

# CITY PLANNING COMMISSION

## DESIGN ADVISORY COMMITTEE

### FINAL MINUTES – February 19th, 2025

#### Committee Members

Sarah King, 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 - Present  
Stephen Kroll, City Planning Commission - Present

#### MINUTES:

1. Approval of the **January 15th, 2025** meeting minutes.  
The **CPA** representative made a motion for **APPROVAL** that was seconded by the **CPC** representative and was unanimously adopted.

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

#### CPC ITEMS:

**Item 2:** Consideration of DR004-25

**Property Location:** 5750 Bullard Avenue

**Contact:** Stephen Belflower, Architect (Stephen@belflower.com)

**Project Planner:** Valerie Goines, (Valerie.Goines@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 the new construction of a church campus located in a CT Corridor Transformation Design Overlay District. The building modifications are to be reviewed in accordance with **18.16.B Building Design Standards**.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR004-25>

The **CPC** representative stated that the 12' requirement is necessary for portions of the building along the frontage of Bullard Avenue.

The **HDLC** representative explained that the entryway to the pavilion could be emphasized using signage to clarify the drop off area.

The **CPC** representative stated that the applicant should try to retain the most permeable surface area possible for the site.

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

*Provisos:*

1. Applicant shall comply with all applicable parking requirements.
2. Provide a landscape plan certified by a landscape architect.

**Item 3:** Consideration of DR005-25

**Property Location:** 7221 Zimpel Street

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

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

**Request:** This request is for an administrative design review in accordance with **Article 4, Section 4.5 and Article 18, Section 18.30** of the CZO for new construction of a four-unit multifamily affordable in a University Area Off-Street Parking Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR005-25>

The applicant agrees that horizontal siding, a greater setback that aligns with adjacent properties and recession details of the second-floor windows would benefit the design.

The **RTA** representative asked that the curb cut be restored along Zimpel Street.

One constituent spoke in opposition to the item expressing concerns about the property not being used as affordable housing.

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

*Provisos:*

1. Setback the building to the furthest extent possible to align with neighboring properties.
2. Consider elongated windows on the second floor.
3. Consider including detail that includes recession of the windows.

**Item 4:** Consideration of DR006-25

**Property Location:** 7229 Zimpel Street

**Contact:** Zach Smith, (info@zachsmithconsulting.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 18.30** of the CZO for the renovation of an existing four-unit multifamily affordable in a University Area Off-Street Parking Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR005-25>

The applicant explains that a demolition of less than 50% of the building and would like to keep the existing frontage of the building.

The **HDLC** representative states that the side addition to the property is problematic as it bumps out from the building and should be flush with the rest of existing structure.

The **CPC** representative asks **HDLC** what their thoughts are about the off-set heights of the building. **HDLC** responds that the applicant should try to maintain as much of the rhythm and pattern of what is existing.

The **CPC** representative states that that the concern that the proportion is off and needs to go all one direction to demo more than 50% or start the addition further back. Additionally, the offset of the windows from the front to the back of the structure compounds the design issue.

One constituent spoke in opposition to the item expressing concerns about the property not being used as affordable housing.

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

**Item 5:** Re-Consideration of ZD075-19

**Property Location:** 4100 Royal Street

**Contact:** Nicole Webre, (nicole@webreconsulting.com)

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

**Request:** This request is for an administrative design review in accordance with **Article 4, Section 4.5** of the CZO for changes to the design of a proposed affordable housing planned development over 40,000 square feet.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=ZD075-19>

The **CPC** representative states that any projections over or onto the public-right-of-way will need to get approved air rights through real estate as part of the planning process.

The **DPW** representative expressed concern with an energy pole near the proposed driveway ingress and egress point.

The **HDLC** expressed concern that the window to wall ratio shows fairly small windows for how much wall space is available on the site. Also, the brick along the second floor above the driveway along the Chartres Street elevation acts as a grounding feature and may not fit that area of the site.

One constituent spoke in opposition to the proposal and explained that a proviso included with the initial approval (proviso #13), states that the France Street side of the structure include two stories with the third and fourth stories of the building setback back and the current design does not show that detail.

The **CPC** representative made a motion for **APPROVAL**, seconded by the **HDLC** representative, five Committee Members were in favor and one Committee Member opposed the item, the motion was adopted.

YEAYS:  
CPC  
HDLC  
CPA  
PKWAYS  
DPW

NAYS:  
RTA

ABESENT:  
ARTS COUNCIL

**Item 6:** Consideration of DR007-25

**Property Location:** 200 Henry Clay Avenue

**Contact:** Becca Hurst (Becca@shermanstrategiesllc.com)

**Project Planner:** Alyssa White (Alyssa.white@nola.gov)

**Request:** This request is for an administrative design review in accordance with **Article 4, Section 4.5 and Article 18, Section 18.15** of the CZO for new construction in an EC Enhancement Corridor Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR007-25>

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

**Item 7:** Re-Consideration of DR054-23

**Property Location:** 5400 Magazine Street

**Contact:** Kenneth Gowland ([kgowland@metrostudio.net](mailto:kgowland@metrostudio.net))

**Project Planner:** Stephen Kroll

**Request:** This request is for an administrative design review for a new construction of a two-story commercial building located in the CPC Character Preservation Corridor Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR054-23>

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

*Proviso:*

1. Continue fenestration around the building along the South and West elevations.