

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

DRAFT MINUTES – MAY 21, 2025

Committee Members

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

MINUTES:

Item 1: Approval of the **April 16th, 2025** meeting minutes.

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

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

CPC ITEMS:

Item 2: DR019-25

Property Location: 6820 Chef Menteur Highway

Contact: Lee Green, (lee@mbsbgroup.com)

Project Planner: Valerie McMillan, (Valerie.McMillan@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.F** and **Article 18, Section 18.16.B** for a new one-story office building at a place of worship on a site with over 100 ft of frontage in an CT Corridor Transformation Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR019-25>

CPC staff explained that these plans received variances from the Board of Zoning Adjustments for ceiling height and requirements for the entrance to face the street under BZA006-25.

Committee members were in agreement that the pedestrian experience can be improved with the addition of bicycle parking and landscape requirements.

The **CPA** representative made a motion for **APPROVAL**, subject to the proposed modifications that was seconded by the **RTA** representative and unanimously adopted.

Proviso:

1. Add bicycle parking and landscape requirements.

Item 3: Consideration of DR021-25

Property Location: 4120-4124 Tchoupitoulas Street

Contact: Laura Barth, (Laura@zachsmithconsulting.com)

Project Planner: Julia Nickle (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.F and Article 18, Section 18.15.B** for an addition to an existing structure at a brewery on a site with over 100 ft of frontage in an EC Enhancement Corridor Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR021-25>

CPC staff summarized the project as a proposed single-story addition to the existing structure. Staff recommends the site provide a ride share drop off zone along Tchoupitoulas Street at the main entryway.

The **CPC** representative noted that if the site includes an abandoned curb cut, that must be restored with plantings in the parkway.

The **HDLC** representative asked if the courtyard space will be utilized and that more windows on the courtyard side could be used as the building appears enclosed.

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

Provisos:

1. Restore the curb cut and include parkway plantings fronting Tchoupitoulas Street.
2. Add windows where possible on the Marengo Street Elevation (courtyard-side) of the building.

Item 4: DR022-25

Property Location: 3301 Magazine Street

Contact: Steven Belflower (Steven@stevenbelflower.com)

Project Planner: Cameron Bossiere (Cameron.Boissier@nola.gov) and Mitchell Kogan (Michell.Kogan@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.F and Article 18, Section 18.14.B** for the renovation of and addition to an existing single-story structure within a CPC Character Preservation Corridor Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR022-25>

CPC staff summarized the scope of the project that includes the renovation of an existing one-story structure and addition of a second floor that requires a 50% modification of the roof. The addition of the second story proposes two residential units that require two parking spaces. Overall, the following design changes should be considered, 1.) Use of brick rather than wood/vinyl on the second story is out of character with the surrounding area, 2.) Lack of balconies, canopies, or awnings to mimic surrounding designs, 3.) Clarify that the roof pitch is visible/not visible from the street.

The applicant explained that the second floor would be used as a “shell space” meaning the units would not be residential. If the applicant were to use the second-floor units as residential it would require a variance for a waiver of two parking spaces.

The **HDLC** representative explains that the renderings showing stucco (no brick) on the second-story façade appear compatible with the area.

Question: Why is brick the material of choice and would it be possible to consider a flat roof by increasing the cornice?

Answer: The owner is not in favor of stucco in place of brick or a flat roof.

The **HDLC** representative made a motion for **APPROVAL**, subject to the proposed modifications that was seconded by the **CPC** representative and unanimously adopted.

Provisos:

1. Revise elevations to show the existing single-story stucco wall with a second floor addition that is also stucco. The rear addition could be a different material such as brick on the ground and upper floor with a break in materials.
2. Addition of canopy along front façade and Toledano Street.

Item 5: DR026-25

Property Location: 1141 Esplanade Avenue

Contact: Chris Clement (Chris.clement@hricommunities.com)

Project Planner: Bria Dixon (Bria.Dixon@nola.gov) and Jenna Burke (Jenna.Burke@nola.gov)

Request: This request is for an administrative 'site plan' design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.F** for a new mixed-use development over 40,000 square feet in area. This review is for site plan only. The building design has been reviewed by HDLC because the property is within a full Treme local historic district. The 50-unit mixed-income housing development includes a four-story structure with forty-units and a retail space and two two-story structures containing five-units each. The site will include a public park and off-street parking. The property is owned by the City.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR026-25>

CPC staff summarized the project explaining that the applicant will need to proceed with a variance for either off-street parking spaces or parking lot landscape requirements. An alternative approach would be to pursue an alternative landscaping compliance request.

The **RTA** representative noted that the location along Rampart Street creates a challenging ingress and egress point into the parking lot.

The applicant explained that the public park access does address safety concerns with security cameras and lighting.

The **CPC** representative made a motion for **APPROVAL**, subject to the proposed modifications that was seconded by the **PKWAYS** representative and unanimously adopted.

Provisos:

1. Revise site plans that show vehicle circulation with entry and exit on Kerlerec Street.
2. Circulation plans should include pedestrian pathways through the parking lot and access to buildings on site as well as the pocket park.
3. Follow-up with CPC staff on a decision to pursue a variance of required parking spaces and landscape requirements or an alternative compliance plan.
4. Parking in the right-of-way is subject to Parks and Parkways approval.

Item 6: DR027-25

Property Location: 2127 Prytania Street

Contact: Rebecca Gieger, (becca@shermanstrategiesllc.com)

Project Planner: Valerie Goines, (Valerie.Goines@nola.gov)

Request: This request is for an administrative 'site plan' design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.F and Article 18, Section 18.14.B** for a new accessory structure within a CPC Character Preservation Corridor Design Overlay District. The building design is subject to HDLC review, and the site plan is subject to CPC review

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR027-25>

CPC representative stated that the Department of Safety & Permits will need to make a determination on past work that was completed on site. Existing site conditions show concrete surfacing with no permeability. The S&P determination must identify if the impermeable surface is legally non-conforming.

There was one public comment from Susan Johnson who spoke opposition of the proposal. She also spoke on behalf of neighbors in the surrounding area.

The applicant had no rebuttal.

The **CPC** representative made a motion for **APPROVAL**, subject to the proposed modifications that was seconded by the **HDLC** representative and unanimously adopted.

Proviso:

1. Applicant must pursue a zoning determination from Department of Safety & Permits for permeable open space requirements.

Item 7: DR028-25

Property Location: 2640 Canal Street

Contact: Georgia@dna-workshop.com

Project Planner: Haley Webb, (Haley.Webb@nola.gov)

Request: This request is for an administrative 'site plan' design review, including review by the Design Advisory Committee, in accordance with **Article 4, Section 4.5.F and Section 18.15.B** for the conversion of an existing structure to multi-family residential on a site with over 100 feet in an EC Enhancement Corridor Design Overlay District. This review is for site plan only. The building design has been reviewed by HDLC because the building is a locally designated landmark - the IBM Building.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR028-25>

The applicant summarized the project stating that the proposal has been approved by **HDLC** and does not include any exterior changes or changes to the building. The subject will include additional landscaping behind the building.

The **DPW** representative noted that the configuration of the parking lot be modified to include a 24' foot aisle around the parking lot that leads to the ingress and egress to the site.

The **CPA** representative stated that green space is optimal where possible in place of asphalt, specifically in the form of communal space behind the building. The re

The **CPC** representative made a motion for **APPROVAL**, subject to the proposed modifications that was seconded by the **RTA** representative and unanimously adopted.

Provisos:

1. Increase amount of open space specifically at the gathering area near the rear entry of the building.
2. Remove interior parallel parking spaces in order to allow for a 24' foot aisle for circulation around the parking lot.
3. If necessary, provide a phased site plan showing Phase 1, and Phase 2 of the development so that approval is not contingent compliance issues.
4. Consider reducing the amount of parking spaces and adding parking islands.

Item 8: DR030-25

Property Location: 7309 Freret Street

Contact: Zach Smith, (info@zachsmithconsulting.com)

Project Planner: Sarah King (sarah.king@nola.gov)

Request: Request for a Design Review for a new construction SMFA project in the University Area Design Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR030-25>

CPC staff summarized the scope of the project and stated that the site is in compliance, therefore, no waivers will be required. Staff recommended the following: the addition of windows towards the back of the building specifically the west elevation, to consider adding operational shutters to the first and second floor windows and restore the curb as site plans indicate.

The applicant was open to suggested recommendations.

The **HDLC** representative confirmed a floor to ceiling height of 10 feet on the first and second floor. Additionally, several recommendations included a wider gallery of 6 feet on the second floor and a roof pitch ratio of 7:12 (rather than 6:12) if possible.

There was one public comment from Susan Johnson who spoke in opposition of the proposal. She also spoke on behalf of neighbors in the surrounding community.

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

Provisos:

1. Add windows where possible on the West Elevation of the building.
2. Add operational shutters to windows on the first and second floors.
3. Add additional foot of length from 5' feet to 6' feet on the second-floor gallery.
4. Consider a 7:12 ratio over the 6:12 ratio roof pitch if possible.

Item 9: DR029-25

Property Location: 2701 Lawrence Street

Contact: Angela Morton, (amorton@mathesbrierre.com)

Project Planner: Stephen Kroll

Request: Request for a Design Review for a new construction educational facility on a site with over 100 feet of frontage in a CT Corridor Transformation Design Overlay District

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR024-25>

The applicant summarized the proposal by detailing the programming of the site and its design features which aim to accommodate children with special needs.

The **CPC** representative explained that ramping at the main entry of the building could use elevation elements and immersive design tools to create a playful experience that is well integrated into the programming of the rest of the building.

The **DPW** representative asked the applicant to confirm on the site plans if the angled parking space dimensions were in compliance.

The **RTA** representative recommended a secure bike rack for children, and adults visiting the site if one is not already in place.

The **CPC** representative made a motion for **APPROVAL**, subject to the proposed modifications that was seconded by the **RTA** representative and unanimously adopted.

Provisos:

1. Explore design elements that use ramping design to better integrate outdoor and indoor spaces.
2. Confirm parking space dimensions meet CZO requirements.
3. Consider secure bike racks where possible.

Non-CPC Items

Item 10: DR024-25

Property Location: 5601 Read Boulevard

Contact: Alexander Adamick, (alec@adamickarchitecture.com)

Project Planner: N/A

Request: This is a non-CPC design review application for a public park. The proposal includes a new carousel and enclosure in Joe W Brown Park.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR024-25>

The applicant explained the scope of the public project including the artist's inspiration for the design, proposed materials, and overall visibility of the carousel.

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