

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

DRAFT MINUTES – December 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 - Absent
Django Szilagi, Regional Transit Authority – Absent
Lindsay Glatz, Arts Council - Absent
Louis Haywood, Department of Public Works – Present
William Kraus, Parks and Parkways - Present
Stephen Kroll, City Planning Commission - Present

MINUTES:

Item 1: Approval of November 19, 2025 meeting minutes.

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

DAC MEETING RECORDING: [City Planning Commission - YouTube](#)

CPC ITEMS:

Item 2: DR063-25 - *Deferred from the October 15 DAC Meeting*

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

Contact: Denechaud and Denechaud, LLC Attn: Todd Gennardo
(tgennardo@denechaudlaw.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, 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.

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

CPC staff explained changes made to the proposed proposal last heard at the October 15 DAC meeting. The ground-based mechanical equipment (“chiller yard”) is screened from all sides with a 12-foot composite fence, tan in color and with improved landscaping that includes existing Crepe Myrtles and newly planted Holly trees planted along Norman C. Francis Parkway.

The applicant stated that due to the noise level of the mechanical equipment (26 feet in height) it should be located at the corner of Howard Avenue and Norman C. Francis to give enough distance from student housing. A fence with a height of 12 feet surrounds the “chiller yard” that is used for generator purposes. The proposed fence is a tan color matching the color of the dormitory. The proposal includes newly planted Holly trees fencing that have some maturity at approximately 8 – 10 feet in height and ultimately reach full maturity at a height of 25 feet.

The **CPC** representative asked that the landscaping and fencing of mechanical equipment have a greater connection with the rest of the campus, specifically from the entrance along Dixon Street that runs North as the spine of the main campus. For instance, creating a layering effect using hedges and trees around the fencing, improving the courtyard space between the chiller and the dorm facility to include a seating area, and creating more visual interest with an undulating pattern of the fence would all help to improve the Dixon Street entrance and screening of mechanical equipment.

The **CPC** representative also recommended consideration of a temporary screening measure that can shield public view from the 26-foot mechanical equipment until Holly trees reach full maturity.

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

Provisos:

- 1.) Create a layering effect by using hedges and tree plantings surrounding the chiller yard and along the Norman C. Frances and Dixon Street sides of the fencing.
- 2.) Improve the courtyard space with added landscaping and seating for students between the chiller yard and dormitory.
- 3.) Create undulating pattern for fence surrounding the chiller yard.
- 4.) Add temporary screening of the 26-foot mechanical equipment in lieu of fully mature tree height.

Item 3: DR067-25

Property Location: 6550-6600 Belgrade Street

Contact: Sizeler Thompson Brown Architects, APC

Project Planner: N/A

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 Public Project for an enclosed public natatorium (swimming pool).

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR067-25>

The applicant explained the public project and reasoning behind the placement of the building's entrance not oriented towards the back of the existing building and included what the owner's preference was in the design for the facility.

CPC staff asked to see the location of plumbing system that informed the location of the entrance and orientation of the sanatorium.

The **CPC** representative made a motion for **APPROVAL** that was seconded by the **PKWYS** representative, and the motion was adopted.

Item 4: DR068-25

Property Location: 4041 Magazine Street

Contact: Rome Office (melissa@romeoffice.us)

Project Planner: Charles Rowe (Charles.Rowe@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 18.14.B** for the second story in addition to an existing single-story structure for a retail space within a CPC Character Preservation Corridor Transformation Overlay District.

Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR068-25>

CPC staff presented an overview of the request specifically how the design is lacking adherence with **Article 18, section 18.14.B.2 and 18.14.B.4** which require that the design preserve he "rhythm of the street... and windows". The proposed use is that of a single tenant retail space by adding a second floor that features a metal cladding that is distinct from the masonry cladding that is proposed for the ground floor. The ground floor in the proposal mostly corresponds to the existing ground floor.

The **CPC** representative asked the applicant about the front façade being used as an entrance along Magazine Street and what the previous programming programming of the building used for entranceways into the building. Also, additional fenestration on the second floor would help to balance the ground floor with the rhythm of the street by adding additional windows.

The applicant explained the main entry point features an existing ramp facing the parking lot side of the building. The retail component of ground floor use influenced the decision not to have a front façade entranceway into the store.

Finally, the **DPW** representative asked that the applicant remove a proposed crosswalk from the sidewalk in the right of way to the main entry and use ornamental landscaping rather than sod for the landscaping along the right of way.

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

Provisos:

- 1.) Consider a second entrance along Magazine Street.
- 2.) Include additional fenestration along the second floor, specifically windows that would mimic the rhythm of the surrounding buildings and add more balance to the overall front façade.
- 3.) Consider adding a canopy along the street or entrance to mimic other storefront properties.
- 4.) Include ornamental landscaping for the right of way.
- 5.) Confirm with Department of Safety and Permits that signage is compliance with all signage requirements.