

**City Planning Commission Meeting – January 13, 2015**

**CONSIDERATION – SUBDIVISION DOCKET – 158/14**

**Applicant: 800 Bartholomew Street Development, LLC**

**Prepared By:** Editha Amacker

**Date:** December 30, 2014

**Deadline:** January 20, 2015

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**GENERAL INFORMATION**

**Proposal:** Subdivision of Lots A, C, D, D-2, 8, 9, &10 into Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, & 31.

**Location:** Square 242, in the Third Municipal District, bounded by Alvar, Burgundy, Dauphine and Bartholomew Streets. The municipal addresses are 3924-3934 Burgundy Street, 832-840 Bartholomew Street, and 831-841 Alvar Street. The property is located in the Bywater Local Historic District. (PD 7)

**Zoning:** LI Light Industrial District

**Current**

**Land Use:** Parking lot, vacant commercial structure

**Required:** The applicant proposes to subdivide seven lots into twelve lots, with a reversal of lot frontage. A conditional use is required for proposed residential development on the site and is being considered in Zoning Docket 005-15. The proposed lots do not meet the requirements in **Article 4, Section 4.9.7 Table 4.I** of the Comprehensive Zoning Ordinance. The request is classified as a major subdivision according to **Article 3, Section 3.1.2** of the Subdivision Regulations because it involves the creation of more than five lots. This will be reviewed under Policy C of the Subdivision Regulations because it is a major subdivision with no proposed changes in street patterns<sup>1</sup>.

**Utilities & Regulatory Agencies:**

The Department of Safety and Permits wants the survey to indicate demolition of an existing vacant building. The survey was recently revised and at the time of this report, the City Planning Commission has not received written responses from the Department of Public Works, the Historic District Landmarks Commission, the Department of Property Management Division of Real Estate and Records, and Entergy regarding

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<sup>1</sup> Article 3, Section 3.2.3

the new survey. If the request is approved, the applicant must comply with the following:

- The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Historic District Landmarks Commission, the Departments of Public Works, Real Estate and Records (Property Management), and Safety and Permits.

## **LOT SIZE**

**Existing Lot:** Lots A, C, and D have frontage on Bartholomew Street. Lots A and C are located within the block face and each have a width of thirty-two feet (32'), depth of one hundred fifty-one feet three inches (151'3"), and an approximate lot area of 4,840 square feet. Lot D is located at the corner of Bartholomew and Burgundy Streets. It is thirty-two feet (32') in width, one hundred three feet eight inches (103'8") in depth, with an approximate lot area of 3,317 square feet.

Lot D-2 is located in the middle of the block face on Burgundy Street. It is forty-seven feet seven inches (47'7") in width, thirty-two feet (32') in depth, with an approximate lot area of 1,522 square feet. Part of the vacant commercial building is located on Lot D-2.

Lots 8, 9, and 10 face Alvar Street. Each lot has a width of thirty-two feet (32'), depth of one hundred nineteen feet four inches (119'4"), and an approximate lot area of 3,818 square feet. Part of the vacant commercial building is located on Lot 10.

### **Proposed Lots:**

Proposed Lots 20, 21, 22, and 23 will face Bartholomew Street. Each lot will have a width of twenty-four feet (24'), a depth of eighty-seven feet three inches (87'3"), for an approximate lot area of 2,094 square feet.

Proposed Lots 24, 25, 26, and 27 will face Burgundy Street. Each lot will have a width of twenty-four feet (24'), depth of ninety-six feet (96'), for an approximate lot area of 2,304 square feet.

Proposed Lots 28, 29, 30, and 31 will face Alvar Street. Each lot will have a width of twenty-four feet (24'), depth of eighty-seven feet three inches (87'3"), for a an approximate lot area of 2,094 square feet.

## **ANALYSIS**

### **Development in the Vicinity:**

The property is located in an LI Light Industrial District which includes half of Square 242 and portions of the remaining squares around the intersection of Bartholomew and Burgundy Streets. The adjacent properties are within a large RD-3 Two-Family Residential District which includes most of the surrounding residential area.

The property is vacant and was previously used as a parking lot. It surrounds a single-family residence at the corner of Dauphine and Bartholomew Streets. There are surface parking lots and large vacant lots nearby. There are several large warehouse buildings nearby. NOPD Fifth District used the warehouse structure at the corner of Burgundy and Bartholomew Streets until their new facility was ready. Residential development in the surrounding neighborhood is primarily pre-World War II single- and two-family residences with some multi-family structures and traditional corner commercial structures.

**Compliance with the Comprehensive Zoning Ordinance and the Subdivision Regulations:**

*Lot size requirements*

Residential Uses in the LI Light Industrial District must comply with the requirements for the RM-2 Multiple-Family Residential District according to **Article 7, Section 7.3.7** Height, Area, and Bulk Requirements of the Comprehensive Zoning Ordinance. The applicant proposes to construct single-family residences on the proposed lots. According to **Article 4, Section 4.9.7 Table 4.I** of the Comprehensive Zoning Ordinance, each lot must have a minimum width of thirty feet (30’), minimum depth of ninety feet (90’), and minimum lot area of 3,125 square feet. Each proposed lot is substandard in lot width and lot area. Proposed lots 21, 21, 22, 23, 28, 29, 30, and 31 are also substandard in lot depth.

Lot dimensions vary in the surrounding area. Residential uses are located on lots that vary in width from 19’-110’ and in depth from 45’-159’. The following properties are located within two blocks of the subject site and are deficient in width, depth, and/or area.

<b>Square</b>	<b>Street Frontage</b>	<b>Use</b>	<b>Width (ft.)</b>	<b>Depth (ft.)</b>	<b>Area (sq. ft.)</b>
240	Dauphine St	Single-family	28	127	3556
240	Dauphine St	Single-family	30	45	1350
241	Dauphine St	Vacant	25	159	3975
241	Burgundy St	Single-family	25	159	3975
241	Mazant St	Two-family	32	100	3200
241	Mazant St	Two-family	32	100	3200
241*	Bartholomew St	Single-family	25’6”	110	2813.2
241*	Bartholomew St	Single-family	25’6”	110	2813.2
241*	Bartholomew St	Single-family	25’6”	110	2813.2
241*	Bartholomew St	Single-family	25’6”	135	3771.78
241*	Bartholomew St	Single-family	25’7”	135	3454.92
242	Alvar St	Single-family	29	59	1711
242	Alvar St	Single-family	29	102	2958

242	Dauphine St	Three-plex	29	102	2958
242	Dauphine St	Single-family	29	127	3683
292	Bartholomew	Single-family	18	110	1980
292	N. Rampart St	Single-family	25	159	3975
292	N. Rampart St	Single-family	25	159	3975
180	Bartholomew St	Two-family	34	69	2346
180	Dauphine St	Single-family	22	127	2794
354	Bartholomew St	Single-family	19	120	2280
354	Bartholomew St	Single-family	19	120	2280

\*These lots were part of Subdivision Docket 48-13 which created six lots, five of which were substandard under the same regulations as the current request.

The proposed lots are smaller in width, depth, and area than most parcels on the square. However, the proposed lots have frontages on the three adjacent streets so their size will not have the visual impact of row houses. The proposed lot dimensions are within the range of width and depth variations in the surrounding neighborhood. The required waivers have been addressed in Zoning Docket 5-15.

*Design standards and principles of acceptability*

The proposed lots must meet the minimum lot width and lot depth requirements, as well as the average lot frontage for both sides of the street according to **Article 5, Section 5.1.6** of the Subdivision Regulations.

The proposed lots will have frontage on Bartholomew, Burgundy, and Alvar Streets. The proposal will reduce the Bartholomew and Alvar Street frontages of the existing lots from thirty-two feet (32') to twenty-four feet (24'). The remaining parcels on the square that face Bartholomew Street are thirty-one feet (31') in width. The parcels across Bartholomew Street from the subject site have lot widths between twenty-five feet six inches (25'6") and thirty-one feet (31'). The average lot frontage of the parcels on both sides of Bartholomew Street is 29'5"<sup>2</sup>. The proposal does not meet the average lot frontage for Bartholomew Street. However, the proposal has received conceptual approval from the Historic District Landmarks Commission. The Commission reviewed the proposed structures for the four lots on Bartholomew Street. Their review considered siting of the structures and compatibility with the historic character of the neighborhood. The proposal will divide three thirty-two foot (32') wide lots facing Bartholomew Street into four lots. The smaller frontage of the proposed lots will not adversely affect the development pattern of the area given that the property has been used as surface parking for many years.

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<sup>2</sup> The average lot frontage on Bartholomew Street was thirty-one feet five inches (31'5") for Subdivision Docket 48-13. A waiver of Article 5, Section 5.1.6 of the Subdivision Regulations was granted to permit lot widths and lot frontages of twenty-five feet six inches (25'6") and twenty-five feet seven inches (25'7") for Lots 4-A, 5-A, 5-B, G-1, and H-1 which are across the street from the subject site.

The average lot frontage on Alvar Street is thirty-four feet two inches (34'2"). The remaining parcels on Alvar Street are thirty-two feet (32') in width except a parcel that is twenty-nine feet (29') in width. There are three lots across Alvar Street that have frontage on Alvar Street. This includes a lot in the middle of the block face that is twenty-nine feet (29') in depth and forty-five feet (45') in width. The proposed development was reviewed by the Historic District Landmarks Commission as noted above. Given that there are comparably fewer lots facing Alvar Street and some of the lots have unusual configurations, the proposed lot frontages will not adversely affect the development pattern of the area.

The subject site includes one parcel in the middle of the block face on Burgundy Street that has an unusual configuration. It is forty-seven feet seven inches (47'7") in width and thirty-two feet (32') in depth. There are two large warehouse structures on the block face across Burgundy Street from the site. One of the buildings is located on multiple lots, which have widths of thirty-one feet three inches (31'3"), forty-five feet (45'), and seventy-five feet (75'). The average lot frontage on Burgundy Street is sixty-three feet seven inches (63'7"). The proposed lots do not meet the average frontage for the block face, primarily because the proposal will introduce residential development on a block that was developed for light industrial use. There is a recent trend for redeveloping the existing warehouses and parking lots in this area for residential use. Given this and that the proposed development has been reviewed by the Historic District Landmarks Commission for compatibility with the historic character of the area, a waiver of the average lot frontage for this block is warranted.

- The applicant shall be granted a waiver of **Article 5, Section 5.1.6 Substandard Lots** of the Subdivision Regulations to permit lot widths and lot frontages of twenty-four feet (24') for proposed Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31.

According to **Article 5, Section 5.1.8 – Reversal of Lot Frontage** of the *Subdivision Regulations*, the Planning Commission will look with disfavor upon proposals for reversal of lot frontages that will result in:

- a. Required rear yards abutting required side yards;
- b. Required side yards abutting required rear yards;
- c. Required front yards opposite required side yards,

unless the existing lot pattern within 500 feet on both sides of the proposed subdivision on each affected street contains development on which 50% or more lots have similar frontages. Reversal of lot frontages, which will result in placing lot frontages on Major Streets, will be generally acceptable, unless such reversals result in hardship to owners of the adjoining properties.

The proposal will create a reversal of lot frontage for the lots on Burgundy Street resulting in the required side yards of proposed Lots 24 and 27 abutting the required rear yards of proposed Lots 20, 21, 22, 23, 28, 29, 30, and 31. The reversal of lot frontage is

created by placing four of the lots on Burgundy Street, whereas the existing lots face Alvar and Bartholomew Streets. The adjacent squares on the same side of Burgundy Street are developed with residences that face Burgundy Street. The reversal of lot frontage is warranted in order to establish a development pattern that is consistent with the surrounding neighborhood.

- The applicant shall be granted a waiver of **Article 5, Section 5.1.8** *Reversal of Lot Frontage* of the *Subdivision Regulations*, to permit a reversal of lot frontage for proposed Lots 24, 25, 26, and 27 which will face Burgundy Street.

### **PLANNING ADVISORY COMMITTEE**

The proposal was considered at the Planning Advisory Committee meeting on December 17, 2014. The developer appeared before the committee. The representative from the Historic District Landmarks Commission confirmed that the proposal received conceptual approval from the HDLC. The representative from the Department of Public Works wanted to review the site plans. The representative from the Department of Parks and Parkways requested street trees within the adjacent public right-of-ways. The representative from the Sewerage and Water Board indicated that street trees cannot be planted within the public right-of-way on Burgundy Street due to the proximity of an existing sewer line. The representative from the Office of Information Technology and Innovation asked the applicant to use numbers instead of letters for the new lot names. The committee passed a motion of no objection subject to further review by the City Planning Commission, the Department of Public Works, the Historic District Landmarks Commission and the Department of Parks and Parkways.

The original request included numeric lot names for the proposed lots. The applicant submitted a revised survey with numbered lots in time for this report. Landscaping requirements will be addressed in the corresponding conditional use request for Zoning Docket 5-15. The Department of Public Works will review the site plan as part of their review of the subdivision request. The proposal does not include any driveways for the new homes.

### **SUMMARY**

The applicant proposes to resubdivide seven lots into twelve lots in order to redevelop a surface parking lot for proposed single-family development. The petitioned site is located in an LI Light Industrial District and the overall residential development is under consideration as a conditional use request in Zoning Docket 005-15. The proposed lots have substandard lot dimensions, including lot width, lot depth, lot area, and minimum lot frontage. The proposed lot dimensions are within the range of width and depth variations in the surrounding neighborhood. The development plans have received conceptual approval from the Historic District Landmarks Commission, which considered compatibility with the historic character of the surrounding neighborhood.

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

The staff recommends **Tentative Approval** of Subdivision Docket 158/14 with Final Approval subject to two (2) waivers and four (4) provisos:

### *Waivers*

1. The applicant shall be granted a waiver of **Article 5, Section 5.1.6 Substandard Lots** of the Subdivision Regulations to permit lot widths and lot frontages of twenty-four feet (24') for proposed Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, and 31.
2. The applicant shall be granted a waiver of **Article 5, Section 5.1.8 Reversal of Lot Frontage** of the *Subdivision Regulations*, to permit a reversal of lot frontage for proposed Lots 24, 25, 26, and 27 which will face Burgundy Street.

### *Provisos*

1. The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Historic District Landmarks Commission, and the Departments of Public Works, Real Estate and Records (Property Management), and Safety and Permits.
2. The applicant shall comply with all other Subdivision Regulations, which includes the submittal of mortgage certificates, a consent letter from the mortgage company (if applicable) and tax certificates for the petitioned site.
3. The applicant shall submit a reproducible copy and two (2) prints and a digital copy of the final subdivision survey in dwg., dfx, or ESRI compatible file format.
4. Final approval of the subdivision is contingent on approval of the companion request in Zoning Docket 005-15.

## **REASONS FOR RECOMMENDATION**

1. The proposed lot dimensions are within the range of width and depth variations.
2. The lot reversal of lot frontage will allow development that is consistent with the adjacent residential properties on Burgundy Street.
3. The development plans received conceptual approval from the Historic District Landmarks Commission.
4. Site development will be subject to required conditions in Zoning Docket 005-15.

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

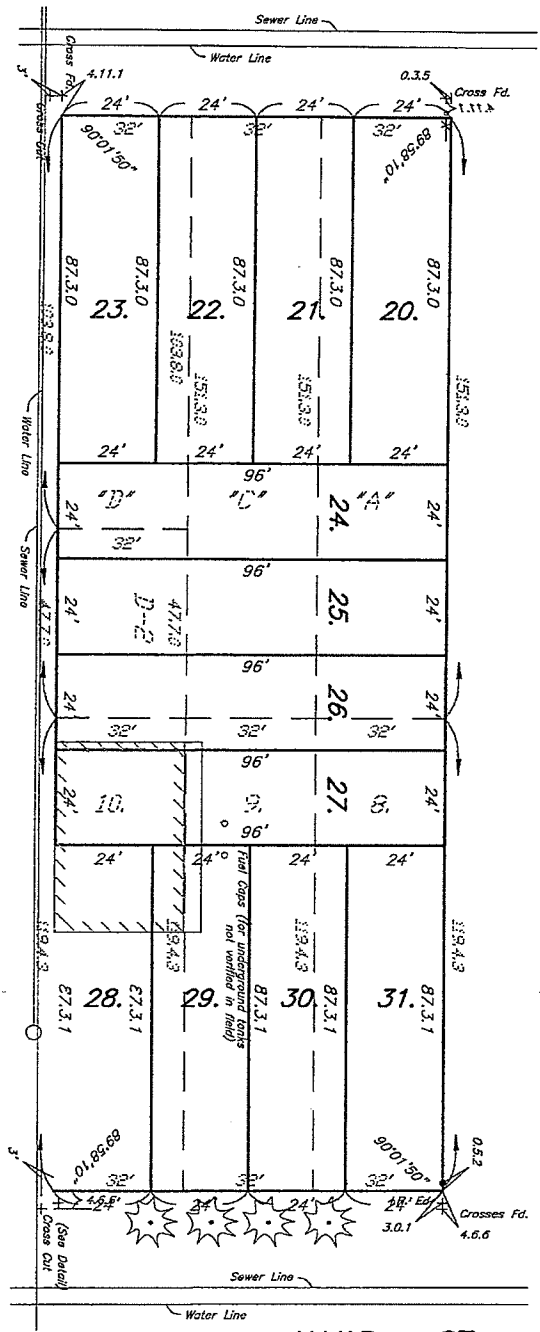
**SQ. NO. 242**  
**THIRD DISTRICT**  
 A Resubdivision of Lots "A", "C", "D", "D-2", "E", "G" & "I" into Lots  
 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, & 31

**ORLEANS PARISH**  
**NEW ORLEANS, LA**  
**DAUPHINE ST. SIDE**

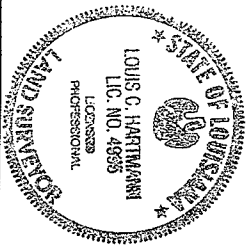
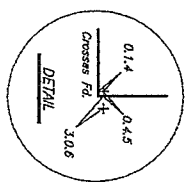
**BARTHOLOMEW ST.**

**ALVAR ST.**

**BURGUNDY ST.**



Lot 20	2,095.20 Sq. Ft.
Lot 21	2,095.20 Sq. Ft.
Lot 22	2,095.20 Sq. Ft.
Lot 23	2,095.20 Sq. Ft.
Lot 24	2,304.00 Sq. Ft.
Lot 25	2,304.00 Sq. Ft.
Lot 26	2,304.00 Sq. Ft.
Lot 27	2,304.00 Sq. Ft.
Lot 28	2,095.44 Sq. Ft.
Lot 29	2,095.44 Sq. Ft.
Lot 30	2,095.44 Sq. Ft.
Lot 31	2,095.44 Sq. Ft.



*Note:*  
 Improvements may not be to scale for clarity.  
 The dimensions shown prevail over scale.  
 THE SEPARATIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SEPARATIONS ARE SHOWN HEREOF. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLIANCE WITH THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FLOOD ZONE  
 All lot angles as per plan of sub.

117508

Date: October 27, 2014  
 This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code TITLE 46:IX, Chapter 25 for a Class "C" survey.  
 Made at the request of 800 Bartholomew, L.L.C.  
 Gilbert, Kelly & Couture, Inc., Surveying & Engineering  
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121

Scale: 1" = 30'







# CITY OF NEW ORLEANS PROPERTY VIEWER



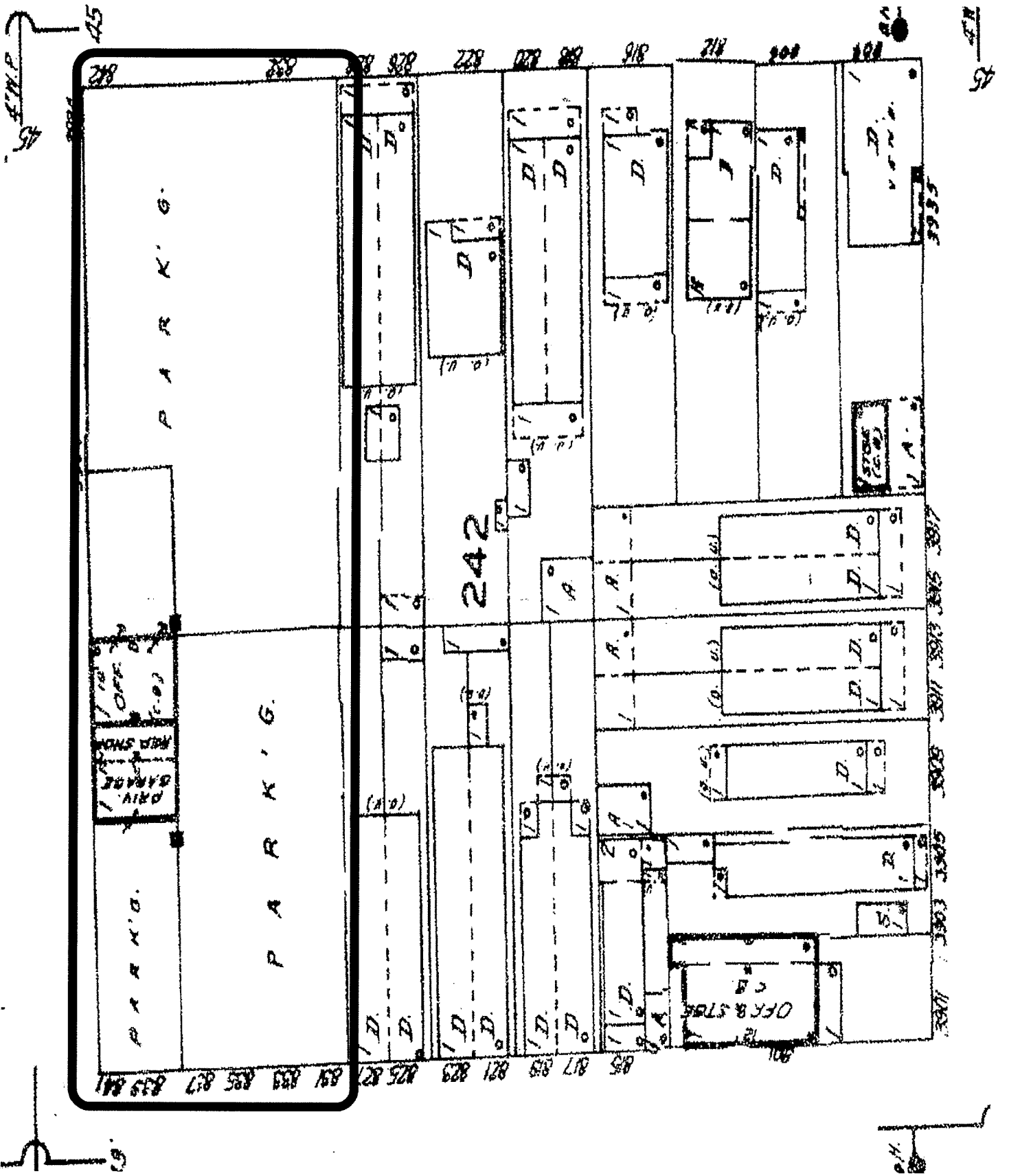
## PROPERTY INFORMATION

Site Address: 3934 BURGUNDY ST, LA, 70117  
 First Owner Name: 800 BARTHOLOMEW STREET DEVELOPMENT, LLC  
 Mailing Address: 630 NAPOLEON AVE APT. A  
 Mailing City: NEW ORLEANS  
 Mailing State: LA  
 Mailing Zip 5: 70115  
 Property Description: SQ 242 LOT 10 B-D 2 OR PT 11 BURGUNDY 69X32  
VACANT 3924 BURGUNDY STREET

## ZONING

Zoning District: LI  
 Zoning Description: Light Industrial District  
 DRAFT Zoning: HM-MU  
 DRAFT Zoning Description: Historic Marigny/Tremé/Bywater Mixed-Use District  
 Future Land Use: MU-HC  
 Future Land Use Description: Mixed-Use Historic Core  
 Last Updated: Thu Dec 19 2013





NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION  
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

MitCHELL J. L. LADRIEU  
MAYOR

CITY OF NEW ORLEANS

C. Elliott Perkins  
EXECUTIVE DIRECTOR

December 15, 2014

Greg Fuselier  
412 Dauphine St, #2B  
New Orleans, LA 70112

**Re: 832 Bartholomew Street**  
**Reference Code: L1WN8F**

Dear Greg Fuselier:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Friday, December 12, 2014, concerning your application for the following work: Conceptual review of a 2-story 1900 sq ft single family residential buildings on thirteen lots of record.

At that time the Commission voted to:

The Commission voted to grant conceptual approval with the details to be worked out at the Staff level. Please submit one set of final detailed drawings for each building reflecting the recommendations of the Architectural Review Committee. A list of required drawings and details has been included for your use. Be sure to include all pertinent drawings and details listed. Following review, we will contact you regarding any errors, omissions, or changes. All drawings should be submitted to Staff electronically. Once approved, these drawings will then be transmitted internally to Safety & Permits for their review and permitting. As such, it is important that the final drawings are sufficient for review by both Departments.

Should you have any questions concerning this matter, feel free to contact me at (504) 658-7048 or [bdblock@nola.gov](mailto:bdblock@nola.gov).

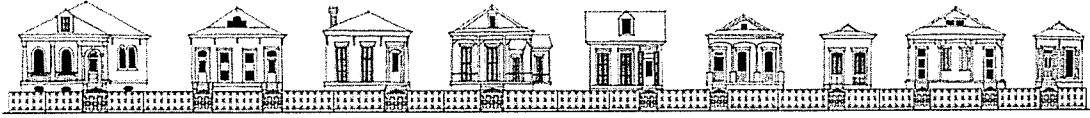
Sincerely,

Bryan D Block  
Building Plans Examiner

Approved \_\_\_\_\_ C. Elliott Perkins, Executive Director

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112  
PHONE 504.658.7040 | FAX 504.658.7211  
[WWW.NOLA.GOV](http://WWW.NOLA.GOV)





# NEIGHBORHOOD HOMES

LLC

510-331-3380

dhayward@neighborhoodnola.com

80 Crestline Dr, #11

San Francisco, CA 94131

January 5, 2015

RE: Subdivision and Conditional Use Application Letter of Support, 3924-3934 Burgundy St, 832-840 Bartholomew St, 831-841 Alvar St.

Dear Planning Commission,

I am a former resident of the city who owns and has developed the properties at 811-827 Bartholomew St. I formerly owned the property at 4011 and 4015 Dauphine St. I am strongly in support of the applicants desire to build new single family homes in the area. Revitalization of historic core neighborhoods such as the Bywater are key to the long term success of New Orleans. New Orleans has become a lifestyle destination for those of us lucky enough to choose the place we live. Addition and renovation of housing in existing neighborhoods, close to jobs and services, is key to ensuring New Orleans future growth is sustainable and contributes to the culture that makes it so great.

I look forward to the completion of the comprehensive zoning ordinance when these conditional use applications and ordinances will no longer be necessary. Furthermore I urge the commission and its staff to work with the owners of the other remaining vacant property in the area on redevelopment. Successful redevelopment of the empty warehouse space opposite these lots as mixed use retail/restaurant/short-term/long term rental would provide an important local economic hub for the neighborhood.

Sincerely,

David Hayward  
President, Neighborhood Homes LLC