



New Orleans City Planning Commission Design Advisory Committee

Final Agenda

Wednesday, May 21st, 2025, 10:00 AM

City Hall, 1300 Perdido Street, 7th Floor Conference Room

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 April 16th, 2025 DAC meeting minutes

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>

Item 3: Consideration of DR021-25

Property Location: 4120-4124 Tchoupitoulas Street

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

Project Planner: Julia Nickle (Julia.nickle@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>

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>

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>

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>

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>

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>

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>

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>

Meeting Information

Committee Members

Haley Molina, City Planning Commission - Chair
H.V. Nagendra, Capital Projects Administration - Vice Chair
Eleanor Burke, Historic District Landmarks Commission
Django Szilagi, 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. 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/cityplanning/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. 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.