

City Planning Commission Meeting – May 26, 2015

CONSIDERATION – SUBDIVISION DOCKET 050/15

Applicant: Kemper and Leila Williams Foundation

Prepared By: Kelly Butler

Date: May 13, 2015

Deadline: June 9, 2015

GENERAL INFORMATION

Proposal: This is a proposal to re-subdivide Lots S, R, and Residual of Lot Y into Lot R1.

Location: The site is located on Square 41, in the Second Municipal District, bounded by Chartres, St. Louis, Royal and Toulouse Streets. The municipal addresses are 535 Chartres Street, 516-524 Royal Street, and 614-621 Toulouse Street. (PD 1B)

Zoning: VCC-2 Vieux Carré Commercial District

Current

Land Use: The 516-24 Royal Street property was most recently used as two retail spaces. This property is currently vacant. The properties located at 535 Chartres and 614-621 Toulouse Streets are currently developed with parking garages.

Proposed

Use: The site is proposed to be an exhibition, research, curatorial shop and support space for the Historic New Orleans Collection at the Seignouret-Brulatour House. A portion of the parking garages fronting on Chartres Street are to remain.

Required: The proposed request is to resubdivide three (3) existing lots into one lot, Lot R1. The resulting lot would be irregularly shaped with frontages on Royal, Toulouse and Chartres Streets. The Subdivision Regulations do not include policies which permit the proposed subdivision to be approved administratively due to the site's multiple lot frontages as well as its location in the Vieux Carré; therefore, the subdivision must be considered by the City Planning Commission.

Proposed

Lot: The proposed lot, Lot R1, would be an irregularly shaped lot (see Figure 1). Lot R1 would measure 64.8.3 feet along Royal Street, 64.6.7 feet along Toulouse Street, and 82.5.2 feet on the Chartres Street side of the property. It will have an area of 32,112 square feet. The proposed lot would have multiple lot frontages, which requires consideration under **Article 5, Section 5.5.5 Double Frontage Lots** of the *New Orleans Subdivision Regulations*.

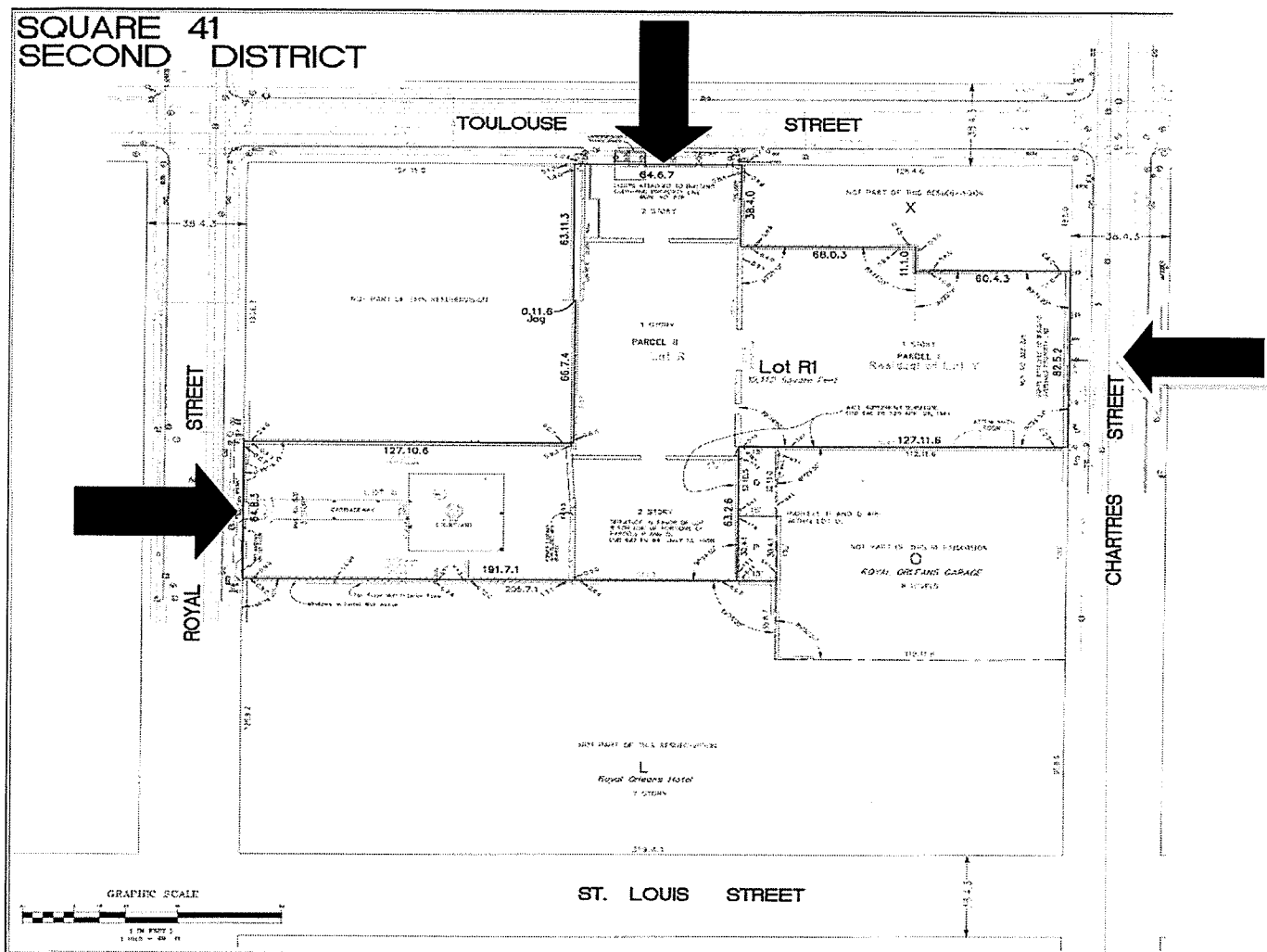


Figure 1: Proposed configuration of Lot R1 with multiple street frontages

ANALYSIS

Development in the Vicinity

The subject site is part of a VCC-2 Vieux Carré Commercial District, generally bounded by Iberville Street, Royal Street, St. Peter and Decatur Streets. This district contains a mix of commercial uses and allows antique and art shops, professional businesses and offices, retail, specialty stores, standard restaurants, banks, museums, clinics, other smaller scale businesses oriented to providing needed services and residential uses. In addition to the applicant's properties, uses on the subject square include a bank, antique shops, an art gallery and store, and the Omni Royal Hotel. In addition to these commercial uses, there are many residential uses, often in buildings' upper floors.

Lots within the district are of varying sizes, ranging from small commercial lots that are less than 1,600 square feet to those that occupy an entire square and are 2.5 acres in size. Lots within the subject square also vary in size ranging from less than 2,500 square feet to over 36,000 square

feet. The issue with the proposed subdivision is that it fronts multiple lots, while not being a corner lot. There are several other examples in the area of lots with multiple frontages, including the lot containing the hotel located within the subject square.

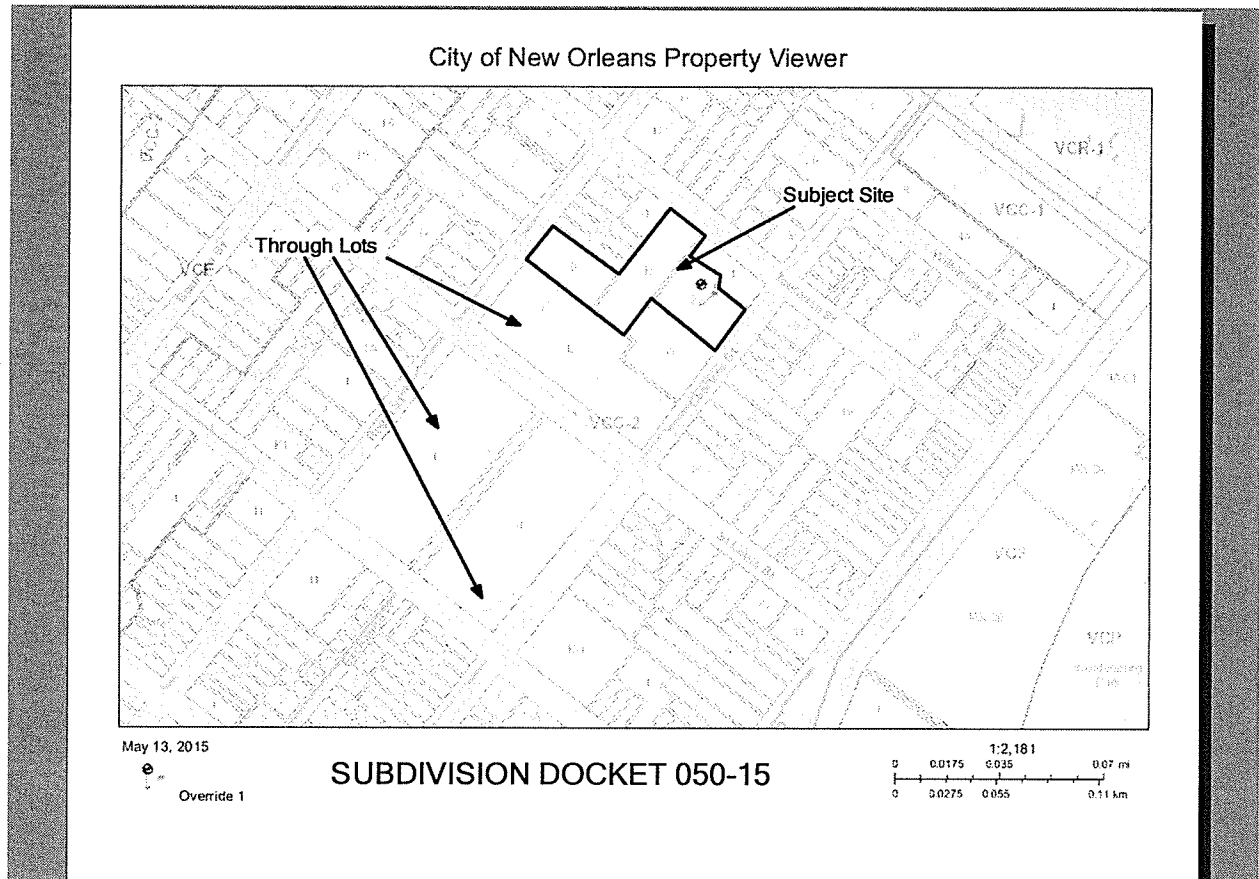


Figure 2: Through lots adjacent to the subject property

Utilities & Regulatory Agencies

As part of the review process for subdivision proposals, the City Planning Commission staff requests responses from the Department of Property Management’s Division of Real Estate and Records, the Department of Public Works, the Department of Safety and Permits, the Sewerage and Water Board, Entergy and in this case the Vieux Carré Commission (VCC). 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 this report, the staff had received responses from two (2) of the requested agencies: the Department of Public Works and the Sewerage and Water Board. Neither of the two (2) agencies reported an objection to the subdivision request. The remaining reviewing agencies have thirty days to provide a written response to the City Planning Commission, after which time the Executive Director may consider that the agencies have approved the proposal.¹

¹ Article 4, Section 4.1.3. Processing the Subdivision Request of the *Subdivision Regulations*.

COMPLIANCE WITH THE COMPREHENSIVE ZONING ORDINANCE, THE MASTER PLAN, AND THE SUBDIVISION REGULATIONS:

Comprehensive Zoning Ordinance

Lot size

The petitioned site is located in a VCC-2 Vieux Carré Commercial District. There is no required lot width, lot depth, or area requirement for any lot that is used only for commercial purposes in a VCC-2 Vieux Carré Commercial District.

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

Lot designation	Lot Width	Lot Depth	Lot Area
S	64.8.3	127.10.6	Appx. 8,275 sf
R	64.6.7	132.0.4	Appx. 12,475 sf
Residual of Lot Y	82.5.2	127.11.6	Appx. 11,362 sf
			Total = 32,112 sf

Proposed Lot:

Lot designation	Lot Width	Lot Depth	Lot Area
R1	varies	varies	32,112 sf

Subdivision Regulations Compliance

Due to the property being located within the Vieux Carré, the Subdivision Regulations do not include policies which permit the proposed subdivision to be approved administratively. Therefore, the subdivision must be considered by the City Planning Commission.

In addition and as noted above, the proposed lot would be a double frontage lot. **Article 5, Section 5.5.5 Double Frontage Lots** of the *Subdivision Regulations* discourages the creation of double frontage lots except in instances that meet one of the following criteria:

1. Where the creation of a double frontage lot would be essential to provide separation of residential development from major streets or to overcome specific disadvantages of topography or adjacent non-compatible land uses, or
2. Where a double frontage lot would be located in an established urban environment in which a similar development pattern already exists in the surrounding blocks, and where a second frontage would provide for off-street parking and fire access to the building that would otherwise not be present.

The proposed subdivision does not involve a residential property or a major street, so the first criterion does not apply. The proposed subdivision meets a portion of the second criteria. As shown in Figure 2, the site is located in an established urban environment, and there are

examples of multiple frontage lots in the vicinity of the subject property. For example, the Omni Royal Orleans Hotel next to the site has frontage on Chartres, St. Louis and Royal Streets. However, the configuration of the proposed subdivision with multiple frontages is not required to provide off-street parking and fire access to the building. Since the proposed subdivision does not completely meet the double frontage lot criteria, this case must be considered by the City Planning Commission. The staff finds that with the existence of other multiple frontage lots, the proposed subdivision is consistent with the character of the lots in the surrounding area. As such, the staff finds that this request is acceptable given the character of the area.

Plan for the 21st Century: New Orleans 2030

A land use action is consistent with the *Plan for the 21st Century: New Orleans 2030*, commonly known as the Master Plan, if it furthers, or at least does not interfere with, the goals, policies, 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, the Land Use Plan, designates the future land use of the petitioned site as “Mixed-Use Historic Core.” The goal, range of uses, and development character for that designation are provided below:

MIXED-USE HISTORIC CORE

Goal: Increase convenience and walkability for neighborhood residents and visitors within and along the edges of historic core neighborhoods.

Range of Uses: A mixture of residential, neighborhood business, and visitor-oriented businesses. Uses may be combined horizontally or vertically, and some structures may require ground floor retail with residence or offices on upper floors. In some areas where current or former industrial use is verified, existing buildings may be appropriate for craft and value added industry.

Development Character: The density, height, and mass of new development will be consistent with the character and tout ensemble of the surrounding historic neighborhood. Appropriate transitions will be provided to surrounding residential areas.

The applicant intends to redevelop an existing structure to contain an exhibition, research, curatorial, shop and support space for a museum located across the street. All of these proposed uses are included in the Mixed-Use Historic Core land use designation’s range of uses. The proposal fits in with the allowed development character for the area. Therefore, the staff believes the proposal **is consistent with** the Master Plan.

SUMMARY

Subdivision Docket SD 050/15 is a request to resubdivide three (3) existing lots into one (1) lot to allow the structures on the lots to be used together. The proposed subdivision would allow the applicant to redevelop three existing structures with a total floor area of approximately 35,786 square feet into exhibition, research, curatorial, retail and support space for the Historic New Orleans Collection. The proposed subdivision would result in lot frontages on Royal, Toulouse,

and Chartres Streets. The proposed subdivision does not completely meet the criteria for multiple multiple frontage lots. However, the resulting lot is consistent with the character of the area, which includes large lots and lots with multiple street frontages. The request meets all of the requirements of the *Comprehensive Zoning Ordinance* and is consistent with the Master Plan.

PRELIMINARY STAFF RECOMMENDATION²

The staff recommends **TENTATIVE APPROVAL** of Subdivision Docket SD 050-15 with final approval subject to one (1) waiver and three (3) provisos:

Waiver

1. The applicant shall be granted a waiver of **Article 5, Section 5.5.5 – Double Frontage Lots**, of the Subdivision Regulations, which discourage the creation of double frontage lots in most instances, to allow proposed Lot R1.

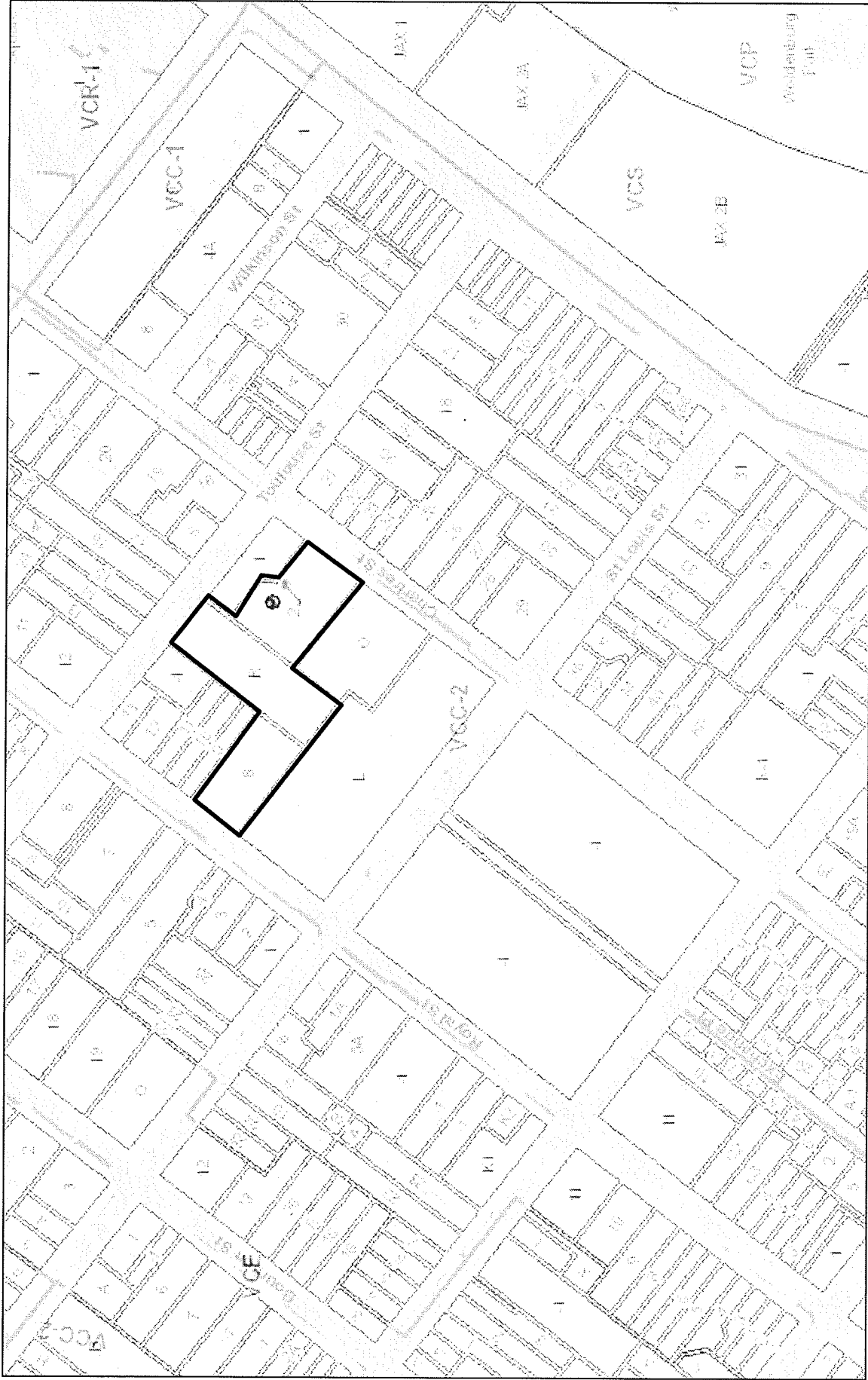
Provisos

1. The applicant shall comply with all applicable Subdivision Regulations, including the submittal of mortgage and tax certificates for the petitioned site.
2. The applicant shall comply with any requirements of the Department of Safety and Permits, the Division of Real Estate and Records, the Department of Public Works, the Sewerage and Water Board, Entergy, and the Vieux Carré Commission.
3. The applicant shall submit a digital copy of the final subdivision survey plan in .dwg, .dxf, or ESRI compatible file format.

REASONS FOR RECOMMENDATION

1. The existing lot lines are consistent with the development that currently exists on the property.
2. The proposed lot is consistent with the character of the area which includes large lots and lots with multiple street frontages.
3. The proposal sufficiently meets the requirements of the *Comprehensive Zoning Ordinance* and the *New Orleans Subdivision Regulations*.

² The preliminary staff recommendation is subject to modification by the City Planning Commission.

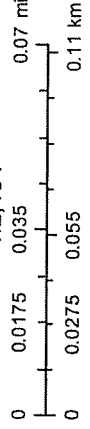


May 13, 2015

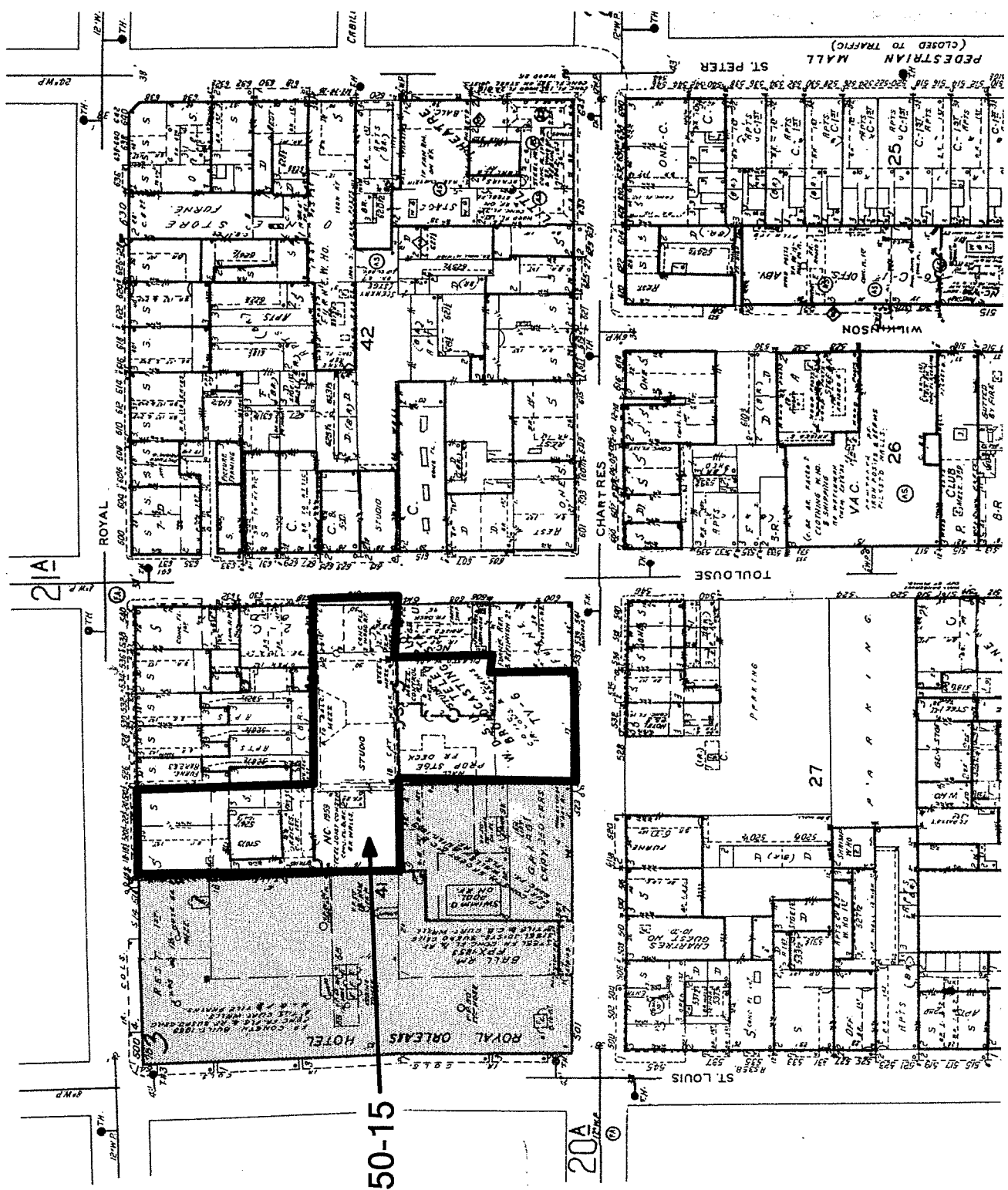


Override 1

1:2,181

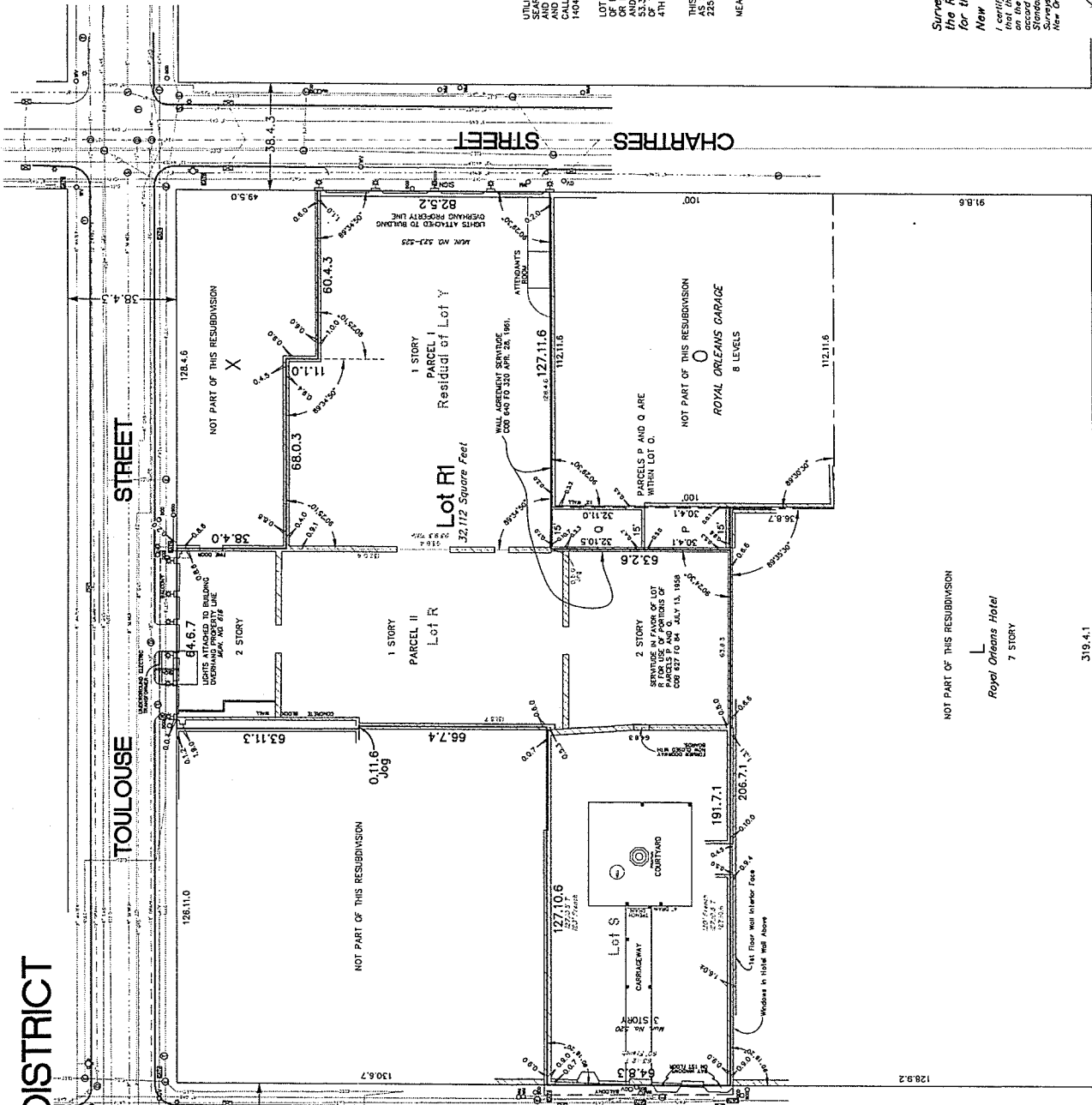
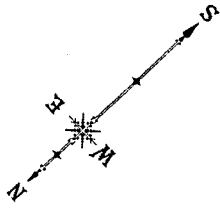


SUBDIVISION DOCKET 050-15



Subdivision Docket 050-15

**SQUARE 41
SECOND DISTRICT**



UTILITIES LOCATED ARE THOSE DISCLOSED BY A SEARCH OF CITY OF NEW ORLEANS SEWER, WATER AND BRIN MAPS, ENERGY GAS AND ELECTRIC MAPS, AND RECORD SURVEYS, AND THE RECORDS OF THE CALL (TICKET NO. 14046301, 14046334 AND 14046385).

LOT R GRANTED SERVICE FOR USE OF PORTION OF PARCEL P BELOW ELEVATION 37.55' (3' MORE THAN ELEVATION OF PARCEL Q) AND THAT POSITION OF PARCEL Q BELOW ELEVATION 53.3' C.D. MORE OR LESS (SPACE BELOW THE LEVEL OF PARCEL Q) BEING THE REMAINDER OF THE 4TH FLOOR, COB 827 FD 84, 7-31-58.

THIS PROPERTY IS LOCATED IN FLOOD ZONE B AS SHOWN ON FEMA COMMUNITY PANEL NUMBER 235203 0160 E DATED MARCH 1, 1994.

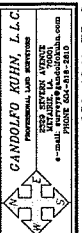
MEASUREMENTS ARE IN FEET, INCHES AND EIGHTHS.

Survey and Resubdivision of Lots S, R and the Residual of Lot Y into Lot R1 made for the New Orleans Historic Collection
New Orleans, La. April 10, 2015

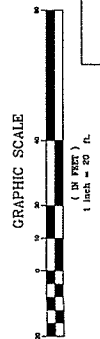
I, certify to Kemper and Lebo, Williams Foundation that the above described survey was made on the ground, under my supervision, and is in accord with a Class A Survey as defined in the Standards of Practice for Property Boundary Surveys, Louisiana State Board of Surveyors, New Orleans, La., April 10, 2015.



Professional Land Surveyor
La. License No. 428



ST. LOUIS STREET



Waggonner & Ball Architects

March 20, 2015

City Planning Commission
1300 Perdido Street, Seventh Floor
New Orleans, Louisiana 70112

Re: The Historic New Orleans Collection, Seignouret – Brulatour House Restoration and Addition
520 Royal Street, 207101109
616 Toulouse Street, 207101116
535 Chartres Street, 207101102

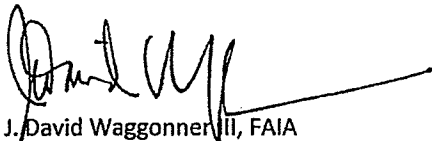
Waggonner & Ball Architects is working on the restoration of and addition to the 1816 Seignouret – Brulatour House at 520 Royal Street for the Historic New Orleans Collection. Following the master plan for the Collection's French Quarter campus, the project will incorporate adjoining former WDSU properties into a new facility that will serve as exhibition, research, curatorial, shop, and support space. Entrance to the facility will be from Royal Street through the carriageway and Brulatour Court, one of the most famous courtyards in the Vieux Carré.

The Seignouret – Brulatour House is approximately 16,140 square feet, including the three-story (two-story plus entresol) main house and two service wings. The addition at the back will be approximately 15,536 square feet. Interior buildouts within the existing garages will total approximately 4,110 square feet.

An early decision was made in schematic design during the investigation of the property to remove the structurally-lightweight (concrete block and bar joists) back office building (circa 1960s) and adjacent single-story parking garage (circa 1950s), which previously housed WDSU offices and studios. These two buildings will be replaced by a new gallery addition at the back of the courtyard that can accommodate traveling exhibits and the assembly loads of museums. The existing garage at 535 Chartres Street and the existing warehouse at 616 Toulouse Street which previously served as WDSU studios and parking will remain.

The Historic New Orleans Collection is requesting resubdivision for the following properties: 520 Royal Street, 616 Toulouse Street, and 535 Chartres Street, as the proposed facility will have primary and support functions on each of these properties. The gallery addition will extend from 520 Royal Street to the 616 Toulouse Street lot. A loading area, utilities, and support space for the museum will be located on 616 Toulouse Street lot. Required egress from the museum will cross through both the 616 Toulouse Street and 535 Chartres Street lots.

Sincerely,



J. David Waggonner II, FAIA
Principal