

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

PRELIMINARY STAFF REPORT

To: City Planning Commission

Prepared By: Valerie McMillan

Date: January 13, 2015

Council District: A – Guidry

Property Disposition: 001/15

Consideration: Consideration of the sale of a portion of the Argonne Street right-of-way, in the Second Municipal District, bounded by Florida Avenue, NOTC Railroad right-of-way, Square 400 and Square 401.

Applicant: City of New Orleans

Purpose: In accordance with Section 6-306 Subsection 2 of the City Charter, the City Planning Commission is required to consider the sale or exchange of immovable property no longer needed for public purposes.

General Property Description:

The petitioned site is vacant, undeveloped land and is located on a portion of the Argonne St. right-of-way. The total area for the site is 2,760 sq. ft.

Analysis:

The criteria for the evaluation are as follows:

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

The Comprehensive Zoning Ordinance

The subject property is located within an LB-2 Lake Area Neighborhood Business District. It is currently vacant and is not being used by the City.

The Plan for the 21st Century

“Chapter 14: Land Use Plan” of the Master Plan designates the future land use of the petitioned site as Neighborhood Commercial. The goal, range of uses and development character for the designation mentioned above are provided 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 historical institutional, commercial or other non-residential uses.

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.

The property disposition has been requested by the City's Department of Property Management – Division of Real Estate and Records as part of an ongoing attempt to sell unused or underutilized City property at public auction. The petitioned site is vacant land and is part of the unconstructed Argonne St. right-of-way. Any future use of the property must be consistent with the policies of the Master Plan including the Future Land Use designation of Neighborhood Commercial.

2. **Impact of the proposed purchase, disposition, or lease on adjacent properties and surrounding area:**

The site is located on a portion of the unconstructed Argonne St. right-of-way. The site is also located within a LB-2 Lake Area Neighborhood Business District and sits adjacent to large LRS-1 Lakeview Single-Family Residential Districts on either side of the railroad. The sale of the property may facilitate development of the land with any of the allowable uses of the LB-2 District. The site can be developed in a manner which would be consistent with and enhance the development character of the surrounding area.

3. **Impact of the proposed action on traffic and the City's transportation system:**

The Argonne Street right-of-way is not needed for the City's transportation system. Minor streets in this area do not cross the NOTC railroad. The sale of the vacant site may affect the nearby transportation system depending on the proposed usage. The proposed use however, would have to meet the regulations of the LB-2 Lake Area Business District and the off-street parking and loading regulations as outlined in Article 15 of the Comprehensive Zoning Ordinance.

4. **Public purpose of the proposed action and potential impacts to public services and public safety:**

The land is not being used and is currently vacant. The requested disposition would have no impact on public safety. No City Departments have indicated a need for the property.

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

This property acquisition was discussed during the May 7, 2014 Planning Advisory Committee meeting. The Committee made a motion of no objection subject to further review by the City Planning Commission, the Department of Property Management Division of Real Estate and Records. The motion was seconded by the Historic District Landmarks Commission and passed unanimously.

6. **Potential future public use of property:**

The adjacent property owner has expressed an interest in the property; however, the staff is not aware of any specific development proposal. Any future development of the property would have to be in compliance with the LB-2 Lake Area Neighborhood Business District regulations.

7. **Compliance with the Capital Improvement Plan:**

The subject property is not part of any project approved in the Capital Improvement Plan and thus would not conflict with the Capital Improvement Plan.

8. **Street naming policy (for the naming of new streets):**

The applicant has not proposed the establishment of new streets or the renaming of any existing street right-of-way within the City.

9. **Any other applicable CPC policies or special studies of the area:**

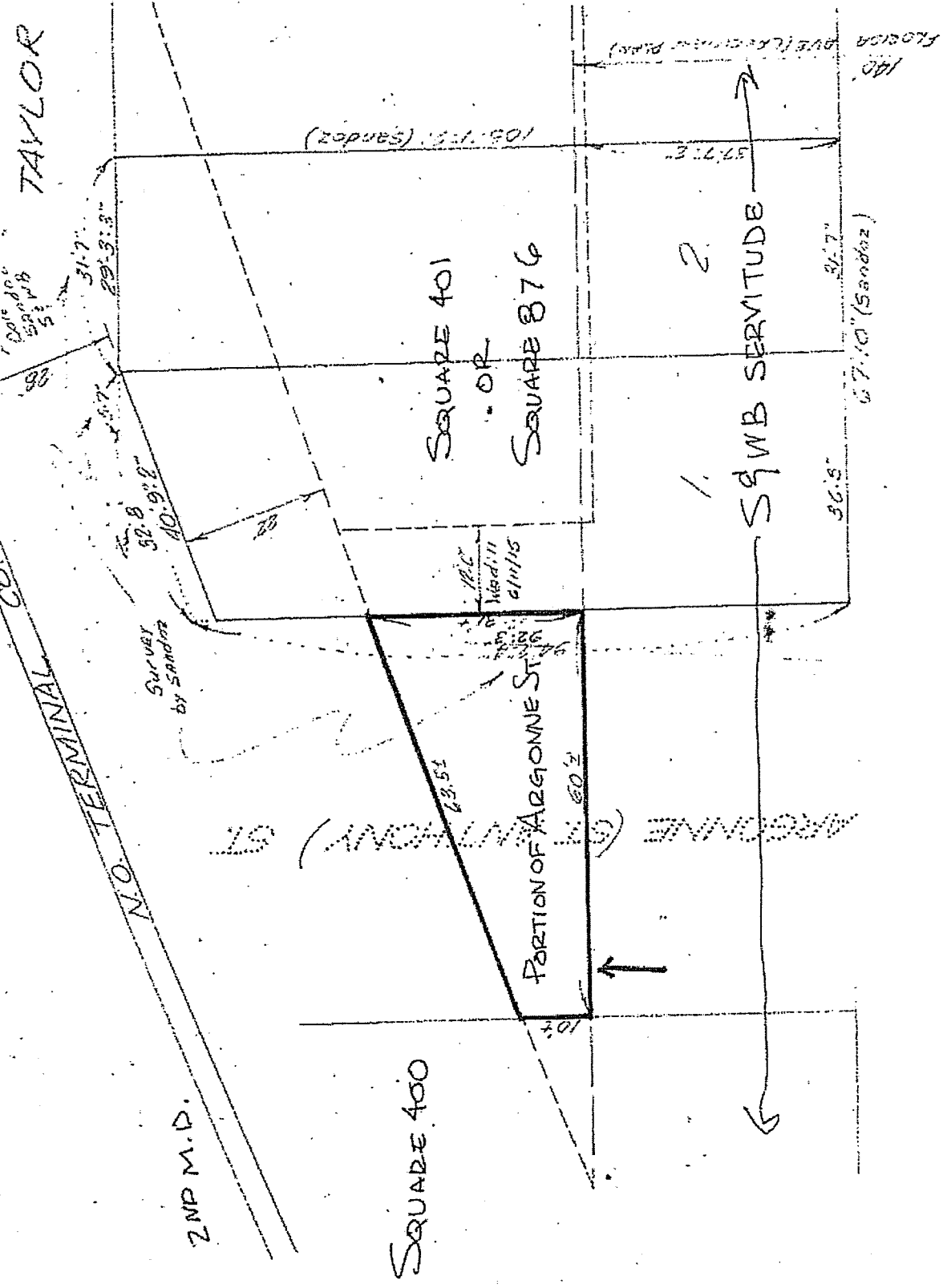
The staff is not aware of any other City Planning Commission policies or special studies relevant to this request.

Conclusion and Recommendation:

Based on the above criteria, the staff recommends **APPROVAL** of Property Disposition 001/15.

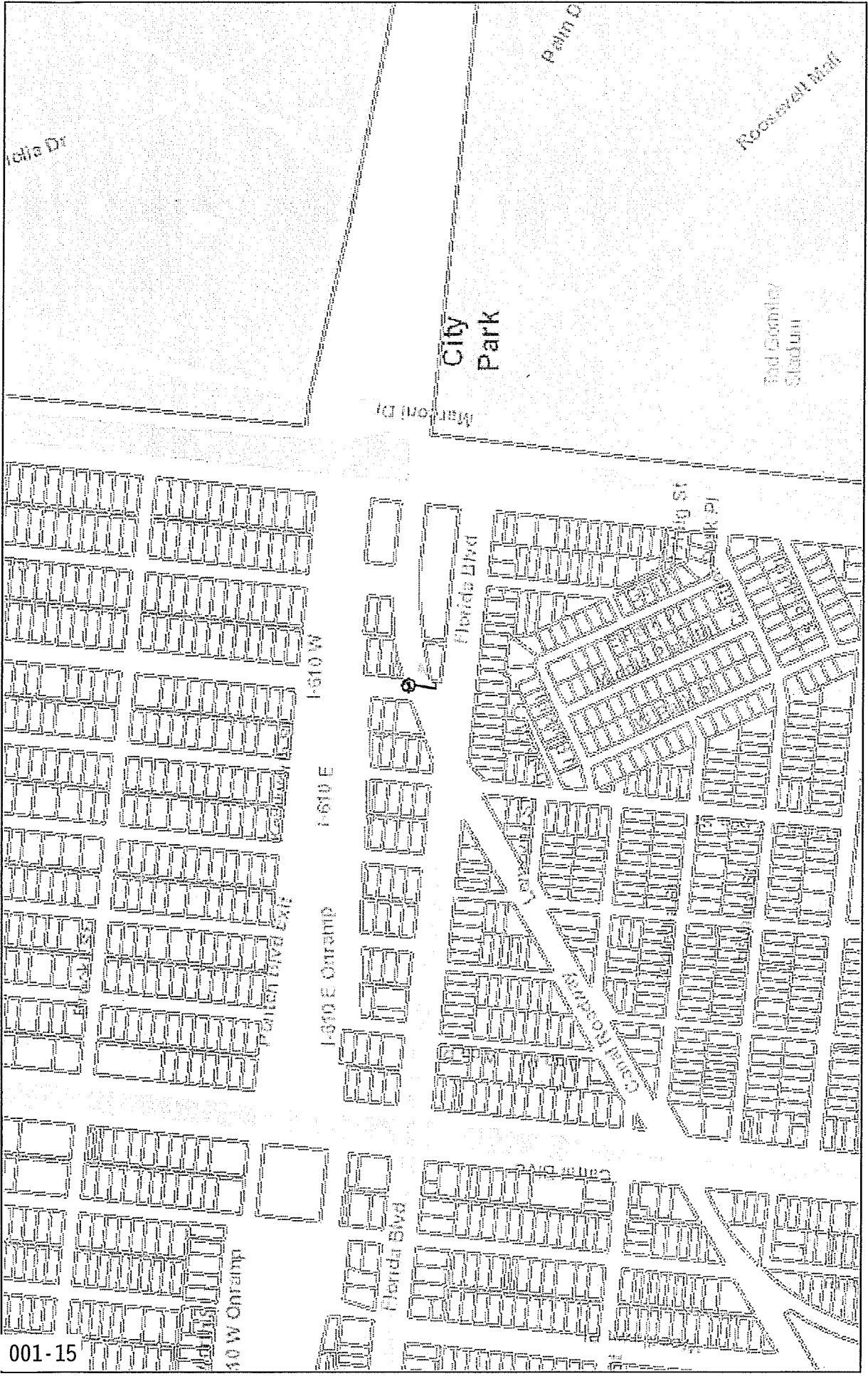
Reasons for Recommendation:

1. No agency of the City has indicated a need for any of the properties.
2. The proposed action is consistent with the criteria for approval as provided in the Administrative Rules, Policies, and Procedures of the City Planning Commission.



← FLORIDA AVE →

PD 001-15



January 15, 2015



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