

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

MINUTES – March 15, 2023

CPC ITEMS:

1. The **HDLC** representative made a motion to approve the meeting minutes from the February 15, 2023 meeting, which was seconded by the **CPC** representative and unanimously adopted.

CPC ITEMS:

2. **Consideration**: Design Review 006/23

Location: 4040 Canal Street

Submitted by: Vincent Marcello

Contact: maya@marcellogroup.com

Staff: Bria Dixon

Contact: Bria.Dixon@nola.gov

The applicant is proposing a new two-story commercial structure at a major intersection in a C-2 Auto-Oriented Commercial District and an EC Design Overlay. The ground floor includes a specialty restaurant and an office, and the second floor includes an office. This design review is in conjunction with approved zoning variance BZA058-22 to permit a mixed-use development with insufficient side yard setback. Table 15-2 requires a 10 ft setback and was granted a waiver of 3 ft to allow a 7 ft setback.

The **HDLC** representative suggested the architectural design is out of character for the mid-city area and should follow a more contemporary approach as opposed to the mid-19th century French Quarter design by considering a wood box column porch that wraps around the first floor. What is proposed at the front of the building does not seem to be well integrated with the glass portion at the back of the building. Simplifying the detail may draw attention to the commercial nature of the building rather than the residential appearance.

The applicant noted that the wrap around porch design was presented and would significantly decrease the building's footprint. The applicant also clarifies that the corner side yard setback is tied to a BZA request (BZA058-22).

The **CPC** representative suggests substituting a porch may address the issue of the gallery on the right of way.

The **CPA** representative emailed comments read aloud by **CPC** staff. The two-story expanse of jointed glass panels at the entrance are inconsistent with the overall design of the project. The applicant may want to reconsider the use of glass at the entry bay in lieu of the more traditional language used in the rest of the building. The two-story gallery at the corner of the building has a lot of visual weight which contrasted against the two-story glass panel entry bay causes the building to be out of balance and the gallery roof has a very low pitch and also appears to be out of balance with the overall gallery design. The applicant may consider the following:

- Bringing a canopy feature to counterbalance the visual weight of the two-story gallery and allow the stair rails to be within scale at the entry.
- Creating a deeper profile to the gallery roof to appear more in scale with the proportions of the gallery. A contrasting use of materials and colors from the main roof could better articulate the building's design elements.

The **HDLC** representative made a motion for **APPROVAL** subject to the recommendations made by the **DAC** which was seconded by **CPC** representative.

Motion passes.

3. **Consideration:** Design Review 005/23

Location: 2936 Touro Street

Submitted by: Jillian Shingledecker

Contact: jroland@nola.gov

Staff: N/A

The applicant is proposing a public project including improvements to an existing baseball field including an existing facility. The applicant described improvements to the facility that include painting all existing facilities and updating the concession area. The outfield, dugout area and bullpen will also be improved with updated infield drainage and a new storage structure. **DPW** has upcoming work that will address improvements to the sidewalk area.

The **CPC** representative made a motion for **APPROVAL** seconded by the **DPW** representative.

Motion passes.

