

City Planning Commission Meeting – May 26, 2015

CONSIDERATION – SUBDIVISION DOCKET – 043-15

Applicant: Morning Star Baptist Church

Prepared By: Valerie McMillan

Date: May 12, 2015

Deadline: August 12, 2015

GENERAL INFORMATION

Proposal: Subdivision of Lots 1, 1-A, A-1, 1, 2, 3, 4 & 5 into Lot 5-A

Location: Square 1480-A, in the Third Municipal District, bounded by Florida Avenue, Clouet, Lausat, and Louisa Streets. The municipal addresses are 3100-3134 Florida Ave. (PD 7)

Zoning: RD-3 Two-Family Residential District

Current

Land Use: The subject lots form a rectangular corner parcel. The existing lots are currently vacant and undeveloped.

Required: The applicants propose to combine the lots in order to expand and relocate a nearby church. The proposal will result in a reversal of lot frontage for the lots which currently face Florida Ave., as proposed Lot 5-A would have frontage on Clouet St, as it would have the narrowest street frontage.

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

Utilities & Regulatory Agencies:

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

At the time of the writing of this report, the staff had received responses from all of the requested agencies except for Entergy. The agencies that responded reported no objection to the request. The Commission may also condition final approval of a subdivision upon compliance with any requirements of the reviewing agencies.

LOT SIZE

Existing Lot: Table 1: Dimensions of Existing Lots¹

Lot Designation	Lot Width	Lot Depth	Lot Area
1	18' along Florida Ave. 46.7' along Lausat Pl. side	111.2'	5,430.6 sq.ft.
1-A	52'	40.2'	2,090.4 sq. ft.
A-1	40.3' along Florida Ave., 11.7' along Lausat Pl. side	111.2' along Clouet St., 107.5' along Louisa St. side	2,824 sq. ft.
1	30'	107.5'	3,225 sq. ft.
2	30'	107.5'	3,225 sq.ft.
3	30'	107.5'	3,225 sq. ft.
4	30'	107.5'	3,225 sq. ft.
5	30'	107.5'	3,225 sq. ft.

Table 2: Dimensions of Proposed Lot 5-A²

Lot Designation	Lot Width	Lot Depth	Lot Area
5-A	107.5'	260'	27,976 sq. ft.

ANALYSIS

Development in the Vicinity:

The petitioned site is located in a large RD-3 Two-Family Residential District in the Upper Ninth Ward neighborhood that stretches along Florida Ave., Louisa St., N. Rocheblave St. and Montegut St. The petitioned square consists of mostly vacant, undeveloped land with instances of single-family and two residences, as well as the current location of the petitioned church. The site also sits adjacent to other squares that consist of many vacant lots as well as single-family and two-family residences. The petitioned site is also near the Florida Ave. railroad and a B-1 Neighborhood Business District along Florida Ave. This district consists of vacant land as well as single-family residences and small corner retail stores.

¹ These measurements are approximate and are rounded to the nearest tenth. Note that the lots are irregularly shaped.

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

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

Comprehensive Zoning Ordinance

The proposed Lot 5-A exceeds the lot size regulations for this RD-3 Two-Family Residential District.³

Compliance with the Subdivision Regulations

According to **Article 5, Section 5.1.8 – Reversal of Lot Frontage** of the *Subdivision Regulations*, the Planning Commission will look with disfavor upon proposals for reversal of lot frontages that will result in:

- a. Required rear yards abutting required side yards;
- b. Required side yards abutting required rear yards;
- c. Required front yards opposite required side yards,

unless the existing lot pattern within 500 feet on both sides of the proposed subdivision on each affected street contains development on which 50% or more lots have similar frontages. Reversal of lot frontages, which will result in placing lot frontages on Major Streets, will be generally acceptable, unless such reversals result in hardship to owners of the adjoining properties.

The proposed lot does not meet criteria a, b or c as it would create each of the situations listed above. According to an aerial view of the site through the City of New Orleans' online property viewer, there are instances of some existing lots which would have similar frontages on Clouet St.; however, these lots do not represent 50% of the existing lots within 500' of the petitioned site. The proposal would create a single lot of record, which would cause the entire development to have frontage on Clouet St., which is not a major street shown on the Major Street Plan. Therefore, the proposal does not meet the criteria of **Article 5, Section 5.1.8 – Reversal of Lot Frontage** of the *Subdivision Regulations* and the staff does not support it.

Should the subdivision be approved, the visual impact of the reversal of lot frontage could be mitigated to some extent if the church is designed to face Florida Ave. The lot would officially front on Clouet St. because of its more narrow frontage. However, if the building itself is oriented toward Florida Ave. and includes setbacks as if the true frontage is Florida Ave., then the resubdivision may be considered to be more appropriate.

³ **Article 4, Section 4.6.7** states that the RD-3 District requires churches to be located on lots of at least 20,000 square feet of floor area with a minimum of 100' in width and 100' in depth.

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

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

RESIDENTIAL LOW DENSITY PRE-WAR

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

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

Development Character: New development will fit the character and scale of surrounding single-family residential areas where structures are typically located on smaller lots and have small front and side setbacks. Maximum density of 15 units/acre.

The proposed church fits within the range of uses of the Residential Single-Family Post-War category in that it will provide a community facility. The petitioned site is currently vacant and the proposed subdivision could allow a required side yard opposite from a required front yard, in addition to a required rear yard opposite a required side yard and a required front yard opposite a required side yard. If the church was constructed in this manner, the development may not fit in with the development character of the surrounding area.

SUMMARY

The proposed resubdivision would create a single lot of record which would reverse the existing lot frontages from Florida Ave. to Clouet St. The site is proposed to be developed with a church. The proposal does not meet the criteria under the Subdivision Regulations’ **Article 5, Section 5.1.8** for *Reversal of Lot Frontage*. The petitioned site is currently vacant and the proposed subdivision would result in a required side yard opposite from a required front yard, in addition to a required rear yard opposite a required side yard and a required front yard opposite a required side yard. If the church was constructed in this manner, the development may not fit in with the development character of the surrounding area. If the church is oriented to Florida Ave. with setbacks as if its true frontage is on that street, then the resubdivision could be considered appropriate.

PRELIMINARY STAFF RECOMMENDATION⁴

The staff recommends **DENIAL** of Subdivision Docket 043-15.

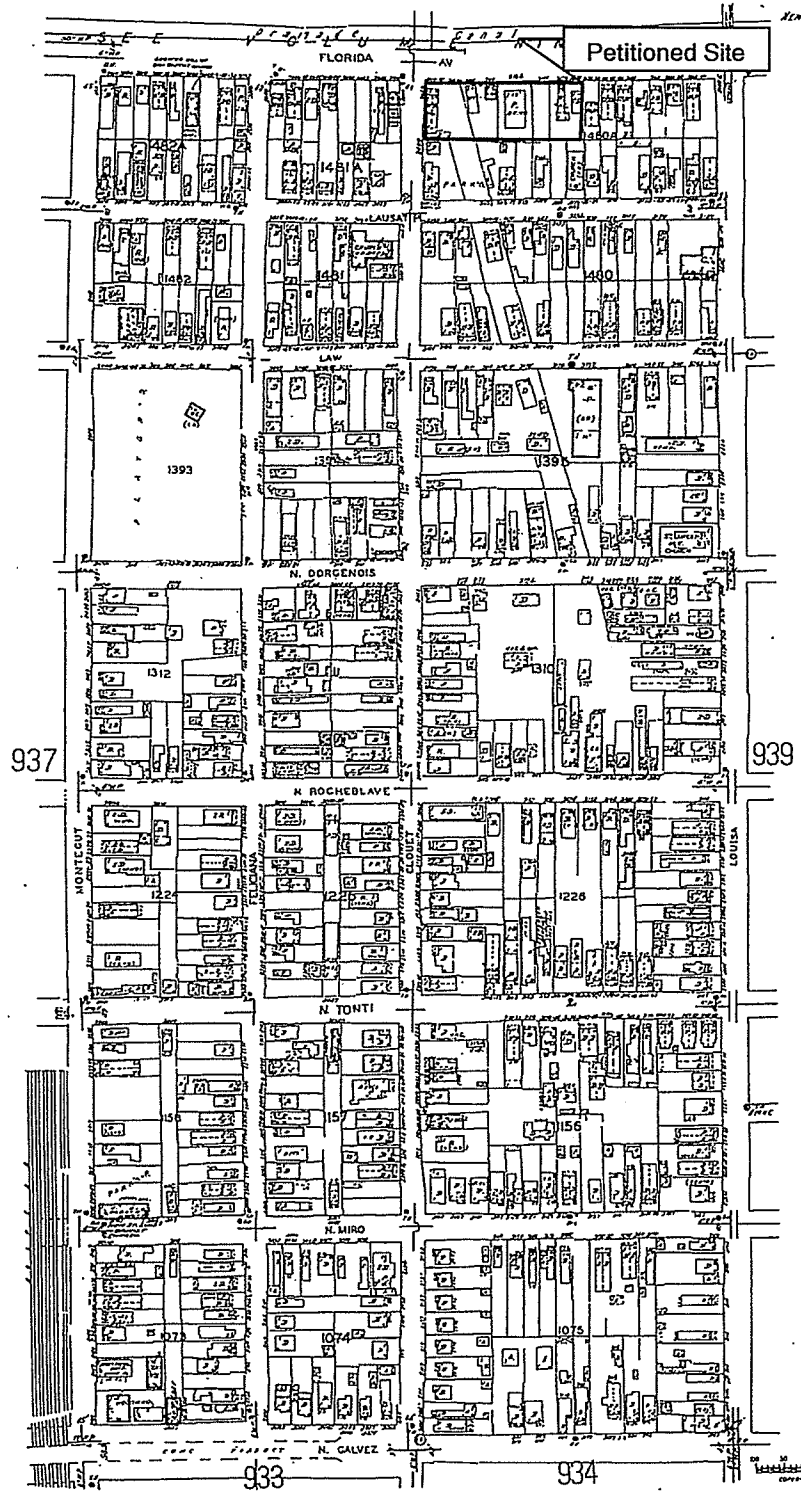
REASON FOR RECOMMENDATION

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

⁴ The preliminary staff recommendation is subject to modification by the City Planning Commission

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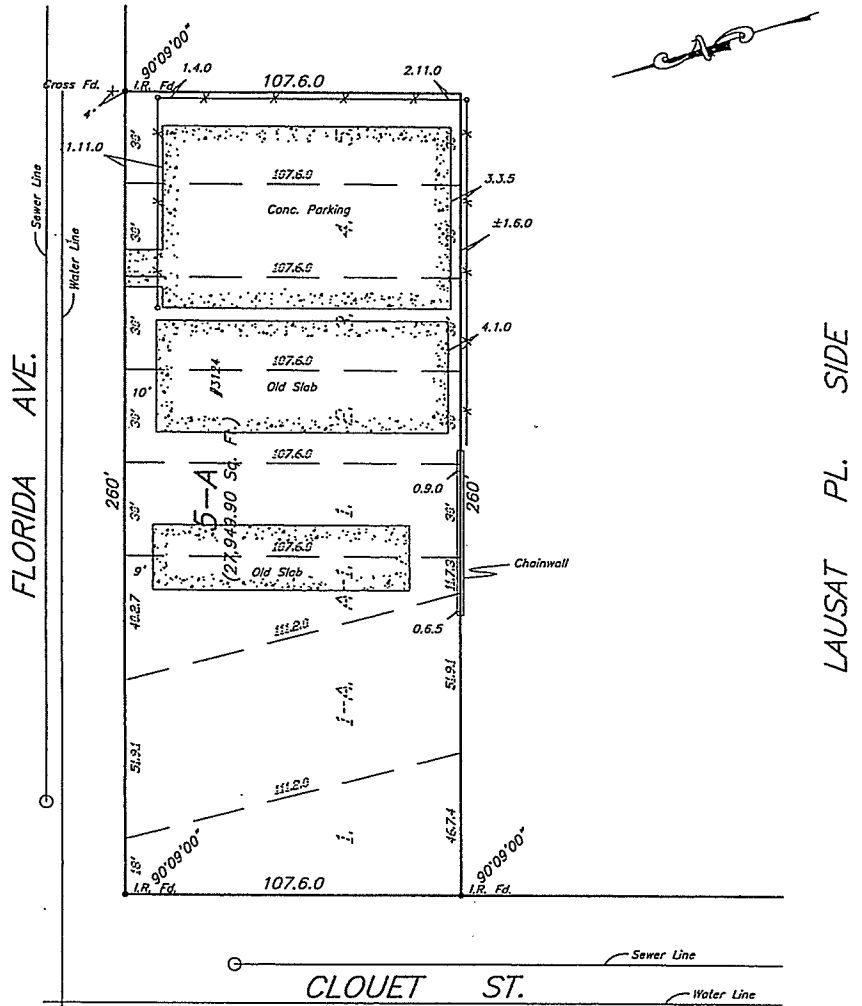
Petitioned Site



SQ. NO. 1480-A NEW ORLEANS, LA
 3RD DISTRICT ORLEANS PARISH

A Resubdivision of Lots 1, 1-A, A-1, 1, 2, 3, 4, & 5 into Lot 5-A.

LOUISA ST. SIDE



No Trees in Public R/W.

Note:
 Improvements may not be to scale for clarity.
 The dimensions shown prevail over scale.

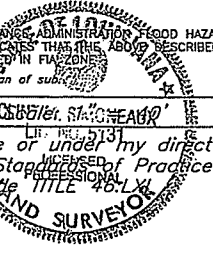
THE SERVITUDES SHOWN ON THIS PLAT ARE LIMITED TO THOSE FURNISHED TO US. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING DATA FOR THIS SURVEY.

THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP INDICATES THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN FIA ZONE
 Lot Angles as per plan of subdivision

Date: March 19, 2015

This plat represents an actual ground survey made by me or under my direct supervision and control and meets the requirements for the Standards of Practice for Boundary Surveys as found in Louisiana Administrative Code, TITLE 16: LAC 16:111, Chapter 25 for a Class "C" survey.
 Made at the request of Morning Star Baptist Church.

Gilbert, Kelly & Couturie, Inc., Surveying & Engineering
 2121 N. Causeway Blvd., Metairie LA 70001 (504) 836-2121



City of New Orleans Property Viewer

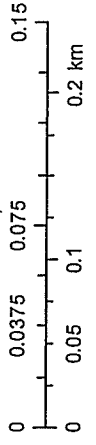


May 15, 2015



Override 1

1:4,514



SD 043-15