

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

MINUTES – June, 21 2023

CPC ITEMS:

1. The **HDLC** representative made a motion to approve the meeting minutes from the May 17, 2023 meeting, which was seconded by the **CPC** representative and unanimously adopted, the motion passes.
2. **Consideration:** Design Review 016/23 is a request for the new construction of a 3-story multi-use building, in a CPC Character Preservation Corridor Design Overlay District. This site is within the Uptown partial control local historic district. (**DEFERRAL**).

Location: 4227 Magazine Street

Submitted by: Favio Castán

Contact: favio@practis.design

Staff: Valerie Goines

Contact: Valerie.Goines@nola.gov

3. **Consideration:** Design Review 020/23.

Location: 6005 Bullard Avenue

Submitted by: Rebecca Hurst Gieger

Contact: becca@shermanstrategiesllc.com

Staff: Bria Dixon

Contact: Bria.Dixon@nola.gov

The proposed request is for an additional drive-through lane at an existing fast-food restaurant with over 100 feet of frontage in a CT Corridor Transformation Design Overlay District. There are no proposed building modifications.

Currently, the site operates as a McDonald's with one drive-through lane and the applicant is requesting to construct a second drive-through lane to increase efficiency of traffic flow.

The **DPW** representative clarified that the existing curb cut is to be maintained by the applicant. The **CPC** representative confirmed the location and necessity of pedestrian bump outs and the applicant agreed to maintain the required bump outs.

The **PKWYS** representative stated that rear parking striping requires vegetation, additional street trees and landscaping to be added along the primary street frontage.

The **CPC** representative suggested that the main entrance be relocated to the primary frontage and pedestrian walking cues be added to the parking lot for safety purposes.

CPC made a motion for **APPROVAL** with the provisos including reintroduction of pedestrian bump outs; changes to surfacing materials and striping to clearly indicate how traffic moves from parking areas to the front and main doors. The motion was seconded by the **CPC** representative and unanimously adopted.

4. **Consideration:** Design Review 021/23.

Location: 4201 Tulane Avenue
Submitted by: Melissa Rome
Contact: melissa@romeoffice.us
Staff: Brennan Walters
Contact: Brennan.Walters@nola.gov

This is a request for an off-site parking lot associated with 4201 Tulane Ave on a site with over 100 feet in an EC Enhancement Corridor Design Overlay District. The parcels will be leased from the city and the state (LADOTD).

CPC staff stated that the site bisects multiple zoning districts, and the space will be leased from the city and Department of Transportation (LADOTD). The applicant intends to utilize part of the right of way of the underpass to create two parking lots, one 7 space lot and one 31 space lot.

The applicant is seeking a tenant for the recently renovated 40,000 square foot building and is pursuing parking in anticipation of future parking requirements. The applicant is proposing a six-foot steel fence facing the street and that the interior lot side would include a ten-foot chain link fence with a privacy screen to obscure the view into the adjacent auto repair facility.

The **CPC** representative stated that generally increased transparency is a crime deterrent.

CPC staff made a motion for **APPROVAL**, subject to re-aligning the crosswalk. **CPC** staff noted this is a high-level review and that ultimately zoning requirements would fall under Safety and Permits review. **CPC** representative made a motion for approval subject to crosswalk re-alignment, lighting changes, and determination of exact number of spaces allowed per zoning requirements. It was seconded by **CPC** staff and unanimously approved.

5. **Consideration:** Design Review 023/23.

Location: 10029 Chef Menteur Highway
Submitted by: Brian E. Anderson
Contact: andersonarchitectllc@gmail.com
Staff: Ava Monnet
Contact: Ava.Monnet@nola.gov

This is a request for new construction on a site with over 100 ft in a CT Corridor Transformation Overlay District.

The request is for a proposed urgent care facility as part of a medical campus development at the site.

The **CPA** representative commented that the subject site should be oriented towards Chef Menteur Hwy.

The **CPC** representative asked if the applicant could show elevations illustrating how the proposed building fits into the larger campus design.

The **HDLC** representative stated that the presentation of the building is problematic in that it does not show a relationship with the frontage on Chef Menteur Hwy.

CPC made a motion to see the front elevations facing frontage on Chef Menteur and to defer DR023-23 to the July 19th DAC meeting and it seconded by **PKWYS** and approved unanimously.

6. **Consideration:** Design Review 024/23.

Location: 1351 Tchoupitoulas Street, 1411 Tchoupitoulas Street, 1451 Tchoupitoulas Street, and 801 Euterpe Street

Submitted by: Laura Barth

Contact: laura@zachsmithconsulting.com

Staff: Sarah King

Contact: Sarah.king@nola.gov

This is an administrative design review in accordance with **Article 4, Section 4.5.F and Article 18, Section 18.24.B** for TopGolf, a new commercial outdoor amusement facility that is over 40,000 square feet in area on a site within a CCN Convention Center Neighborhood Overlay District.

The site encompasses two city squares along Tchoupitoulas Street. The applicant proposes a three-story structure fronting Euterpe Street with ground floor retail and lobby area, two-story bar and restaurant, event space, roof top terrace, and outdoor patio. The applicant proposes a surface parking lot containing 471 parking spaces that would be located across Melpomene Street. The remainder of the site includes a driving range with hitting bays and the perimeter of the site would include tall netting poles ranging from 90 to 170 feet.

Site plans show two TopGolf logo signs on the front elevations located on Euterpe that would require variances for excessive size and a wall sign on the rear elevation. The wall sign on the rear elevation would require a variance because it's not facing a street. The

applicant is proposing to request a variance to use EIFS materials which is prohibited in the district.

The **CPC** representative stated that edge conditions are not shown on the site to demonstrate fitting within the context of the surrounding area, specifically how to mitigate impacts of lighting on residential housing.

The **HDLC** representative stated that the building could wrap around the corner to emphasize visibility on Tchoupitoulas.

The **CPA** representative agrees that not having visibility from Tchoupitoulas is a lost opportunity and that a pedestrian program along Tchoupitoulas Street is a metric that TopGolf should provide.

PKWYS representative states that the design is not “bringing people into the site, how is this design inviting people into the site?” Also, there should be landscaping around the entire perimeter of the site.

DPW representative explains that the sidewalk conditions need to be matched at the property line on Annunciation and brought to the curb to connect sidewalks.

CPC made a motion to defer this item to a future DAC meeting upon review of the following comments for consideration:

- 1.) Consider rectangular shape fronting Euterpe and focusing on grid-like context that fits with surrounding developments.
- 2.) Engage the corner at Tchoupitoulas and Euterpe with seating area, outdoor dining, and edge conditions.
- 3.) Consider alternative materials for the façade, like stucco or other material for primary elevation.
- 4.) Consider lighting that shows vantage points and what’s being done to mitigate illumination from multiple perspectives surrounding the site, particularly at the pedestrian level.
- 5.) Consider landscape around the perimeter of the site with added native planting.
- 6.) Consider removal or minimizing neon lighting at the Euterpe facing side.

Motion was seconded by **CPA** representative and unanimously approved.

NON-CPC ITEMS: N/A