

CITY PLANNING COMMISSION

DESIGN ADVISORY COMMITTEE

MINUTES – March 13, 2024

MINUTES:

1. Minutes from the February 14th, 2024 meeting.
HDLC representative made a motion to **APPROVE**, seconded by the **CPC** representative and unanimously adopted the motion passes.

DAC MEETING RECORDING: [City Planning Commission - YouTube](#)

CPC ITEMS:

2. **Item 2:** Consideration of ZD032-24
Property Location: 2701-2717 Tulane Avenue
Contact: Missy Quigley (Missy@shermanstrategiesllc.com)
Project Planner: Sarah King
Request: New Construction in a HUC Historic Urban Corridor Use Restriction Overlay District and an EC Enhancement Corridor Overlay District.
Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=ZD032-24>

The **DPW** representative expressed several concerns about the proposed development including lack of queuing spaces for drive through stacking. The Tulane entryway would potentially force drivers into the bike lane or sidewalk area on a heavily trafficked street and suggested the Tulane entrance be a one-way exit *only* onto Tulane Avenue.

The **CPA** representative stated that this proposal does not contribute to the surrounding historic buildings adjacent to the site. Rather than a design compatible with surrounding historic architecture, the site serves as a lost opportunity to create what is already a recognizable brand into an iconic design.

Committee members agreed that the configuration of the site plan is not adapted to the specific location, that makes for an unsuccessful traffic circulation plan.

The **CPC** representative makes a motion to **APPROVE** the item subject to modification of the site plan and configuration of the building to allow cars to pull into parking and drive out easily, reduce curb cuts to the furthest extent possible, and add better siding for the structure. The motion fails.

The **HDLC** makes a motion to **APPROVE** the item subject to (2) provisos, seconded by DPW representative and unanimously adopted the motion passes.

Provisos:

1. Site plan shall reflect main entry point at the south entrance along Baudin Street with exit only onto Tulane Avenue, and north Baudin Street as the primary exit point.
 2. The plans submitted to the City Planning Commission for final approval shall comply with curb cuts standards of Article 22, Section 22.11.B of the Comprehensive Zoning Ordinance.
3. **Item 3:** Consideration of DR010-24
Property Location: Xavier Residence Village – 4700 Dixon Street
Contact: Dominic Willard (daw@manning.xyz)
Project Planner: Haley Molina
Request: New dormitory over 40,000 square feet in area.
Documents: <http://onestopapp.nola.gov/Redirect.aspx?SearchString=DR010-24>

CPA representative suggests trees and planters to soften the edges of the building's edges.

HDLC representative makes a motion to **APPROVE** subject to committee recommendations, seconded by CPA representative and unanimously adopted the motion passes.

Provisos:

1. Minimize the impact of the curb cut along South Genois Street by reducing it from 27 ft, 6 in to 24 ft./ **The applicant stated they will comply.**
2. Provide additional landscaping within the interior of the courtyard to soften the hard edges./ **The applicant stated they will consider this recommendation.**
3. Provide improvements for pedestrian access from the courtyard entry across South Clark Street to Xavier South and the fitness center./ **The applicant stated that the University is looking into purchasing South Clark Street and would add paving to the street with bollards to restrict vehicular access.**