

Semi-Monthly Zoning Meeting
Tuesday, July 28, 2015

CPC Deadline: 09/11/15
CC Deadline: 10/13/15
Council District: B
Council Member: Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission

Prepared by: Sabine Lebailleur &
Brittany DesRocher

Zoning Docket: 064/15

Date: July 6, 2015

I. GENERAL INFORMATION:

Applicant: MY HOUSE, INC.

Request: This is a request for an Amendment to Ordinance No. 25,641 M.C.S. (Zoning Docket 100/13, which granted a Conditional Use to permit a community center) to permit a school/child care facility in an RD-2 Two-Family Residential District and to modify existing provisos.

Location: The property is located on Square 505, Lots 2, 3, 4, 5 and 6 in the Sixth Municipal District, bounded by Danneel, General Taylor, Peniston and South Saratoga Streets. The municipal address is 2010 Peniston Street. (PD2)

Description: The petitioned site is located on the southeastern side of the square bounded by South Saratoga, Danneel, General Taylor and Peniston Streets. The petitioned site includes five (5) rectangular shaped lots. Together, these lots have a combined frontage of one hundred and fifty feet (150') on Peniston Street and one hundred and ten feet (110') on Danneel Street for a total of sixteen thousand, five hundred square feet (16,500 sq. ft.) in area. Currently, the site is developed with a vacant two-story institutional structure.

The Sanborn Map indicates that the structure at one time served as the Sellers Baptist Home for Unwed Mothers providing professional Christian counseling and maternity care for young unwed girls and adoption services through Sellers Maternity Ministries. In 2013, a conditional use was established to permit a community center providing after-school meals, summer camp programs, academic enrichment, homework assistance, tutoring and recreational opportunities (Ordinance No. 25,641 M.C.S.; Zoning Docket 100/13).

The applicant now proposes to amend the conditional use to permit a school and child care facility and to modify the existing proviso requiring that the fencing on the perimeter of the site be masonry. The applicant seeks to change the proviso to require a fence or screening wall not less than six feet (6') in height along the rear and S. Saratoga side lot lines and 22 feet from the rear line on the Daneel side lot

line abutting residential uses.

The school would contain nineteen (19) classrooms, seventeen (17) restrooms, eight (8) offices, four (4) storage rooms, two (2) vocational rooms, a conference room, a meeting room, a resource room, a laundry room, a community science work place, a reception area, a kitchen, a cafeteria, an elevator, and a courtyard,. The facility, operated by My House Inc., would offer Pre-K and Kindergarten classes, as well as early childhood care.

Why is City Planning Commission action required?

Schools and child care centers are conditional uses in the RD-2 Two-Family Residential District, according to **Article 4, Section 4.12.5** *Conditional Uses* (by reference to **Article 4, Section 4.1.5** *Conditional Uses*) of the Comprehensive Zoning Ordinance.

The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4** *Procedures for Conditional Use Permits* of the Comprehensive Zoning Ordinance.

II. ANALYSIS

A. What is the zoning of the surrounding areas? What is the existing land use and how are the surrounding areas used?

The subject site is located in the Milan neighborhood within a large RD-2 Two-Family Residential District. This RD-2 Two-Family Residential District covers the area generally bounded by the Willow Street, General Pershing Street, Delachaise Street and Carondelet Street. The area was developed in the late 19th and early 20th centuries, with single- and two-family residences from that era predominating. There are a handful of multifamily uses that sporadically developed within the area as well. These structures are normally built to or near front property lines and include shallow side yards. This limited yard space prevents off-street parking from being provided at most sites. There are also a few institutional uses scattered throughout the surrounding neighborhood. One (1) block northwest of the site sits the Atkinson-Stern Tennis Center. Four (4) blocks southeast of the site sits Walter Cohen High School. Five (5) blocks east of the site sits a United States Post Office.

The large RD-2 Two-Family Residential District in which the subject site is located is interrupted by a series of linear commercial districts along the major streets extending through the area, including Louisiana and St. Charles Avenues. These commercial districts feature a mix of retail and personal service establishments, offices, churches, as well as residential uses. The RD-2 District is also interrupted by a variety of multiple-family residential districts along major streets. An RM-2A Multiple-Family Residential District runs along Saint Charles Avenue and an RM-2 Multiple-Family Residential

District flanks Napoleon Avenue. Both of these are developed with multiple-family residences in historic and contemporary structures and single- and two-family historic residences.

B. What is the zoning and land use history of the site?

Zoning:

- 1929 – “A” Residence One & Two Family Dwellings, Public, Private Schools
- 1953 – “B” Two-Family Residential District
- 1970 – RD-2 Two-Family Residential District
- 1983 – RD-2 Two-Family Residential District

Land Use:

- 1929 – Residence Single Family
- 1949 – Two-family residential and public and semi-public property
- 1999 – Residential – Single/Two Family¹

C. Have there been any recent zoning changes or conditional uses in the area? If so, do these changes indicate any particular pattern or trend?

In the past five (5) years, there have also been the following zoning actions for properties within five (5) blocks of the site:

Zoning Docket 064/14 was a request for a zoning change from an RD-2 Two-Family Residential District to an RM-1 Multi-Family Residential District. The municipal addresses are 2428-30 General Taylor Street. The City Planning Commission recommended denial of the request. The request was withdrawn prior to City Council action. *This site is located approximately four (4) blocks from the subject site.*

Zoning Docket 067/11 was a request for a zoning change from an RD-2 Two-Family Residential District to an RM-4 Multiple-Family Residential District. The municipal address is 2222 Peniston Street. The City Planning Commission recommended denial of the request, which was subsequently approved by the City Council. *This site is approximately two (2) blocks from the subject site.*

Zoning Docket 110/10 was a request for a Conditional Use to permit a retail store greater than 5,000 square feet in area and a Conditional Use to permit the sale of alcoholic beverages for consumption on premises at a delicatessen in a B-1A Neighborhood Business District, a Conditional Use to permit accessory parking in an RD-2 Two-Family Residential District and an additional Conditional Use to permit accessory parking in an RD-2 Two-Family Residential District. The City Planning Commission recommended approval of the request. The City Council subsequently approved the request as recommended. *This site is bounded by Baronne, General Taylor, Dryades and Amelia*

¹ The 1999 Land Use Plan presented a generalized description of existing land use; it was not lot specific.

Streets, approximately two (2) blocks from the petitioned site.

These recent zoning actions are indicative of the Milan and adjacent neighborhoods' mixed land use pattern, as developers have proposed to use properties for a variety of commercial and residential purposes.

The property that is the subject of the current application was also subject of the application below. This is the conditional use that is to be amended by the current application.

Zoning Docket 100/13 was a request for a conditional use to permit a community center. The City Planning Commission recommended approval of the request, which was subsequently approved by the City Council. The conditional use was granted under Ordinance No. 25, 641 M.C.S. The request was approved subject to the following nine (9) provisos:

Provisos

1. The applicant shall re-subdivide the lots comprising the site into a single lot of record. Additionally, the subdivision shall be completed and recorded with the Office of Conveyances prior to the issuance of a Certificate of Occupancy by the Department of Safety and Permits.
2. The applicant shall submit a complete and accurate landscape plan with planting strips, sidewalks, tree protection plan and street trees within the rights-of-way adjacent to the site, subject to the review and approval of the Department of Parks and Parkways and the City Planning Commission staff.
3. The applicant shall submit a revised site plan showing a masonry fence or screening wall not less than six feet (6') in height along the side and rear lot lines abutting residential uses.
4. No overnight occupancy shall be permitted at this facility. The operational hours shall be limited to 6:00 am – 10:00 pm seven days a week.
5. The applicant shall submit a lighting plan that indicates the exact location, type, make, and height of all proposed exterior lighting, for the review and approval of the staff of the City Planning Commission. All exterior lighting shall be limited in height to twelve feet (12') and shall not be directed toward any adjacent residential uses.
6. The applicant shall provide to the City Planning Commission a refuse and litter abatement program letter approved by the Sanitation Department, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of

all litter from the sidewalks and periodic hosing of the street rights-of-way. The name and phone number of the owner/operator shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

7. The applicant shall submit revised plans indicating a location for the trash storage area, appropriately screened and set back from the adjacent rights-of-way.
8. The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
9. The applicant shall secure approval from the Department of Public Works for sidewalk replacement and utility cut permits.

D. What are the comments from the design review staff?

Site Layout

The petitioned site is located in the blockface of Peniston Street between Danneel Street and S. Saratoga Street. It is made up of three lots which measure 150'-0" wide by 110'-0" deep for a total area of 16,500 square feet or 0.38 acres. The site is developed with a vacant two-story masonry building that is institutional in appearance. Renovations to the building were recently completed². The structure is u-shaped and measures approximately 136'-0" wide and 80'-0" deep with an area of 16,500 square feet. The front façade of the building is setback approximately 9'-8" from the front property line, 3'-4" from the Danneel Street side property line, 10'-5" from the S. Saratoga Street side property line and 20'-0" from the rear property line. The rear of the property has vehicular access from Danneel Street provided by a 17'-6" servitude.

Proposed Use

The applicant proposes to convert the recently renovated structure into a school that would offer Pre-K and Kindergarten classes, as well as early childhood care. A previous conditional use was approved to allow a community center in a RD-2 Two-Family Residential District³. The applicant's intent to provide childcare and school facilities which requires an amendment to the existing conditional use. The proposal does not include any significant changes to the exterior. The petitioned site occupies five separate lots of records, Lots 2-6, which each measure 30'-0" wide by 110'-0" deep for a total lot

² A Certificate of Occupancy was obtained for the building on June 26th, 2015 under permit 14-15687-RNVS.

³ Conditional Use approved under ZD100/13

area of 16,500 square feet or .38 acres. Structures should not to be built over property lines. Therefore, the existing re-subdivision proviso should be modified as follows:

- The applicant shall re-subdivide the lots comprising the site into a single lot of record **prior to the finalization of the conditional use**. Additionally, the subdivision shall be completed and recorded with the Office of Conveyances prior to the issuance of a Certificate of **Use and** Occupancy by the Department of Safety and Permits.

The applicant has recently renovated the structure and is not proposing any changes to the interior of the structure. The first floor of the school would have an approximate floor area of 9,710 square feet and would include offices, classrooms, meeting rooms, community rooms, restrooms, a kitchen, a cafeteria and access to an 1,200 square foot enclosed courtyard. The second floor would have an approximate floor area of 8,630 square feet and would include offices, classrooms and vocational training spaces.

Landscaping

The existing sidewalks and curbs along Peniston Street are in good condition. Three (3) street trees currently exist along the front of the petitioned structure. The existing trees encourage pedestrian activity and safety, and beautify the site while also benefiting the public. Lastly, any healthy trees on site should be preserved if possible, which would require a tree protection plan. Therefore, the staff recommends that the existing landscaping proviso be retained:

- The applicant shall submit a complete and accurate landscape plan with planting strips, sidewalks, tree protection plan and street trees within the rights-of-way adjacent to the site, subject to the review and approval of the Department of Parks and Parkways and the City Planning Commission staff.

Compliance with Standards of Article 11, Section 11.37. - Schools, Public/Private Elementary Schools (Including Kindergarten).

According to **Article 11, Section 11.37.1**, in all districts in which elementary schools are authorized, the following standards apply:

- a. Facilities shall be located on a site having a minimum of two (2) acres or one (1) city square, whichever is the lesser;*
- b. Appropriate setbacks shall be provided for all public and private elementary school structures (exclusive of play equipment), of not less than fifty (50) feet where the side yard line or rear yard line abuts a residential district, and not less than twenty-five (25) feet from all lot lines abutting streets, canals, or open public spaces.*

Furthermore, according to **Article 11, Section 11.37.2** in the RS-1 and RS-2 Districts, in all RD (such is the case with the petitioned site which is zoned RD-2) and all RM Districts the following standard applies:

- b. Access to schools shall be provided by a minimum of a street with two (2) or more clearly marked lanes for traffic in each direction and a street with a single lane for traffic in each direction or three (3) streets with a single lane for traffic in each direction.*

The petitioned site does not meet the size, setbacks and access requirements of **Article 11, Section 11.37** stated above. The 16,500 square foot lot (0.38 acres) does not meet the minimum lot size of two acres or one city square. The minimum school lot size requirement is appropriate for large elementary schools that are located in suburban areas but not for small urban schools. There are very few properties in urban areas that meet this minimum lot size requirement. The proposed lot size and structure are at a scale that is consistent with the neighborhood and the historic institutional use of the site. For these reasons, the staff believes that if the application is recommended for approval, it should be granted the following waiver:

- **The applicant shall be granted a waiver of Article 11, Section 11.37.1.(a) - Schools, Public/Private Elementary Schools of the Comprehensive Zoning Ordinance, which requires a minimum lot area of 2 acres to allow a lot area of 16,500 square feet.**

The proposal will have to obtain waivers for all of the setbacks. This is an existing building whose setbacks have already been established. Historically, this building has been used for institutional purposes similar to the proposed use and the staff believes that the impact on the adjacent properties will not change. The setback standards are intended to create a separation from residential properties in order to minimize impacts on the adjacent residential properties. Should the application be recommended for approval, it should be subject to the following waiver:

- **The applicant shall be granted waivers of Article 11, Section 11.37.1.(b) - Schools, Public/Private Elementary Schools of the Comprehensive Zoning Ordinance, which requires a twenty-five foot (25') front yard to allow for front yard setbacks of nine feet, eight inches (9'-8"), and which requires a fifty foot (50') rear yard and interior side yards setbacks to allow a rear yard setback of twenty feet (20'-0"), an interior side yard setback of three feet, four inches (3'-4") on the Danneel Street side and ten feet, five inches (10'-5") on the S. Saratoga Street side.**

The staff believes that fencing along property lines that abut residential districts will help to mitigate any adverse effects on adjacent properties; however, the proposed use does

not specifically require a 6'-0" masonry fence as previously required by the existing proviso. Therefore, the existing fencing proviso should be replaced as follows:

- ~~• The applicant shall submit a revised site plan showing a masonry fence or screening wall not less than six feet (6') in height along the side and rear lot lines abutting residential uses.~~
- **The applicant shall submit a revised site plan indicating six foot (6'-0") high opaque fencing along the interior side property lines and the rear property line, subject to the review and approval of the staff of the City Planning Commission.**

The petitioned site fronts on only one single-lane one-way street and therefore does not meet the standards of **Article 11, Section 11.37.2**. This standard is meant for large elementary schools that are located in suburban areas but not for small urban schools. The applicant is purposing to provide Pre-K and Kindergarten classes, as well as early childhood care. It's likely that drop-offs and pick-ups will occur at various times and not all at once like a traditional elementary school. The staff believes that restricting parking in front of the site and providing Passenger Loading Zones will help to mitigate traffic issues. Should the application be recommended for approval, it should be subject to the following waiver:

- **The applicant shall be granted waivers of Article 11, Section 11.37.2 - Schools, Public/Private Elementary Schools of the Comprehensive Zoning Ordinance, which requires access to schools be provided by a minimum of a street with two (2) or more clearly marked lanes for traffic in each direction and a street with a single lane for traffic in each direction or three (3) streets with a single lane for traffic in each direction.**

The staff believes the following provisos are also necessary as it relates to passenger loading zones:

- **The applicant shall arrange for the designation of passenger loading zones adjacent to the site by the Department of Public Works.**
- **The school's staff shall manage pick-up/drop-off activity at the site.**

Building Design & Materials

The existing eighteen thousand square feet (18,000 sq. ft.) two-story masonry building has its primary frontage on Peniston Street. The plans do not indicate any changes to the exterior of the building. The ground floor is divided into numerous rooms of varying sizes, with labeled uses consistent with the proposed use as a community center. The second floor is divided in a similar manner. However, the second floor layout is more

consistent with a dormitory or hospital. Most of the rooms on the second floor have bathroom with showers. Overnight occupancy would not be consistent with the use proposed. Therefore, staff recommends the retention of the following existing proviso:

- No overnight occupancy shall be permitted at this facility. The operational hours shall be limited to 6:00 am – 10:00 pm seven days a week.

Signage

There are no signs indicated on the submitted plans or elevations; therefore, it is assumed no waivers are being sought for signage. Any proposed signage must meet the requirements found in **Article 4, Section 4.1.6 – Permitted Signs** and **Article 12, Section 12 – General Sign Regulations** of the Comprehensive Zoning Ordinance which permits one attached sign not to exceed 25 square feet in area. Therefore, the staff recommends the following proviso:

- **The applicant shall submit signage plans for any proposed signage to City Planning Commission for review and approval. All exterior signage shall be in accordance with the requirements of Article 4, Section 4.1.6 – Permitted Signs and Article 12, Section 12 – General Sign Regulations of the Comprehensive Zoning Ordinance.**

Lighting

No site lighting is indicated on the plans submitted. Site lighting shall be included in all subsequent submissions. The staff recommends retaining the following existing proviso:

- The applicant shall submit a lighting plan that indicates the exact location, type, make, and height of all proposed exterior lighting, for the review and approval of the staff of the City Planning Commission. All exterior lighting shall be limited in height to twelve feet (12') and shall not be directed toward any adjacent residential uses.

Trash Screening / Litter Abatement

The submitted site plans shows a dumpster located in the rear yard which will be screened by a 6'-0" high opaque fence required by a previous proviso. However, to ensure that trash receptacles are properly screened the staff recommends retaining the following existing proviso:

- The applicant shall submit revised plans indicating a location for the trash storage area, appropriately screened and set back from the adjacent rights-of-way.

Trash disposal and litter reduction are important considerations for a school. Reducing litter around the site will be important to ensure that the facility does not negatively affect the area. Therefore, the proposal should be subject to the following existing proviso:

- The applicant shall provide to the City Planning Commission a refuse and litter abatement program letter approved by the Sanitation Department, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and periodic hosing of the street rights-of-way. The name and phone number of the owner/operator shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.

Should the conditional use be approved, the staff recommends the retention of the following standard proviso to ensure that the development is permitted appropriately by the Department and Safety and Permits in accordance with the requirements of the conditional use.

- The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.

E. What is the potential traffic impact? What are the off-street parking and off-street loading requirements? Can the required number of off-street parking spaces be provided on site, or would a waiver be required?

Traffic

The subject site is within the network of minor streets that extends through the Milan neighborhood and the surrounding neighborhoods. Peniston, General Taylor and Danneel Streets are single lane one-way streets. South Saratoga is a two-lane, two-way street. All four boundary streets are minor streets. The nearest major streets are St. Charles and Louisiana Avenues. They are both approximately five (5) blocks away from the petitioned square. Louisiana Avenue is a four-lane, two-way street that has a neutral ground. St. Charles Avenue is a two-lane, two way street that has a neutral ground with a street car running within it.

The petitioned site is located in the Uptown New Orleans Historic District, which is a pre-war urban residential area. It is characterized with a network of streets that forms a dense grid pattern, providing multiple routes and connections to reach origin and destinations points. The density of connections provides easy accessibility between

locations, and flexibility of the local transportation system. Frequent intersections create block lengths that are amenable to walking, bicycling and use of transit. Excellent connectivity actively discourages vehicular use and creates a substantial pedestrian circulation network. Staff believes that these factors would lessen the traffic increase triggered by a school.

Parking

There are no off-street parking spaces proposed for the site. On-street parking is available within the neighborhood surrounding the petitioned site. As a school, the facility is required to provide one (1) parking space for each classroom, plus one (1) parking space per 10 seats in main auditorium or lecture room, or one (1) parking space per classroom, plus one (1) parking space per 3 employees, whichever is greater, in accordance with **Article 15, Section 15.2.1 (Table 15.A)** of the Comprehensive Zoning Ordinance.

The submitted plans show nineteen (19) classrooms and no auditorium. The establishment is vacant at this time but the applicant indicated that five (5) staff members are anticipated for the school usage. The establishment would not be used at full capacity but it could potentially have more staff members in the future. Staff believes that off-street parking requirement shall be calculated depending on the total number of classrooms and the number of employees, that is twenty one (21) spaces. However, eighteen (18) off-street parking spaces are grandfathered to the site, bringing the off-street parking requirement down to three (3) off-street parking spaces. The applicant would not provide any off-street parking. Consequently, a waiver of three (3) off-street parking spaces would be necessary.

Because the establishment will provide education for young children who are not in age of driving, off-street parking would only be used by staff members during the day. Considering the small number of employees, staff believes that there is sufficient on-street parking capacity to absorb this parking demand. Additionally, because of the good connectivity of the neighborhood as explained above, staff believes the need for parking would also be alleviated.

- **The applicant shall be granted a waiver of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance, which requires three (3) off-street parking spaces, to allow no off-street parking spaces to be provided.**

Off-Street Loading

The eighteen thousand square feet (18,000 sq. ft.) school, considered a “place of public assembly” for the purpose of calculating an off-street loading requirement, is required to provide two (2) off-street loading spaces, in accordance with **Article 15, Section 15.3.2 and Table 15.G** of the Comprehensive Zoning Ordinance. However, since the requested use is the same as the previous legal use (a community center is also considered a “place

of assembly”) and no floor or lot area is being added, the two (2) off-street loading spaces are grandfathered to the site.

F. Are there any comments from other agencies, departments or committees?

The request was considered by the Planning Advisory Committee at its meeting of July 8, 2015. The representative from the Department of Parks and Parkways stated that the plans submitted by the applicant were not signed by a licensed Landscape Architect and that the tree protection was not adequate. The committee passed a motion of no objection subject to further review by the City Planning Commission and the Department of Parks and Parkways.

The previous request for a conditional use to permit a community center in an RD-2 Two-Family Residential District was considered by the Planning Advisory Committee at its meeting on August 28th, 2013. The representative from the Department of Public Works stated that the applicant will need to confer with their office if sidewalks need to be repaired and to obtain a utility cut permit. The committee passed a motion of no objection subject to further review by the City Planning Commission and the Department of Public Works. The sidewalks have since been repaired and the applicant has not proposed any other changes to the sidewalks or utility cuts. However, to ensure that any repairs to the sidewalks and utility cuts are reviewed by the Department of Public Works, the staff recommends retaining the following existing proviso:

- The applicant shall secure approval from the Department of Public Works for sidewalk replacement and utility cut permits.

G. What effects or impacts would the proposed conditional use have on adjacent properties?

The school should have a positive impact on the community by providing educational services for the neighborhood. The traffic increase generated by the school will impact the street system during the day and evening hours as it will require the use of on-street parking within the neighborhood. However, the dense network of streets will partially discourages vehicular use and creates a substantial pedestrian circulation network, mitigating this traffic impact.

The operation of a school typically involves children playing outside part of the day. Outside activities will take place in the interior courtyard as well as in the rear and front yard but the level of noise should not be more obtrusive to surrounding properties than that of a community center, especially since the facility will operate exclusively during day time.

III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21st Century*?

The proposal is **consistent with** the *Future Land Use Map* within the *Plan for the 21st Century: New Orleans 2030 (the Master Plan)*, which categorizes the land as **Residential Low Density Pre-War**. The goal, range of uses and development character for this designation is copied below:

RESIDENTIAL LOW DENSITY PRE-WAR

Goal: Preserve the scale and character of pre-war (WWII) residential neighborhoods of lower density where the predominant use is single and two-family residential and allow for compatible infill development. Discourage the development of additional multifamily housing that is out of scale with existing character.

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing multifamily buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) also allowed. Conversion to multifamily may be allowed for certain existing historical institutional, commercial or other non-residential uses.

Development Character: New development will fit with the character and scale of surrounding residential neighborhoods where structures are typically located on smaller lots and have minimal front and side setbacks. Maximum density of 24 units/acre.

The proposed conditional use is **consistent with** the **Residential Low Density Pre-War** future land use category. Schools are allowed within its specified range of uses.

IV. SUMMARY

Zoning Docket 064/15 is a request for an amendment to an existing conditional use to allow an eighteen thousand square foot (18,000 sq. ft.) school and childcare center on Peniston Street in the Milan neighborhood. The applicant also seeks to change the proviso that required them to provide a masonry fence or screening wall not less than six feet (6') in height along the side and rear lot yard abutting residential uses. As an alternative to masonry, the applicant proposed to provide a fence or screening wall not less than six feet (6') in height along the rear and S. Saratoga side lot lines and 22 feet from the rear line on the Daneel side lot line abutting residential uses. The two-story structure previously was a community center but has been unoccupied since Hurricane Katrina.

A waiver of three (3) off-street parking spaces would be required. The traffic increase generated by the school will impact the street system during the day and evening hours as it will require the use of on-street parking within the neighborhood. However, the small

amount of staff and high walkability of the neighborhood should alleviate the demand for off-street parking. The school should be compatible with the mix of historic residential uses that characterize the surrounding area, as it will be confined within an existing structure. The staff is supportive of the new request since it is a similar institutional use as previously granted.

V. PRELIMINARY STAFF RECOMMENDATION⁴

The staff recommends **APPROVAL** of Zoning Docket 64/15, a request for an amendment to Ordinance No. 25, 641 M.C.S. (Zoning Docket 100/13, which granted a Conditional Use to permit a community center) to permit a school/child care facility in an RD-2 Two-Family Residential District and to modify existing provisos, subject to four (4) waivers and twelve (12) provisos. New language is shown in **bold, underlined** text. Deleted text is shown in ~~strikethrough~~ text.

Waivers

1. **The applicant shall be granted a waiver of Article 11, Section 11.37.1.(a) - Schools, Public/Private Elementary Schools of the Comprehensive Zoning Ordinance, which requires a minimum lot area of 2 acres to allow a lot area of 16,500 square feet.**
2. **The applicant shall be granted waivers of Article 11, Section 11.37.1.(b) - Schools, Public/Private Elementary Schools of the Comprehensive Zoning Ordinance, which requires a twenty-five foot (25') front yard to allow for front yard setbacks of nine feet, eight inches (9'-8"), and which requires a fifty foot (50') rear yard and interior side yards setbacks to allow a rear yard setback of twenty feet (20'-0"), an interior side yard setback of three feet, four inches (3'-4") on the Danneel Street side and ten feet, five inches (10'-5") on the S. Saratoga Street side.**
3. **The applicant shall be granted waivers of Article 11, Section 11.37.2 - Schools, Public/Private Elementary Schools of the Comprehensive Zoning Ordinance, which requires access to schools be provided by a minimum of a street with two (2) or more clearly marked lanes for traffic in each direction and a street with a single lane for traffic in each direction or three (3) streets with a single lane for traffic in each direction.**

⁴ Subject to modification by the City Planning Commission

4. The applicant shall be granted a waiver of Article 15, Section 15.2.1 (Table 15.A) of the Comprehensive Zoning Ordinance, which requires a school to provide one (1) parking space for each classroom, plus one (1) parking space per 10 seats in main auditorium or lecture room, or one (1) parking space per classroom, plus one (1) parking space per 3 employees, whichever is greater.

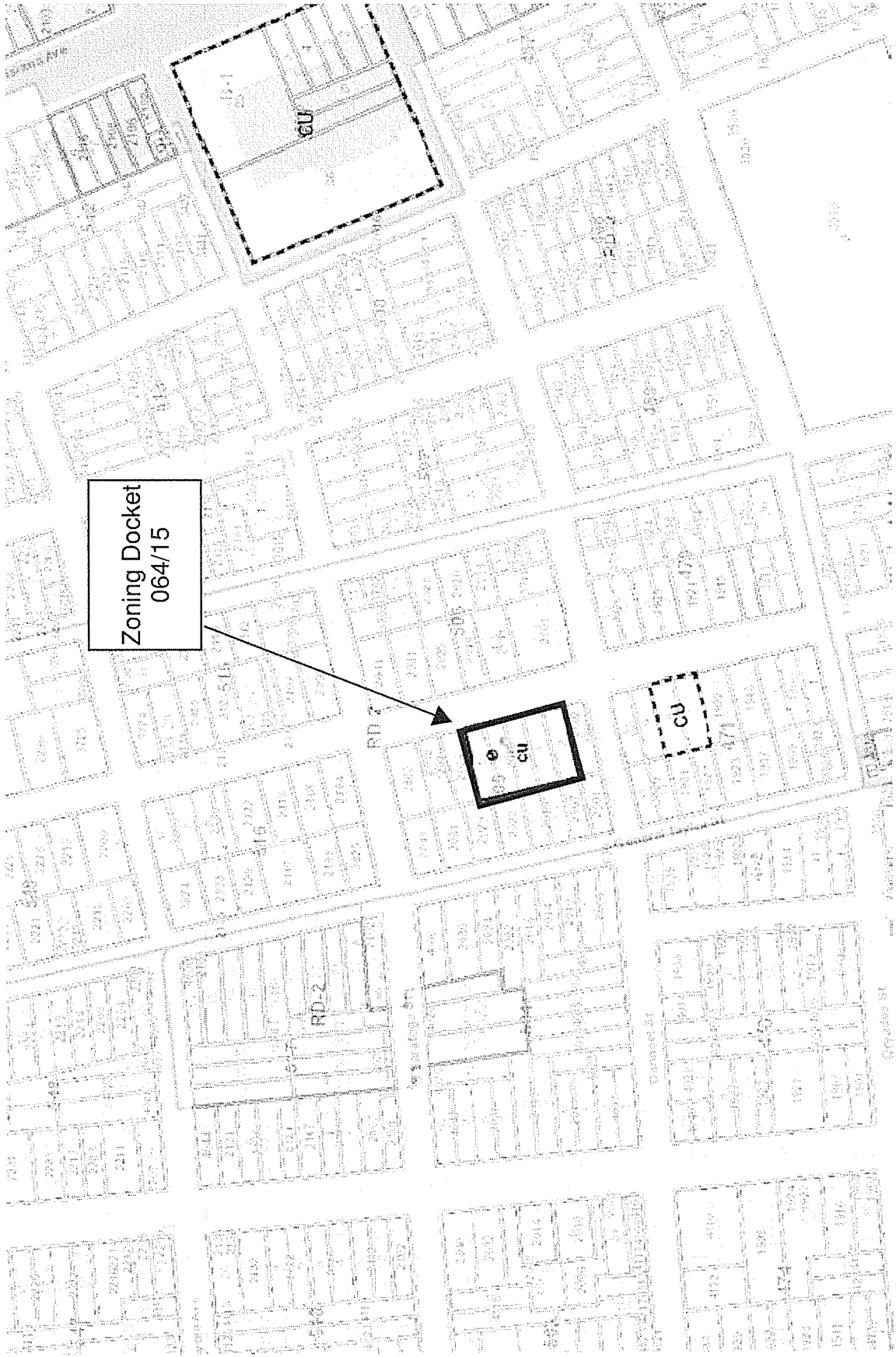
Provisos

1. The applicant shall re-subdivide the lots comprising the site into a single lot of record prior to the finalization of the conditional use. Additionally, the subdivision shall be completed and recorded with the Office of Conveyances prior to the issuance of a Certificate of Use and Occupancy by the Department of Safety and Permits.
2. The applicant shall submit a complete and accurate landscape plan with planting strips, sidewalks, tree protection plan and street trees within the rights-of-way adjacent to the site, subject to the review and approval of the Department of Parks and Parkways and the City Planning Commission staff.
- ~~3. The applicant shall submit a revised site plan showing a masonry fence or screening wall not less than six feet (6') in height along the side and rear lot lines abutting residential uses.~~
3. The applicant shall submit a revised site plan indicating six foot (6'-0") high opaque fencing along the interior side property lines and the rear property line, subject to the review and approval of the staff of the City Planning Commission.
4. No overnight occupancy shall be permitted at this facility. The operational hours shall be limited to 6:00 am – 10:00 pm seven days a week.
5. The applicant shall submit a lighting plan that indicates the exact location, type, make, and height of all proposed exterior lighting, for the review and approval of the staff of the City Planning Commission. All exterior lighting shall be limited in height to twelve feet (12') and shall not be directed toward any adjacent residential uses.
6. The applicant shall provide to the City Planning Commission a refuse and litter abatement program letter approved by the Sanitation Department, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and periodic hosing of the street rights-of-way. The name and phone number of the owner/operator shall be included in this letter to be kept on file in case of any violation. In no case shall trash be stored so that it is visible from the public right-of-way.
7. The applicant shall submit revised plans indicating a location for the trash storage area, appropriately screened and set back from the adjacent rights-of-way.

8. The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
9. The applicant shall secure approval from the Department of Public Works for sidewalk replacement and utility cut permits.
10. **The applicant shall arrange for the designation of passenger loading zones adjacent to the site by the Department of Public Works.**
11. **The school's staff shall manage pick-up/drop-off activity at the site.**
12. **The applicant shall submit signage plans for any proposed signage to City Planning Commission for review and approval. All exterior signage shall be in accordance with the requirements of Article 4, Section 4.1.6 – Permitted Signs and Article 12, Section 12 – General Sign Regulations of the Comprehensive Zoning Ordinance.**

VI. REASONS FOR RECOMMENDATION

1. The proposal is consistent with the future land use objectives of the *Plan for the 21st Century*.
2. The school would provide educational services to the neighborhood and the greater area.
3. The proposal would facilitate the re-use of an existing building that has been vacant since Hurricane Katrina.



Zoning Docket
064/15

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RD-2

RD-2

RD-2

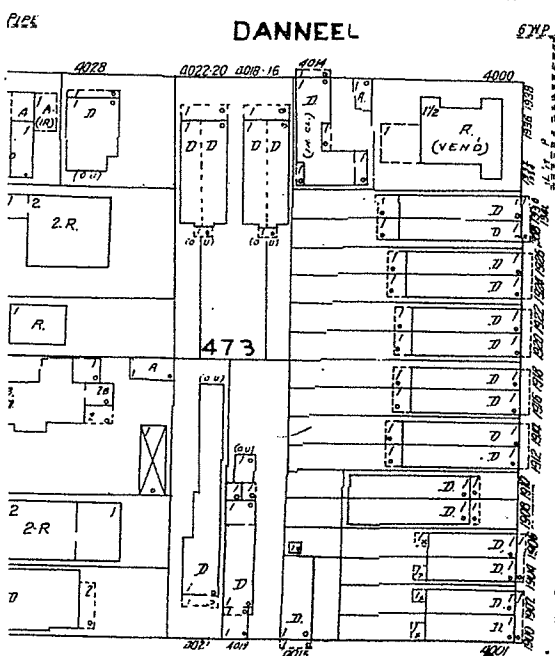
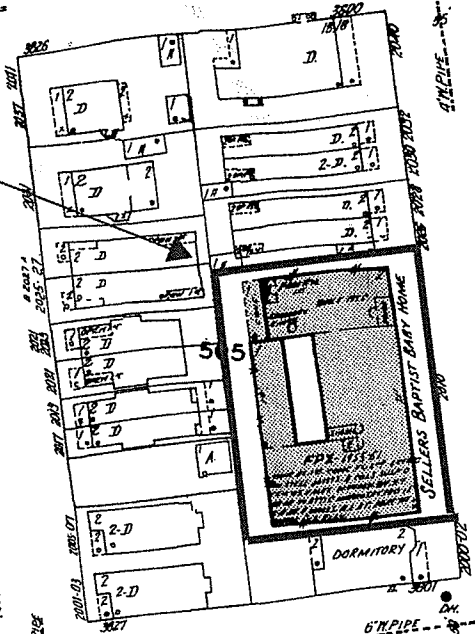
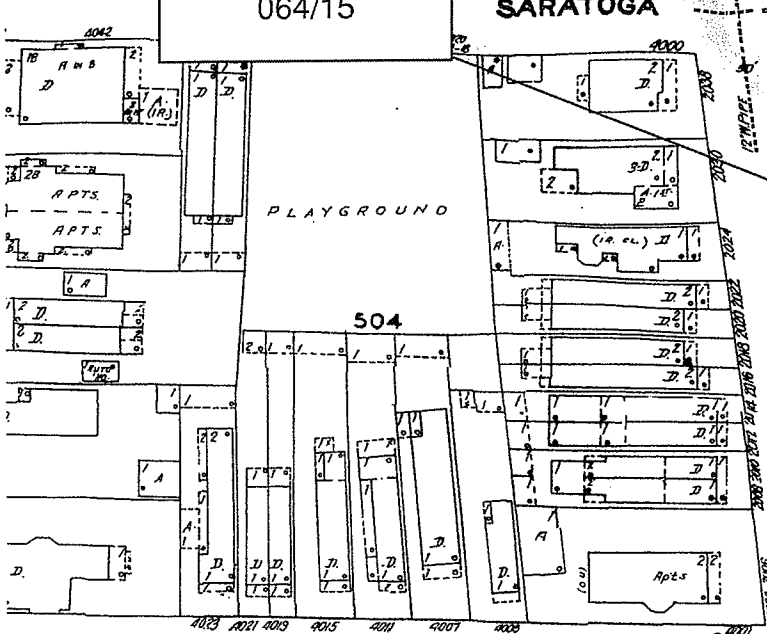
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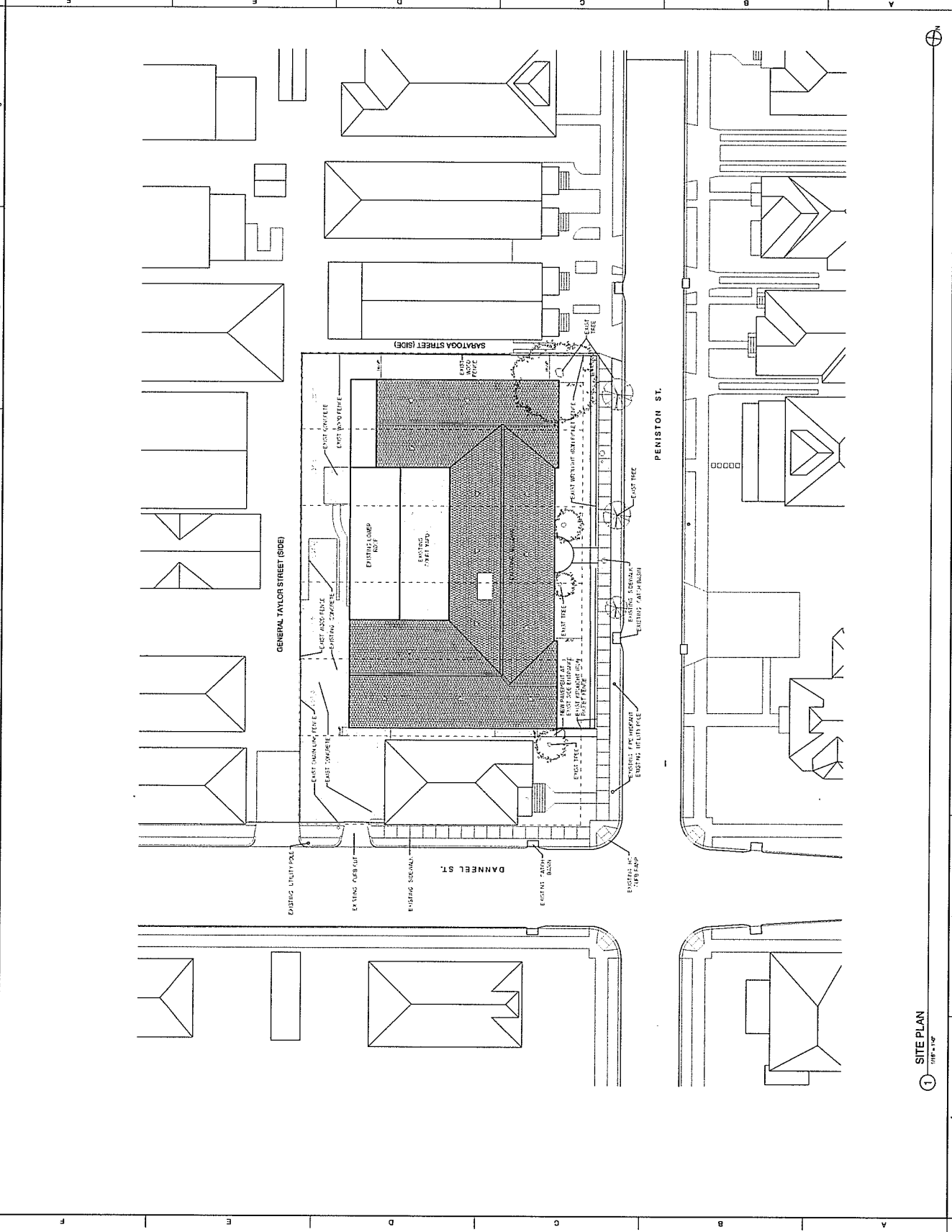
Zoning Docket
064/15

SARATOGA



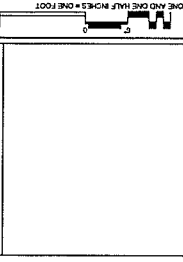
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 ONE HALF INCH = ONE FOOT
 ONE QUARTER INCH = ONE FOOT
 THREE QUARTERS INCH = ONE FOOT
 ONE INCH = ONE FOOT
 ONE AND ONE HALF INCHES = ONE FOOT

GENERAL NOTES	DATE	07/20/13
	DATE	07/20/13
PROJECT	300 POCOCKS LOBBY CENTER NEW ORLEANS, LA 70115	
JOB NO.	10034	
TITLE	SITE PLAN	
SCALE	AS NOTED	
DRAWN BY	RWA	
AS NOTED	AS NOTED	
AS1.0	FULLY APPROVED BUILDING	
 RWA ROZAS WARD ARCHITECTS A PROFESSIONAL CORPORATION 1189 PONDHART BLVD STE. 500 NEW ORLEANS, LA 70115		



① SITE PLAN
 1/8" = 1'-0"

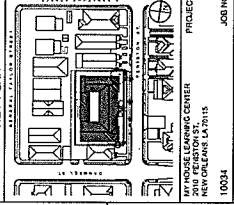
GENERAL NOTES



LEGEND



KEY PLAN

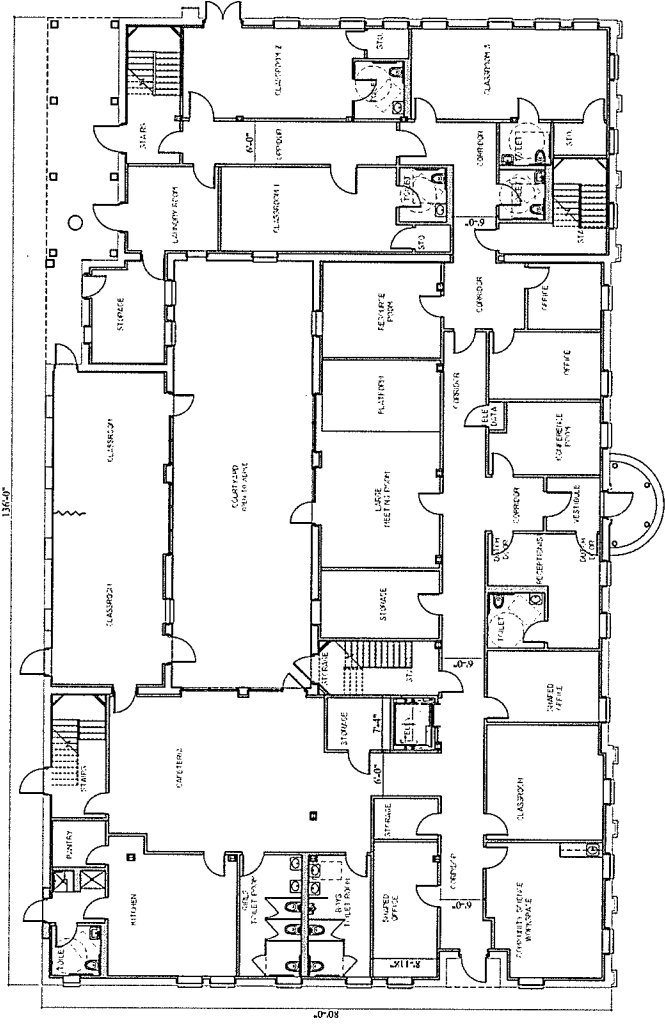


TITLE FIRST FLOOR PLAN
 SCALE AS NOTED
 DRAWN/CHECK

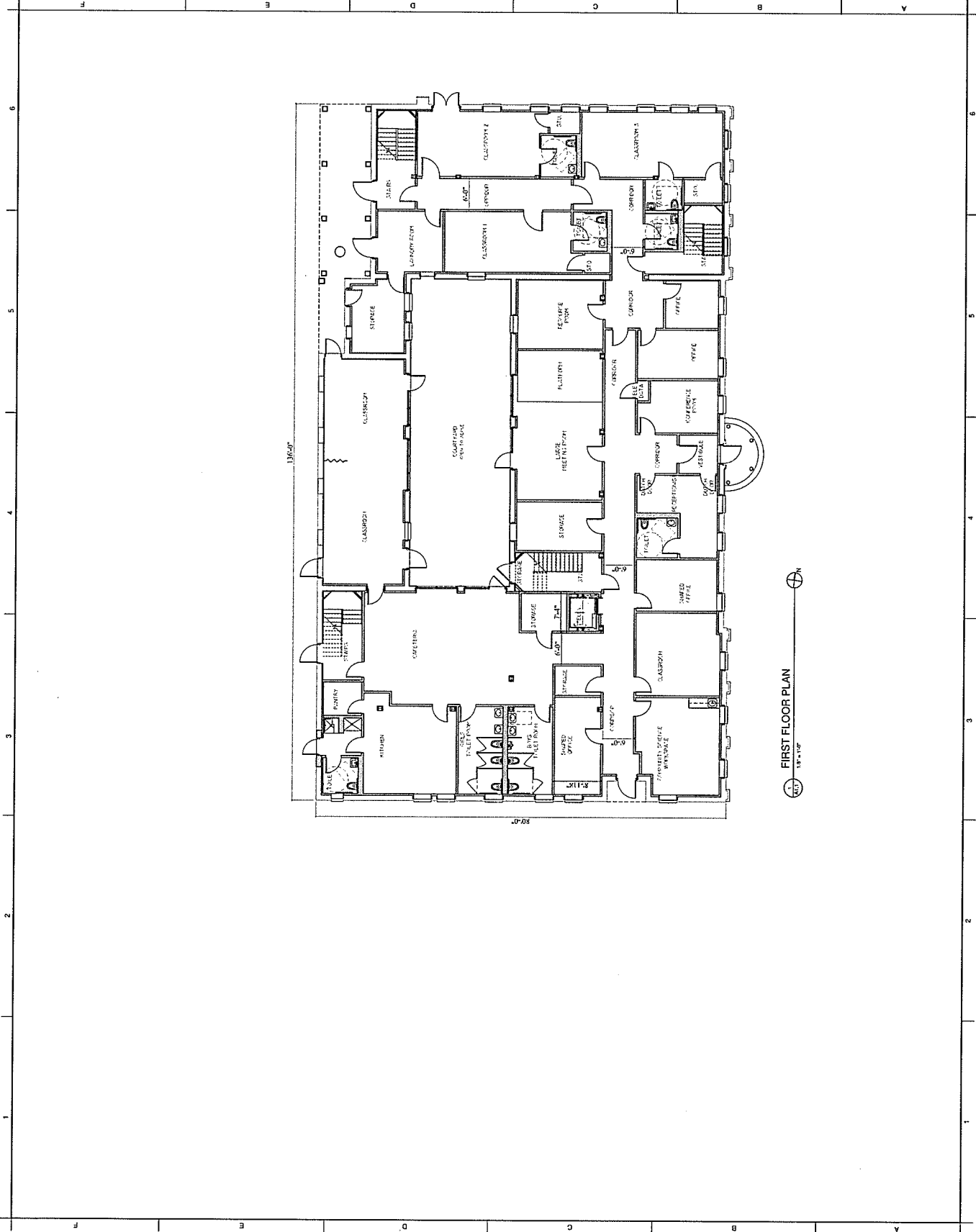
A1.1

FULLY DIMENSIONED BUILDING

RWA
 ROZAS WARD ARCHITECTS
 A PROFESSIONAL CORPORATION
 1100 POND STREET, SUITE 200, NEW ORLEANS, LA 70115
 WWW.RWAARCHITECTS.COM



FIRST FLOOR PLAN
 1/8" = 1'-0"



ONE EIGHT INCH = ONE FOOT

ONE QUARTER INCH = ONE FOOT

ONE HALF INCH = ONE FOOT

THREE QUARTERS INCH = ONE FOOT

ONE INCH = ONE FOOT

ONE AND ONE HALF INCHES = ONE FOOT

RWA
 ROZAS-WARD ARCHITECTS
 A PROFESSIONAL CORPORATION
 100 PONDHILL BLVD SUITE 300 NOLA LA 70118 504.541.4175
 www.rwaarch.com

A1.2
 FULLY SUBMITTIED
 BUILDING

DRWNRCKK
 SCALE
 1/8" = 1'-0"

TITLE
 SECOND FLOOR PLAN

JOB NO
 10034

PROJECT
 NEW ORLEANS CENTER
 200 PONDHILL BLVD
 NEW ORLEANS, LA 70115

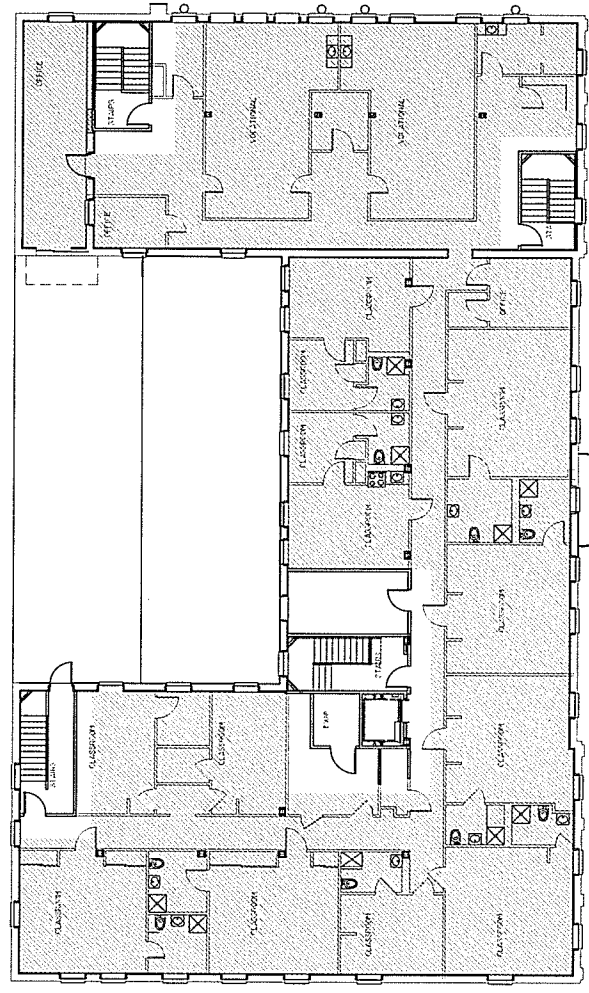
DATE
 07/03/13

BY
 JAC PEREIRA

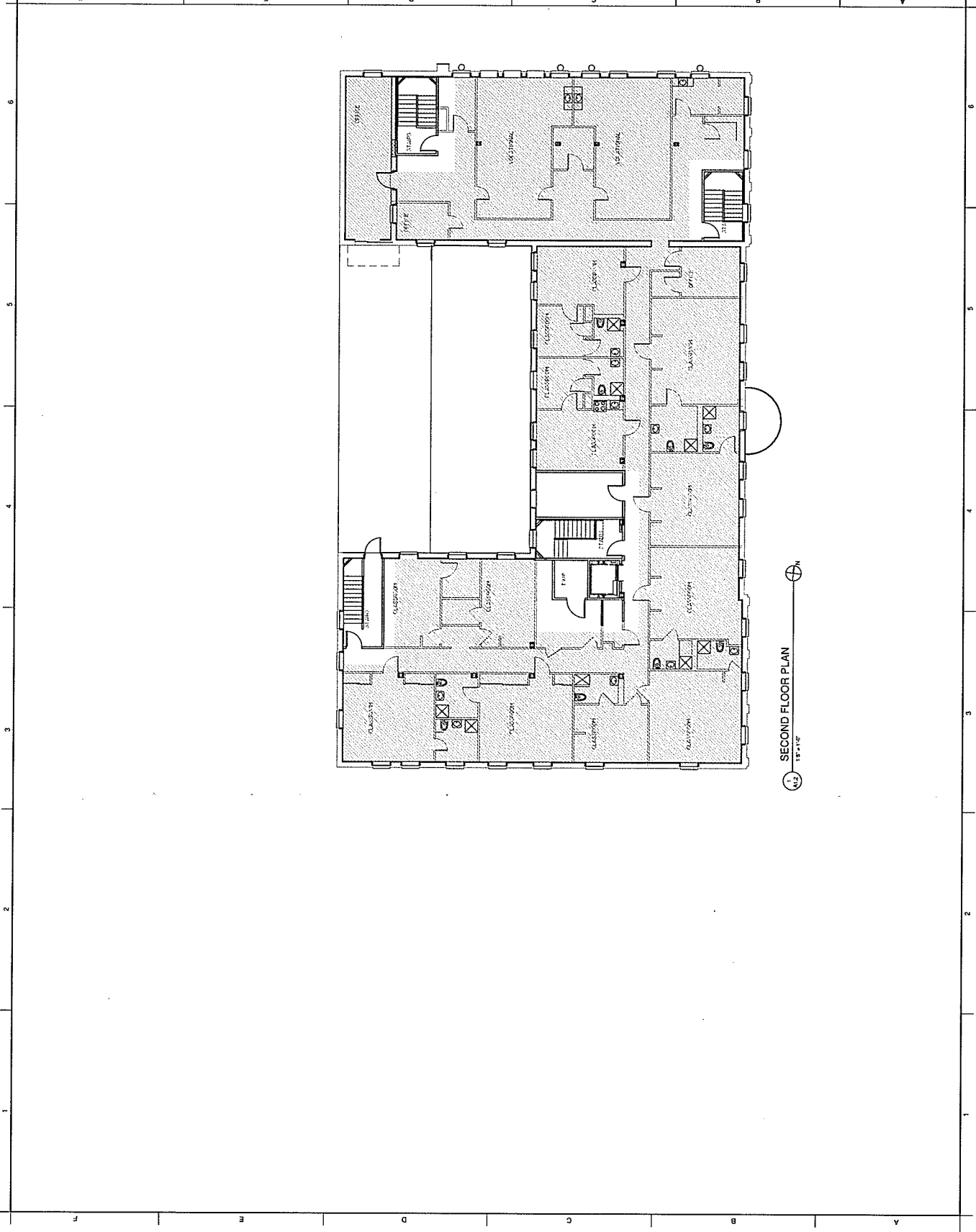
LEGEND
 NEW WALL
 EXISTING WALL
 NO WORK IN THIS AREA

KEY PLAN
 NEW ORLEANS CENTER

GENERAL NOTES



SECOND FLOOR PLAN
 1/8" = 1'-0"



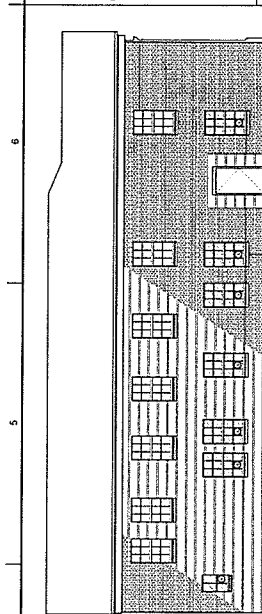
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GENERAL NOTES

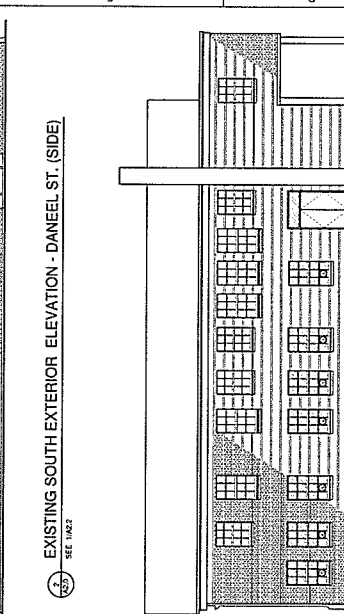
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FILE NUMBER		
PROJECT NEW PROFESSIONAL CENTER NEW ORLEANS, LA 70115		
JOB NO	10034	
EXISTING EXTERIOR ELEVATIONS	TITLE	SCALE
AS NOTED		
DRAWN/CHK		

A2.0
 FULLY SCHEDULED BUILDING

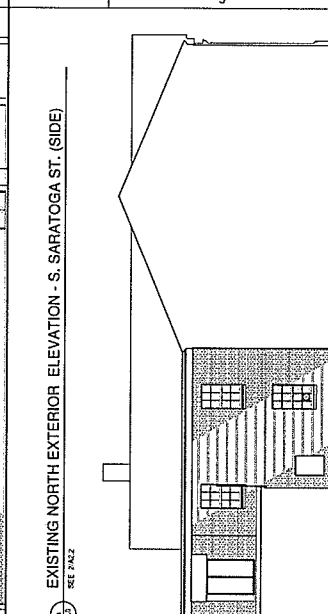
RWA
 ROZAS WARD ARCHITECTS
 A PROFESSIONAL CORPORATION
 10070 PINE ST. SUITE 100 LA 70115



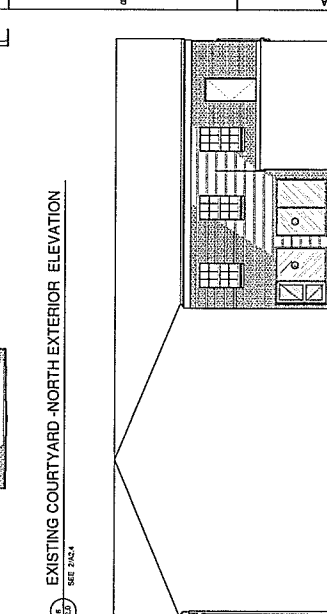
1.2.1 EXISTING SOUTH EXTERIOR ELEVATION - DANIEL ST. (SIDE)
 SEE SHEET 1A.2.2



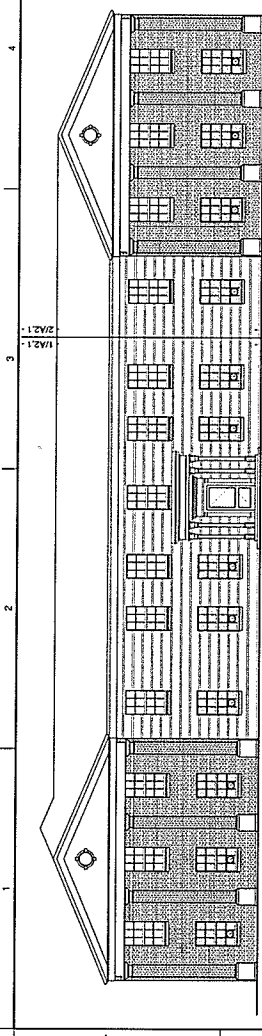
1.2.2 EXISTING NORTH EXTERIOR ELEVATION - S. SARATOGA ST. (SIDE)
 SEE SHEET 2A.2.2



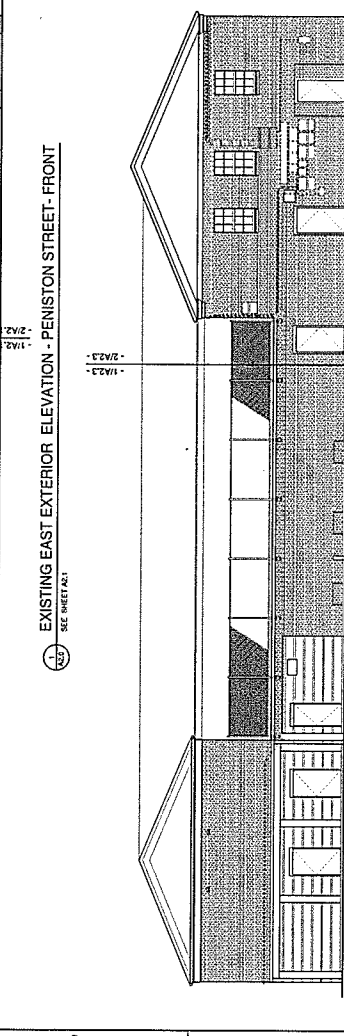
1.2.3 EXISTING COURTYARD - NORTH EXTERIOR ELEVATION
 SEE SHEET 2A.2.1



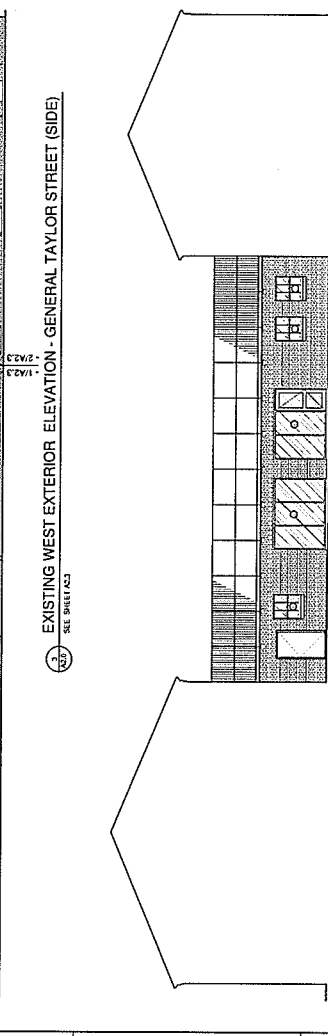
1.2.4 EXISTING COURTYARD - SOUTH EXTERIOR ELEVATION
 SEE SHEET 2A.2.3



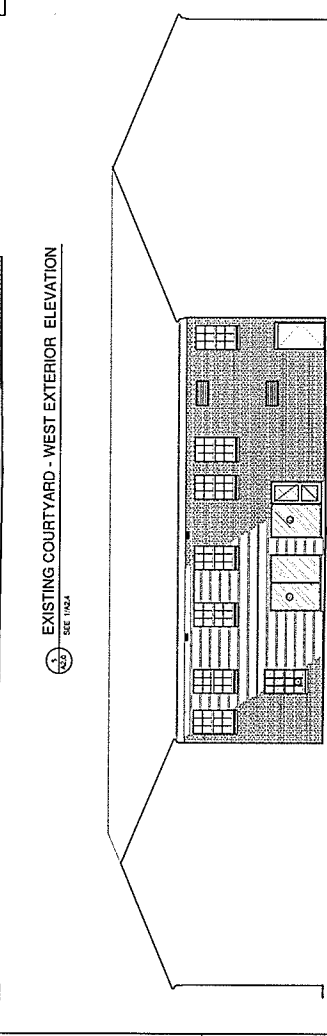
1.2.5 EXISTING EAST EXTERIOR ELEVATION - PENISTON STREET - FRONT
 SEE SHEET 1A.2.1



1.2.6 EXISTING WEST EXTERIOR ELEVATION - GENERAL TAYLOR STREET (SIDE)
 SEE SHEET 1A.2.3



1.2.7 EXISTING COURTYARD - WEST EXTERIOR ELEVATION
 SEE SHEET 1A.2.2



1.2.8 EXISTING COURTYARD - EAST EXTERIOR ELEVATION
 SEE SHEET 1A.2.4

1 2 3 4 5 6

GENERAL NOTES

SPECIFIC NOTES FOR EXTERIOR ELEVATIONS:

- 1. DATE TO BE SPECIFIC BUT NOT LATER THAN 15 DAYS BEFORE THE COMMENCEMENT OF WORK.
- 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 3. PROVIDE NECESSARY JOISTS AND BRACING AT ALL FLOOR LEVELS.
- 4. PROVIDE NECESSARY BRACING AND SHORING FOR EXISTING STRUCTURE.
- 5. PROVIDE NECESSARY BRACING AND SHORING FOR EXISTING STRUCTURE.
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- 9. PROVIDE NECESSARY BRACING AND SHORING FOR EXISTING STRUCTURE.
- 10. PROVIDE NECESSARY BRACING AND SHORING FOR EXISTING STRUCTURE.

EXISTING WORK TO BE PROVIDED:

- 1. EXISTING STRUCTURE.
- 2. EXISTING ROOFING.
- 3. EXISTING MECHANICAL AND ELECTRICAL.
- 4. EXISTING PLUMBING AND PIPING.
- 5. EXISTING FINISHES.

EXISTING WORK TO BE REMOVED:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE REPAIRED:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE REPLACED:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE DEMOLISHED:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE PRESERVED:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE RECONSTRUCTED:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE REFINISHED:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE REPAINTED:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE RESEALANT:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE REGROUTED:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE REPOINTED:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE REPAVING:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.

EXISTING WORK TO BE REFINISHING:

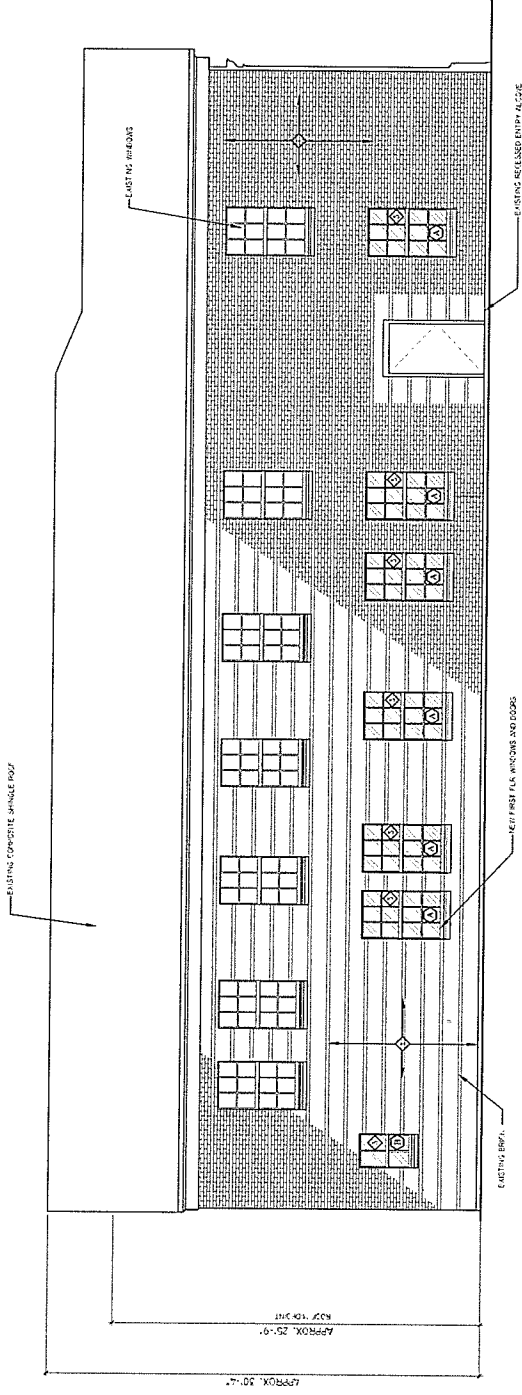
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- 4. EXISTING FINISHES.

EXISTING WORK TO BE REPAINTING:

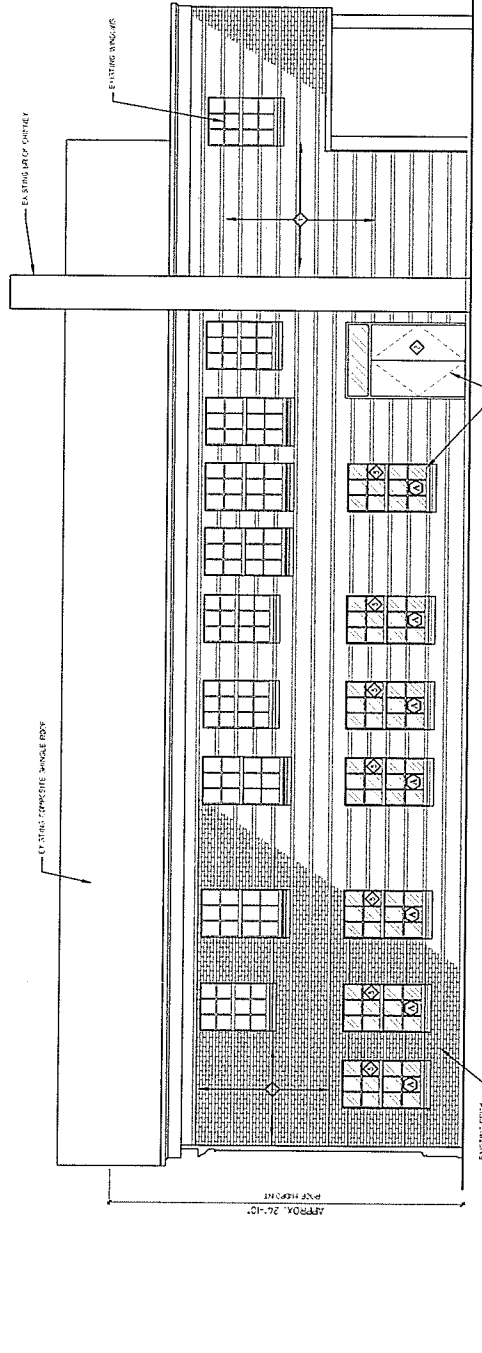
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- 4. EXISTING FINISHES.

EXISTING WORK TO BE RESEALING:

- 1. EXISTING ROOFING.
- 2. EXISTING MECHANICAL AND ELECTRICAL.
- 3. EXISTING PLUMBING AND PIPING.
- 4. EXISTING FINISHES.



EXISTING SOUTH EXTERIOR ELEVATION - DANEEL ST. (SIDE)
1/8" = 1'-0"



EXISTING NORTH EXTERIOR ELEVATION - S. SARATOGA ST. (SIDE)
1/8" = 1'-0"

KEY PLAN

PROJECT
200 WOODS GLENBORO CENTER
NEW ORLEANS, LA 70115

JOB NO.
10034

EXISTING EXTERIOR ELEVATIONS	TITLE	SCALE
AS NOTED		

A2.2
FULLY DEVELOPED
BUILDING

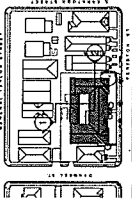
RWA
ROZAS WARD ARCHITECTS
A PROFESSIONAL CORPORATION
1100 POND ST. SUITE 100, NOLA, LA 70115
504.544.1275

GENERAL NOTES

SPECIFIC NOTES FOR EXTERIOR ELEVATIONS:

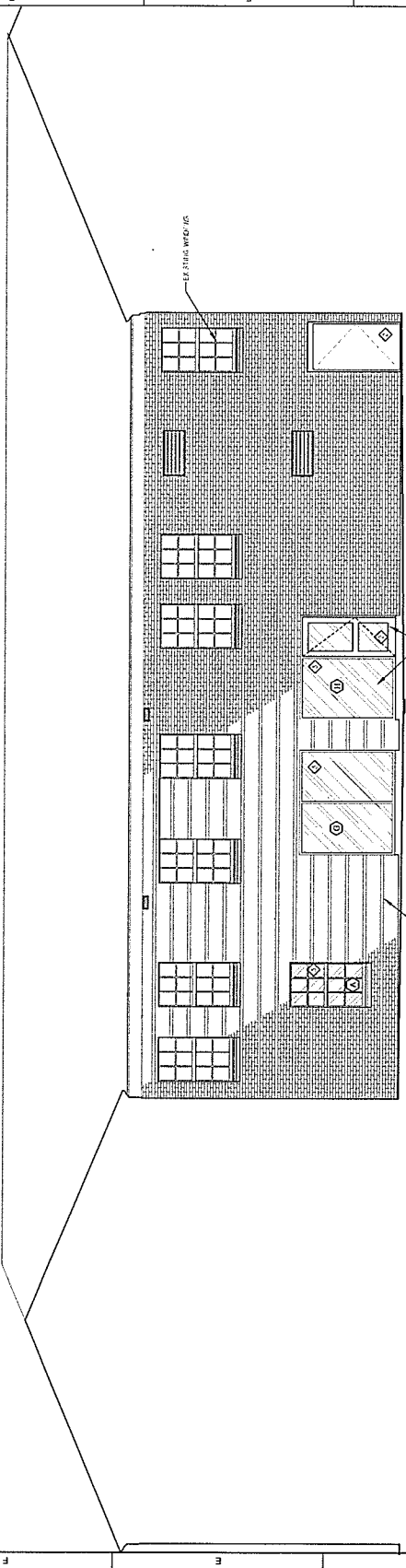
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- 2. FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.
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DATE	01/15/2024
PROJECT	NEW ORLEANS CENTER
LOCATION	2010 PINEBLOSSOM ST., NEW ORLEANS, LA 70116
JOB NO.	10034
TITLE	EXISTING EXTERIOR COURTYARD ELEVATIONS
SCALE	AS NOTED
DRAWN BY	

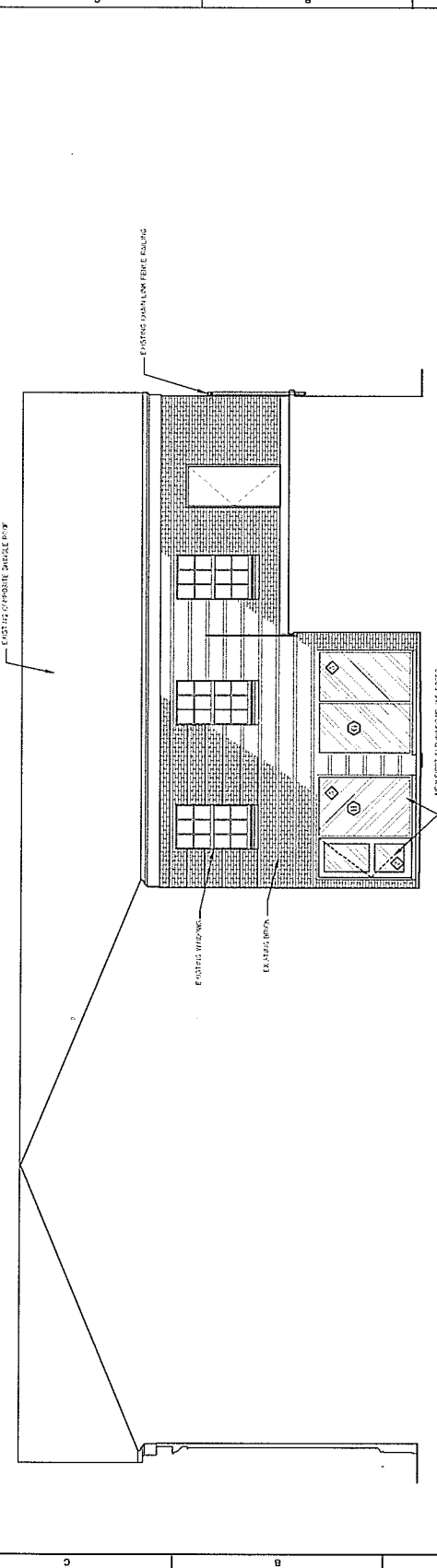


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ROZAS-WARD ARCHITECTS
 A PROFESSIONAL CORPORATION
 1107 POGGINS ST. SUITE 300, NOLA, LA 70113
 WWW.RWAARCHITECTS.COM

A2.5
 FULLY SPECIFIED BUILDING



EXISTING COURTYARD - EAST EXTERIOR ELEVATION
 1/15/24



EXISTING COURTYARD - SOUTH EXTERIOR ELEVATION
 1/15/24



