

BLUE -
SITE OF
RECENTLY
CONSTRUCT
ED PARKING
GARAGE

PINK -
SITE OF
RECENTLY
RENOVATED
RESIDENCA
HALL AT 801
S NORMAN
C FRANCIS
PARKWAY

YELLOW -
SITE OF
PROPOSED
PROJECT



**XAVIER S CAMPUS SERVICE YARD
XAVIER UNIVERSITY**

SITE PLAN
DATE: 07.07.2025





DR063-25 (Xavier)

From Haley M. Delery <hdelery@nola.gov>
Date Wed 9/24/2025 9:19 AM
To Julia I Nickle <Julia.Nickle@nola.gov>
Cc Stephen K. Kroll <skroll@nola.gov>

Hi Julia,

Sending some background emails for this one.

From: Todd Gennardo <tgennardo@denechaudlaw.com>
Sent: Wednesday, August 13, 2025 12:48 PM
To: Stephen K. Kroll <skroll@nola.gov>
Cc: Haley M. Delery <hdelery@nola.gov>
Subject: RE: XULA Chiller Yard - City Planning Meeting

That is excellent news. Thank you. I will bet back to you.

Todd R. Gennardo, Esq.
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From: Stephen K. Kroll <skroll@nola.gov>
Sent: Wednesday, August 13, 2025 12:46 PM
To: Todd Gennardo <tgennardo@denechaudlaw.com>
Cc: Haley M. Delery <hdelery@nola.gov>
Subject: Re: XULA Chiller Yard - City Planning Meeting

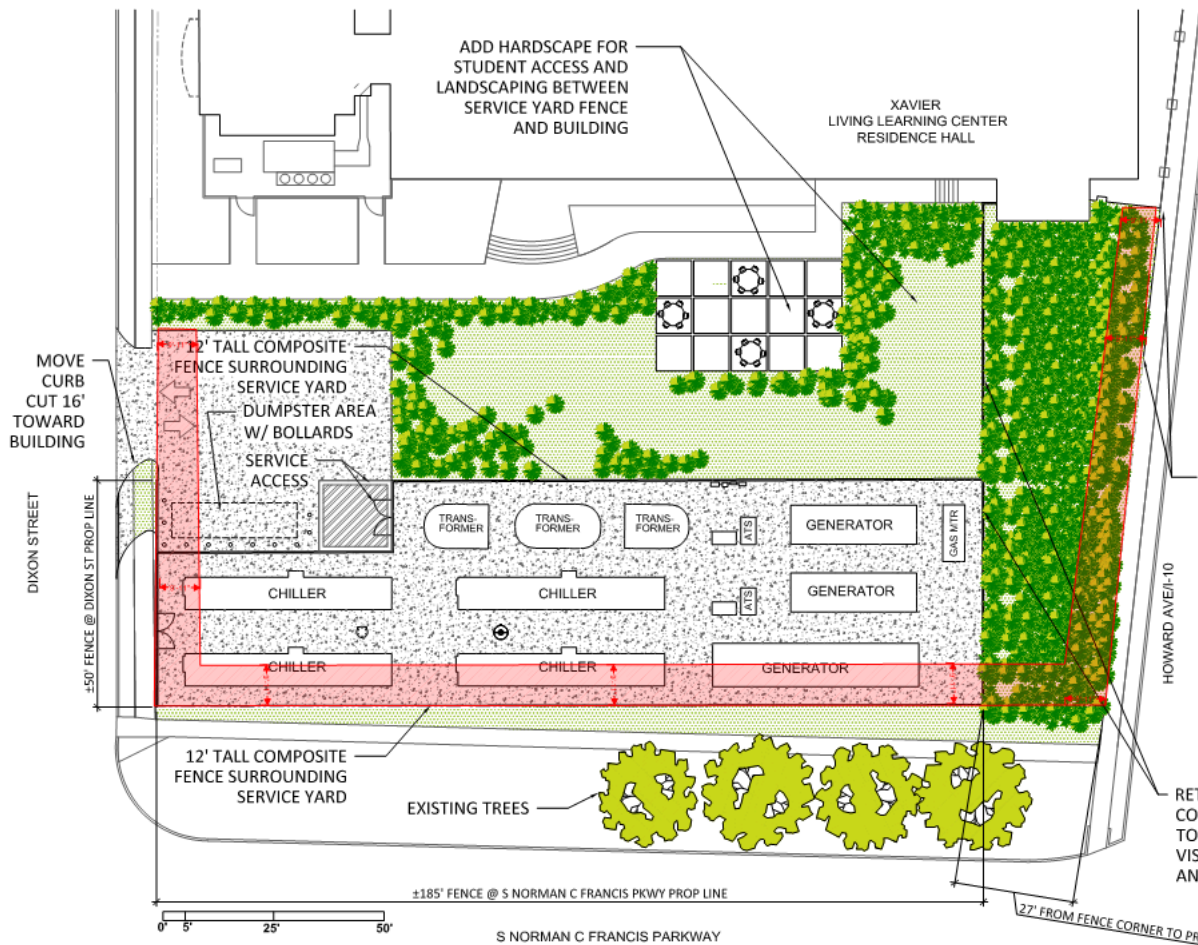
Hi Todd,

I'm touching base with an update on this ahead of our meeting on Friday. I had a conversation with Safety and Permits about this today.

Going into the meeting, it was my thought that a variance wouldn't be needed if all of the equipment was moved out of the area highlighted in red below. The red area is the required setback, so the equipment can't go there, but the rest of the site is buildable space. I also thought that this did not require a Commission-level or Council-level IMP amendment. CPC can approve it administratively pursuant to CZO Section 15.5.F.

I brought this to Safety and Permits to get their confirmation that this is how the zoning regulations should be applied here. They said that I was correct. So, assuming the equipment can be moved out of the required setbacks (and is screened from the street and otherwise meets the normal zoning requirements for mechanical equipment that are below), you'd submit a design review application for an administrative IMP amendment.

Please let me know if you have any questions and we can talk this through more on Friday. I'm copying Haley, who has also been involved with this project.



15.5.F CHANGES TO APPROVED INSTITUTIONAL MASTER PLANS

Once an Institutional Master Plan is approved, whether of the permitted or conditional type, certain minor modifications are allowed through review and a Planning Commission. The following basic changes are allowed:

1. Construction of new structures less than two-thousand five (2,500) square feet in gross floor area that are adjunct to and support an existing use.
2. Additions to existing structures of less than thirty percent (30%) of the existing gross floor area or ten thousand (10,000) square feet, whichever is not changed.
3. Changes in building height that do not exceed the district maximum.
4. Increases in open space, and alternate landscape designs and stormwater management techniques.
5. New parking facilities of ten (10) or less spaces.
6. All interior renovations to a structure.
7. Façade renovation to an existing structure in conformance with the design standards of this Article.
8. A change of use to a permitted use within the district. Any change of use to a use that is conditional within the district does not qualify.

All other changes to an approved Institutional Master Plan require re-submittal and re-approval of an Institutional Master Plan in accordance with this section. Any change to the boundaries of an approved Institutional Master Plan, the addition of a conditional use from Table 15-1, or any exception to the base zoning district standard of this Ordinance.

21.6 Accessory Structures and Uses

21.6

21.6.A

21.6.A General Application

1. All accessory structures and uses are subject to the requirements of this Section and the permitted encroachment regulations of Section 21.7 below. Additional accessory structures not regulated in this section may be regulated in Section 21.7.
2. Only those accessory structures permitted by this section or Section 21.7 are allowed to encroach into required yards.
3. The combined square footage of all detached accessory structures located in the required rear yard is limited to no more than forty percent (40%) of the required rear yard area.
4. Only one (1) detached accessory structure is permitted in a required interior side yard.

5. Accessory structures are permitted within the buildable area unless specifically prohibited by this section. In such cases, the limitation is indicated by language that states "permitted to locate only in..." or similar language, and a designation of the permitted yard or yards. When such location restriction is indicated, the yard indicated includes the area between the principal building wall located parallel to such yard and the lot line, which will include the minimum required yard area.

21.6.T Mechanical Equipment

1. Ground-based or wall-mounted mechanical equipment (with less than 7 feet of vertical clearance) including, but not limited to, heating, ventilating, geothermal energy, and air-conditioning (HVAC) units, swimming pool equipment, and back-up electrical generators, may be located in an interior side or rear yard and shall be located at least two (2) feet from the interior side or rear property line. This two (2) foot distance shall remain open to the sky.
2. Wall-mounted mechanical equipment, with 7 feet or greater of vertical clearance, may be located in an interior side or rear yard and shall be at least 18 inches from the property line.
3. Ground-based mechanical equipment is prohibited in a front or corner side yard. Mechanical equipment setbacks in this section only apply to mechanical equipment in required interior and rear yards and do not apply if there are no yard requirements.
4. However, any existing ground-based mechanical equipment that does not comply with the location requirements as of the date of adoption of this Ordinance is considered legally conforming and may be replaced and repaired.
5. 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.
6. Ground-based mechanical equipment shall be constructed above base floor elevation (BFE), when applicable. If the equipment would be constructed so that it will be higher than a fence in the interior side yard, it may not be located within the interior side yard.
7. Any roof-mounted mechanical equipment shall be set back at least six (6) feet from any wall of the building to permit safe access to the roof and shall not be visible from the public right-of-way.

From: Todd Gennardo <tgennardo@denechaudlaw.com>

Sent: Tuesday, August 12, 2025 8:30 AM

To: Stephen K. Kroll <skroll@nola.gov>

Cc: Cody Cadella <CodyC@gallomech.com>

Subject: RE: XULA Chiller Yard - City Planning Meeting

Stephen – can you please send Cody Cadella an invite for our Friday 10:00 meeting as well?

Cody Cadella CodyC@gallomech.com

He is with Gallo Mechanical and may be helpful if we have technical questions.

Best regards,

Todd R. Gennardo, Esq.
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From: Stephen K. Kroll <skroll@nola.gov>

Sent: Monday, August 11, 2025 4:20 PM

To: Todd Gennardo <tgennardo@denechaudlaw.com>

Subject: Re: XULA Chiller Yard - City Planning Meeting

I can do 10 or 12. Do you have a preference?

From: Todd Gennardo <tgennardo@denechaudlaw.com>

Sent: Monday, August 11, 2025 4:17 PM

To: Stephen K. Kroll <skroll@nola.gov>

Subject: RE: XULA Chiller Yard - City Planning Meeting

Yes that is fine. I have a meeting at 9:00, but the rest of the day is flexibe.

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From: Stephen K. Kroll <skroll@nola.gov>
Sent: Monday, August 11, 2025 4:15 PM
To: Todd Gennardo <tgennardo@denechaudlaw.com>
Subject: Re: XULA Chiller Yard - City Planning Meeting

Yeah, can you do Friday?

From: Todd Gennardo <tgennardo@denechaudlaw.com>
Sent: Monday, August 11, 2025 4:11 PM
To: Stephen K. Kroll <skroll@nola.gov>
Subject: XULA Chiller Yard - City Planning Meeting

Stephen – Xavier has asked that I assist in any approvals necessary to move forward with the chiller yard shown on the attached. My understanding is Gallo Mechanical met with someone in CP and was told that an IMP amendment and variance are needed. Can we set up a time for a virtual meeting to discuss this at your convenience? As with everything these days, apparently this is a major timing issue for the new dorm construction which is to get underway soon.

Best regards,

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