

**CITY PLANNING COMMISSION  
DESIGN ADVISORY COMMITTEE  
MINUTES – June 15, 2022**

**CPC ITEMS:**

1. The **PKWYS** representative made a motion to approve the meeting minutes from the April 20 and May 18, 2022 meetings, which was seconded by the **CPA** representative and unanimously adopted.
2. **Consideration:** Design Review 031/22 – Proposal for a new multi-family residence at a major intersection on a site with over 100 feet of frontage in an EC Enhancement Corridor Overlay District. (CB)

The staff presented the proposal for a new multi-family residence with four units at the intersection of Napoleon and Freret Street that is 3-stories tall and 9,779 sq ft in area. The staff noted that in 2019, this property was granted a zoning change to a HU-RM1 Multi-Family Residential District (under Zoning Docket 131-19). Pursuant to Article 4, Section 4.5.B.3, DAC is required because the building is located at a major intersection and has over 100 ft of frontage in an overlay.

The **PKWYS** representative made a motion for **APPROVAL**, subject to four (4) provisos, which was seconded by the **CPA** representative and unanimously adopted.

*Provisos*

1. Modify ramps at driveways, subject to review by DPW
  2. Submit a landscape plan that shows street trees on Freret (preferably shade trees), existing bus stop, and storm drain, subject to review by PKWYS
  3. Modifications to exterior staircase facing Freret Street to match development pattern in surrounding area. Widen staircase, align hinged entry to read as primary entry, redistribute massing of brackets aligned under one column, suggested gas lighting, modify garage opening by replacing garage door with a gate or stable door
  4. Modifications to Napoleon entry.
3. **Consideration:** Design Review 032/22 – Proposal for the renovation of an existing structure to be converted into a financial health center and site improvements at a major intersection in EC Enhancement Corridor Overlay District. (VG)

The applicant presented the proposed renovation of a commercial structure that sits on a corner lot that faces Oak Street at its intersection with Leonidas Street. The lot is developed with two structures, the interior structure was originally developed as a garage. This was converted into a bookstore and the proposal is to continue its commercial use as a financial health center. The atm component would have 24 hour access. The CPA representative

questioned if there any limits on hours of operation. Pursuant to Table 12-1, a financial institution is a permitted use within the subject HU-MU District. There are not any use standards, such as for hours of operation, for financial institutions in **Article 20**. The applicant stated their intention to reuse an existing pole sign that is no longer in use, including removal of the sign face. During the administrative design review, the staff will review compliance with this requirement. Pursuant to Table 24-2, pole signs are permitted within the subject HU-MU District up to 15 ft in height and 12 sq ft in sign area. The PKWYS representative noted that the abandoned curb cut would require removal with restoration of the public right-of-way, subject to review by DPW. Although, this site is not subject to the street tree requirements in Article 23, the PKWYS representative requested the addition of street trees, to which the applicant was amenable.

The **PKWYS** representative made a motion for **APPROVAL**, subject to two (2) provisos, which was seconded by the **CPA** representative and unanimously adopted.

*Provisos*

1. Revised site plan showing the removal of the abandoned curb and restoration of the parkway, subject to review of DPW.
  2. Landscape plan showing street trees, subject to review of PKWYS.
4. **Consideration:** Design Review 033/22. Proposal for the relocation of an existing one-story commercial building and camelback addition for use as a retail goods establishment (antique store) and an upper story residence in a CPC Character Preservation Corridor Design Overlay District. This site is within the Irish Channel full control local historic district. Modifications to the building are being reviewed under 21-30727-HDLC. (AN)

The applicant was not present at the hearing as a scheduling conflict prevented attendance. Staff presented the project and explained that the applicant could not be present and if any major concerns or questions are raised, the project could be deferred for a later meeting when the applicant can attend. Staff gave an overview of the project and clarified that the review includes the site only as the proposal is located within a full control HDLC District. The representative from Parks and Parkways requested a full landscape plan for the site to show new landscaping where current landscaping will be remove and requested a street tree to be approved by Parks and Parkways. The Capital Project Administration representative also echoed concerns about the removal of landscaping.

The **PKWYS** representative made a motion for **APPROVAL**, subject to one (1) proviso, which was seconded by the **CPA** representative and unanimously adopted.

*Proviso*

1. Landscape plan showing street trees, subject to review of PKWYS.

5. **Consideration:** Design Review 034/22 – proposal for a development over 40,000 sq ft. (RJ).

For Starlight Studios, a 32-acre site situated south of Chef Menteur Highway and east of Michoud Boulevard at 15320 Old Gentilly Road, with site access via 4227 Poche Rd West. The work consists of the extension of a motion picture studio campus. It includes parking and interior drives and walks, perimeter fencing, the construction of four large soundstage buildings (Stages 3-6), a French Quarter replica (back lot), and smaller warehouse buildings (Warehouses D-G). The structures are to be pre-engineered metal buildings with R-panel exterior and metal roof with spray applied interior insulation, and a suspended structural grid attached to the underside of the roof framing, and “quiet” HVAC system.

The PKWYS representative offered suggestions regarding the species of plantings along the property’s Old Gentilly Road frontage: cypress and red maple trees are ok, but trees planted in the public right-of-way must be live oaks; red maples are not appropriate for the public right-of-way.

The CPC representative inquired as to pedestrian access to the site by employees or visitors who travel via public transit. The Starlight Studios representative indicated that it could be looked into and implemented if possible. The PKWYS representative recommended consulting with DPW for guidance in designing and developing any feature intended to be used for pedestrian access.

The **PKWYS** representative made a motion for **APPROVAL**, subject to two (2) provisos, which was seconded by the **CPA** representative and unanimously adopted.

*Provisos*

1. Landscape plan showing street trees, subject to review of PKWYS.
2. Demonstrate appropriate bicycle and pedestrian access to the site for staff. Ensure safety of pedestrian circulation to and within the site, especially considering the large vehicles that are associated with film studios.

6. **Consideration:** Zoning Docket 048/22 – proposal for the expansion of an existing two-story structure within the Magazine Street Overlay District and within a CPC Character Preservation Corridor Design Overlay District. (CB)

Conditional use to permit a standard restaurant over 5,000 square feet in floor area for a property located at 4201 Magazine Street. This property is located within a HU-B1 Historic Urban Neighborhood Business District within the Magazine Street Use Restriction Overlay District, as well as the and CPC Character Preservation Corridor Design Overlay District.

The applicant is renovating the former Magasin Vietnamese Café at the corner of Magazine and Milan, and which is currently a standard restaurant existing structure of commercial on the ground floor and 2 residential units above. The applicant is proposing the conversion of both floors to a restaurant requires conditional use because the proposed development is project will be over 5,000 sq ft after the additions are built. Plans include shifting the

entrance from the corner to interior front corner, removing an existing structure in the rear, and adding 1,776 square feet of new structure to the rear of the building. Plans need to be revised to show a 15 ft setback to buffer from residential, as well as denoting the façade meets 50% transparency, removal of one of the holding bars, and shows at least 10% open permeable space. This case will be heard at the June 28th CPC meeting.

Interiorly, the plans include converting the upstairs rental units into more seating space, with an upstairs seating room and a second-floor bar; the plan also shows the rear addition containing an office and back of the house space with an elevator connecting to the downstairs back of the house and kitchen area.

In addition to the interior changes, the applicant has intended to extensively modify the exterior façade of the building. The current structure features a corner entrance on the corner of Milan and Magazine Streets. The new site plan shows relocating the door to the opposite side of the façade (away from the corner and to in the interior edge of the building). The applicant has also indicated demolishing the rear roof, chimney, a rear structure, and the existing HVAC systems to create the additional 1,776 square feet of space in the planned addition.

Although, this site is not subject to the street tree requirements in Article 23, the PKWYS representative requested the addition of street trees, to which the applicant was amenable.

The site is within the partial Uptown local historic district that only reviews demolition. The proposed façade modifications trigger review by HDLC because more than 25% of the façade would be removed. HDLC has jurisdiction over the proposed demolition (not the proposed design).

The **PKWYS** representative made a motion for **APPROVAL**, subject to two (2) provisos, which was seconded by the **CPA** representative and unanimously adopted.

*Provisos*

1. Landscape plan (stamped and signed) showing street trees along Milan and Magazine Streets, subject to review of PKWYS.
  2. Revise elevations to make the garage door as well as the rear door consistent with the craftsman style contextual design of the other three facades.
7. **Consideration:** Zoning Docket 057/22 – Proposal for the renovation of an existing fast food restaurant on a site with over 100’ of frontage along a CT Corridor Transformation Design Overlay District. (TBD)

The CPC representative noted that the fast-food restaurant requires conditional use approval because it is within a use restriction overlay. The request will be considered at the July 26th CPC meeting.

The applicant presented the proposal for the demolition and new construction of a Popeyes fast food restaurant located at 3825 General DeGaulle Drive. The design includes a vertical

element with composite wood paneling and chicken detailing, a canopy that covers the storefront opening. The CPA representative noted successful design elements, including wrapping around façade materials and the inclusion of murals to avoid blank walls. The PKWYS representative requested a reduced curb cut width in accordance with zoning and DOTD standards. The PKWYS representative requested a landscape plan showing street trees, subject to their review and approval. He noted that DOTD approval of landscaping is also required. The Committee discussed the site's EC Enhancement Corridor Design Overlay design objectives of creating a pedestrian and bicycle-friendly environment as well as creating a public realm at major intersections. The 20 ft. front yard setback is not currently programmed for outdoor seating space, that would help to achieve this objective. If tables are not provided, other site furnishings could accomplish. The suggested street trees and reduction of curb cut width would also improve the pedestrian access. The applicant noted that they would take this under consideration.

The **PKWYS** representative made a motion for **APPROVAL**, subject to three (3) provisos, which was seconded by the **CPA** representative and unanimously adopted.

*Provisos*

1. Landscape plan showing street trees, subject to PKWYS review and approval. Landscaping is also subject to DOTD approval.
2. Revise site plan to provide pedestrian amenities, possibly an outdoor seating space.
3. Submit a revised site plan showing compliant curb cuts, subject to DOTD and DPW approval.