

# CITY PLANNING COMMISSION

## DESIGN ADVISORY COMMITTEE

### DRAFT MINUTES – September 17, 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 – Absent  
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 **August 20, 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:** DR052-25

**Property Location:** 4350 General De Gaulle Drive

**Contact:** Mitchell Mayard, P.E. (Mitchell.mayard@kimley-horn.com)

**Project Planner:** Jenna Burke, ([Jenna.burke@nola.gov](mailto:Jenna.burke@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 18.16.B** for a new bank with over 100 feet in an CT Corridor Transformation Overlay.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR052-25>

The **CPC** representative explained the scope of the Bank of America project stating that the primary entry should be oriented towards General De Gaulle Drive.

The committee members agreed that the project can be approved administratively subject to the stated comments.

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. Orient the main entry to front along General De Gaulle Drive.
2. Provide 50% transparency and 12' floor to ceiling height along General De Gaulle Drive.
3. Address landscaping by adding screening, and plantings in accordance with Article 23 landscaping requirements and Article 20 use standards for drive throughs.
4. Provide a traffic plan for the drive-through in accordance with Article 20 of the Comprehensive Zoning Ordinance.
5. Provide a material sheet that describes what materials are being used.
6. Add street trees along Rue Parc Fontaine in accordance with Article 23, Section 23.11 and subject to Parks and Parkways approval. Demonstrate how existing trees along General De Gaulle met the requirement. Note visibility concerns of providing trees along the state highway that may be resolved by pursuing alternative compliance or paying a fee-in-lieu (if needed).

**Item 3:** DR054-25

**Property Location:** 2621 General Meyer Avenue

**Contact:** Stephen Bergeron (Stephen.bergeron@hci-arch.com)

**Project Planner:** Cameron Boissière-Morris, ([Cameron.boissiere@nola.gov](mailto:Cameron.boissiere@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 18.16.B** for the renovation of an existing institutional structure into a multi-family residence with over 100 feet in an CT Corridor Transformation Overlay.

**Documents:** <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR054-25>

The CPC staff representative explained that the proposal generally complies with the CT Corridor Transformation Overlay. However, initial feedback was presented to the applicant prior to the meeting recommending adding planters along the two accessible entries, revitalizing an outdoor courtyard, and including design feature that provide accessibility to plant beds at varying heights.

Another suggestion was to consider low-cost opportunities for the large rear yard. Those improvements could range from flexible amenities such as walking paths, shaded seating, raised garden beds, or other passive recreation features that support senior wellness and create a more activated, secure open space.

In response to the suggestions, the applicant explained that although in agreement that a community-focused outdoor space is a best practice, programming a public park or a community garden is not practical for this project due to the requirements and constraints associated with its LIHTC (Low-Income Housing Tax Credit) funding. The garden beds are on an accessible route, and options can be explored to make the garden beds accessible to users at different mobility levels. Finally, the applicant is actively working with a landscape architect to activate the large rear yard in a low-cost, low-maintenance manner that promotes outdoor recreation.

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

*Provisos:*

1. Explore garden bed designs that can be easily accessed by residents of the senior facility.
2. Provide low-cost amenities such as walking paths, shaded seating, raised garden beds, fruit trees, and passive recreation spaces to the furthest extent possible.