



# New Orleans City Planning Commission Design Advisory Committee

## Final Agenda

Wednesday, November 20th, 2024, 10:00 AM  
City Hall, 1300 Perdido Street, 7th Floor Conference Room A

### Order of Business

1. Call to order and roll call
2. Adoption of minutes
3. Presentation of cases:  
staff presentation, applicant presentation (limited to 10 minutes), public comment, rebuttal
4. Consideration of cases
5. Adjournment

### Minutes

**Item 1:** Approval of the October 16th, 2024 DAC meeting minutes

### CPC Items

**Item 2:** Consideration of DR038-24 – **Deferred from the 10/16/24 DAC Meeting**

**Property Location:** 1521 St. Charles Avenue

**Contact:** Louis Kong, Architect (louisk499@gmail.com)

**Project Planner:** Ava Monnet, (ava.monnet@nola.gov)

**Request:** This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5 and Article 18, Section 18.14** for an addition to a proposed restaurant in a CPC Character Preservation Corridor Design Overlay. The building modifications are to be reviewed in accordance with 15.3.B Building Design Standards for the Commercial Center and Institutional Campus Districts.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR038-24>

**Item 3:** Consideration of DR041-24

**Property Location:** 6325 Cromwell Place

**Contact:** Angela Morton, ([amorton@mathesbrierre.com](mailto:amorton@mathesbrierre.com))

**Project Planner:** Laura Bryan, ([lbbryan@nola.gov](mailto:lbbryan@nola.gov))

**Request:** Administrative design review including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.B and Article 18, Section 18.32.B** of the CZO for a new

development over 40,000 square feet in a University Area Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR041-24>

**Item 4:** Consideration of DR042-24

**Property Location:** 2375 Tchoupitoulas Street

**Contact:** Jason Richards, Architect ([jason@studiowest.design](mailto:jason@studiowest.design))

**Project Planner:** Julia Nickle, ([Julia.nickle@nola.gov](mailto:Julia.nickle@nola.gov))

**Request:** Administrative design review for 'site plan only', including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.B** and **Article 18, Section 18.15** of the CZO for the conversion of an existing specialty restaurant into a brewery on a site with over 100 feet of frontage within an EC Enhancement Corridor Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR042-24>

**Item 5:** Consideration of DR045-24

**Property Location:** 480 Norman C. Francis PKWY

**Contact:** Valerie McMillan, ([Valerie.mcmillan@nola.gov](mailto:Valerie.mcmillan@nola.gov))

**Project Planner:** Colloqate Design, ([bryan.bradshaw@colloqate.org](mailto:bryan.bradshaw@colloqate.org))

**Request:** This request is for an administrative design review, including review by the DAC, in accordance with **Article 4, Section 4.5, Article 18, Section 18.15**, and **Article 18, Section 18.17** for a new pedestrian bridge on a site with over 100 feet of frontage in an EC Enhancement Corridor Design Overlay District and a GC Greenway Corridor Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR045-24>

**Item 6:** Consideration of DR046-24

**Property Location:** 916-918 Cherokee Street

**Contact:** Ava Monnet, ([ava.monnet@nola.gov](mailto:ava.monnet@nola.gov))

**Project Planner:** Fara Pherigo, ([fara@carubbaengineering.com](mailto:fara@carubbaengineering.com))

**Request:** This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with Article 4, Section 4.5 and Article 18, Section 18.32 for the expansion of a residentially zoned structure in the University Area Design Overlay.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR046-24>

**Item 7:** Consideration of DR047-24

**Property Location:** 3401 Erato Street

**Contact:** Sarah King, ([Sarah.king@nola.gov](mailto:Sarah.king@nola.gov))

**Project Planner:** jschrader@jhparch.com, ncrawford@jhparch.com

**Request:** This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5** and **Article 18, Section 18.15.B** for the renovation of an existing residential structure located in the EC Enhancement Corridor Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR047-24>

**Item 8:** Consideration of DR048-24

**Property Location:** 2275 Sanctuary Drive

**Contact:** Andrea Ford, ([aford@trapolinpeer.com](mailto:aford@trapolinpeer.com))

**Project Planner:** Julia Nickel, ([Julia.Nickle@nola.gov](mailto:Julia.Nickle@nola.gov))

**Request:** This is a request for an administrative design review, including review by the Design Advisory Committee, in accordance with Article 4, Section 4.5 and Article 18.16.B for a renovation of a two-story building on a site with over 100 feet of frontage in a Corridor Transformation Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR048-24>

**Item 9:** Consideration of DR015-23 - **WITHDRAWN**

**Property Location:** 5571 Read Boulevard

**Contact:** Justin Leuth, ([jleuth@dbsi-inc.com](mailto:jleuth@dbsi-inc.com))

**Project Planner:** Bria Dixon, ([Bria.Dixon@nola.gov](mailto:Bria.Dixon@nola.gov))

**Request:** This request is for an administrative design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5 and Article 18, Section 18.15.B** Design Review for new construction of ATM drive through with monument sign in a C-2 Auto-oriented Commercial zoning District and Eastern New Orleans Renaissance Corridor Use Restriction Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR047-24>

**Item 10:** Consideration of ZD105-24

**Property location:** 613-621 Elysian Fields Avenue, 2221 Chartres Street, and 2210 Royal Street

**Contact:** Chris Young, ([cgyoung@msn.com](mailto:cgyoung@msn.com))

**Project Planner:** Laura Bryan ([lbbryan@nola.gov](mailto:lbbryan@nola.gov))

**Request:** This is a request for an administrative design review (site plan only), including review by the Design Advisory Committee in accordance with **Article 4, Section 4.5** for new construction of a hotel in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District and EC Enhancement Corridor Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=ZD105-24>

**Item 11:** Consideration of DR050-24

**Property location:** 4523 Read Boulevard

**Contact:** Andrew Peters, ([andrew@webbarch.com](mailto:andrew@webbarch.com))

**Project Planner:** Stephen Kroll ([skroll@nola.gov](mailto:skroll@nola.gov))

**Request:** This is a request for an administrative design review including review by the Design Advisory Committee in accordance with **Article 4, Section 4.5** for new construction of a retail store in an S-B2 Suburban Neighborhood Business District and a CT Corridor Transformation Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR050-24>

## Meeting Information

### Committee Members

Haley Molina, City Planning Commission - Chair  
H.V. Nagendra, Capital Projects Administration - Vice Chair  
Eleanor Burke, Historic District Landmarks Commission  
Rafe Rabalais, Regional Transit Authority  
Lindsay Glatz, Arts Council  
Louis Haywood, Department of Public Works  
William Kraus, Parks and Parkways  
Stephen Kroll, City Planning Commission

### General Rules of Order and Public Comment

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Committee. If you wish to appear before the Committee, please fill out a speaker card provided at the meeting, prior to the Committee taking up the matter of interest, and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone. Comments by the public in support or in opposition shall be limited to a maximum of two minutes. Written comments must be submitted by 5 p.m. on the Wednesday seven days prior to the meeting date. You may submit written comments through email at [cpcinfo@nola.gov](mailto:cpcinfo@nola.gov). Written public comment will not be read aloud at the meeting but will be acknowledged into the record.

### Decisions and Appeals

In accordance with **Article 4, Section 4.5.D.2.b**, the Executive Director of the City Planning Commission must render a decision within 90 days after the application is deemed complete. To meet that deadline, the DAC shall provide a recommendation within 60 days from its first consideration. Once initial design review comments are provided, the 90-day deadline is tolled until resubmittal. Revised plans shall be emailed to your assigned planner.

In accordance with **Article 4, Section 4.5.D.2** of the Comprehensive Zoning Ordinance, the applicant may file a written appeal of the final decision of the Executive Director to the City Planning Commission within 45 days. The applicant may file a written appeal of the decision of the City Planning Commission to the City Council within 45 days.

### Materials

Application and presentation information will be available at <https://nola.gov/next/city-planning/meetings/> in advance of the meeting. Please check the website on the meeting date to view the most current agenda. The meeting will be recorded on the [City Planning Commission's YouTube Page](#).

### Accessibility

This meeting is accessible to people with disabilities. Should you need further assistance, please contact the Front Desk in the Main Lobby or the ADA Administrator, (504) 658-4020 (voice), 711 LA Relay Service, or e-mail [emhurst@nola.gov](mailto:emhurst@nola.gov). Please be advised there is a courtesy telephone available for 711 calls for persons with hearing or speech impairments at the welcome desk of City Hall, First Floor, Main Lobby. This communiqué is available in alternative formats upon request.