



New Orleans City Planning Commission Design Advisory Committee

Supplement 'A' – Additional Submittal Requirements for the University Area Design Overlay

Narrative Addressing Compliance with Design Goals

A descriptive narrative addressing how the design addresses the design review approval standards found in [Article 4, Section 4.5](#), including compatibility with adjacent property, landscape and open space, circulation systems, and building design strategies to enhance surrounding community.

A descriptive narrative addressing how the design addresses the building design standards of the base zoning district, if applicable.

A descriptive narrative of how the proposal addresses the standards of the University Area Design Overlay standards found in [Article 18, Section 18.32.B.3](#). The design shall be compatible in character, scale, and spatial relationships with existing residential development on the same and opposite block faces and surrounding neighborhood character. In conducting its design review, the staff shall consider changes to scale, massing, articulation, and roof form to ensure compatibility with existing development. For design guidelines, reference the City of New Orleans Historic District Landmarks Commission (HDLC) Guidelines for New Construction, Additions and Demolition.

Context Drawings

Contextual drawings that are drawn to scale and show the streetscape, including the proposed structure and adjacent structures. Label the height of the adjacent structures. If there are not any examples of the proposed architectural style on the same block face, but that are prevalent in the nearby area, please provide precedent images from within the surrounding area. See the attachment for an example.

Zoning Description Form

This review is limited to compliance with the design review approval standards found in **Article 4, Section 4.5**, the additional design review approval standards for the University Area Design Overlay found in **Article 18, Section 18.32**, and applicable building design standards for the base zoning district. Prior to submittal of the design review application, the applicant shall verify compliance with other applicable Comprehensive Zoning Ordinance requirements (e.g., bulk, yard, and parking) with the Department of Safety and Permits.

Base Zoning District:			
Bulk Regulations	Requirement	Provided	Waiver Necessary?
<i>Minimum Lot Area</i>			
<i>Minimum Lot Width</i>			
<i>Minimum Lot Depth</i>			
<i>*Maximum Building Height</i>			
<i>Minimum Permeable Open Space</i>			
<i>Minimum Open Space</i>			
<i>Maximum Impervious Surface in Front Yard</i>			
<i>Maximum Impervious Surface in Corner Side Yard</i>			
Minimum Yard Requirements	Requirement	Provided	Waiver Necessary?
<i>Front Yard</i>			
<i>Interior Side Yard</i>			
<i>Corner Side Yard</i>			
<i>Rear Yard</i>			
***Parking	Requirement	Provided	Waiver Necessary?

* Pursuant to **Article 18, Section 18.32.B.4**, in the HU-RD1, HU-RD2, and HU-RS Districts, building height of any new structure, or addition or enlargement of an existing structure, is limited to no more than 30 feet, or to three (3) feet higher than the taller of the immediately adjacent structures, whichever is less.

**Waivers of height requirements may be considered by the Board of Zoning Adjustments.

***Confirm the off-street parking requirements of both [Article 22](#) and [Article 18, Section 18.30](#) University Area Off-Street Parking Overlay District are met.



THESE ARE SAMPLE CONTEXTUAL DRAWINGS THAT SHOW COMPATIBILITY IN CHARACTER, SCALE, AND SPATIAL RELATIONSHIPS WITH EXISTING DEVELOPMENT.

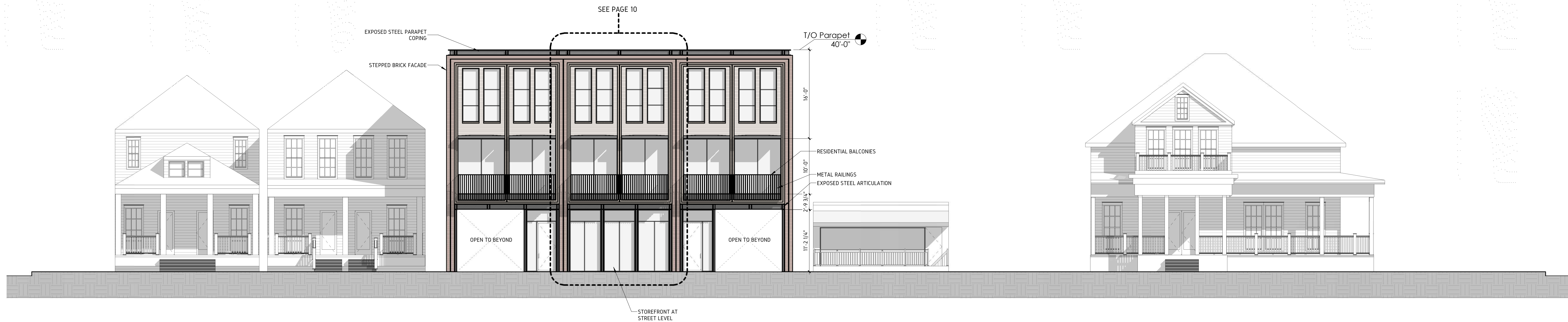


← TOWARD DOWNTOWN ACROSS STREET LOCATION TOWARD UPTOWN →
MAGAZINE STREET



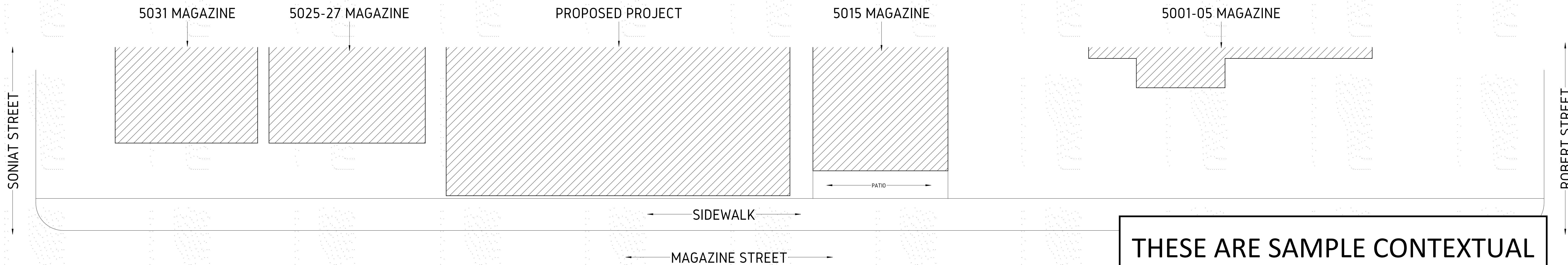
← TOWARD DOWNTOWN PROJECT SITE TOWARD UPTOWN →
MAGAZINE STREET

THESE ARE SAMPLE CONTEXTUAL DRAWINGS THAT SHOW COMPATIBILITY IN CHARACTER, SCALE, AND SPATIAL RELATIONSHIPS WITH EXISTING DEVELOPMENT.



ELEVATION: FRONT

Scale: 1/8" = 1'-0"



PLAN: EXISTING BLOCKFACE SETBACKS

Scale: 1/8" = 1'-0"

THESE ARE SAMPLE CONTEXTUAL DRAWINGS THAT SHOW COMPATIBILITY IN CHARACTER, SCALE, AND SPATIAL RELATIONSHIPS WITH EXISITNG DEVELOPMENT.

EXAMPLES OF SIMILAR CONDITIONS IN THE NEIGHBORHOOD



2138 Magazine Street



5226 Magazine Street



2338 Magazine Street



3218 Magazine Street



4038 Magazine Street



5400 Magazine Street



4417 Magazine Street



2136 Magazine Street



5256 Magazine Street



1101 Aline Street



830 Leontine Street



3401 Broadway Street



3000 Magazine Street



3517 Magazine Street



1581 Magazine Street



1474 Magazine Street



4101 Magazine Street



1507 Magazine Street



1400 Camp Street



5808 Magazine Street



1476 Magazine Street



1359 Magazine Street



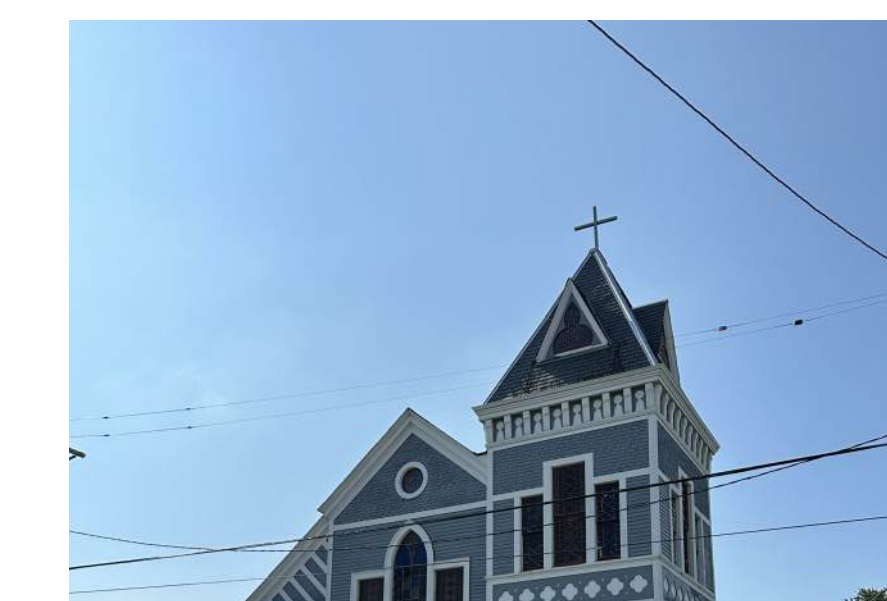
200 Magazine Street



5501 Magazine Street



5936 Magazine Street



THESE ARE SAMPLE CONTEXTUAL DRAWINGS THAT SHOW COMPATIBILITY IN CHARACTER, SCALE, AND SPATIAL RELATIONSHIPS WITH EXISTING DEVELOPMENT.