

**City Planning Commission Meeting – June 23, 2015**

**CONSIDERATION – SUBDIVISION DOCKET – 061/15**

**Applicant: Blake Woodworks, LLC**

**Prepared By:** Laura B. Banos

**Date:** June 12, 2015

**Deadline:** August 31, 2015

---

**GENERAL INFORMATION**

**Proposal:** A resubdivision of Lots C-1 & A-2 into Lots C2 & A3.

**Location:** Square 485, Third Municipal District, bounded by St. Ferdinand Street, Urquhart Street, Press Street and Marais Street. The municipal addresses are 1239 St Ferdinand Street and 2810-2812 Urquhart Street. (PD 7)

**Zoning:** HI Heavy Industrial District

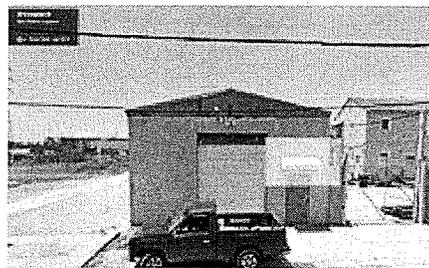
**Current**

**Land Use:** This subdivision request was submitted to correct an error from a prior subdivision (SD 048/14), in which the surveyor placed a common lot line in a location not intended by the applicant. The applicant is now proposing to shift the rear property line of 1239 St. Ferdinand Street (Lot A3) by four feet three inches (4.3) reducing the depth of the property to seventy seven feet, seven inches and three lines (77.7.3). This shift will increase the width of the property with address at 2810-2812 Urquhart Street (Lot C2) from thirty-eight feet, seven inches and five lines (38.7.5) to forty-two feet, four inches and five lines (42.4.5).

**Figure 1: 1239 St Ferdinand St.**



**Figure 2: 2812 Urquhart St.**



**Required:** The Commission has classified all Minor and Major Subdivisions into seven categories, based on the particular aspects of the proposal. This proposed subdivision is to be reviewed under *Policy B: In Compliance With Regulations or Constituting General Improvements to the Existing Plat*. These cases are to be considered for approval or denial based upon review of three criteria. First, no lot is to be reduced in area below the minimum lot size required by the Zoning Ordinance. Second, the new

condition is to create a general improvement of the original plat by increased lot width, etc., although the proposed lots may be slightly below the minimum lot dimensions and area standards required by the regulations. Third, improvements exist that predate the May, 1950 original adoption of the Subdivision Regulations. Cases that clearly meet these three criteria are eligible for administrative approval, but cases that are doubtful, such as this proposal, are to be referred to the City Planning Commission.

**Utilities &  
Regulatory  
Agencies:**

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

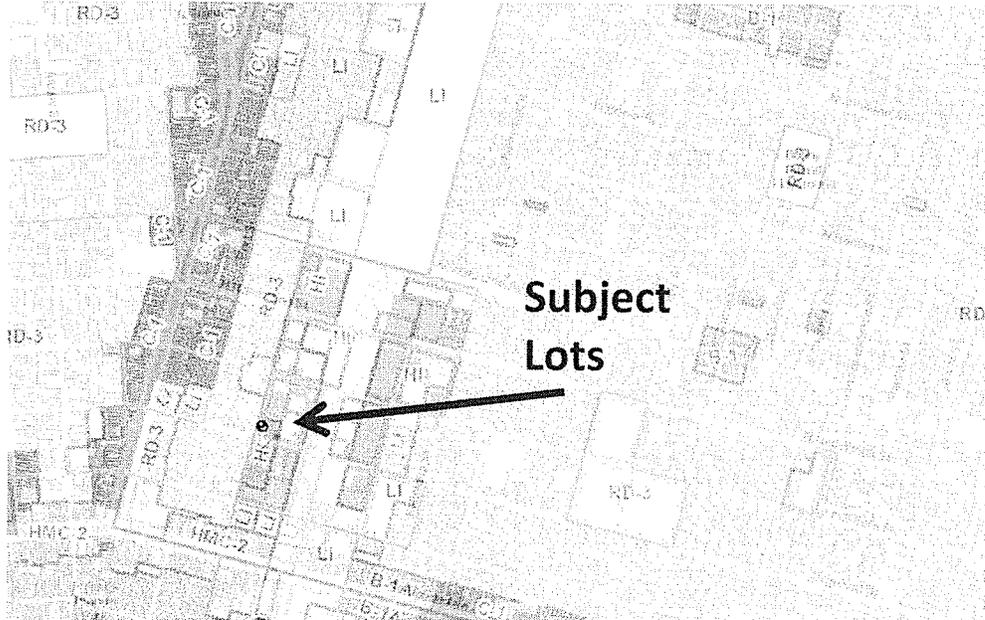
Both the Department of Safety & Permits and the Department of Public Works noted no objection to the proposal.

At the time of this writing, the Department of Property Management, the Division of Real Estate and Records, the Sewerage and Water Board, and Entergy had not completed their review of the proposed subdivision.

**ANALYSIS**

The site is located in the St. Claude neighborhood which is primarily zoned RD-3 Two-Family Residential. The properties in question are located in a large pocket of HI Heavy Industrial District which covers the area along the Press Street rail corridor between St. Claude Avenue and North Claiborne Avenue. The lot sizes among the HI District in the neighborhood vary from standard residential lot sizes, to large lots that take up entire squares. The HI District abuts RD-3 on the eastern and western sides, and LI to the north and south, and includes approximately ten (10) city blocks. Other neighboring districts include LI Light Industrial, B-1 Neighborhood Business District, HMC-2 Historic Marigny/Tremé Commercial Corridor and C-1 General Commercial District. The majority of properties in the neighborhood are single, two-family or multi-family residences.

**Figure 3: Zoning Map**



**COMPLIANCE WITH THE COMPREHENSIVE ZONING ORDINANCE AND THE SUBDIVISION REGULATIONS:**

The proposed lots adhere to the Comprehensive Zoning Ordinance in the HI District, which does not require minimum lot size or minimum setbacks. The Subdivision Regulations require lots in industrial districts intended for commercial use to have fifty feet (50 ft.) in width and one hundred feet (100 ft.) in depth, which are applicable to this request.

**Policy B Review**

This subdivision application is to be reviewed under *Policy B: In Compliance With Regulations or Constituting General Improvements to the Existing Plat*. **Article 3, Section 3.2.2** of the Subdivision Regulations states that subdivision applications meeting all of the following criteria may be granted Administrative Approval by the Executive Director of the City Planning Commission under Policy B.

- A. No lot is reduced in area below the minimum lot size required by the Zoning Ordinance;
- B. The new condition creates a general improvement of the original plat by increased lot width, etc., although the proposed lots may be slightly below the minimum lot dimensions and area standards which are required in these regulations;
- C. Improvements exist upon the property, antedating the original adoption of the *Subdivision Regulations* in 1950.

Those subdivision applications which do not meet all of the criteria must be considered by the City Planning Commission. As discussed below, this subdivision does not adequately meet any one of the criteria, so it must be evaluated by the Commission.

*Compliance with the criteria of Policy B:*

**Criterion A:** According to **Section 5.5.1** of the Subdivision Regulations, lots located in commercial or industrial districts to be used for commercial and/or industrial purposes shall provide a minimum width of fifty feet (50') and a minimum depth of one hundred feet (100'). This criteria seeks to prevent compliant lots, those with a width of fifty feet (50') and a depth of one hundred feet (100'), from a reduction in size that moves them out of compliance.

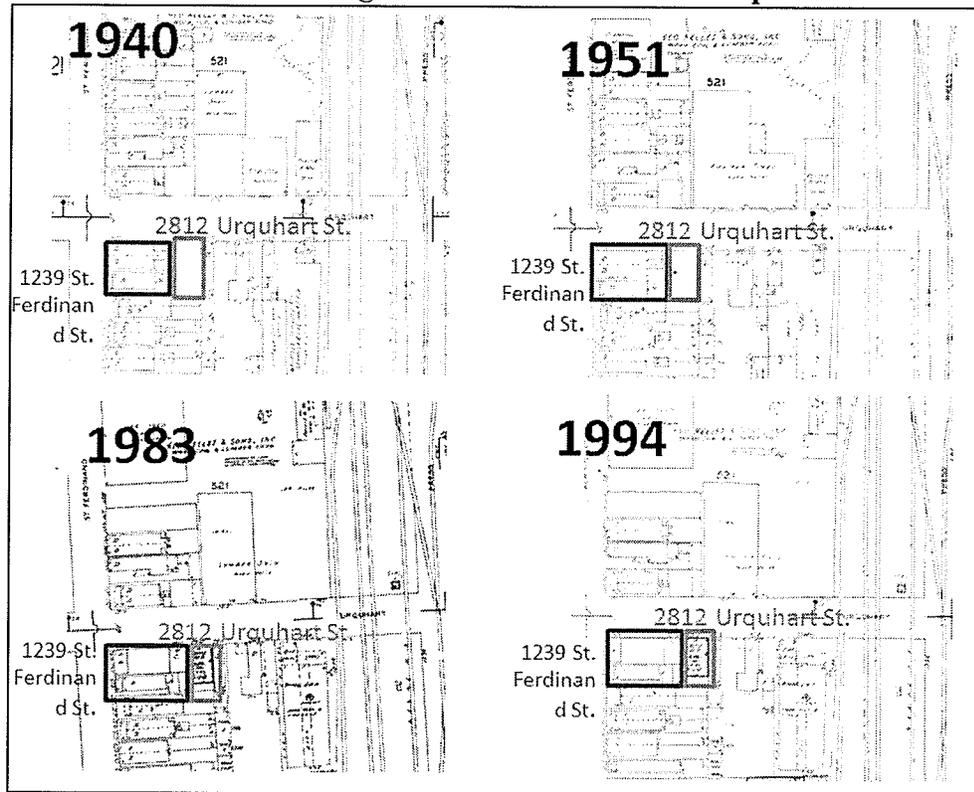
The proposed lots are currently smaller than the Subdivision Regulations' requirements. The proposal will not move compliant lots out of compliance. Instead, the request will only shift a shared lot line, and the square feet lost by one lot will be gained by the other. The lots will not be reduced from sufficiency to insufficiency, instead they will continue to be insufficient, so the staff believes the proposal meets the requirements of Criterion B.

**Criterion B:** The shift in lot line will improve the plot by increasing the width for proposed Lot C2 by four feet, three inches (4.3), to a total width of forty two feet, four inches and five lines (42.4.5). This change will simultaneously decrease the depth for Lot A3 by four feet three inches (4.3), to seventy seven feet, seven inches and three lines (77.7.3). The shift of the shared lot line will make the lots more similar in total area.

The Subdivision Regulations implicitly encourage homogeneity in lot size. This request will make the lots closer in size to each other. The staff believes this change will be a general improvement to the proposed plot and therefore request meets the requirements of Criterion B.

**Criterion C:** Historic Sanborn maps show that proposed Lot A3, was developed as early as 1929 with a single family dwelling. The other lot in question, Lot C2, at 2812 Urquhart Street, remained vacant until sometime between 1951 and 1983 when it was developed as an auto repair shop. The Sanborn Maps are below in Figure 4 for reference.

Figure 4: Historic Sanborn Maps



Because there was a building on one of the lots prior to the adoption of the Subdivision Regulations in 1950, the staff believes the proposed subdivision sufficiently meets the requirements of Criterion C.

### SUMMARY

Subdivision Docket 061/15 is a request to shift a property line shared between two lots of record by four feet, three inches (4.3), reducing the depth of one lot (A3), and increasing the width of the other (C2). The request will correct a prior subdivision (SD 048/14) approved administratively June 14<sup>th</sup>, 2014, whereby the surveyors incorrectly located a common lot line. Both lots are compliant in size within the regulations of the Comprehensive Zoning Ordinance, but are deficient of the necessary length and width required by the Subdivision Regulations. These regulations require a width of fifty feet (50 ft.) and a depth of one hundred feet (100 ft.) for lots located in industrial districts and used for commercial or industrial purposes.

The request was reviewed under *Policy B: In Compliance With Regulations or Constituting General Improvements to the Existing Plat* which requires three criteria to be met. According to the prior analysis and staff's interpretation, the proposed plot meets the regulations of Criterion A, B and C. The staff therefore recommends approval of the request.

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

The Staff recommends **APPROVAL** of Subdivision Docket 061/15.

**REASONS FOR RECOMMENDATION**

1. The proposal sufficiently meets the criteria of Policy B under the Subdivision Regulations.

---

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



