

City Planning Commission Meeting
Tuesday, October 28, 2014

CPC Deadline: 12/12/14
CC Deadline: 01/13/15
Council District: B – Cantrell

PRELIMINARY STAFF REPORT

To: City Planning Commission
Zoning Docket: 105/14

Prepared by: Nicholas Kindel
Date: October 21, 2014

I. GENERAL INFORMATION:

Applicant: Soraparu Enterprises, LLC

Request: This is a request for a conditional use to permit a school in an RD-3 Two-Family Residential District.

Location: The petitioned property is located on Square 63, Lot 1 or 20, in the Fourth Municipal District, bounded by Soraparu, St. Thomas, First, and Chippewa Streets. The municipal address is 600 Soraparu Street. The property is within the Irish Channel Local Historic District. (PD 2)

Description: The subject property is a rectangular lot on the corner of Soraparu and St. Thomas Streets on a square bounded by Soraparu, St. Thomas, First, and Chippewa Streets in the Irish Channel neighborhood. The property measures approximately sixty-four feet (64') in width along Soraparu Street, eighty-one feet (81') in depth along St. Thomas Street, and has a total site area of approximately five thousand one hundred eight-four square feet (5,184 sq. ft.). The former use of the site was a four-plex; however, the site is currently vacant.

The Waldorf School of New Orleans proposes to develop the site with a new early childhood education center. The proposed school will be located in an approximately four thousand nine hundred and eighty square foot (4,980 sq. ft.), two story structure that measures fifty-two feet (52') in width by forty-eight feet, seven inches (48' 7") in depth. At capacity, the proposed school will accommodate approximately 56 pre-kindergarten students and nine staff members. The structure will contain a total of four classrooms, two restrooms, a lobby, a reception area, and a break room. The school will have a small parking lot that measures forty-eight feet, seven inches (48' 7") by twelve feet (12') that will provide one parking space (although stacked parking could allow for additional parking).¹ The remainder of the school site's exterior is to be occupied by play area with a storage shed.

¹ Stacked parking cannot be used for calculating the parking spaces provide by the applicant, because the parking space design standards in Article 15, Section 15.2.5.1 requires "an off-street parking space... (to) afford ingress and egress for an automobile without requiring another automobile to be moved."

Why is City Planning Commission action required?

Article 4, Section 4.6.5 (by reference to **Section 4.1.5**) of the Comprehensive Zoning Ordinance states that schools are conditional uses in the RD-3 Two-Family Residential District. The City Planning Commission is required to make a recommendation on all conditional use applications prior to City Council action, in accordance with **Article 16, Section 16.6.4. Procedures for Conditional Use Permits** of the Comprehensive Zoning Ordinance.

II. ANALYSIS

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

The site is located on a property on the northwest corner of the intersection of Soraparu and St. Thomas Streets. The property is located two blocks from the major streets of Jackson Avenue and Tchoupitoulas Street. The property 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. The site neighbors an LI Light Industrial District which includes the entirety of the square across St. Thomas Street, as well as part of the square across St. Thomas and Soraparu Street half a block away where the main building of the Waldorf School is located. Two 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. Two blocks away on the Tchoupitoulas Street corridor is an HI Heavy Industrial District and an LI Light Industrial District.

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 single-family dwellings, one occupied (across the First Street side property line) and one under construction (across the Chippewa Street side property line). Across Soraparu Street is a mix of residential uses, with a triplex located directly across Soraparu Street from the subject property. Across the St. Thomas Street from the subject property is the Turnbull Bakery, which occupies over half of the square. Catty-corner to the site are residential uses which front St. Thomas Street. On the same square and half a block down Soraparu Street is the main building of the Waldorf School of New Orleans. A block away from the subject property at the corner of Soraparu and Rousseau Streets is the parking lot for the Waldorf School, Rafael Academy (which is associated with the Waldorf School), the Soraparu Playspot, a fabrication facility, and residential uses.

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

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?

In the past five years, there has been the following zoning action for properties located within approximately five blocks of the site:

Zoning Docket 065/13 was a request for a Zoning Change from an RM-2A Multi-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 839 Jackson Avenue. The City Planning Commission recommended approval of the request which was subsequently approved by the City Council. *The location is five blocks from the petitioned site.*

Zoning Docket 044/12 was a request for a conditional use to permit the sale of alcoholic beverages for consumption on-premises at a standard restaurant in a B-1A Neighborhood Business District. The municipal address is 739 Jackson Avenue. The City Planning Commission recommended denial of the request which was subsequently denied by the City Council. *The location is four blocks from the petitioned site.*

Zoning Docket 028/11 was a request for a Zoning Change from an RM-2A Multiple-Family Residential District to a B-1A Neighborhood Business District. The municipal address is 548 Jackson Avenue. The request was recommended for approval by the City Planning Commission and subsequently approved by the City Council. *The location is two blocks from the petitioned site.*

These requests are not indicative of any pattern or trend that is relevant to the current request.

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

The applicant has requested a conditional use to permit a new school. An elementary school is a conditional use in this zoning district, an RD-3 Two-Family Residential District, and is

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

subject to the supplementary use standards in **Article 11, Section 11.37.1 Schools, Public/Private Elementary Schools (Including Kindergarten)** of the Comprehensive Zoning Ordinance.

The petitioned site is a rectangular lot at the corner of Soraparu and St. Thomas Streets. It has a width of 64 feet along Soraparu Street, a depth of 81 feet along St. Thomas Street, and an area of approximately 5,184 square feet. The site is currently vacant. The Waldorf School of New Orleans proposes to develop the site with a new early childhood education center. The proposed school will be located in a two story structure. The building will measure 52 feet wide, 48 feet, 7 inches deep, and have a total area of approximately 4,980 square feet.

Site and Building Layout

The petitioned structure will be located on the Soraparu and St. Thomas Streets property lines; therefore, there is no proposed front yard or corner lot side yard setback. The proposed rear yard setback (First Street side) is 32 feet, 5 inches and the interior side yard setback (Chippewa Street side) is 12 feet. The rear yard contains a play yard and a small shed. The interior side yard contains a 48 feet, 7 inches by 12 feet parking area.

Each of the building's two floors has an area of 2,490 square feet, for a total floor area of 4,980 square feet. The first floor will contain two classrooms, a lobby, a reception desk, and a restroom. The second floor will contain two classrooms, a break room, and a restroom.

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

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

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

Furthermore, according to **Article 11, Section 11.37.2** in the RS-1 and RS-2 Districts, in all RD (such is the case with the petitioned site which is zoned RD-3) and all RM Districts the following standard applies:

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

The petitioned site does not meet the size, setbacks and access requirements of **Article 11, Section 11.37** stated above. The 5,184 square foot lot (0.12 acres) does not meet the minimum lot size of two acres or one city square. The minimum school lot size requirement is appropriate for large elementary schools that are located in suburban areas but not for small urban schools. There are very few properties in urban areas that meet this minimum lot size requirement. In addition, the proposed school is less than 5,000 square feet in gross floor area, and there is no reason why it needs to be located on a site that is at least 87,120 square feet (2 acres) in size. The proposed lot size and structure are at a scale that is consistent with the neighborhood. For these reasons, the staff believes that if the application is recommended for approval, it should be granted the following waiver:

- The applicant shall be granted a waiver of **Article 11, Section 11.37.1.(a) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires a minimum lot area of two (2) acres to allow a lot area of 5,184 square feet.

The proposal will have to obtain waivers for all of the setbacks. For the lot lines abutting the streets, a twenty-five (25) foot setback is required. The applicant is proposing no setback for the front yard and corner lot side yard along Soraparu and St. Thomas Streets. Since the rear yard and interior side yard abut a residential district, a fifty (50) foot setback is required. These setback standards were developed for larger elementary schools that are located in suburban areas. If these setbacks were applied to this property, there would not be any buildable area on the site. The setback standards are intended to create a separation from residential properties in order to minimize impacts on the adjacent residential properties. The separation can be achieved through additional fencing and landscaping provisos that are recommended in a subsequent section. In addition, placing the building on the Soraparu Street and St. Thomas Street property lines is consistent with the surrounding buildings and helps promote good urban design. For these reasons, the staff believes that there will be no negative impact on the adjacent properties. Should the application be recommended for approval, it should be subject to the following waivers:

- The applicant shall be granted waivers of **Article 11, Section 11.37.1.(b) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires a twenty-five (25) foot front yard and corner lot side yard setbacks to allow for front yard and corner lot side yard setbacks of zero (0) feet, and which requires a fifty (50) foot rear yard and interior side yards setbacks to allow a rear yard setback of thirty-two (32) feet, five (5) inches and an interior side yard setback of twelve (12) feet.

The proposal also needs to obtain a waiver for the access to schools requirement. The proposed school borders Soraparu Street which is a two-way street with one lane of traffic, and St. Thomas Street which is a one-way street with one lane of traffic. It does not have access to three (3) streets with a single lane of traffic in each direction. Once again these school standards are intended for large, suburban schools and not small, urban schools like

the one being proposed by the applicant. The surrounding area is a mix of residential and industrial uses with limited traffic and vehicles utilizing the on-street parking during the day. The proposed school would increase traffic and the use of on-street parking, especially before and after school during student drop off and pick up times. However, the proposed school is relatively small, having only four classrooms. In addition, the proposed provisions addressed in the subsequent traffic and parking section will mitigate the impacts of the proposed development. For these reasons, the staff believes that the negative impact on the surrounding streets can be mitigated. Should the application be recommended for approval, it should be subject to the following waiver:

- The applicant shall be granted a waiver of **Article 11, Section 11.37.2.(b) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires access to three (3) streets with a single lane for traffic in each direction to allow for access to two (2) streets with a single lane for traffic.

RD-3 Non-Residential Lot Standards

Article 4, Section 4.6.7., Table 4.F outlines the height, area and yard requirements for nonresidential properties in the RD-3 Two-Family Residential District. The lot area and setback requirements for schools in **Article 11, Section 11.37.1.** are more restrictive than the underlying zoning district, so the proposal needs to meet, or be granted waivers for, the supplemental use standards (as stated in the above section). There are no requirements for lot width or lot depth in **Article 11, Section 11.37.1.** so the application shall meet or be granted waivers for the lot width and depth requirements in **Article 4, Section 4.6.7., Table 4.F.**

Nonresidential lots in an RD-3 Two-Family Residential District have a minimum lot width of 100 feet and a minimum lot depth of 100 feet. The subject property has a lot width of 64 feet and a lot depth of 81 feet and requires waivers from both of these requirements. The lot width and depth requirements are designed for suburban areas and are not appropriate for a small, urban school. The adjacent property on the First Street side is developed with a single family and residence and the adjacent property on the Chippewa Street side has a new single family residence under construction, so there is not an opportunity to increase the property to meet the lot width and depth requirements. For these reasons, the staff believes that should the application be recommended for approval, it should be subject to the following waivers:

- The applicant shall be granted waivers of **Article 4, Section 4.6.7., Table 4.F – Minimum Lot Width and Minimum Lot Depth (Nonresidential)** of the Comprehensive Zoning Ordinance, which requires a minimum lot width and lot depth of 100 feet to allow for a lot width of 64 feet and a lot depth of 81 feet.

Fencing

Currently, the site is vacant with limited landscaping and no fencing around the property. Given the waivers for the reduced front, rear, and side yard setbacks, there is a need to buffer

the proposed school from the adjacent residential properties. Therefore, staff recommends that an opaque fence a minimum of six (6) feet in height adjacent to the residential properties along the First side and Chippewa Street sides of the property. In addition, there is a need to protect the children from running out into the street from an outdoor play area proposed in the rear yard area; therefore, a fence a minimum of six (6) feet in height shall be required on the St. Thomas Street property line adjacent to the play area. If the request is approved, the following provisos are recommended to ensure a buffer from adjacent residential uses and that the safety and well-being of the children at the school are preserved:

- The adjacent residential properties shall be screened with an opaque fence a minimum of six (6) feet in height along the First Street side and Chippewa Street side property lines.
- A minimum six (6) foot high fence shall be placed on the St. Thomas Street property line adjacent to the play area.

Landscaping

The site plan indicates a couple of proposed trees in the rear yard of the site; however, the genus, species, or size of these trees is unknown. Further, there is currently only limited ground cover on the property and the proposed site plan does not indicate the ground cover that will be provided for the play area. Also, the Department of Parks and Parkways requested that the applicant plant street trees along the Soraparu Street right-of-way.

A detailed landscape plan has not been submitted for review by the City Planning Commission staff at this time. The staff recommends the following provisos relative to landscaping:

- The applicant shall submit a revised site plan and a landscape plan prepared by a licensed Louisiana landscape architect to the staff of the City Planning Commission. The landscape plan shall indicate the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within the site with applicable remarks and details.
- The landscape plan shall indicate the presence of street trees spaced at an average of 30 feet in the Soraparu Street right-of-way. Landscaping in the public rights-of-way shall be subject to the review and approval of the Department of Parks and Parkways and the City Planning Commission staff.

Trash Storage/Litter Abatement

Trash disposal and litter reduction are important considerations for a school. The applicant has not indicated how trash pickup will occur and there is no area for storage of trash cans indicated on the submitted plans. Reducing litter around the site will be important to ensure

that the facility does not negatively affect the area. Therefore, the proposal should be subject to the following provisos:

- The trash disposal/storage area shall be indicated on the site plan and enclosed with an opaque fence with a minimum height of six (6) feet.
- The applicant shall provide to the City Planning Commission staff a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. 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.

Signage

The applicant is required to provide signage that meets the standards of the underlying RD-3 District. The applicant's site plan does not indicate any signage on the site. Therefore, the staff recommends the following proviso to ensure compliance with the applicable signage requirements:

- Any proposed exterior signage shall be subject to **Article 4, Section 4.6.6 Permitted Signs** of the Comprehensive Zoning Ordinance.

Sidewalks and Curb Cuts

There is currently no sidewalk or curb along most of the St. Thomas Street right-of-way adjacent to the subject property. In addition, the applicant is proposing a curb cut on Soroparu Street to access the proposed parking area. It is necessary that the Department of Public Works review the proposed curb cuts and any other modifications to the public right-of-way to ensure compliance with that department's standards. Therefore, staff recommends the following proviso relative to sidewalks and curb cuts:

- 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.

Other Provisions

Lastly, to ensure the requirements of the conditional use are fulfilled prior to the issuance of building permits by the Department of Safety and Permits the staff recommends the following standard proviso:

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

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

Description of street system

The site is located on the corner of Soraparau and St. Thomas Streets within the grid network of streets extending through the area. Most of these streets are single lane, one- or two-way streets with a parking lane on each side. These narrow streets handle much of the traffic traveling to and from the residential, industrial, and institutional uses located within the surrounding neighborhood. Soraparau Street is a one-lane, two-way street with parking on both sides. St. Thomas Street is one-way (with traffic traveling in the Uptown direction) with parking on both sides of the street. The major streets of Tchoupitoulas Street and Jackson Avenue are located two blocks away. Tchoupitoulas Street has one travel lane in each direction with no on-street parking. Jackson Avenue is a divided street with two lanes of traffic and a parking lane in each direction.

Traffic

Traffic can be a major issue associated with a school, especially during the times when parents drop-off students in the morning and pick-up students in the afternoon. The applicant indicated that there are approximately 27 students currently attending early childhood education classes at the existing Waldorf School building and this proposed expansion would allow for the school to accommodate up to 56 students, which is an increase of approximately 30 students. The applicant indicated that the hours of the early childhood education center classes will be slightly different than those at the main Waldorf School building which will minimize the impact of during drop-off and pick-up times.

Given the potential increase in traffic during morning drop-off and afternoon pick-up times, the staff recommends a number of provisos to minimize the traffic impacts on the surrounding neighborhood. The applicant indicated that there will be a curbside drop-off zone on St. Thomas Street in front of the new early childhood center. The applicant would need to work with the Department of Public Works to create this passenger zone. The applicant provided a basic circulation plan that showed that waiting parents will queue in front of the main Waldorf School building on Soraparau Street. However, staff needs a more detailed plan that would estimate the number of vehicles that the queue would accommodate, show the location of driveway, loading zones, passenger drop-off zones, and on-street

parking spaces, and show the location of where the vehicles would queue that would not block traffic, driveways, or loading zones. Finally, school staff shall direct vehicles to ensure that the circulation plan is being followed. Therefore, staff recommends the following provisos:

- The applicant shall work with the Department of Public Works to establish a passenger zone at an appropriate location on St. Thomas Street adjacent to the early childhood center.
- The applicant shall secure approval from the Department of Public Works of the traffic circulation plan during drop-off and pick-up times.
- School staff shall direct vehicles accessing the site during morning drop-off and afternoon pick-up times.

Parking

Article 15, Section 15.2.1., Table 15.A of the Comprehensive Zoning Ordinance require elementary schools in the RD-3 District to provide 1 off-street parking space per classroom, plus 1 off-street parking space per 10 seats in the main auditorium or lecture room or 1 per classroom, plus 1 off-street parking space per 3 employees, whichever is greater. There is no auditorium or lecture room proposed for this project, so the employee parking requirement will be greater. The proposed school will have 4 classrooms and 9 employees, which results in a requirement of 7 off-street parking spaces.

The site plan shows a driveway that would provide two stacked parking spaces. Stacked parking is not authorized for the school use, and **Article 15, Section 15.2.5.1** requires “an off-street parking space...(to) afford ingress and egress for an automobile without requiring another automobile to be moved.” Since another automobile would have to be moved the access the second parking space, the applicant can only get credit for providing one parking space. The applicant indicated that employees and parents would park onsite, at the main campus building a half block away, or on the street. The applicant did not provide any information on the number of parking spaces which are dedicated for school use at the main Waldorf School building³, how many of those parking spaces are currently being used, and how many spaces would be available for this proposed development.

When the staff visited the site (during school hours, but not during drop-off or pick-up time), there were plenty of on-street parking spaces available. The neighboring residential and industrial uses do not generate much of a day time demand for on-street parking. In addition, the applicant indicated that many of the employees and parents walk or bike to school and do not require vehicular parking. Given the parking available onsite, parking at the main

³ According to the conditional use that permitted the development of this building (ZD 10/03), this is a mixed use residential and office (now school) building.

Waldorf School building, the availability of on-street parking, and the fact that not everyone drives to school, the staff believes that the following waiver is justified:

- The applicant shall be granted a waiver of **Article 15, Section 15.2.1., Table 15.A** of the Comprehensive Zoning Ordinance, which requires seven (7) off-street parking spaces for the new school facility, to allow one (1) off-street parking space to be provided.

Since the applicant indicated that many people will arrive at the school by bicycle and that the staff supports granting a waiver for off-street parking, the staff believes that the applicant should provide bicycle parking. Therefore, the staff recommends the following proviso:

- The applicant shall indicate the installation of a minimum of four (4) bicycle parking spaces on the final plans submitted to the review of the City Planning Commission staff. Bicycle parking in the public right-of-way is subject to the approval of the Department of Public Works.

Loading

For the purposes of calculating its off-street loading space requirement, a school is categorized as a “place of public assembly.” There are no loading zone requirements for school structures that are less than 5,000 square feet in accordance with **Article 15, Section 15.3.1. Table of Requirements, Table 15.G Loading Requirements** of the Comprehensive Zoning Ordinance. The proposed 4,980 square foot school is not required to provide an off-street loading zone. As such, the requirement is met.

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

The request was considered by the City Planning Commission’s Planning Advisory Committee at its October 8, 2014 meeting. The Division of Real Estate and Records said that the applicant needs to obtain a servitude agreement for the proposed awning encroaching on the St. Thomas Street right-of-way. The Department of Public Works stated that the applicant needs DPW approval for the proposed drop-off zone, curb cuts, and to restore the curb and sidewalk. The representative of the Department of Parks and Parkways recommended that the applicant plant trees in the Soraparu Street right-of-way adjacent to the site. The Historic District Landmarks Commission noted that the property is located in the Irish Channel Local Historic District, and the applicant needs HDLC approval for the proposed buildings. The committee passed a motion of no objection subject to further review by the City Planning Commission, the Division of Real Estate and Records, the Department of Public Works, the Historic District Landmarks Commission, and the Department of Parks and Parkways. Previous sections propose provisos to address the comments from the Department of Public Works and the Department of Parks and Parkways. The staff recommends the following provisos to address the comments made by the Division of Real Estate and Records and the Historic District Landmarks Commission:

- The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management’s Division of Real Estate and Records.
- The applicant shall secure the approval of the Historic District Landmarks Commission for the exterior design of all structures on the site, prior to the final approval of the development plan by the staff of the City Planning Commission.

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

The proposed school should have minimal negative impacts on the mix of residential, industrial, and institutional uses in the surrounding area. The school will generate daytime activity, including noise associated with outdoor play and other daily operations of the school, as well as increased levels of traffic and demand for parking, particularly during morning drop-off and afternoon pick-up times. The staff recommends a number of provisos to minimize the potential negative effects or impacts of the school on those surrounding properties.

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

The request for a conditional use to permit a school in an RD-3 Two-Family Residential District is **consistent with** the *Plan for the 21st Century*, commonly known as the Master Plan. “Chapter 14: Land Use Plan” of the Plan for the 21st Century designates the future land use of the petitioned site as Residential Low Density Pre-War. The goal, range of uses and development character for the designation mentioned above are provided below:

RESIDENTIAL LOW DENSITY PRE-WAR

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

Range of Uses: New development generally limited to single or two-family dwellings, and preservation of existing multifamily buildings. Businesses and traditional corner stores may be allowed where current or former commercial use is verified. Supporting public recreational and community facilities (e.g., schools and places of worship) are 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 request is to permit the establishment of a new school on a vacant site. The request is consistent with the Master Plan as it is a community facility, which is included in the range of uses. Schools are commonly found within residential areas and this proposal is similar in scale and character with the surrounding residential neighborhood, so it should be appropriate for this future land use designation. As such, the proposal **is consistent with** the Master Plan.

IV. SUMMARY

Zoning Docket 105/14 is a request for a conditional use to allow the development of a new school (early childhood education center) on an approximately 5,184 square foot lot at the corner of Soraparu and St. Thomas Streets in the Irish Channel neighborhood. The site is located in an RD-3 Two-Family Residential District and is intended for two-family residential development and also allow for residential-serving institutional uses such as the proposed school. The proposal is consistent with the Master Plan. The school will contain four classrooms, two restrooms, a reception, a lobby, and a break room and is intended accommodate about 56 pre-kindergarten students and nine staff members. The site will provide one parking space and there is a proposed curbside drop-off zone on St. Thomas Street. The staff believes the school would be an appropriate use of the site and recommended provisos will mitigate the negative impacts on the surrounding neighborhood. The staff recommends approval subject to a number of waivers and provisos.

V. PRELIMINARY STAFF RECOMMENDATION⁴

The staff recommends **APPROVAL** of Zoning Docket 105/14, a conditional use to permit a school in an RD-3 Two-Family Residential District, subject to five (5) waivers and fifteen (15) provisos.

Waivers

1. The applicant shall be granted a waiver of **Article 11, Section 11.37.1.(a) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires a minimum lot area of two (2) acres to allow a lot area of 5,184 square feet.
2. The applicant shall be granted waivers of **Article 11, Section 11.37.1.(b) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires a twenty-five (25) foot front yard and corner lot side yard setbacks to allow for front yard and corner lot side yard setbacks of zero (0) feet, and which requires a

⁴ Subject to modification by the City Planning Commission

fifty (50) foot rear yard and interior side yards setbacks to allow a rear yard setback of thirty-two (32) feet, five (5) inches and an interior side yard setback of twelve (12) feet.

3. The applicant shall be granted a waiver of **Article 11, Section 11.37.2.(b) - Schools, Public/Private Elementary Schools** of the Comprehensive Zoning Ordinance, which requires access to three (3) streets with a single lane for traffic in each direction to allow for access to two (2) streets with a single lane for traffic.
4. The applicant shall be granted waivers of **Article 4, Section 4.6.7. Table 4.F – Minimum Lot Width and Minimum Lot Depth (Nonresidential)** of the Comprehensive Zoning Ordinance, which requires a minimum lot width and lot depth of 100 feet to allow for a lot width of 64 feet and a lot depth of 81 feet.
5. The applicant shall be granted a waiver of **Article 15, Section 15.2.1., Table 15.A** of the Comprehensive Zoning Ordinance, which requires seven (7) off-street parking spaces for the new school facility, to allow one (1) off-street parking space to be provided.

Provisos

1. The Department of Safety and Permits shall issue no building permits or licenses until final development plans are approved by the City Planning Commission and recorded with the Office of Conveyances. Failure to complete the conditional use process by properly recording plans within a one year time period or failure to request an administrative extension as provided for in **Article 16, Section 16.9.11** of the Comprehensive Zoning Ordinance will void the conditional use approval.
2. The adjacent residential properties shall be screened with an opaque fence a minimum of six (6) feet in height along the First Street side and Chippewa Street side property lines.
3. A minimum six (6) foot high fence shall be placed on the St. Thomas Street property line adjacent to the play area.
4. The applicant shall submit a revised site plan and a landscape plan prepared by a licensed Louisiana landscape architect to the staff of the City Planning Commission. The landscape plan shall indicate the genus, species, size, location, quantity, and irrigation of all existing and proposed plant materials within the site with applicable remarks and details.
5. The landscape plan shall indicate the presence of street trees spaced at an average of 30 feet in the Soraparu Street right-of-way. Landscaping in the public rights-of-way

shall be subject to the review and approval of the Department of Parks and Parkways and the City Planning Commission staff.

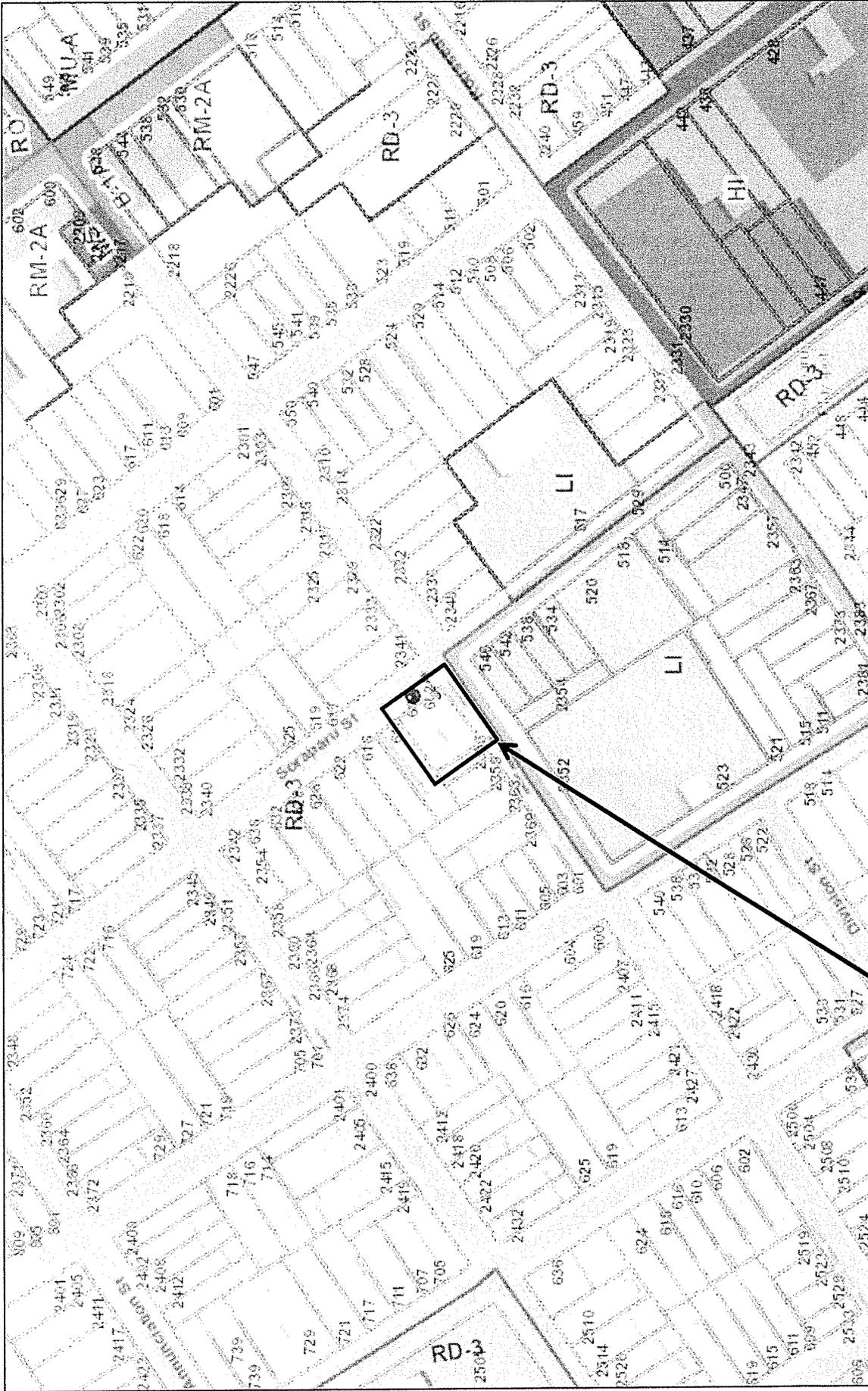
6. The trash disposal/storage area shall be indicated on the site plan and enclosed with an opaque fence with a minimum height of six (6) feet.
7. The applicant shall provide to the City Planning Commission staff a litter abatement program letter, approved by the Department of Sanitation, inclusive of the stated location of trash storage, the type and quantity of trash receptacles, the frequency of trash pickup by a contracted trash removal company, and the clearing of all litter from the sidewalks and the street rights-of-way. 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.
8. Any proposed exterior signage shall be subject to **Article 4, Section 4.6.6 *Permitted Signs*** of the Comprehensive Zoning Ordinance.
9. 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.
10. The applicant shall work with the Department of Public Works to establish a passenger zone at an appropriate location on St. Thomas Street adjacent to the early childhood center.
11. The applicant shall secure approval from the Department of Public Works of the traffic circulation plan during drop-off and pick-up times.
12. School staff shall direct vehicles accessing the site during morning drop-off and afternoon pick-up times.
13. The applicant shall indicate the installation of a minimum of four (4) bicycle parking spaces on the final plans submitted to the review of the City Planning Commission staff. Bicycle parking in the public right-of-way is subject to the approval of the Department of Public Works.
14. The applicant shall secure the appropriate rights to utilize City property in connection with any and all encroachments in accordance with the requirements of the Department of Property Management's Division of Real Estate and Records.
15. The applicant shall secure the approval of the Historic District Landmarks Commission for the exterior design of all structures on the site, prior to the final approval of the development plan by the staff of the City Planning Commission.

VI. REASONS FOR RECOMMENDATION

1. The use of the site as a school, subject to the recommended provisos, will have a minimal negative impact on the surrounding neighborhood.
2. The proposal is consistent with the *Plan for the 21st Century*.

VII. Should the applicant desire changes to any recommended waivers or provisos, the applicant is encouraged to bring any proposed alternative language for discussion at the meeting.

City of New Orleans Property Viewer



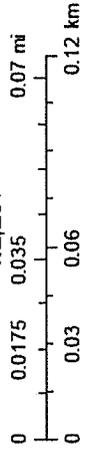
October 10, 2014



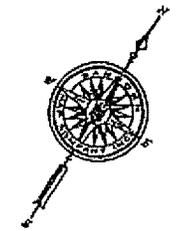
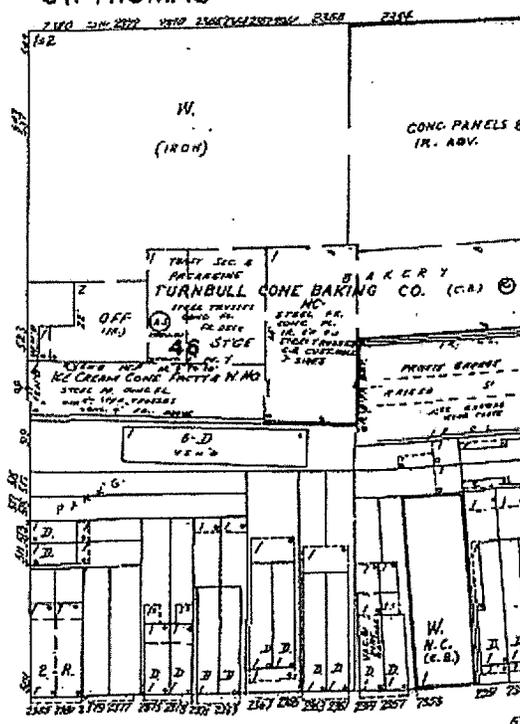
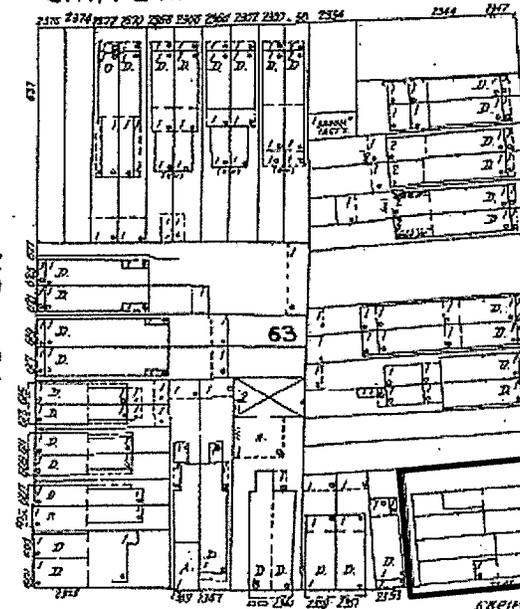
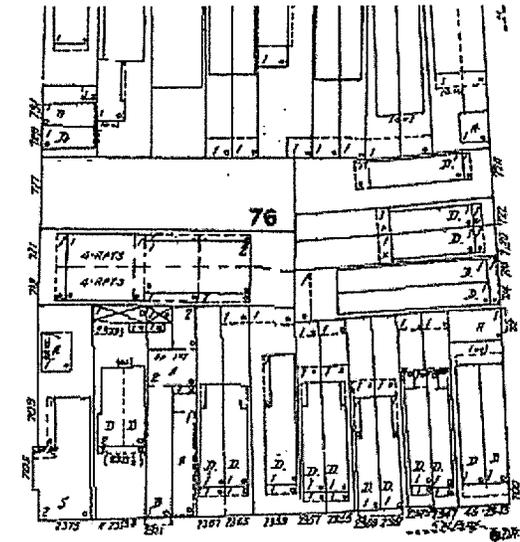
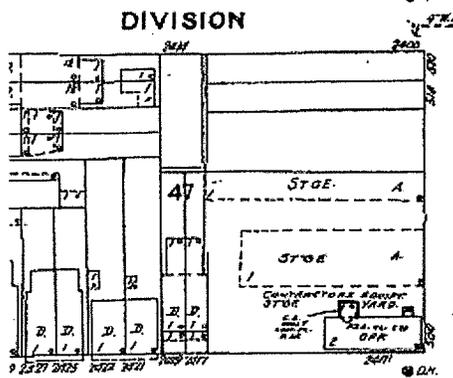
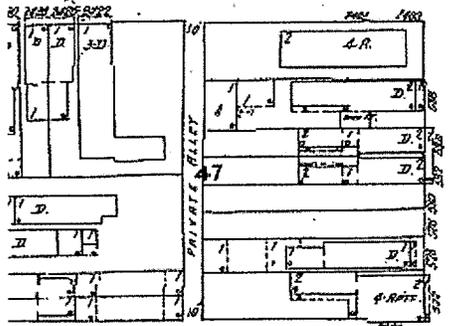
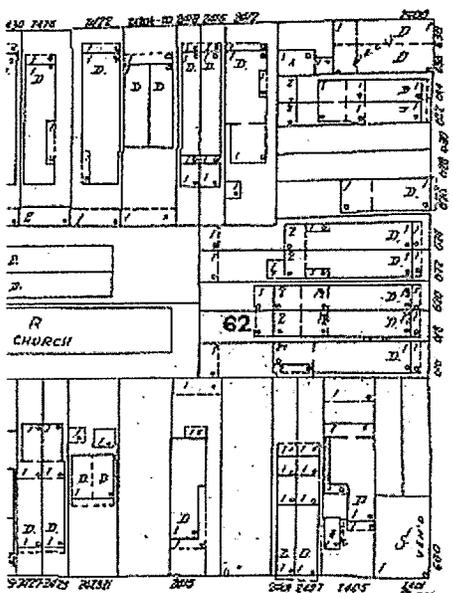
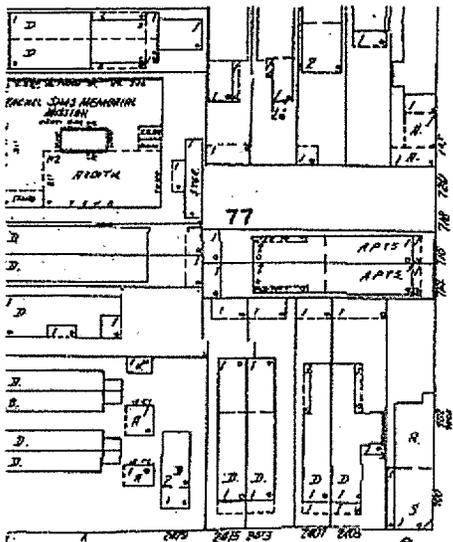
ZD105/14

Override 1

1:2,257



600 Soraporu Street: RD-3



ZD105/14

352

1ST ST.

SORAPARU

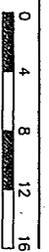
CHIPPEWA

ST. THOMAS

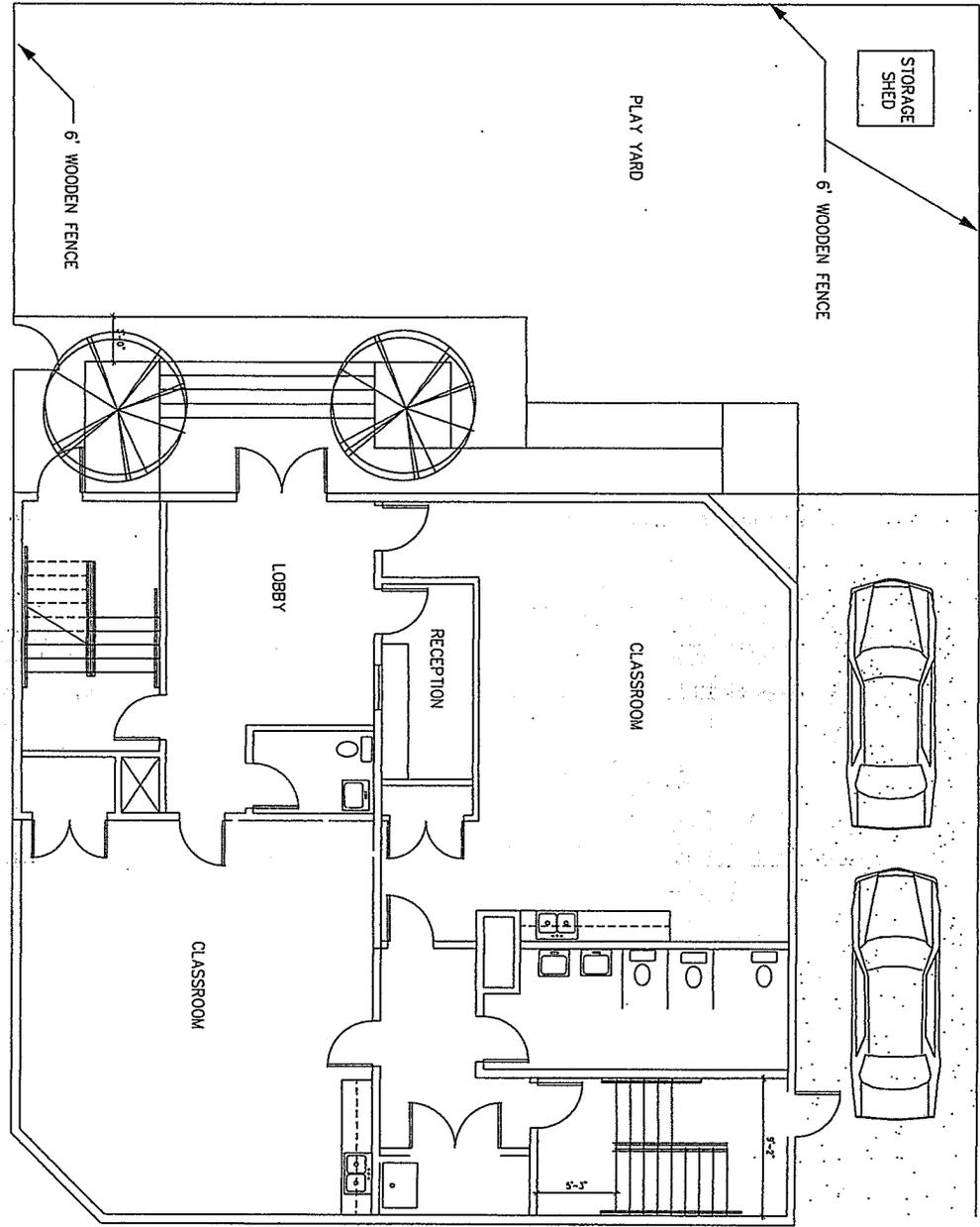
ROUSSEAU

1
A1

SITE/FLOOR PLAN
SCALE: 1/8"=1'-0"



ST. THOMAS STREET



SORAPARU STREET

A1

FILE NAME: PRESENTATION
DRAWN BY: JMC
PROJECT NO:
DATE: 9/3/14

NEW EARLY CHILDHOOD CENTER FOR:
WALDORF SCHOOL OF
NEW ORLEANS

600 SORAPARU STREET NEW ORLEANS, LA 70130

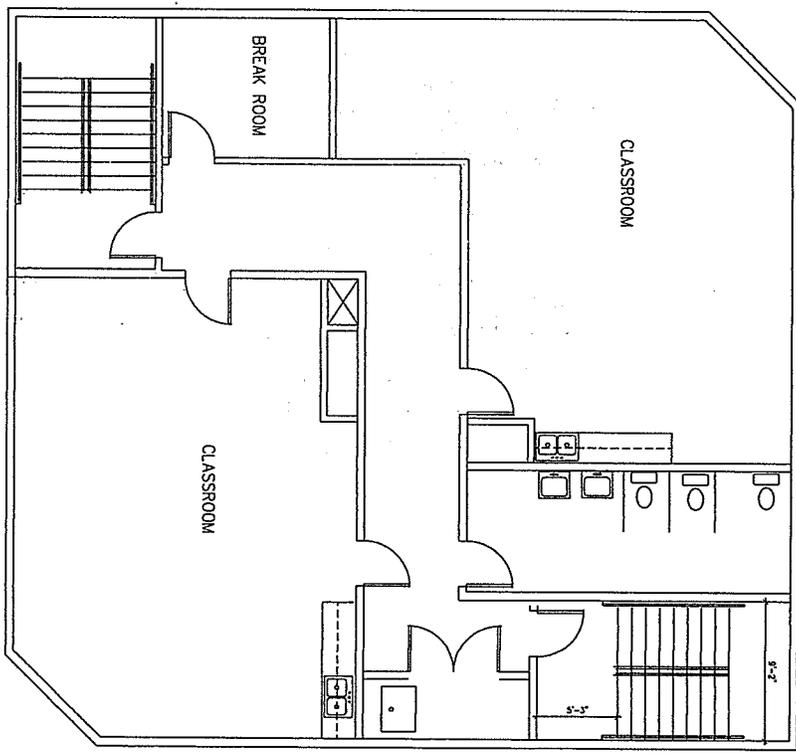
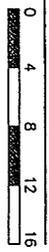
PRAXIS

PRAXIS DESIGN, LLC
ARCHITECTURE | INTERIORS
517 SORAPARU STREET, LOFT 104
NEW ORLEANS, LA 70130

2D 105-14

1
A2

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

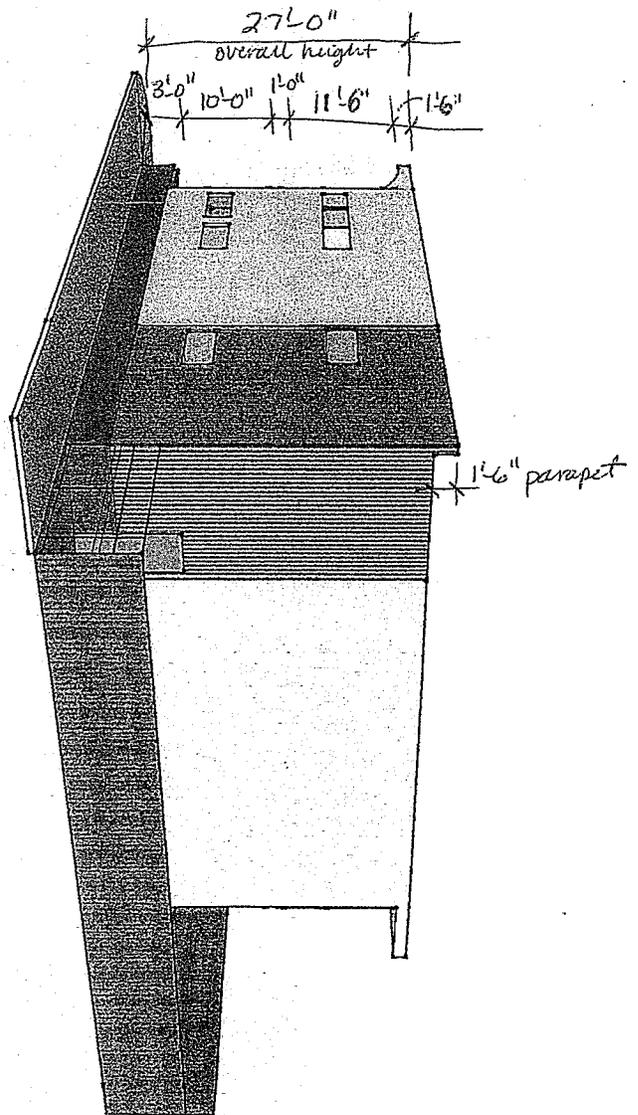


A2
FILE NAME: PRESENTATION
DRAWN BY: JMC
PROJECT NO:
DATE: 9/3/14

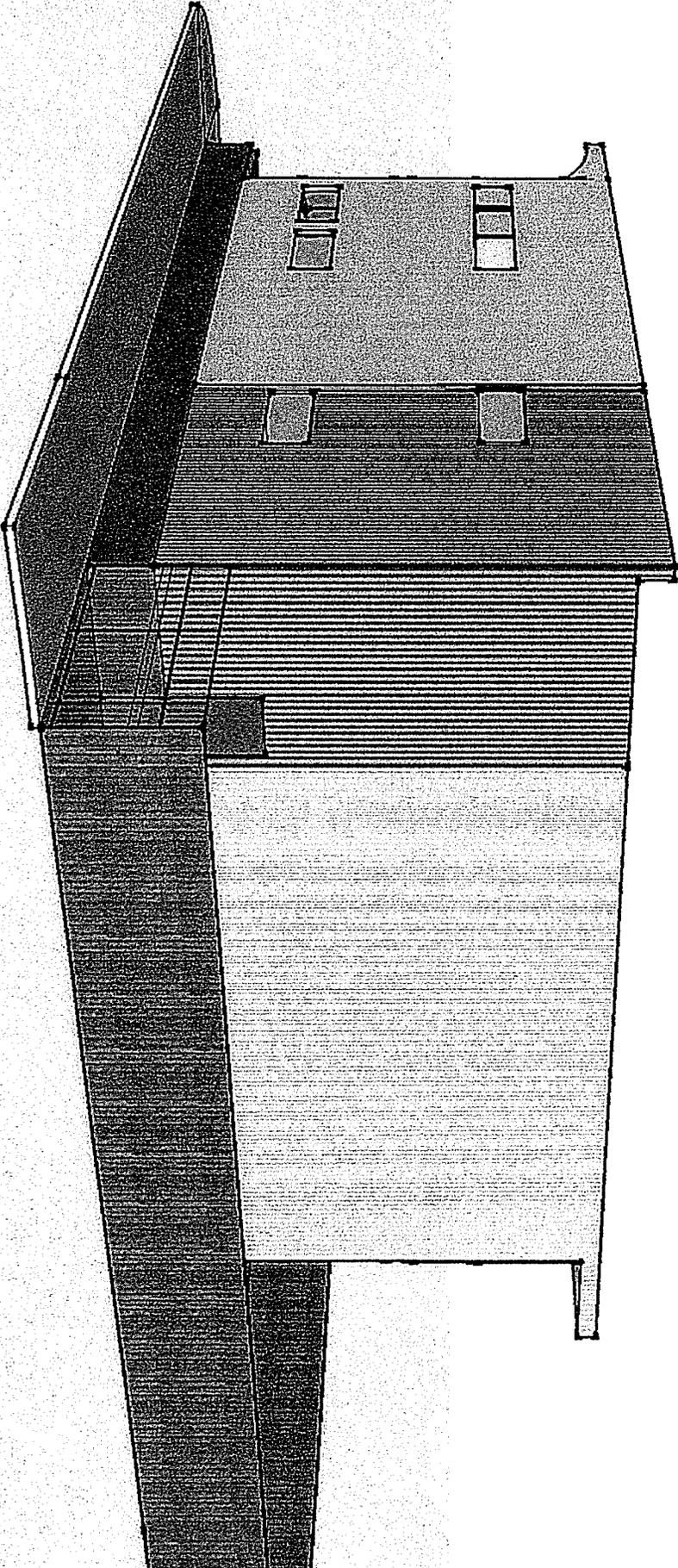
NEW EARLY CHILDHOOD CENTER FOR:
WALDORF SCHOOL OF
NEW ORLEANS
600 SORAPARU STREET NEW ORLEANS, LA 70130

PRAXIS
PRAXIS DESIGN, LLC
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517 SORAPARU STREET, LOFT 104
NEW ORLEANS, LA 70130

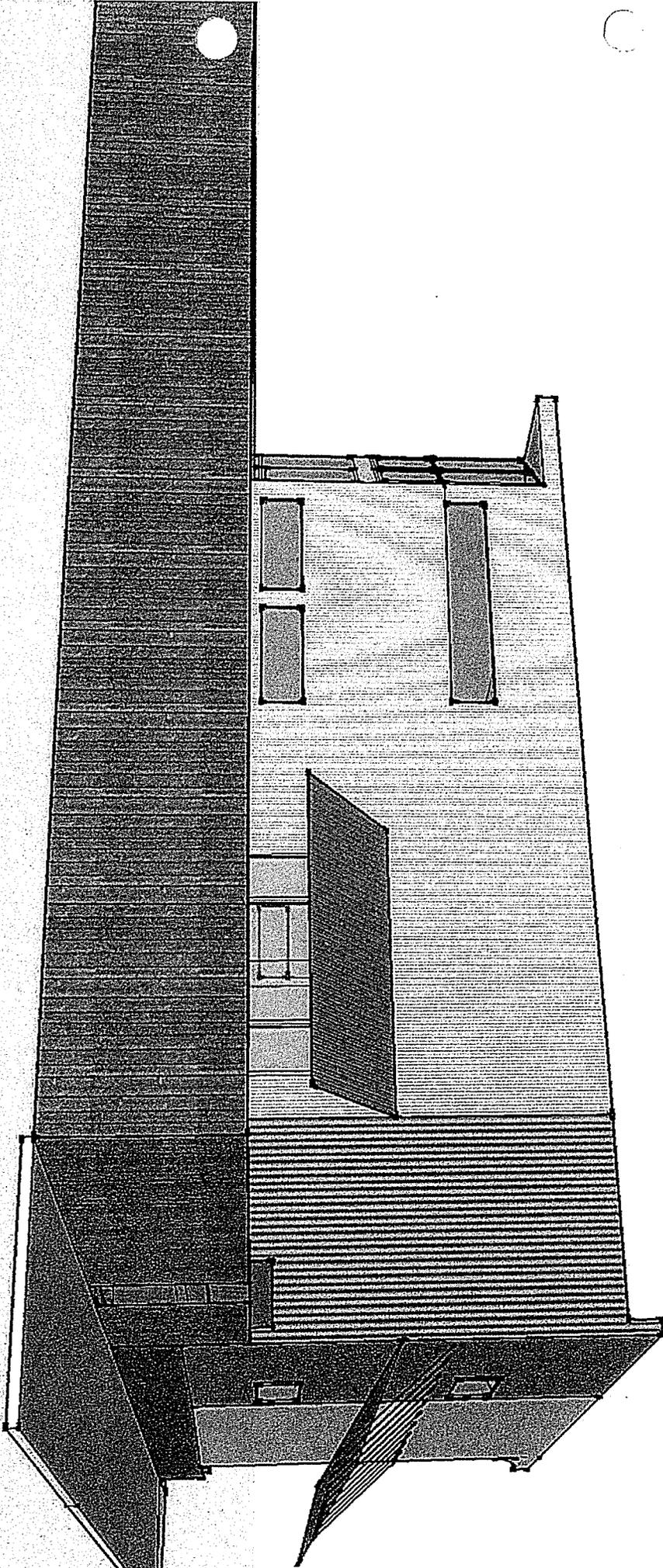
LOOKING DOWN SORAPARU

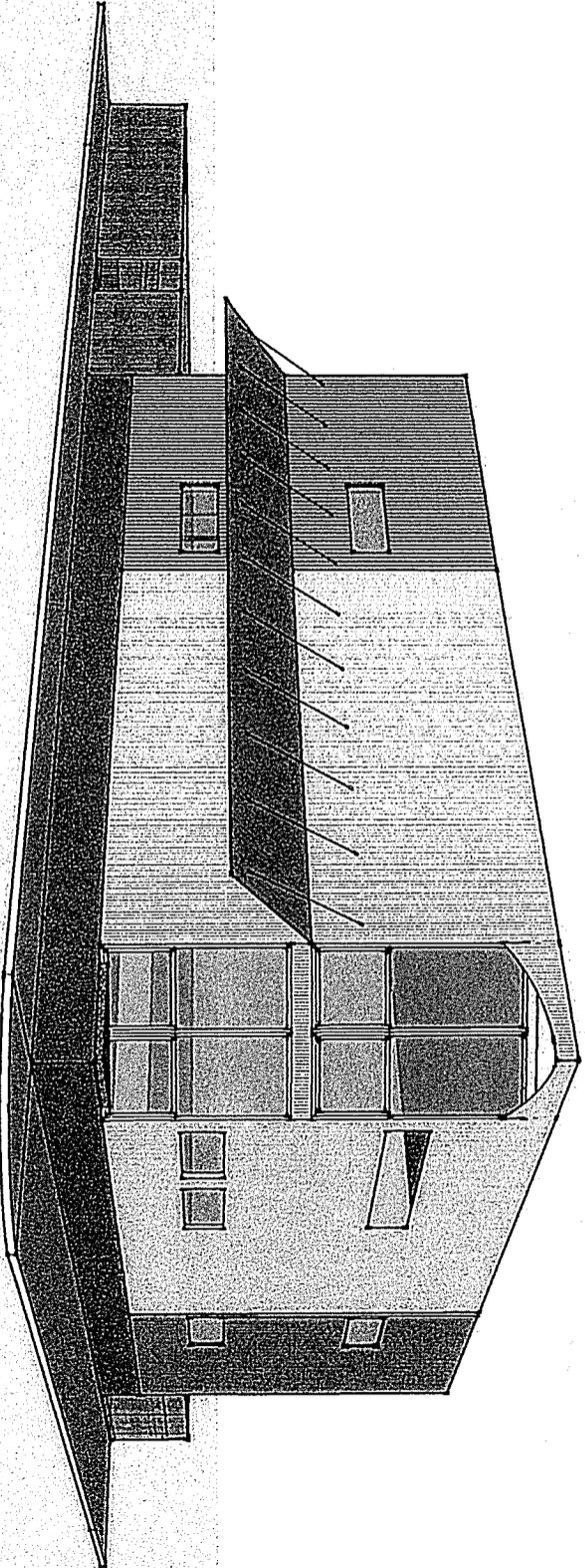


LOOKING DOWN SORAPARU



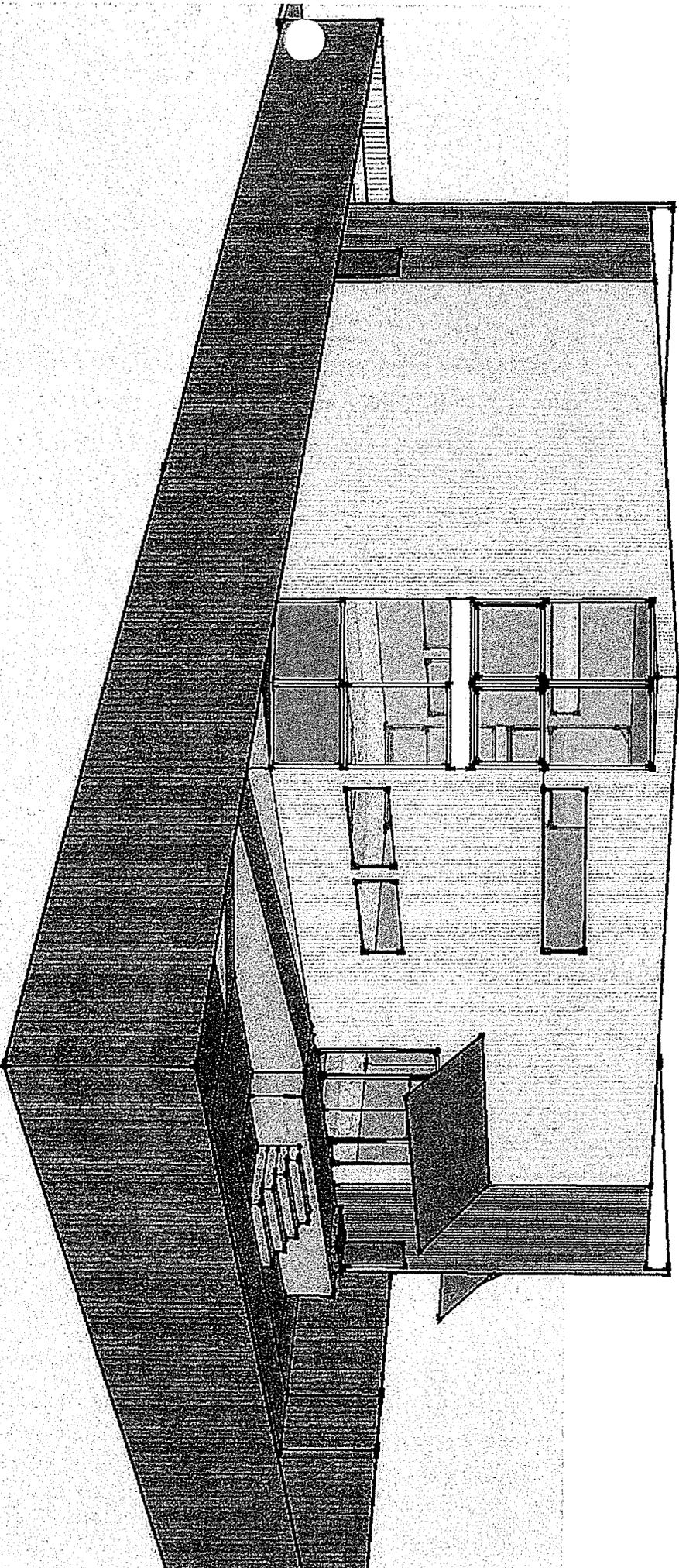
LOOKING DOWN ST. THOMAS





CORNER OF SORAPARU & ST. THOMAS STREETS

VIEW OF REAR YARD

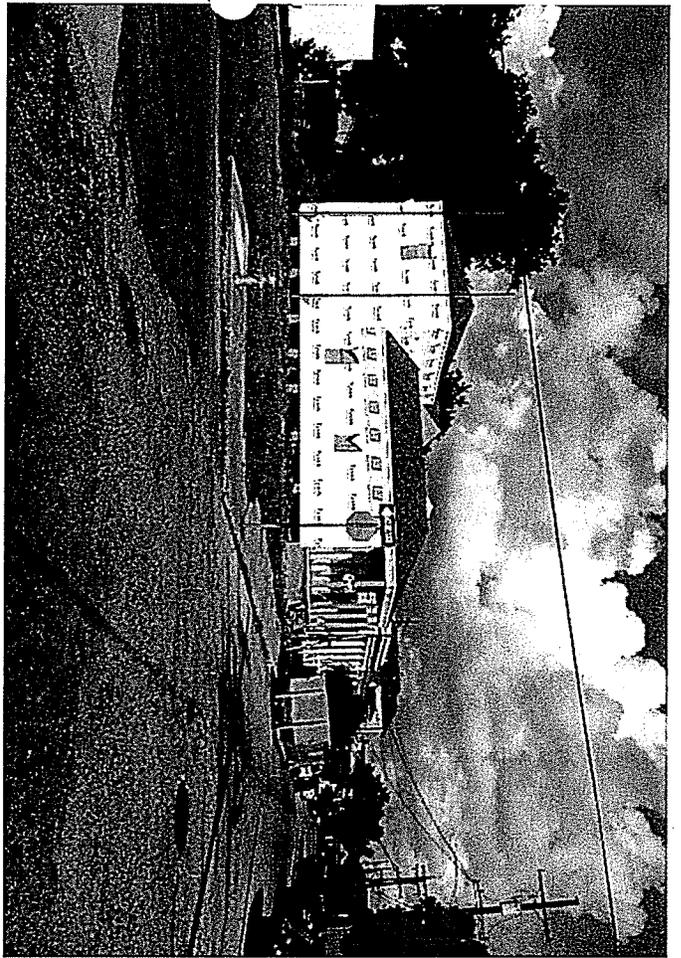


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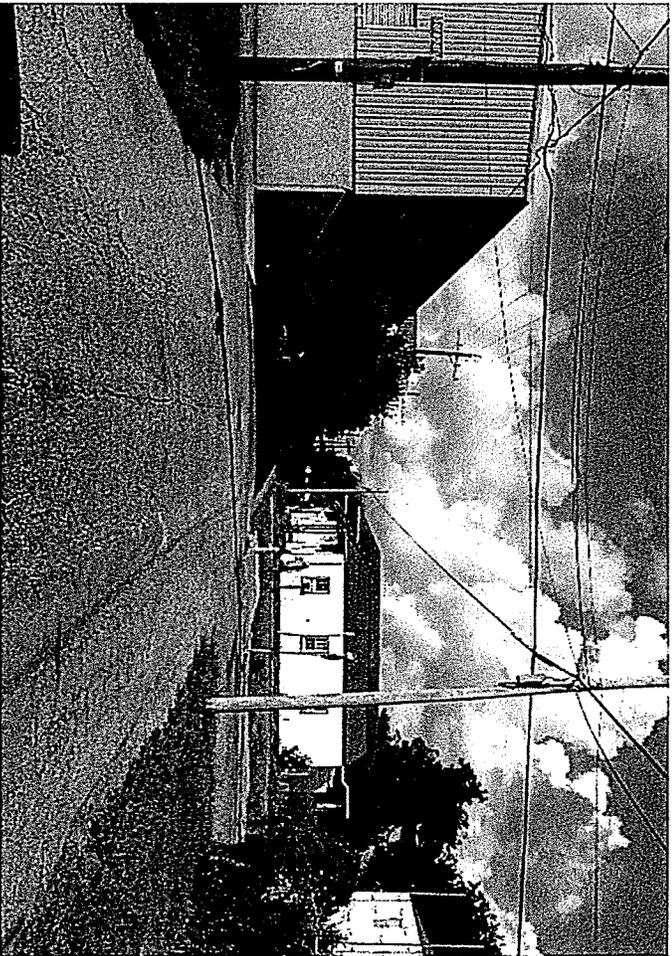


#1

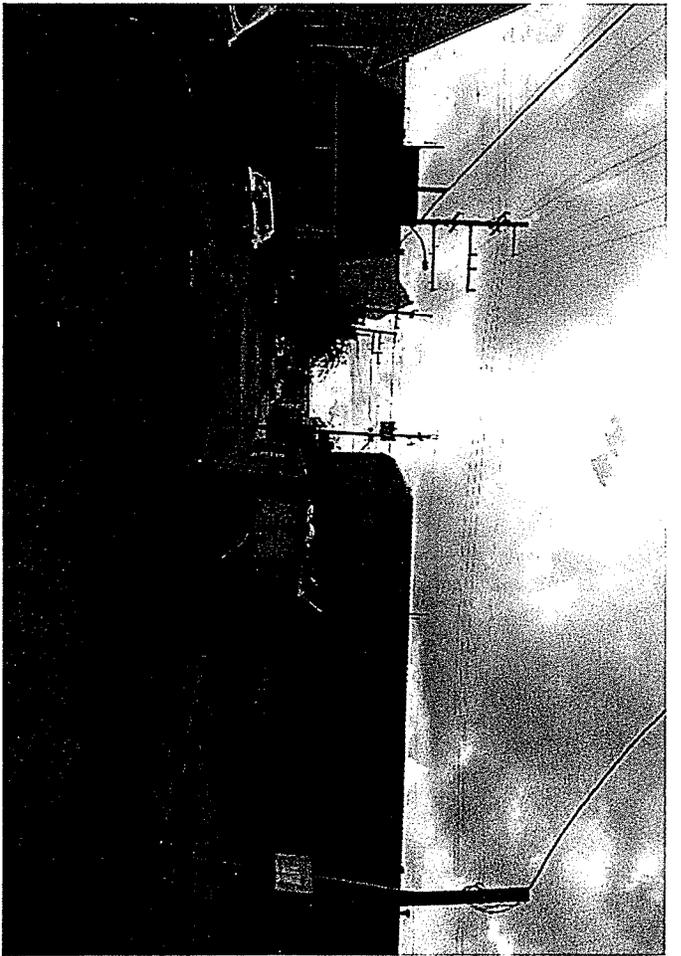
PHOTOS - 600 SOKAIYAKU

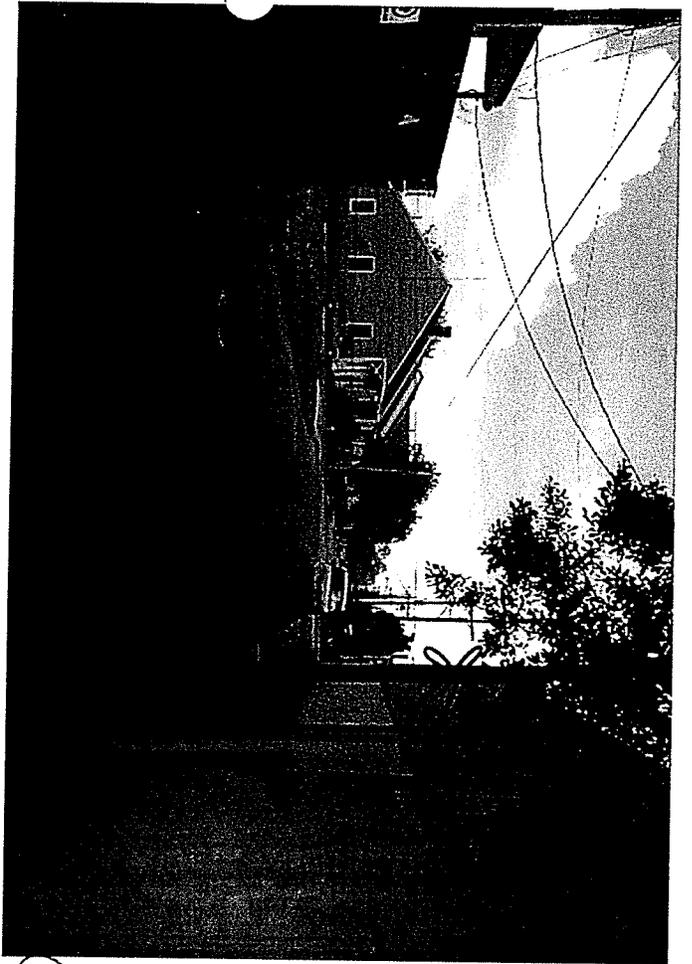
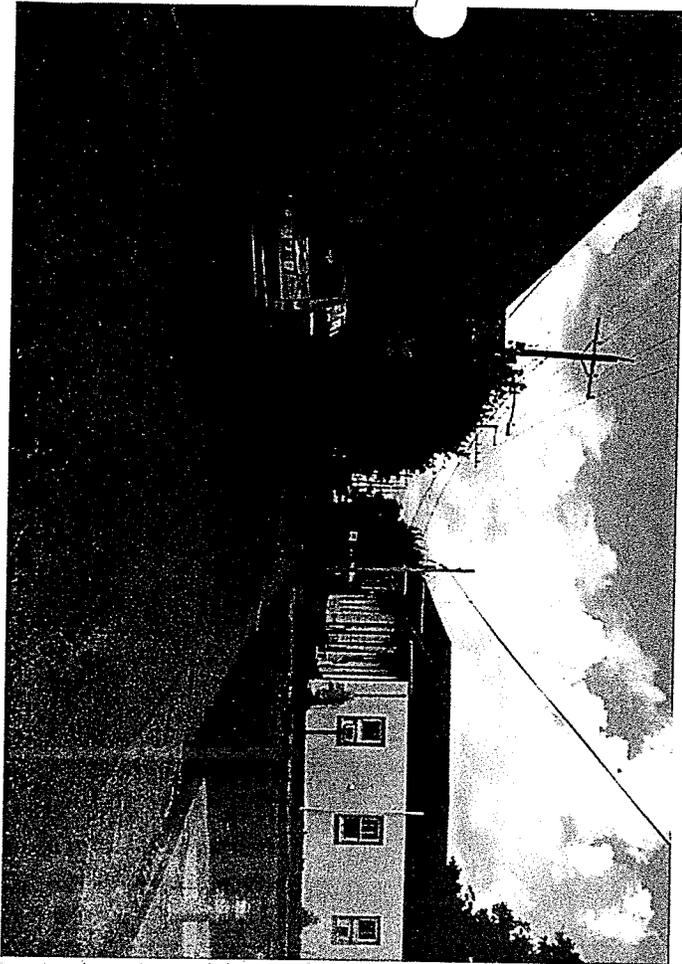


#4



#2





#6

← SITE

600 Sarayaru st.

#5

← TURNBULL
BAKERY

Nicholas J. Kindel

From: Joni Tierce <joni.tierce@gmail.com>
Sent: Monday, October 06, 2014 8:14 PM
To: Nicholas J. Kindel
Cc: Jackie Case
Subject: Re: Conditional Use Application 600 Soraparu St - ZD105-14
Attachments: Waldorf School Early Childhood Center information.pdf

Dear Nick,

Thanks for your message and clarifications. See the attachment for some info you requested. I don't know if this qualifies as a circulation plan, but I hope it helps you envision what we would like to do. Let me know if you have any more questions and I will see you Wednesday.

Warmly,

Joni Tierce

On Mon, Oct 6, 2014 at 9:40 AM, Nicholas J. Kindel <njkindel@nola.gov> wrote:

Good morning Joni,

Thank you very much for your response. I am sorry, I should have given you some more information about what we are looking for in a circulation plan. What we are looking for is how traffic will be handled when parents are dropping off and pick up students. Also, during pick up time, where will parents wait so that they are not blocking the streets or access to nearby resident's driveways. I see in the previous site plan that were proposing a drop off area on your site. Could you also briefly address why you decided against that option? If you do not have a circulation plan prepared already, you do not need to submit it right now because it could take a little bit of time to pull it together. We can make the circulation plan a condition of approval.

One more question about the staff. Since the hours of the staff will be staggered, how many staff members will be present at the peak time?

All conditional use applications go before the PAC for their consideration. Since the awning is located over public property, I am sure that Real Estate and Records might want to work out a lease or servitude agreement for that awning and other departments might have comments about it as well. We will see on Wednesday.

As for the parking, I do not think that we could count the "stacked" parking as more than one parking space when determining the parking waivers for the site. In the operation of your parking lot, you could park two deep to

Waldorf School’s Early Childhood Center Conditional Use Application 600 Soraparu St - ZD105-14

Staffing “ Maximums”

At the peak times of use, about 8:40 to about 1:00, the full and part-time staff may number 9. However, the staffing may be less depending on how much office help is needed. This is based upon an assumption that we will offer 4 classes; at the present we are planning to offer 3. We want to fully disclose the possible capacity for approval, even if we have no immediate plans for a program of that size.

Circulation plan ideas

The early childhood classes begin 15 minutes later than the grade school classes. This diminishes the amount of traffic converging in the area.

Parents with a child in grades and in early childhood typically park near the main building (517 Soraparu St.). They drop the older child off and play with the younger at Soraparu playground. When it is time to begin, they will walk to the “drop off” area fronting St. Thomas Street.

Parents who will be dropping off children from cars will be encouraged to drive up Soraparu from the river and to turn left on to St. Thomas. The waiting cars could line up along the front of the main building leaving an opening for the parking entrance to the main building. The children would be dropped off on the St. Thomas Street side of the early childhood center. (See Diagram 1 below.) Please note the most of the buildings in this immediate area are industrial without driveways.

Currently about 7 of our 27 early childhood students arrive on bikes or by walking. We expect many of the new parents will also bring their children in these manners as well. We also have many employees who either bike or walk to work.

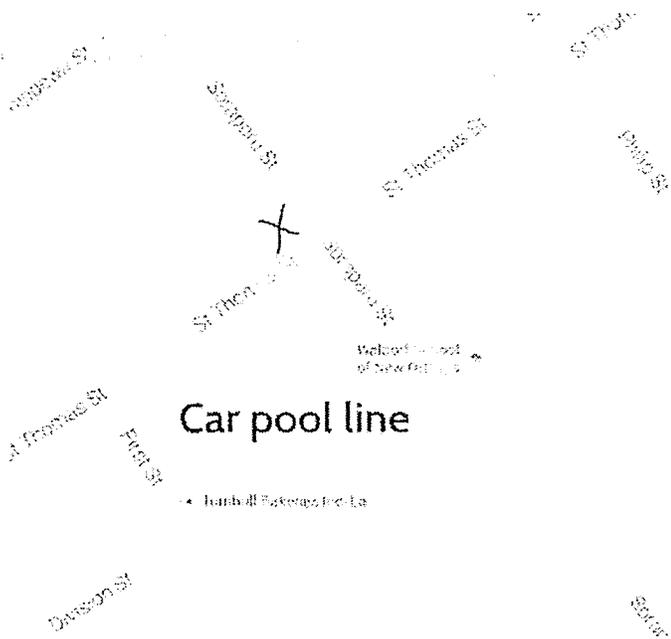


Diagram 1

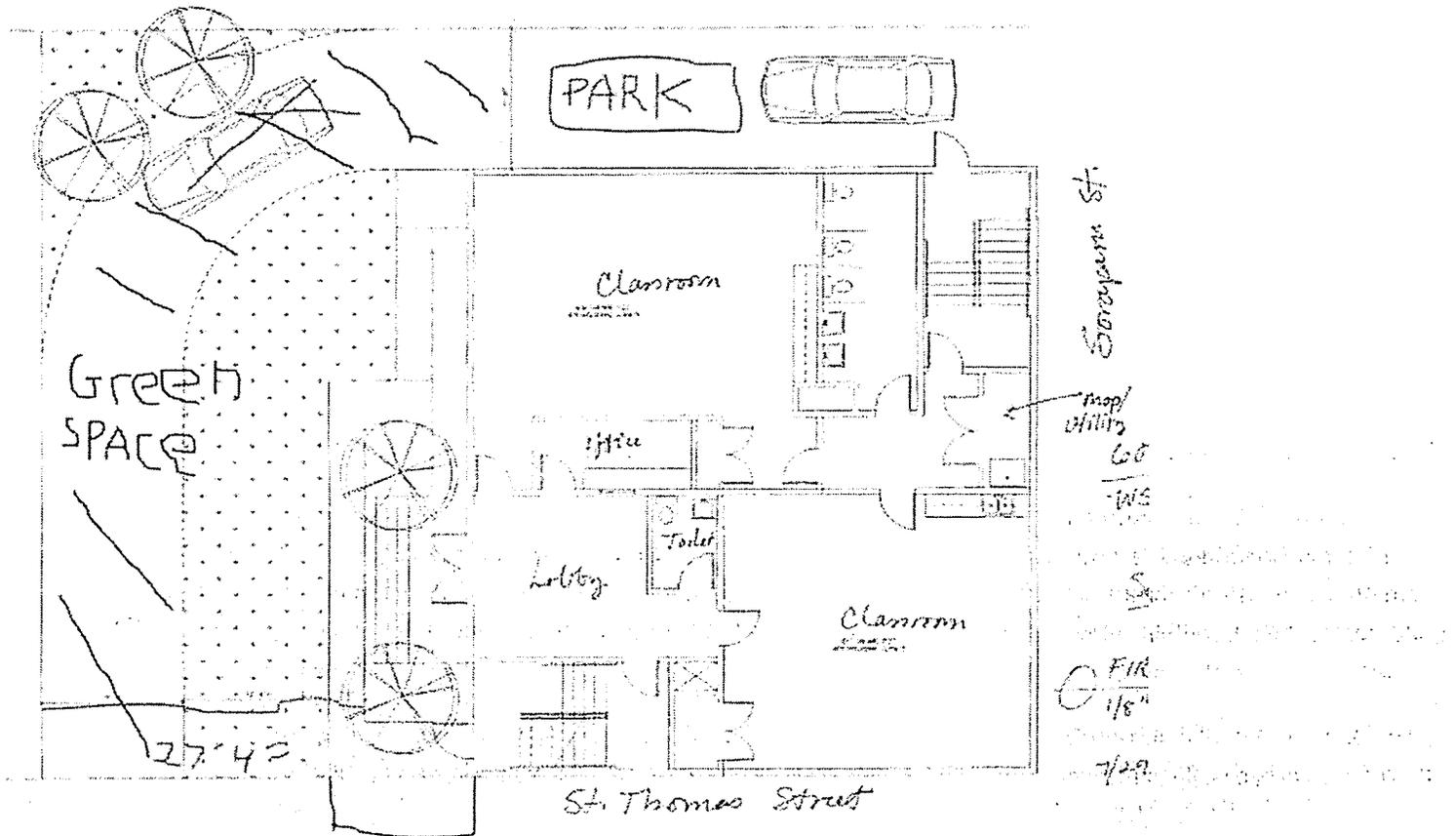


Figure 2: Changes to original plan (Red box by *St. Thomas Street* represents an awning over the sidewalk.)

Plan Changes

Two factors caused us to change the original plan (marked up in Figure 2). The *St. Thomas Street* property owner, Angela Admunson, expressed concerns about having a driveway so close to her building. She feared cars might actually crash into her house. This plan also forced us to use a driveway as play space. We knew this was not a great idea and looked at how other schools address drop off and pick up. Ms. Admunson's concerns and our research led us to decide to use a curbside drop off and pick up on *St. Thomas Street*. It may be noteworthy to know that the block on the river side of *St. Thomas* is occupied by *Turnbull Bakery* which has neither driveways nor significant openings on that side.

Project NPP Checklist for Applicants

(To Be Submitted with Application)

Step 1: Meet with the City Planning Commission staff. Provide the size of your site and the floor area of any existing or planned structures. The staff will verify the size(s) and will provide the contact list information highlighted in grey. This information constitutes your Project Neighborhood Participation Program contact list.

	Site area: <u>5,184</u> sq. ft. (to be provided by applicant and verified by staff)
	Floor area of all structures (existing and/or planned): <u>4,980</u> sq. ft. (to be provided by applicant and verified by staff)
	Radius for notification is: <input checked="" type="checkbox"/> 300 feet (when site and floor area are less than 25,000 sq. ft.) <input type="checkbox"/> 600 feet (when either the site or floor area is greater than or equal to 25,000 sq. ft.)
	Outlined area map of notification radius (printout of appropriate buffer showing lot lines, contact names and addresses)
	Owner(s) of record of subject property and all properties within notification radius (from Assessor's office)
	Addresses of subject property and all properties within notification radius (separate list with property addresses may be addressed to "Occupant")
	All neighborhood associations with boundaries within which any portion of the subject property is located. (from CPC registration forms via spreadsheet).

Source: Comprehensive Zoning Ordinance Sections 16.9.2.1.a and 16.9.2.4.b.(1) through 16.9.2.4.b.(4).

Step 2: Write a letter to the community. Information to be provided in the letter shall include:

	Type of land use application (zoning change, conditional use, parking variance, etc.).
	A brief description of the project.
	Your contact information or contact information for a representative.
	Estimated start and end dates for any construction and estimated opening date for any non-residential component of the project.
	Indicate which techniques are being used to notify the contact list (U.S.P.S., hand delivery, etc.).
	Date, time, and location of the neighborhood meeting (Consult the Neighborhood Engagement Office at 658-4980 for help in finding a location and planning your neighborhood meeting(s)).
	State how people and associations on the contact list will be informed of any changes to the proposal after the initial contact (e.g., people who sign in at the meeting will receive email updates, a project website will be kept up to date with changes, etc.).
	State how people and associations on the contact list will be informed of any changes to the proposal after the initial contact (e.g., people who sign in at the meeting will receive email updates, a project website will be kept up to date with changes, etc.).
	If the request involves an existing or planned structure, attach a project site plan.

Source: Comprehensive Zoning Ordinance Sections 16.9.2.1.b.(1) through 16.9.2.1.b.(5)

Project NPP Checklist (To Be Submitted with Application)

Step 3: Hold a Neighborhood Meeting(s).

	Meeting must be held between 5 and 30 days after the date that notice of the meeting is provided to the contact list. Be sure to keep a sign-in sheet as well as an accurate record of all comments, written or verbal.
	Application to the CPC/BZA must be submitted within 90 days of the meeting (or most recent meeting if additional meetings were held).

Source: Comprehensive Zoning Ordinance Sections 16.9.2.1.c. and 16.9.2.1.d.(5)

Step 4: Prepare a Summary Report that contains the following:

	The dates, times, and locations of all neighborhood meetings.
	The total number of people that participated in the process (i.e., the number of people who attended all meetings, as well as any others who made contact via other means, as evident from sign-in sheets, emails, etc.).
	A list of the concerns, issues, and problems expressed by the participants.
	A statement as to how each concern, issue, and problem is addressed and how the applicant intends to continue to address them. If a concern, issue, or problem is not being addressed, the report should include the reasons.
	Copies of letters, affidavits, meeting invitations, newsletters, publications, sign-in sheets, and petitions received in support of or against the project, as well as any other relevant materials.
	The names of the individuals and associations that were noticed and the method of notice (at a minimum, this must include all names on the contact list provided by the CPC staff)

Source: Comprehensive Zoning Ordinance Sections 16.9.2.1.d.(1) through 16.9.2.1.d.(5).

Step 5: Submit your land use application. The summary report and attachments must be included with the application. Also be sure to obtain all other required items for your application before attempting to submit it to the City Planning Commission staff. This should include application forms, photographs, surveys, plans, elevations, fees, etc., depending on the type of application.

**** PLEASE NOTE: ****

THE INFORMATION AND/OR ACTION FOR EACH CHECKBOX MUST BE COMPLETED. ANY APPLICATION WITH MISSING INFORMATION WILL NOT BE ACCEPTED BY THE CITY PLANNING COMMISSION STAFF.



August 25, 2014

Dear Neighbor,

I am the board chair of the Waldorf School of New Orleans, located at 517 Soraparu Street and want you to know about the school's plans. We would like to build an early childhood center on the vacant lot at 600 Soraparu Street which is on the corner of Soraparu Street and St. Thomas Street. It would be used for a nursery and kindergarten for young children with hours from 7:30 to 5:30 Monday through Friday. However, most of the children would arrive around 8 and leave by 3.

The site is a location where an early childhood center is a Conditional Use, which means we are required to apply for approval to build. Our application has to be heard by the City Planning Commission and the City Council. Since 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:

Wednesday, September 3, at 7:00 PM

Waldorf School of New Orleans, 517 Soraparu Street, New Orleans

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.

I've enclosed some plans to give you a better idea of what we'd like to do. The early childhood center would be a two story building occupying the front of the lot facing Soraparu Street with a drop off drive and some parking behind the building. Right now the lot is empty. If this use is approved, we hope to start construction in the spring and will have the building finished in time for the 2015-16 school year.

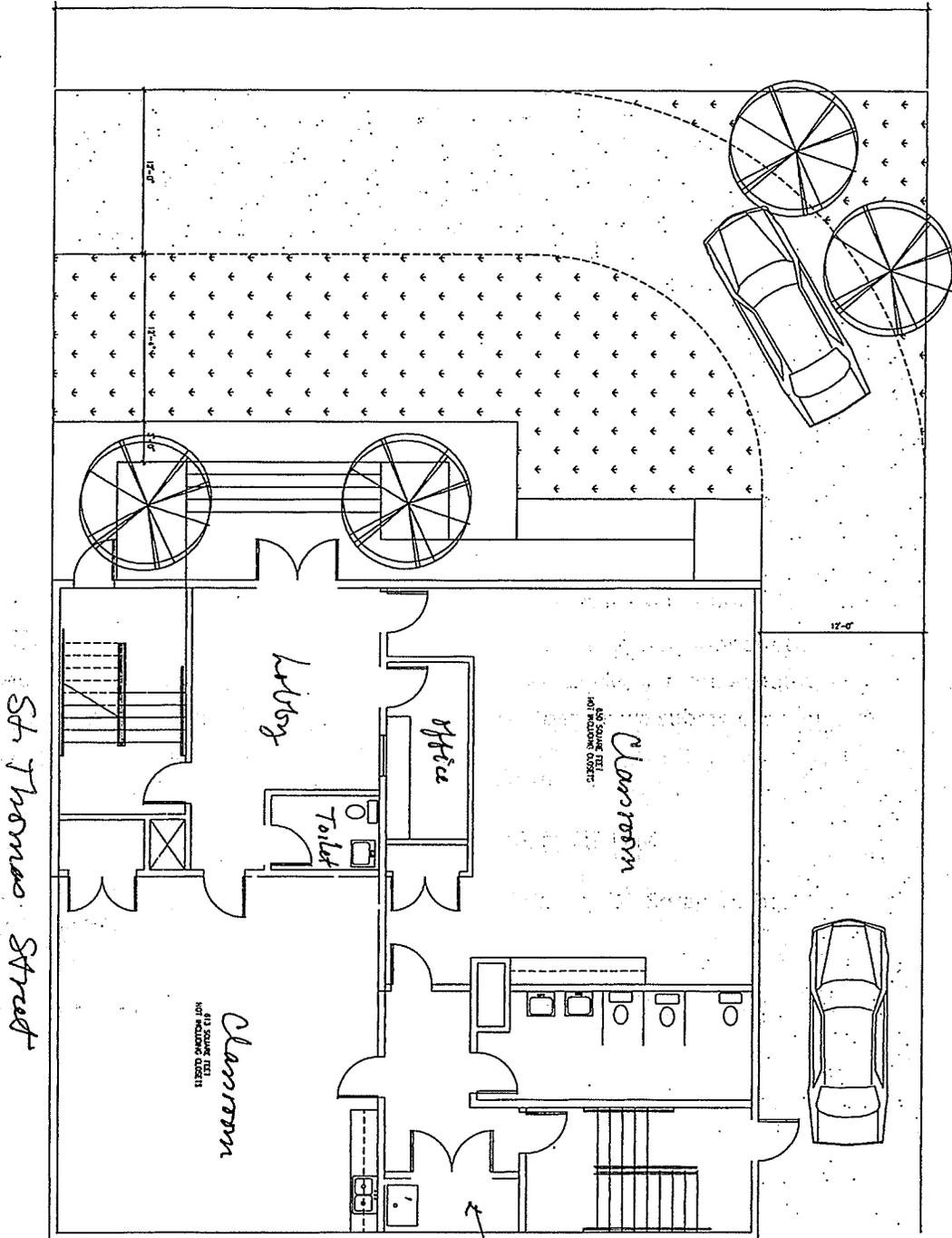
If you have any questions or comments, please leave a message for me at the Waldorf School's office. I hope to see you at the meeting on Wednesday, September 3.

Sincerely,

Joni Tierce

Board Chair, Waldorf School of New Orleans

517 Soraparu Street, Suite 101 · New Orleans, Louisiana 70130 · 504·525-2420 tel · 504·525·3223 fax
Email: info@waldorfnola.org · www.waldorfnola.org



St. Thomas Street

Sorapam St.

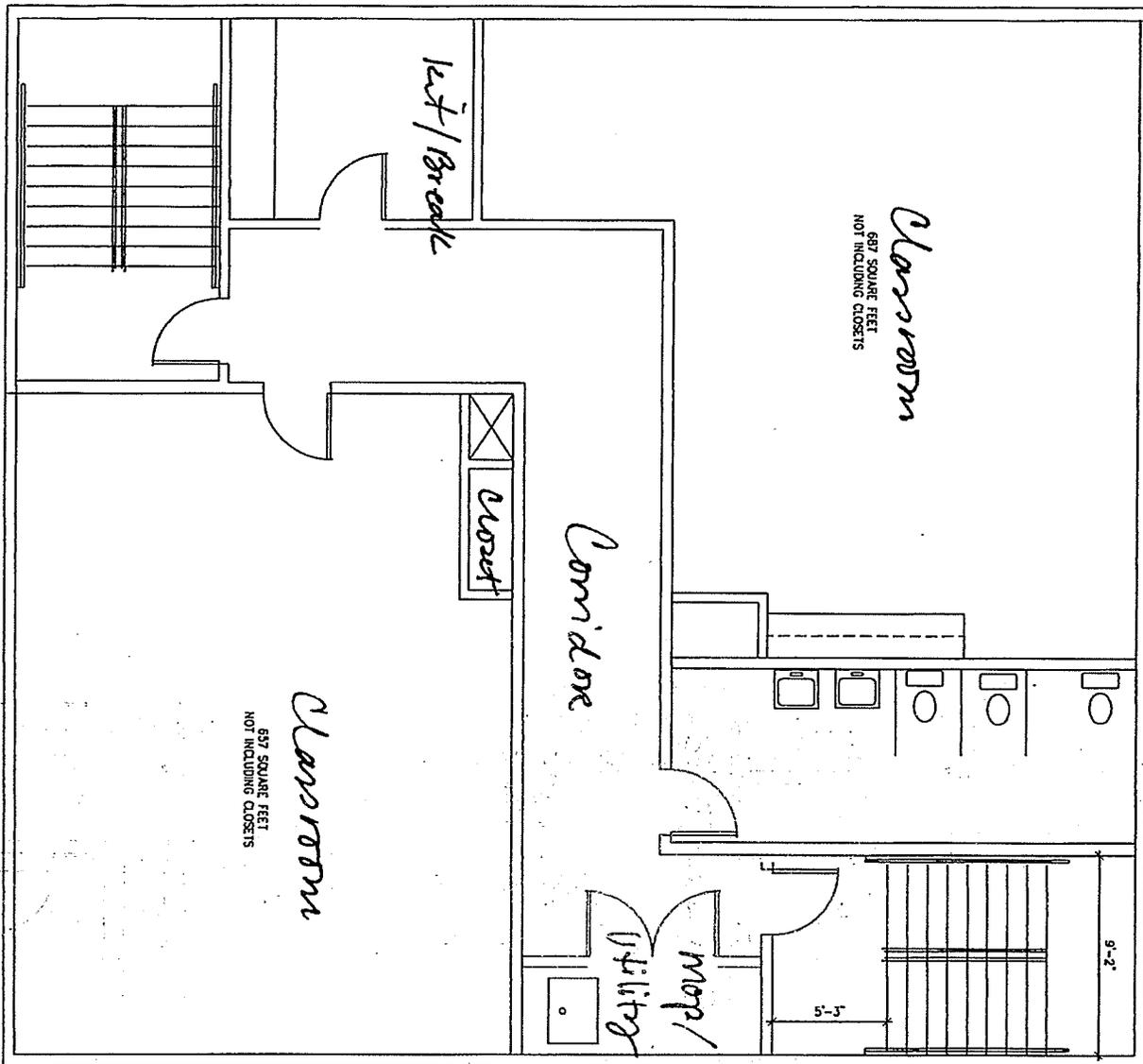
prop/ 124.1172

600 Sorapam St.
WSNB Early Childhood Center

Schematic

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

7/29/14



Sorapam St.

Schematic
 Second Floor Plan
 1/8" = 1'-0"

7/29/14

Type	Source	Name	Address1	Address2	City	St	Zip
Person	County	Powell Keoka	2301 St Thomas St		New Orleans	LA	70130
Business	County	Soraparu Enterprises, LLC	517 Soraparu St., Loft #105		New Orleans	LA	70130
Person	County	Barrett Dowal A	2309 St Thomas Street		New Orleans	LA	70130
Person	County	Barrett Dowal A	2311 St Thomas Street		New Orleans	LA	70130
Person	County	Haynes Bernice	2315 Rousseau		New Orleans	LA	70130
Person	County	Bailey Mark J	2314 St Thomas Street		New Orleans	LA	70130
Person	County	Daste Cheryl A	2316 St Thomas St		New Orleans	LA	70130
Person	County	Brady Willie Mae	2317 St Thomas St		New Orleans	LA	70130
Business	County	Soraparu Enterprises, LLC	C/O Mark S Redding	517 Sorapa	New Orleans	LA	70130
Person	County	Montgomery Patricia	P O Box 792651		New Orleans	LA	70179
Business	County	Soraparu Enterprises, LLC	C/O Mark S. Redding	517 Sorapa	New Orleans	LA	70115
Person	County	Hawn John M	500 Powder Street Apt.A		New Orleans	LA	70114
Person	County	Barrett Carol M	6186 Jonathan Alaricave		Gonzales	LA	70737
Person	County	Wexler Joshua D	2329 Rousseau St		New Orleans	LA	70130
Business	County	Rousseau Real Estate LLC	C/O Michael Tonguis	P.O. Box 5	New Orleans	LA	70153
Person	County	Lockett Isabell	2335 Rousseau St		New Orleans	LA	70130
Person	County	Semmes Granville M II	2342 Rousseau St		New Orleans	LA	70130
Person	County	Semmes Thomas J.	425 First St		New Orleans	LA	70130
Person	County	Smith Hilda T	2347 Rousseau St		New Orleans	LA	70130
Person	County	Semmes Granville M II	425 First St		New Orleans	LA	70130
Person	County	Turnbull Bakeriesinc Of La	P O Box 15149		New Orleans	LA	70175
Person	County	Turnbull Bakeriesinc. Of La.	Of La Inc	P O Box 15	New Orleans	LA	70175
Person	County	Turnbull Bakeriesinc. Of La.	P O Box 15149		New Orleans	LA	70175
Person	County	Holmes Ruby H	2361 Rousseau Street		New Orleans	LA	70130
Person	County	Tilton Leon Jr	2363 St Thomas Street		New Orleans	LA	70130
Person	County	Cohen Amram	2369 St Thomas Street		New Orleans	LA	70130
Person	County	Franklin Spencer	519 Philip St		New Orleans	LA	70130
Business	County	Granville Semmesconst LLC	C/O Granville M Semmes II	2342 Rous	New Orleans	LA	70130
Business	County	410 Josephinestreet LLC	C/O James P Stoyanoff	635 Gravie	New Orleans	LA	70130
Person	County	Harris Jacquelyn M	430 Soraparu		New Orleans	LA	70130
Person	County	Semmes Thomas J	2342 Rousseau Street		New Orleans	LA	70130
Person	County	Marigiotta Joseph A	Et-AI	1813 Brook	Slidell	LA	70461
Person	County	Semmes Thomas J	440 Soraparu Street		New Orleans	LA	70130
Business	County	Philip 28 Realestate LLC	C/O Michael Tonguis	P.O.Box 53	New Orleans	LA	70153
Person	County	Smith Hilda	Et-AI	444 Sorapa	New Orleans	LA	70130
Person	County	Johnson Alaraby Jane	448 Soraparu Street		New Orleans	LA	70130
Person	County	Butler Ellen	452 Soraparu Street		New Orleans	LA	70130
Person	County	Johnson Christopher E	Ms. Tanya Roy	455 Philip S	New Orleans	LA	70130
Person	County	Viewpoint Dev. &Construction	P.O. Box 1626		Gonzales	LA	70707
Business	County	Soraparu Enterprises, LLC	517 Soraparu Street		New Orleans	LA	70130
Person	County	Viewpoint Dev. &Construction	C/O Melvin Irwin, Jr.	P.O. Box 1	Gonzales	LA	70706
Person	County	Wilks Roxie	510 Philip St		New Orleans	LA	70130
Person	County	Castro Leslie L	511 First Street		New Orleans	LA	70130
Person	County	Morris Patricia C	511 Philip St		New Orleans	LA	70130
Person	County	Harris Geneve F	Et-AI	3717 S Prie	New Orleans	LA	70125
Business	County	Soraparu Enterprises LLC	Mark Redding	517 Sorapa	New Orleans	LA	70130

Person	County	Amundson Angela N	Etal	23305 54T	Mountlake Terr	WA	98043
Business	County	W & F Ventures LLC	C/O High End Dean Renovation	819 Sixth S	New Orleans	LA	70115
Business	County	W & F Ventures LLC	C/O High End Renovation LLC	819 Sixth S	New Orleans	LA	70115

Waldorf School of New Orleans Conditional Use Permit Neighborhood Meeting Agenda & Minutes
September 3, 2014

Agenda:

1. School's growing needs and purpose of the building: Early Childhood Center
2. Hours of operation and staffing
3. Parking & Traffic
4. Questions

Minutes

Several of the guests who arrived early walked down to the location with its owner to visualize the planned building.

Five people attended in addition to the school's representatives. One was a representative from the Irish Channel Neighborhood Association, one lives across from Soraparu Playground, one was the owner of the lot and more property in the area, one was owner of the adjoining property on Soraparu Street accompanied by another individual.

Notes from the discussion:

How many parking places are required? *8 are required. However, we do not expect to need that many. There is street parking space on the river of St. Thomas that does not front residences.*

Where would the employees park? *Two spots will be onsite. The school also has parking at its main campus about one half of a block away.*

A suggestion was to consider creating "No Parking Zones" for certain times of day to ease traffic. *This sounds like a good idea to look into as the process continues.*

When would construction start? *Ideally, it would begin in the beginning of 2015.*

Will you have to get HDLC approval for the building? *Yes.*

Ms. Johnson suggests creating a "school zone" for the area to assure safe traffic speeds and to install a fence around the public Soraparu Playground. *The school will work toward establishing a "school zone" at its current site. A long term funding goal is to be able to donate a fence to the playground.*

Ms. Rounds, the owner of the house adjoining the property on Soraparu, asked about the building's placement on the lot. *It would have few windows that would overlook her building, and the back of the lot would be a play yard, which the camel-back part of her building would overlook. This would actually allow more light and a better view from the river side of her building.*

No one present expressed any opposition to this conditional use permit.

Contact with Neighborhood Association

From: Jeremy Smith <jdsmith0820@gmail.com>
To: Joni Tierce <joni.tierce@gmail.com>; "hstern@bellsouth.net" <hstern@bellsouth.net>; Mark S Redding <msr3090@yahoo.com>; "MCGINNIS, EDWARD F [AG/1560]" <edward.f.mcginnis@monsanto.com>; Ryan M. McCabe <rmccabe@steeglaw.com>
Sent: Tuesday, August 12, 2014 7:45 PM
Subject: Re: brief statement at upcoming meeting

Hi Joni,

Thank you for reaching out. We can allocate five minutes for a presentation inclusive of a question and answer session at the beginning of the meeting. However, commitment to support will need to be deferred until our land use committee, copied here, can do their full diligence. Please forward any pertinent materials that may aid in their work and I will let them take it from here.

As you may already know our meeting will be held on Thursday August 14th at 7:00 p.m. in back of the Irish Channel Christian Fellowship Church (819 First St). I look forward to meeting you Thursday.

Best,

Jeremy

On Tue, Aug 12, 2014 at 12:05 PM, Joni Tierce <joni.tierce@gmail.com> wrote:

Hello Mr. Smith,

I am the board chair of the Waldorf School. If it is at all possible, I would like to briefly address ICNA at the meeting Thursday about the school's intentions to expand in the neighborhood, specifically building an early childhood center on 600 Soraparu Street. We are hoping to gain your organization's support for this project and would like to give you a preview of our intentions.

Thank you very much,
Joni Tierce Adams
504 722 9025



Joni Tierce <joni.tierce@gmail.com>

Waldorf School Conditional Use Permit

2 messages

Joni Tierce <joni.tierce@gmail.com>

To: hstern@bellsouth.net, Ryan <rmccabe@steeglaw.com>, Mark Redding <msr3090@yahoo.com>, efmcgi <edward.f.mcgininis@monsanto.com>

Cc: Jeremy Smith <jdsmith0820@gmail.com>

Sun, Aug 24, 2014 at 5:00 PM

Hello,

I am hoping that you are the members of the land use committee of ICNA since I need that group's assistance. I am the board chair of the Waldorf School on Soraparu Street. We would like to build an early childhood center on the vacant lot at 600 Soraparu Street and need a conditional use permit to do so. (When I spoke at the August ICNA meeting, I incorrectly stated that we needed a zoning change based upon misinformation from a now former zoning dept employee.)

We would like to submit our application for this change to the zoning commission before the 9/15 deadline for their October meeting. We are holding an informative meeting for nearby neighbors Wed. 9/3 at 7 which you are welcome to attend.

What documents to you need in order to consider this conditional use? Do I need to meet with you? Or do you need to meet with our architect? You may also know that Mark Redding is one of the owners of the lot; his wife Jackie is our architect. Mark has stated that he will be recusing himself from this decision due to his conflict of interest.

Please let me know how to proceed.

Thanks,

Joni Tierce

HARVEY STERN <hstern@bellsouth.net>

Reply-To: HARVEY STERN <hstern@bellsouth.net>

To: Joni Tierce <joni.tierce@gmail.com>, Ryan <rmccabe@steeglaw.com>, Mark Redding <msr3090@yahoo.com>, efmcgi <edward.f.mcgininis@monsanto.com>

Cc: Jeremy Smith <jdsmith0820@gmail.com>

Mon, Aug 25, 2014 at 9:47 AM

Hi Joni-- Thanks for getting in touch. I plan to attend your Sept.3 info meeting, and am encouraging any interested Board members to do so also.(I'll be forwarding this on to Jeremy Smith, Board chair). You are certainly on the right track with having the Sept. 3 meeting for neighbors of the proposed Waldorf School. The CPC and City Council gives at least as much consideration to any legitimate concerns from immediate neighbors to a proposed conditional use as they do to a neighborhood assn endorsement. (The ICNA Board in fact has not usually taken a formal position on individual requests for zoning changes--I'll leave that up to the Board in this case).

Parking issues and, in the case of schools,pick-up and drop-off locations, are often the chief concern of neighbors. Addressing these issues as well as having site plans available for review, should suffice for your Sept. 3 meeting as far as the Land Use Committee is concerned.

Regards,



Fwd: School on St. Thomas & Soraparu

2 messages

Liz Lichtman <llichtman@waldorfnola.org>
To: Joni Tierce <joni.tierce@gmail.com>

Tue, Sep 2, 2014 at 1:11 PM

Joni-

This is an email from a concerned neighbor.
Liz

----- Forwarded message -----

From: **Therese Rindo** <meandyouinc@comcast.net>
Date: Tue, Sep 2, 2014 at 11:20 AM
Subject: School on St. Thomas & Soraparu
To: info@waldorfnola.org
Cc: Therese Rindo <meandyouinc@comcast.net>

To Joni Tierce...

I would like to thank you for the letter inviting me to the meeting which I can "learn more about what" you "propose". I am unable to attend the meeting so I will try to capsule some of my concerns and hope they make it to the floor, of the meeting, for discussion.

My house is located, right next door, on St. Thomas Street (2353 St. Thomas St.) and my first concern is that the schematic does not stipulate a setback between my lot line and the driveway.

My second concern, regarding the driveway, is oncoming traffic heading directly to the side of my house. I have witnessed the speed which parents, etc. will drive when running late and that causes me grave concern especially when I know that this is happening regularly, everyday. For the sheer safety of the individuals inside the building, I am concerned about the stairway exit door opening into oncoming traffic. I really don't even understand the need for a driveway/"drip off drive" in a residential area.

Other items that are not stipulated on the schematic are the right of way/sidewalk setback and the parking spaces "behind the building".

In trying to figure out just how big the building is, I am disturbed at the use of the same scale on each drawing even though there is a difference in the magnification of each page.

I can see that there is a handicapped stall in each bathroom but, other than that, I see no other ADA standards used anywhere else in or out of the building. That I find un-acceptable.

Lastly (for now), I would like to address the "on street" parking, which I believe there is a lack of. When I opened the discussion, with City Hall, about turning 2357 St. Thomas St. back into a shotgun double, they frowned upon it due to lack of parking. It will cause me an unmeasurable amount of anger if you are granted a permit for a school, which could take up all of the available street parking, leave no parking in front of my house (2353 St. Thomas St.)

and I am not be allowed to change the "conforming" use of 2357 St. Thomas St.

In the future, I would like to attend the meetings, if any, in regards to this project. I need more than 2 weeks notice, as I may be flying in from the Seattle area. If a letter is not possible, for this timeframe, then you can certainly email me or call (425) 772-6553.

Angela Amundson
23305 54th Ave. W
Mountlake Terrace, WA 98043

--
Liz Lichtman
Office Manager

Waldorf School of New Orleans
517 Soraparu St, Suite 101
New Orleans, LA 70130

Tel. 504.525.2420
Fax. 504.525.3223
www.waldorfnola.org

Joni Tierce <joni.tierce@gmail.com>

To: Liz Lichtman <llichtman@waldorfnola.org>

Thanks Liz.
[Quoted text hidden]

Tue, Sep 2, 2014 at 8:43 PM



Joni Tierce <joni.tierce@gmail.com>

Waldorf School Early Childhood Center

2 messages

Joni Tierce <joni.tierce@gmail.com>
To: meandyoinc@comcast.net

Tue, Sep 2, 2014 at 8:54 PM

Dear Ms. Admunsion,

Thank you for your response to our proposal. I wanted to reply quickly so you would know that we want to address your concerns. However, I am a volunteer for the Waldorf School with a full time job elsewhere. I will send you a detailed message Sunday or sooner. Before you go "on the record" against our proposal, please give me time to clarify a few of the confusing things like the scale issue you point out (which is my mistake caused by scanning the plan.) the ADA accommodations, the drive, etc. I look forward to speaking to you soon and appreciate your concern for the neighborhood.

Warm Regards,
Joni Tierce

Joni Tierce <joni.tierce@gmail.com>
To: meandyoinc@comcast.net

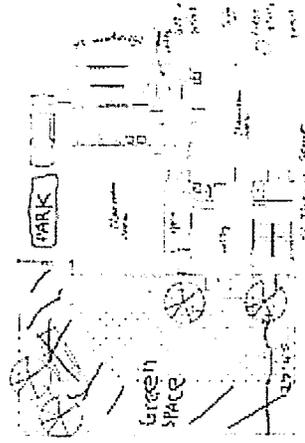
Sat, Sep 6, 2014 at 7:46 PM

Dear Ms. Admunsion,

Please see the attached documents which are intended to give you more information about the Waldorf School's conditional use request. Please call me to discuss this. I look forward to hearing from you.

Warm Regards,
Joni Tierce

2 attachments



ground floor w out drive mark up.JPG
79K

letter to A Admunsion.docx
17K

Dear Ms. Admundson,

Below is your email message regarding the Waldorf School's conditional use permit for an early childhood center. I have inserted comments in **bold italic font**. I have also attached a crudely marked up rendering of the changes we will make to the plan before submitting it. We are a non-profit school; therefore, I have not paid for our architect to redo drawings until I am certain we can address your concerns. Please review these comments and call me at your convenience to discuss them further. I should be available most of Saturday evening and all day Sunday, 9/7. I look forward to hearing from you.

Thanks,

Joni Tierce, board chair, Waldorf School of NO

504 722 9025 cel, 504 407 0844 home

My house is located, right next door, on St. Thomas Street (2353 St. Thomas St.) and my first concern is that the schematic does not stipulate a setback between my lot line and the driveway.

You are correct. Based upon info from you and the school's green space needs this plan has been changed. There will be NO driveway near your lot line. The school play yard will align with your lot line. Please see the diagram with my crudely rendered modifications.

My second concern, regarding the driveway, is oncoming traffic heading directly to the side of my house. I have witnessed the speed which parents, etc. will drive when running late and that causes me grave concern especially when I know that this is happening regularly, everyday.

The plan change addresses this concern: There will be no drive, nor traffic heading directly toward the side of your house.

For the sheer safety of the individuals inside the building, I am concerned about the stairway exit door opening into oncoming traffic.

This door will open into a parking area. The emergency exiting procedures are governed by the fire marshal and procedures established by that office. The building plan and day to day procedures must comply with fire code regulations. Our plans must comply with those rules and regulations.

I really don't even understand the need for a driveway/"drip off drive" in a residential area.

As noted above, this plan has been dropped.

Other items that are not stipulated on the schematic are the right of way/sidewalk setback and the parking spaces "behind the building".

The set-back is based upon the "foot print" of the building that was in this location and conforms to regulations.

In trying to figure out just how big the building is, I am disturbed at the use of the same scale on each drawing even though there is a difference in the magnification of each page.

The building is two stories and apx 5000 square feet. On my crude mark up, you will see the distance from your side lot line to the exterior stairs is 27'4".

I can see that there is a handicapped stall in each bathroom but, other than that, I see no other ADA standards used anywhere else in or out of the building. That I find un-exceptionable.

The building must comply with all current building codes along with those related to the ADA standards for this use. The widths of opening and passages as well the location of stairs are all based upon code requirements.

MEETING SIGN IN SHEET

Name	Related Property address	Contact (mailing address, phone, or e-mail)
ALABY JOHNSON	748 SORAPARU, NO LA 70130	alabyjohnson@gmail.com
Harvey Stern	240 7th 2016	hstern@collough.net
Mark K. Redding	517 Sampson #104	msr3050@yahoo.com
Jacqueline Case	" " "	jcase@raphaelacademy.org
Gwendolyn Rouse	easyliving@cox.net	

NPP Summary Report

Date of Report: September 12, 2014

Project Name: Waldorf School of New Orleans Early Childhood Program

Overview: This report provides results of the implementation of the Neighborhood Participation Program for property located at 600 Soraparu Street, New Orleans 70130, on the northwest corner of Soraparu and St Thomas Streets. The applicant intends to file a request for a Conditional Use Permit to build an early childhood center. 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. Meeting notes, e-mail and phone call notes, sign in lists, and letters are attached.

Contact:

Joni Tierce Adams, Waldorf School of New Orleans,
517 Soraparu Street, Suite 101, New Orleans, Louisiana 70130
504-722 9025 e-mail joni.tierce@gmail.com

Neighborhood Meetings:

1. August 14, 2014 -Irish Channel Neighborhood Association, Irish Channel Christian Fellowship Church (819 First St). 7:00 p.m., about 20 people in attendance.
2. September 3, 2014- Waldorf School of New Orleans, 517 Soraparu Street, 7:00 p.m. 5 people attended. (Minutes are attached.)

Correspondence and Telephone Calls:

1. August 27, 2014 – letters mailed or hand-delivered to contact list, including homes, apartments, churches, and neighborhood association and city council representative.
2. E-mail:
 - a. August 12, 2014 – to Jeremy Smith, chair of the Irish Channel Neighborhood Association to request a chance to inform association of the request. Mr. Smith's reply on same day invites me to briefly address the group on 8/14 as noted in neighborhood meetings above.
 - b. August 24, 2014- to the members of the Irish Channel Neighborhood Association land use committee to inform them of the neighborhood meeting and to inquire about any info they may need regarding the request. Harvey Stern replied, suggesting info to cover at the meeting, and attended the meeting.
 - c. September 2, 2014 – from Angela Amundson of Mountlake Terrace, WA who owns the adjoining property on 2353 St Thomas. She expressed several concerns which were addressed in a follow up letter send via e-mail Saturday, September 6. In addition, we spoke by phone as noted below.
3. Phone: September 8, 2014: follow up to e-mail request to speak by phone from Angela Amundson, mentioned in 2.c. above. She was happy about the changes to the plan especially regarding the drive. She was also pleased that the contact with her property will be green space. She has concerns about parking and wonders if this use will impact negatively her intention to have her property at 2353 St Thomas listed on the National Register of Historic Places.

Results: 103 people representing a variety of interests were invited to the community meeting. (Minutes are included in documents)

1. Summary of concerns, issues and problems
 - a. Parking and traffic
 - b. Building placement on the lot
 - c. General suggestions for additional safety in the area
2. How concerns, issues and problems will be addressed
 - a. The plan was changed to remove a "drive through" on the property to create more green space which would adjoin the neighbors' properties. The building will have very little set-back on either St Thomas or Soraparu in line with the previous building and in similarity to the nearby industrial warehouse type buildings.
 - b. The hours for the staff are staggered which reduces parking needs. Plus, many of our current employees bike or walk to work. Traffic will be lessened since the school pick up times are also staggered. When presented with this information, the people attending the meeting had no further concerns.
 - c. The school is willing to work toward having a *School Zone* created and perhaps *No Parking* zones. The school is also willing to work toward getting grants to fund a fence at Soraparu Playground.