Semi-Monthly Planning Meeting
Tuesday, October 28, 2014

City Council District: E
Council Member: Gray

PRELIMINARY STAFF REPORT

To: City Planning Commission
Property Disposition Docket: 004/14

Prepared By: Dale Thayer
Date: October 16, 2014

I. GENERAL INFORMATION:

Applicant: City of New Orleans

Request: This is a request for the consideration of the sale of Pts. Lots 15 through 18, Square 700, in the Third Municipal District. The municipal address is unassigned.

Why is City Planning Commission action required?

In accordance with Section 6-306, subsection 2 of the *Home Rule Charter of the City of New Orleans*, the consideration and approval of the City Planning Commission is required prior to the sale or exchange of immovable property no longer needed for public purposes.[1]

II. ANALYSIS

A. General Property Description and Project Description:

The subject property is a vacant lot at the corner of N. Derbigny and Tupelo Streets in the Lower Ninth Ward. The site has a width on N. Derbigny Street of fifty-one feet six inches (51'6") and a length along Tupelo Street of one hundred twenty-three feet (123'). The total lot area is six thousand three hundred thirty four point five square feet (6334.5sf).

B. Criteria for Evaluation

The criteria for evaluation of requests for the disposition of City immovable public property are provided in Chapter 1, Part G of the Administrative Rules, Policies, and Procedures of the City Planning Commission. An analysis of each criterion is presented below.

[1] Section 6-306, subsection 2 also provides that the City Planning Commission may "impose restrictions as to future use of such property in order to insure that its use will be in conformity with the plans developed or in process of development by the Commission."

1. **Consistency with the Master Plan and the Future Land Use Map**

The Plan for the 21st Century: New Orleans 2030, commonly known as the Master Plan, designates the site as Mixed Use Low Density. The goal, range of uses and development character of the this designation as stated in the Master Plan are provided below:

MIXED-USE LOW DENSITY

Goal: Increase neighborhood convenience and walkability within and along edges of neighborhoods with low density residential and neighborhood-serving retail/commercial establishments.

Range of Uses: Low-density single-family, two-family and multifamily residential and neighborhood business; typically businesses in residential scale buildings interspersed with residences. Uses can be combined horizontally or vertically (ground floor retail required in certain areas). Limited light-industrial uses (craft and value added industry and passive warehousing and storage) may be allowed in some areas.

Development Character: Height, mass and density of new development varied depending on surrounding neighborhood character.

Any future use of the property must be consistent with the policies of the Master Plan including the Future Land Use designation of Mixed Use Low Density. An interested buyer may seek to develop the lot as parking for the vacant multi-family housing abutting the site. This use would be consistent with the Master Plan, although a resubdivision may be required.

2. **Appropriateness of current zoning for existing and proposed land uses**

The subject property is currently within an RM-2 Multiple Family Residential District. The Draft Comprehensive Zoning Ordinance proposes the site to be within an S-B1 Suburban Business District that extends to the intersection of N. Claiborne Avenue and Tupelo Street and further along N. Claiborne Avenue to Caffin Avenue. An interested buyer may seek to develop the lot as parking for the vacant multi-family housing abutting the site. The existing and draft zoning districts are consistent with this possible redevelopment plan, although a resubdivision may be required.

3. **Impact of the proposed purchase, disposition, or lease on adjacent properties and the surrounding area**

The sale of the property should facilitate re-use of the long-vacant lot and have a positive impact on the adjacent properties and the surrounding area.

4. **Impact of the proposed action on traffic and the City's transportation system**

   The petitioned property is at the intersection of Tupelo Street and N. Derbigny Street. Tupelo Street is a major street on the New Orleans Major Street Plan with four automobile travel lanes, a neutral ground, and room for street parking along each shoulder. The transfer of public property that is not part of the transportation system to private ownership does not have an impact on the transportation system.

5. **Public purpose of the proposed action and potential impacts to public services and public safety**

   The land is not being used and is currently vacant. The requested disposition would have no impact on public services or safety. No City Departments have indicated a need for the property.

6. **Advice of the Planning Advisory Committee**

   The Planning Advisory Committee (PAC) considered the request at its meeting of February 28, 2014. The committee adopted a motion of no objection subject to further review by the City Planning Commission and the Department of Property Management (Real Estate & Records).

7. **Potential future public use of property**

   An interested buyer may seek to develop the lot as parking for the vacant multi-family housing abutting the site. The property is currently subject to the RM-2 Multiple Family Residential District zoning regulations. A change of zoning may occur with the adoption of the Draft Comprehensive Zoning Ordinance, which would make the property subject to the Draft's S-B1 Suburban Business District regulations.

8. **Compliance with Capital Improvement Plan**

   The subject property is not part of any project approved in the Capital Improvement Plan and therefore would not conflict with the Plan.

9. **Street naming policy (for the naming of new streets)**

   The request does not involve any proposal to rename a street.

10. **Any other applicable CPC policies or small area or special studies**

    The staff is not aware of any other City Planning Commission policies or special studies relevant to this request.

III. CONCLUSION AND RECOMMENATION:

Based on the above criteria, the CPC staff recommends **approval** of Property Disposition #004/14.

IV. REASONS FOR RECOMMENDATION

1. No agency of the City has indicated a need for the property.

2. The proposed action is consistent with the criteria for approval provided in the Administrative Rules, Policies, and Procedures of the City Planning Commission.

N. JOHNSON
N. PRIEUR
N. ROMAN
N. DERBIGNY
N. CLAIBORNE
AVE
ALABO
BENTON
GORDON
TUPELO
ST. MAURICE
978
977
976
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836
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833
818
819
820
821
822
703
702
701
700
699
959
SCALE 1"=100' (30.48m)
SCALE 1cm=12m
PD 004-14

CITY OF NEW ORLEANS

PROPERTY VIEWER

SEARCH MEASURE LAYERS BASEMAP PRINT HELP

PROPERTY INFORMATION

- CITY OF NEW ORLEANS
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ZONING

Zoning District: RM-2

Zoning Description: Multiple-Family Res

DRAFT Zoning: S-B1

DRAFT Zoning Description: Suburban Bu

Future Land Use: MUL

Future Land Use Description: Mixed-Use

Last Updated: Thu Dec 19 2013