



City of New Orleans City Planning Commission

Design Review Synopsis & Final Approval Sign-Off

Docket Number: DR002-20
Property Location: 2223 Magazine Street

Project Synopsis:



DR002-20 is a design review for a proposed office use that includes an addition to a relocated existing structure. The site is zoned HU-B1 Historic Urban Neighborhood Business District and is located in a CPC Character Preservation Corridor Design Overlay District, which requires design review.

The building relocation was previously approved as part of DR177-19. Approved plans under DR177-19 indicate compliant setbacks, including a front yard setback of 5'-6" and a rear yard setback of 53'-5". However, as part of the current design review (DR002-20), which contemplates an addition to the relocated structure, the addition renders the proposed rear yard setback non-compliant. To bring the proposal into compliance, the applicant has submitted a revised relocation site plan showing a decreased but still compliant front yard setback of 2'-3". The plans for the proposed additional will be addressed separately as part of this design review and will require a separate approval from the Executive Director of the City Planning Commission.

*****THIS APPROVAL IS FOR BUILDING RELOCATION ONLY AND DOES NOT INCLUDE THE PROPOSED ADDITION*****

This is Part 1 of DR002-20 which contemplates an amendment to the relocation plan originally proposed and approved under DR177-19 to allow the applicant to proceed more immediately with the building's relocation and allows for revision of the previously issued permit (19-34258-DEMO). The remainder of the review under DR002-20 must be fully approved and closed out prior to issuance of any permits for the building addition.

Additional Comments:

	7/28/2021
Reviewed by Design Review Planner (signature)	Date
N/A	
Reviewed by Planning Administrator (signature)	Date
	8/2/2021
Reviewed by Executive Director (signature)	Date



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Design Review Checklist [for planner use only]

DAC Approval (if required)

- Meeting Date(s): October 23, 2019 (for building relocation proposal under DR177-19)
- DAC Recommendations: Approval, subject to a 5 feet front setback and retention of the fence along the front property line

Despite the DAC recommendation of a 5 feet front yard setback, the zoning ordinance allows for 2.5 feet +/- 3 feet. The original proposal of 5'-6" was compliant. The applicant's revised proposed of 2'-3" is also compliant as it is within the 3 feet range of 2.5 feet.

Base Zoning Regulations (HU-B1):

Minimum Yard Requirements:

- Front Yard:
 - o **Required: 2.5 feet +/- 3 feet**
 - o **Proposed: 2'-3"**
- Interior Side Yard 1:
 - o **Required: 3 feet (abutting residential district)**
 - o **Proposed: 5'-1" (no change from approval under DR177-19)**
- Interior Side Yard 2:
 - o **Required: 3 feet (abutting residential district)**
 - o **Proposed: 4'-1 ½"**
- Rear Yard:
 - o **Required: 15 feet (abutting residential district)**
 - o **Proposed: Greater than 15 feet**

Building Design Standards:

12.3.B BUILDING DESIGN STANDARDS

1. The following standards shall apply to all sites, except single and two-family residential dwellings:
 - a. All buildings shall provide a clearly identifiable entry from the public sidewalk at the front (primary street) elevation.

This standard will be met.

- b. Structures on a corner lot shall be built to the corner.

N/A.

- c. Where the average of the front yard of the adjacent lots on either side of a property is greater than five feet (5'), that average front yard shall be used to establish the required front yard build-to line. Averaging is based on the two (2) adjacent lots or, in the case of a corner lot, two (2) neighboring lots on the same blockface. The applicant is permitted a plus or minus three (3) foot variation from a front yard build-to line established by the above method.



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This standard is met per the above explanation. The proposal is allowed 2.5 feet +/- 3 feet based on the adjacent development.

- d. Where reuse of an existing gas station is proposed, parking is permitted in the front of the structure, subject to the landscape standards of Article 23.7 provided that a designated pedestrian access way between the sidewalk and main entrance is provided. This access way shall be separated from parking areas by a landscaped area no less than five (5) feet wide.

N/A.

- e. The ground floor of newly constructed commercial buildings shall contain a minimum transparency of fifty percent (50%) on the primary street and windows shall be constructed of transparent glass. Opaque, highly tinted, or reflective glass is prohibited. Transparency into the building shall be maintained. Any window signs shall consist of individual letters and numerals without the use of any background.

N/A.

- f. For new construction, ADA accessible ramps and lifts shall compliment the building and be visually unobtrusive, preferably through internalized ramps or sloped walkways.

N/A.

- g. The first floor of commercial buildings shall be designed with a minimum ceiling height of twelve (12) feet.

N/A.

- h. Security bars, if installed, shall be on the inside of windows. Roll-up or accordion security grilles are permitted on the ground floor when constructed of a see-through, non-solid material. The Casing shall be painted to match the building and shall not damage or obscure architectural detailing.

N/A.

- i. The following restrictions apply to building materials:

- i. The following materials are prohibited as the predominant surface finish material on exterior elevations visible from the public right-of-way. However, such materials may be used as part of decorative or detail elements, or as part of the exterior construction, such as a foundation course, that is not used as a predominant surface finish material.
- (1) Exterior insulating finish systems (EIFS, "Dryvit")
 - (2) Stuccato Board
 - (3) Vinyl

N/A. Building materials not considered under this relocation amendment.

- j. The siting and design requirements for buildings in the HU-MU District are illustrated in Figure 12-2: HU-MU District Illustrative and Site Diagram.

N/A.



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2. The following standards shall apply to all sites that meet the applicability thresholds of Section 4.5 Development Plan and Design Review:
- a. Windows and doors shall have raised elements to create shadow and articulation. In addition, three-dimensional elements, such as balconies and bay windows, shall be incorporated to provide dimensional elements on a façade. Windows shall be set back into or projected out from the façade to provide façade depth and shadow and a consistent style.

N/A. Architectural elements not considered as part of this relocation amendment.

- b. Facades shall be designed to be viewed from multiple directions with consistent materials and treatments that wraps around all facades. There shall be a unifying architectural theme for an entire multi-family or townhouse development, utilizing a common vocabulary of architectural forms, elements, materials, and colors around the entire structure.

N/A. Architectural elements not considered as part of this relocation amendment.

Applicable Overlay Standards (Article 18):

No change from prior review under DR177-19.

Off-Street Parking and Loading (Article 22):

No change from prior review under DR177-19.

Design Review Approval Standards Checklist (Article 4, Section 4.5.E):

The proposal conforms to all applicable regulations, including:

- City Code
- Goals and policies of the Master Plan

Location, arrangement, size, design, and general site compatibility of buildings, lighting, and signs:

- The proposed development is compatible with, and mitigates any potential impact upon adjacent property.
- Site illumination is designed and installed to minimize adverse impact on adjacent properties.
- Signs are in accordance with Article 24.

Landscape and the arrangement of open space or natural features on the site:

- The proposed development creates desirable and functional environment for motorists, pedestrians, bicyclists, and occupants of residential dwellings, business owners, and employees. To achieve such an environment, landscape may take advantage of open space design features such as bike paths, running paths, and outdoor relaxation areas.
- The proposed development preserves any unique natural resources, and includes measures to preserve and protect existing healthy, mature trees.
- The proposed development protects natural resources and landscape on adjacent sites.
- The proposed development includes drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
- The proposed development utilizes plant materials suitable to withstand the climatic conditions of New Orleans and microclimate of the site. The use of native species is encouraged.



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- The proposed development provides screening to buffer the impact of the development on adjacent uses and enhances the appearance and image of the City by screening incompatible uses and certain site elements, and creating a logical transition to adjoining lots and developments.

Circulation systems and off-street parking:

- The proposed development Provides adequate and safe access to the site for motor vehicles as well as alternate modes of transportation, including pedestrians, bicyclists, and public transit.
- The proposed development. Minimizes potentially dangerous traffic movements.
- The proposed development Separates pedestrian and auto circulation and provides for bicycle parking or storage where required.
- The proposed development minimizes curb cuts by using cross-access servitudes and shared parking.
- The proposed development includes off-street parking lots or garages to minimize adverse impacts on adjacent properties, particularly through the use of perimeter and interior landscape, and promote logical and safe parking and internal circulation.
- The proposed development clearly defines pedestrian access from the parking area to the building(s). A clearly defined visible and identifiable network of pedestrian connections is provided in and between parking lots, street sidewalks, open spaces, buildings, and public transit.

Building design that enhances the design quality and character of the surrounding community:

- The proposed development maintains existing development patterns reflected in the intent of the Master Plan or other adopted plans, or reflects changes proposed within the Master Plan or other adopted plans.
- The proposed development provides a visible transition in height and bulk between higher and lower density development.
- The proposed development reinforces the prevailing orientation to the street.
- The proposed development strengthens the character of walkable streets, intact residential neighborhoods, and other environments for which this prevailing character reflects the urban design goals of the Master Plan.
- The proposed development respects the historic design context.