

**City Planning Commission Meeting
Tuesday, January 27, 2015**

PRELIMINARY STAFF REPORT

To: City Planning Commission

Prepared By: Valerie McMillan

Date: January 13, 2015

Council District: B - Cantrell

Property Acquisition: 001-15

Consideration: Consideration of the purchase of Square 21, Marlyville, Sixth Municipal District, bounded by Broadway, Edinburg, Audubon and Olive Streets. (PD 4) The purpose of the acquisition is to construct a new police station and community pool. The municipal addresses are 3411 Broadway St. and 7100-7130 Edinburg St.

Applicant: City of New Orleans

Purpose: In accordance with Section 6-302 subsection 3 of the City Charter, “[n]o immovable property shall be acquired by the City without the approval of the City Planning Commission as to its use[.]”

Analysis:

The criteria for the evaluation are as follows:

1. Appropriateness of current zoning and compliance with the Master Plan:

The petitioned site is located within an RD-2 Two-Family Residential District. The applicant is proposing to utilize the site for the construction of a new police station and a community pool which are Permitted and Conditional Uses respectively within this District.

Comprehensive Zoning Ordinance

Section 11.30 of the Comprehensive Zoning Ordinance, Supplementary Use Standards, states that the following standards apply to libraries and other public and governmental buildings:

- A. Facilities must be located on a site of at least 15,000 square feet;
- B. Facilities shall be set back a minimum of fifty (50) feet from any property line abutting any residential district and not less than twenty-five (25) feet from all lot lines abutting streets, canals, or open public spaces;

- C. Off-street parking shall be provided at a minimum ratio of one (1) parking space for each 1,500 square feet of site area or one (1) space for each 1,000 square feet of gross area, whichever is the greater.
- D. On lots where the side or rear yard line abuts a residential district, a masonry fence or screening wall not less than six (6) feet in height shall be present along the side and rear lot lines.
- E. All employee and customer parking lots shall have interior as well as peripheral landscaping of not less than ten (10) percent of the total parking area.
- F. All plans for public buildings shall be submitted for design review to the Design Advisory Committee of the City Planning Commission prior to final approval.

The acquisition of an entire city square will be ideal for the construction of the public facilities and should enable the facilities to meet all applicable standards.

Plan for the 21st Century

“Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as Mixed-Use Low Density. The goal, range of uses and development character for the designation mentioned above are provided below:

MIXED-USE LOW DENSITY

Goal: Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.

Range of Uses: Low-density single-family, two-family and multifamily residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

Development Character: Height, /mass and density of new development varied depending on surrounding neighborhood character.

Based on the information provided above, the request for a property acquisition to construct a new police station and a community pool is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan.

2. General Property Description and Impact of Purchase on Adjacent Properties:

As stated previously, the petitioned site is located within a RD-3 Two-Family Residential District and is currently vacant. The site is generally bounded by Broadway, Edinburgh, Audubon and Olive Streets. The acquisition of this property by the City will allow the relocation and expansion of the 2nd District police station, which is currently located within a 110 year old structure with extensive damage and mechanical failure. The current police station is also located on the edge of the police district. The acquisition will also allow the construction of a new community pool, which will be made available for neighborhood residents. The proposed uses of the site would have a positive impact on adjacent properties and the general area, serve as a deterrent to crime and would provide valuable, public services.



Figure 1: Petitioned Site

3. Advice of the City Planning Commission's Planning Advisory Committee:

This property acquisition was discussed during the November 19, 2014 Planning Advisory Committee meeting. The committee unanimously passed a motion of no objection subject to further review by Real Estate and Records (RER).

4. Potential Future Use of Property:

The proposed land acquisition is to construct a new 2nd District police station and a community pool. The land is currently vacant and the police station and community pool can be built to fit in with the character of the surrounding neighborhood.

5. Historical Significance of the Land Area:

The petitioned site is not located within a local or national historical district and there are no locally-designated landmarks within the site.

6. Compliance with the Capital Improvement Plan:

The property acquisition has been identified in the 2014-2019 Capital Improvement Plan.

Conclusion and Recommendation:

Based on the above criteria, the staff recommends **APPROVAL** of Property Acquisition 001-15.

Reasons for Recommendation:

1. The proposed uses will provide public facilities which provide residents with safety and valuable public services.
2. The proposed use of the petitioned site is consistent with the City's Master Plan.

DETAILS OF RECOMMENDATIONS
SECTION 3.7 - DEPARTMENT OF POLICE (NOPD) (agency code: 270)

CPC ACTION	MASTER PLAN CONSISTENCY	PROJECT DESCRIPTION	AMOUNT REQUESTED	2015	2016	2017	2018	2019	TOTALS
D	Consistent*	New 2nd District Station (4317 Magazine St.) Existing station is located within a 110-year old structure with extensive termite damage and mechanical failure. Current site is also located on edge of police district. \$400,000 was allocated in 2013 for land purchase. \$2.2 million was allocated in 2014 for design and construction. Request is to provide remainder of funds needed to complete construction.	\$3,800,000	\$0	\$0	\$0	\$0	\$0	\$0
D	Consistent	3rd District Station Build Out (4650 Paris Ave.) Build out of first floor to provide space for DIU and Task Force units and auditorium to host COMSTAT meetings. Build out third floor for classroom space and self-defense training area. \$500,000 was allocated in adopted 2012 capital budget. Request is to provide remainder of funds needed to complete build out.	\$1,100,000	\$0	\$0	\$0	\$0	\$0	\$0
D	Consistent	MTA East (Schiro) Repairs (13400 Old Gentilly Rd.) Roof, wall, and floor repairs to office and classroom structures damaged in Katrina, and major repairs to shooting range. Department is currently paying for required training at locations outside of City. \$1,291,543 was recommended by Mayor in 2012 Executive Capital Budget proposal for use in 2013.	\$4,396,184	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS, NEW ORLEANS POLICE DEPARTMENT			\$4,396,184	\$0	\$0	\$0	\$0	\$0	\$0

* Note: Ongoing Project. State-of-the-art public safety facilities are consistent with Chapter 10, Goal 2 of the Master Plan. New location must be consistent with the Future Land Use Map.

CPC ACTION:
A = Approval
CR = Capital Reserve
D = Deferral

Paul Cramer

From: CPCinfo
Sent: Wednesday, January 14, 2015 1:53 PM
To: Paul Cramer
Subject: FW: CPC Hearing for Proposed Property Dispositions and Acquisitions, Jan. 27, 2015

fyi

The City Planning Commission Staff

From: Tim G [<mailto:timg@marlyville.me>]
Sent: Wednesday, January 14, 2015 1:36 PM
To: CPCinfo
Subject: Re: CPC Hearing for Proposed Property Dispositions and Acquisitions, Jan. 27, 2015

I wish to state my support for the below-named matter, namely acquisition of Square 21 in Marlyville (note corrected spelling -- no 'e' in the middle) by the City of New Orleans.

- Tim Garrett, Neighborhood Lead
Marlyville

On Wed, Jan 14, 2015 at 12:18 PM, Paul Cramer <pcramer@nola.gov> wrote:
Property Acquisition 001/15: Consideration of the acquisition of Square 21, Marleyville, Sixth Municipal District, bounded by Broadway, Edinburgh, Audubon, and Olive Streets. (PD 4)