 2

Parcel 2 is currently developed with two structures, the two-story Vaucresson's Sausage Company structure and the neighboring one-story Danny's Seafood structure. The Vaucresson's structure is to be retained and renovated for future commercial use, except for a single-story rear portion which is to be demolished. The neighboring Danny's Seafood building is to be demolished.

The renovated Vaucresson's structure will have 2,800 square feet of floor area between its two floors. The applicant's representative indicates that the structure's tenant is to be a food retailer selling packaged sausage and prepared food.

An adjoining new building is to be constructed over the footprint of the demolished Danny's Seafood building. The new structure will be slightly larger in footprint than the Danny's Seafood building and will be two stories in height and 3,000 square feet in floor area. It will be built to the Saint Bernard Avenue and Onzaga Street property lines with minimal setbacks from the rear and interior side property lines. This new structure is proposed to be occupied by a separate retail tenant.

The existing Vaucresson's structure and the proposed adjoining new structure are together identified as Building 3. The development details for this parcel are shown in the table below.

<b>Parcel 2</b>		
<b>Building 3 Description</b>		
<b>Height:</b> 2-stories (exact height not indicated on plans; estimated at approx. 30' by staff)		
<b>Gross floor area:</b> 5,800 sq. ft. (includes 2,800 sq. ft. of commercial space in the existing structure and 3,000 sq. ft. of commercial space in the new structure)		
<b>Use</b>	<b>Floor area</b>	<b>Description</b>
Retail space 1	2,800 sq. ft.	Prepared food retailer
Retail space 2	3,000 sq. ft.	Undetermined
<b>Parcel 2 – Total floor area:</b> 5,800 sq. ft.		
<b>Parcel 2 – Total site area:</b> 3,564.4 sq. ft.		
<b>Parcel 2 – Floor area ratio:</b> 1.63		

The buildings would be compliant with the 100 foot maximum height and 4.0 maximum floor area ratio requirements of the C-1 District, contained in **Article 5, Section 5.6.7** of the Comprehensive Zoning Ordinance. Although the building setbacks are not shown on the site plan, they appear compliant, with the possible exception of the rear and interior side yard setbacks, which are required to be at least 3 feet deep. Although the MUPC District overlay, which supersedes those base zoning district requirements, does not impose such setback requirements, the staff believes 3 foot minimum rear and interior side yard setbacks should be required for the new portion of Building 3 to ensure that there is room for the building's sides and rear to be easily maintained. These setbacks would also ensure that the rear and interior sides of the building do not have to be fire rated.

- The new portion of Building 3 shall have an interior side yard setback of at least three (3) feet and a rear yard setback of at least three (3) feet.

Maximum number of permitted dwelling units

While the development plans for the two parcels are mostly compliant with the requirements of the proposed B-2 District (for Parcel 1) and of the C-1 District (for Parcel 2), the residential aspect of the development proposal for Parcel 1 is not compliant with the lot area per dwelling unit requirement.

In accordance with **Article 10, Section 10.9A.6** of the Comprehensive Zoning Ordinance, the maximum number of permitted dwelling units is calculated by dividing the “net development area” (i.e., the lot area of the residential component of the site) by the minimum lot area per dwelling unit requirement of the base zoning district(s) in which the site is located.

In this case, the staff considers the net development area to be 56,886.3 square feet, which is the size of Parcel 1, the parcel on which all of the development's residential units will be located.

The B-2 District imposes the lot area per dwelling unit requirements of the RM-4 District, which are included in **Article 5, Section 5.6.7** of the Comprehensive Zoning Ordinance by reference to **Article 4, Section 4.9.7** and **Table 4.I** of the Comprehensive Zoning Ordinance. That requirement is 1,000 square feet of lot area per dwelling unit.

Dividing the 56,886.3 square foot net development area by the 1,000 square feet of lot area per dwelling unit requirement, results in a maximum of 56 units for this site. The development's proposed 61 units (which is 932.5 square feet of lot area per dwelling unit) would exceed this limitation and a waiver of the limitation would be necessary to allow the development as proposed.

The staff supports waiving this 1,000 square foot of net development area per dwelling unit requirement to allow the minimally substandard proposal of 932.5 square feet of lot area per dwelling unit. The very point of the 1,000 square foot requirement (and other area per dwelling unit requirements) is to control the density of residential development, ensuring that there is not an excessive number of dwelling units (with a correspondingly high level of population) relative to the size of a site. The staff believes that since this development will contain mostly one-bedroom units (50 of the development's 61 units (82%) are to be one-bedroom units, while the remainder will be two-bedroom units), the overall population density level for the development would not be excessive, particularly compared to what would be expected of a development with the same area per unit but with a higher percentage of multiple-bedroom units. Given this, the staff believes that the waiver of the 1,000 square foot of lot area per dwelling unit requirement would not result in an excessively dense or overpopulated site.

To the extent that the minimum lot area per dwelling unit requirement is also intended to prevent the "overbuilding" of the site, the staff does not believe the site will be overbuilt as proposed. "Overbuilding" is also controlled by the floor area ratio requirement, which controls the bulk of a development by limiting the total floor area relative to the site area. The mixed-use part of the development site, Parcel 1, has a floor area ratio of 1.17, which is well below the 2.0 maximum floor area ratio requirement of the B-2 District that is proposed for the parcel and far below the 4.0 maximum floor area ratio requirement of the RM-4 District that is currently applies to the site. Between this low floor area ratio, the large amount of site area that will be dedicated to outdoor area and parking (even though the parking count is substandard of the applicable requirement, as discussed below), and the appropriate building setbacks, the staff does not believe the site will be "overbuilt" even if the minimum lot area per dwelling unit requirement is waived.

Finally, given this site's location along an arterial street in a historic neighborhood, served by public transit, and within walking distance to a variety of residential, commercial, and institutional uses, the staff believes that it is appropriate for the

development to have a greater density level than is otherwise allowable and might be appropriate at other sites located in other contexts.

For these reasons, the staff supports the waiver of the minimum lot area per dwelling unit requirement.

- The applicant shall be granted a waiver of **Article 10, Section 10.9A.6** of the Comprehensive Zoning Ordinance (by reference to **Article 5, Section 5.6.7** and **Article 4, Section 4.9.7** and **Table 4.I**), which requires 1,000 square foot of net development area per dwelling unit requirement to allow 932.5 square feet of net development area per dwelling unit.

### *Building design*

#### Parcel 1

The new mixed-use residential/commercial building will be approximately I-shaped, extending parallel to Saint Bernard Avenue. The building's first floor is shown on the submitted plans and will be divided into separate retail units and amenity space as the proposal is developed further. The second, third, and fourth floors will have residential units surrounding an interior corridor, with 6 units on each floor facing toward Saint Bernard Avenue, 7 units on each floor facing toward Lapeyrouse Street, and 3 units facing North Derbigny Street.

The building's design calls for it to feature covered storefront entrances on the first floor with windows on the upper floors. A four-bay central portion on the second and third floors is to be clad with siding. To each side of that central portion are two-bay units with brick facades and windows opening onto non-functional Juliet balconies. On either end of the structure are three-bay segments clad in siding with windows above the canopied first floor storefront entrances.

The North Derbigny Street side has a wing which is clad in siding, containing additional ground-level storefront entrances and balconies above them on the second and third floors.

The building's rear continues the pattern of alternating brick- and siding-clad segments, with the brick-covered segments protruding out from the main mass of the building. The bays are to alternate windows with double-doors opening onto Juliet balconies. The North Roman Street side of the building will also have partially-enclosed exterior staircases. The building will have a combination of gable roofs along the centermost portion and flat roofs on the ends.

The staff is supportive of the building's design in general and appreciates the applicant's effort to have building segments protrude and recess, as well as the alternating use of

brick and siding, which help break-up the mass of the structure. The staff also appreciates the presence of balconies at the centermost portion of the building. However, the staff is concerned that the use of Juliet balconies on either side of the center portion, as well as the building's rear, is excessive. The staff encourages the applicant to reduce the use of Juliet balconies, particularly on the front façade. The staff also would recommend changes to the partially-enclosed exterior staircase on the North Roman Street elevation.

- The applicant shall revise the plans to include the following:
  - a) The reduction or elimination of Juliet balconies, particularly along the front façade.
  - b) Revised treatment of the partially-enclosed staircase on the North Roman Street elevation.

The second structure on Parcel 1, the church structure, is not to undergo significant modifications. As such, the applicant has not submitted exterior elevations for review.

### Parcel 2

The development plan calls for the existing Vaucresson's structure to be retained and renovated, except for the demolition of a single-story rear portion. In addition to the repair of its exterior windows and doors, a series of new storefront doors are to be added along Saint Bernard Avenue. The adjacent Danny's Seafood building, which is to be demolished, will be replaced by an adjoining two-story structure which will continue the design and roof treatment of the Vaucresson's structure. The staff recommends no changes to the proposed design.

As the site is located within the Tremé Local Historic District, the Historic District Landmarks Commission must approve the demolition of any structures.

- The applicant shall secure the approval of the Historic District Landmarks Commission for the demolition of existing structures on the site.

The site's location in a partial control portion of the Tremé Local Historic District also necessitates that the applicant secure a Certificate of Review from the Historic District Landmarks Commission for the construction of new buildings and modifications to existing ones.

- The applicant shall secure a Certificate of Review from the Historic District Landmarks Commission for all modifications to the site's exterior, including but not limited to the new structures and the modification of the existing structures.

### *Landscaping*

The applicant has submitted a preliminary landscape plan that is very conceptual in nature, indicating locations of existing and proposed trees, shrubs, and groundcover. The staff is supportive of the proposal in concept, although additional shrubs are needed to screen the parking lot on North Roman Street and additional trees are desirable on Lapeyrouse Street to enhance the tree canopy along that street.

- The applicants shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating the following:
  - a) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks and details;
  - b) The installation of continuous shrubbery along the edge of the parking lot on Square 765 adjacent to Lapeyrouse and North Roman Streets
  - c) The landscaping of all residual areas on site not used for parking or vehicular access, including the front yards and patio area with a combination of trees, shrubs, and groundcover, all subject to the review and approval of the City Planning Commission staff.
  - d) The presence of street trees through the retention of existing trees and the planting of new trees at a maximum interval of thirty (30) feet within the Saint Bernard Avenue and Lapeyrouse Street rights-of-way adjacent to Square 765 and within the Saint Bernard Avenue and Onzaga Street rights-of-way adjacent to Square 893, Lot 1, subject to the review and approval of the staff of the Department of Parks and Parkways.

### *Trash storage and litter abatement*

The applicant proposes for trash associated with the commercial and multiple-family residential uses on Parcel 1 to be stored in a dumpster adjacent to the parking lot near Lapeyrouse Street. The staff believes this location is excessively visible from Lapeyrouse Street and the dumpster should be relocated to an area nearer Building 1 or Building 2, where it could be partially screened by either building while still accessible from the parking lot, and certainly less visible from the public street. Further, it is necessary for this dumpster to be screened by an opaque wood or masonry fence.

The dumpster on Parcel 2, which is to be used by the retail stores on that parcel, is to be located within the interior side yard near North Roman Street. Although this location would be visible from North Roman Street, it is nonetheless a lesser visible location on the site where a dumpster might be located, since it would be tucked behind and partially screened by the Vaucresson's structure. Since the dumpster will be visible from North Roman Street, it is highly important that it also be effectively screened.

- All dumpster areas shall be screened from view from the public rights-of-way with an opaque fence and/or masonry wall that is no less than six (6) feet tall, subject to the review and approval of the City Planning Commission staff.

Furthermore, to manage litter and trash that may accumulate on and around the development, and to ensure the site is properly maintained, the staff recommends that the applicant submit the litter abatement letter prior to the finalization of the conditional use should it be approved.

- The applicant shall provide to the City Planning Commission staff a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.

#### *Lighting*

The plans do not indicate the presence of exterior lighting at the site. Should exterior light standards be installed, they should be limited in height and positioned around the site in a manner that ensures they do not shine excessively on surrounding properties.

- The site plan shall be revised to include the locations, height, and details of all light standards, subject to the approval of the staff of the City Planning Commission. Light standards shall be limited in height to twenty-five (25) feet and shall not be directed toward any residential use.

#### *Compliance with MUPC District requirements*

According to **Article 10, Section 10.9A.1** of the Comprehensive Zoning Ordinance, *Purpose of the District*, the MUPC District overlay is intended to promote mixed-use redevelopment of vacant land and buildings in the older areas of the City. As noted above, its development regulations supplement those of the base zoning district. In addition, it imposes the following additional requirements.

#### Uses authorized

**Article 10, Section 10.9A.3** *Uses Authorized* notes that in the MUPC District, only the uses allowed in the base zoning district are authorized. As noted above, should Parcel 1 be rezoned to a B-2 District (and Parcel 2 remain in a C-1 District), the uses proposed for the development would be permitted by right.



### Minimum district area

**Article 10, Section 10.9A.4** requires a minimum area of one (1) contiguous acre or one-half (1/2) of a City square, whichever lesser, for MUPC Districts. This site includes one full square and a lot on a neighboring square, as well as a total area of 60,450.7 square feet (1.39 acres), exceeding this requirement.

### Ownership control

According to **Article 10, Section 10.9A.5** of the Comprehensive Zoning Ordinance, to carry out the purpose and the provisions of the overlay district, the land and facilities of an MUPC District must be under a single ownership or under management of a central authority. As such, the applicants should submit to the City Planning Commission staff a management agreement indicating that all lots included in the MUPC District are controlled by one management entity.

- The applicants shall submit to the City Planning Commission staff a recorded management agreement indicating all parts and phases of the overall Mixed-Use Planned Community District will remain is single ownership, or will be controlled by the same management entity. The duration of this agreement must be stated and recorded. The Recordation Number of the management agreement shall be noted on the final plans.

### Dwelling units permitted

As noted above, the maximum number of dwelling units allowed at the site is limited by **Article 10, Section 10.9A.6** of the Comprehensive Zoning Ordinance. That maximum number is found by dividing the site's net development area by the minimum lot area per dwelling unit requirement of the base zoning district in which the net development area is located, in this case the proposed B-2 District. The site has a net development area of 56,886.3 square feet, which is divided by the B-2 District's 1,000 square feet of lot area per dwelling unit requirement, resulting in a maximum of 56 units. The staff recommends a waiver to permit the proposed 61 residential units.

### Minimum lot and yard requirements

In accordance with **Article 10, Section 9A.7** of the Comprehensive Zoning Ordinance, there are no minimum lot size and yard requirements, except that the City Planning Commission is directed to ensure an appropriate relationship between the MUPC District and surrounding development. The two parcels included in the development site are existing parcels and appropriate in size for the area. As noted above, the staff finds the proposed building setbacks to be generally accepted, although the staff finds that the new construction portion of Building 3 should have rear and interior side yard setbacks of at least 3 feet each to allow sufficient space to maintain those sides of the building.

### Off-street parking

**Article 10, Section 9A.7** of the Comprehensive Zoning Ordinance notes that off-street parking spaces are required in accordance with **Article 15, Section 15.2.1** and **Table 15.A** of the Comprehensive Zoning Ordinance. This is discussed below in Section E.

### Pedestrian uses

**Article 10, Section 9A.7** of the Comprehensive Zoning Ordinance notes that MUPC Districts shall promote pedestrian activity through appropriate building and site design and the inclusion of retail businesses. This development proposal is successful in promoting such pedestrian activity. The development proposal includes neighborhood serving retail uses which are to occupy ground-level storefronts along Saint Bernard Avenue. This site design, as well as the design of the storefronts, which includes walkways, large storefront windows, and canopies, all of which engage passersby and draw their attention to the retail units, effectively encourage pedestrian activity.

### Subdivision standards

**Article 10, Section 9A.7** of the Comprehensive Zoning Ordinance states that MUPC Districts are to follow normal procedures regarding the subdivision or consolidation of land. The Orleans Parish Assessor's Office's records indicate that Parcel 1, the church parcel, is formed by multiple lots of record. It is the normal practice of the City Planning Commission to require that development parcels formed by multiple lots be consolidated into single lots, particularly so that proposed buildings do not cross lot lines and accessory parking lots are on the same lots as main uses. Therefore, it is necessary for the applicant to consolidate the lots forming Parcel 1 into a single lot of record. Parcel 2 is already a single lot, Lot 1, and so lot consolidation is not necessary for that parcel.

- The applicant shall consolidate all lots on Square 765 into a single lot of record. The subdivision application shall be submitted prior to the finalization of the Mixed-Use Planned Community District overlay and shall be completed prior to the issuance of a Certificate of Occupancy for any buildings.

### Signs

**Article 10, Section 10.9A.8** of the Comprehensive Zoning Ordinance states that all developments within an MUPC District overlay are subject to the signage requirements of the base zoning district. No signage, except for existing signage on the Vaucresson's structure, is proposed.

- All signage on Square 765 shall comply with the requirements of the B-2 Neighborhood Business District in **Article 5, Section 5.6.6 Permitted Signs** of the Comprehensive Zoning Ordinance. All signage on Square 893, Lot 1, shall

comply with the requirements of the C-1 General Commercial District in **Article 5, Section 5.7.6** of the Comprehensive Zoning Ordinance.

- E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?**

*Traffic*

The site includes two adjacent parcels located along Saint Bernard Avenue between North Derbigny and Onzaga Streets. The church parcel is bounded by Saint Bernard Avenue, North Derbigny, Lapeyrouse, and North Roman Streets, while the Vaucreson's Sausage Company parcel is located at the intersection of Saint Bernard Avenue and North Roman Street. Saint Bernard Avenue is a four lane divided arterial street with two vehicular travel lanes and a bicycle lane in each direction. It extends in a northwest direction through the Seventh Ward, connecting with other nearby major streets including North Claiborne Avenue (just south of the site), A.P. Tureaud Avenue (just north of the site), and North Broad Street (several blocks north of the site). Virtually all vehicular traffic traveling to and from the site would do so via Saint Bernard Avenue. Due to its high capacity, it is capable of accommodating the moderate volume of additional traffic which would be generated by the development.

The other streets surrounding the site are single lane, one-way streets which are lined primarily with residential uses and used mostly by traffic traveling to and from those residences. As traffic associated with the development would mostly use Saint Bernard Avenue, these minor residential streets would not be significantly affected by the development. The segments of North Roman, North Derbigny, and Lapeyrouse Streets immediately adjacent to the church parcel would be used by vehicles traveling between the development's parking lot and Saint Bernard Avenue, and so increased traffic on those street segments would be moderate but noticeable. Otherwise, the minor residential streets near the site would experience little additional traffic.

*Parking*

The development is required to provide off-street parking spaces in accordance with **Article 15, Section 15.2.1 (Table 15.A) Off-Street Parking Regulations**. For the residential component of the development, off-street parking is required based on the number of residential units and the number of bedrooms per unit. For the commercial component, parking is required based on the floor area and use classification of the commercial spaces. As calculated in the table below, the development is required to provide 112 parking spaces for Building 1, 20 parking spaces for Building 2, and 23 parking spaces for Building 3, resulting in a total off-street parking requirement of 155 spaces.

It should be noted that the Vaucresson structure does not provide off-street parking, so the number of off-street parking spaces which would have been required under the current zoning ordinance for the former manufacturing use of that structure are grandfathered and should be deducted from the 15 space requirement for the proposed retail use of the structure. However, the Comprehensive Zoning Ordinance calculates parking requirements for manufacturing establishments based on the number of employees. As the number of employees for the previous manufacturing use is not known, the staff has not deducted any grandfathered parking as part of this parking calculation. As such, the actual parking requirement for the proposal, including grandfathered spaces, is slightly below 155 spaces, but the 155 space figure is being used for the purpose of this analysis.

<b>Building 1 Parking Requirement</b>				
<b>Use</b>	<b>Floor area</b>		<b>Parking ratio</b>	<b>Parking requirement</b>
Retail	8,000 sq. ft.		1 per 200 sq. ft.	40 spaces
Leasing/amenity	3,900 sq. ft.		none	0 spaces
<b>Use</b>	<b>Unit type</b>	<b>Unit count</b>	<b>Parking ratio</b>	<b>Parking requirement</b>
Multi-family residential	1-bedroom	39	1.5 per unit	58.5 spaces
	2-bedroom	9	1.5 per unit	13.5 spaces
<b>Total</b>				<b>112 spaces</b>
<b>Building 2 Parking Requirement</b>				
<b>Use</b>	<b>Unit type</b>	<b>Unit count</b>	<b>Parking ratio</b>	<b>Parking requirement</b>
Multi-family residential	1-bedroom	11	1.5 per unit	16.5 spaces
	2-bedroom	2	1.5 per unit	3 spaces
<b>Total</b>				<b>20 spaces</b>
<b>Building 3 Parking Requirement</b>				
<b>Use</b>	<b>Floor area</b>		<b>Parking ratio</b>	<b>Parking requirement</b>
Retail (Vaucresson)	1,400 sq. ft. (ground floor)		1 per 200 sq. ft.	7 spaces
	1,400 sq. ft. (upper floor)		1 per 400 sq. ft.	4 spaces
Retail (New structure)	1,500 sq. ft. (ground floor)		1 per 200 sq. ft.	8 spaces
	1,500 sq. ft. (upper floor)		1 per 400 sq. ft.	4 spaces
<b>Total</b>				<b>23 spaces</b>
<b>Grand Total</b>				<b>155 spaces</b>

The applicant proposes to provide 40 off-street parking spaces, all of which would be located to the rears of Buildings 1 and 2 at the intersection of Lapeyrouse and North Roman Streets. This is substandard of the 155 space requirement and a waiver of this requirement would be needed for the development to be approved as proposed.

The staff believes that a portion of the 155 space requirement should be waived because it is inappropriate for the site and strict adherence to the requirement would constitute a hardship upon the property. The parking requirement is inappropriate for the following reasons:

The Comprehensive Zoning Ordinance's parking requirement for the B-2 District is very high and oriented toward suburban development, where development sites are typically large and have deep setbacks where many off-street parking spaces can be provided. This suburban-oriented parking requirement is inappropriate for sites such as this which are in historic, densely developed areas where buildings commonly lack very deep setbacks where large amounts parking could be provided. In historic areas such as this, instead of having high, suburban-oriented parking requirements, lower parking requirements should be applied.

The second reason this high off-street parking requirement is inappropriate is because it does not take into account that there is a large number of on-street parking spaces adjacent to the site. Between the several streets that bound the two parcels included in the site, there are approximately 32 off-street parking spaces (as shown on the submitted site plan). Although not all of those will be available for the development's residents and visitors at all times, they will accommodate part of the parking demand produced by the development, reducing the number of off-street spaces that are needed.

The third reason the high off-street parking requirement is inappropriate is because it presumes that most if not all of the development's representatives and visitors will drive to the site. This presumption is inaccurate as it relates to both the residential and commercial components of the development. It is inaccurate as it relates to the residential component because 60% of the residential units are to be designated as "affordable" and, therefore, occupied by residents who might be less likely to use a private automobile for financial reasons. Residents may also not use a private automobile for non-financial reasons, as the site's location in a densely developed historic area served by public transit may encourage some residents to walk, bicycle, or use public transportation rather than drive. It is inaccurate as it relates to the commercial component because the development's retail units are to be occupied by businesses which will primarily serve residents of the immediately surrounding neighborhood, including the occupants of the development's residential units, many of whom would walk to those businesses rather than drive.

For these reasons, the staff believes the 155 space off-street parking requirement is excessive and that the 40 proposed off-street parking spaces would be more appropriate for the site and sufficient to accommodate the true demand for parking that would be associated with it.

- The applicant shall be granted a waiver of **Article 15, Section 15.2.1** and **Table 15.A** of the Comprehensive Zoning Ordinance, which require one hundred fifty-

five (155) off-street parking spaces to be provided, to allow forty (40) off-street parking spaces to be provided.

*Loading*

Additionally, the development is required to provide off-street loading spaces in accordance with **Article 15, Section 15.3.1 (Table 15.G) *Off-Street Loading Regulations***. These spaces would allow on-site parking for deliveries, moving trucks, trash pick-up, etc. Each building is to provide off-street loading spaces based on the floor area of its residential and commercial components. As calculated in the table below, this results in a total requirement of 6 off-street loading spaces. (As the loading requirement for the Vaucresson structure is based on floor area, not number of employees, it can be determined that it is grandfathered.)

<b>Building 1 Loading Requirement</b>		
<b>Use</b>	<b>Floor area</b>	<b>Loading requirement</b>
Retail	8,000 sq. ft.	1 space
Leasing/amenity	3,900 sq. ft.	0 spaces
<b>Use</b>	<b>Floor area</b>	<b>Loading requirement</b>
Multi-family residential	44,029 sq. ft.	2 spaces
<b>Total</b>		<b>3 spaces</b>
<b>Building 2 Loading Requirement</b>		
<b>Use</b>	<b>Floor area</b>	<b>Loading requirement</b>
Multi-family residential	10,630 sq. ft.	2 spaces
<b>Total</b>		<b>2 spaces</b>
<b>Building 3 Loading Requirement</b>		
<b>Use</b>	<b>Floor area</b>	<b>Loading requirement</b>
Retail (Vaucresson structure)	2,800 sq. ft.	0 spaces (grandfathered)
Retail (New structure)	3,000 sq. ft.	1 space
<b>Total</b>		<b>1 space</b>
<b>Grand Total</b>		<b>6 spaces</b>

No off-street loading spaces are proposed. The applicant intends for the site's off-street parking spaces to be used to accommodate the occasional loading and unloading activities that would be associated with the development. The staff believes that the off-

street loading requirement should be waived based on the same reasoning that justifies the off-street parking requirement waiver. The Comprehensive Zoning Ordinance's suburban-oriented loading requirements are excessive and inappropriate for sites such as this which are located in historic, dense areas. The staff agrees with the applicant that rather than reserving surface parking areas for loading activities that would occur infrequently, it is more sensible for loading and unloading to occur in parking spaces, be that in off-street parking spaces or on-street spaces adjacent to the site.

- The applicant shall be granted a waiver of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance, which require six (6) off-street loading spaces to be provided, to allow no off-street loading spaces to be provided.

**F. What is the purpose of the proposed rezoning and what effect would it have on the adjacent land uses?**

*Purpose*

The zoning change component of this application, which proposes the rezoning of Parcel 1, the church parcel, from the current RM-4 Multiple-Family Residential District to a B-2 Neighborhood Business District, is requested to allow the retail component of Building 1, the mixed-use commercial/residential building proposed for the church parcel. The RM-4 Multiple-Family Residential District allows only residential uses and some institutional uses. With limited exceptions that are not applicable here, it does not allow commercial uses that are oriented to the general public, even when such commercial uses are within an otherwise residential building. (The MUPC District overlay also only allows those uses that are permitted in the base zoning district and so would not allow commercial use at this site under the RM-4 District.) As such, to allow the commercial component of Building 1, a zoning change to a commercial district is necessary.

The applicant has proposed the B-2 District in particular because it consistent with the Master Plan's Neighborhood Commercial future land use designation (as discussed in Section III) and because it is similar to the HU-B1 Historic Urban Neighborhood Business District zoning proposed for the site under the draft Comprehensive Zoning Ordinance. Both the Neighborhood Commercial future land use designation and the HU-B1 draft zoning district which is to implement that future land use designation are oriented toward small-scale businesses that serve the needs of neighborhood residents and which are designed to mesh appropriately with the surrounding generally historic development context<sup>14</sup>. Similarly, the B-2 District is intended for neighborhood-serving commercial uses of a small-to-moderate size. While the B-2 District is not the only

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<sup>14</sup> For a description of the "Neighborhood Commercial" future land use designation, see Volume 2, Chapter 14, page 14.3 of the Master Plan. For a description of the HU-B1 Neighborhood Business District, see Article 12, Section 12-1 of the draft Comprehensive Zoning Ordinance.

neighborhood business zoning district that could be applied to the site and was not created specifically for application in historic neighborhoods such as this, the staff believes it is an appropriate district for this site because it allows developments that are somewhat larger than those allowed in the business district that was created for historic areas, the B-1A District, which limits developments that can be permitted by right to 5,000 square feet and with a conditional use to 10,000 square feet. That designation is excessively restrictive for this particular parcel, which is very large for the area, occupying a full square, and which therefore should be improved with a correspondingly larger development.

Based on these considerations, the staff believes the B-2 District is the appropriate zoning district for the church parcel, as it is oriented toward neighborhood commercial uses, consistent with the Master Plan and the draft zoning ordinance, but also allows for relatively large developments, which would be appropriate for the parcel given its unusually large size.

The B-2 District allows multiple-family residential neighborhood-serving commercial uses that are small-to-moderate in size. These uses would produce greater levels of overall activity, noise, vehicular traffic, and demand for parking during daytime hours than were associated with Parcel 1 when it was used as a church site. These expected levels of activity are appropriate for the site, which was designated by the Master Plan for Neighborhood Commercial future land use specifically because it is well suited for such use (and the associated activity) due to its location within a commercial corridor along Saint Bernard Avenue. Therefore, the rezoning of the site to a B-2 District in accordance with the Master Plan's Neighborhood Commercial future land use designation would not result in excessive or inappropriate impacts the surrounding mix of residential, commercial, and institutional land uses.

**G. Can the zoning change request be considered a spot zone? Does it fall within the Historic Non-Conforming Use Policy?**

The terms "spot zone" and "spot zoning" refer to zoning changes which have the effect of singling out a lot or other relatively small tracts of land for treatment different from similar surrounding parcels. These zoning changes have the effect of granting unjustified preferential treatment to those spot zoned parcels which is not also granted to similarly-situated surrounding properties. Typically, a spot zoning occurs when one property in a zoning district which is similar to the other properties in that zoning districts is arbitrarily re-zoned to a different zoning district, giving it property rights that are different from those of the surrounding properties with no legitimate reason for doing so.

This zoning change, which proposes to rezone the church parcel, Parcel 1, from an RM-4 District to a B-2 District, is not a spot zone because it would not treat the parcel differently from surrounding properties with no legitimate justification. This is the case for two reasons. First, the parcel is distinct from surrounding properties (specifically the nearby residential properties) due to its unusually large size and history of institutional



use and because it is zoned differently from surrounding properties, as it is within an RM-4 District which only includes that parcel. Due to this dissimilarity from surrounding properties, changing its zoning independently of surrounding properties is sensible and appropriate. Second, the B-2 District proposed for the parcel is consistent with the Master Plan's designation of the site for Neighborhood Commercial future land use. The rezoning of this parcel from an RM-4 District to a B-2 District would cause its zoning to better align with the Master Plan designation. Therefore, the particular zoning proposed by the applicant, to a B-2 District, would not be done arbitrarily but, rather, in an effort to ensure consistency with the Master Plan.

**H. What effects or impacts would the proposed Mixed-Use Planned Community District have on adjacent properties?**

The mixed-use development proposal for the site, which calls for a mix of commercial and residential units in new and existing structures on Parcel 1 and commercial units on Parcel 2 in an existing structure and an adjoining new structure, would be permitted by right at the site should the zoning change for Parcel 1 be approved. The development would, however, be required to comply with the standards of the base zoning districts relative to various development standards (setbacks, area per dwelling unit, parking, loading) that it does not satisfy. Alternatively, by developing the site under a MUPC District overlay, the development is not subject to some of those requirements, as the MUPC District allows the City Planning Commission and ultimately the City Council to impose regulations specifically tailored to the development which ensure that the development is compatible with the urban fabric in the area in design and use.

The staff believes that the applicant's development proposal is appropriate for the site and would only serve to benefit the area. Though the site features a historic, architecturally significant church and the historic Vaucresson's commercial structure, it is mostly undeveloped and severely underutilized and does little to enhance the character of the surrounding neighborhood. The redevelopment proposal set forth by the applicant would address this, as it calls for the church structure and the Vaucresson's commercial structure to both be preserved and for a new mixed-use structure that is complementary to the character of the neighborhood to be constructed.

The inclusion of both residential and commercial uses would be beneficial to the neighborhood. The residential units (including a significant number of units designated as affordable) would ensure a quality living environments for residents at this site, which is conveniently situated near a variety of commercial uses and public transit. The commercial component of the development would provide space for additional retail businesses which would provide additional services for the development's tenants and the area's residents. The creation of such high quality residential and commercial space would not only benefit the individual residential and commercial occupants, but could also encourage further residential and commercial investments in the neighborhood by other developers.

While the staff believes the development would be largely beneficial to the neighborhood, the staff is also concerned about potential negative impacts it may have on immediately surrounding properties. Such impacts could result from structures that are poorly designed and detract from the visual character of the area, or excessive levels of additional traffic and parking demand which cannot be accommodated by the street system. The staff does not anticipate any such impacts. As discussed throughout the report, the site and building design is appropriate for its urban context; additional traffic and parking demand should not be excessive, as the availability of a mix of on- and off-street parking and the site's proximity to public transit; and the mix of small retail uses with residential units is appropriate for the site, particularly given its location in an area designated for Neighborhood Commercial future land use.

**I. Are there any comments from other agencies, departments or committees?**

The proposal was considered by the Planning Advisory Committee at its meeting of January 21, 2015. The representative of the Department of Parks and Parkways said that it would need to review further a more detailed landscaping plan for the site and that it would require the preservation of existing trees on Saint Bernard Avenue, as well as the planting of new trees on Lapeyrouse Street. The representative of the Sewerage and Water Board that all new trees would have to be at least five feet from its house connections, depending on the species of tree. The representative of the Department of Public Works said that it would also need to review further revised plans for the site, which would need to provide greater detail regarding the widths and other specifications for curbs, curb cuts, curbing, and site drainage. The representative of the Historic District Landmarks Commission noted that due to the site's location in a partial control historic district, it would have formally review the development plans for the site.

The Committee passed a motion of no objection to the request subject to further review by the City Planning Commission, the Department of Parks and Parkways, the Sewerage and Water Board, the Department of Public Works, and the Historic District Landmarks Commission.

- The applicant shall secure the approval of the Department of Public Works for all modifications and repairs to the public rights-of-way adjacent to the site, including but not limited to the modification or installation of curbs, curb cuts, and sidewalks. The applicant shall also secure the review and approval of the Department of Public Works for a drainage plan for the site.

**III. Is the proposed action supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?**

In accordance with the Home Rule Charter of the City of New Orleans, a land use action is consistent with the Master Plan if it furthers, or at least does not interfere with, the goals, policies, and guidelines in the Land Use Element of the Master Plan and is

compatible with the uses, densities, and intensities of the designation of its site on the future land use map.

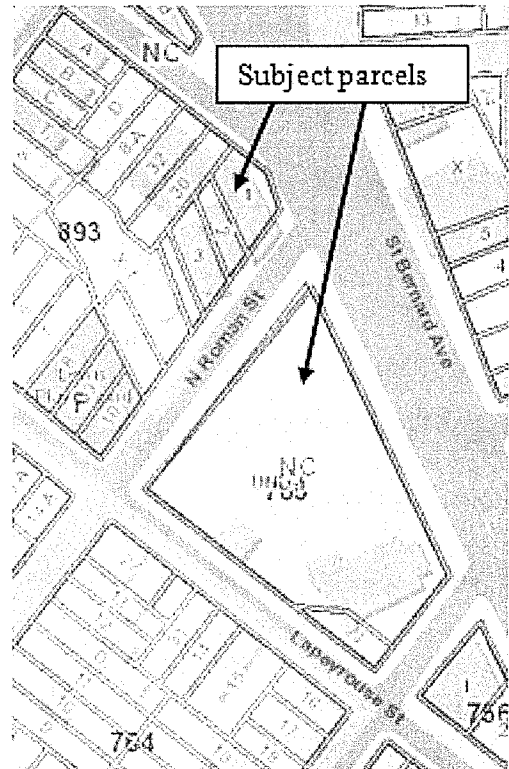
The Master Plan's future land use map ("Chapter 14: Land Use Plan" of the Master Plan) designates the two parcels forming this site for **Neighborhood Commercial** future land use. The goal, range of uses and development character for the Neighborhood Commercial designation is copied below:

## NEIGHBORHOOD COMMERCIAL

**Goal:** Provide areas for small-scale, neighborhood-oriented commercial development that enhances the pedestrian character and convenience of neighborhoods by allowing commercial establishments in select locations within walking distance to surrounding residential areas.

**Range of Uses:** Retail and professional service establishments serving local neighborhood area residents. Common uses include small groceries, restaurants, barber shops/salons, clothing boutiques, banks, pharmacies, and small health professional offices. Conversion to multifamily may be allowed for certain existing historic institutional, commercial or other non-residential buildings.

**Development Character:** Buildings are oriented to the sidewalk (parking in rear where possible) with maximum heights related to the character of the street. Landscape requirements for parking lots facing the street.



### *Zoning change aspect of application*

The proposed rezoning of the church parcel, which would cause the entire site to be in a B-2 District, and the proposal for an MUPC District overlay to allow the mixed-use of the site through the renovation and reuse of existing structures and the construction of new structures is **consistent** with the Neighborhood Commercial designation.

The zoning change of the church parcel from an RM-4 District to a B-2 District is consistent with the Neighborhood Commercial designation because the purpose of the B-2 District aligns closely with that of the Neighborhood Commercial designation. As noted in the purpose statement in **Article 5, Section 5.6.1** of the Comprehensive Zoning

Ordinance, the B-2 District is oriented toward retail and personal service uses which are small to moderate in size and which primarily serve nearby residential areas. This purpose is consistent with the Neighborhood Commercial designation's goal of providing for small-scale, neighborhood-oriented development.

*MUPC District overlay aspect of application*

The specific mixed-use development proposal for this site is also consistent with the Neighborhood Commercial designation. On the church parcel, the development proposal calls for the church structure to be adaptively reused for multiple-family residential purposes and for the construction of a new structure with ground floor commercial space and upper floor residential units. On the other parcel, the historic Vaucresson's Sausage Company building is to be renovated for future commercial use and a new adjoining commercial structure is to be built.

The commercial aspect of the development proposal is consistent with the Neighborhood Commercial designation because the commercial units are to be occupied by small commercial uses which would primarily serve residents of the development and of the surrounding residential neighborhood, consistent with the Neighborhood Commercial designation's orientation toward neighborhood-oriented commercial development.

The residential aspect of the development proposal is consistent with the Neighborhood Commercial designation because the designation's identified range of uses allows for the conversion of historic institutional buildings for multiple-family residential purpose. This allows for both the adaptive reuse of the church structure itself and the construction of the mixed-use commercial/residential building on an adjacent part of the church site.

Since the specific mixed-use development proposal is consistent with the Neighborhood Commercial designation, the MUPC District overlay, as the tool which would allow the development, is also consistent with the Master Plan.

**IV. SUMMARY**

Zoning Docket 017/15 is a request for a zoning change and a Mixed-Use Planned Community District (MUPC) overlay to allow the mixed-use redevelopment of a site formed by two parcels on Saint Bernard Avenue between North Derbigny and North Prieur Streets. The first parcel is the entirety of Square 765, the site of Our Lady of the Sacred Heart Roman Catholic Church. The second parcel is Lot 1 on the adjacent Square 893, the site of the historic Vaucresson's Sausage Company building and an adjacent building. The development proposal calls for the adaptive reuse of the church on Parcel 1 as a 13-unit multiple-family residence and, adjacent to it, the construction of a four-story mixed-use building containing 8,000 square feet of ground level retail and 48 residential units on the upper floors. On Parcel 2, the Vaucresson's structure is to be renovated for future retail use while a new adjoining structure is to be constructed for retail space, with a total of 5,800 square feet of space provided.

The staff believes both aspects of the proposal, the zoning change and the MUPC District overlay, are appropriate. The zoning change for Parcel 1 is appropriate because it would cause the site's zoning to align with its Neighborhood Commercial future land use designation. The MUPC District overlay is appropriate because it would allow for the site's redevelopment with a mix of residential and commercial units that would be appropriate in size, design, and use. The development's residential component would provide quality residential units at a convenient location, while its commercial component would serve residents of the development and of the surrounding neighborhood. While the development would have these benefits, in addition to potentially encouraging further investment in the surrounding blocks, the staff does not expect it to have significant negative impacts on neighboring properties.

## V. PRELIMINARY STAFF RECOMMENDATION<sup>15</sup>

The staff recommends **approval** of **Zoning Docket 017/15**, a request for a zoning change from an RM-4 Multiple-Family Residential District to a B-2 Neighborhood Business District and an MUPC Mixed-Use Planned Community District overlay, subject to three (3) waivers and thirteen (13) provisos:

### *Waivers*

1. The applicant shall be granted a waiver of **Article 15, Section 15.2.1** and **Table 15.A** of the Comprehensive Zoning Ordinance, which require one hundred sixty-one (161) off-street parking spaces to be provided, to allow forty (40) off-street parking spaces to be provided.
2. The applicant shall be granted a waiver of **Article 15, Section 15.3.1** and **Table 15.G** of the Comprehensive Zoning Ordinance, which require six (6) off-street loading spaces to be provided, to allow no off-street loading spaces to be provided.
3. The applicant shall be granted a waiver of **Article 10, Section 10.9A.6** of the Comprehensive Zoning Ordinance (by reference to **Article 5, Section 5.6.7** and **Article 4, Section 4.9.7** and **Table 4.I**), which requires 1,000 square foot of net development area per dwelling unit requirement to allow 932.5 square feet of net development area per dwelling unit.

---

<sup>15</sup> Subject to modification by the City Planning Commission

*Provisos*

1. The Department of Safety and Permits shall issue no building permits or licenses for this project until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the MUPC Mixed-Use Planned Community District overlay approval.
2. The new portion of Building 3 shall have an interior side yard setback of at least three (3) feet and a rear yard setback of at least three (3) feet
3. The applicant shall revise the plans to include the following:
  - a) The reduction or elimination of Juliet balconies, particularly along the front façade.
  - b) Revised treatment of the partially-enclosed staircase on the North Roman Street elevation.
4. The applicant shall secure the approval of the Historic District Landmarks Commission for the demolition of existing structures on the site.
5. The applicant shall secure a Certificate of Review from the Historic District Landmarks Commission for all modifications to the site's exterior, including but not limited to the new structures and the modification of the existing structures.
6. The applicants shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating the following:
  - a) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks and details;
  - b) The installation of continuous shrubbery along the edge of the parking lot on Square 765 adjacent to Lapeyrouse and North Roman Streets
  - c) The landscaping of all residual areas on site not used for parking or vehicular access, including the front yards and patio area with a combination of trees, shrubs, and groundcover, all subject to the review and approval of the City Planning Commission staff.
  - d) The presence of street trees through the retention of existing trees and the planting of new trees at a maximum interval of thirty (30) feet within the Saint Bernard Avenue and Lapeyrouse Street rights-of-way adjacent to Square 765 and within the Saint Bernard Avenue and Onzaga Street rights-of-way adjacent to Square 893, Lot 1, subject to the review and approval of the staff of the Department of Parks and Parkways.

7. All dumpster areas shall be screened from view from the public rights-of-way with an opaque fence and/or masonry wall that is no less than six (6) feet tall, subject to the review and approval of the City Planning Commission staff.
8. The applicant shall provide to the City Planning Commission staff a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. The name and phone number of the owner/operator of the development shall be included in this letter to be kept on file in case of any violation.
9. The site plan shall be revised to include the locations, height, and details of all light standards, subject to the approval of the staff of the City Planning Commission. Light standards shall be limited in height to twenty-five (25) feet and shall not be directed toward any residential use.
10. The applicants shall submit to the City Planning Commission staff a recorded management agreement indicating all parts and phases of the overall Mixed-Use Planned Community District will remain is single ownership, or will be controlled by the same management entity. The duration of this agreement must be stated and recorded. The Recordation Number of the management agreement shall be noted on the final plans.
11. The applicant shall consolidate all lots on Square 765 into a single lot of record. The subdivision application shall be submitted prior to the finalization of the Mixed-Use Planned Community District overlay and shall be completed prior to the issuance of a Certificate of Occupancy for any buildings.
12. All signage on Square 765 shall comply with the requirements of the B-2 Neighborhood Business District in **Article 5, Section 5.6.6 Permitted Signs** of the Comprehensive Zoning Ordinance. All signage on Square 893, Lot 1, shall comply with the requirements of the C-1 General Commercial District in **Article 5, Section 5.7.6** of the Comprehensive Zoning Ordinance.
13. The applicant shall secure the approval of the Department of Public Works for all modifications and repairs to the public rights-of-way adjacent to the site, including but not limited to the modification or installation of curbs, curb cuts, and sidewalks. The applicant shall also secure the review and approval of the Department of Public Works for a drainage plan for the site.

**VI. REASONS FOR RECOMMENDATION**

1. The zoning change to a B-2 Neighborhood Business District is appropriate for one of the site's two development parcels, Parcel 1, because it would cause the parcel's zoning to reflect its Neighborhood Commercial future land use designation.
2. The Mixed-Use Planned Community District overlay is intended to allow the mixed-use redevelopment of the site. The proposal calls for a mix of residential and neighborhood commercial uses in existing and new structures on Parcel 1 and neighborhood commercial uses in an existing structure and a new structure on Parcel 2. The proposed development is appropriate in use, size, and design for the site and would enhance this portion of Saint Bernard Avenue.

- VII.** Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.





NEW ORLEANS (18-19-1)

27

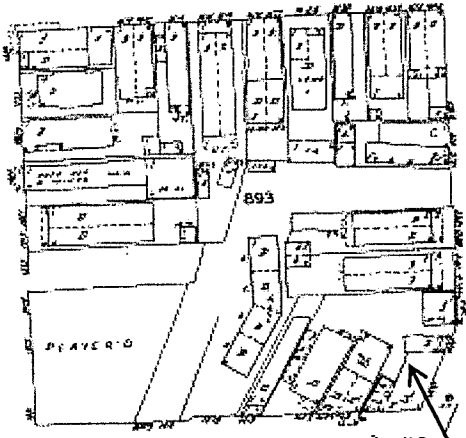
37

N. PRIEUR

ONZAGA

38

LONDON



N. ROMAN

26

LAFAYETTE

705

ST. BERNARD

706

NEW ORLEANS



W. DERBRIGHT

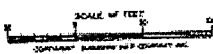
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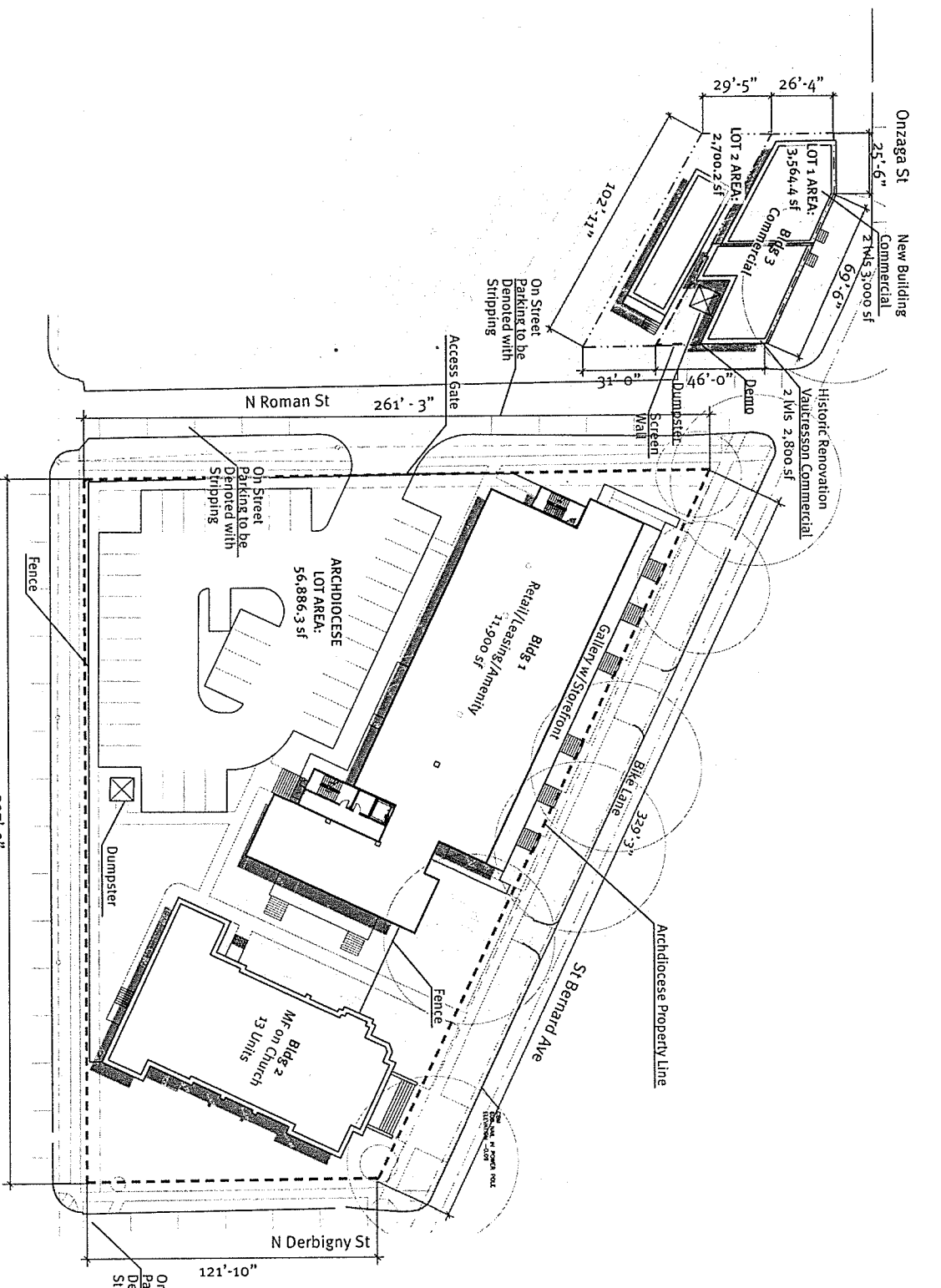
N. VERBON

28

INTERSTATE HWY. 10





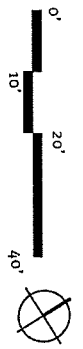


Vaucresson Mixed Use  
New Orleans, LA



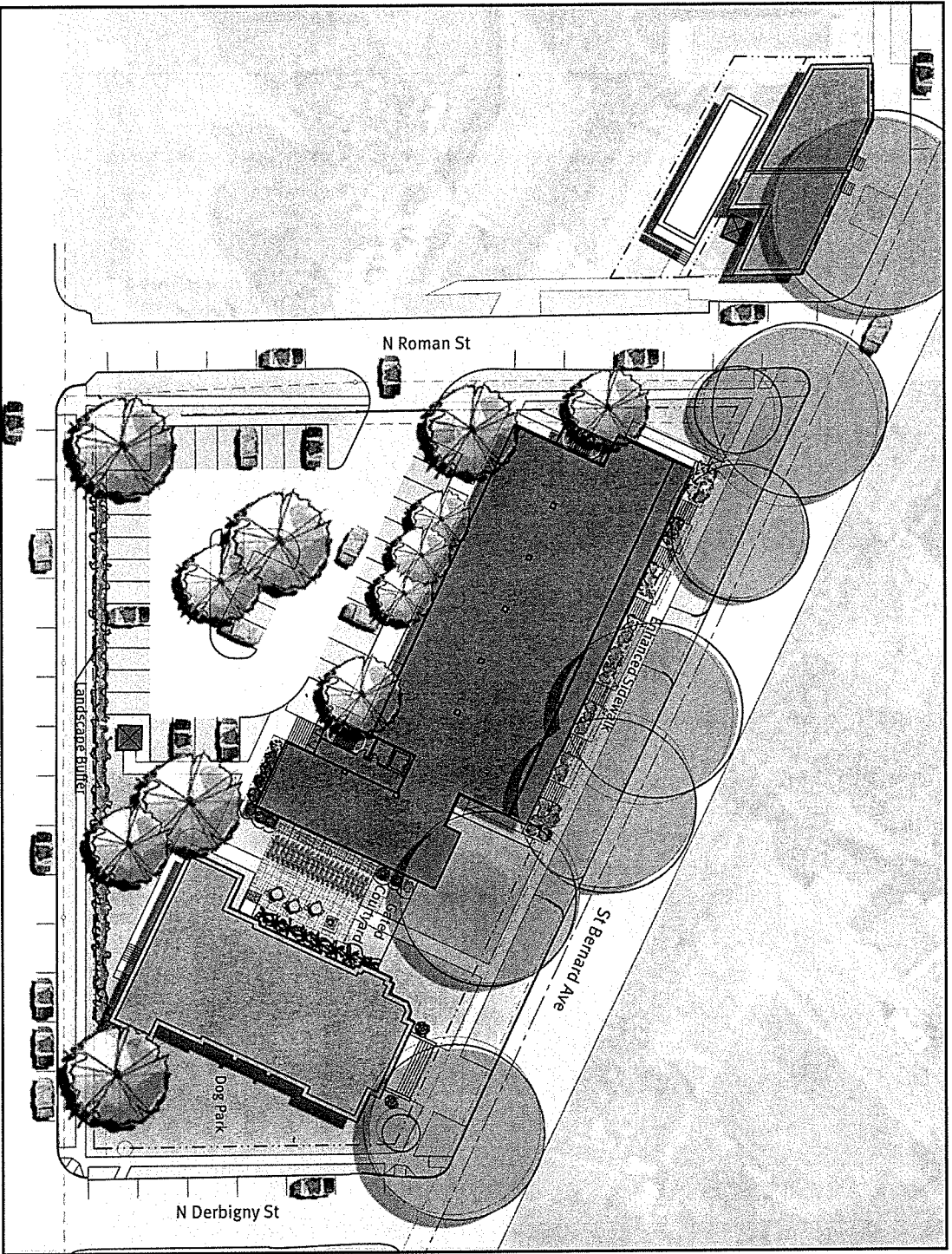
Site Plan  
Scale 1" = 20' - 0"



01.26.2015 2014067.00  
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 Registered Architect of State of Louisiana, Registration No. 6324



PROJECT DATA	
Building 1 (4 LVIs)	
1st LVIs:	3,900 sf
Leasing/ Amenity:	8,000 sf
Retail:	8,000 sf
2-4 LVIs MF:	
1 Bedroom:	39 units
2 Bedrooms:	9 units
Total Units:	48 units
Building 2:	
1 Bedroom:	11 units
2 Bedrooms:	2 units
Total Units:	13 units
Vaucresson Site:	
Historic Bldg (2,800 sf)	
New Bldg (3,000 sf)	
Parking Provided for All Project:	40 spaces
Surface Parking:	32 spaces
On-Street Parking:	72 spaces
Total	72 spaces
Total Units all Bldgs:	61 units
Mix	
1 Bdr Units:	82%
2 Bdr Units:	18%
Site Areas and Density:	
Archdiocese Site:	56,886.3 sf
Vaucresson Site:	6,264.6 sf
(lot 1 and lot 2)	
Total:	63,150.9 sf
Density:	(1.45 Acres) 42 Units/Acre

\*NOTE: The trees shown on this Site Plan are all existing trees.



LEGEND	
	Existing Trees
	Proposed Trees



PROJECT TABULATION									
Unit	A1	A2	B1	B2	Residual	Total			
Description	IB/IB	IB/IB	IB/IB	IB/IB	Residual	IB/IB	IB/IB	IB/IB	IB/IB
Lead Number	15	21	9	9	44	15	21	9	9
Net Square Footage	427	53	721	431	1,632	427	53	721	431
Residual Total	12,201	11,521	11,201	11,201	11,201	12,201	11,521	11,201	11,201

PROJECT TABULATION									
Unit	A1	A2	B1	B2	Residual	Total			
Description	IB/IB	IB/IB	IB/IB	IB/IB	Residual	IB/IB	IB/IB	IB/IB	IB/IB
Lead Number	15	21	9	9	44	15	21	9	9
Net Square Footage	427	53	721	431	1,632	427	53	721	431
Residual Total	12,201	11,521	11,201	11,201	11,201	12,201	11,521	11,201	11,201

BUILDING DATA		
Build Area	IB/IB	Residual
I	15	44
II	21	1,632
T	36	1,676
A	36	1,676
L	36	1,676

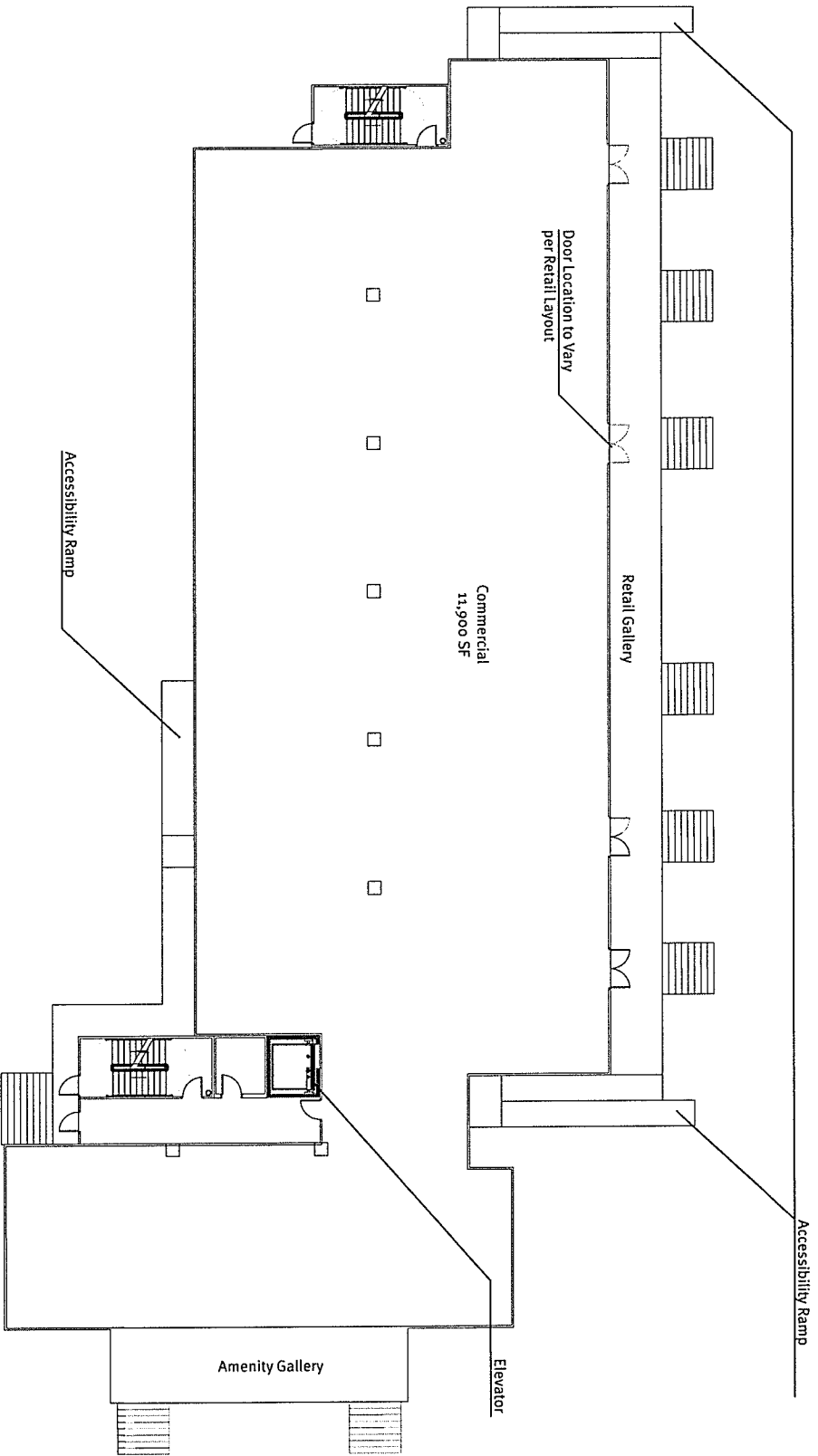
TOTAL BUILDING DATA		
Build Area	IB/IB	Residual
I	15	44
II	21	1,632
III	9	1,201
T	45	1,707
A	45	1,707
L	45	1,707



Vaucresson Mixed Use  
New Orleans, LA



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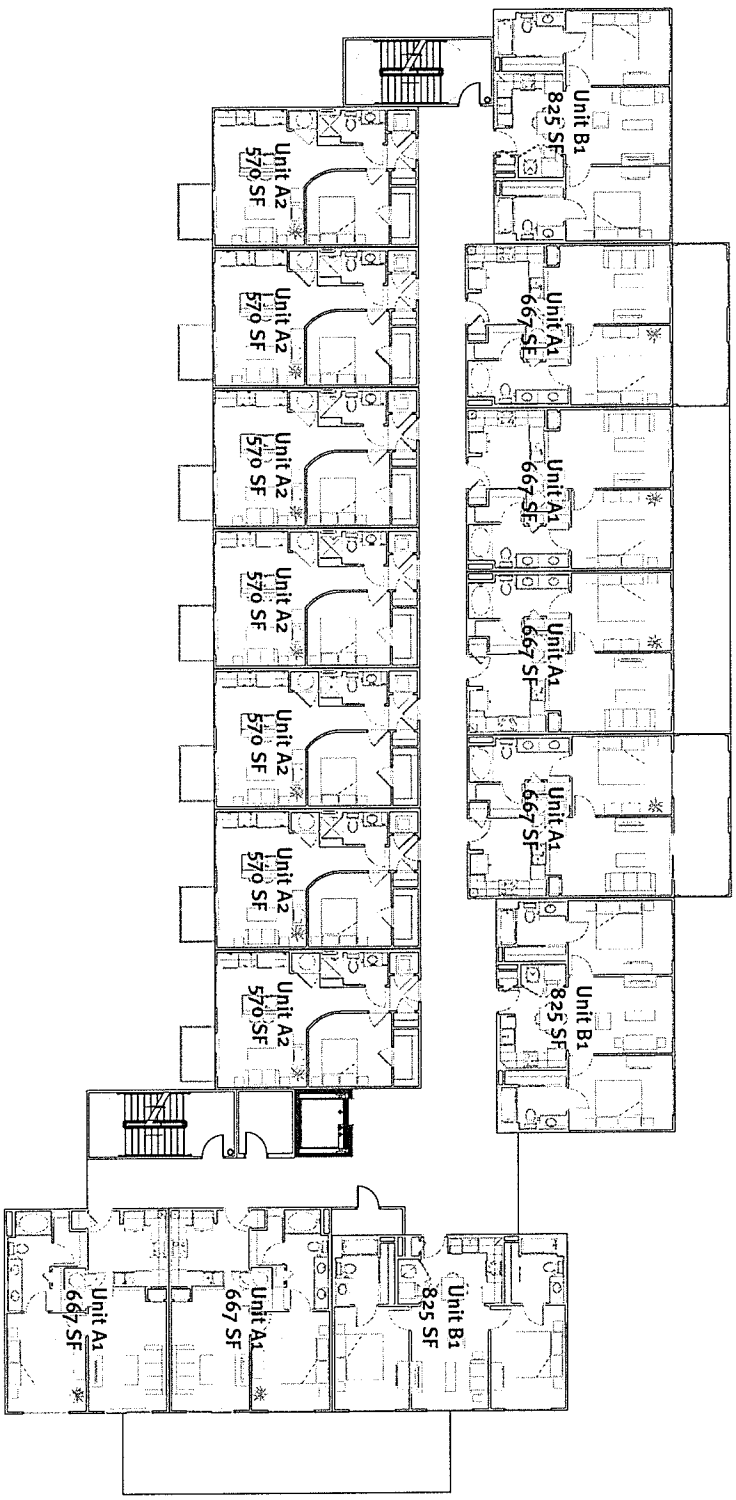


Vaucresson Mixed Use  
New Orleans, LA



Building 1 Plan - Level 1  
Scale 1/8" = 1' - 0"

12.25.2014 2014067-00 *exhibition*  
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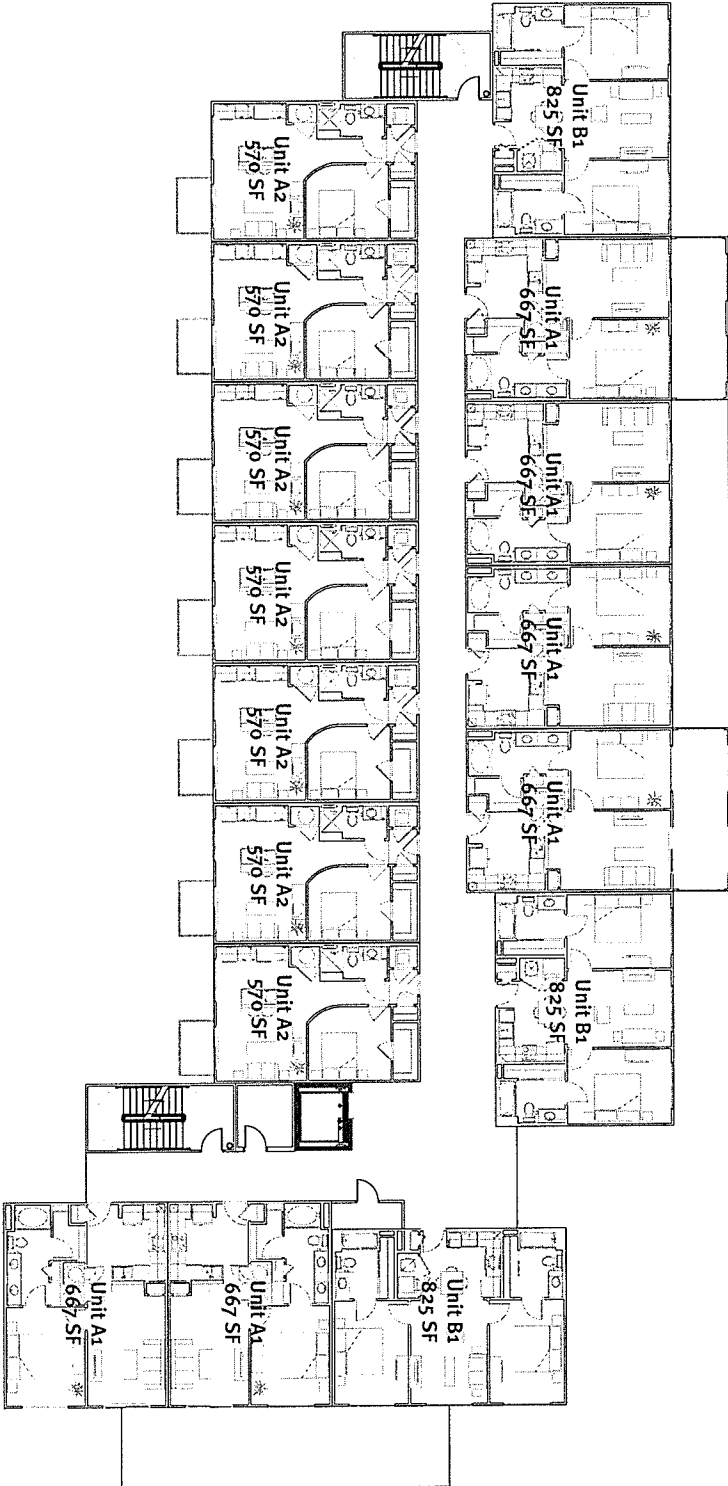
Vaucresson Mixed Use  
New Orleans, LA



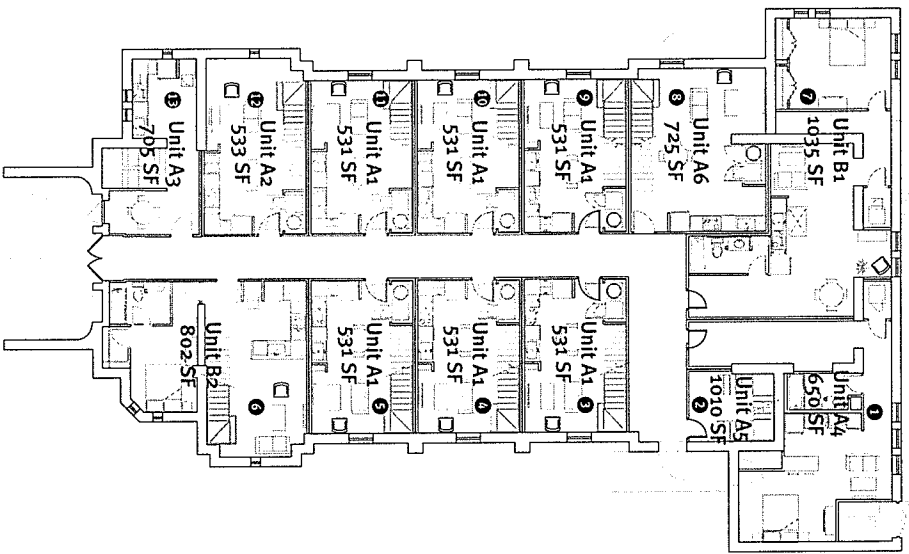
Building I Plan - Level 2  
Scale 1/8" = 1' - 0"

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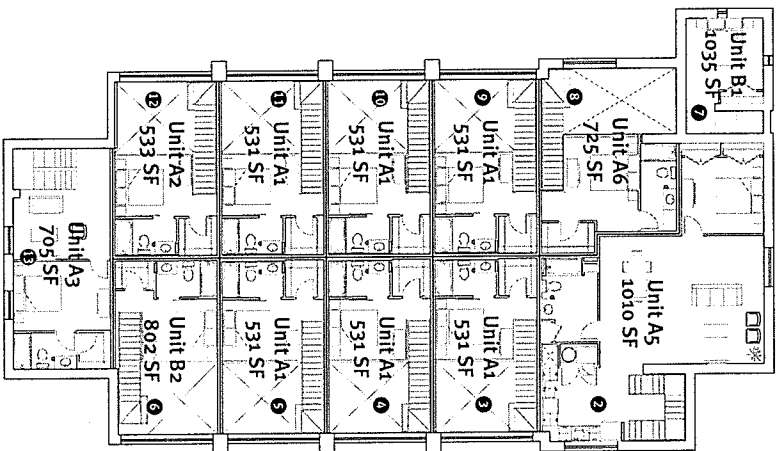








01 Building II  
Level 1



02 Building II  
Level 2

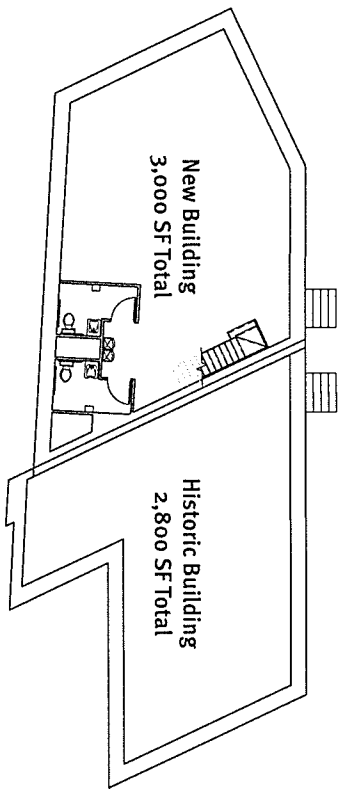


Vaucresson Mixed Use  
New Orleans, LA

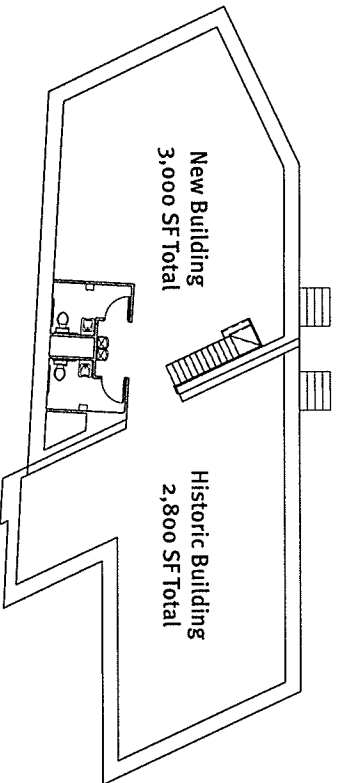


Building II Plan  
13 Units  
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01 Building III  
Level 1



02 Building III  
Level 2

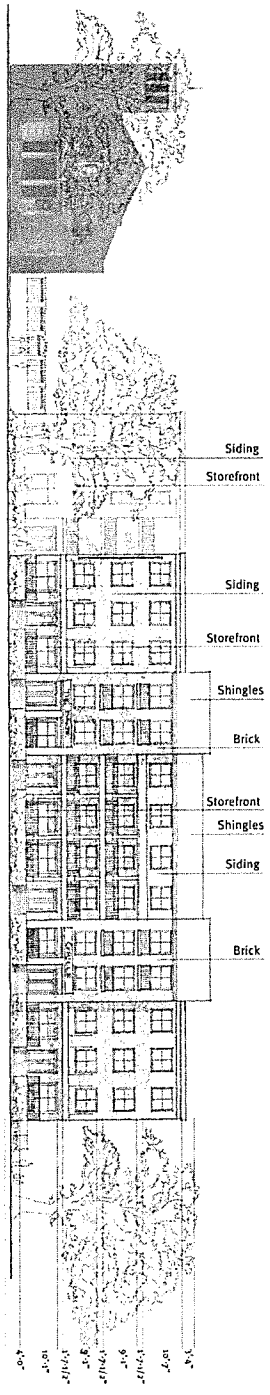


Vaucresson Mixed Use  
New Orleans, LA

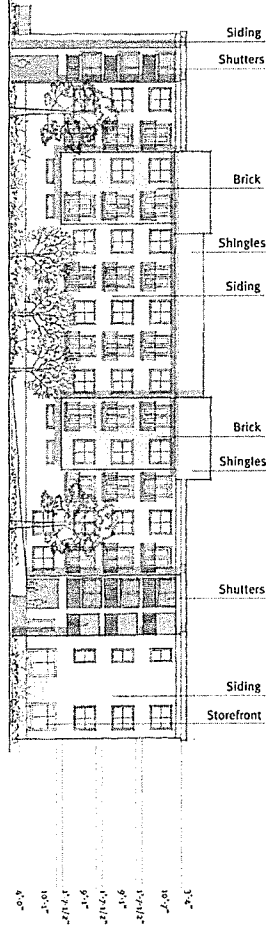


Building III Plan  
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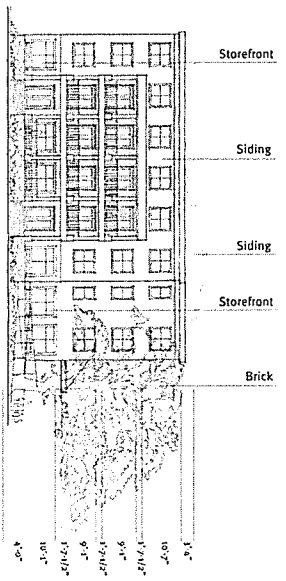
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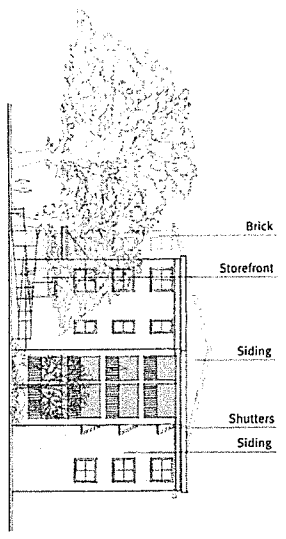
01 St. Bernard Ave. Elevation



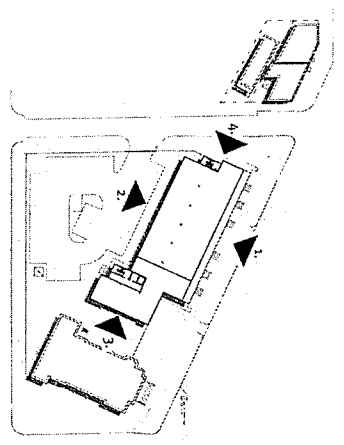
02 Back Elevation



03 Courtyard Elevation



04 Side Elevation



05 Key Plan  
NTS

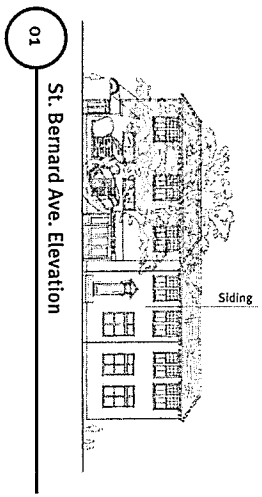


Vaucresson Mixed Use  
New Orleans, LA

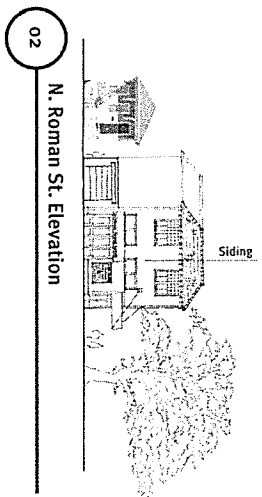


Building I Elevations  
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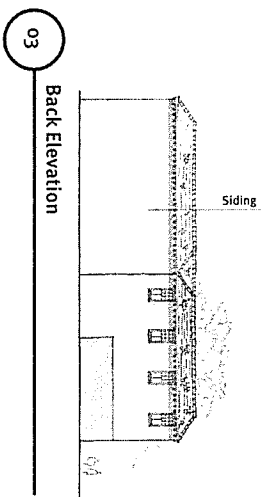
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Registered Architect of State of Louisiana, Registration No. 6224



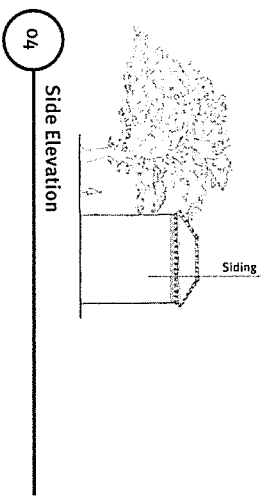
St. Bernard Ave. Elevation



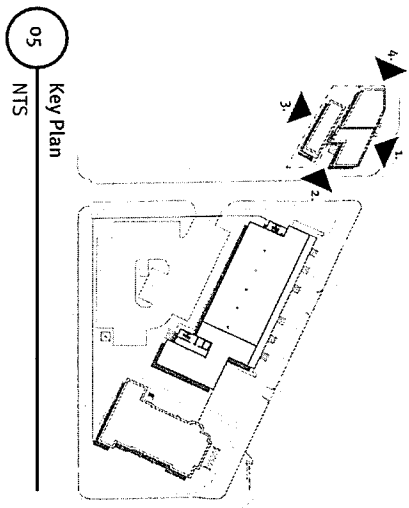
N. Roman St. Elevation



Back Elevation



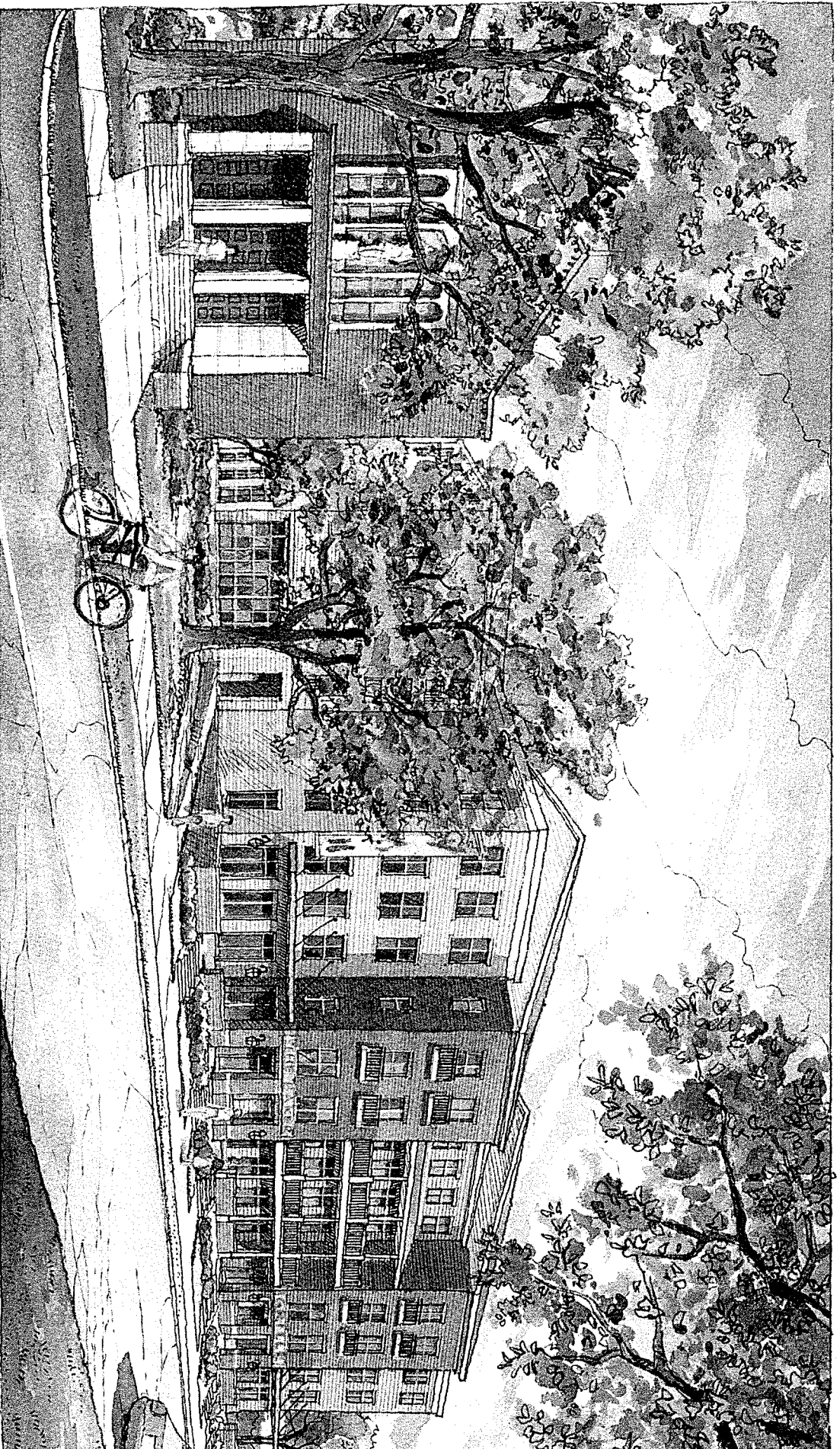
Side Elevation



05

Key Plan

NTS



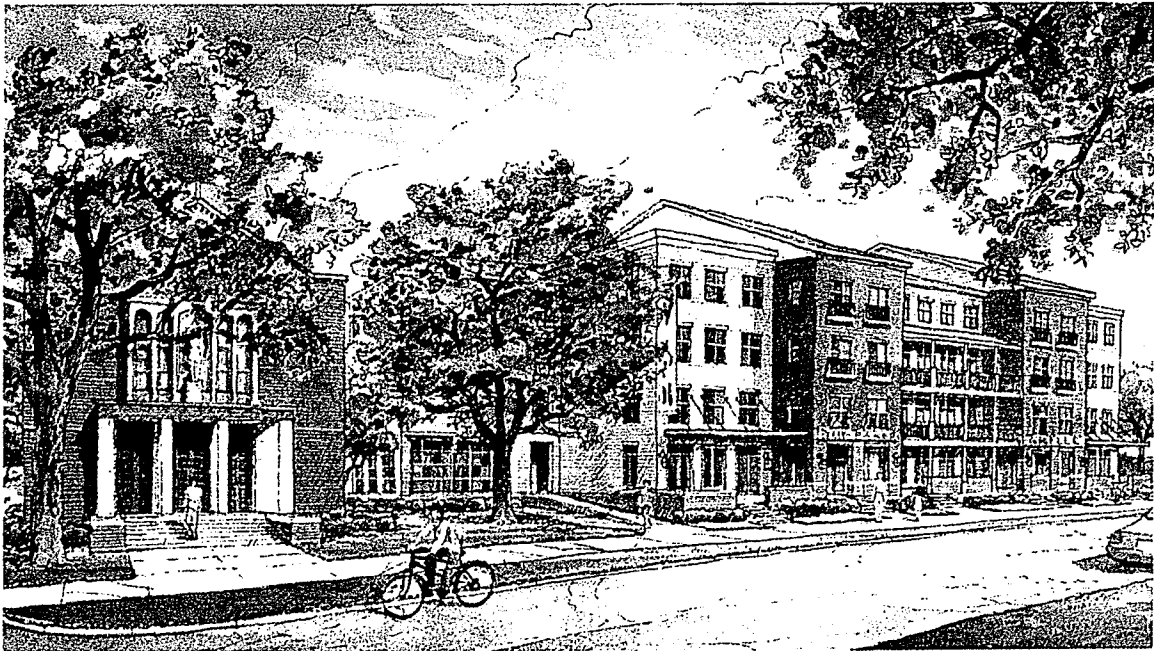
**JHP**

Vaucaresson Mixed Use  
New Orleans, LA



Perspective

12.25.2014 2014.067.00  
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## **Rezoning Request**

## **and Mixed Used Planned Overlay Community District Application**

City of New Orleans, Louisiana

For 1720 and 1800 St Bernard Avenue, New Orleans Louisiana 70116

December 29, 2014





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## Letter of Request

City Planning Commission and Staff  
City of New Orleans,  
1300 Perdido Street  
New Orleans, Louisiana

Dear City Planning Commission and Staff:

We are proud to submit our request for the proposed redevelopment of 1720 and 1800 St Bernard Avenue, New Orleans, Louisiana. This is for a zoning change on Square 765 for B2 zoning to accommodate the commercial use proposed in our mixed use project. This is a conversion of a former or existing institutional structure (the church) and use the facility as part of a residential/ commercial development. In addition we are submitting this for a Mixed Used Planned Overlay Community District. We are requesting a waiver of parking and a waiver on density.

Providence Housing, Columbia Residential, Urban Focus Louisiana, and the Vaucresson Family are working together to develop multi-family and retail at the former Sacred Heart Church on St Bernard Avenue in the 7th Ward of New Orleans. This project is within the Iberville Choice Neighborhood and Lafitte Redevelopment project trapezoids. Thus, this project will contribute to the development of replacement housing units for either/ both redevelopment projects. In addition to the residential aspects of the project, we anticipate community related commercial development in the ground floor of both buildings. It is our intent to provide uses / amenities conducive to the community's interests and needs.

This project also includes the historic Vaucresson Sausage Company property. The business ceased operation at this site due to the flooding caused by Katrina. The Vaucresson Family has a long history in New Orleans. Going back four generations, the Vaucresson family has made hot sausage in this neighborhood. Sonny Vaucresson also owned the first African American owned business on Bourbon Street in the French Quarter named Café Creole. George Wein and Sonny Vaucresson sat in the restaurant and had the first conversation that led to the creation of the New Orleans Jazz and Heritage Festival. Today Vaucresson Sausage is one of the only original vendors still serving hot sausage po-boys at the Festival. As part of this redevelopment plan we are proposing to restore the existing Vaucresson Building. Vance Vaucresson plans to sell both prepared and prepackaged food including their well-known hot sausage po-boy from the site.

We have held two community meetings as part of the Neighborhood Participation Program and created a website [www.sacredheart-stbernard.com](http://www.sacredheart-stbernard.com) to provide information, keep the neighborhood updated and allow people to contact us with questions. We will continue to meet with the community as the project continues and look forward to their participation and input. We have been in constant contact with the City of New Orleans Planning Office as we move through this process. The development team is described below:

**Columbia Residential** is an integrated development company, comprising master planning, development, project management, construction management, and property management disciplines.

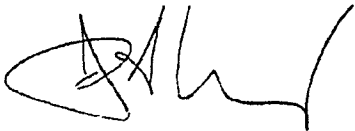
**Providence Community Housing** is a non-profit community development organization whose mission is to foster healthy, diverse and vibrant communities by developing, operating and advocating for affordable, mixed-income housing, supportive services and employment opportunities for individuals, families, seniors and people with special needs.

**Urban Focus Louisiana** is a real estate development and consulting company whose expertise is in residential, commercial and mixed use development. Their mission is to promote the development of sustainable, equitable and successful communities.

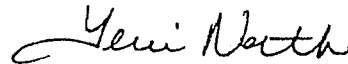
**The Vaucresson Family** has a long history in New Orleans. Going back four generations, the Vaucresson family has made hot sausage in this neighborhood. Sonny Vaucresson also owned the first African American owned business on Bourbon Street in the French Quarter named Café Creole. As part of this redevelopment plan, the existing Vaucresson building will be restored.

We appreciate this opportunity and look forward to speaking with you about this project.

Sincerely,



James S. Grauley  
COO, Columbia Residential Housing Community



Terri North  
President/CEO, Providence



Alexandra Stroud  
Principal, Urban Focus Louisiana



Vance Vaucresson  
President, Vaucresson Sausage Company

**Land Use Request Application**





Building/Construction  
Related Permit



Date \_\_\_\_\_  
Tracking Number \_\_\_\_\_

## LAND-USE REQUESTS APPLICATION

### LAND-USE PROCESS

APPLICANT RESPONSIBILITIES	CITY ACTIONS	NOTES
Schedule a pre-application conference with the CPC staff.		The applicant or agent must meet with CPC staff to review the application.
Perform NPP Outreach		Staff will explain requirements including Neighborhood Participation Program outreach in pre-app meeting.
Submit Application to CPC Staff.	Review application/Return if incomplete	All applications must be completed before being assigned a zoning docket number.
	Initiate legally required advertising of request.	Request is advertised 3 times in the newspaper and signs are posted in the vicinity of the request site.
Review staff's report prior to the public hearing.	CPC staff prepares a report of your request and forwards it to the Commission and petitioner.	Staff report on your request is forwarded to the Commission and to you prior to the Public Hearing.
Attend CPC Public Hearing.	Public Hearing is held approximately 6 weeks after a complete, correct application is received.	Proponents and opponents are allowed to address concerns and issues at the public hearing.
	CPC recommendation is forwarded to the City Council with a suggested hearing date.	The staff report (inc. CPC recommendation) is sent to the City Council. The Council schedules a hearing date.
	Petitioner and those who spoke at the CPC Hearing are notified by the Clerk of Council of hearing	Clerk of Council notifies proponents and opponents of the scheduled hearing date, - 10 days prior to hearing.
Attend City Council Public Hearing (City Hall-City Council Chambers).	City Council takes action	If Council votes for denial, the process ends here. If Council votes for approval, the Council will instruct the City Attorney's Office to prepare an ordinance. Once introduced, the ordinance must lay over for 21 days before it can be adopted. After adoption, the Mayor signs the ordinance.
<i>If no site plan or title restriction is required, submit your application for permitting. If title restrictions are required, submit recorded title restrictions per ordinance to the CPC (and Safety &amp; Permits when applying for permits.)</i>		
If site plans are required, revised final plans must be submitted to CPC staff within 1 year final ordinance date.	CPC staff verifies compliance, and will finalize the drawings.	The final site plans must contain all required information, including all Waivers & Provisos from the Final Ordinance must be listed on the title page.
Take 5 copies of the Final CPC Staff-approved plans for recordation Office of Conveyances.	CPC staff will give the applicant one copy of the approved drawings and the transmittal letter authorizing the recordation to the applicant.	CPC staff will notify the applicant when the final plans have been signed.
After recordation, the applicant must resubmit 1 recorded copy to CPC & Safety & Permits.	CPC staff will collect one (1) copy of the recorded plans.	Once plans have been recorded, the CPC staff is legally authorized to change the Zoning Map.

### LAND-USE FEE SCHEDULE

Zoning Change:

- Lots 0-4,999 sq ft \$1,000
- Lots 5,000-24,999 sq ft \$2,000
- Lots 25,000-74,999 sq ft \$3,000
- Lots 75,000 sq ft or more \$4,000

Conditional Use:

- Structures between 0-4,999 sq ft \$1,160
- Structures between 5,000-24,999 sq ft \$2,320
- Structures between 25,000-74,999 sq ft \$3,480
- Structures of 75,000 sq ft or more \$4,640

Text Amendment: \$1,500

### REQUIRED ATTACHMENTS

ITEMS NEEDED	TEXT AMENDMENT	ZONING CHANGE	CONDITIONAL USE
Completed application & Fee	Required	Required	Required
Photographs of the subject site		Required	Required
Names and addresses of adjacent property owners obtained from CPC Staff		Required	Required
NPP Summary Report (Refer to Neighborhood Participation Program Guide) for more information.)		Required	Required
2 (24"x36") copies & 1 digital copy of site, floor, landscaping, & elevation plans			Required





Building/Construction  
Related Permit



Date	_____
Tracking Number	_____

## LAND-USE REQUESTS APPLICATION

Applications must be complete and submitted in person. Faxed, emailed or incomplete applications will not be accepted.

Type of application:     Text Amendment     Zoning Change     Conditional Use

Address of Property for which this application is being filed.    1720 and 1800 St Bernard Avenue, New Orleans, Louisiana 70116

### APPLICANT INFORMATION

Applicant Identity:     Property Owner     Agent

Applicant Name    Alexandra Stroud

Applicant Address    8518 Oak Street

City    New Orleans    State    Louisiana    Zip    70118

Applicant Contact Number    504-444-6422    Email    astroud@urbanfocusllc.com

### PROPERTY OWNER INFORMATION

SAME AS ABOVE

Property Owner Name    Our Lady of the Sacred Heart, New Orleans Louisiana Inc. (for 1720 St Bernard Avenue)/ Vance Vaucresson for 1800 St Bernard

Property Owner Address    (see attached page 11 for both addresses and contact information)

City    \_\_\_\_\_    State    \_\_\_\_\_    Zip    \_\_\_\_\_

Property Owner Contact Number    \_\_\_\_\_    Email    \_\_\_\_\_

Note: If ownership is joint, each owner must be listed. If ownership is a partnership, the Partnership Agreement must be included. If ownership is a corporation, Articles of Incorporation and a Board Resolution authorizing an individual or agent to sign on behalf or if ownership is a LLC, Articles of Organization and legal documentation authorizing an individual or agent to sign on its behalf must be included. If necessary, submit proof of ownership documents, such as copies of the recorded act of sale, act of exchange, act of donation, cash sale or deed.

### SPECIFIC ZONING REQUEST

We are requesting approval for a zoning change on Square 765 for B2 zoning to accommodate the commercial use proposed. This is a conversion of a former or existing institutional structure (the church) and use the facility as part of a residential/commercial development. In addition we are submitting this for a Mixed Used Planned Community District. We are requesting a waiver of parking as shown in the attached table and a waiver on density. The project current reflects 927 square feet per unit rather than 1000 square feet per unit as allowed by the B2 zoning.

### PROPERTY LOCATION

Square Number(s)    765 and 893    Lot Number(s)    square 765-full block/ square 893 lot 1

Bounding Streets    N. Derbigny, St Bernard, Onzaga    N Pricur, Lapcyrouse

Zoning    RM4 and C1    Municipal District    3

Tax Bill Number    37W109131 and 37W111022    Planning District    D

### DESCRIPTION OF PROJECT (Attachments are acceptable)

A conversion of a former or existing institutional structure (the church) and use the facility as part of the residential development. The Sacred Heart Church has been vacant for 40 years. We are proposing a redevelopment into a mixed income residential community. This will include 13 residential units in the church and an additional 48 residential units over 11,700 square feet of commercial development in a new building facing St Bernard Avenue. The total square footage of both new construction and historic restoration on the 1720 St Bernard Avenue Block is 59,837 square feet and on the 1800 St Bernard Avenue Block it is 2807 sf of historic redevelopment and 2,995 square feet of proposed new construction.



Building/Construction  
Related Permit



Date	_____
Tracking Number	_____

## LAND-USE REQUESTS APPLICATION

### ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

Owner Signature *John Thomas* Date 12/18/14

Agent Signature *[Signature]* Date 12/18/2014

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 18 day of December, 2014

My Commission expires *[Signature]*

ANNA M. VIEAGES  
 NOTARY ID # 64500  
 COMMISSION EXPIRES: AT DEATH  
 ORLEANS PARISH, LOUISIANA

NOTARY PUBLIC  
 IS ATTESTING TO  
 SIGNATURES ONLY

1. 2019  
2. 2020  
3. 2021  
4. 2022  
5. 2023

1. 2019  
2. 2020  
3. 2021  
4. 2022  
5. 2023

1. 2019  
2. 2020  
3. 2021  
4. 2022  
5. 2023

# DENECHAUD AND DENECHAUD, L.L.P.

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www.denechaudlaw.com

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New Orleans, Louisiana 70112

Phone (504) 522-4756  
Fax (504) 568-0783  
Email cdenechaud@denechaudlaw.com

Charles I. Denechaud (1879-1956)  
Charles I. Denechaud, Jr. (1912-1999)  
Charles I. Denechaud, III  
Otto B. Schoenfeld  
Richard A. Bordelon  
Ralph J. Aucoin  
Todd R. Gennardo

December 23, 2014

City of New Orleans  
City Planning Commission  
Attn: Arlen Brunson  
1300 Perdido Street  
New Orleans, Louisiana 70112

**RE: Zoning Application; Our Lady of the Sacred Heart, New Orleans, Louisiana, Inc.**

Dear Mr. Brunson:

Our client, Our Lady of the Sacred Heart, New Orleans, Louisiana, Inc. ("Sacred Heart"), is the owner of Square 765, in the Third Municipal District of the City of New Orleans, together with improvements located therein bearing municipal address 1720 St. Bernard Avenue, New Orleans Louisiana (the "Property"). We are aware that Sacred Heart, through proper corporate action, has authorized the filing of an application to re-zone the property from its current zoning designation as RM-4, to a proposed zoning designation as B2, all as more particularly set forth in an application signed by John L. Eckholdt, Secretary of the Corporation, on December 18, 2014.

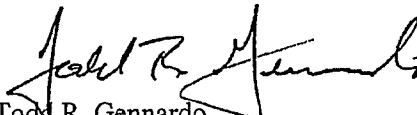
It has come to our attention that the above-referenced application was not accepted for filing due to the fact that a corporate resolution authorizing the filing of the application was not provided. We are aware that our client has authorized the filing application and that the attached resolution has been adopted, but, due to time constraints of the Christmas season, has not yet been signed by Most Rev. Gregory M. Aymond, Archbishop of New Orleans, who is the sole member of the corporation. We anticipate that the attached resolution will be signed in early January.

In light of the foregoing, we request that the referenced application be accepted for filing with the condition that any action in approving or denying the application be subject to the condition that a fully executed original of the attached resolution be provided as soon as possible post-filing.

With kind regards, I remain,

Very truly yours,

DENECHAUD AND DENECHAUD, L.L.P.



Todd R. Gennardo

EXTRACT

EXTRACT OF MINUTES OF A MEETING OF THE MEMBERSHIP AND BOARD OF DIRECTORS OF OUR LADY OF THE SACRED HEART, NEW ORLEANS, LOUISIANA, INC., HELD AT THE DOMICILE OF SAID CORPORATION IN ORLEANS PARISH, STATE OF LOUISIANA.

RESOLVED, that Our Lady of the Sacred Heart, New Orleans, Louisiana, Inc., file with the City of New Orleans City Planning Commission, or any other appropriate governmental authority, an application for rezoning of Square 765, Third Municipal District, City of New Orleans (the "Property") from its current designation as RM-4, to a designation as B2, all in accordance with an application signed by John L. Eckholdt and dated December 18, 2014.

RESOLVED FURTHER, John L. Eckholdt, its Secretary/Treasurer, is hereby authorized, instructed and empowered to sign any and all applications necessary in order to re-zone the Property for and in the name of this Corporation, and that any prior action of John L. Eckholdt in furtherance thereof are hereby ratified and confirmed.

FURTHER GIVING AND GRANTING unto John L. Eckholdt, its Secretary/Treasurer, full power and authority to sign any and all documents and to take any and all actions necessary and proper in the premises.

FURTHER RATIFYING AND CONFIRMING all that the said John L. Eckholdt, its Secretary/Treasurer, in his said capacity may do or cause to be done in the premises.

I, the undersigned President and sole member of Our Lady of the Sacred Heart, New Orleans, Louisiana, Inc., do hereby certify that the above and foregoing is a true and correct copy of a resolution adopted by the Membership and Board of Directors of said corporation.

WITNESS MY HAND AND SEAL, this \_\_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Most Reverend Gregory M. Aymond, D.D.  
President



Building/Construction  
Related Permit

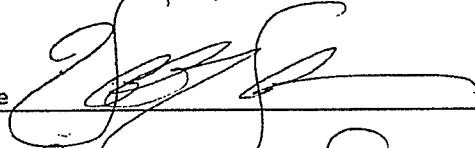


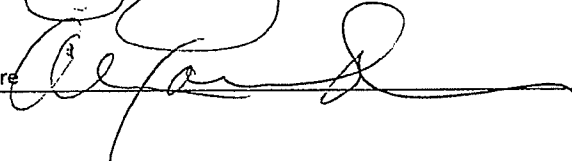
Date	_____
Tracking Number	_____

## LAND-USE REQUESTS APPLICATION

### ACKNOWLEDGMENTS

I (we) hereby affirm that ownership and property information presented on this application is current and accurate and, further, that the undersigned meet the requirements of Article 16 of the Comprehensive Zoning Ordinance to submit this application. I (we) acknowledge that inaccurate or incomplete ownership, improper authorization, or property identification will make this application and resulting actions null and void. I (we) the undersigned owner and authorized agent of the area of land described above, hereby submit for your approval the above stated request.

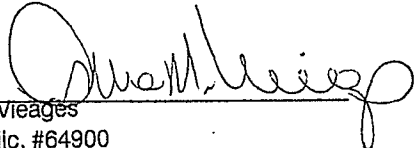
Owner Signature  Date 12/16/14

Agent Signature  Date 12/16/14

STATE OF LOUISIANA, PARISH OF ORLEANS

Before me, the undersigned authority, personally appeared the person(s) whose signature are affixed above, all of the full age of the majority, who declared under oath to me, Notary, that they are the owners or authorized agents of the property described above, and that their signatures were executed freely and voluntarily and that they are duly qualified to sign.

Sworn to and subscribed before me this 16 day of December, 2014.

My Commission expires   
 Anna M. Vieages  
 Notary Public, #64900  
 Orleans Parish, Louisiana  
 Commission expires at death

NOTARY PUBLIC  
IS ATTESTING TO  
SIGNATURES ONLY

1947  
MAY 15 1947  
U.S. DEPARTMENT OF AGRICULTURE  
WASHINGTON, D. C.

OFFICE OF THE  
DIRECTOR OF AGRICULTURE  
WASHINGTON, D. C.

proof of vaucrestson ownership





## Referenced in Land Use Request Application

Property Owner Information:

### *For 1720 St Bernard Avenue:*

John Eckholdt  
 (504) 861-6310  
 jeckholdt@arch-no.org  
 Our Lady of the Sacred Heart - Archdiocese of New Orleans  
 7887 Walmsley Avenue  
 New Orleans, LA 70125

### *For 1800 St Bernard Avenue:*

Vance Vaucresson  
 (504) 723-4332  
 4756 Mandeville St  
 New Orleans LA 70122

### Parking Analysis (referenced in application form)

	zoning designation	building use	units or area	parking ratio per unit under	required spaces	Future CZO***	provided	
1720 St Bernard Avenue	RM4	residential	61	1.5	91.5	61	36	*** residential multifamily not allowed under future zoning but we have projected 1:1 for residential
	RM4	retail*	11700	200	29	0	29	*requirement reduced by 50% when in mixed use building
1800 St Bernard Avenue	C1	HISTORIC	2807	300	4	0	2	** first 1500 of existing structure exempt
	second floor	NEW CONSTR	2995	600	5	0	2	
Total Spaces					130	61	69	includes on street parking



## **Required Attachments**

A –NPP Summary Report

B –Photographs of the Subject Site

C – Names and Address of Property Owners and other Interested Parties

D - Letters of Support

E - Architectural Drawings (oversized drawings and digital copies)



## A –NPP Summary Report

### **The dates, times, and locations of all neighborhood meetings.**

As part of the Neighborhood Participation Program, we held two community meetings, on November 25 and December 10, 2014 at the Autocrat at 1725 St Bernard Avenue, New Orleans at 6 pm.

### **The total number of people that participated in the process:**

(i.e., the number of people who attended all meetings, as well as any others who made contact via other means, as evident from sign-in sheets, emails, etc.).

The sign in sheets for both meetings are provided below. We have also created a website at [www.sacredheart-stbernard.com](http://www.sacredheart-stbernard.com) where we are providing updates and community members can sign up to receive more information. All attendees at our community meetings are added to this list if they provided email addresses.

### **A list of the concerns, issues, and problems expressed by the participants:**

And a statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them. If a concern, issue, or problem is not being addressed, the report should include the reasons.

Concerns and Responses from November 25, 2014 meeting
---

#### ***Planning Related Questions and Concerns***

Concern: The area is a single family neighborhood and this development will be too dense for the community. We are concerned that the development will increase traffic and exacerbate the current parking problem in the neighborhood. There is a particular problem with parking on Friday evenings with the Autocrat has functions. Could the development look at parking offsite (surrounding lots or under the freeway)?

*Response: The area is targeted for a great deal of development for the offsite units for both the Iberville and Lafitte redevelopments. In order to preserve the scale of the neighborhood, best urban planning and development practice directs higher density development along the major streets so that the internal area of the neighborhood can be preserved for single family homes. Our site plan concentrates the majority of units along St. Bernard Avenue and tries integrates into the neighborhood with townhomes along Lapeyrouse to best fit with the single family community fabric.*

*We heard that parking was a major concern for the neighborhood. While the future CZO does not require parking in this area, we want to provide as much off street parking within the development as is feasible. While we cannot solve the existing parking problem, we hope to not exacerbate it. We feel the freeway parking concept is too far for this project to take advantage of but we are looking for other lots and options to provide additional parking for our proposed retail space. We will propose some alternatives at our December 10, 2014 meeting showing fewer units and more parking (at least one per unit). In*

*addition, we will be pursuing retail users that would be open during the day so that peak hours for retail/commercial are during the day and peak hours for the residential would be at night. This should help to maximum the use of the parking provided.*

*In addition, we intend to market to potential tenants who are a single car household or who do not own a car. This site is situated not only on a striped bicycle lane but is also on the strong St Bernard – Paris Avenue bus line connecting residents to downtown. After the meeting with the neighborhood, we are also investigating car share options and can provide a space onsite. This space would be designated for a vehicle that can be rented on an hourly basis by residents (or neighbors). This site is optimal for a transit oriented development approach and by supporting local businesses, shared parking, bike racks, a bus shelter and a car share within the development, we will encourage residents to walk, bike and use mass transit.*

*Additionally, we will be rebuilding the curbs and striping parking along Lapeyrouse, North Roman, and North Derbigny to make clear areas for on street parking. In so doing, we will ask the city to support better enforcement of parking rules and as part of the development process.*

Concern: Building massing is large for neighborhood single family homes.

*Response: As mentioned above, this area is facing development pressure and best practice to accommodate more housing in the neighborhood is to place it along a major street, St. Bernard Avenue. The scale of the development decreases along Lapeyrouse to transition to one and two story massing of the neighborhood. At meeting two, we will show some alternatives to reduce the scale of the project including eliminating the townhomes on Lapeyrouse.*

Concern: There should be more of a focus on single family renovation in the neighborhood and a push for home ownership, not just rental.

*Response: As mentioned by one community meeting participant and long-time neighborhood resident, there is a need for affordable multifamily rental housing in the city so that residents can return. We know this development will provide high quality housing for a variety of people at a variety of different incomes. The strong connection to this neighborhood is important to support and reinforce and we want to provide affordable, clean, desirable and comfortable housing available to all who wish to return to the area or stay in the neighborhood.*

*In addition, this team continues to look at ways to develop within this area both because of commitments made to provide replacement housing for the public housing redevelopment and because there is a need to preserve affordability in the neighborhood as it becomes more populated. Providence and Columbia Residential are committed to this area and will remain engaged in the surrounding community.*

*As part of their work on infill within the Treme/7<sup>th</sup> Ward area, Providence has built 91 individual owner occupied homes for sale. 16 of those homes were rehabilitations of existing structures. In the same*

area, Providence has completed 57 units in scattered site properties as affordable rentals. 54 of those units were historic rehabilitations of existing structures. We plan to complete additional scattered site rentals and homes for sale in this development area over the next five years.

Concern: Businesses won't be coming back to the area.

*Response: While it is frustrating that business has not picked up in this particular location at the rate desired by the residents, this mixed-use development can provide a spark for area business development and community resources to return. We are not only renovating the Vaucresson building as a food retailer, but hope to have other local and regional vendors on the ground floor of the St. Bernard Avenue building to serve the neighborhood. We are interested in hearing what you would like to see here as we continue to develop this project.*

### **Concerns about Long-term Ownership and Management of the Property**

Concern: The property will be built and then abandoned and be a blight on the community in a few years. What are the commitments that are made to ensure that, if built, this project will not be a blight on the community?

*Response: The development team is seeking Low Income Housing Tax Credits to help fund the development project. Low Income Housing Tax Credits require the development team to maintain ownership for at a minimum of 15 years. Both Providence and Columbia Residential have committed to this area and plan to remain a part of the community for a long time as they support providing affordable housing..*

*In addition, the construction guarantees, operating deficit guarantees, and other requirements of the multiple funding sources will provide many checks and balances as the project proceeds.*

Concern: The steps in front of Commercial area will encourage loitering which is a security concern. Also, how will the residential (and commercial) property be managed over time to ensure it does not go into disrepair?

*Response: Good management is extremely important to maintaining a good property. As owners of the project for the next 15 years (as required by the financing of the project ) both Providence Community Housing and Columbia Residential will be very motivated to maintain and preserve the quality of the development. Both companies have a strong track record of good management and a commitment to their properties. It is intended that the residential community will be managed by Columbia Residential Property Management. You may be familiar with CRPM as the current management company caring for Columbia Parc at the Bayou District in New Orleans. Columbia Residential Property Management manages over 7,000 units of residential housing throughout the southeast of the US.*

*This development will be outfitted with several security cameras both inside the leasing office area as well as directed outside to review the parking areas and street frontage. This, along with security detail for the commercial portion of the development will assist in keeping the area clean and safe. It is in the*



*best interest of the ownership to make the retail commercial area attractive and welcoming to people who will shop there as well as for the people who live in and around the development.*

Concern: What is the financial structure and funding sources for this project?

*Response: This project is a mixed use development that will have a variety of funding sources and financial structure. We intend to seek Low Income Housing Tax Credits from the Louisiana Housing Corporation (state agency) as well as other local funding opportunities. We intend to apply for housing choice vouchers from the Housing Authority of New Orleans and we intend to apply for Historic Tax Credits for both the church and the Vaucresson building. A single purpose legal entity will be formed to execute on this specific development. That Limited Partnership will consist of Providence Community Housing and Columbia Residential for the residential portion and will be backed by the development team entities and partners for guarantees and financial obligations. The Vaucresson Building will remain in the ownership of the Vaucresson Family and will seek private funding as well for both restoration and restoration.*

#### **Questions regarding Economic Development and Property Values**

Concern: This development will increase taxes in the area.

*Response: It is true that a high quality development that is well managed will likely increase property values for the area, which will create value for homeowners but property taxes may increase. It is important to keep in mind that this potential increase is due to the improved desirability of the neighborhood. Making any kind of improvements to the neighborhood that attracts people back to live here will make property more valuable. We understand that this is a concern for residents who are living on limited budgets. This area is changing and as more development happens in this neighborhood, property values will rise.*

*We want to create a development project that serves the neighborhood and allows people to live here affordably and we hope to serve the local and regional business community as well. We are seeking funding that will allow the development to lease retail space to small regional businesses to support the neighborhood.*

*In addition, Neighborhood Housing Services and Neighborhood Development Foundation provide housing counseling and foreclosure mitigation counseling and the City of New Orleans offers tax freezes for disabled, vets and seniors.*

Go to <http://nolaassessor.com/faq.html#age%20freeze> for more information

Concern: Will there be a Community Benefits Agreement? Will there be goals for MBE/Section 3 hiring or contractual obligations? Will there be requirements for the local retail hiring/ property management hiring as well as construction jobs?

*Response: The development will generate new jobs in both construction and in property management and retail. It is our intention, regardless of financing requirements, to meet the following construction employment hiring goals:*

<i>DBE Contracting</i>	<i>20% of contract value</i>
<i>WBE Contracting</i>	<i>5% of contract value</i>
<i>Sec. 3 Employment</i>	<i>30% of new hires</i>
<i>Sec. 3 Contracting</i>	<i>10% of construction contract value; 3% non-construction contract value.</i>

*We will require the General Contractor and major subcontractors to create a contracting plan to meet the above goals and will require them to report on the progress of the hiring biweekly. We will host a job fair in the neighborhood and reach out to local trade organizations and job training programs to seek workers for the construction of the development.*

*Providence and Columbia Residential are committed to serving the community where the project is located.*

**Concern:** The Corpus Christi Epiphany Catholic Parish is concerned over the ownership of the Sacred Heart property.

*Our agreement to purchase the property is with the Congregation of the Sacred Heart as owner which is represented by the Archdiocese of New Orleans. We are not a party to the issue, but will be fully transparent about all transactions that occur regarding the sale of the property*

#### **Questions about General Improvements to the Area**

**Concern:** There is a lack of representation for the community needs such as street repairs and street lighting, etc. Where is our representation?

*Response: This community meeting is specific to the development we are proposing and we do not control city maintenance or representation. We have met with Councilman Brossett and shared our vision for the project. We are keeping the Councilman's office aware of our community meetings. We are having more than one community meeting in order to allow comments to flow freely and so we could focus on this particular project. . In addition, we are sharing these comments with the Councilman's office as well as the Office of Planning so that they may see what your concerns and interests are.*

**Concern:** There are other redevelopment opportunities in the area, like the library, Liberty Bank building and the Autocrat itself. Is there a focus on these?

*Response: This particular development is not focused on these potential redevelopment efforts. We are focused on the Sacred Heart lot and the renovation of the Vauresson building. Development activity in the community may entice other development activity in the future.*

Concerns and Responses from comments received email or through the website

Received 12/8/2014

**Concern:** I've lived with my grandparents on corner of Prieur & Onzaga for 50 years. My grandfather died in 2000. My grandmother is 97 yrs. old with Alzheimer's. I may not be able to make the meeting on Wednesday, didn't know about the 1st one. Are you saying that the project will give the Lafitte & Iberville housing residents first preference for these units? Are these going to be a mixed income deal? Are we going to have dumpsters out there like they do now? We see rats at night.

*Response: (we also spoke to this neighbor on the phone) We apologized that she did not get the first letter and explained that we used the same list which was provided by the City. She said that if she has a sitter for her grandmother, she will attend the meeting, but wants to stay informed. Her concern relates to ongoing property management – keeping the property up and not allowing bad behavior. We take that responsibility very seriously. Columbia Residential will be the ongoing manager – imposing the same standards that they are using down the street at Columbia Parc. She stated that she has lived there for 51 years and has seen the neighborhood deteriorate. She knew who Vance (and Mr. Sonny) was and would be happy to see that building rehabilitated.*

*She asked about the income mix of residents and preference to Iberville and Lafitte – we will have some rent subsidized units, some affordable and some market with some commercial space on St. Bernard Avenue. The preference to Iberville and/or Lafitte would only be for the subsidized units.*

Concerns and Responses from December 10, 2014 meeting

**Planning Related Questions and Concerns**

**Concern:** There are residential properties adjacent to this development. Concern was expressed about demolition being contained during the construction process. What will be done to protect the surrounding properties?

*Response: The new construction at 1800 St Bernard Avenue, which is adjacent to several residential structures, will be built based on the required setbacks per zoning (this is further from the adjacent properties than is currently the condition). In addition, care will be taken to make sure adjacent properties are not damaged. And, the contractor will be required to carry builder's risk insurance in the event there is damage.*

**Concern:** DBE requirements should be a commitment of 35% minimum and a goal of 50%

*Response: Our overall commitment is to 35% DBE, WBE and Section 3 hiring combined. We will work to achieve a higher goal, but given financing restrictions, it would be inadvisable for the development team to guaranty higher participation.*

**Concern:** Is the City Approval already in place?