

SHEET 10 - OVERALL
SITE PLAN

SCALE: N.T.S.

07/02/2026

LEWIS RD.

50'



DOWNMAN RD.
(SIDE)

1213'

JOURDAN RD.
(SIDE)

EXIST 6'-0" TALL
METAL FENCE

SHEET 1.1
FOR ENLARGED
SITE PLAN

404'-6"

EXIST ROW

EXIST ROW

MORRISON RD
(ASPHALT ROADWAY)

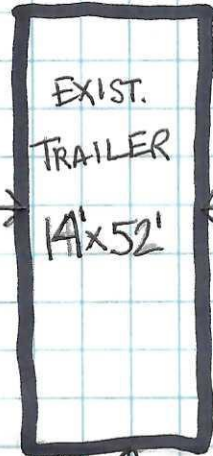
SHEET 1.1 - SITE PLAN
SCALE: N.T.S
07/02/2026



EXIST.
6'-0" TALL
METAL FENCE

DOWNMAN RD.
(SIDE)

JOURDAN RD.
(SIDE)



20'-0"

16'-0"

29'-9"

404'-6"

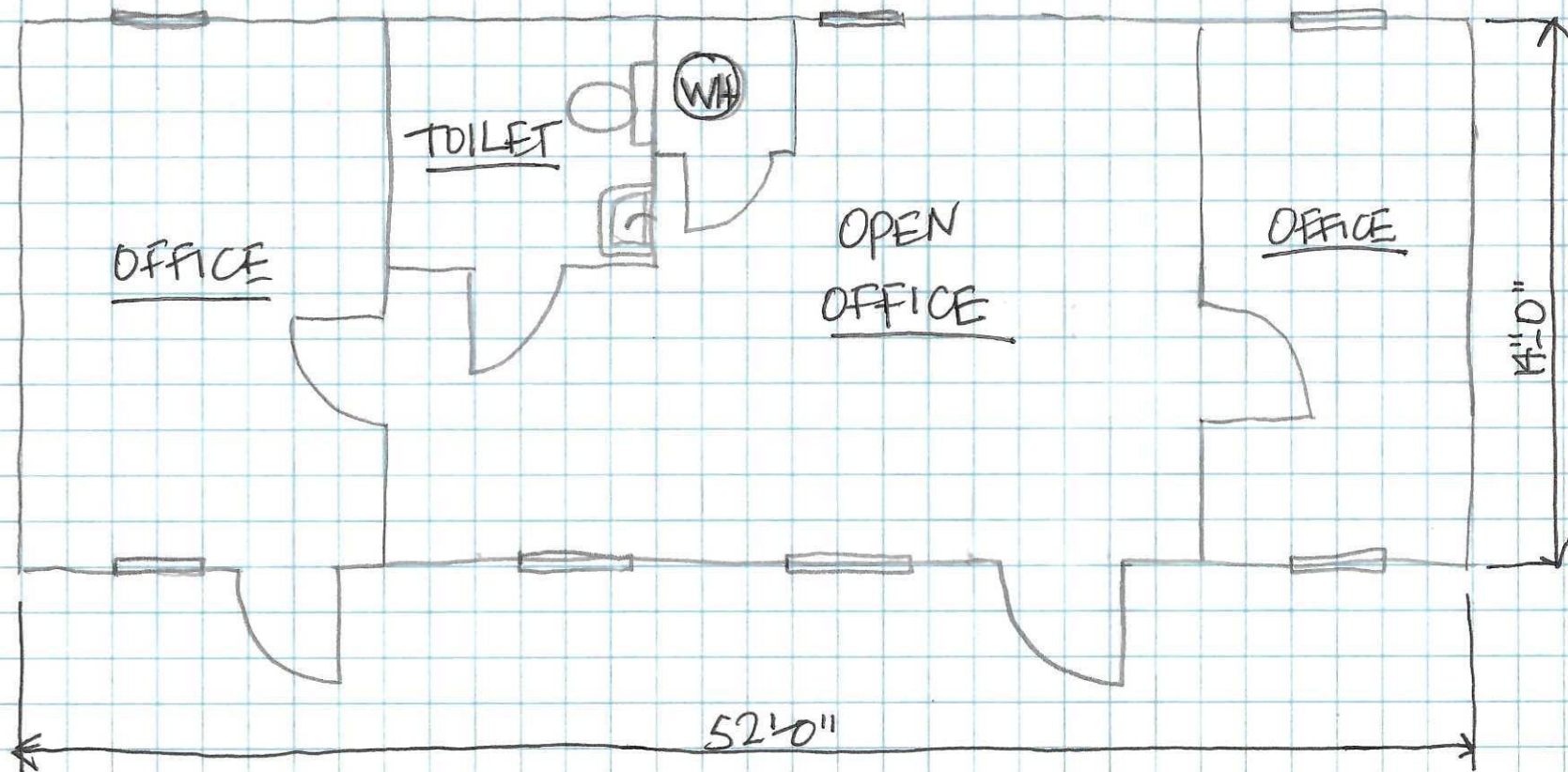
EXIST. CONC.
SIDEWALK

EXIST.
GRAVEL

~12'-6"

EXIST. CONC.
SIDEWALK

5790
MORRISON RD.
(ASPHALT ROADWAY)



5790 MORRISON RD.

SHEET 1.2 - OFFICE TRAILER
EXISTING FLOOR PLAN

SCALE: N.T.S.

01/02/2026



DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7300 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application: ☒ Design Review ☐ Interim Zoning Districts Appeal ☐ Moratorium Appeal

Property Location 5792 Morrison Rd., New Orleans, LA 70126

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Gerhold Towing

Applicant Address 696 N Magnolia St

City Gramercy State LA Zip 70052

Applicant Contact Number 504-289-8482 Email gerhold.towing@yahoo.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Jordan Lee, Sr

Property Owner Address 3319 Somerset Dr.

City New Orleans State LA Zip 70131

Property Owner Contact Number _____ Email _____

PROJECT DESCRIPTION

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review

- ☐ Character Preservation Corridor
☐ Riverfront Design Overlay
☐ Enhancement Corridor
☐ University Area Design Overlay
☒ Corridor Transformation
☐ Greenway Corridor
☐ Others as required

Non-Design Overlay District Review

- ☐ Development over 40,000 sf
☐ Public Market
☐ CBD FAR Bonus
☐ Wireless Antenna/Tower
☐ Educational Facility

- ☐ Changes to Approved Plans
☐ DAC Review of Public Projects
☐ Others as Required

ADDITIONAL INFORMATION

Current Use Commercial

Proposed Use Commercial

Square Number _____ Lot Number L Permeable Open Space (sf) 60,650

New Development? Yes ☐ No ☒

Addition? Yes ☐ No ☒

Tenant Width 50'

Existing Structure(s)? Yes ☒ No ☐

Renovations? Yes ☐ No ☒

Building Width 14'

Change in Use? Yes ☐ No ☒

Existing Signs? Yes ☐ No ☒

Lot Width (sf) 50'

New Sign(s)? Yes ☐ No ☒

Lot Area (sf) 60,650

Building Area (sf) 728



Date _____	Received by _____
Tracking Number _____	

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

REQUIRED ATTACHMENTS (One digital copy)

1. SITE PLAN

- ☐ North arrow, scale, and date of plan
- ☐ Location, dimensions, and area of permeable open space
- ☐ Name, address of the professional who prepared the plan
- ☐ Legend of symbols, patterns, and abbreviations used
- ☐ The entire lot(s), including area and property lines dimensioned (including gross area of the site)
- ☐ Curb cuts, interior streets, driveways, and parking and loading areas with dimensions and total area (sf)
- ☐ Location and dimensions of buildings and structures, including total floor area and distance from property lines
- ☐ Location of adjacent buildings
- ☐ Location of refuse storage locations
- ☐ Proposed right-of-way improvements including sidewalks and plantings, and pedestrian walkways
- ☐ Fence location, height, and materials

2. FLOOR PLAN

- ☐ Indicating the dimensions and square footage of proposed development
- ☐ Room use
- ☐ Location of all walls, doors, and windows
- ☐ Location of all plumbing fixtures
- ☐ Location of major appliances/mechanical equipment
- ☐ Stairway location
- ☐ Firewall location (if applicable)

3. ARCHITECTURAL ELEVATIONS

- ☐ Architectural elevations of each side of the proposed structure drawn to scale indicating height, ground floor ceiling, ground floor transparency, architectural elements, materials, colors, and textures proposed for any structures.

4. LIGHTING PLAN

- ☐ Location of all exterior lighting, including those mounted on poles and walls
- ☐ Types, style, height, and the number of fixtures
- ☐ Manufacturer's illustrations and specifications of fixtures

5. SIGNAGE PLAN

- ☐ Proposed Signage with overall height, width, and materials
- ☐ Building Elevation (including building width and height)
- ☐ Site plan showing the location of all proposed detached sign(s) along with setback dimensions.

6. LANDSCAPE PLAN

- ☐ Name and address of professional who prepared the plan.
- ☐ Landscape plans shall be prepared by a registered landscape architect licensed by the Louisiana Horticulture Commission
- ☐ All landscape plans shall meet the minimum requirements of site plans
- ☐ Legend defining all symbols, patterns, and abbreviations used
- ☐ Location, quantity, size, name, and condition (both botanical and common) of all existing and proposed plant materials and trees.
- ☐ Description of all tree preservation measures on-site and in the public right-of-way
- ☐ Width, depth, and area of landscaped area(s)
- ☐ Proposed right-of-way improvements and pedestrian walkways

Planting proposed in the right-of-way must have Parks and Parkways approval

7. PHOTOS

- ☐ Photographs of the subject site and/or building

8. NARRATIVE

- ☐ Narrative addressing compliance with applicable Comprehensive Zoning Ordinance requirements and design goals

9. COLOR ELEVATIONS/RENDERING (DAC ONLY)

- ☐ Color elevations and/or renderings are required for projects that trigger review by the Design Advisory Committee

10. SUPPLEMENT 'A' (UNIVERSITY AREA DESIGN OVERLAY)

- ☐ Additional submittal requirements for the University Area Design Overlay

FEES

Design Review	\$225
CBD Demolitions	\$500
Moratorium Appeals	\$1,000