

**DEPARTMENT OF PLANNING
JEFFERSON PARISH, LOUISIANA**

SUBDIVISION REPORT

DOCKET NO: ES-155-16-PF	ADVERTISING DATES:	11/30/16 12/07/16 12/14/16
SUMMARY NO.:		
COUNCIL DISTRICT: 5: Jennifer Van Vrancken	PAB PUBLIC HEARING:	12/22/16
COUNCIL AT LARGE: A: Christopher L. Roberts B: Cynthia Lee-Sheng	COUNCIL HEARING:	
	LAST MEETING DATE FOR COUNCIL ACTION:	04/05/17

SUBDIVISION: Ingleside Heights

LOCATION: 394 Aris Ave.; bounded by Canal St., Chrysanthemum St., and Focis St. (Figure 1)

OWNER: Warren P. Valentino

ZONING: R-1A Single-Family Residential District/MRTPD Metairie Ridge Tree Preservation District (Figure 2)

FUTURE LAND USE: LMR Low-Medium Density Residential

REQUEST: Subdivide Lots 49, 50, and 51, Sq. 5, Ingleside Heights Subdivision, Jefferson Parish, LA into Lots 49-A and 51-A, Sq. 5, Ingleside Heights Subdivision (Figure 3)

DESCRIPTION OF PROPOSED LOTS:

Table 1: Existing and Proposed Lot Dimensions

Type	Lot Number	Primary Frontage	Average Width (feet)	Average Depth (feet)	Area (sq. ft.)
Existing	49	Aris Ave.	25	120	3,000
Existing	50	Aris Ave.	25	120	3,000
Existing	51	Aris Ave.	25	120	3,000
Proposed	49-A	Aris Ave.	37.5	120	4,500
Proposed	51-A	Aris Ave.	37.5	120	4,500

FINDINGS:

1. The petitioned property contains a single-family residential dwelling and two garages built across three lots each measuring 25 feet in width.
2. In order to create sufficient buildable area, the owner is required to subdivide the property. The owner previously filed applications to rezone the property to the R-2 Two-Family Residential District (Docket No. ES-155-16-PF) and subdivide the lots into one lot (Docket No. MES-145-16), measuring 75 feet in width. The owner withdrew those applications and submitted this proposed subdivision.
3. The owner has stated that the purpose of the subdivision is to create two lots for residential uses. The single-family dwelling will remain on proposed Lot 49-A and a new single-family dwelling will be constructed on proposed Lot 51-A. The garages will be demolished.

4. The R-1A district requires that lots have a width of 50 ft., depth of 100 ft., and area of 5,000 sq. ft. The proposed lots are each deficient in width by 12.5 ft. and area by 500 sq. ft.
5. The width of development sites fronting on Aris Ave., between Canal St. and Chrysanthemum St., are not consistent and range from 25 feet to 75 feet (Figure 4).
6. The UDC has established a set of review criteria for preliminary and final plats, which has been applied to the proposed subdivision (Table 2). Additional criteria for “Block and Lot Standards” have also been applied (Table 3). The proposed subdivision does not comply with all criteria due to the deficient width and area.
7. The UDC has established a set of review criteria for subdivision waivers, which have been applied to the proposed subdivision (Table 4). The proposed subdivision complies with all but one of the criteria for a subdivision waiver.
8. This application has been reviewed by the administrative departments with opposition from ICE – Building, regarding width and area deficiency and a deficiency in the width of the driveway on proposed Lot 49-A. The required width of a driveway is 8 feet. The proposed subdivision creates a property line that goes through the existing driveway. The portion of the driveway that remains on proposed Lot 49-A, where the existing single-family dwelling is located, measures approximately 7 feet in width. Although there is a deficiency in width, the existing single-family dwelling is set back 8.1 feet from the south property line, providing sufficient width to meet driveway requirements.

DEPARTMENT COMMENTS:

Public Works is NOT OPPOSED to this Case but has the following Stipulations: ES-155-16-PF The Department of Public Works (on 11/8/16) Requires the Planning Department to place the general stamp on the plan. The Traffic Engineering Division finds that the sight triangles are acceptable and a TIA is not required. It should be noted that a new H.C. for proposed lot 51-A will be needed at the permit stage.

ICE - Building is OPPOSED to this Case for the following reasons:

1. The lot area for both proposed lots 51-A and 49-A are only 4500 square feet each. In R-1A per Section 40-94 (b) (1) the minimum lot area required for each lot is 5000 square feet.
2. The 37.50 foot width of each proposed lots are less than the required (50) fifty feet per Section 40-94 (b) (1).
3. The connection from the (1) one provided parking space for the single family residence at 394 Aris St. has an insufficient access width scaled at 7 feet on the submitted survey. The required width of the connection from the space to the street is 8 feet in width. Chapter 40-3 Definitions.

ICE - Site Plan is NOT OPPOSED to this Case.

Eastbank Consolidated Fire is NOT OPPOSED to this Case.

Environmental Department is NOT OPPOSED to this Case.

Parish Attorney is NOT OPPOSED to this Case but has the following Stipulation: We will defer to the other departments for comment.

911 is NOT OPPOSED to this Case.

CONSISTENCY WITH COMPREHENSIVE PLAN:

The subdivision is consistent with the Comprehensive Plan because it supports:

Policy 6.2.1: “Support housing sites, designs and related amenities which make a positive contribution to public space and neighborhood vitality.”

CONCLUSION:

- Although deficient in width and area, the proposed lots will create sufficient buildable area similar to existing development sites within the area and will maintain the character of the neighborhood.

PLANNING DEPARTMENT RECOMMENDATION:

The Planning Department recommends Approval.

PLANNING ADVISORY BOARD:

Table 2			
MAJOR SUBDIVISION REVIEW CRITERIA FOR PRELIMINARY/FINAL PLATS			
[Section 33-2.32]			
CRITERIA	COMPLIANCE		
	YES	NO	COMMENTS
Consistent with Comprehensive Plan	X		
Consistent with existing or proposed zoning of property		X	Proposed lots do not meet the required width and area of the R-1A district
Availability of adequate facilities and services	X		Adequate facilities and services are provided.
Suitability of site for proposed development	X		Proposed Lot 49-A is suitable for the existing single-family dwelling. Proposed Lot 51-A will have an identical development site. There are development sites within the area of similar size that contain single- and two-family dwellings.
Compatibility of development with existing and planned land use pattern	X		Proposed lots are compatible with the existing land use pattern
Compatibility of development with neighborhood norm	X		Proposed lots are consistent with varying lot sizes within the neighborhood.
Development is within reasonable distance to public facilities and access	X		Public facilities and access are provided.
Consistent with adopted design for lots and blocks	X		See Table 3.
Adequate rights-of-way and servitudes provided, and consistent with adopted plans	X		Adequate rights-of-way and servitudes are provided.
Adequate traffic impact mitigation in accordance with Traffic Impact Analysis (TIA), if required	N/A	N/A	
Consistent with applicable Concept Plan	N/A	N/A	
Consistent with approved Preliminary Plat	N/A	N/A	
LURTC process complete	X		Complete with opposition.

Table 3 BLOCK AND LOT STANDARDS [33-6.5 and 33-6.6]			
STANDARDS	COMPLIANCE		
	YES	NO	COMMENTS
Adequate Building Sites	X		The proposed lots provide sufficient buildings sites. Proposed Lot 49-A contains an existing single-family dwelling.
No Unusable Remnants Created	X		There are no unusable remnants created.
Block Depth	N/A	N/A	
Block Length	N/A	N/A	
Lot Area		X	Proposed lots are deficient in lot width and lot area
Lot Arrangement	X		Proposed lot provides a satisfactory and desirable building site.
Lot Frontage	X		Proposed lots front on a public street.
Lot Lines	X		Lot lines have side lot lines at right angles to straight street lines.
Lot Orientation	X		Lot lines common to the street ROW are the front lot lines.

Table 4			
SUBDIVISION WAIVER REQUIRED FINDINGS			
[Sections 33-2.31(d)]			
STANDARDS	COMPLIANCE		
	YES	NO	COMMENTS
Property cannot be developed reasonably under the provisions of the Code	X		Under strict application of the provisions of the Code, 25-ft. wide lots cannot be developed.
Waiver will not conflict with purposes of the Code (Sec. 33-1.4)	X		Waiver is consistent with the purposes of the Comprehensive Plan and the R-1A zoning district, which are to support housing sites, make a positive contribution to public space, encourage new development, and allow single-family homes.
Hardship does not apply to other properties in the Parish (i.e., size, shape, topography or other physical conditions)		X	Hardship does apply to other properties in the Parish that are deficient in area and width, especially older areas like this one that developed before minimum lot sizes were established.
Hardship does not exist because of conditions created by the owner or previous property owner	X		Hardship exists because of a condition created before current zoning regulations were established that do not allow 25-foot wide lots.
If applicant complies with the Code, will be unable to make reasonable use of property	X		The subdivision creates two lots, both of which can be developed reasonably. If applicant complies with the Code, he will be unable to make reasonable use of the property.
Waiver will not confer any special privilege that is denied by the Code to other similarly situated and configured lands	X		Waiver will no confer special privileges. There are other development sites in the area configured similarly.
Granting waiver will not be contrary to public interest, adversely affect property values and property within the vicinity, and will in in harmony with the intent and purpose of the UDC	X		Waiver is consistent with the intent and purposes of the UDC.
Waiver is the minimum modification to the Code necessary to alleviate the hardship	X		Waiver would be the minimum necessary to allow the creation of two lots.



Subdivision of Lots 49, 50, and 51, Sq. 5, Ingleside Heights Subdivision into Lots 49-A and 51-A

SUMMARY NO.
24646

DOCKET NO.
ES-155-16-PF

COUNCIL DISTRICT
5

Aerial

Petitioned Property



FIGURE 1



Subdivision of Lots 49, 50, and 51, Sq. 5, Ingleside Heights Subdivision into Lots 49-A and 51-A

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COUNCIL DISTRICT

5

Zoning

Petitioned Property

M RTPD





Subdivision of Lots 49, 50, and 51, Sq. 5, Ingleside Heights Subdivision into Lots 49-A and 51-A

SUMMARY NO.

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COUNCIL DISTRICT

5

Survey

Petitioned Property

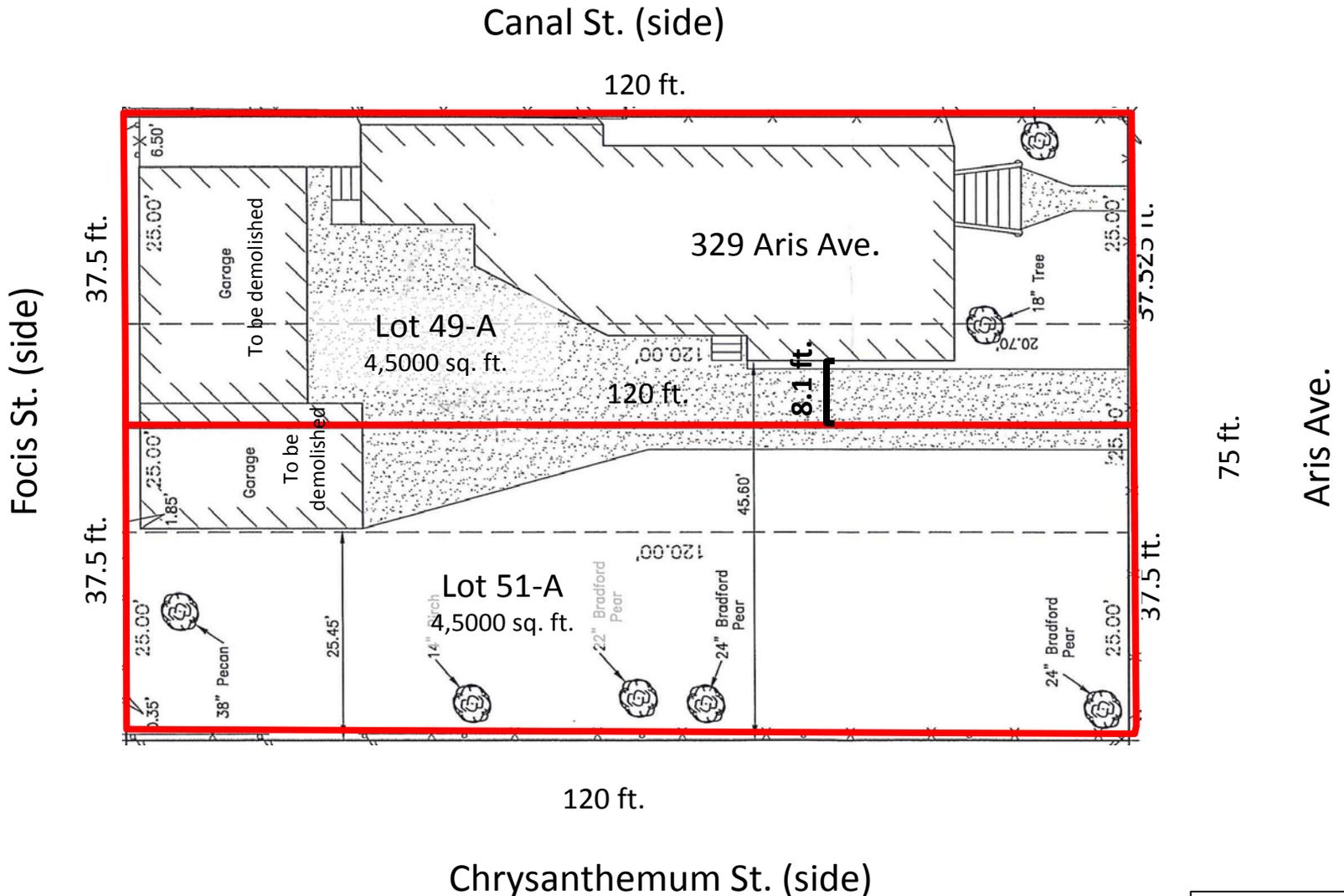


FIGURE 3



Subdivision of Lots 49, 50, and 51, Sq. 5, Ingleside Heights Subdivision into Lots 49-A and 51-A

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COUNCIL DISTRICT
5

Development Sites

Proposed Lots

Lot

Development Site

N

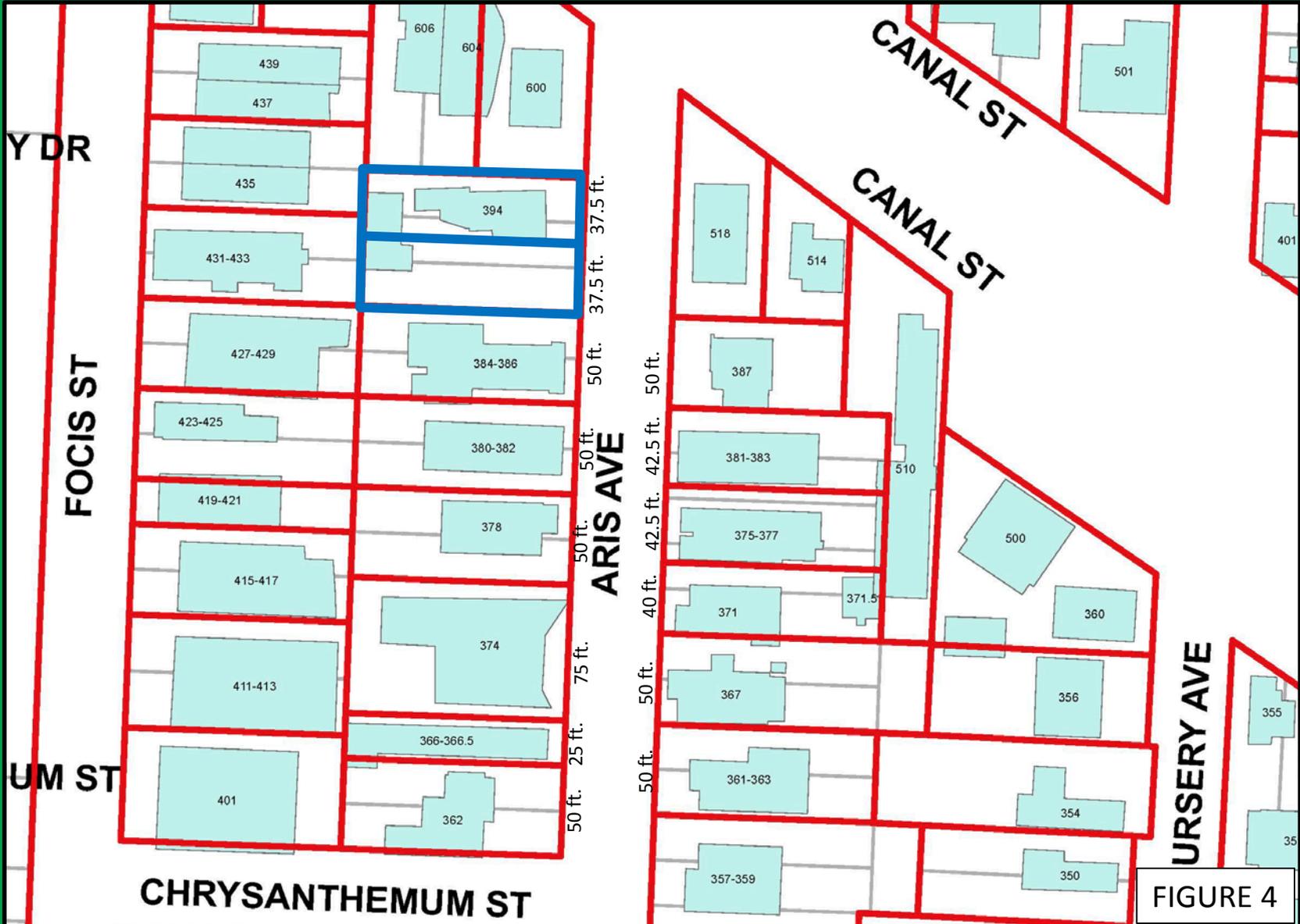


FIGURE 4



Subdivision of Lots 49, 50, and 51, Sq. 5, Ingleside Heights Subdivision into Lots 49-A and 51-A

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**COUNCIL
DISTRICT**

5

**Petitioned
Property**



FIGURE 5



Subdivision of Lots 49, 50, and 51, Sq. 5, Ingleside Heights Subdivision into Lots 49-A and 51-A

SUMMARY NO.

24646

DOCKET NO.

ES-155-16-PF

**COUNCIL
DISTRICT**

5

West Side of
Aris Ave.
South of
Petitioned
Property



FIGURE 6



Subdivision of Lots 49, 50, and 51, Sq. 5, Ingleside Heights Subdivision into Lots 49-A and 51-A

SUMMARY NO.

24646

DOCKET NO.

ES-155-16-PF

COUNCIL

DISTRICT

5

East Side of Aris
Ave.



FIGURE 7