

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

**CONSIDERATION – SUBDIVISION DOCKET – 025-14**

**Applicant:** Stay Focused LLC  
**Prepared By:** Valerie McMillan  
**Date:** January 13, 2015  
**Deadline:** April 28, 2015

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**GENERAL INFORMATION**

**Proposal:** Subdivision of Lots 39 and 40 into Lot 39-A

**Location:** Square B, in the Third Municipal District, bounded by S. Muirfield Circle, N. Muirfield Circle and E. Muirfield Circle. The municipal addresses are 6001-6011 S. Muirfield Circle. (PD 9)

**Zoning:** RD-3 Two-Family Residential District

**Current**

**Land Use:** The subject lots form an irregularly shaped parcel located with Lots 39 and 40 having frontage on S. Muirfield Circle. The two lots are currently vacant and undeveloped.

**Required:** The applicants propose to combine the lots in order to construct a single-family residence. The proposal will result in a reversal of lot frontage for the lots which currently face S. Muirfield Circle, as proposed Lot 39-A would have frontage on N. Muirfield Circle.

The City Planning Commission is required to make a recommendation on certain subdivision applications which would result in the reversal of Lot Frontage, according to the Subdivision Regulations' **Article 5, Section 5.1.8 - Reversal of Lot Frontage.**

**Utilities & Regulatory Agencies:**

As part of the normal review process for subdivision proposals, the City Planning Commission staff requests responses from the Departments of Property Management (Division of Real Estate and Records), Public Works, and Safety and Permits, as well as the Sewerage and Water Board and Entergy. The purpose of the reviews by these agencies is to determine whether the proposed subdivision would have any impact on the City's infrastructure and whether it would comply with the City's building code and other applicable regulations.

At the time of the writing of this report, the staff had received responses from three of the requested agencies. The Department of Safety and Permits, the Department of Real Estate and Records (R&R), and Sewerage and Water Board reported no exceptions to the

request. However, the reviewing agencies have thirty (30) days to provide a written response to the City Planning Commission, after which time the Executive Director may consider that the agencies have approved the proposal.<sup>1</sup> The Commission may also condition final approval of a subdivision upon compliance with any requirements of the reviewing agencies.

**LOT SIZE**

**Existing Lot: Table 1: Dimensions of Existing Lots<sup>2</sup>**

<b>Lot Designation</b>	<b>Lot Width</b>	<b>Lot Depth</b>	<b>Lot Area</b>
39	62' along the N. Muirfield Cr. Side, 69' along the S. Muirfield Cr. Side	120'	9,024 sq. ft.
40	71' along the N. Muirfield Cr. Side, 70' along the S. Muirfield Cr. Side	120'	8,202 sq. ft.

**Table 2: Dimensions of Proposed Lot 39-A<sup>3</sup>**

<b>Lot Designation</b>	<b>Lot Width</b>	<b>Lot Depth</b>	<b>Lot Area</b>
39-A	118' along N. Muirfield Cr., 115' along the E. Muirfield Cr. Rear property line	139' along the S. Muirfield Cr., 133' along the E. Muirfield Cr. Side	17,225 sq. ft.

**ANALYSIS**

**Development in the Vicinity:**

The petitioned site is located in a large RD-3 Two-Family Residential District in the Muirfield Subdivision that stretches along N. Muirfield Circle, E. Muirfield Circle, S. Muirfield Circle and parts of W. Greenbrier Dr. This subdivision is mostly vacant. N. Muirfield Circle is not a developed street and would be the official frontage of Proposed Lot 39-A, as it would have the narrowest street frontage. The petitioned Square consists of mostly vacant, undeveloped land with one instance of a single-family residence. The site also sits adjacent to other squares that consist of vacant lots as well as greater instances of single-family residences. These RD-3 Districts are part of the larger Eastover subdivision, which consists of several large, single-family residences. The

<sup>1</sup> Article 4, Section 4.1.3. Processing the Subdivision Request of the *Subdivision Regulations*.

<sup>2</sup> These measurements are approximate and are rounded to the nearest tenth. Note that the lots are irregularly shaped.

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petitioned site also sits near a large C-1 General Commercial District that stretches along the I-10 Service Road to Bullard Avenue within the Eastern New Orleans Renaissance Corridor. This district contains a variety of commercial uses such as automobile dealerships, repair shops, hotels, motels and retail uses.

**Compliance with the Comprehensive Zoning Ordinance, the Subdivision Regulations and the Master Plan:**

*Comprehensive Zoning Ordinance*

The proposed Lot 39-A, as well as existing Lots 39 and 40 exceed the area regulations for this RD-3 Two-Family Residential District.<sup>4</sup>

*Compliance with the Subdivision Regulations*

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 proposed lot does not meet criteria a, b or c as it would create each of the situations listed above. There are instances of some existing lots which would have similar frontages on E. Muirfield Circle; however, these lots do not represent 50% of the existing lots within 500' of the petitioned site. The proposal would create a single lot of record, which would cause the entire development to have frontage on N. Muirfield Circle, which is not a major street shown on the Major Street Plan.

The lot would officially front on N. Muirfield Circle because of its more narrow frontage. However, N. Muirfield Circle is not yet constructed. If the house is oriented towards S. Muirfield Circle, which is constructed, and includes setbacks as if the official frontage is S. Muirfield Circle, then the resubdivision may be considered appropriate.

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<sup>4</sup> Article 4, Section 4.6.7 states that RD-3 Districts require a minimum lot width of 30' and a minimum lot depth of 90' for single-family residences.

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

A land use action is consistent with the *Plan for the 21<sup>st</sup> Century*, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, and guidelines, including design guidelines, in the Land Use Element of the Master Plan and is compatible with the proposed future uses, densities, and intensities designated in the Land Use Element of the Plan. Chapter 14 of the Master Plan designates the future land use of the petitioned site as “Residential Single-Family Post-War.” The goal, range of uses, and development character for that designation are provided below:

**RESIDENTIAL SINGLE-FAMILY POST-WAR**

**Goal:** Preserve the existing character and scale of low density single-family residential in post-war (WWII) areas of the city and allow for compatible infill development.

**Range of Uses:** Single-family dwellings and supporting public recreational and community facilities allowed (e.g., schools and places of worship).

**Development Character:** New development will fit with the character and scale of surrounding neighborhoods where single- and two-family residential structures are typically set back away from the street on larger lots than in older, pre-war neighborhoods. Maximum density of 10 units/acre.

The proposed single-family residence fits within the range of uses of the Residential Single-Family Post-War category in that it will provide a low-density residential structure. The petitioned site is currently vacant and the proposed subdivision could allow a required side yard opposite from two required front yards. If the residence was constructed in this manner, the development may not fit in with the development character of the surrounding area.

**SUMMARY**

The proposed resubdivision would create a single lot of record which would reverse the existing lot frontages from S. Muirfield Circle to N. Muirfield Circle. The proposal does not meet the criteria under the Subdivision Regulations’ **Article 5, Section 5.1.8** for *Reversal of Lot Frontage*. The site is proposed to be developed with a single-family residence, which is consistent with the Plan for the 21st Century. However, the proposed subdivision could allow a required side yard opposite from two required front yards. If the residence was constructed in this manner, the development may not fit in with the development character of the surrounding area. If the residence is oriented to S. Muirfield Circle with setbacks as its official frontage is on that street, then the resubdivision could be considered appropriate.

## PRELIMINARY STAFF RECOMMENDATION<sup>5</sup>

The staff recommends **DENIAL** of Subdivision Docket 025-14.

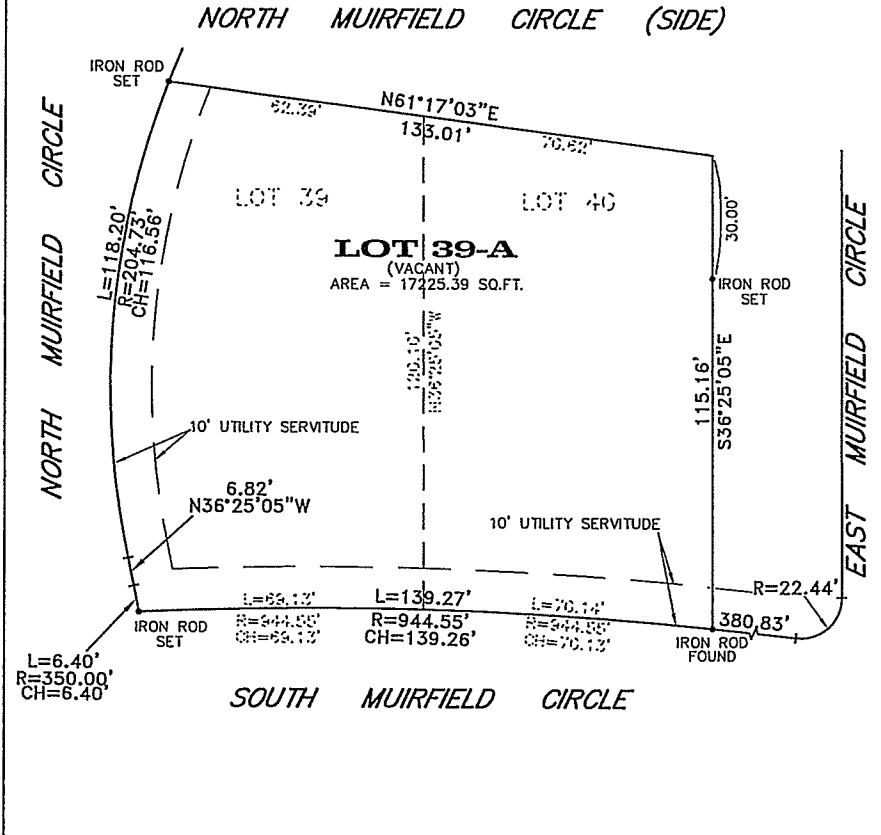
### REASONS FOR RECOMMENDATION

1. The proposed subdivision does not meet the criteria under **Article 5, Section 5.1.8** *Reversal of Lot Frontage* of the *Subdivision Regulations*.
2. The proposed subdivision could allow a required side yard opposite from two required front yards. If the residence was constructed in this manner, the development may not fit in with the development character of the surrounding area.

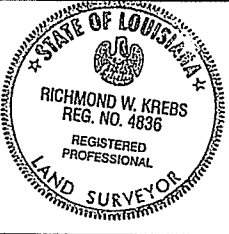
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<sup>5</sup> The preliminary staff recommendation is subject to modification by the City Planning Commission

**RESUBDIVISION OF  
LOTS 39 & 40 INTO  
LOT 39-A  
SQUARE B  
MUIRFIELD VILLAGE  
THIRD DISTRICT  
ORLEANS PARISH, LA**



**NOTE:**  
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.



**GENERAL NOTES**

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1  
REFERENCE PLAN #1: A PLAN OF SURVEY BY R.W. KREBS LLC DATED JANUARY 9, 2014

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

**ELEVATION NOTES**

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: MARCH 1, 1984 FLOOD ZONE: B  
BASE FLOOD ELEVATION: N/A COMMUNITY PANEL: 225203 0105 E

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:XXI, CHAPTER 25 FOR A CLASS "C" (SUBURBAN) SURVEY.

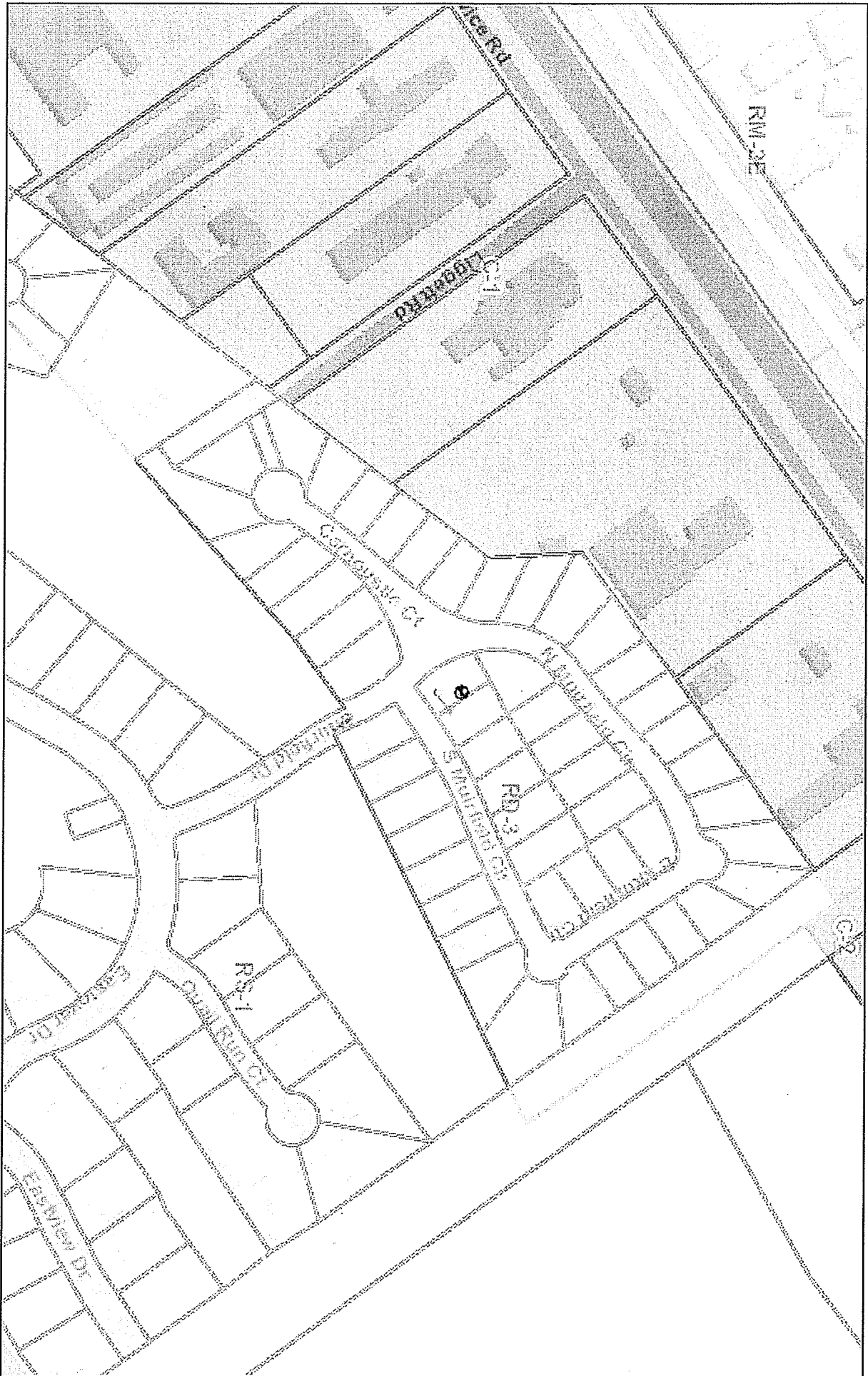
MADE AT THE REQUEST OF EAGLE ONE L.L.C.

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BY: *[Signature]*

DATE: FEBRUARY 12, 2014	DRAWN BY: SKB
SCALE: 1" = 30'	CHECKED BY:
JOB #: 140373	COPYRIGHT © 2007 ALL RIGHTS RESERVED R.W. KREBS, LLC

# City of New Orleans Property Viewer



January 15, 2015



Override 1

