

**City Planning Commission
Meeting – May 26, 2015**

**CONSIDERATION – SUBDIVISION DOCKET – 052/15
Applicants: Cindy M Mandina, Claus L Grassel, Robert E Eisterhold**

Prepared By: Brittany DesRocher
Date: May 13, 2015
Deadline: June 9, 2015

GENERAL INFORMATION

- Proposal:** Resubdivision of Lots 89, 91, 3, 2 and Pt, Lot 1 into Lots 89A and 91A.
- Location:** Square Park Pl & Square B, Second Municipal District, bounded by East Park Pl., Coscino P.l, General Haig St. and Florida Ave. The municipal addresses are 89 East Park Place, 91 East Park Place, and 5638 General Haig Street. (PD 5)
- Zoning:** LRS-1 Lakeview Single Family Residential
- Current Land Use:** The petitioned sites are currently developed with two (2) single-family residences that front East Park Place and vacant lots on General Haig Street. Both residences on East Park Place are currently occupied. The lots on General Haig Street were most recently developed with a single-family residence which was demolished in 2007¹.
- Required:** Lots developed with single-family residences in the LRS-1 Lakeview Single-Family Residential District are required to measure a minimum of forty (40) feet in width, ninety (90) feet in depth, and five thousand (5000) square feet in area.

The applicant is proposing to resubdivide the existing five (5) lots into two (2) new lots. The three lots facing General Haig Street would be divided in two (2) and combined with the lots on East Park Place creating double frontage lots. The proposed Lot 89A would have a width on General Haig Street measuring approximately thirty (30) foot seven (7) inches, a depth of approximately one hundred seventy-one (171) feet and area of six thousand nine hundred thirty-six and twenty-one hundredths (6936.21) square feet. The proposed lot would meet the minimum lot depth and area requirement of the LRS-1 District, and would be deficient in width. The proposed Lot 91A would have a width on General Haig Street measuring approximately forty-four (44) foot five (5) inches, a depth of approximately one hundred forty-five (145) feet and area of seven

¹ Demolished under building permit 06BLD-10925.

thousand six hundred one and nine hundredths (7,601.09) square feet. The proposed lot would meet the minimum lot depth, lot width and area requirement of the LRS-1 District.

The proposed lot would be considered a double frontage lot. **Article 5, Section 5.5.5 Double Frontage Lots** of the New Orleans Subdivision Regulations states that double frontage lots shall be avoided except where essential to provide separation of residential development from major streets or to overcome specific disadvantages of topography or adjacent non-compatible land uses. It also allows for the creation of a double frontage lot in an established urban environment where 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. Since the proposed subdivision is not in compliance with all of the subdivision regulations, it must be considered by the City Planning Commission.

**Utilities &
Regulatory
Agencies:**

The City Planning Commission, when reviewing a proposed subdivision, requests responses from the Department of Property Management Division of Real Estate and Records, Department of Public Works, Department of Safety and Permits, Sewerage and Water Board, the Historic District Landmarks Commission (where applicable), and Entergy regarding the compliance of the proposed subdivision with the building codes, zoning ordinance, and other regulations governing development in the city.

The Department of Property Management, Division of Real Estate and Records noted no objection to the proposal, finding no exceptions regarding ownership and the survey.

The Department of Public Works noted no objection to the proposal.

The Department of Safety and Permits noted no objection to the proposal.

The representative of the Sewerage and Water Board stated that subsurface drainage was available but not shown. They also noted that sewer and water facilities are available but not shown on the survey, and recommended that a note should be shown on the subdivision plans stating that sewer and water house connections are the responsibility of the property owner.

The petitioned site is not located within a Local Historic District.

At the time of this writing, Entergy had not yet reviewed the proposed subdivision.

LOT SIZE

Existing

Lots:

Lot 89 is within the block face of East Park Place between Coscino Place and Florida Avenue. It measures fifty (50) foot in width and eighty-seven (87) foot six (6) inches in depth and has a total area of four thousand three hundred seventy-five (4,375) square feet. Lot 91 is within the block face of East Park Place between Coscino Place and Florida Avenue. It measures fifty (50) foot in width and eighty-seven (87) foot six (6) inches in depth and has a total area of four thousand three hundred seventy-five (4,375) square feet. Lot Pt 1 is within the block face of General Haig Street between Coscino Place and Florida Avenue. The lot is a quadrilateral with no parallel sides. It measures thirty-five and one tenth (35.1) feet along General Haig Street, the southern side lot line measures forty-one and eleven hundredths (41.11) feet, the rear lot line measures sixty-five and six hundredths (65.06) feet and the northern side lot line measures sixty-eight and ninety-one hundredth (68.91) feet. The lot has a total area of approximately two thousand five hundred forty-seven (2,547) square feet. Lot 2 is within the block face of General Haig Street between Coscino Place and Florida Avenue. The lot is a parallelogram. It measures twenty (20) feet along General Haig Street, the southern side lot line measures sixty-eight and ninety-one hundredth (68.91) feet, the rear lot line measures twenty-three and thirty-two hundredth (23.32) feet and the northern side lot line measures eighty and nine tenths (80.9) feet. The lot has a total area of approximately one thousand five hundred two (1,502) square feet. Lot 3 is within the block face of General Haig Street between Coscino Place and Florida Avenue. The lot is a parallelogram. It measures twenty (20) feet along General Haig Street, the southern side lot line measures eighty and nine tenths (80.9) feet, the rear lot line measures twenty-three and thirty-two hundredths (23.32) feet and the northern side lot line measures ninety-two and eighty-eight hundredths (92.88) feet. The lot has a total area of approximately one thousand seven hundred forty-two (1,742) square feet.

Proposed

Lots:

Proposed Lot 89A would be a double frontage lot with frontage on East Park Place and General Haig Street. The lot would be an irregular shape with seven (7) sides. The property line that fronts East Park Place has a length of fifty (50) feet, moving clock-wise the next property line projects from East Park Place at a ninety (90) degree angle and has a length of eighty-seven and five tenths (87.5) feet, the next property line projects at a ninety (90) degree angle from the previous property line and has a length of fourteen and thirty-three hundredths (14.33) feet, the next property line projects at approximately a one hundred twenty (120) degree angle from the previous property line and has a length of ninety-two and eighty-eight hundredths (92.88) feet, the next property line projects at a ninety (90)

degree angle from the previous property line and also fronts General Haig Street with a length of thirty and fifty-nine hundredths (30.59) feet, the next property line projects at a ninety (90) degree angle from the previous property line and has a length of seventy-four and fifty-four hundredths (74.54) feet, the last property line projects at approximately a one hundred forty-nine (149) degree angle from the previous property line and has a length of eighty-seven and five tenths (87.5) feet. Proposed Lot 89A has an area of six thousand nine hundred thirty-six and twenty-one hundredths (6,936.21) square feet. Proposed Lot 91A would be a double frontage lot with frontage on East Park Place and General Haig Street. The lot would be an irregular shape with seven (7) sides. The property line that fronts East Park Place has a length of fifty (50) feet, moving clock-wise the next property line projects from East Park Place at a ninety (90) degree angle and has a length of eighty-seven and five tenths (87.5) feet, the next property line projects at approximately a one hundred forty-nine (149) degree angle from the previous property line and has a length of seventy-four and fifty-four hundredths (74.54) feet, the next property line projects at a ninety (90) degree angle from the previous property line and also fronts General Haig Street with a length of forty-four and forty-two hundredths (44.42) feet, the next property line projects at approximately a one hundred twenty (120) degree angle from the previous property line and has a length of forty-one and eleven hundredths (41.11) feet, the next property line projects at a ninety (90) degree angle from the previous property line and has a length of twenty-six and forty-two hundredths (26.42) feet, the last property line projects at a ninety (90) degree angle from the previous property line and has a length of eighty-seven and five tenths (87.5) feet. Proposed Lot 91A has an area of seven thousand six hundred one and nine hundredths (7,601.09) square feet.

ANALYSIS

Development in the Vicinity:

The petitioned site is located in a large LRS-1 Lakeview Single Family Residential District. The area is primarily residential in character consisting of mostly single-family residences and a few two-family residences. Delgado Community College is located south of the petitioned site and zoned LRM-1. City Park is located to the east of the petitioned site.

The Park Place Subdivision was developed between 1944 and 1947 in an area that was previously the United Fruit Company Radio Station.² Due to the configuration of the previous use some irregular lots were created as part of the original subdivision. The petitioned site is near an irregular street pattern which has resulted in some triangular lots. The existing petitioned lots that front General Haig are affected by this street pattern which has resulted in parallelogram shaped lots.

² Source: GNOCDC Neighborhood Snapshot, 2002

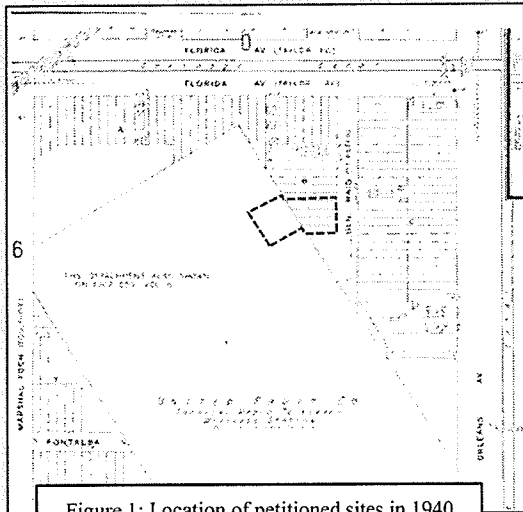


Figure 1: Location of petitioned sites in 1940

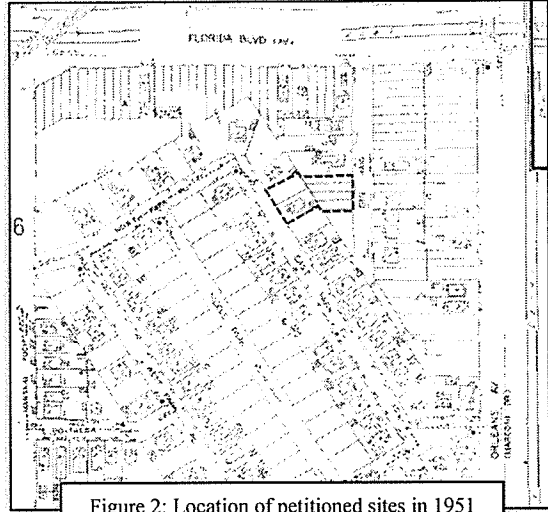


Figure 2: Location of petitioned sites in 1951

Most of the area is made up of rectangular lots very consistent in size and shape. The staff surveyed seventy (70) surrounding parcels and found that most lots measure forty (40) or fifty (50) feet in width. Lot depths vary slightly, but generally range from eighty-five (85') feet to one hundred twenty (120') feet. The staff did not find much variation from this range. The staff only found four (4) out of the seventy (70) lots surveyed with lot widths less than forty (40) feet. Of the seventy (70) lots surveyed there was only one (1) example of a double frontage lot.

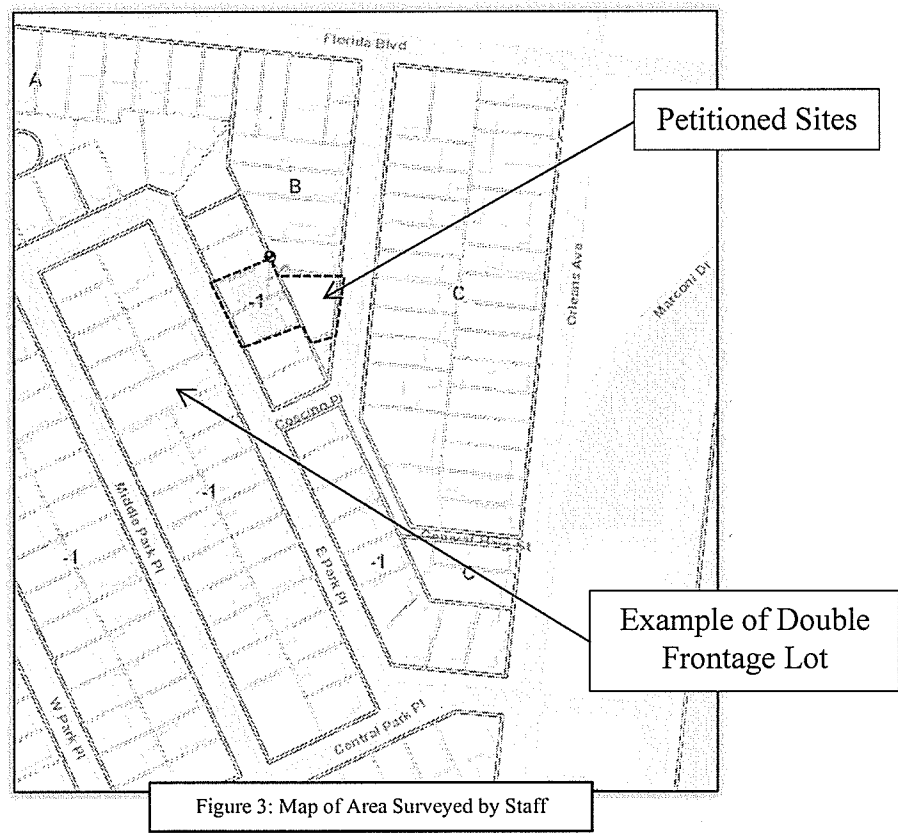


Figure 3: Map of Area Surveyed by Staff

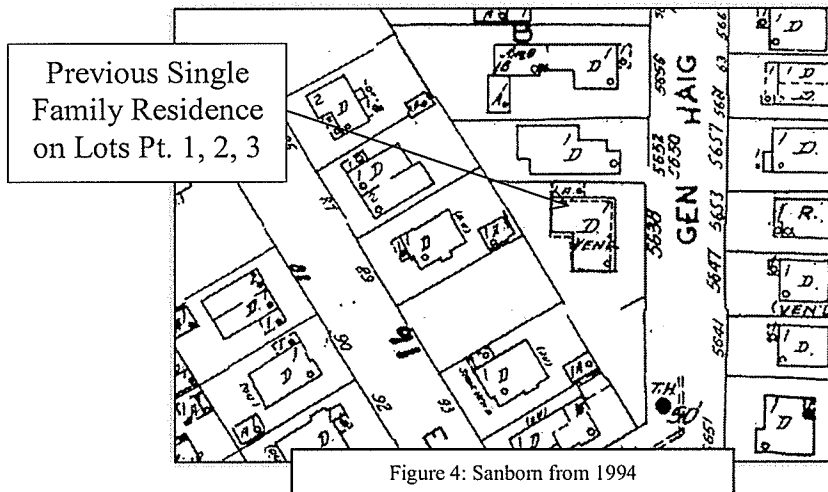
Table 1. Survey of Neighboring Parcels

Total Parcels Surveyed	70
Number of Double-Frontage Lots	1
Average Lot Width	49 ft.
Average Lot Depth	103 ft.
Average Lot Area	4,951 sq. ft.
Source: Orleans Parish Assessor's Office Parcel Map, February 2015 The staff surveyed Municipal Squares Park Pl 6, Park Pl 8, B and C.	

COMPLIANCE WITH THE COMPREHENSIVE ZONING ORDINANCE AND THE SUBDIVISION REGULATIONS:

Comprehensive Zoning Ordinance

Pursuant to **Article 9A, Section 9A.1.7 (Table 9A.A)** of the Comprehensive Zoning Ordinance, the minimum lot width required for a single-family residence is forty (40) feet, the minimum lot depth required is ninety (90) feet, and the minimum lot area required is five thousand (5,000) square feet. Proposed Lot 89A and Lot 91A would both meet the minimum lot depth requirement of the LRS-1 District, measuring approximately one hundred seventy-one (171) feet and one hundred forty-five (145) feet, respectively. Both proposed lots would also meet the minimum lot area having an area of six thousand nine hundred thirty-six and twenty-one hundredths (6,936.21) square feet and seven thousand six hundred one and nine hundredths (7,601.09) square feet. Proposed lot 91A would meet the minimum lot width requirement along General Haig Street measuring forty-four and forty-two hundredths (44.42) feet. However, proposed lot 89A would be deficient in lot width because the new frontage on General Haig Street would only measure thirty and fifty-nine hundredth (30.59) feet. Historically the three (3) existing lots that front General Haig Street were developed with a single family residence that met the width and area requirements of the LRS-1 District but was deficient in lot depth with a depth of approximately sixty-seven (67) feet. Parcels with insufficient lot depth are much more common in this area than lots with insufficient lot width. The staff believes that in regard to lot depth and lot area, the proposed lots would be are a significant variation from the typical lot pattern of the surrounding area.



Subdivision Regulations

The proposed lots do not meet the minimum lot width of 40 feet in Article 5, Section 5.5.1 Lot Size of the New Orleans Subdivision Regulations. Additionally, the proposed lots would be double frontage lots. 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 major street, so the first criterion does not apply. There is only one example of a double frontage lot in the surrounding blocks that were surveyed by staff and appropriate off-street parking and fire access already exist therefore the second criterion does not apply. Since the proposed subdivision does not meet the double frontage lot criteria, this case must be considered by the City Planning Commission.

The proposed subdivision would increase the area of the two (2) developed lots and act as rear yards fronting General Haig Street. The majority of parcels on General Haig Street have frontage on General Haig Street with the exception of the triangular lot adjacent to the petition sites. This lot is in common ownership with the residence at 95 E Park Place and is currently being used as a rear yard. If the proposed subdivision is approved the first three (3) lots on General Haig would essentially be rear yards which is not consistent with the development in the neighborhood.

SUMMARY

Subdivision Docket 052/15 is a request to resubdivide Lots 89, 91, 3, 2 and Pt Lot 1 into Lots 89A and 91A, which would create (2) double frontage lots, one with insufficient lot width. In addition to lot 89A having insufficient width, the proposal fails to meet two of the criteria stipulated under Article 5, Section 5.5.5 Double Frontage Lots of the Subdivision Regulations, and therefore requires approval of the City Planning Commission. The proposal fails to meet the first criterion because it doesn't involve a major street. The second criterion wasn't met because there is not a pattern of double front lots in the area and appropriate off-street parking and fire access already existed on the developed lots.

The staff believes that the creation of a double front lot is inconsistent with the development in the neighborhood and would inhibit future development and use of the

petitioned properties. Historically, existing lots Pt 1, 2 and 3 were developed with a single family residence that met the width and area requirements of the LRS-1 District but was deficient in lot depth with a depth of approximately sixty-seven (67) feet. Parcels with insufficient lot depth are much more common in this area than lots with insufficient lot width. Additionally this proposal would create two rear yards with frontage on General Haig Street when the majority of the street is developed with front yards.

PRELIMINARY STAFF RECOMMENDATION³

The staff recommends **DENIAL** of Subdivision Docket 052/15.

REASONS FOR RECOMMENDATION

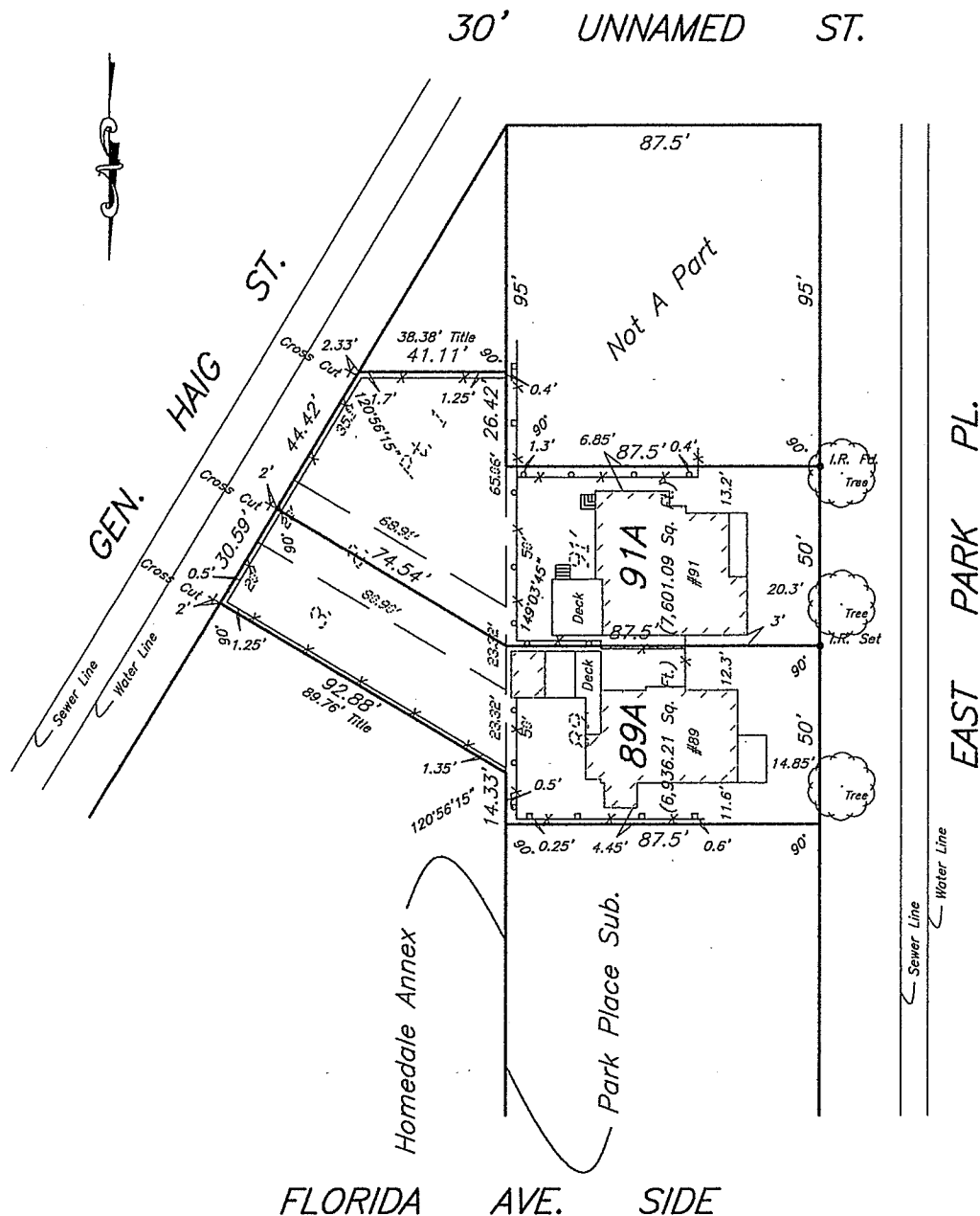
1. The creation of two (2) irregularly shaped double frontage lots, one (1) with insufficient lot width, would create a condition that would inhibit future development and use of the subject properties.
2. The proposal does not meet the two criteria of Article 5, Section 5.5.5 Double Frontage Lots of the Subdivision Regulations.

³ The preliminary staff recommendation is subject to modification by the City Planning Commission.

**PARK PLACE SUB & SQ. "B", HOMEDALE ANNEX
SECOND DISTRICT**

NEW ORLEANS, LA
ORLEANS PARISH

A Resubdivision of Lots 89 & 91 of Park Place Sub., &
Lots 3, 2, & Pt. 1 of Sq. "B", Homedale Annex into
Lots 89A & 91A of Park Place Sub.



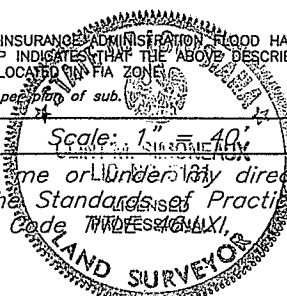
Note:
Improvements may not be to scale for clarity.
The dimensions shown prevail over scale.

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 plat of sub.

Date: April 6, 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 49, Part 1, Chapter 25 for a Class "C" survey.
Made at the request of Claus Grassel.



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

Clint Linares

