

# CITY PLANNING COMMISSION

## DESIGN ADVISORY COMMITTEE

### FINAL MINUTES – December 18th, 2024

#### Committee Members

Sarah King, City Planning Commission – Chair – Present  
H.V. Nagendra, Capital Projects Administration - Vice Chair – Absent  
Eleanor Burke, Historic District Landmarks Commission - Present  
Django Szilagi Regional Transit Authority – Absent  
Lindsay Glatz, Arts Council - Absent  
Louis Haywood, Department of Public Works – Present  
William Kraus, Parks and Parkways - Present  
Stephen Kroll, City Planning Commission - Present

#### MINUTES:

1. Approval of the **November 20th, 2024** meeting minutes.  
The **CPC** representative made a motion for **APPROVAL** that was seconded by the **HDLC** representative and was unanimously adopted.

**DAC MEETING RECORDING:** [City Planning Commission - YouTube](#)

#### CPC ITEMS:

2. **Item 2:** Consideration of DR044-24

**Property Location:** 5700 Morrison Road

**Contact:** Johnathan Eversberg, ([jeversberg@centerpoint-is.com](mailto:jeversberg@centerpoint-is.com))

**Project Planner:** Alyssa White, ([Alyssa.White@nola.gov](mailto:Alyssa.White@nola.gov))

**Request:** This is an administrative design review in accordance with **Article 4, Section 4.5 and Article 16, Section 16.3.B** of the CZO for the installation of temporary modular structures including minor improvements to existing pavement in the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District & CT Overlay.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR044-24>

The **CPC** representative explained that given the temporary nature of the structure, Department of Safety and Permits has determined that base zoning requirements would not apply.

The **CPC** representative made a motion for **APPROVAL**, that was seconded by the **DPW** representative and unanimously adopted.

### 3. Item 3: Consideration of DR051-24

**Property Location:** 126 Harrison Avenue

**Contact:** Duane Arbo, ([Duane@kbkaufmann.com](mailto:Duane@kbkaufmann.com))

**Project Planner:** Ava Monnet, ([Ava.Monnet@nola.gov](mailto:Ava.Monnet@nola.gov))

**Request:** This request is for an administrative design review in accordance with **Article 4, Section 4.5 and Article 18, Section 18.16** of the CZO for a new dental office in a CT Corridor Transformation Design Overlay District. The building modifications are to be reviewed in accordance with **14.3.B Building Design Standards** for the S-LB1 Suburban Lake Area Neighborhood Business District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR051-24>

The **HDLC** representative stated that the applicant must maintain a floor to ceiling height of 12 feet to better align with neighboring properties.

The **CPC** representative explained that the front door shift from the center of the building to the west side of the façade. If the adjacent windows increased in height the faced would appear more commercial while accommodating the interior lobby location.

The **DPW** representative stated that parking spaces will need to be angled, and that the truncated domes on both sides of the driveway be removed.

The **CPC** representative made a motion for **APPROVAL**, seconded by the **DPW** representative, and unanimously adopted.

#### *Provisos:*

1. Modify windows with an asymmetrical location on the west façade of the building to emphasize commercial design.
2. Continue sidewalk in front of the driveway and eliminate truncated domes on both sides of the drive aisle.
3. Limit the driveway entrance to 12' feet in width at the right of way.
4. Relocate parking to the south side of the site.
5. Provide landscaping plan.

### Item 4: Consideration of DR053-24

**Property Location:** 5434 Magazine Street

**Contact:** James Catalano, ([James@cicadateam.com](mailto:James@cicadateam.com))

**Project Planner:** Valerie McMillan, ([Valerie.Mcmillan@nola.gov](mailto:Valerie.Mcmillan@nola.gov))

**Request:** This request is for an administrative design review in accordance with **Article 4, Section 4.5 and Article 12, Section 12.3.B** of the CZO for a renovation in a CPC Character Preservation Corridor Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR053-24>

The **HDLC** representative suggested to consider keeping the two original feature windows. Also, note that over 50% of roof demolition would require **HDLC** review.

The **HDLC** made a motion for **APPROVAL**, seconded by the **CPC** representative, and unanimously adopted.

**Item 5:** Consideration of ZD007/25

**Property Location:** 1122 Forstall Street

**Contact:** Sankofa Community Development Corporation, ([admin@sankofanola.org](mailto:admin@sankofanola.org))

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

**Request:** Design review of an accessory surface parking lot at a major intersection, as defined by **Article 18** of the Comprehensive Zoning Ordinance.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=ZD007-25>

The **CPC** represented explained that a parking island is created or one parking spot needs to be removed. The west side of the site should include an area that provides enough room to maneuver in reverse to exit the parking lot and the existing driveway should be removed to make site improvements at the sidewalk and newly constructed driveway.

**CPC** made a motion for **APPROVAL**, seconded by the **HDLC** representative, and unanimously adopted.

*Provisos:*

1. Remove existing driveway.
2. Remove one parking space in compliance with Article 22.
3. Add space at the west end of the site so cars can maneuver in and out of the parking lot.