

**CITY PLANNING COMMISSION**  
**DESIGN ADVISORY COMMITTEE**  
**MINUTES– August 19, 2020**

**CPC ITEMS:**

1. **Consideration**: Minutes from 08/05/20

A motion for approval was made by Parks and Parkways which was seconded by Capital Projects and approved unanimously.

2. **Consideration**: Zoning Docket 74/20 (conceptually reviewed at the 7/8/20 meeting)- This is a request for a conditional use to construct a concrete ramp at the rear of a loading dock in the rear of the warehouse in an HU-MU Historic Urban Neighborhood Mixed-Use District and located in an Enhancement Corridor Design Overlay District. (JC)  
**Location**: 5620 Tchoupitoulas Street  
**Submitted by**: Nicole Webre  
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The Design Advisory Committee considered this zoning docket at its August 19, 2020 meeting. The City Planning Commission (CPC) representative notified the committee that the proposal is likely not a substantial improvement and is a result of a proposed expansion to include a loading dock in the rear of the site, constituting an expansion of the warehouse use.

The Department of Parks & Parkways (PPW) representative said that they looked at it conceptually and that they should change the front restoration of parkway and upgrade of front area, including driveway width and sidewalk width and on-street buffering. The applicant responded that they are working on that but they asked for clarification of what is necessary, to which the Committee provided. The Department of Public Works (DPW) representative noted that they wouldn't request driveway modifications since it is sufficiently compliant, to which the applicant followed-up they would add trees. CPC asked if the other property was included within the scope of the petitioned application; the applicant answered that it is governed by a separate application that has garnered its own approval already. DPW instructed that no asphalt should bleed onto the public right-of-way, that they need to conduct clean-up(s) of the site during construction, and that the asphalt shouldn't extend past building face on Arebella Street. CPC wanted to retouch on the question if the applicant is aware of the comment to that the existing 8 feet of asphalt should be removed in order to restore public right of way. DPW replied that it is only 1 to 3 feet along Tchoupitoulas and approximately 4 feet on Arabella St., to which the applicant clarified that said requirement was acceptable to them.

The Design Advisory Committee passed a motion of approval, subject to approve subject to landscape plan. CPC questioned there should be a condition to approve per DPW review and approval, to which DPW and CPC assured the Committee that the standard provisos would suffice. The motion was seconded by DPW and approved unanimously.