

**CITY PLANNING COMMISSION
DESIGN ADVISORY COMMITTEE
MINUTES– October 07, 2020**

CPC ITEMS:

1. **Consideration:** Minutes from 09/23/20
2. **Reconsideration: Design Review Docket 092/20** - This is a request for new construction of a nursing home in HU-MU zoning district and EC Enhancement Corridor Design Overlay District on a site with over 100' feet of frontage. (RB)

The staff planner summarized the request stating that the application has already come through the DAC for review in June 2020 and explained the changes the developer made to accommodate some of the requests from the June meeting. Changes to the site plan include larger windows on the front façade, a new stucco molding cap throughout the entire structure, and changed some of the tree species. The applicant then spoke on behalf of the project and expanded on the additions to the site plan.

The representatives of the Historic District Landmarks Commission (HDLC) and the City Planning Commission (CPC) both spoke to the non-operation aspect of the windows and stated they should be operational. The applicant stated the windows were specifically designed that way due to the cognitive state of some of the residents. The representative from the Department of Parks and Parkways (PPW) presented that the private trees indicated on the site plan will need to be relocated due to SWB easements. In addition, street trees will need to be added to proposed plans and approved by PPW. CPC expressed that the applicant should still include undulation on the façade of the structure, expand amenities outside for the residents, and plan for a future sidewalk. The representative from Capital Projects Administration followed-up with the observation that the courtyards will be dark without sufficient light due to the wings of the structure and also mentioned there should be more amenities outside for the residents. CPC opined that they would be in favor of a recommendation for denial of the design review due to the substantive revisions the Committee has outlined that the applicant has not made and was wary of committing to.

Department of Parks and Parkway made a motion to **approve** subject to working with staff to resolve the outstanding revisions, including landscaping and site plan revisions. The representative from CPC offered a friendly motion restating the need for undulations, which PPW consented to. The representative from the **City Planning seconded** the motion and was **passed unanimously**.

3. **Reconsideration: Zoning Docket 082/20** - Request by UJMK Realty LLC for a conditional use to permit drive-through facilities at a specialty restaurant in an MU-1 Medium Intensity Mixed-Use District, an HUC Historic Urban Corridor Use Restriction Overlay District, and an EC Enhancement Corridor Design Overlay District on a site with more than 100' feet of frontage in an EC Enhancement Corridor Design Overlay District. (SL)

The CPC staff informed the Committee that since the docket was scheduled to be heard at the October 27th, 2020 City Planning Commission hearing, the report needs to be released by October 10th and the staff had not received drawings in time for the Committee meeting to review.

Parks and Parkway made a motion to **defer** the case to the October 21st meeting, which was **seconded** by the **Capital Projects** and was **passed unanimously**.

4. **Reconsideration: Design Review 133/20** - This is a request for new construction in HU-MU zoning district and EC Enhancement Corridor Design Overlay District on a site with over 100' feet of frontage. (VG)

The staff planner summarized the request. The applicant provided the requested revised plans and renderings which included relocation of sidewalk, revised vehicular parking lot layout which included the required dimension for reversing space, a three-foot fence along Tchoupitoulas Street and increased windows sizes.

The representative from the City Planning Commission (CPC) commented on how the whole structure read as the veterinarian hospital and offered that providing a separate canopy over the residential entry with the same proposed architectural language could help. The Committee and the applicant agreed with

Parks and Parkway made a motion to **approve** subject to these changes, **HDLC** **seconded** the motion and was **passed unanimously**.

5. **Consideration: Zoning Docket 088/20** - Request by Desire Community Housing Corporation for a conditional use to permit a development containing commercial uses over 25,000 square feet in floor area in an S-B2 Suburban Pedestrian-Oriented Corridor Business District (JAC).

The staff planner summarized the request and that is was seen previously by the Committee as a conceptual review and also asked the applicant to further describe the tenant space sizes and uses. The applicant presented their project, including noting it is eight (8) tenant spaces, with the Desire Community Housing Corporation occupying the largest space, and clarifying they are community-based occupants but not any "community center" uses. With CPC prompting, they went over revisions from their previous submittal that entailed vehicular parking lot, site plan, and tree updates.

CPC asked the applicant for further information on proposed uses to which the applicant listed them as including offices for a variety of community-focused services, a state-funded mental health facility, a security center or NOPD substation, a Delgado Community College occupied space, a pharmacy, a dental clinic, and a behavioral health clinic. The representative from the Department of Parks and Parkways (PPW) asked why the multitude of landscaping revisions recommended by their department specifically were not incorporated to which the applicant answered based on confusion the most-up-to-date drawings were not submitted. The CPC staff confirmed with the Committee of its review

by the City Planning Commission at the October 21st, 2020 hearing and that the comments from PPW could be handled administratively.

Parks and Parkway made a motion for **approval**, subject to site and landscaping revisions as requested previously, **City Planning seconded** the motion, and was **passed unanimously**.

6. **Consideration:** Zoning Docket 089/20 – Request by the City of New Orleans and Broad Strokes, LLC for an amendment to Ordinance No. 28,218 MCS (Zoning Docket 049/19, which granted a conditional use to permit a brewery and bar with live entertainment, secondary use) to authorize the expansion of the brewery, bar, and live entertainment (secondary use) site to include the adjacent lot, Lot 23, at 1400 South Broad Street. The site is located in a C-1 General Commercial District, an HU-MU Historic Urban Neighborhood Mixed-Use District, and an EC Enhancement Corridor Design Overlay District (SL)

The applicant presented the project. The Committee-members questioned the lack of details in submitted plans and asked to see the project again.

Parks and Parkway made a motion for **conceptual approval** with the requirement that additional details regarding sculptures, stages, landscape, and other site elements be brought before DAC post-ordinance/pre-final CPC approval, **Capital Projects seconded** the motion, and was **passed unanimously**.

7. **Consideration:** Zoning Docket 090/20 - Request by City Council Motion No. M-20-304 for a Planned Development in a C-3 Heavy Commercial District (HD)

The staff planner summarized the request. The applicant presented the project noting the goal and motivations for the development.

The representative from the Department of Parks and Parkways (PPW) requested further details to the site and landscaping plans to show driveways for each proposed unit. The representative from the Historic District Landmarks Commission (HDLC) recommended architectural design changes including increasing the floor to ceiling height from 8 feet to 9 feet, maintaining a hip gable roof on the front of the building, but treating the rear differently with a simple gable roof that expands all the way to the edge on the rear of the buildings, eliminating brick from the façade for an all wood siding exterior, typical to shotgun style residences, reducing the division of lites to 1 pane over 1 pane, and maintaining the crawl space if it is not slab on grade construction. The representative from the City Planning Commission (CPC) recommended that the community center be more centrally located within the proposed development plan, the center should have better pedestrian and transit incorporation, and to provide crosswalks and pedestrian pathways to all streets where possible. The representative from the Department of Public Works recommended increasing the sidewalks widths from 10 feet to 12 feet and decreasing the roadway width from 30 feet to 26 feet as well as making revisions to the street layout to increase pedestrian safety such as shortening the crosswalks and increasing the corner radii.

City Planning made a motion for **conceptual approval** with the requirement that additional changes of the site, landscape plans, and architectural design as well as the provision of more detailed full set of plans be brought before DAC post-ordinance/pre-final CPC approval, **Parks and Parkways seconded** the motion, and was **passed unanimously**.

8. **Consideration: Design Review 143/20 - Tall Feather Exhibition (DAC only)**

The applicant presented the project noting its location, the artist, materiality, and subject matter of the installation.

Parks and Parkway made a motion for **approval**, **Arts Council seconded** the motion, and was **passed unanimously**.