

City Planning Commission Meeting
Tuesday, March 10, 2015

CPC Deadline: 4/24/15
CC Deadline: 5/26/15
Council District: B
Councilmember: Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 026/15

Prepared By: Kelly G. Butler
Date: March 2, 2015

I. GENERAL INFORMATION

Applicant: NEW ORLEANS BAPTIST MINISTRIES, INC

Request: This is a request for an RPC Residential Planned Community District overlay to permit a multiple-family residential development in an RD-3 Two-Family Residential District.

Location: The petitioned property is located on Square 77, Lots B, 13, 14, 24, and half lot 25 in the Fourth Municipal District, bounded by Second, First, Annunciation, and Chippewa Streets. The municipal addresses are 729 Second Street and 718 First Street. The property is located within the Irish Channel Local Historic District. (PD 2)

Description: The petitioned site, occupied by an existing structure previously developed with the former Rachel Sims Baptist Mission, is composed of three (3) interior lots



with frontage on Second Street. The site measures approximately eighty-five (85) feet in width and approximately one hundred twenty-six (126) feet in depth and has a total area of approximately ten thousand seven hundred ten (10,710) square feet or approximately point twenty-five tenths (.25) of an acre. The site is presently occupied by a

two-story brick structure with twelve thousand six hundred thirty-six (12,636) square feet of floor area, of which approximately six thousand three hundred eighteen (6,318) square feet are located on each of the two (2) floors.

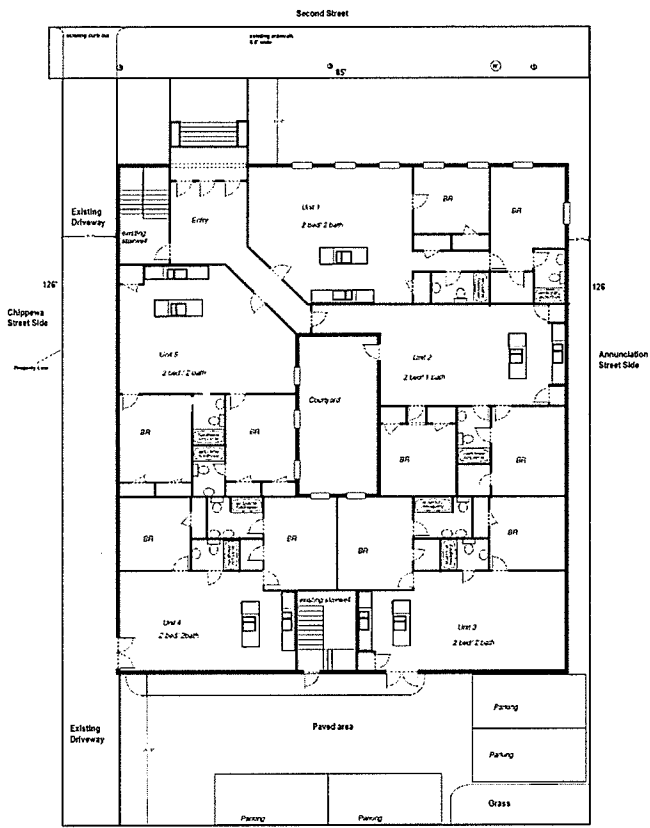
The applicant proposes to renovate the existing structure to accommodate ten (10) condominium units of which nine (9) units will contain two bedrooms and one unit will contain three (3) bedrooms. An interior court yard would be located on the 1st floor and accessed by passing through the front entry way area or through access from the first floor's individual condominium units. An existing curb cut would provide access to the site's driveway and rear parking area, which the site plan indicates would provide four (4) off-street parking spaces.

It should be noted that the applicant has submitted an additional site plan for the staff's review reflecting an alternative option (Plan B)¹ for the proposed RPC. Plan B includes the redevelopment of the existing structure on Lots B, 13, and 14, which is described in the beginning of this section and also Lots 24 and half Lot 25, which front on 1st Street and is currently a vacant parcel measuring thirty-eight (38) feet in width and one hundred twenty-six (126) feet in depth for a total area of four thousand seven hundred eighty-eight (4,788 sq.ft.) square feet. In Plan B, the applicant proposes to construct a two thousand four-hundred (2,400) square foot single-family residence and include an additional parking area, which would be utilized by both the residents of the proposed ten (10) unit condominium and the single-family home. Combined the two properties would constitute Plan B and have a total area of fifteen thousand four hundred ninety eight (15,498 sq. ft.) square feet (.36 acre). The applicant communicated to staff that the preference is to review the aforementioned plan (Plan A) and make its recommendations based on this plan. Plan B is submitted as an alternative in the event that it would better meet the RPC requirements. The staff recommends the following proviso should the request for Plan B be approved:

- Should Plan B be approved, the applicant shall submit a detailed site plan, with the final development plans, prior to approval by City Planning Commission staff.

¹ See next page for layout of Site Plan A and Site Plan B.

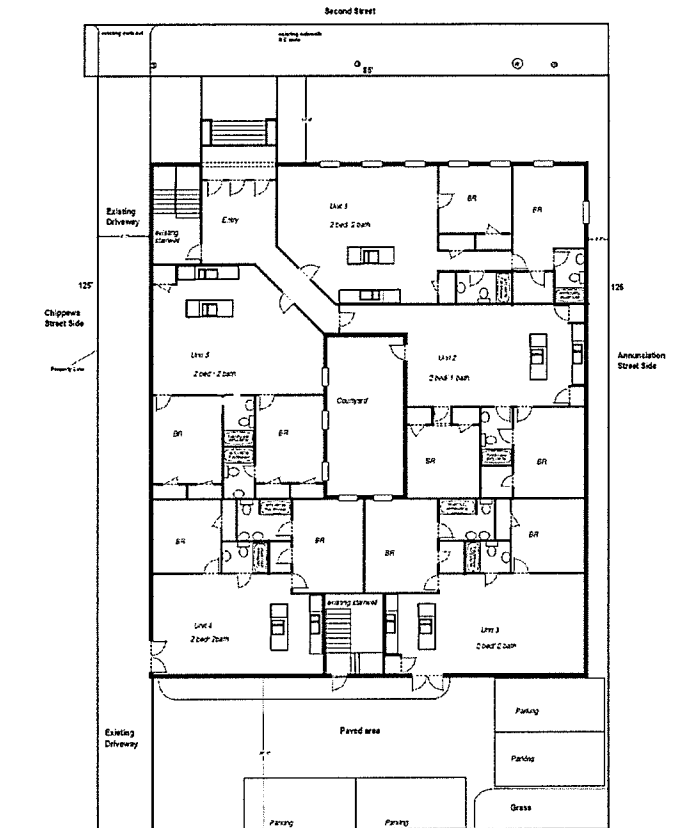
Plan A



Notes: Existing building, no exterior changes planned with the exception of adding existing fence walls and exterior lighting. All exterior changes must be approved by H&C.
 Existing fence surrounding lot to be removed and replaced with fence surrounding lot to be replaced with new parking lot. Existing landscape plan to be replaced.
 Existing fence surrounding lot to be removed and replaced with fence surrounding lot to be replaced with new parking lot. Existing landscape plan to be replaced.

729 Second St Site Plan Scale: 1" = 10' Prepared by: David Schuster 1/20/15

Plan B



729 2nd St & 818 1st Site Plan Scale: 1" = 10' Prepared by: David Schuster 1/20/15

Notes: Existing building, no exterior changes planned with the exception of adding existing fence walls and exterior lighting. All exterior changes must be approved by H&C.
 Existing fence surrounding lot to be removed and replaced with fence surrounding lot to be replaced with new parking lot. Existing landscape plan to be replaced.
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Why is City Planning Commission action required?

The developer intends to develop an existing building into a ten (10) condominium residential facility in an RD-3 Two Family Residential District. Residential facilities of this size are neither permitted nor conditional in an RD-3 Two-Family Residential District. Therefore, the developer is requesting a Residential Planned Community (RPC) overlay, which would allow a ten (10) unit residential facility as a permitted use. **Article 10, Section 10.7.3.1** of the Comprehensive Zoning Ordinance provides that any residential use authorized as a permitted use or accessory use, in any residential district may be permitted in an RPC. Since residential facilities of this size are a permitted use in the RM Multiple-Family Residential Districts, the request can be considered under the RPC regulations.

According to **Article 16, Section 16.5.3.(7)** of the *Comprehensive Zoning Ordinance*, the City Planning Commission, after notice and public hearing in accordance with the procedures in **Section 16.9**, shall recommend to the City Council approval, approval subject to modification, or denial of a planned development district, such as a Residential Planned Community.

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 site is located on Square 77 is comprised of three (3) lots with frontage on 2nd Street. The existing structure is located almost in the center of the block and is located on the downriver side of the intersection of Second and Annunciation Streets. The site is part of a large RD-3 Two-Family Residential District that occupies much of the area between Tchoupitoulas and Magazine Streets and Jackson and Louisiana Avenues. In this area, there is a mix of mostly residential, industrial, and institutional uses. On the subject square, all of the land uses are residential, either single- or two-family, occupied, vacant, or under construction. The two properties that border the subject lot are both two-family dwellings. The site is situated directly across from the Burke Playground which includes the entirety of the square, bounded by Second, Chippewa, Third, and Annunciation Streets.

Four blocks away along Jackson Avenue are a mix of different zoning districts including an RM-2A Multiple-Family Residential District, a B-1A Neighborhood Business District, an MS Medical Service District, an RO General Office District, and an MU-A Mixed Use District. Four blocks away on the Tchoupitoulas Street corridor is an HI Heavy Industrial District and an LI Light Industrial District. Three blocks away on the Magazine Street corridor is an RM-2 Multiple-Family District, and also three blocks away on the Washington Avenue corridor is part of the RD-3 Two-Family Residential District, a B-2 Neighborhood Commercial District and an RM-2 Multiple-Family District.

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

Zoning and Land Use History:

Zoning: 1929 – ‘J’ Industrial District
1953 – ‘D’ Multiple-Family Residential District
1970 – RD-3 Two-Family Residential District
Current – RD-3 Two-Family Residential District

Land Use: 1929 – Two-family residence
1949 – Multi-family residence
1999 – Single/Two-family residence²

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?

Zoning Docket 105/14 was a request for a conditional use to permit a school in an RD-3 Two-Family Residential District. The municipal address is 600 Soraparu Street. The City Planning Commission recommended “Approval,” which was subsequently approved by the City Council. *This site is located approximately three blocks from the subject site.*

Zoning Docket 023/08 was a request for a Zoning Change from an RD-3 Two-Family Residential District to a B-2 Neighborhood Business District. The municipal addresses are 815 and 821 Washington Avenue, 800 and 808 Fourth Street, and 2713 Annunciation Street. The City Planning Commission recommended “Approval,” which was subsequently approved by the City Council. *This site is located two and 1/2 blocks from the subject site.*

These requests do not indicate any discernible trend.

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

The subject site is located in an RD-3 Two-Family Residential District. The petitioned request is for the addition of ten (10) unit condominium facility in an existing two-story rectangular brick structure that measures approximately seventy-four (74) feet in width along Second Street and approximately eighty-seven (87) feet in depth along Annunciation Street. The total existing building area is approximately twelve thousand six hundred and thirty-six (12,636) square feet.

Site Overview

The petitioned site, an existing structure previously developed with the former Rachel Sims Baptist Mission, is composed of three (3) interior lots with frontage on Second Street. The site measures approximately eighty-five (85) feet in width and approximately one hundred twenty-six (126) feet in depth and has a total area of approximately ten thousand seven hundred ten (10,710) square feet or approximately point twenty-five

² The 1999 Land Use Plan characterized general land use in squares and is not lot specific.

tenths (.25) of an acre. The developer proposes to redevelop an existing vacant two-story structure into a ten (10) unit condominium building. Since the site is composed of more than one lot, it is necessary that the site be resubdivided into one lot of record.

- The developer shall complete the consolidation of all lots comprising the site into one lot of record prior to the issuance of a Certificate of Use and Occupancy for the Residential Planned Community.

Compliance with Residential Planned Community (RPC) District Standards

According to Article 10, Section 10.7.1 of the CZO, *Purpose of the District*, “the RPC District is intended to encourage large-scale developments which create a superior environment through unified development and through design ingenuity while protecting existing and future development and achieving the goals of the Comprehensive Plan for the City.” The RPC is an overlay district in which additional regulations supplement the regulations of the underlying zoning district. The RPC special requirements are as follows:

Minimum District Area

Article 10, Section 10.7.4 requires a minimum area of one (1) contiguous acre or one-half (1/2) of a City square, whichever is greater, for a Residential Planned Community (RPC) in the RD-2 District. The square on which the subject site is located, which is bounded by 2nd, Annunciation, 1st and Chippewa Streets is approximately eighty two thousand five hundred sixty-eight (82,568) square feet or one and eighty-nine tenths (1.89) acres. Using the City square map, the staff calculated that the ten thousand seven hundred ten (10,710) square foot (.25 acre) site occupies approximately 13% of Square 77. Thus, the site does not meet the one-half (1/2) City square district area requirement nor does it meet the one (1) acre requirement. Therefore, a waiver is required should the request be approved.

- The applicant shall be granted a waiver of **Article 10, Section 10.7.4**, which requires a minimum of one (1) contiguous acre or one-half (1/2) of a City square, whichever is greater, to permit an RPC District on a site containing 0.25 acres.

Ownership Control

Article 10, Section 10.7.5 of the CZO requires facilities be in s single ownership, or under management or supervision of a central authority. The developer will control and manage the site, meeting the single ownership requirement.

Other Development Criteria - Article 10, Section 10.7.7

Minimum Lot Area, Yard and Maximum Height - In combination, these indicators seek to control the mass of buildings and development density. They work together to ensure that a particular site is not overbuilt. The RPC District does not set any specific standards

for these indicators, except that it requires the City Planning Commission to insure that the proposed development is harmonious with the adjacent developments outside of the RPC District.

Yard Setback; Location of Structures and Parking Areas, Off-street Parking - The proposed adaptive reuse of the former Rachel Sims Baptist Mission building will maintain the existing building setback along the Second Street frontage. Front yard setbacks along the block face of 2nd Street in which the subject site is located range from zero (0) feet to approximately fifteen (15) feet. Submitted plans indicate the building is setback fourteen feet six inches (14' 6") from the front property line. This is in keeping with the front yard setbacks of other development along the block. The proposed parking area is to be located in the rear of the site, behind the structure, and is accessed by a driveway located on the southeastern side of the property. This too is in keeping with the location of other off-street parking areas in the surrounding area.

On-Site and Off-Site Landscaping and Fencing –The developer has not submitted a landscape plan or indicating any type of security fencing or screening, but has indicated on the site plan that existing front yard landscaping will be retained and upgraded, new landscaping will be installed in the rear parking area, and that landscape plans are to be developed. The site is located within a residential district located in close proximity to adjacent residential property, which is not part of the site. To ensure landscaping and fencing is included, the staff recommends the following provisos should the request be approved:

- The developers shall submit a detailed landscape plan prepared by a licensed Louisiana landscape architect indicating the items listed below. The landscape plan shall be subject to final approval by City Planning Commission staff and by the Department of Parks and Parkways for any proposed planting within a public right-of-way.
 - a) The genus, species, size, location, quantity, and irrigation of all proposed plant materials within both the site and the street rights-of-way adjacent to the site, with applicable remarks and details;
 - b) The landscaping of all residual areas on site not used for parking or vehicular access, including the front yards and rear parking area with a combination of trees, shrubs, and groundcover, all subject to the review and approval of the City Planning Commission staff.
 - c) The installation of street trees at a maximum interval of thirty (30) feet along the public rights-of-way, subject to the review and approval of the staff of the Department of Parks and Parkways.
- The applicant shall install a minimum six (6) foot tall opaque fence along the site's interior side and rear yard property lines, subject to review and approval of the City Planning Commission staff.

Sidewalks and curb-cuts

The existing condition of the sidewalk is satisfactory. To ensure that the sidewalk and curb-cuts are in accordance with the standards of the Department of Public Works, the staff recommends the following proviso:

- The applicant shall secure the approval of the Department of Public Works for the installation/restoration of all public sidewalks, curbs, and curb cuts adjacent to the site.

Trash Storage – The site plans do not indicate the location of trash storage, which should be stored and kept out of public view. With regard to trash disposal, the staff recommends:

- The developer shall ensure that trash and dumpsters are positioned out of view from all rights-of-way and shall be screened from view with an opaque wooden fence or masonry wall that is no less than six (6) feet tall.
- The developer shall submit a litter abatement program letter to the Department of Sanitation for review and approval. The letter shall be inclusive of the stated location of trash storage out of the public right-of-way, the type and quantity of trash receptacles, the frequency of trash pickup, the clearing of all litter from the adjacent right-of-way, and the periodic cleaning of the adjacent street rights-of-way, as necessary. The name and phone number of the owner/operator of the development 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.

Lighting - The submitted site plan does not indicate the location of exterior lighting on the site or the details of the lighting proposed for the parking lot. Because of the facility's location in a residential neighborhood, all installed lighting should be less than twenty (25) feet high, be oriented to eliminate glare, and make use of shielded fixtures wherever possible.

- All site lighting shall be arranged to eliminate glare on residential properties and shall be a maximum of twenty five feet (25') from grade in height. Locations and directions of any existing or proposed outdoor lighting fixtures shall be indicated on the final site plan.

Signage – The submitted site plan does not indicate the presence of existing or proposed signage. Should the request be approved, and to ensure the signage complies with the provisions under **Article 12, Section 12.2 General Sign Regulations** of the Comprehensive Zoning Ordinance, the staff recommends that a signage plan that details the overall dimensions of all proposed signage shall be submitted.

- The developer shall submit a signage plan in compliance with **Article 12, Section 12.2 General Sign Regulations** of the Comprehensive Zoning Ordinance for any proposed signage to the staff of the City Planning Commission for review and approval.

E. What is the potential traffic impact? What are the off-street parking and loading requirements? Can they be provided on site? If not, is a waiver required?

Traffic

According to the New Orleans Major Street Plan, the subject site is bounded by collector and local streets while nearby Magazine and Tchoupitoulas Streets are designated as major streets. Magazine Street has two (2) lanes of travel with one (1) lane in each direction and Tchoupitoulas has four (4) lanes of travel with two (2) lanes in each direction. Jackson Avenue, though not designated as a major street, has two (2) lanes of traffic in each direction and is located approximately four (4) blocks from the site. The subject site has direct pedestrian and vehicular access to Second Street.

Parking

The subject site is accessed by an existing curb cut located on Second Street at the entrance to a rear parking area, with four (4) off-street parking spaces. In accordance with **Article 15, Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations** of the Comprehensive Zoning Ordinance a ten (10) unit multi-family condominium facility in an RD-3 Two Family District is to provide one point five (1.5) spaces for each two-bedroom unit and two point five (2.5) spaces for each three-bedroom unit. The applicant is proposing nine (9) two-bedroom units and one (1) three-bedroom unit. Thus, it was determined the ten thousand seven hundred ten (10,710) square foot condominium facility would require sixteen (16) off-street parking spaces.

Based on the site's previous use as a the Rachel Sims Baptist Mission, which staff found operated as a community and food bank distribution center, the center would have been required by **Article 15, Section 15.2.1 (Table 15.A) – Off-Street Parking Regulations** of the Comprehensive Zoning Ordinance to provide a minimum of ten (10) off-street parking spaces, plus one (1) additional space for each three hundred (300) square feet of floor area in excess of one thousand (1,000) square feet. In this instance, forty-three (43) off-street parking spaces would have been required for the previous use.³ Since forty-three (43) spaces would have been required and four (4) spaces are provided, thirty-nine (39) spaces are granted to the site.

As mentioned above, the proposal would require the applicant to provide sixteen (16) off-street parking spaces, but since thirty-nine (39) spaces area grandfathered to the site, no waiver is necessary for off-street parking should the request be approved.

³ Calculation of spaces required for former community center: 10,710 sq. ft. of floor area -1,000 sq. ft. = 9,710 sq. ft./300 = 33 spaces. Thirty-three (33) off-street spaces + Ten (10) = Forty-three (43) off-street parking spaces.

Loading

Article 15, Section 15.3.1 – Off-Street Loading Regulations does not specifically mention condominiums although it does reference apartment buildings, which would require two (2) off-street loading spaces for buildings over ten thousand (10,000) square feet. It is expected that any loading or unloading will occur in the off-street parking area; therefore, should the request be approved, the staff recommends a waiver of off-street loading requirements:

- The applicant shall be granted a waiver of **Article 15, Section 15.3.1 – Off-Street Loading Regulations**, which requires two (2) off-street loading spaces to permit no off-street loading spaces.

F. What are the comments from other agencies/departments/committees?

The proposal was considered at the Planning Advisory Committee meeting on February 11, 2015. The applicant was not present to speak to the project. The representative from the Department of Public Works (DPW) stated that sidewalks and curb-cuts would have to be restored in both of the submitted plans, subject to DPW approval. The representative from the Historic District Landmarks Commission (HDLC) stated that any changes or modifications made to the existing building's exterior would be subject to review by the HDLC. CPC made a motion of no objection, subject to further review by CPC, DPW and HDLC. The motion was seconded by the representative from HDLC and passed unanimously. A recommended proviso is included in this report in the *Sidewalks and curb-cuts* section to address the DPW representative's concerns. The following proviso is recommended to address the HDLC representative's concerns.

- The applicant shall secure a Certificate of Appropriateness from the Historic District Landmarks Commission for any and all exterior renovations and repairs.

G. What effects/impacts would the proposed use have on the neighborhood?

The petitioned property is located in a predominantly two-family residential area. The petitioned property has historically been used for services provided by the Baptist Mission, which included operating a community food bank. The proposed use will add residential units at a much denser level than what is allowed by the underlying zoning. As such, the levels of noise, traffic, and activity produced by this development as a whole would be significantly greater than those produced by nearby residences.

III. Are the proposed actions supported by or in conflict with the policies and strategies of the *Plan for the 21st Century: New Orleans 2030*?

The proposal is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. "Chapter 14: Land Use Plan" of the Master Plan designates the future land use of the petitioned site as "Residential Low Density Pre-War." The goal, range of uses, and development character for that designation are copied on the next page:

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 proposal would be the conversion of an existing former institutional building to multi-family use, which is consistent with the range of uses.

IV. SUMMARY

Zoning Docket 026/15 is a request for an RPC Residential Planned Community District (RPC) Overlay to allow the redevelopment of the former Rachel Sims Baptist Mission structure as a multiple-family residence in an RD-3 Two-Family Residential District. The applicant is proposing to renovate the ten thousand seven hundred ten (10,710) square foot structure to contain nine (9) two-bedroom and one (1) three-bedroom condominium units for a total of ten (10) units. The applicant proposes to provide four (4) off-street parking spaces, which are to be located to the rear of the structure.

The RPC District is not appropriate for this site, as it does not meet the minimum area requirements as outlined in **Article 10, Section 10.7.4** of the Comprehensive Zoning Ordinance. The proposed use would be much denser than that which is allowed by right of two-family residences in the RD-3 District. The multiple-family residence would have a lot area of one thousand seventy-one (1,071) square feet per dwelling unit, which is a significantly higher level of density to the one thousand eight hundred (1,800) square feet of lot area per dwelling unit required of two-family residences in the RD-3 District. As such, the levels of noise, traffic, and activity produced by this development as a whole would be significantly greater than those produced by nearby residences.

V. PRELIMINARY STAFF RECOMMENDATION⁴

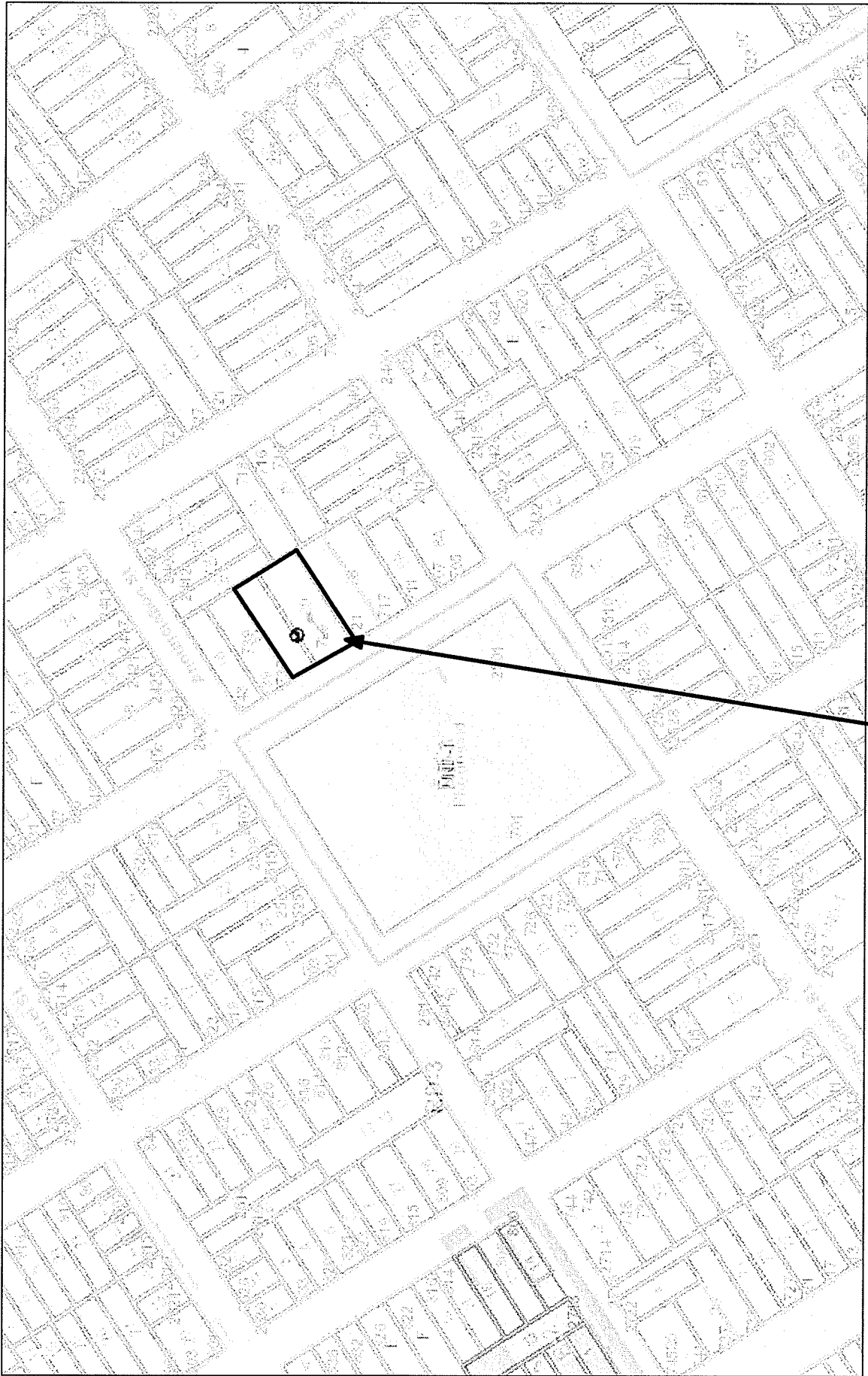
The staff recommends **DENIAL** of Zoning Docket 026/15.

VI. REASONS FOR RECOMMENDATION⁵

1. The site does not meet the lot area criteria required by the RPC regulations.
2. The proposed development would be much denser than what is currently allowed by right in the RD-3 Two-Family District.
3. Adverse impacts imposed by the project could include noise and increased traffic and activity.

⁴ Subject to modification by the City Planning Commission

⁵ Subject to modification by the City Planning Commission

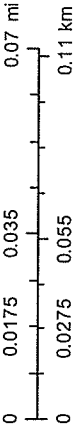


February 27, 2015



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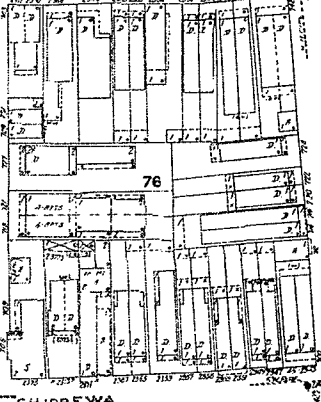
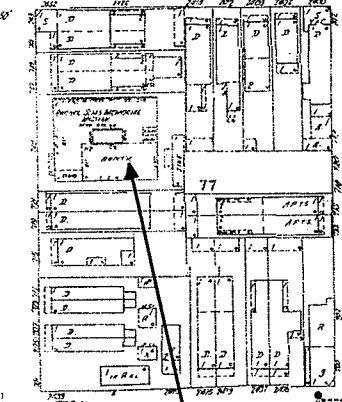


Zoning Docket 026-15

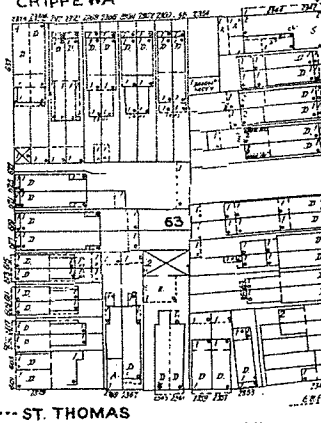
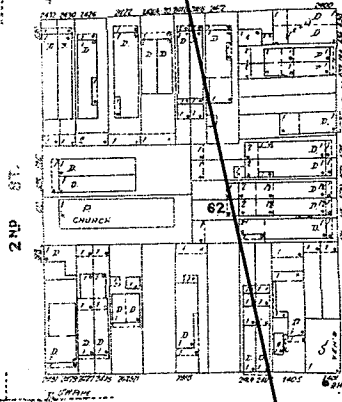
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ANNUNCIATION



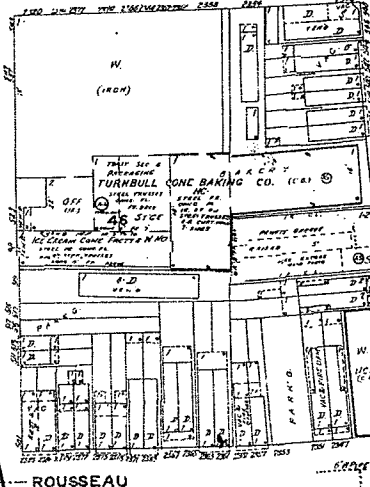
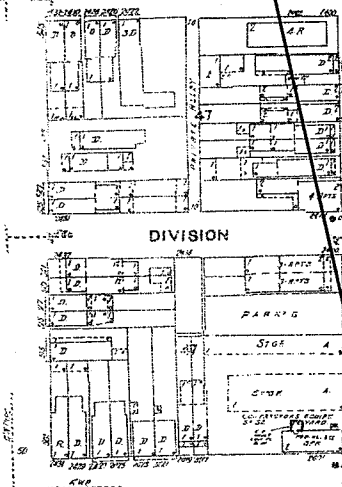
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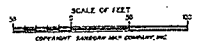
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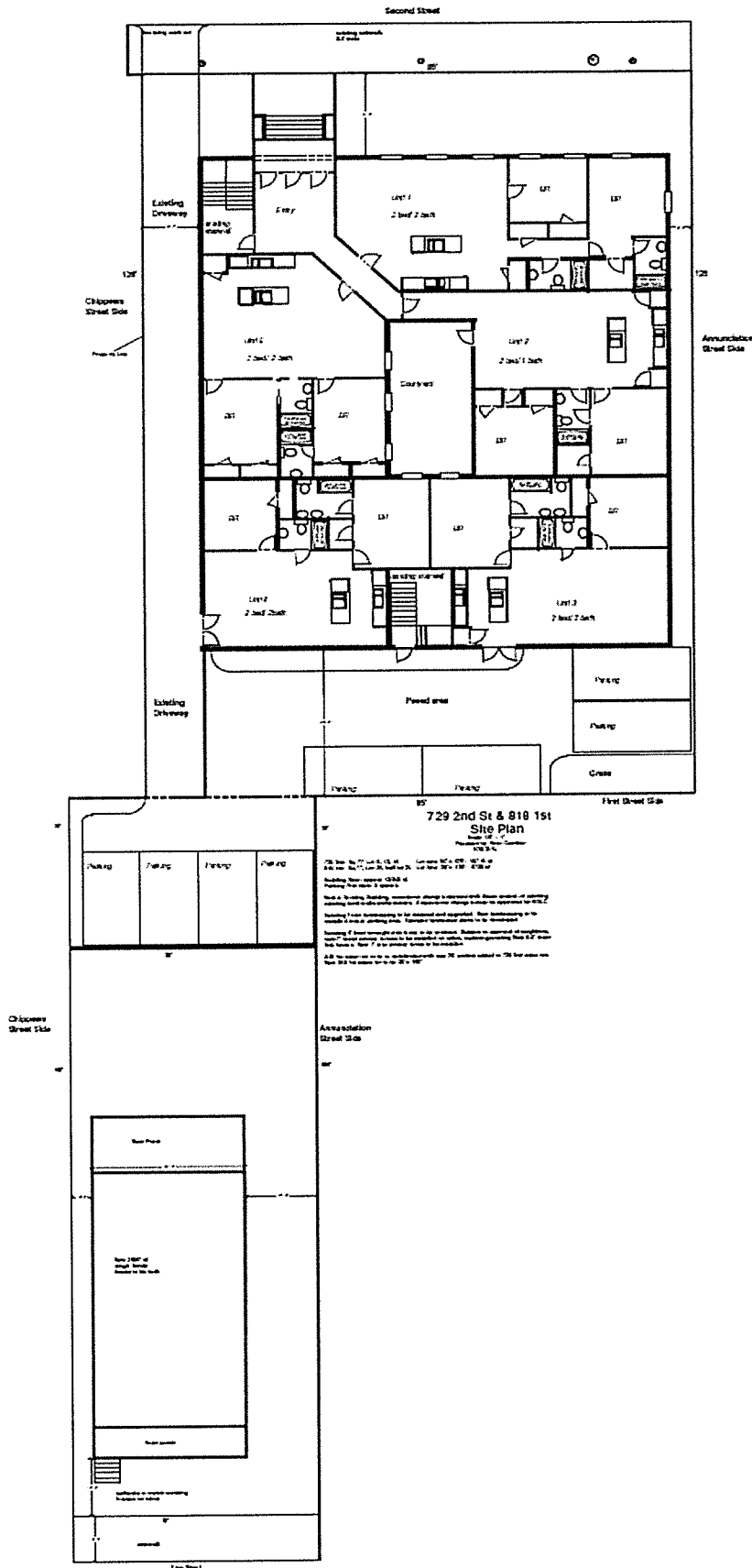
DIVISION

ROUSSEAU



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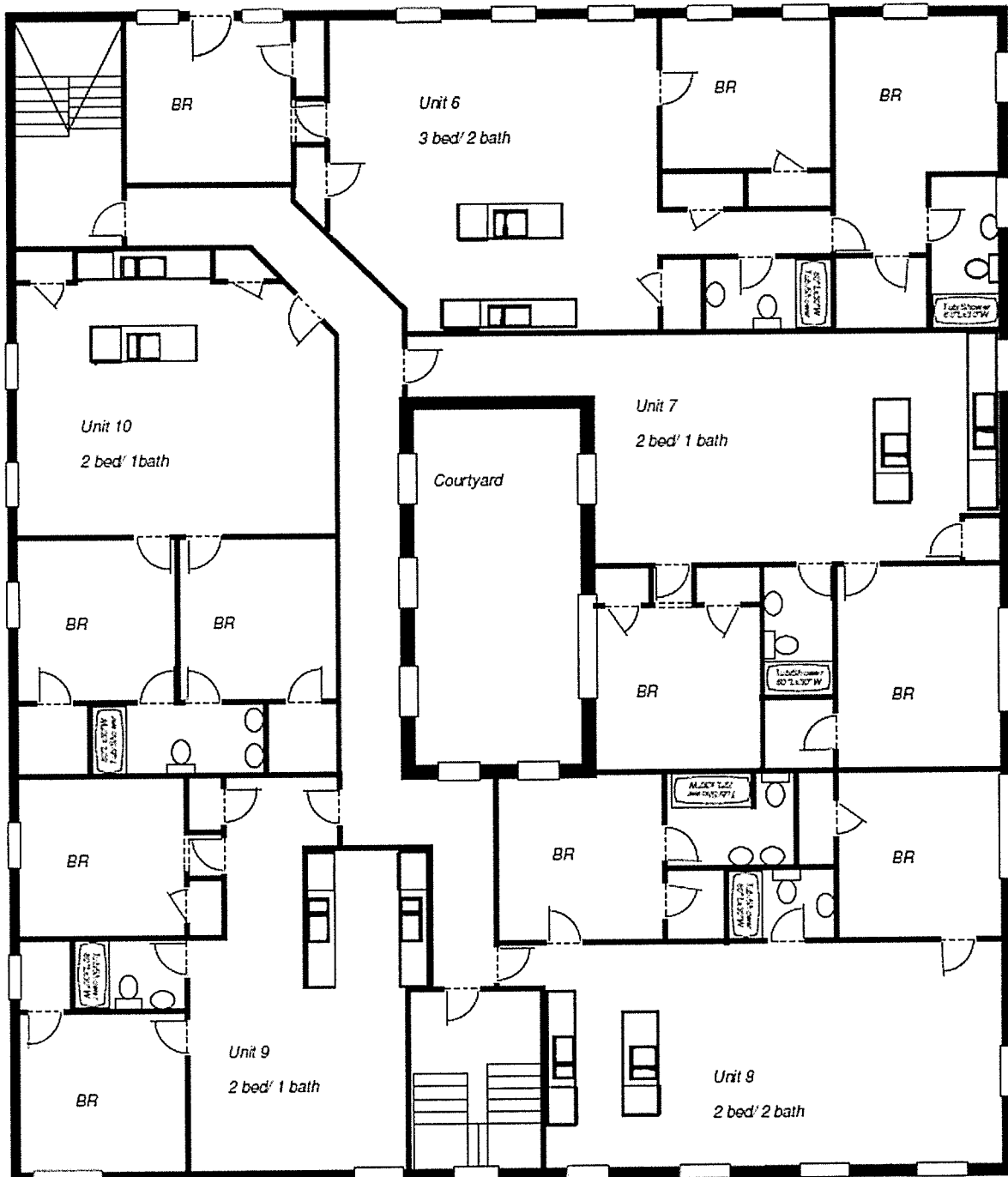
Plan B

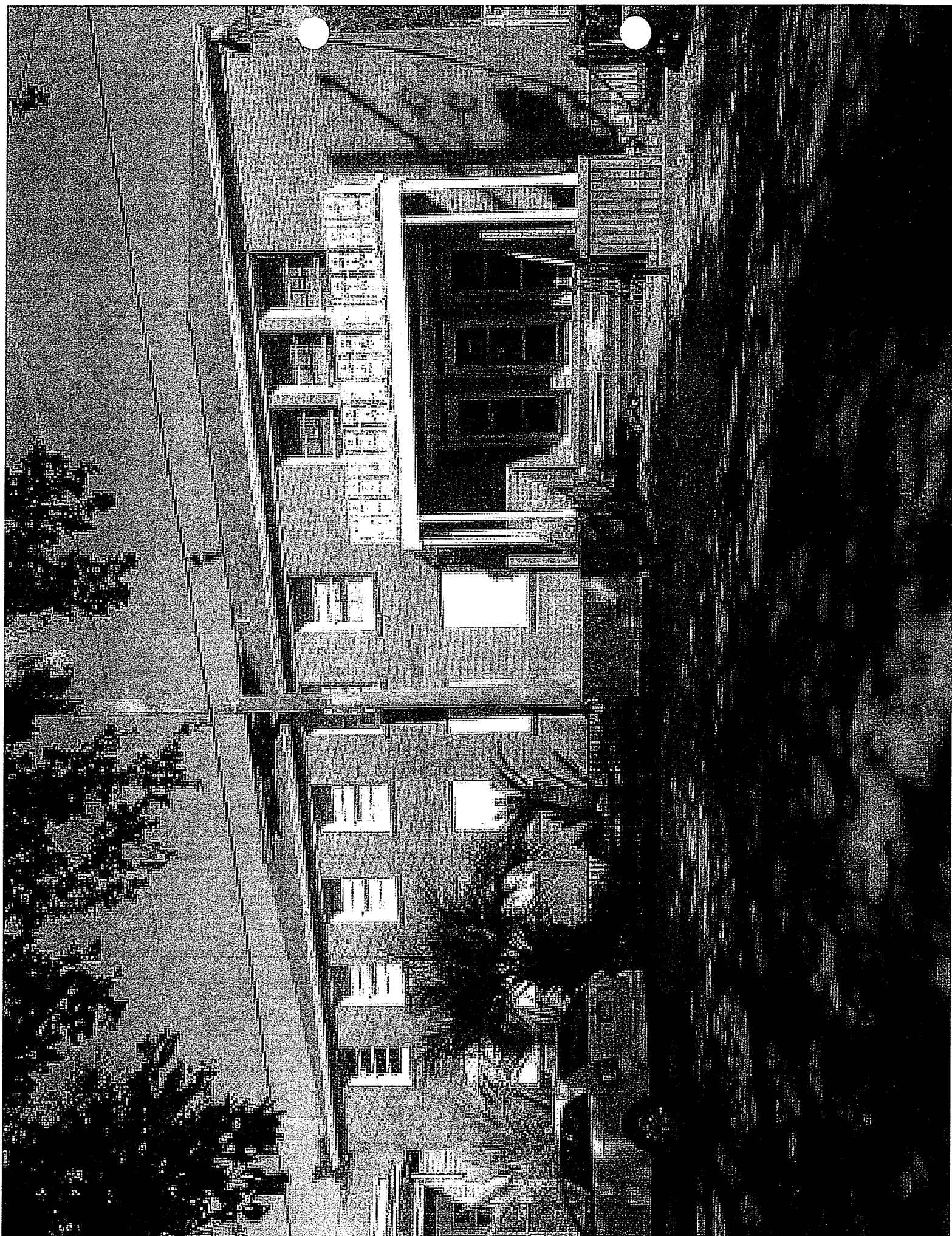


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**Annunciation
Street Side**

729 Second Street
Second Floor Floorplan





12/28/2014

Dear Neighbor:

My company, Gardner Development L.L.C., currently has a contract to purchase a red brick building located at 729 Second street, also known as Rachel Sims Baptist Mission. We plan on applying for a Residential Planned Community overlay for the property in order to renovate and convert the building from a Church Mission/Group Home type use into a 10 unit apartment building.

We have renovated many properties throughout the City of New Orleans, and the Irish Channel specifically. As a former neighborhood resident I value the quality of life that the Irish Channel offers, and hope to continue to contribute positively to that experience.

The renovation of the property into apartments will have to be approved by the City Planning Commission, HDLC, and Safety and Permits, so there will be multiple levels of City oversight to ensure that this is a high quality development, and there will be little to no alteration to the exterior of the building except for a paint job. We have renovated almost 30 buildings in the Irish Channel area in the past 15 years and have been awarded multiple awards from the HDLC for high quality work.

Our application has to be heard by the City Planning Commission and the City Council. Because you are a nearby neighbor or otherwise interested in the neighborhood, I am inviting you to a meeting where you can learn more about what we propose, and present questions or concerns. We are required to do this before we submit our application to the City Planning Commission.

The meeting will take place on Tuesday, January 6, 2015 at 6pm at the property located at 729 Second street, New Orleans LA 70130.

This letter is being delivered through U.S. Mail and through hand delivery. At the meeting, I'll provide a sign-in sheet to obtain email addresses, so that I can keep you updated if there are any changes to the plans.

If we receive approval, we plan to start the construction work within 60 days of the approval, and estimate that the work should take about nine months, with the property being advertised for rent or sale during the construction period.

If you have questions or comments, here's how to reach me. I hope to see you at the meeting on October 21st

Sincerely,

Peter Gardner, Gardner Development LLC

2259 Oretha c Haley

New Orleans La 70113

peter@petergardner.com

504-782-7574

NPP Report

Date of Report: 1/15/2015

Project Name: 729 2nd street

Overview: This report provides results of the implementation of the Neighborhood Participation Program for property located at 729 2nd street. The applicant intends to file an application to allow a Residential Planned Community in an RD-3 district to allow the conversion of a vacant group home type building into 10 apartments/condos. This report provides a summary of contacts with citizens, neighbors, public agencies, and interested parties. Opportunities have been provided to learn about and comment on the proposed plans and actions. sign-in lists are attached.

Contact:

Peter Gardner
2259 OC Haley Blvd
New Orleans, LA 70113
504-782-7574

Email: peter@petergardner.com

Neighborhood Meetings: The following dates and locations of all meetings where citizens were invited to discuss the applicant's proposal [comments, sign in lists, and other feedback are attached].

1. January 6, 2015 – 729 Second street, NOLA 70130 from 6pm – 7:30pm, 14+ people in attendance.
2. January 8th, 2015- 819 First street, NOLA 70130, from 7pm-8pm. Irish Channel Neighbor Association monthly meeting

Correspondence and Telephone Calls:

1. December 29th, 2015 – letters mailed to contact list, including homes, apartments neighborhood associations, churches and schools, and letters hand delivered to all houses within 300' radius

Results:

There were approximately 160 persons/addresses invited to the community meeting. Fourteen people attended. The neighborhood association meeting had about 20 people, but most were there for the meeting rather than this topic

1. Summary of concerns, issues and problems.
 - Too much density
 - Building is ugly
 - Should be torn down in favor of new construction houses
 - Parking, not enough provided, should use vacant lot on first street for parking
 - Parking, none needed, vacant lot on first street is not zoned for parking and should not be included
 - concerns about apartments bringing down quality of life, and property values
 - preference for condos over apartments
 - where will air conditioning and trash receptacles be provided?
 -
2. How concerns, issues and problems will be addressed:
 - The issue of density was addressed by pointing out that the building very large(13,000sf) and used to house dozens of people at various times. Proposed floorplans were provided showing that nine 2br units, and one 3 bedroom unit can comfortably be fit into the building. If the unit mix is reduced, that would result in larger

units which would encourage roommate situations rather than singles or couples. Quality of life problems tend to come in when there are multiple unrelated people living in an apartment, and this would likely bear out if the amount of units were reduced. If building is used as condos, there is a high probability that some units will be purchased as second homes, thus decreasing the day to day density at the property. The property also fronts on a park, so the amount of houses and neighbors on the block and immediate area are half as much as they would be otherwise, and the park adds an open feeling to the area

- The issue of the attractiveness of the building was addressed by pointing out that the exterior will be painted, existing wood windows restored, and landscaping installed. This will make the property more attractive and blend in better with the neighborhood. Also, alterations to exterior are limited by HDLC regulations
- The issue of property needing to be torn down was addressed by explaining that the property is in the HDLC and they generally frown on demolishing older buildings. This property was supposedly built in 1949. Also, the asking price and demolition cost would be too cost prohibitive to make this a viable option. If this was the option the neighborhood preferred then it would like stay vacant for a long time
- Parking not provided was addressed by explaining that the property was built without parking, and the fact that it fronts on a park means that there are ½ as many neighbors and ½ the parking demand of a normal block. Also, recent surveys were completed showing that during the day, only 3 cars parked on the 700 block of 2nd, and 9 cars at night. The street capacity is 30 cars so there is ample on street parking available. Also, the 2500 block of Chippewa shows 12 cars at night with 22 available, and 2500 block of Annunciation showed 7 cars, with 20 spots available. Developer indicated he was willing to consider adding the vacant lot on 1st street as parking if that would satisfy the neighborhood, although he would rather not.
- Parking not needed, lot on 1st not zoned for parking was addressed by explaining that the developer would like to keep the lot separate from this development and ultimately build a single family house on it, and agrees that it is not needed for parking, however, the most important issue to the developer is that the project actually gets built, and he is willing to make the lot parking if that is what is necessary for approval
- Concerns about apartments bringing down quality of life were addressed by showing the amount of investment needed to purchase and renovate the building, and how it would not be cost effective to rent out anything other than higher end housing. Developer would be managing property through his own company and would continue to own property, and would continue to have an obligation to provide quality housing
- Preference for condos over apartments was addressed by explaining that the developer was not sure how the neighbors felt about these issues and that is why it was proposed as an either/or situation. Developer is willing to make the plan call only for condominiums and sign a good neighbor agreement outlining this if necessary
- Where would air conditioning and trash receptacles be located? Developer estimates that the air conditioning units will be located on the roof in the rear portion of the property. Garbage locations have not been determined but will likely be dictated by the CPC.

3. Concerns, issues, and problems not addressed and why:

- All concerns were addressed at the meeting, although there are divergent viewpoints within the community about the need for off-street parking. Because of this, only one group will ultimately be satisfied with the outcome
-

Kelly G. Butler

From: Jonathan Shaver <jonathan.shaver@gmail.com>
Sent: Monday, March 02, 2015 4:02 PM
To: Kelly G. Butler
Subject: 729 Second Street RPC Overlay Request

Kelly, I'm writing in support of the captioned request. I believe this to be an appropriate use of the RPC overlay. Additionally, I believe this overlay will allow a long dormant piece of property to be placed back into commerce by an established developer who has a proven track record of quality development. To disallow this overlay would allow the status quo - a vacant, blighted building in the midst of an otherwise vibrant neighborhood - to continue.

--

Jonathan D. Shaver
815 Jena St.
New Orleans, LA 70115
504-579-4082
jonathan.shaver@gmail.com

Kelly G. Butler

From: peter gardner <peter@petergardner.com>
Sent: Monday, March 02, 2015 4:04 PM
To: Kelly G. Butler
Subject: Fwd: RE: Rachel Simms Property

Kelly, these are the results of the Irish Channel Neighborhood Association votes regarding the project at 729 Second street. We conducted 3 meetings with the Irish Channel NA. The first meeting was an information meeting. The second meeting was with their land use committee, and they voted for support/no opposition. This was forwarded to the board of the association for the 3rd meeting who voted to support/no opposition to the project.

----- Forwarded Message -----

Subject: RE: Rachel Simms Property

Date: Fri, 27 Feb 2015 13:25:46 -0600

From: Jeremy Smith <jdsmith0820@gmail.com>

To: Peter Gardner <peter@petergardner.com>

CC: board@irishchannel.org <board@irishchannel.org>, hstern@bellsouth.net <hstern@bellsouth.net>

Hi Peter,

Sorry for the delay. I've read through the ICNA bylaws and we did have a quorum at 6 board members. We received 4 votes in favor of the following and the motion has passed.

No objection to the proposed condo conversion of the former Rachel Sims Baptist Mission, 729 2nd Street, provided:

- (a) That the new development is limited to 10 condos
 - (b) That eight viable* off street parking spaces are provided in the rear lot at 718 First street"
- *As determined by the City Planning Commission

Best,

Jeremy

Kelly G. Butler

From: peter gardner <peter@petergardner.com>
Sent: Monday, March 02, 2015 4:17 PM
To: Kelly G. Butler
Subject: Re: # of RPC's approved in last few years?

Kelly,

Please add this to the public record showing that the City Planning staff and commission have historically supported Residential Planned Communities(RPC's) when the issue of insufficient lot size was an issue. I did research, and as far as I can tell, there have been 18 total RPC's post katrina, and the following 6 RPC's were approved when the lot size was under one acre. Most of the other RPC's approved over 1 acre have been the redevelopment of the former housing projects around town. The lot size for the proposed application is 15,498sq. ft, well within what has been supported by the city in the past. I am hoping to show that the RPC is an important tool that has been used many times by the City to redevelop historic and oversized buildings that otherwise would have sat empty and blighted, and should continue to be considered moving forward. Otherwise large buildings on smaller lots have no valid use, and will drag down the communities in which they reside, rather than help bring them up.

Zoning Docket 9/06, 1028-38 Valence St., 15,500 sq. ft., existing and new construction
Zoning Docket 13/06, 813 Pelican Ave., 42,800 sq. ft., existing and new construction
Zoning Docket 37/06, 3501 St. Claude Ave., 21,780 sq. ft., new construction
Zoning Docket 35/12, 6048 Perrier St., 36,590 sq. ft., existing and new construction
Zoning Docket 45/12, 912 Napoleon Ave., 11,000 sq. ft., existing construction
Zoning Docket 34/13, 631-35 N. Scott St., 19,000 sq. ft., existing construction

Thanks,

Peter Gardner
504-782-7574

Kelly G. Butler

From: Michelle Kimball <mkimball@prcno.org>
Sent: Monday, March 02, 2015 4:41 PM
To: Kelly G. Butler; peter
Subject: RPC at 729 2nd

Ms. Butler,
I write in support of the proposed RPC at 729 2nd.

This project will convert a vacant 12,000 sf church mission/ group home, into 10 condos with 8 off-street parking spots, and the construction of a new single family home on an attached lot with 1 spot. The zoning is RD3, which only allows doubles and singles, so an RPC to permit the conversion to multifamily in the Irish Channel will allow for an appropriate reuse of a contributing element of the historic district. The building was evidently built in 1949 so it historic, but not as historic as most other buildings in the Channel, but it still tells an important part of the story of the development of the neighborhood.

It is our understanding that Peter Gardner held multiple meetings with neighbors and the Irish Channel Neighborhood Association. Before Mardi Gras, he met with the ICNA land use committee, and they made a recommendation to the board to support the project as stated. Last Thursday the ICNA held a board meeting and those board members in attendance voted overwhelmingly to support the project with a 6 yeas, 0 nays, and 2 abstentions.

Being that the project is in keeping with the Master Plan, is supported by the master plan and would adaptively reuse a historic structure, we ask for your recommendation of approval.

Sincerely,

Michelle Kimball
Sent from my iPhone
www.prcno.org

Kelly G. Butler

From: Jeffrey Schwartz <jeffschwartz0@gmail.com>
Sent: Monday, March 02, 2015 4:52 PM
To: Kelly G. Butler; Stephen Kroll
Subject: 729 2nd Street

Hi Kelly and Stephen:

I hope this email finds you both well! I am actually writing as a resident of the Irish Channel, not with my BCC hat on. I wanted to formally express my support for Peter Gardner's proposal at 729 2nd Street as a neighbor at 714-716 1st Street who will be immediately impacted by the project.

I support seeing 729 2nd Street developed as proposed, ideally, with no offstreet parking for the Rachel Sims project on the 718 1st Street parcel. The density and units being proposed at 729 2nd Street are in line with what would have been there historically (and which is intact throughout the rest of the Irish Channel neighborhood), and while there would be some impacts (on street parking, garbage storage), it seems to me that the benefits of having an active building on 2nd Street and another neighbor on 1st Street with "eyes on the street" and invested in the community, not to mention a growing tax base in the city, outweigh these modest impacts. To wit:

- **Ample Parking on 2nd Street:** Given that the proposed project is across 2nd Street from Clay Park, there are half the number of units on the block as there are in the rest of the Channel, and there is therefore twice as much capacity for parking on the block compared to the rest of the neighborhood. While the use of the park does bring visitors to the block, we have been documenting now for several weeks that there are very few cars that park on the park side of the block, and therefore ample room to absorb additional parking on the block. If there was anywhere in the Channel to do this project with no offstreet parking, this is it. Specifically, I support as *few* off-street parking spaces as possible, preferably the 3-4 that are possible on the existing footprint, and absolutely no more than the 7-8 proposed by taking a portion of the rear of 718 1st Street.
- **1st Street Wants and Needs Another House:** 1st Street in the 700 block only has four homes that currently front on the block, and the safety and vibrancy of the street would benefit greatly from having additional neighbors on the block. Putting parking on the 1st Street lot will decrease safety, contribute to the emptiness of the block, and reduce the pedestrian friendliness of the block.
- **The Proposed Project Is an Appropriate Density:**
 - I looked up the Sanborn maps for what predated the current Rachel Sims building, and in 1908-1909, the site comprises two lots: one with a double shotgun camelback identical to the two still standing (and owned by the church) at 2nd and Annunciation, plus a larger house on a double lot.
 - This is still how the Assessor's office records the parcel description, which is three lots: the 35-foot wide lot where the double shotgun existed, plus two 25-foot wide lots. Given the depth of these lots (126 feet each), the historic fabric of the block would have 12-16 rooms, with no offstreet parking.
 - As currently proposed, Peter's plan has 20 rooms, so there is some increase in the number of dwelling units, but it can hardly be said to be dramatically out of line with the density of the neighborhood.
- **An RPC Is the Only Appropriate Tool:** While I know the CPC frowns on RPCs this small, it is the only appropriate tool to get this property back into commerce. The Rachel Sims building has sat vacant and blighted, off of the city tax rolls, for years. The RPC is a perfectly reasonable and appropriate way to address the impacts of the project while still enabling it to move forward.
- **Neighborhood Support:** There is significant neighborhood support for the project. The ICNA Land Use Committee made an official recommendation to support Mr. Gardner's project with as few as 4 and as many as 8 off street spaces. In addition, even though the board did not make an official recommendation, the ICNA board voted 6-0 (with two abstentions) in favor of the project at the most recent ICNA meeting.

For all of these reasons, I urge the Commission to please support Mr. Gardner's project with as few off-street spaces as possible, preferably no more than the amount he can get on the existing 729 2nd Street site, and certainly no more than taking a small portion of the rear of 718 1st Street.

Thank you for your time and consideration!

Best,
Jeff

--

jeffrey schwartz
jeffschwartz0@gmail.com
504 | 722 3628