

CITY PLANNING COMMISSION
DESIGN ADVISORY COMMITTEE

AGENDA – August 18th, 2021

Under the authority granted in Act 302 of the 2020 Regular Legislative Session, the Design Advisory Committee certifies that it will convene a meeting on August 18th, 2021 at 10:00 a.m. via teleconference/Zoom to hear matters that are critical to the continuation of the business of the Design Advisory Committee and that are not able to be postponed to a meeting due to a legal requirement or deadline in the CZO and State Law for CPC that cannot be changed.

<https://zoom.us/j/89901665221?pwd=Z2szN3F2dWIYMUdWNU5qRHhMUGs1UT09>

All efforts will be made to provide for observation and input by members of the public. Public comment should be submitted no later than the conclusion of the public meeting portion of the DAC meeting to the City Planning Commission at the following link:

<https://docs.google.com/forms/d/1a70D8CMt9WmeCJVnUt31EO6k6q5yWYG4tGXDIZ0C04k/prefill>

Order of Business:

1. Call to order and roll call, with recording of members present
2. Adoption of the Minutes
3. Presentation of Design Review Cases
 1. Staff Presentation
 2. Applicant Presentation (*limited to 10 minutes per item*)
 3. Comments from Members
4. Recess for 5 minutes
5. Consideration of Design Review Cases
 1. Reading of Public Comment
 2. Rebuttal by Applicant
 3. Comments from Members
 4. Voting
6. Adjournment

CPC ITEMS:

1. Minutes from the 07/21/21 meeting
2. **Reconsideration:** Design Review 043/21 – Request by Supreme Council 33rd Degree Free Masons LA to permit the new construction of a two-story 5,432 sq. ft. Social Club or Lodge (Free Mason Hall) within a C-1 General Commercial District on a site with over 10 vehicular parking spaces along an EC Enhancement Corridor Design Overlay District. (JC)

Location: 3200 St Bernard Avenue
Submitted by: Seneca Toussant
Contact: stoussant@laterre-eng.com

3. **Reconsideration:** Design Docket 078/21 (DAC Only) – Request by the City of New Orleans' Capital Projects Administration to permit the construction of a new aquatics facility inside of Behrman Memorial Park within a OS-N Neighborhood Open Space District.

Location: 2529 General Meyer Avenue
Submitted by: Concordia, LLC
Contact: bjavadi@concordia.com | jilos@nola.gov

4. **Consideration:** Zoning Docket 073/21 – Request by Rouse Land Company, LLC to to grant a conditional use to permit a mini-warehouse within a C-2 Auto-Oriented Commercial District on a site with a development of over 40,000 square feet. (AN)

Location: 1152 Magazine Street
Submitted by: Verdad Real Estate, Inc. via Tyler Marquette
Contact: tmarquette@fishmanhaygood.com | Charles.merrell@rouses.com

5. **Consideration:** Zoning Docket 078/21 – Request by Sidney J. Besthoff, III to permit a medical clinic over 5,000 square feet in floor area within an HU-MU Historic Urban Neighborhood Mixed-Use District on a site with frontage in an RDO-2 Residential Diversity Overlay District and AC-1 Arts and Culture Diversity Overlay District with frontage along an EC Enhancement Corridor Design Overlay District. (TBD)

Location: 1320 North Broad Street and 2558-2562 Esplanade Avenue
Submitted by: Grace Hebert Curtis Architect
Contact: djob@ghc-arch.com | jsteier@pmgleasing.com

6. **Consideration:** Zoning Docket 079/21 – Request by City Council Motion No. M-21-255 to permit Affordable Housing Planned Development within an HU-RD2 Historic Urban Two-Family Residential District on a site with a parking lot with over 10 vehicular parking spaces. This is additionally being reviewed by the DAC as per public project request. (TBD)

Location: 4121-4139 Chestnut Street, 1126 Marengo Street, 4124 Coliseum Street

Submitted by: City Council

Contact: Corey Brizzolara at corey@vergesrome.com

7. **Consideration:** Zoning Docket 085/21 – Request by BBG 326 Jeff Davis, LLC to permit a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-MU Historic Urban Neighborhood Mixed-Use District and a conditional use to allow the expansion of an existing bar to up to 10,000 square feet in floor area on a site with frontage on a HUC Historic Urban Corridor Use Restriction Overlay District and an EC Enhancement Corridor Design Overlay District. (TBD)

Location: 319-325 North Rendon Street

Submitted by: Virginia Demarest

Contact: virginiaremus@hotmail.com | fionamdelargy@gmail.com

8. **Consideration:** Design Docket 090/21 – Request by Earl Larrieu to permit the renovation of an existing vehicular parking lot to add an accessory structure (an ice vending machine) on a site within an C-2 Auto-Oriented Commercial District on a site with frontage along a CT Corridor Transformation Design Overlay District. (AN)

Location: 6501 Morrison Road, 6501 North Interstate 10 Service Road

Submitted by: NOLA Ice, LLC.

Contact: earl.larrieu@gmail.com | jessechubb@gmail.com

9. **Consideration:** Design Docket 094/21 – Request by SLS Studios, LLC to permit the new construction of new stages for a movie studio within an MU-2 High Intensity Mixed-Use District on a site with a development of over 40,000 square feet. (JC)

Location: 701 Market Street, 718 Richard Street, 720 Richard Street

Submitted by: Jason Richards

Contact: jason@studiowest.design | biloulia@hackmancapital.com

10. **Consideration:** Design Docket 095/21 – Request by the Housing Authority of New Orleans to permit the new construction of a multi-family dwelling new stages for a movie studio within an S-RM1 Suburban Multi-Family Residential District on a site with over 10 vehicular parking spaces and a development of over 40,000 square feet. (AN)

Location: 1902 - 1946 Murl Street

Submitted by: Christopher Park

Contact: ccain@ldgdevelopment.com | ebaughman@hano.org

11. **Consideration:** Tracking #21-1237 – Design review request by the 3030 Canal Street, LLC to permit the renovation of office building for school use (a secondary educational facility), including the construction of a parking lot, within an HU-MU

Historic Urban Neighborhood Mixed-Use District on a site with over 100 feet of frontage on an EC Enhancement Corridor Design Overlay District. (TBD)

Location: 3026 Canal Street

Submitted by: Miles Sherman

Contact: miles@shermanstrategiersllc.com

The next Committee meeting will be held via teleconference on Wednesday, September 22, 2021 at 10:00 a.m. All efforts will be made to provide for observation and input by members of the public.