

CITY PLANNING COMMISSION
DESIGN ADVISORY COMMITTEE
MINUTES – April 20, 2022

CPC ITEMS:

1. The **PKWYS** representative made a motion to approve the meeting minutes from the March 16, 2022 meetings, which was seconded by the **CPC** representative and unanimously adopted.
2. **Consideration:** Design Review 011/22 – Proposal by Christopher E. Johnson, Architect, LLC for site plan review for the façade renovation of an existing convenience store structure. This review is for site plan only, as the site exceeds 100’ in frontage along an EC Enhancement Corridor Design Overlay District. (BW)

The staff planner introduced the case noting the C-1 Commercial use, development scope, and the structure is compatible with the existing development pattern, and the scale is consistent with surrounding area. The staff planner also informed that the proposal indicates the intention of using 50% window transparency. Transparency is measured at the ground level. Since this is not a significant renovation, the proposed renovation is not required to meet the current transparency requirements.

The applicant presented their gas station renovation proposal and how it fits into the neighborhood context. They also explained the development history of their design process. Site improvements are not triggered, therefore the client would have final say on the addition of street trees on site, as the current scope of work does not include site improvements. The proposal includes reintroducing clerestory fenestration that had been enclosed in a previous renovation. The **CPA** representative commented that this would be more successful if the fenestration patterning would be extended to the area below it which is shown as a stucco material. The applicant responded that the interior programming prevented a window application in that area. The **PKWYS** representative noted that faux windows are typically discouraged, however suggested that some sort of treatment be considered other than stucco so as to allow continuation of the patterning above.

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. Modify exterior façade to continue the clerestory fenestration patterning to the area below it.
3. **Consideration:** Design Review 015/22 – Proposal by Travis Kalina, Eskew Dumez Ripple Architects for site plan review for the renovation of a former bank site for office use (including site changes, such as the renovation of an existing parking lot). This review is

triggered because the site is located within a CPC Character Preservation Corridor Design Overlay District. (CB)

The staff planner introduced the case noting the site is comprised of two properties, and the Erato Street side is subject to HDLC. The staff planner also informed that more information around the site work is needed.

The applicant presented their exterior renovation proposal, with intentions of maintaining two existing curb cuts, maintaining and replacing the exterior, the existing drive-thru bank teller structure is set to be demolished, the current parking lot will be converted into a pedestrian courtyard with a new parking lot developed. The applicant also divulged the intention of adding a trash area with a 7ft wooden fence, and an iron fence along Erato Street. The applicant has intentions of including a stormwater management and pervious paving in the parking lot. The **PKWYS** representative mentioned the unused curb cuts cannot remain and must be removed if not being used as a driveway, the need for restoration of Live Oaks along St. Charles, the addition and expansion of planters for the Live Oak trees, and the addition of street trees along Erato Street on the public right-of-way.

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. Removal of curb cuts
 2. Addition of joined tree planters for the added Live Oak trees
 3. Addition of a tree protection plan
 4. Addition of street trees along Erato
4. **Consideration:** Zoning Docket 033/22 – Proposal by Anna Labadie, Gulf Coast Housing Partnership for site plan review for the renovation of an existing office building for use as a medical clinic. This review is triggered because the site is located within an EC Enhancement Corridor Design Overlay District. (JC)

The staff planner introduced the case noting the site is located within HU-MU zoning district, and the applicants are proposing a medical clinic and offices of 39,000 square feet. The site plan is proposing 60 parking spaces but may need to provide 70 spaces.

The applicant presented their proposal, mentioning they are seeking Historic Tax Credits for this project, with intentions of replacing and repairing windows along the façade, restoring the façade, and have not developed a plan for the interior of the building at this time. The applicant also divulged the change from the initial quote of 40 exam rooms on the plan to 30 exam rooms. The **PKWYS** representative mentioned the need (but not required) for street trees along the parking lot to enhance the streetscape experience for visitors who park in the lot, suggesting it would be more helpful to place large trees.

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. Switch out the perimeter trees for shade trees in the parking lot.