

# CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – March 8, 2017

Members Attending

Bryan Lee, Arts Council  
Daniel McElmurray, PPW  
Eleanor Burke, HDLC  
Miriam Lemann, CPA  
Brittany DesRocher (sitting in for Stephen Kroll), CPC  
William Gilchrist, Place-Based Planning, PBP

Presenters/Guests (\*See sign in sheets at the end of the meeting minutes)

Bill Petersen, LRK  
Cynthia M. Connick, New Orleans Building Corp.  
Gaylan Williams, Dana Brown and Associates  
Josh Ligon, Hutton  
Lynnette Gordon, Spectrum  
Todd Kimling, Hutton

1. **Consideration:** Minutes from February 22, 2017, DAC meeting.

There was no discussion.

**Motion:** A motion for **Approval** of the minutes was made by PPW, seconded by PBP and adopted.

## CPC ITEMS:

2. **Reconsideration:** Spanish Plaza improvements  
**Location:** Mississippi River between Canal and Poydras Streets  
**Submitted by:** NOBC  
**Contact:** [crcramer@nola.gov](mailto:crcramer@nola.gov)

The applicant stated that they are still working on the modifications based on DAC's comments from the February 22<sup>nd</sup> meeting. The applicant requested that DAC approve their plans with the understanding that they will work with staff to address DAC's concerns.

**Motion:**

A motion for **Approval** of the project was made by HDLC, seconded by CPA and adopted. PBP abstained from the vote.

3. **Reconsideration: DESIGN REVIEW 103-16** – New construction of auto parts store in the corridor transformation design overlay district with over 100' of frontage (deferred from September 21<sup>st</sup>, 2016 meeting). (SK)

**Location:** 10050 Morrison Road

**Submitted by:** Todd Kimling, Hutton Team LLC

**Contact:** Tkimling@hutton.build, jgeraci@hutton.build

CPC staff briefly presented the project, stating that the zoning change was approved and the waiver from the Board of Zoning Adjustments for excessive parking was withdrawn. Staff also mentioned that the plan was under stormwater management review.

The representative from Parks and Parkways stated that six (6) street trees would need to be planted along Morrison Rd.

**Motion:**

A motion for **Approval** of the project, subject to the planting of six (6) live oak trees, was made by HDLC, seconded by PPW and adopted.

4. **Reconsideration: DESIGN REVIEW 142-16** – New construction of multi-family development in the enhancement corridor design overlay district with over 100' of frontage and more than 40k square feet of floor area. (deferred from February 22<sup>nd</sup>, 2017 meeting) (TA)

**Location:** 1717 Canal Street

**Submitted by:** Bill Petersen, LRK LLC

**Contact:** bpetersen@lrk.com

CPC staff explained that the project had been reviewed at the February 22<sup>nd</sup> 2017 meeting and was deferred to allow the applicant to make the revisions requested by the DAC.

The applicant briefly presented the modifications explaining that they had made changes to the signage on Canal Street, changed the facade on N. Derbigny Street to a more simplified brick, as well as the signs for the stores and garages. The applicant stated that the Iberville Street façade had been simplified. The applicant also stated they were looking to add exterior art on the N. Claiborne Avenue wall, but had not yet chosen it.

The representative from the Place-Based Planning had questions about the exterior art, requesting more information about the applicant's plans if they do not install the exterior art and suggested they talk with the Arts Council regarding their plans. The applicant responded that there would be stucco panels behind the art. The representative from HDLC asked questions regarding the roof top equipment and the height of the parapet. The applicant said that height was high enough at 42" to screen the equipment, but that it would also be located in the center of the roof.

**Motion:**

A motion for **Approval** of the project was made by PPW, seconded by PBC and adopted.

5. **Reconsideration: ZONING DOCKET 033-17** – A conditional use to permit the renovation of a gas station in the enhancement corridor design overlay district with more than 100' of frontage.  
**Location:** 5401 St. Claude Avenue  
**Submitted by:** Akeem Martin, Lynnette McClain  
**Contact:** specdesignsllc@gmail.com

CPC staff presented the proposals, stating that the applicant had revised the plans to comply with CZO and that no waivers would be required. The applicant stated that the size of the signage would be changed to comply with the CZO.

The representative from PPW had questions regarding signage, site plan and tree selection. The representative from PPW requested that the crepe myrtles on St. Claude be replaced with live oaks and said that there weren't enough street trees. He also stated that they could use sweet bay magnolia instead of crepe myrtle, and suggested they place the smaller trees on the interior of the property and the larger trees on the public right-of-way.

**Motion:**

A motion for **Approval** of the project subject to landscape recommendations made by PPW, seconded by HDLC and adopted.

**\*\*NON-CPC ITEMS:**

6. **Consideration: Flags**  
**Location:** Jefferson Davis Parkway at Canal Street  
**Submitted by:** Michael Manjarris, Molly Jahncke, Hailey Bowen (PPW)  
**Contact:** manjarris@hotmail.com, mollyjahncke@yahoo.com, hdbowen@nola.gov

Item was withdrawn.