

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

CONSIDERATION – SUBDIVISION DOCKET – SD159-14

Applicant: Lauricella Bourbon Properties, LLC, Maison Bourbon Development LLC

Prepared By: Bao Robert Nguyen

Date: December 19, 2014

Deadline: January 27, 2015

GENERAL INFORMATION

Proposal: This is a proposal to subdivide Lot(s) C1 and an Undesignated Parcel into Lots CAB & CAC.

Location: The site is located on Square 79, in the Second Municipal District, bounded by Bourbon, Governor Nicholls, Dauphine and Barracks Streets. The municipal addresses are 1220 Dauphine Street and 1221-1225 Bourbon Street. All lots comprising the site are located within the Vieux Carré Historic District. (Planning District 1B)

Zoning: The site is located within a VCR-1, Vieux Carré Residential District.

Current

Land Use: The site on proposed lot CAB has a vacant existing structure that used to be a senior care facility. On proposed lot CAC, there is an existing structure that is currently being renovated into two residential units.

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 Lot: The dimensions and area of the existing lots are presented in the table below.

Lot designation	Lot Width	Lot Depth	Lot Area	Open Space %
C1	81.6.3	196.11.5	Appx. 13,973 sq. ft.	Appx. 38.00%
Undesignated	32.2.1	127.10.6	Appx. 4,097 sq. ft.	Appx. 22.90%

Proposed

Lots: The dimensions and area of the proposed lots are presented in the table below.

Lot designation	Lot Width	Lot Depth	Lot Area	Open Space %
CAB	81.6.3	216.8.10	14,593.81 Sq. Ft.	Appx. 36.50%
CAC	32.2.1	108.1.1	3,477.70 Sq. Ft.	Appx. 26.96%

There is no required lot width or lot depth for any lot in a VCR-1 Vieux Carré Residential District. There is a minimum lot area requirement for residential units based on the number of dwelling units. The structure on proposed lot CAC has applied for permits for renovations into two residential units. The structure on proposed lot CAB does not have any permits applied for. The lot area requirement for the structure on proposed lot CAC will meet the requirements. Since no permits has been applied for proposed lot CAB, the lot area requirement for residential units is not applicable.

There is no minimum front, side, or rear yard requirements for structures in the VCR-1 Vieux Carré Residential District. There is no maximum Floor Area Ratio requirement. The maximum height permitted from grade is fifty feet (50'). The minimum Open Space Ratio is 30% on interior lots and 20% on corner lots. The new lot configurations will decrease the deficiency in the open space ratio for proposed lot CAC from 22.90 percent to 26.96 percent. Since this is improving a deficiency that is pre-existing, this ratio, even though it does not meet the 30 percent requirement, will not need to seek a waiver thru the Board of Zoning Adjustments. The proposed lot CAB will meet open space ratio.

Subdivision Regulations Compliance

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. Since this proposed subdivision is also within the Vieux Carré, the Vieux Carré Commission will also have to consider this request. The applicant has applied, but the meeting with the Vieux Carré Commission has not yet been set.

Building Code Regulations Compliance

The Department of Safety and Permits has required the applicant to apply to the Board of Building Standards and Appeals for a means of egress for the building on proposed lot CAC. The applicant has applied and was granted approval in December for the means of egress.

SUMMARY

Subdivision Docket SD159-14 is a request to subdivide two (2) existing lots into two (2) new lots to create an access area to be used as a fire escape to one of the site. The request improves the open space deficiency requirements of the *Comprehensive Zoning Ordinance* and all of the requirements of the *New Orleans Subdivision Regulations*. The applicant should also be required to meet several other standard requirements for the approval of subdivisions.

PRELIMINARY STAFF RECOMMENDATION¹

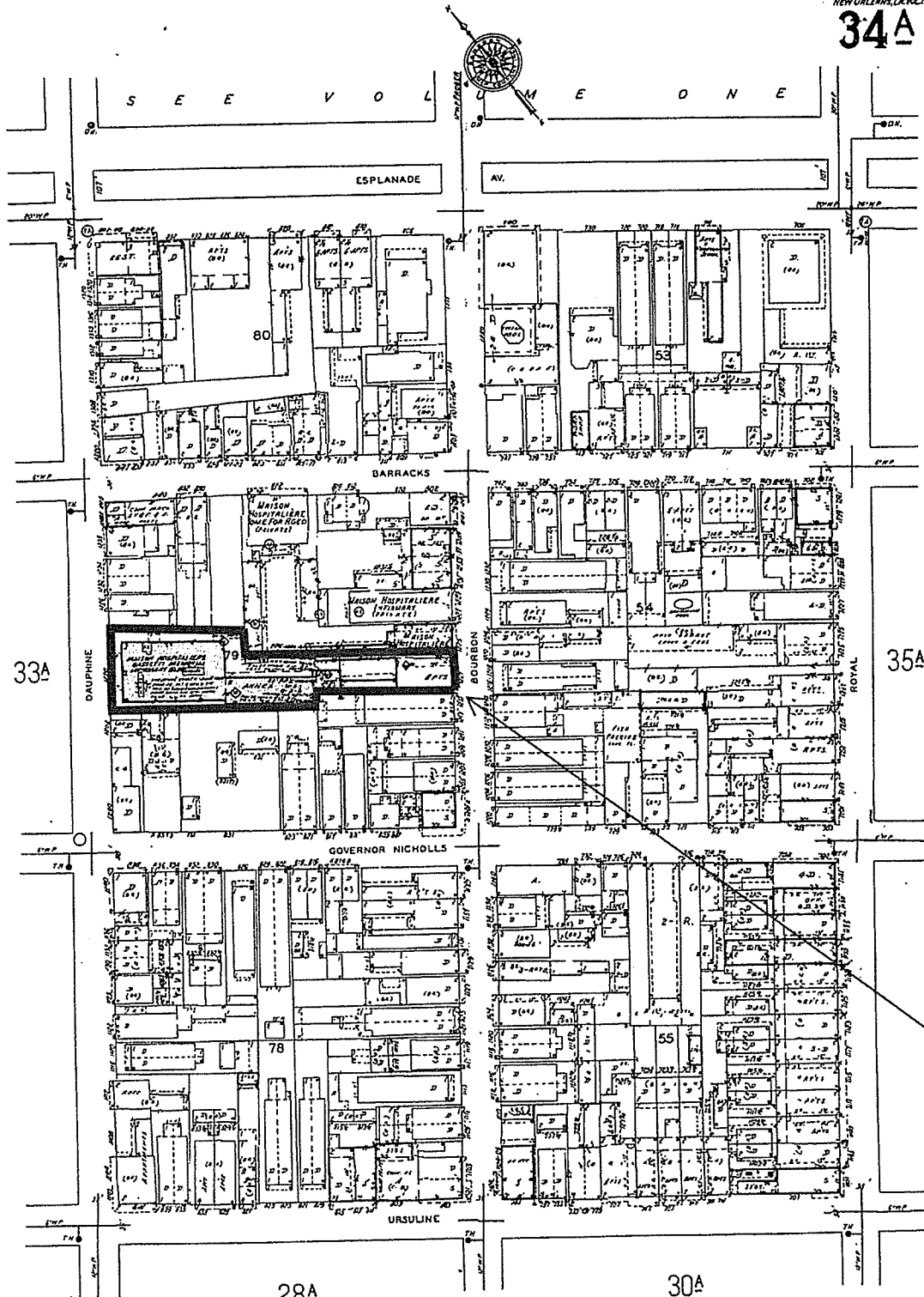
The staff recommends **TENTATIVE APPROVAL** of Subdivision Docket SD159-14 with final approval subject to the following three (3) provisos:

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.

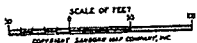
REASONS FOR RECOMMENDATION

1. The proposal improves the open space deficiency requirements of the *Comprehensive Zoning Ordinance*.
2. The proposal meets the requirements of the *New Orleans Subdivision Regulations*.

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



Subject Property



Arlen D. Brunson

From: Lary Hesdorffer
Sent: Tuesday, January 13, 2015 6:31 PM
To: Arlen D. Brunson
Cc: 'brent.lemoine@icom-capital.com'; Sarah E. Ripple
Subject: FW: DAUPHNE/BOURBON
Attachments: image001.jpg; ATT00001.htm; image001.jpg; ATT00002.htm; 10535.pdf; ATT00003.htm

Arlen...

At the request of Brent Lemoine with ICOM Capital Group, I am writing this memo to confirm our conversation from Monday, 01/12/15.

In discussing the proposed re-subdivision for properties at 1220 Dauphine and 1221 Bourbon coming before the CPC later in January, we agreed that the scheduled review can go forward despite the fact that the Vieux Carre Commission has not yet rendered a recommendation. This proposal involves a small area at the rear of the 1221 Bourbon property that is proposed to be removed and annexed to the rear of the adjacent lot of record at 1220 Dauphine. The proposal has been precipitated by the interior volume of the existing structures (dating from the Maison Hospitaliere era of occupancy) which crosses the property line in this area and for which new purpose and use has become part of the buildings redevelopment as private residences.

I expect the Vieux Carre Commission to review this aspect of the proposal at its meeting of February 4, 2015. At that time the VCC should be able to offer a recommendation to the CPC regarding the redrawing of the property lines for re-subdivision.

If you have any questions or wish to discuss further, please let me know. (Phone message from 01/12/15 afternoon was in reference to this email memo.)

LARY P. HESDORFFER
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1300 PERDIDO STREET – RM. 7E05
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From: brent.lemoine@icom-capital.com [<mailto:brent.lemoine@icom-capital.com>]
Sent: Wednesday, January 07, 2015 2:01 PM
To: Sarah E. Ripple
Subject: Fwd: DAUPHNE/BOURBON

Sarah,

Please see below. Can you please call me on my cell to discuss.

985-789-8183

Thanks!

Brent M. Lemoine
Vice President
ICOM Capital Group
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Madisonville, LA 70447
985.206.9154 (office)
985.789.8183 (mobile)
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brent.lemoine@icom-capital.com

Sent from my iPhone

Begin forwarded message:

From: Rose LeBreton <rlebreton@lawla.com>
Date: January 7, 2015 at 1:57:59 PM CST
To: "Bao Robert Nguyen (RBNguyen@nola.gov)" <RBNguyen@nola.gov>
Cc: "brent.lemoine@icom-capital.com" <brent.lemoine@icom-capital.com>, Kimberly Knight Hart <khart@lawla.com>, Margaret Gibson <mgibson@lawla.com>
Subject: FW: DAUPHNE/BOURBON

Dear Bao,

Attached is the revised resub survey. Can you please review it and make sure it has *everything* you need to see showing on it? I don't want to have to go back to the surveyor again and we do want to make the second January meeting.

Brent, Please confirm VCC approval of the re-subdivision plan to City Planning.

Thanks!