

CITY PLANNING COMMISSION
DESIGN ADVISORY COMMITTEE
MINUTES – January 20, 2021

CPC ITEMS:

1. **Consideration:** Minutes from January 06, 2021 DAC Meeting
2. **Reconsideration: Design Review 186/20** – Request by Greater St. Stephen Ministries for new construction of a community center in a C-3 Heavy Commercial District on a site located within a CT Corridor Transformation overlay with over 100 feet of frontage on Lake Forest Boulevard. (AN)

The planner summarized the request, explaining that the project had been deferred at the December DAC hearing to re-design portions of the site to meet CZO compliance and change the façade of the building to include more windows. The applicants submitted updated plans that show required bicycle parking in the front of the site as well as additional pedestrian walkways within the parking area. Additional windows were added to the building’s façade that overlook the site’s green space. The applicants also updated plans to show a greater diversity of tree species on site.

The representative from Capital Project Administration (CPA) requested that the windows be enlarged, or to have additional windows added to the façade as the building as designed would still not allow for enough transparency to the outdoor area and would still not allow enough light into the building. The CPA representative also questioned the staircase shown in the floor plans and requested the upper mezzanine floor plans to be included in the final submitted floor plans. The representative from Parks and Parkway requested an updated landscape plan to be prepared by a licensed Louisiana Landscape architect.

The representative from **Parks and Parkway** made a **motion to approve** subject to further review by City Planning Commission staff to ensure the site receives additional windows or larger window treatments and also an updated landscape plan. The motion was **seconded** by the **CPA** representative and **passed unanimously**.

3. **Consideration: Zoning Docket 015/21** – Request by PMAT Algiers Plaza, LLC for a conditional use to permit a fast food restaurant with drive-thru facilities in a C-3 Heavy Commercial District on a site located within a CT Corridor Transformation overlay with over 100 feet of frontage on General De Gaulle Drive.

The applicant’s representatives provided brief comments regarding the proposal, noting that the proposed fast food restaurant is to be located within the Algiers Plaza shopping center. An existing multi-unit structure would be demolished, making way for the proposed fast food restaurant. The applicant further described the design, including comments about proposed signage.

The CPC Planning Administrator noted that the proposal did not comply with several site and building design requirements contained in the zoning ordinance, including a requirement that a 10’ landscape strip be present along the General De Gaulle-side property line, a note that at least 20%

of the site area would have to be permeable, and that increased transparency along the General De Gaulle Drive-side elevation was required.

He further noted that the submitted plans did not adequately depict the other structure that was to be located on the site (which is designated as “LA Nails” on the site plan). While the structure’s footprint was shown, elevations and floor plans were not provided. Given that the entirety of the shopping center site is regulated by a conditional use ordinance that governs the use of all buildings in the complex, the current amendment application would need to account for that “LA Nails” structure. Additionally, the DAC would need to review the design of that structure due to its location in the overlay.

The PPW representative asked the applicant to clarify the materials and colors that would be used. He noted that small trees would be required on the General De Gaulle Drive right-of-way. He further noted that sidewalks may need to be repaved.

The DPW representative noted that the existing shopping center design accommodates pedestrians through a network of on-site sidewalks that connect the shopping center’s structures. The proposed design would eliminate these sidewalk connections for the portion of the site occupied by the fast food restaurant, replacing it with a solely auto-oriented design. The DPW representative noted that it would be necessary to re-establish sidewalk connections as part of the design.

The **PPW** representative made a motion to **approve** the proposal subject to requirements that the design be revised to enhance pedestrian and bicyclist accommodations; that a landscape plan showing the planting of street trees be submitted to PPW for review and approval; and that additional plans be provided depicting the design of the “LA Nails” building, with the requirement that that structure be reviewed separately by DAC. The **CPA** representative seconded the motion and it was **adopted unanimously**.