

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

MINUTES – February 15, 2023

CPC ITEMS:

1. The **HDLC** representative made a motion to approve the meeting minutes from the January 18, 2023 meeting, which was seconded by the **CPC** representative and unanimously adopted.

CPC ITEMS:

2. **Consideration**: Design Review 004/23

Location: 5601 Bullard Avenue

Submitted by: Glenn G. Harris

Contact: thedesigngroup41@yahoo.com

Staff: Bria Dixon

Staff Contact: Bria.Dixon@nola.gov

The applicant is proposing new construction of a drive-through restaurant and retail space with over 100 feet of frontage on Bullard Avenue in a CT Corridor Transformation Design Overlay District and requires administrative design review in accordance with **Article 4, Section 4.5**. The existing site is a vacant lot, the applicant is proposing new construction of a drive-through Smoothie King and retail center that will accommodate up to 2,000 square feet of commercial use. The location of the CT Overlay is intended to promote development that is safe for both pedestrian and bicyclists while also compatible in design to match the character of the surrounding residential area.

Both **HDLC** and **CPA** representatives agree that the sidelights at the center doors look more appropriate for a residential property as opposed to a commercial structure.

They recommended that the windows be revised by removing sidelights and revising the storefront windows for a more commercial look. Also, the entry canopy on the front of the retail center would be more successful and practical as a single canopy rather than two separate ones.

The **CPC** representative commented that the dumpster enclosure should be relocated from the frontage of the property on Bullard Avenue to a less visible area on site. The **CPC** representative stated that there is a need for stripping, texture, and a visible pedestrian walkway from the retail space to the sidewalk.

The **CPC** representative recommended widening the parking lot island next to parking space 4 to have pedestrian access to the sidewalk next to parking space 12. This would create a sidewalk across the parking lot for safety leading from parking spaces to the sidewalk in front of the retail space.

The **PKWYS** representative commented that a sharp left turn into the parking lot from Bullard Avenue interacts with 2 extra parking spaces and interrupts the flow of traffic.

The **DPW** representative commented that plans be revised to show driveway moved to match the median opening to mitigate potential traffic issues.

The **RTA** representative acknowledges that the plans do not signify particularly transformative measures related to pedestrian access and movement around the site. Also, parking in compliance with the Overlay District suggests parking not be the dominant visual in new developments.

The **CPC** representative made a motion for **APPROVAL** subject to modifications that were discussed which was seconded by the **CPA** representative and unanimously adopted.

Provisos:

- 1.) Consideration of commercial style windows.
- 2.) Plans must comply with by adding windows to meet transparency requirements.
- 3.) Consider pedestrian walkways from center of parking lot to the front of the retail space entrance for safety.
- 4.) Consider relocation of the enclosed dumpster area from frontage on Bullard to less visible area behind buildings on site.
- 5.) Relocate monument sign off the public right of way to the property.
- 6.) Consider changes to align interaction between median to driveway entrance.
- 7.) Emphasize landscape or new construction not parking lot area.

NON-CPC ITEMS: N/A