



Date _____	Received by _____
Tracking Number _____	

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 6304 S Claiborne Avenue, New Orleans LA 70125

APPLICANT INFORMATION

Applicant Identity: ☐ Property Owner ☒ Agent

Applicant Name Courtney Jones

Applicant Address 1226 N Broad St

City New Orleans State LA Zip 70119

Applicant Contact Number 504.315.9808 Email courtney@hue-architecturestudio.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name John Niesen

Property Owner Address 6304 S Claiborne Avenue

City New Orleans State LA Zip 70125

Property Owner Contact Number 314-920-6219 Email niesen.john@gmail.com

PROJECT DESCRIPTION

Renovation and addition to an existing single-family residence.

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 Single-Family Residence

Proposed Use Single-Family Residence

Square Number 132

Lot Number Y-3

Permeable Open Space (sf) 7,432

New Development? Yes ☐ No ☒

Addition? Yes ☒ No ☐

Tenant Width N/A

Existing Structure(s)? Yes ☒ No ☐

Renovations? Yes ☒ No ☐

Building Width 69'-10"

Change in Use? Yes ☐ No ☒

Existing Signs? Yes ☐ No ☒

Lot Width (sf) 114'-6"

New Sign(s)? Yes ☐ No ☒

Lot Area (sf) 10,480

Building Area (sf) 4,928



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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



New Orleans City Planning Commission Design Advisory Committee

Supplement 'A' – Additional Submittal Requirements for the University Area Design Overlay

Narrative Addressing Compliance with Design Goals

A descriptive narrative addressing how the design addresses the design review approval standards found in [Article 4, Section 4.5](#), including compatibility with adjacent property, landscape and open space, circulation systems, and building design strategies to enhance surrounding community.

A descriptive narrative addressing how the design addresses the building design standards of the base zoning district, if applicable.

A descriptive narrative of how the proposal addresses the standards of the University Area Design Overlay standards found in [Article 18, Section 18.32.B.3](#). The design shall be compatible in character, scale, and spatial relationships with existing residential development on the same and opposite block faces and surrounding neighborhood character. In conducting its design review, the staff shall consider changes to scale, massing, articulation, and roof form to ensure compatibility with existing development. For design guidelines, reference the City of New Orleans Historic District Landmarks Commission (HDLC) Guidelines for New Construction, Additions and Demolition.

Context Drawings

Contextual drawings that are drawn to scale and show the streetscape, including the proposed structure and adjacent structures. Label the height of the adjacent structures. If there are not any examples of the proposed architectural style on the same block face, but that are prevalent in the nearby area, please provide precedent images from within the surrounding area. See the attachment for an example.

Zoning Description Form

This review is limited to compliance with the design review approval standards found in **Article 4, Section 4.5**, the additional design review approval standards for the University Area Design Overlay found in **Article 18, Section 18.32**, and applicable building design standards for the base zoning district. Prior to submittal of the design review application, the applicant shall verify compliance with other applicable Comprehensive Zoning Ordinance requirements (e.g., bulk, yard, and parking) with the Department of Safety and Permits.

Base Zoning District:			
Bulk Regulations	Requirement	Provided	Waiver Necessary?
<i>Minimum Lot Area</i>	2,250 sf/du	10,480 sf	N/A
<i>Minimum Lot Width</i>	30'-0"	114'-6"	N/A
<i>Minimum Lot Depth</i>	90'-0"	167'-0"	N/A
<i>*Maximum Building Height</i>	35'-0"	25'-7"	N/A
<i>Minimum Permeable Open Space</i>	3,144 sf (30% of lot area)	7,432 sf	N/A
<i>Minimum Open Space</i>	N/A	N/A	N/A
<i>Maximum Impervious Surface in Front Yard</i>	1,130 sf (40% of front yard)	2,402 sf	N/A
<i>Maximum Impervious Surface in Corner Side Yard</i>	225 sf (40% of corner side yard)	437 sf	N/A
Minimum Yard Requirements	Requirement	Provided	Waiver Necessary?
<i>Front Yard</i>	Per Section 11.3.A2	30'-0"	N/A
<i>Interior Side Yard</i>	3'-0"	3'-0"	N/A
<i>Corner Side Yard</i>	10'-0"	26'-3"	N/A
<i>Rear Yard</i>	15'-0"	15'-0"	N/A
***Parking	Requirement	Provided	Waiver Necessary?

* Pursuant to **Article 18, Section 18.32.B.4**, in the HU-RD1, HU-RD2, and HU-RS Districts, building height of any new structure, or addition or enlargement of an existing structure, is limited to no more than 30 feet, or to three (3) feet higher than the taller of the immediately adjacent structures, whichever is less.

**Waivers of height requirements may be considered by the Board of Zoning Adjustments.

***Confirm the off-street parking requirements of both [Article 22](#) and [Article 18, Section 18.30](#) University Area Off-Street Parking Overlay District are met.

Narrative

This project proposes the renovation and addition of a single family residence at 6304 S Claiborne Street in zoning district HU-RD2. The addition is at the rear of the property, hugging the interior side yard and respecting the required setbacks. The addition's roof height will be 25'7" which is taller than the existing roofline but below the 35' maximum. New construction will use hardie siding walls. The project complies with all dimensional and use requirements of the HU-RD2 zoning district. No variances or waivers are requested.

Site in Context

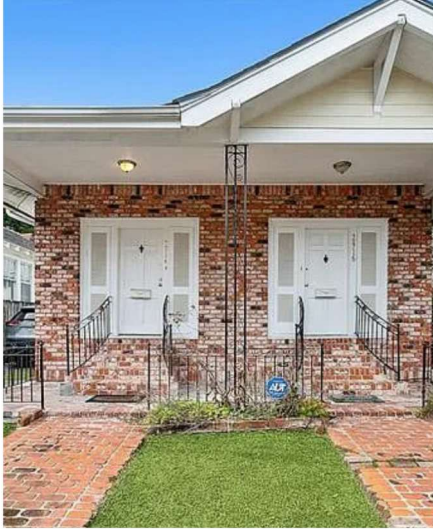


Calhoun Street



Claiborne Street

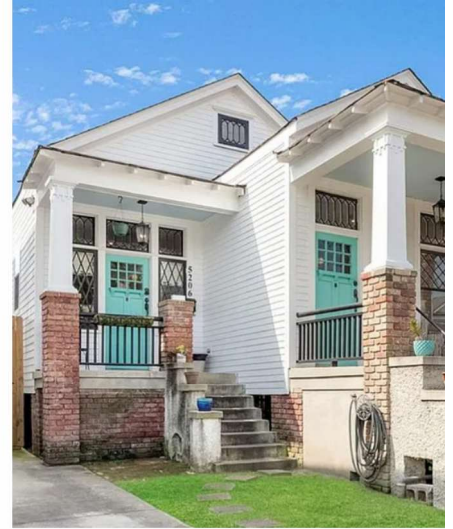
Examples of Similar Conditions in the Neighborhood



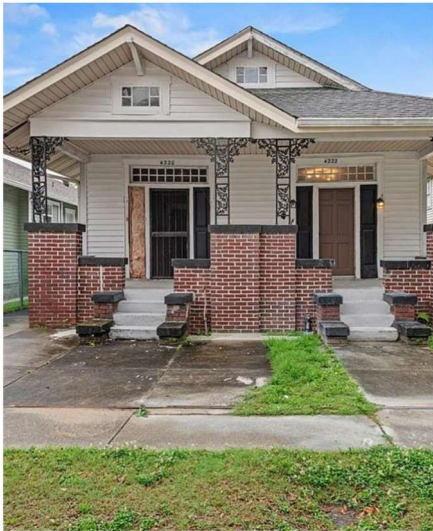
2914 Calhoun Street



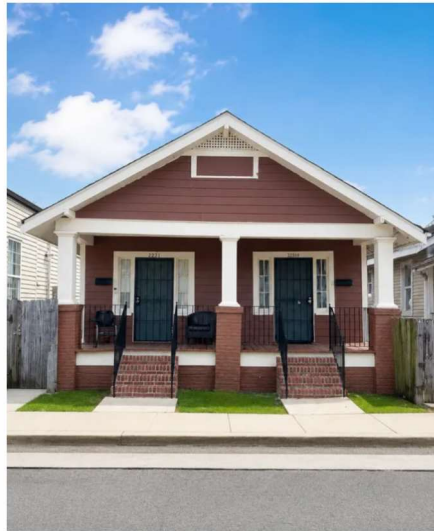
3517 Louisiana Avenue Pkwy.



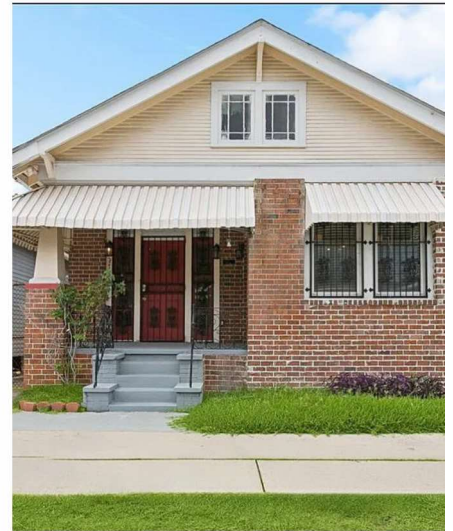
5206 Constance Street



4220 S Miro Street



2921 General Taylor Street



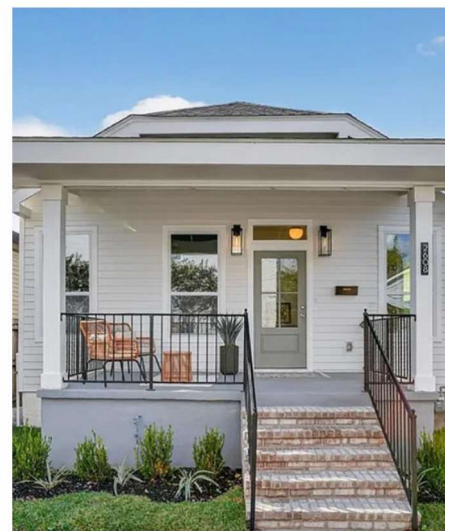
3717 S Johnson Street



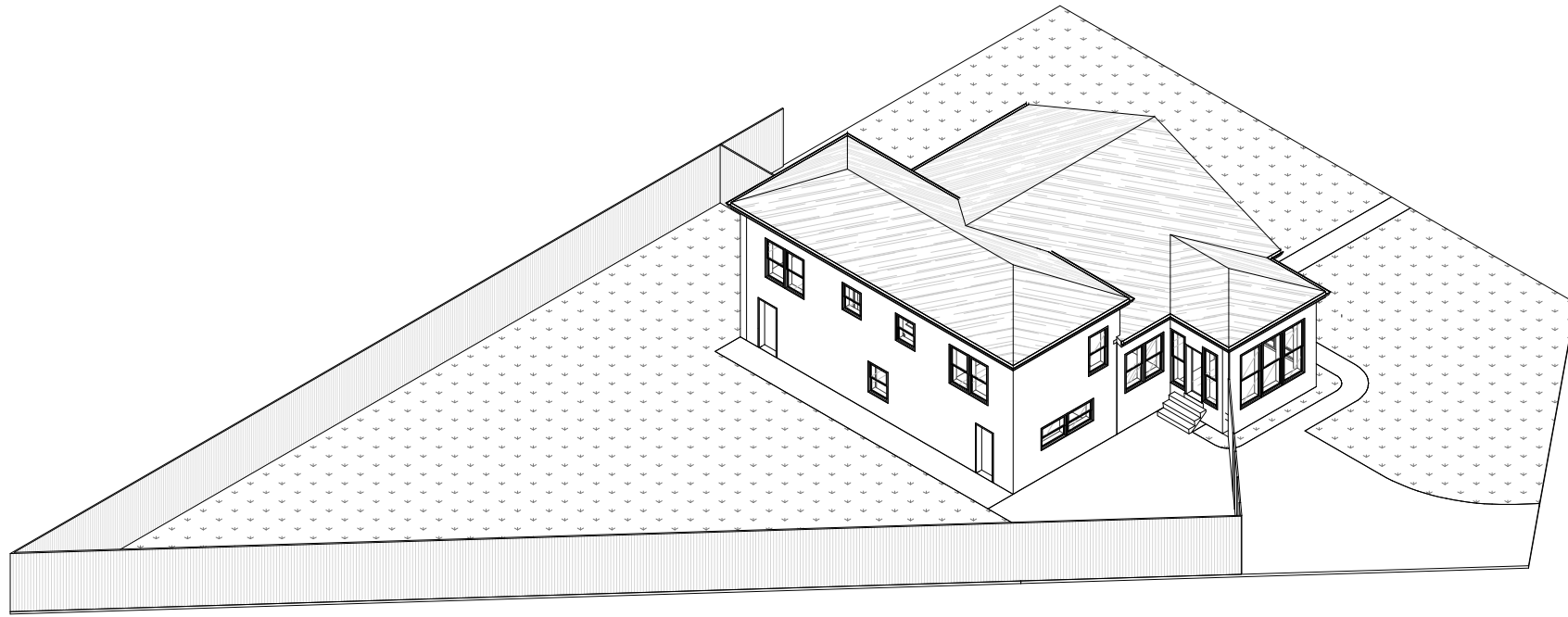
1701 Pauline Street



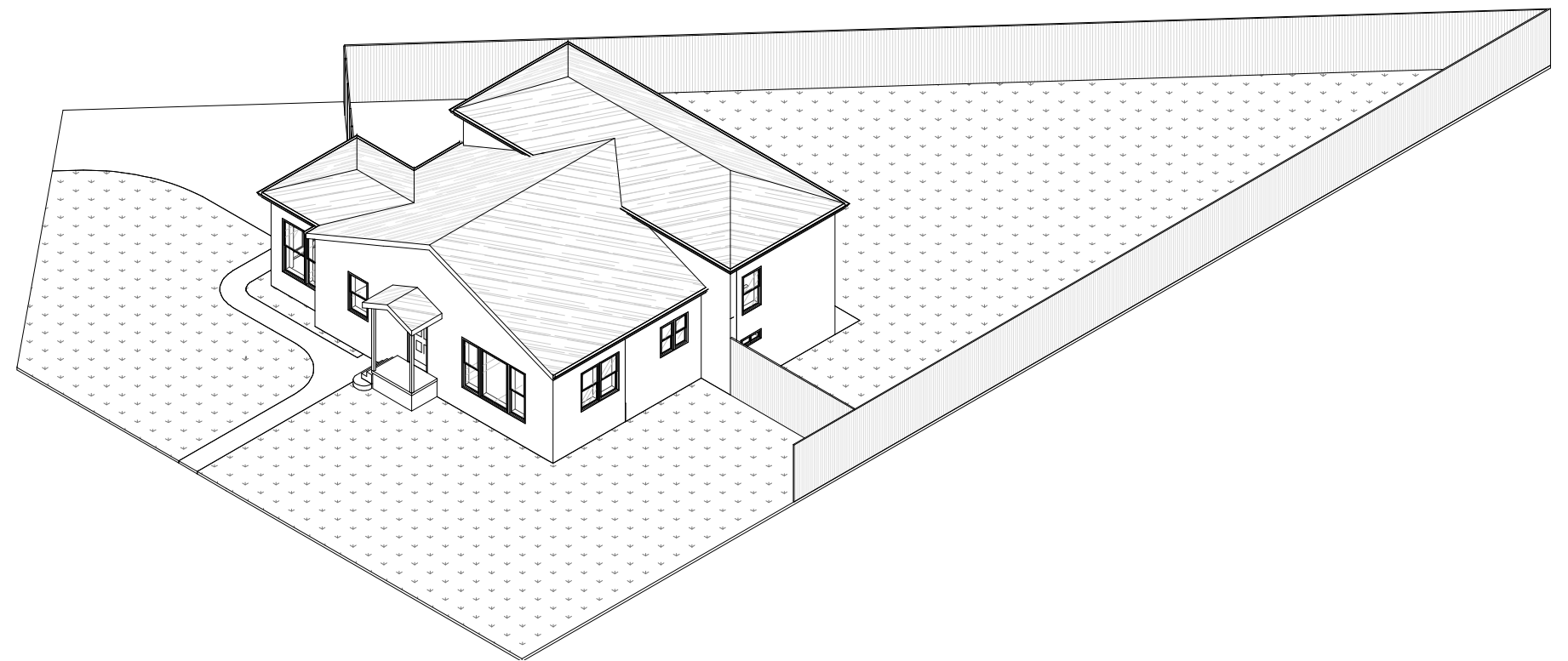
4241 Elba Street



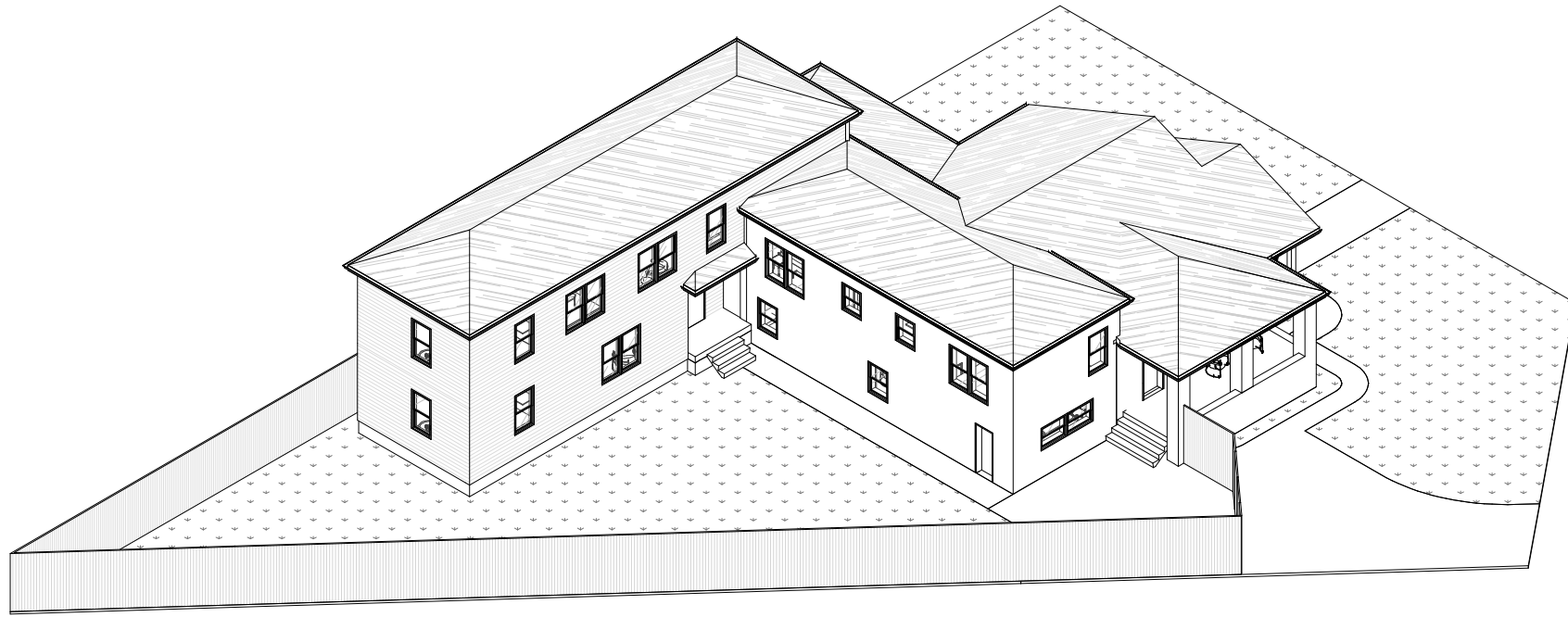
2608 Upperline Street



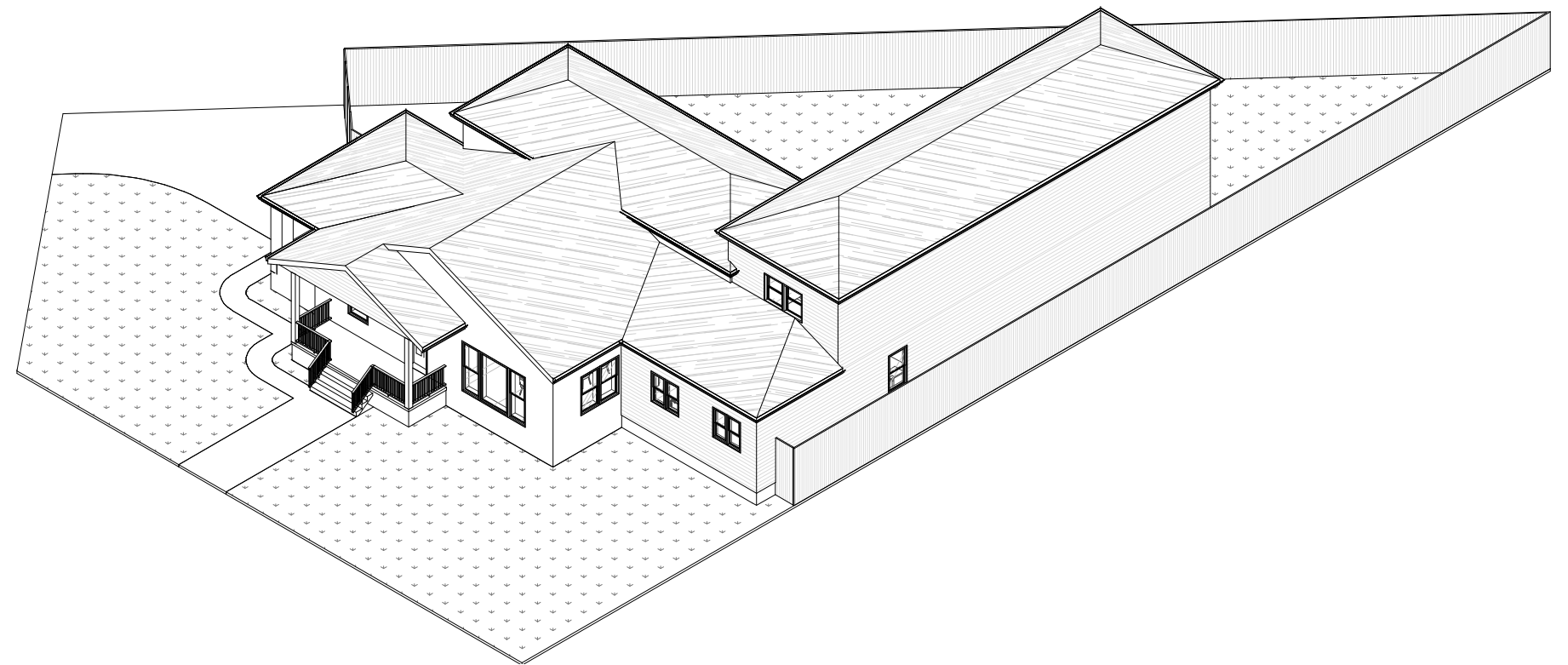
3D VIEW 2 - EXISTING
NTS



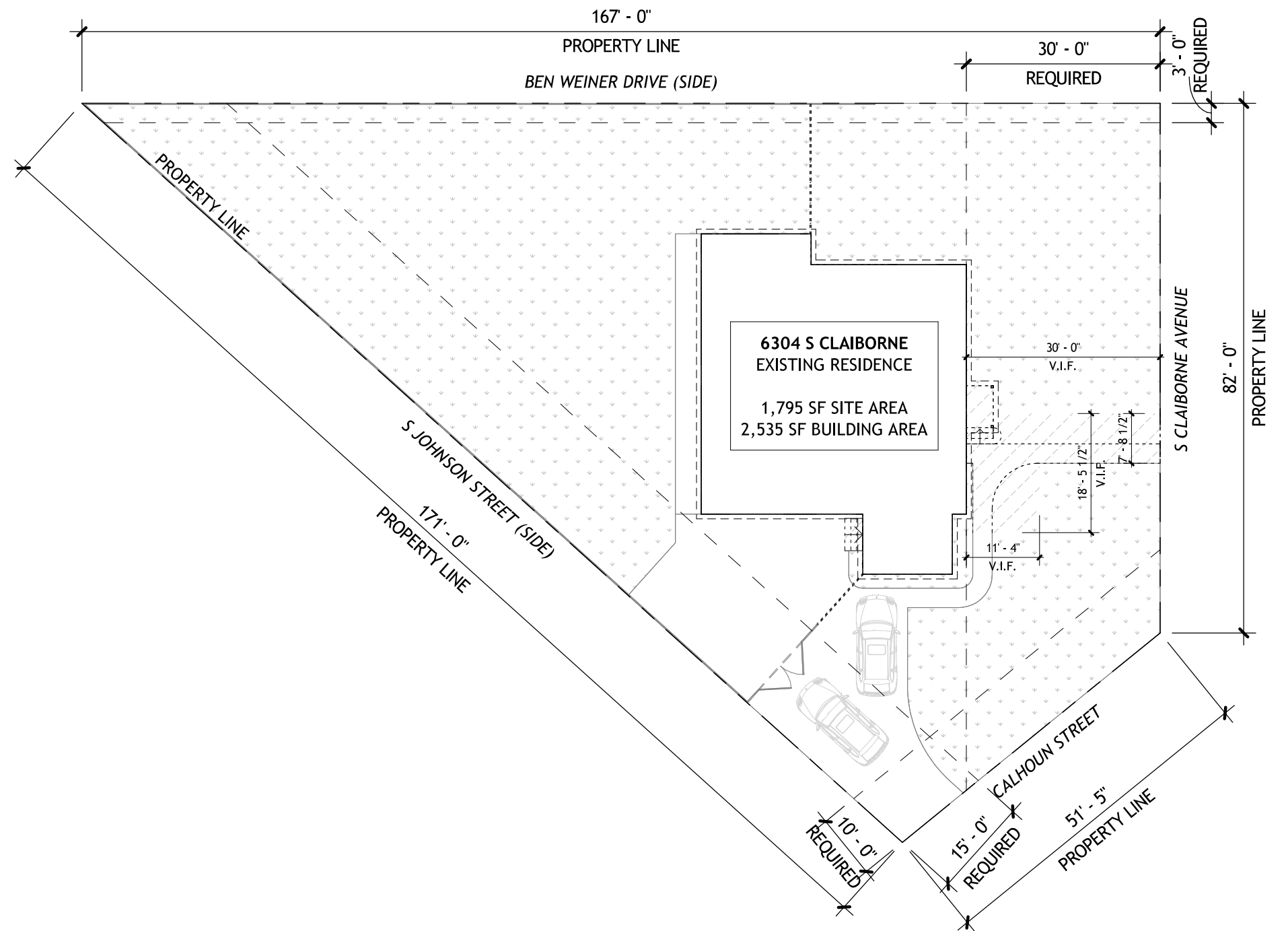
3D VIEW 1 - EXISTING
NTS



3D VIEW 2 - PROPOSED
NTS



3D VIEW 1 - PROPOSED
NTS



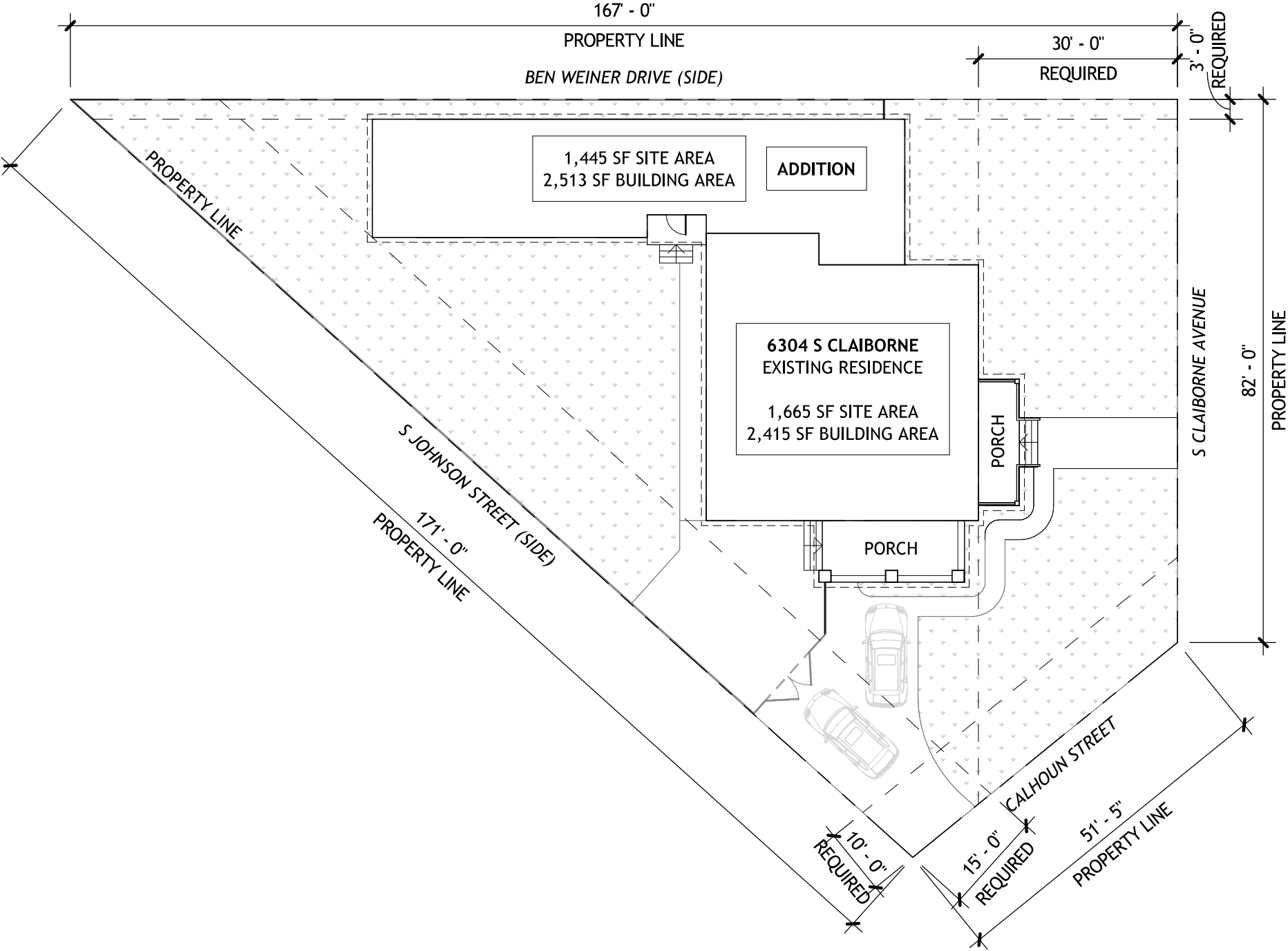
SITE PLAN - EXISTING
SCALE: 1" = 20'-0"

PERMEABILITY REQUIREMENTS:

PERVIOUS SURFACE IN LOT
REQUIRED: 3,144 SF (MIN 30% OF LOT AREA)
PROVIDED: 7,432 SF

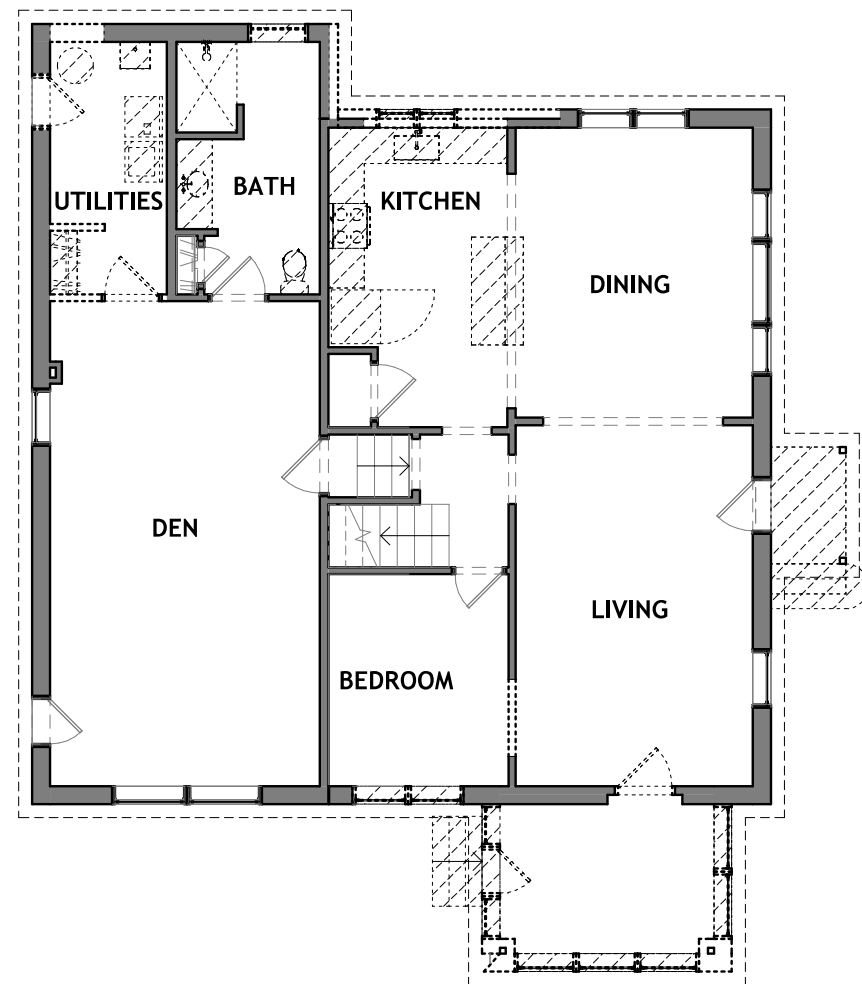
IMPERVIOUS SURFACE IN FRONT YARD
REQUIRED: 1,130 SF (MAX 40% OF FRONT YARD)
PROVIDED: 2,402 SF

IMPERVIOUS SURFACE IN CORNER SIDE YARD
REQUIRED: 225 SF (MAX 40% OF CORNER SIDE YARD)
PROVIDED: 437 SF



SITE PLAN - PROPOSED
SCALE: 1" = 20'-0"

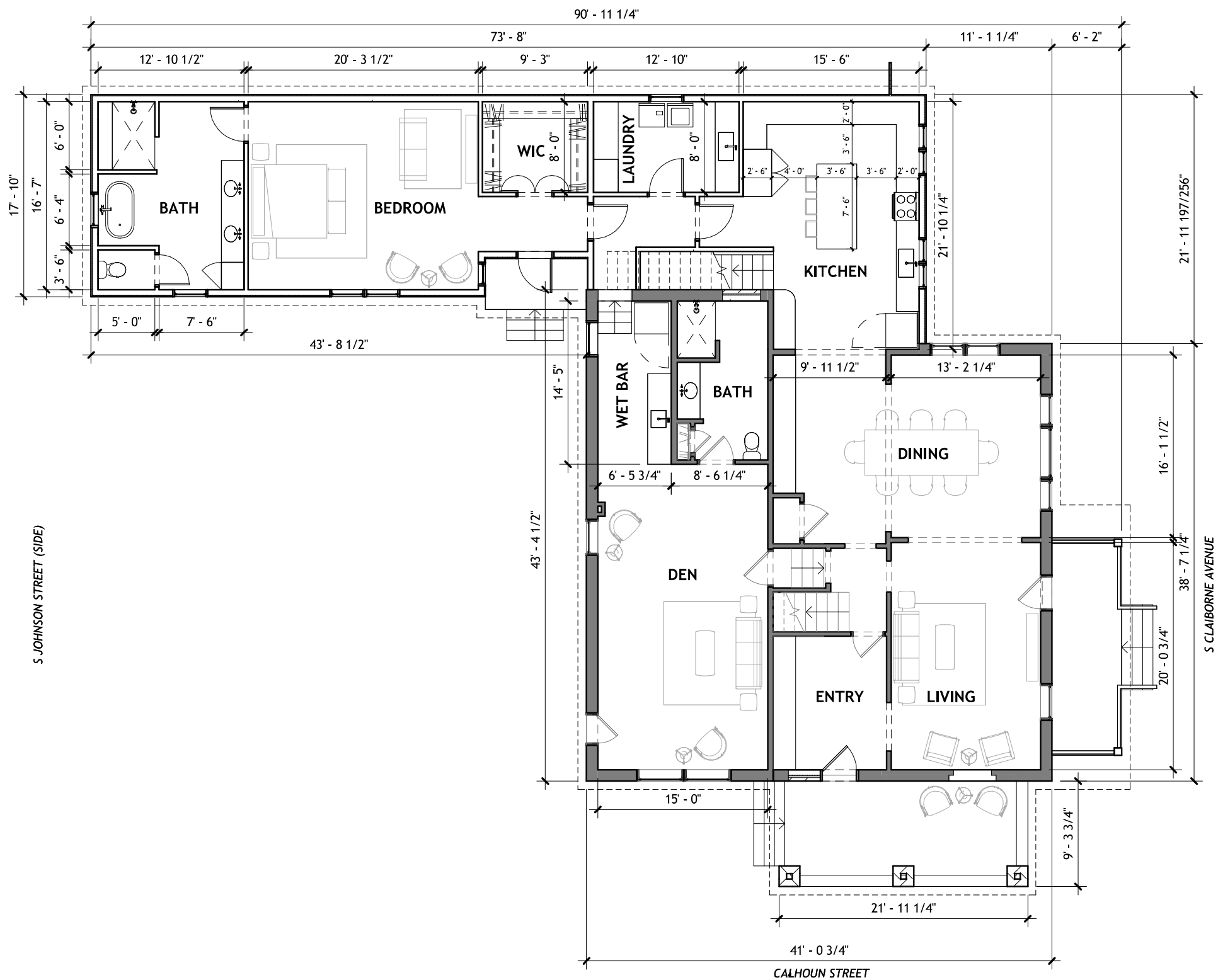
S JOHNSON STREET (SIDE)



CALHOUN STREET

FIRST FLOOR - EXISTING
SCALE: 3/32" = 1'-0" ⓘ

BEN WEINER DRIVE (SIDE)

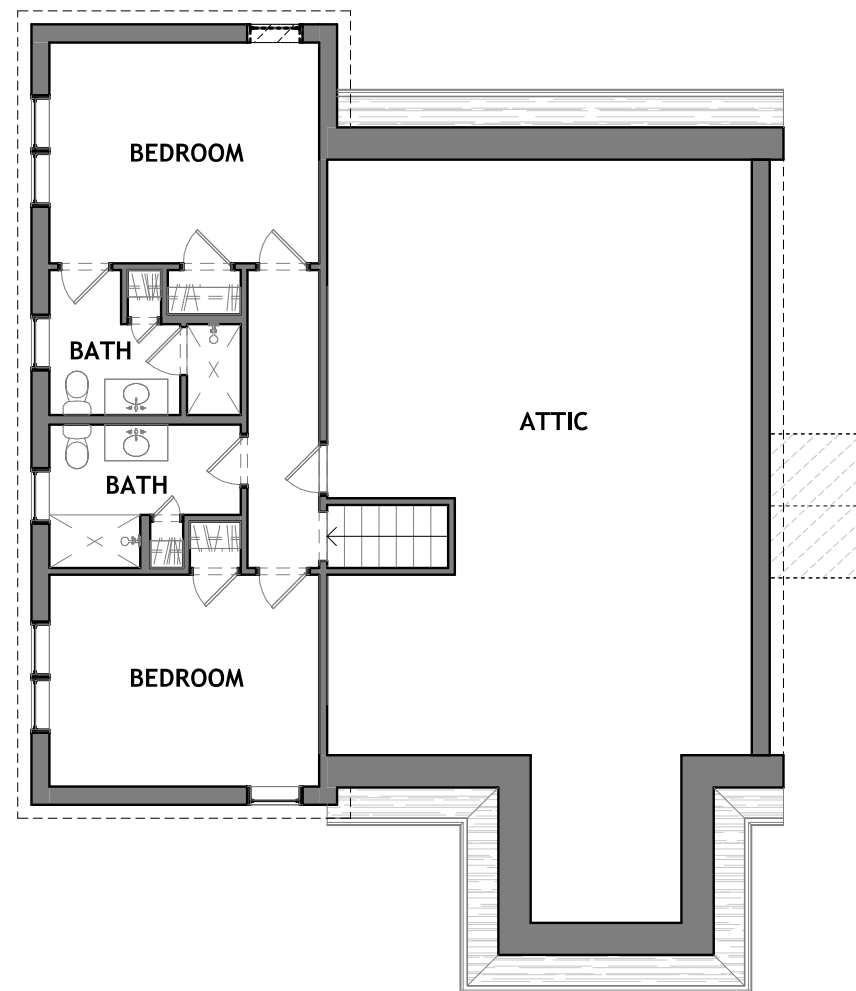


S CLAIBORNE AVENUE

S JOHNSON STREET (SIDE)

FIRST FLOOR - PROPOSED
SCALE: 3/32" = 1'-0" ⓘ

S JOHNSON STREET (SIDE)

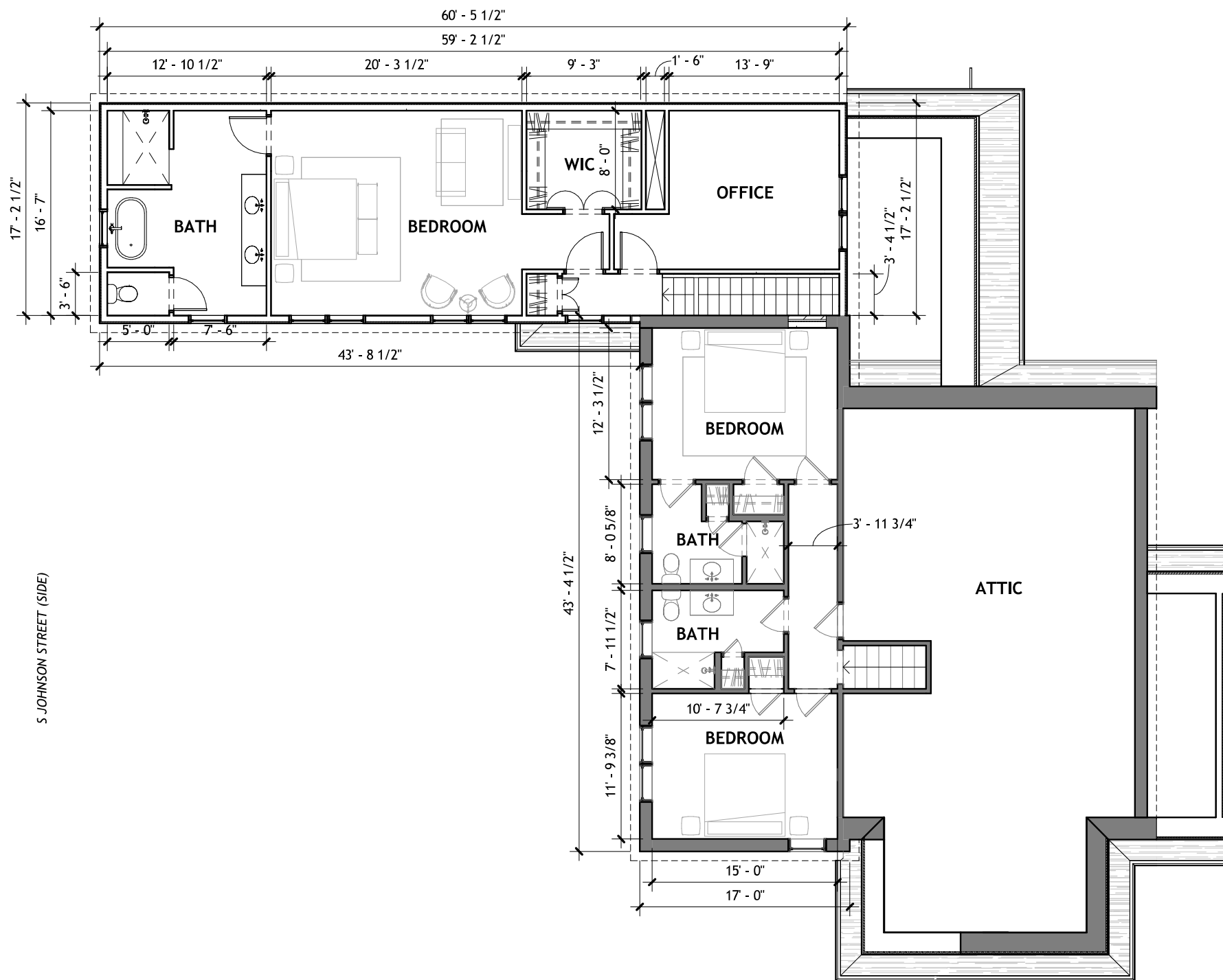


BEN WEINER DRIVE (SIDE)

CALHOUN STREET

SECOND FLOOR - EXISTING
SCALE: 3/32" = 1'-0" ⓘ

S CLAIBORNE AVENUE

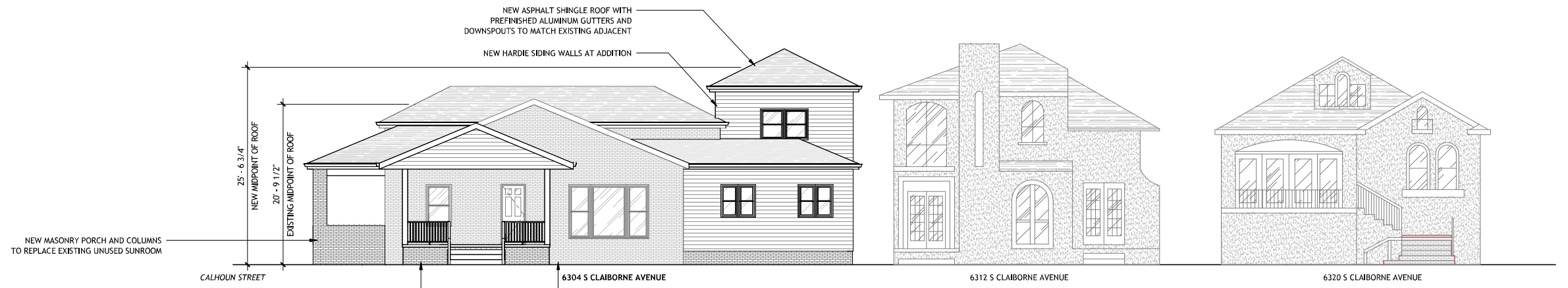


BEN WEINER DRIVE (SIDE)

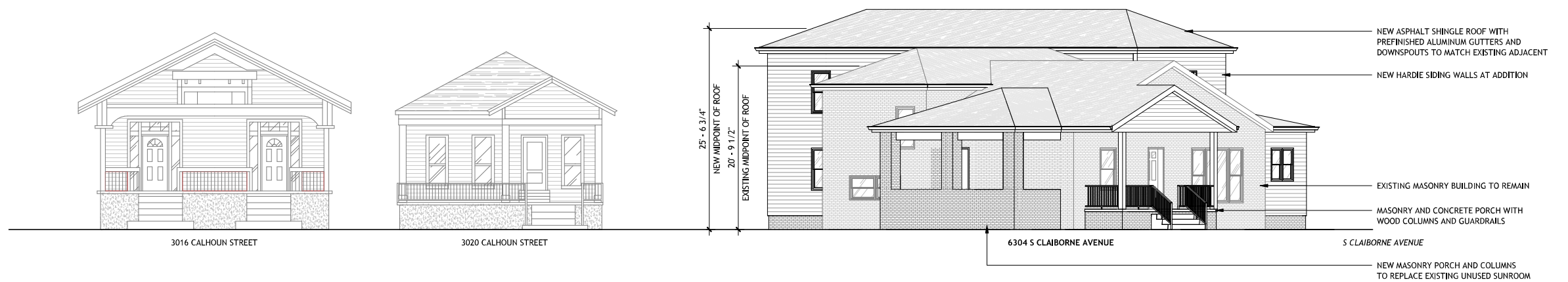
CALHOUN STREET

SECOND FLOOR - PROPOSED
SCALE: 3/32" = 1'-0" ⓘ

S CLAIBORNE AVENUE



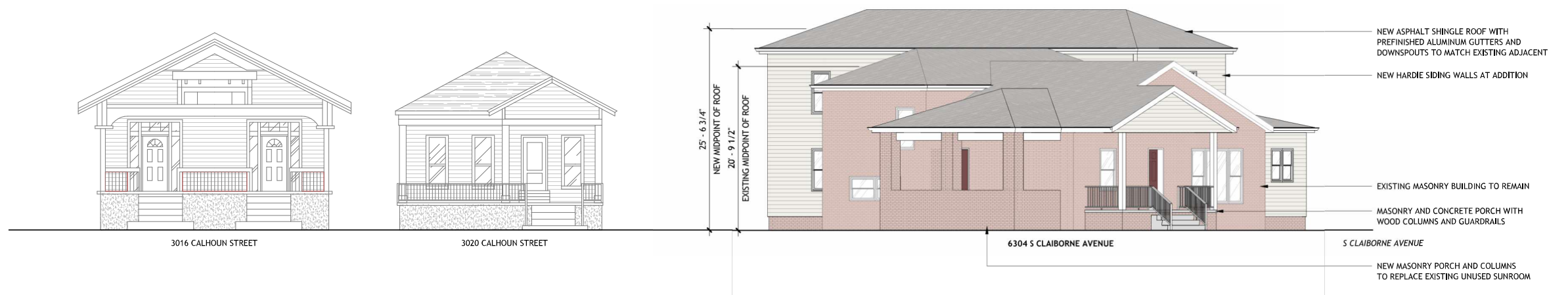
CLAIBORNE AVENUE ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"



CALHOUN STREET ELEVATION - PROPOSED
SCALE: 1/16" = 1'-0"



COLOR ELEVATIONS - CLAIBORNE AVENUE
SCALE: 1/16" = 1'-0"



COLOR ELEVATIONS - CALHOUN STREET
SCALE: 1/16" = 1'-0"