

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE MINUTES – May 20, 2020

Committee Members Present:

Wheeler Manouchehri (CPC)	Stephen Kroll (CPC)
Danny McElmurray (Parks and Parkways)	Louis Haywood (Public Works)
Lindsay Glatz (Art Council of N.O.)	Rodney Dionsion (Capital Projects)
Eleanor Burke (Historic District Landmarks Commission)	

Attendees Present:

Joseph Colon (CPC)	Travis Martin (CPC)	Amos Wright (CPC)	Haley Delery (CPC)
Charles Travis	Miles Granderson	Sue Tucker	Trent Husser
Richard Cortizas	Kyle Ambler	Wylar Murray	Reade Nossaman
Andrea Ford	Nathan Garnache	Jacques Legrand	Matt Norton
Gabriel Viridure	Karri Maggio	Angela O'Byrne	

1. Consideration: Minutes from 5/06/20

HDLC made a motion to approve the minutes as written which was seconded by Parks and Parkways and adopted unanimously.

2. Re-consideration: Design Review 196/19 – Request by Nathan Garnache to renovate an existing structure with over 40,000 square feet in floor area. (HD)

The applicant presented the revisions that were made in response to the most recent DAC comments. The main change is that the rear facade was changed to better mimic the front facade. The representative from HDLC requested that the existing bricks also be painted to match the front color scheme. The representative from the Department of Parks and Parkways requested that the landscape plan be submitted for their approval. The representative from the Department of Public Works also requested to review the revised site plan for compliance with curb cut width. The applicant indicated that the site plan will change to put a student drop off area in the front and either remove the parking in the rear or apply for a variance for the non-compliant location between the street and front of the building.

The representative from the Department of Public Works made a motion for approval, subject to the revisions discussed, landscape approval by Parks and Parkways, and removal of parking along Kerlerrec Street. The motion was seconded by the representative of HDLC and unanimously adopted.

3. Consideration: Design Review 067/20 – Request by Charles Travis to convert an existing commercial mixed use office building to a commercial mixed use building with 430 STRs, apartments for rent, condos for sale, office and business within the CT

Corridor Transformation Overlay District and located within a major intersection in an overlay district. (AW)

HDLC & Capital Projects both objected to the reprogramming of the courtyard space for vehicular parking on the grounds that it would encroach into the pedestrian environment.

HDLC made a motion to defer the item in order to give the applicant time to revise drawings regarding materiality, design character, streetscape elements and to include a landscape plan.

The motion was seconded by Parks & Parkways and unanimously adopted.

4. **Consideration: Design Review 076/20** – Request by Karri Maggio for the renovation of existing 4 story masonry building, construction of two (2) new 4-story residential buildings, repairs to existing parking lot, construction of new parking lot, and landscaping on a site with more than 40,000 sq. ft. in floor area. (WLM)

The applicant summarized the request. The Department of Public Works made a motion of approval subject to site revisions per DPW and compliance with the CZO which was seconded by HDLC and approved unanimously.

5. **Consideration: Design Review 077/20** – Request by Miles Granderson to construction of 30,458 sf pre-engineered metal building for use as a Mardi Gras Den on a site with over 100 feet of frontage within the CT Corridor Transformation Overlay District and located within a major intersection in an overlay district. (TM)

The Senior City Planner summarized the request and the applicant provided further information on the proposed Mardi Gras den.

The representative from Capital Projects requested that the applicant address facades along Earhart, Clio, South Roman Streets and to consider transparency and other architectural elements to make the structure interact w/ neighborhood more. The representative from Parks and Parkways requested the applicant to add street trees and to move the sidewalk towards the property line along South Roman Street and to add a sidewalk along Clio Street.

Capital Projects made a motion to defer the item in order to give the applicant time to revise drawings to address comments regarding the facades, street trees and sidewalks.

The motion was seconded by Parks & Parkways and unanimously adopted.

6. **Conceptual Review: Design Review 079/20** – Request by Trent Husser to construct a new community center on a site that is zoned S-B2 Suburban Pedestrian-Oriented

Corridor Business District.

The applicant summarized the request and noted that this project is a replacement project. Capital Projects inquired about the structure being located on the property line. The CPC staff noted that the previous building's location could be utilized to determine the required setback. Parks and Parkways noted that the pedestrian district would lend to the structure being located on the property line. P&PWY's also noted that the trees within the parking lot might not survive and the applicant noted that it was their desire to try and save the trees.