

**City Planning Commission Meeting – January 27, 2015**

**CONSIDERATION – SUBDIVISION DOCKET – 171/14  
Our Lady of Lourdes New Orleans, Inc.**

**Prepared By:** Editha Amacker

**Date:** January 9, 2015

**Deadline:** March 13, 2015

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**GENERAL INFORMATION**

**Proposal:** Subdivision of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24 into Lots 1A and 24A.

**Location:** Square 584, Bouligny, in the Sixth Municipal District, bounded by Napoleon Avenue, Freret, Jena, and LaSalle Streets. The municipal addresses are 4423-4433 LaSalle Street, 2419-2437 Jena Street, and 2400-2428 Napoleon Avenue. (PD 3)

**Zoning:** RD-2 Two-Family Residential District/ RM-2 Multiple-Family Residential District

**Current**

**Land Use:** School, vacant church, vacant single-family residence.

**Proposed**

**Use:** The property is composed of multiple lots and the applicant proposes to divide the existing buildings onto two lots.

**Required:** The proposal will create two double frontage lots. According to **Article 5, Section 5.5.5 – Double Frontage Lots**, of the *Subdivision Regulations*, 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. In an *established urban environment*, double frontage lots shall be permitted in instances where a similar development pattern already exists in the surrounding blocks and where a second frontage will provide for the otherwise nonexistent off-street parking and fire access to the building.

**Utilities & Regulatory Agencies:**

The Departments of Safety and Permits and Property Management Division of Real Estate and Records do not have any objections to the proposed subdivision. At the time of this report, the City Planning Commission has not received written responses from the Department of Public Works, Sewerage and Water Board, and Entergy regarding the

revised survey. If the request is approved, the applicant must comply with the following:

- The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Departments of Public Works, Property Management Division of Real Estate and Records, and the Department of Safety and Permits.

### **LOT SIZE**

**Existing Lots:** Existing Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 face Jena Street. Each lot is thirty feet (30') in width, one hundred twenty feet (120') in depth with an approximate lot area of 3,600 square feet.

Existing Lots 11 and 12 face Freret Street. Each lot is thirty feet (30') in width, one hundred fifty feet (150') in depth with an approximate lot area of 4,500 square feet.

Existing Lots 13 and 14 face La Salle Street. Each lot is thirty feet (30') in width, one hundred fifty feet (150') in depth with an approximate lot area of 4,500 square feet.

Existing Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 face Napoleon Avenue. Each lot is thirty feet (30') in width, one hundred twenty feet (120') in depth with an approximate lot area of 3,600 square feet.

Existing Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, and 14 are within an RD-2 Two-Family Residential District. Existing Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 are within an RM-2 Multiple-Family Residential District.

### **Proposed**

#### **Lots:**

Proposed Lot 1A will be irregular in shape and will extend from Jena Street to Napoleon Avenue, including the entire block face on La Salle Street. It has sixty-three feet ten inches (63'10") of frontage on Jena Street and one hundred thirty-three feet four inches (133'4") of frontage on Napoleon Avenue. Proposed Lot 1A will have a lot area of 31,737.05 square feet.

Proposed Lot 24A will be irregular in shape and will extend from Jena Street to Napoleon Avenue, occupying the block face on Freret Street. It has two hundred thirty-six feet seven inches (236'7") of frontage on Jena Street and one hundred sixty-seven feet two inches (167'2") of frontage on Napoleon Avenue. Proposed Lot 24A will have a lot area of 58,461 square feet.

**ANALYSIS**

**Development in the Vicinity:**

The subject site includes the entire square on the uptown riverside of the intersection of Napoleon Avenue and Freret Street. The site is developed with Our Lady of Lourdes Catholic Church which has been closed since Hurricane Katrina. The parish was founded in 1905 and the church was built in 1907. The church faces Napoleon Avenue and is located on the portion of the square along La Salle Street. The former rectory is located behind the church, facing La Salle Street. There is a two-car garage next to the rectory at the corner of Jena and La Salle Streets. In the middle of the block, facing Jena Street is a modular building which is adjacent to a gated driveway that leads to the parking area. The parking area extends through the middle of the square with two-way driveway access on to Napoleon Avenue. The school building covers the block face along Freret Street and portions of the block face on Jena Street and Napoleon Avenue. The school is occupied by Holy Rosary Academy & High School. The rectory, garage, and modular building, as well as a portion of the church and most of the school occupy the portion of the square that is within an RD-2 Two-Family Residential District. Portions of the church and school facing Napoleon Avenue are within an RM-2 Multiple-Family Residential District.

The property is located at the end of the Freret Street business corridor. It is across Freret Street from a dentist office and a parking lot for customers of Freret Street businesses. There is a restaurant across Jena Street from the school. The remainder of the block face on Jena Street is single- and two-family residences. The rectory and rear of the church is across La Salle Street from two-story, two-family residences and a multi-family residence.

**Compliance with the Comprehensive Zoning Ordinance and the Subdivision Regulations:**

*Compliance with the Comprehensive Zoning Ordinance*

The site is located within two zoning districts. The requirements for nonresidential properties in the RD-2 Two-Family Residential District and the RM-2 Multiple-Family Residential District are listed below.

Area regulations for nonresidential use in the RD-2 and RM-2 Districts

	RD-2 and RM-2
Minimum Lot Area	20,000 sq. ft.
Minimum Lot Width	100 ft.
Minimum Lot Depth	100 ft.

The proposed lots have the following lot characteristics.

<b>Proposed Lot</b>	<b>Width</b>	<b>Depth</b>	<b>Area (sq. ft.)</b>
1A	63'10"	300'1"	31,737.05
24A	167'2"	300'1"	58,461

Proposed Lots 1A and 24A will meet the requirements for lot depth and lot area for nonresidential uses in the RD-2 Two-Family Residential District and the RM-2 Multiple-Family Residential District. Proposed Lot 24A has the minimum lot width but proposed Lot 1A does not have the minimum 100 feet of lot width for a nonresidential use. The proposed lots are divided in this manner to separate the modular building from the two-car garage on the Jena Street side of the site. The two-car garage is associated with the rectory and the modular building is part of the school site. Proposed Lot 1A will require waivers from the Board of Zoning Adjustments.

- The applicant shall secure approval from the Board of Zoning Adjustments for any necessary waivers, including lot width for proposed Lot 1A.

*Compliance with the Subdivision Regulations*

According to **Article 5, Section 5.5.5 – Double Frontage Lots**, of the *Subdivision Regulations*, 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. In an *established urban environment*, double frontage lots shall be permitted in instances where a similar development pattern already exists in the surrounding blocks and where a second frontage will provide for the otherwise nonexistent off-street parking and fire access to the building.

The proposal will separate the school and parking lot from the church and rectory. There are other double frontage lots on Napoleon Avenue and the adjacent streets, most of which are used by Ochsner Hospital. The double frontage is necessary for proposed Lot 24A because the school building extends along the entire square between Napoleon Avenue and Jena Street. The proposed double frontage lot on proposed Lot 1A includes the church, rectory, and associated two-car garage. The rectory is a residence that is traditionally part of church property. The creation of double frontage lots is warranted in order to separate the existing facilities in the proposed manner.

**SUMMARY**

The site is developed with Our Lady of Lourdes Catholic Church, rectory, and a school that is currently used by Holy Rosary Academy & High School. The proposed subdivision will place the school, parking lot and associated buildings on a separate parcel from the church and rectory. The proposal will create two, double frontage lots which is warranted in order to separate the facilities in this manner.

## **PRELIMINARY STAFF RECOMMENDATION<sup>1</sup>**

The staff recommends **Tentative Approval** of Subdivision Docket 171/14, with Final Approval subject to four (4) provisos.

### *Provisos*

1. The applicant shall comply with any requirements deemed necessary by Entergy, the Sewerage and Water Board, the Departments of Public Works, Property Management Division of Real Estate and Records, the Department of Safety and Permits.
2. The applicant shall comply with all other Subdivision Regulations, which includes the submittal of mortgage certificates, a consent letter from the mortgage company (if applicable) and tax certificates for the petitioned site.
3. The applicant shall submit a reproducible copy and two (2) prints and a digital copy of the final resubdivision survey in dwg., dxf, or ESRI compatible file format.
4. The applicant shall secure approval from the Board of Zoning Adjustments for any necessary waivers, including lot width for proposed Lot 1A.

## **REASONS FOR RECOMMENDATION**

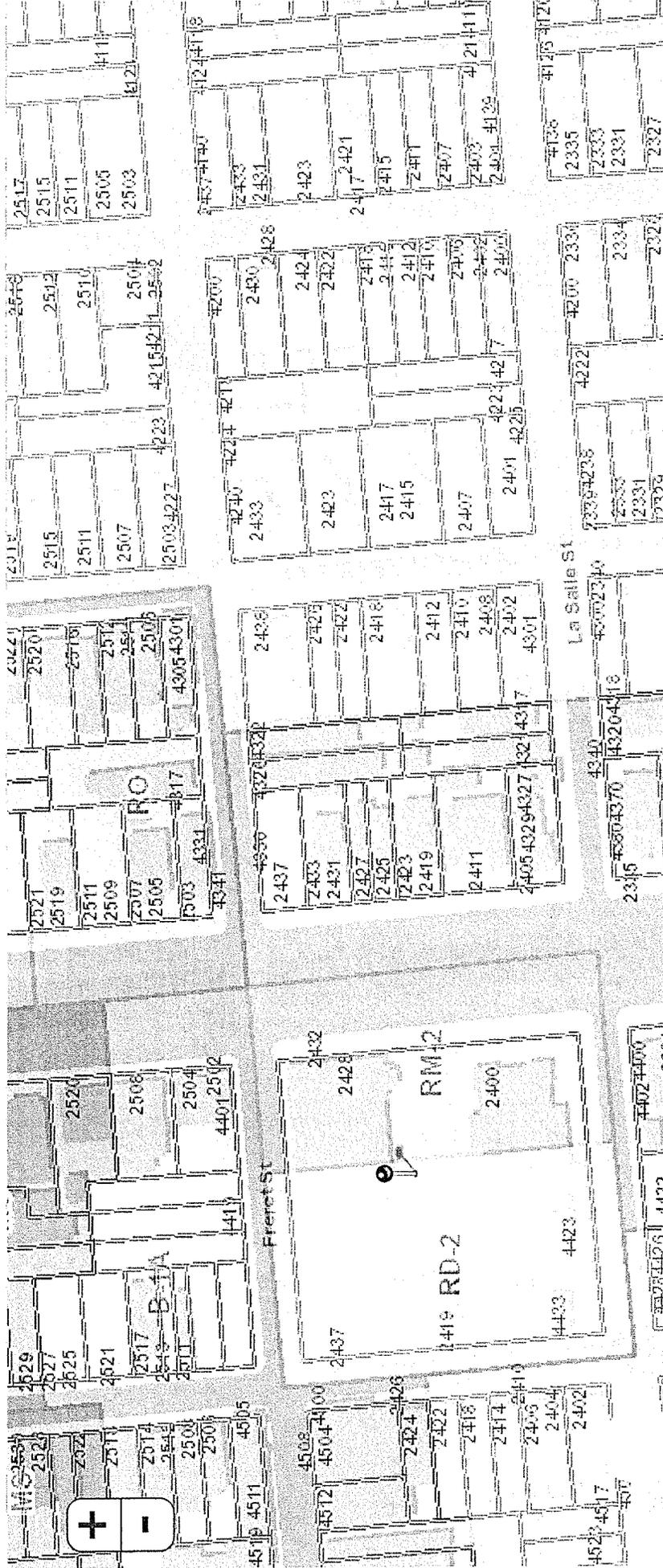
1. The proposal will separate existing buildings on the site based on their uses.
2. There are other double frontage lots in the area.

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<sup>1</sup> The preliminary staff recommendation is subject to modification by the City Planning Commission



# CITY OF NEW ORLEANS PROPERTY VIEWER



## PROPERTY INFORMATION

Site Address: 2419 JENA ST, LA  
 First Owner Name: OUR LADY OF LOURDES  
 Mailing Address: 7887 WALMSLEY AVE.  
 Mailing City: NEW ORLEANS  
 Mailing State: LA  
 Mailing Zip 5: 70125

Property Description: SQ 584 JENA SQUARE EXEMPT B-SCHOOL & CHURCH/2-STY RECTORY & GYM 2419-37 JENA ST

## ZONING

Zoning District: RD-2

Zoning Description: Two-Family Residential District

DRAFT Zoning: HU-MU

DRAFT Zoning Description: Historic Urban Neighborhood Mixed-Use District

Future Land Use: MUL

Future Land Use Description: Mixed-Use Low Density

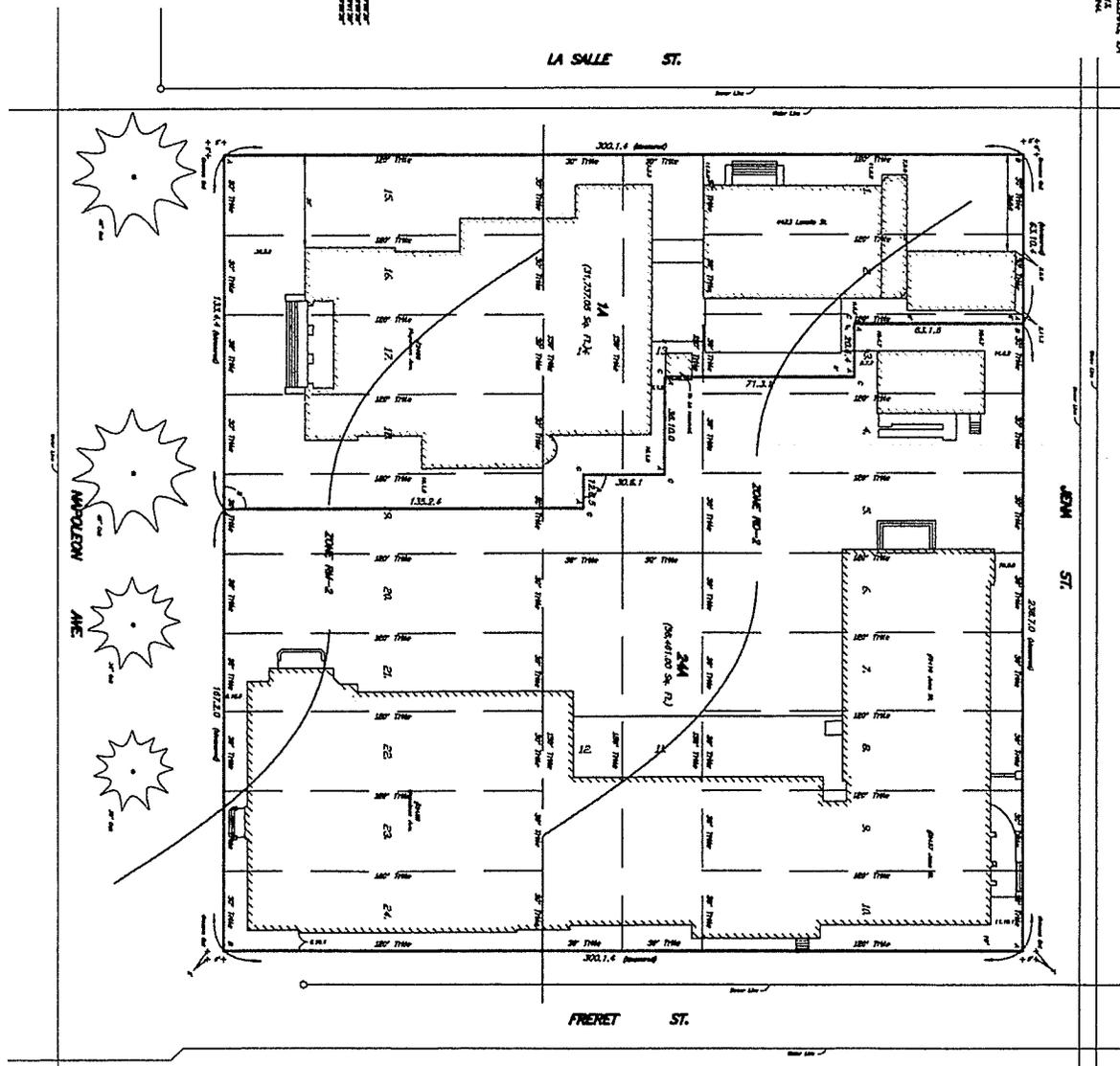
Last Updated: Thu Dec 19 2013

N/

N/



SA. NO. 594, BOULOGNY  
 SOUTH DISTRICT  
 NEW ORLEANS, LA  
 14. 12. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



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