

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

**CONSIDERATION – SUBDIVISION DOCKET 162/14
Applicant: Esplanade Nola, LLC**

Prepared By: Stephen Kroll
Date: December 12, 2014
Deadline: January 18, 2015

GENERAL INFORMATION

Proposal: Consolidation of Pt. Lot 9 and Pt. Lot 9, per Assmt. Rolls into proposed Lot 9X.

Location: Square 108, Second Municipal District, bounded by Esplanade Avenue and North Rampart, Burgundy, and Barracks Streets. All lots comprising the site are located within the Vieux Carré Historic District. (PD 1B)

Zoning: VCC-2 Vieux Carré Commercial District

Current

Land Use: The site includes two lots facing Esplanade Avenue at and near its intersection with North Rampart Street. The first lot, which is called Pt. Lot 9, is an L-shaped lot at the intersection of the two streets which has a width of 31 feet, 2 inches, as measured along Esplanade Avenue; a width of 64 feet, 4 inches, as measured along the rear property line; a depth of 107 feet, 7 inches, as measured along North Rampart Street; and an area of 4,237 square feet. It is developed with circa 1925 Mission-style gasoline service station bearing the address 1040 Esplanade Avenue. The gasoline service station has been vacant for many years.

The second lot, which is called Pt. Lot 9, per Assmt. Rolls, is a rectangular lot with a width of 33 feet, 2 inches; a depth of 81 feet, 1 inch; and an area of 2,689 square feet. It is developed with a circa 1900 two-story, four-bay wood construction structure bearing the address 1036-1038 Esplanade Avenue. The structure contains first floor commercial space and upper floor residential space.

The applicant is proposing to consolidate the two lots into a single lot called Lot 9X. Proposed Lot 9X would measure 64 feet, 4 inches in width; 107 feet, 7 inches in depth; and 6,926.11 square feet in area. The applicant proposes the lot consolidation as part of a proposal to renovate the first floors of both structures for use by a single commercial tenant, a restaurant called Café Habana, which will also occupy portions of the site's exterior. The second floor of 1036-1038 Esplanade Avenue is to be used by a residential unit. This mixed residential/commercial use of the site, which is currently being reviewed by the Vieux Carré Commission, is permitted by right in the VCC-2 District

Reason for

CPC Action: The Subdivision Regulations do not include policies which permit the proposed subdivision to be approved administratively. Therefore, the subdivision must be considered by the City Planning Commission.

ANALYSIS

Compliance with the Comprehensive Zoning Ordinance and the Subdivision Regulations:

Comprehensive Zoning Ordinance Compliance

LOT SIZE

Existing

Lots: The first lot, called Pt. Lot 9, has a width of 31 feet, 2 inches, as measured along Esplanade Avenue; a width of 64 feet, 4 inches, as measured along the rear property line; a depth of 107 feet, 7 inches, as measured along North Rampart Street; and an area of 4,237 square feet.

The second lot, called Pt. Lot 9, per Assmt. Rolls, is a rectangular lot measuring 33 feet, 2 inches in width; 81 feet, 1 inch in depth; and 2,689 square feet in area.

Proposed

Lot: Proposed Lot 9X would have a width of 64 feet, 4 inches, a depth of 107 feet, 7 inches, and an area of 6,926.11 square feet.

The proposed lot is compliant with the applicable lot width, depth, and area standards in the Comprehensive Zoning Ordinance. In accordance with **Article 8, Section 8.5.7** and **Table 8.D** of the Comprehensive Zoning Ordinance, there is no required lot width or lot depth for any lot in a VCC-2 Vieux Carré Commercial District. There is no minimum lot area requirement for commercial uses. There is a minimum lot area requirement for residential units based on the number of dwelling units. For one unit buildings such as the proposed building, there is a minimum lot area requirement of 1,500 square feet. The 6,926.11 square foot proposed lot would exceed this minimum lot area requirement.

While this review indicates that the proposed lot meets the applicable requirements of the Comprehensive Zoning Ordinance, this review does not consider any particular development or use of the lot which might occur. As with all lots throughout the city, the compliance of any proposed development or use of this lot with the Comprehensive Zoning Ordinance's development standards (such as setback, floor area ratio, and open space ratio requirements) will be determined by the Department of Safety and Permits as part of the normal building permit review process.

Subdivision Regulations Compliance

The Subdivision Regulations do not include policies which permit to the proposed subdivision to be approved administratively. Therefore, the subdivision must be considered by the City Planning Commission.

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

Utilities & Regulatory Agencies:

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

As of the writing of this report, the representative of the Department of Safety and Permits noted that it has no objection to the proposal. The Department of Property Management, Division of Real Estate noted no exceptions to the survey but noted that the ownership entity was not identified correctly on the application form. That error has since been corrected. The Sewerage and Water Board noted that sewer and water facilities and subsurface drainage are available. Sewer and water house connections are not shown on the re-subdivision survey, so it is necessary for a note to be included on the survey indicating that sewer and house connections are the responsibility of the property owner. The City Planning Commission has not yet received written responses from the Vieux Carré Commission the Department of Public Works and Entergy regarding the proposal. The Vieux Carre Commission is scheduled to address the request at their meeting of January 7, 2015. The staff will be able to report the results of that meeting at the CPC meeting on January 13, 2015.

SUMMARY

Subdivision Docket 162/14 is a request to consolidate two lots on Esplanade Avenue at and near its intersection with North Rampart Street in the Vieux Carré into a single lot of record. Currently, one of the lots is developed with a turn of the 20th century two-story structure (1036-1038 Esplanade Avenue) while the other lot is developed with a long-vacant, early 20th century gas station (1040 Esplanade Avenue). The lot consolidation is requested as part of an effort to connect the two properties for mixed use development, with the ground levels of both structures being used as a restaurant and the second floor of the two-story structure as a residential unit. The request meets all applicable requirements of the Comprehensive Zoning Ordinance and the Subdivision Regulations and should therefore be viewed favorably by the Commission.

PRELIMINARY STAFF RECOMMENDATION¹

The staff recommends **tentative approval** of Subdivision Docket 162/14 with final approval subject to the following three (3) provisos:

1. The applicant shall comply with all applicable Subdivision Regulations, including the submittal of mortgage and tax certificates for the petitioned site.
2. The applicant shall comply with any requirements of the Department of Safety and Permits, the Division of Real Estate and Records, the Department of Public Works, Sewerage and Water Board, Entergy, and the Vieux Carré Commission.
3. The applicant shall submit a digital copy of the final subdivision survey plan in .dwg, .dxf, or ESRI compatible file format.

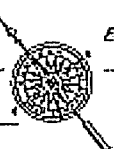
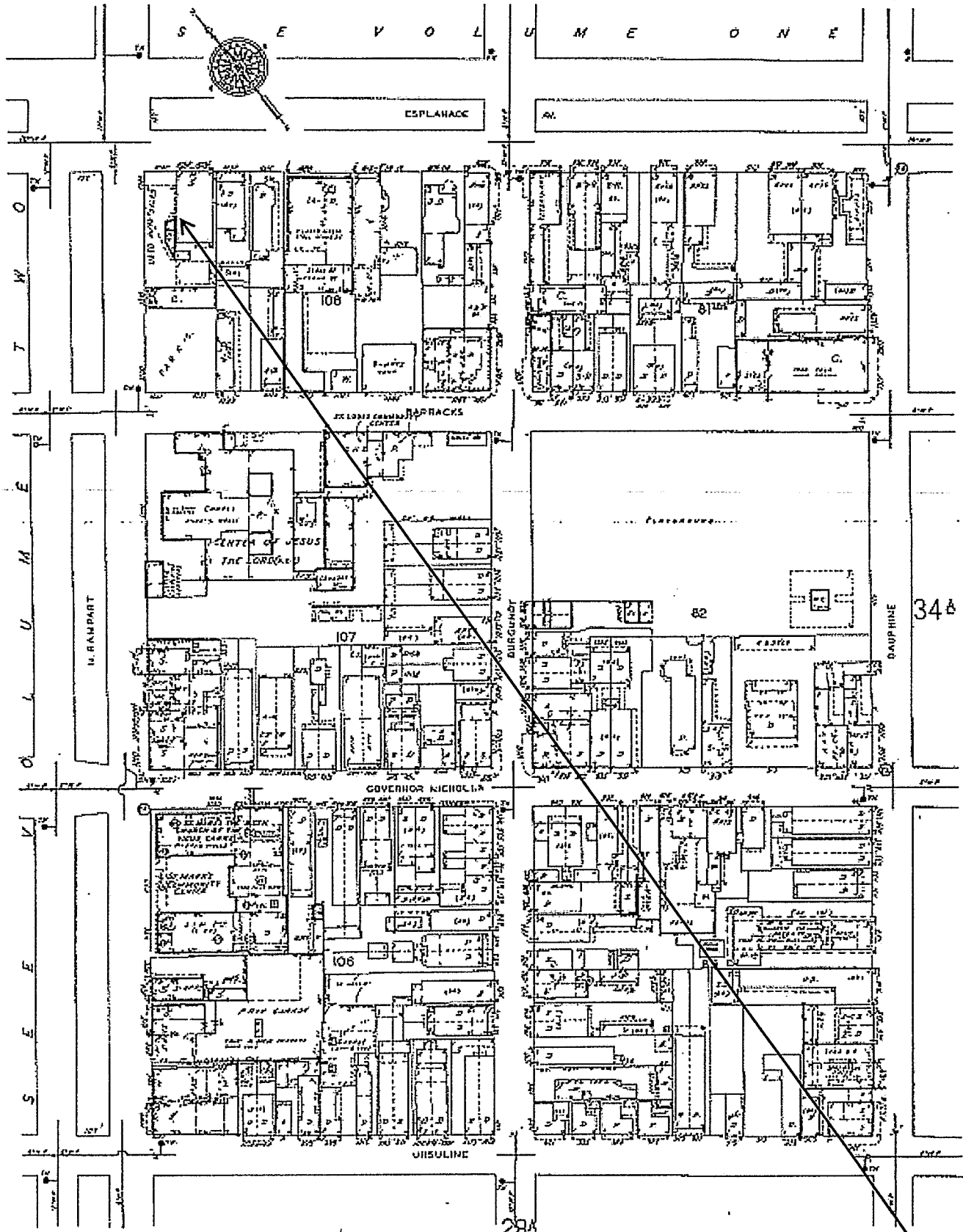
REASON FOR RECOMMENDATION

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

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



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ESPLANACE

U M E O N E

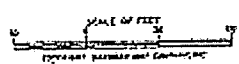
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SQ. NO. 108
 SECOND DISTRICT

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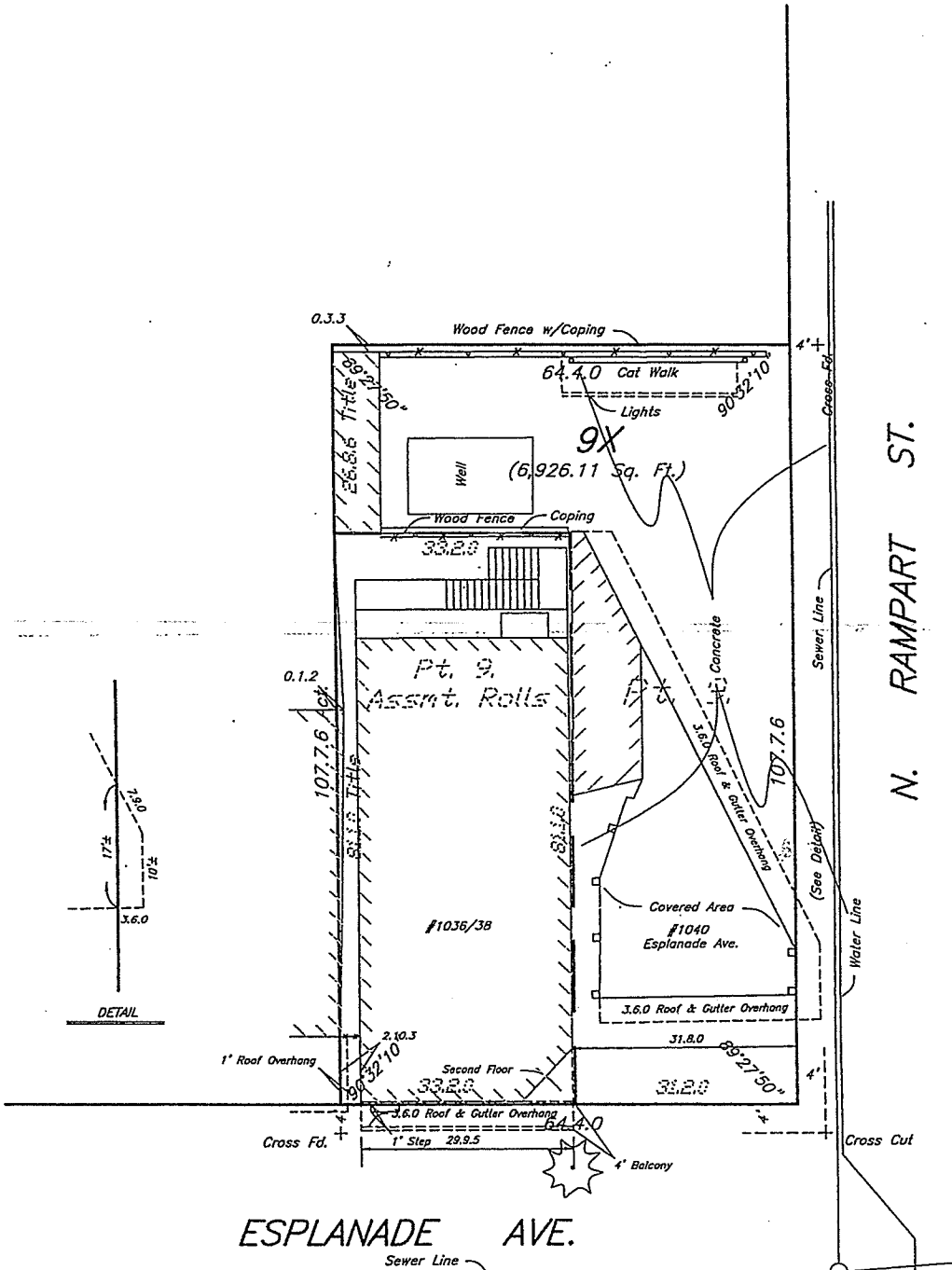
A Resubdivision of Pt. Lot 9, per Assmt. Roll & Pt. Lot 9 Into Lot 9X.

BARRACKS ST. SIDE



BURGUNDY ST. SIDE

N. RAMPART ST.



ESPLANADE AVE.

Note:
 Improvements may not be to scale for clarity.
 The dimensions shown prevail over scale.

THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE A-1 (4.0).

All lot angles are per plan only sub.

Date: November 14, 2014

Scale: 1" = 100'

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:XXI, Chapter 25 for a Class "B" survey.
 Made at the request of Williams & Associates.

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121