

# **CITY PLANNING COMMISSION**

## **DESIGN ADVISORY COMMITTEE**

### **DRAFT MINUTES – October 15, 2025**

#### **Committee Members**

Haley Molina, 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 – 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 **September 17, 2025** meeting minutes.

The **HDLC** 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:** DR058-25

**Property Location:** 3800 Texas Drive

**Contact:** Linfield, Hunter, & Junius, Inc. ([cmounton@lhjunius.com](mailto:cmounton@lhjunius.com))

**Project Planner:** Haley Webb ([Haley.webb@nola.gov](mailto:Haley.webb@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** for a new multifamily development over 40,000 square feet. The building design is to be reviewed in accordance with **Article 13, Section 13.3.B.2** the building design standards for the Suburban Neighborhoods Residential Districts.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR058-25>

**CPC** staff summarized the proposal explaining that the project mostly complies with the building design standards for the S-RM1 District with the exception of standards from **Article 13, Section 13.3.B.2.** and **Article 13, Section 13.3.B.3.** The development is not typical of the existing surrounding developments within the neighborhood. For instance, plans show a simple pitched roof with no breaks or indentation of the roof plane, that are prohibited in accordance with Article 4, Section 4.5 approval standards. Staff recommends using roof forms across from Memorial Park for reference and further consideration of dormers and gables to break up the flat plan of the roof form.

The applicant explained the programming of the multi-family housing detailing the minimal use of curb cuts on the site, incorporating permeable paving, covered bicycle parking, and including a flood retention pond.

The **DPW** representative would prefer the orientation of the building to face Texas Drive rather than Memorial Park Drive. The **CPC** representative recommends pulling the main entry to the corner in order to compliment similar entries along Texas Drive.

The **CPC** representative requested that the applicant modify the site plan to better connect with public transit stops within the area. The DPW representative suggested the addition of a 20-foot long accessible path. The appearance of the condenser units along the rear of the building and the parking area should not be a prominent focal point, therefore **CPC** recommends reducing the visibility of the condenser units for tenants. The applicant responded that they could screen this with landscaping. Lastly, the **CPC** representative commented that the development has frontage on multiple streets and that the fence will take up a lot of street frontage. Therefore, particular detail should be taken for those edge conditions. The tall metal fences in the nearby area seem defensive and would benefit from landscaping to soften them. The proposed wooden fencing is too opaque and does not add visual interest.

The **HDLC** representative commented that the location of the HVAC condenser units, particularly when raised above flood elevations, would block the window openings along the rear ground floor façade. They suggested an alternative of rooftop-mounted equipment. The hipped-roof could contain a portion of a flat roof to accommodate the equipment.

The applicant stated that the owner is adverse to roof-mounted equipment based on a previous project. The applicant also stated that the ground could be built up to raise the units, rather than place them on platforms. The **HDLC** representative stated that this does not alleviate the concerns of blocking views from the window openings on the ground floor. The applicant is going to look into a new solution.

The **HDLC** representative encouraged the applicant to consider one-foot setbacks for portions of the building to break down the massing or include distinct material changes to break up the façade. Also, the main entrance along Memorial Park Drive, including the vertical portion can be redesigned to have a more welcoming appearance of entry rather than the stark quality as it reads in the current design.

The **CPC** representative made a motion for either **APPROVAL**, subject to the modifications that were discussed **OR DEFERRAL** that was seconded by the **DPW** representative and unanimously adopted.

*Provisos:*

1. Orient the building to front along Texas Drive.
2. Address the monotonous roof line with dormers or gables.
3. Make the condenser units less visually obtrusive from within the site. And locate the condenser units so as to not block window openings on the ground floor.
3. Provide landscaping in accordance with Article 23 landscaping requirements.
4. Modify the site plan to connect the multi-family development with nearby transit stops. This could be through street trees to improve walkability and the provision of a 20-foot long accessible pathway from the transit locations to the building entry.
5. Provide visual interest and break down the massing of the front building façade through changes in plane, such as one-foot setbacks for portions, or include material changes to break up the façade.
6. Re-design fence to appear welcoming to tenant and from the public perspective.

**Item 3: DR059-25**

**Property Location:** 1228 O C Haley Boulevard

**Contact:** Zach Smith Consulting & Design ([info@zachsmithconsulting.com](mailto:info@zachsmithconsulting.com))

**Project Planner:** Valerie Goines ([Valerie.Goines@nola.gov](mailto: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 Section 18.15.B** for the conversion of an existing structure to a bar 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.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR059-25>

The **CPC** staff explained that the proposal generally does not comply with the EC Enhancement Corridor Design Overlay District. Initial feedback was presented to the applicant prior to the meeting requesting more information about the existing conditions on the site. For instance, plans for the site not adequately respond to the corridor's established development pattern. The proposed curb cut, and 2 off-street parking spaces unnecessarily interrupt the sidewalk zone along O.C. Haley Boulevard.

The applicant stated that they are working with the Department of Safety and Permits to determine the required number of off-street parking. They may wish to remove the on-site parking, however they may be required to provide an additional space. The owner provided additional information about an existing chicken coop and outdoor deck located in the outdoor area. Also, the bar is deficient in bathrooms so the site plan proposes a detached bathroom between the main structure and outdoor area that will be shielded from the public view.

The **CPC** representative asked where the outdoor seating areas would be located along with the general programming of the space. The issue is that the applicant is combining the lot with the principal structure with the neighboring lot and not changing the footprint of the building. This creates a lack of massing as read from the street and does not align with similar structures along OC Haley Blvd. The **CPC** representative stated that the proposed improvements are not compatible with the existing development along the corridor.

A few things to consider when revising this item for the November 19 DAC meeting include the following:

- The proposed infill building design of the vacant lots should mimic the dense development patterns along the corridor.
- Parking should not be the predominant visual element along O C Haley Blvd.
- Incorporate bicycle parking,
- Provide status update of DSP's parking determination.
- Revise the site plan to include existing site conditions with accurate dimensions.
- Provide a landscape plan.
- Include how the outdoor space interacts with the indoor space.
- Include presence of outdoor seating areas.

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

**Item 4: DR060-25**

**Property Location:** 5700 Morrison Avenue

**Contact:** Zach Smith Consulting ([info@zachsmithconsulting.com](mailto:info@zachsmithconsulting.com))

**Project Planner:** Sarah King ([Sarah.King@nola.gov](mailto:Sarah.King@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 Section 18.16.B** for the renovation of and addition to an existing UPS sorting facility over 40,000 square feet on a site with over 100 feet in a CT Corridor Transformation Overlay District. The building design is to be reviewed in accordance with **Article 16, Section 16.3.B** the building design standards for the Centers for Industry.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR060-25>

**CPC** staff summarized the project as a proposed UPS warehouse facility with a new addition. The applicant was briefed prior to the meeting to provide more details about the site, not currently shown on the plans.

The applicant provided a brief overview of the site explaining that new trees have been planted along the Morrisson Avenue of the site and presented a revised site plan.

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

*Provisos:*

1. Revise plans to show all existing site conditions, including accurate dimensions showing how many parking spaces are on the site.
2. Include the location of loading bays located in relation to where vehicles enter and exit the site.
3. Include the pedestrian entry points from the parking areas to the inside of the site
4. Include walkways and pedestrian access throughout the site that improve access to transit stops near the site.
5. Provide circulation diagram showing pedestrian and vehicular traffic moves throughout the site (programming needs of the site).
6. Provide landscaping on the site and where planting could be placed a screening along the right of way.

**Item 5: DR061-25**

**Property Location:** 228 Audubon Boulevard

**Contact:** Ira Conception ([ira@sensoarchitects.com](mailto:ira@sensoarchitects.com))

**Project Planner:** Valerie McMillan ([Valerie.McMillan@nola.gov](mailto: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 and Article 18, Section 18.32** for the expansion of a residentially zoned structure in the University Area Design Overlay. The existing structure will remain a single-family residence. The proposal is to add a second-floor addition. This request requires a variance from the provisions of **Article 18, Section 18.32.B** to permit an addition to a single-family residence that exceeds the allowable height. Permitted: 30 feet, Provided: 34 feet, 5.5 inches, Waiver: 4 feet, 5.5 inches

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR061-25>

The **CPC** representative recommended deferral of this item to allow for separate reviews to occur first. The proposal would demolish more than 50% of the roof and therefore requires demolition review by **HDLC**. The proposed height exceeds the allowable height of the overlay and would require a variance by the

Board of Zoning Adjustments. Once these reviews are complete, the DAC can comment on the massing of the structure.

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

**Item 6:** DR063-25

**Property Location:** 29028 S. Norman C. Francis Parkway (Xavier University)

**Contact:** Denechaud and Denechaud, LLC Attn: Todd Gennardo ([tgennardo@denechaudlaw.com](mailto:tgennardo@denechaudlaw.com))

**Project Planner:** Julia Nickle ([Julia.Nickle@nola.gov](mailto: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, Article 15, Section 15.5.F, and Article 18, Section 18.15** for the amendment to Design Review 094/16, an institutional master plan for Xavier University. The proposal is for new ground-based mechanical equipment on a site with over 100 ft in an EC Enhancement Corridor Design Overlay District.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR063-25>

**CPC** staff summarized the proposal for new ground-based mechanical equipment that is proposed to use a screening devise to “fence” in the equipment for safety reasons. Staff recommends a higher quality screening devise than is currently being proposed. The plans show the screening devise from an aerial perspective on the renderings which do not show the context of how high the screening wall will be constructed. Plans do not show how the wall will be viewed from the pedestrian perspective. This equipment is in close proximity to a four-story dorm building, and equipment will be visible from the second floors up.

The applicant summarized the purpose of the fencing as protection for generators that will provide backup power to the University.

The **CPC** representative recommended looking at mechanical equipment screening at older universities that include masonry fencing and include changes in depth and enhanced landscaping to shield the public from viewing machinery on campuses. The tallest piece of mechanical equipment is projected to be 25’ in height making for an unusually high screening devise that will not necessarily hide the all the equipment. Given the location of this proposal next to a dorm facility and at the corner of an entrance to the campus, the committee recommends a more thoughtful approach to the designing of the device. The screening device appears imposing by not either appearing intentionally part of the campus by having signage of the university. The excessive height of the concrete wall is simply not a design which fits the context of a campus setting.

The applicant was presented with ideas for a more thoughtful approach to the design and instead of deferring the item agreed to work with CPC staff to come up with a better strategy. Ultimately, the proposal will have to comply with **Article 21, Section 21.6.T.5 – Mechanical Equipment** “*All approved ground-based mechanical equipment, including, but not limited to HVAC units, shall be screened when readily visible from the public right-of-way, excluding alleys. Screening materials may be masonry, wood, or landscape, and shall effectively screen mechanical equipment so no portion is readily visible from that public right-of-way. Color and texture of a masonry wall shall be compatible with the color and texture of the principal building on the site. If ground-based mechanical equipment is screened by an existing structure, fence or landscape,*

*such that it is not readily visible from that public right-of-way, it will be considered to have met these requirements.”*

In order to comply with **Article 21, Section 21.6.T.5 – Mechanical Equipment**, the applicant will need to revise drawings to show the entirety of the equipment screened. Therefore, a structure similar to those pumphouses found in City Park would be appropriate. The recommended structure will need to mimic the surrounding structures on campus similar to the dorm building closest to the location of the site.

The **HDLC** representative made a motion for either **APPROVAL**, subject to the modifications that were discussed **OR DEFERRAL** that was seconded by the **DPW** representative and unanimously adopted.

1. Revise designs to include a structure similar to pump houses at City Park.
2. Revise drawings that address **Article 21, Section 21.6.T.5 – Mechanical Equipment**
3. Include masonry fencing, changes in depth, enhanced landscaping, and added seating, to shield the public from viewing machinery on campuses.
4. Include examples of how students will move around the site via walking or driving.

**Item 7: DR065-25**

**Property Location:** 519 Hagan Street

**Contact:** Jonnie Becca Gieger ([becca@shermanstrategiesllc.com](mailto:becca@shermanstrategiesllc.com))

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

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

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR065-25>

**CPC** staff summarized the proposal of a repurposed gas station that will be used as a farmers’ market consistent with the master plan and in compliance with **Article 4, Section 4.5 and Article 18, Section 18.17**.

The committee briefly discussed the issue of existing rolling curb along Moss Street, and 2 curb cuts along Hagan Street. The **DPW** representative recommends reducing curb cuts to the furthest extent possible.

The applicant explained that bicycle parking will be encouraged because of its location along the Greenway. Also, that the billboard will promote Farmer’s Markets in general not specifically for the site which would be prohibited by the CZO. The billboard shall be reviewed by the Department of Safety and Permits. The historic tax credits used for restoring the site do not allow for any permanent installation into the site because it is not original.

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