Issues

1. Cottage House Lot Size Needs to be Increased

Even if the CLURO's most lenient single family detached residential zoning standards (R-1X) are applied, the Cottage House lots proposed by the Port Marigny Master Plan are too small. Under article 7.5.15.5, R-1 or R-1X lot area requirements should be met by a TND application because the TND section of the CLURO is silent on the issue.

2. Townhouse Lot Size Needs to be Increased

The Townhouse lots proposed by the Port Marigny Master Plan are too small. Under article 7.5.15.5, special uses criteria requirements of Article 8, which include the Townhouse Residential Criteria, should be met by a PD application.

3. Townhouse Building Locations Need to be Altered

The Townhouses proposed by the Port Marigny Master Plan are in buildings that contain too many townhouse units in a row and/or are too close together. Under article 7.5.15.5, special uses criteria requirements of Article 8, which include the Townhouse Residential Criteria, should be met by a PD application.

4. Lots Near Monroe and Massena Streets Are Too Small

The lots along and near Monroe Street and Massena Street are too small. In order to preserve the health, safety, and welfare of Mandeville, maintain the character of Monroe Street as the entrance to Old Mandeville, fulfill the demand of the TND section that a TND reflect the patterns of Old Mandeville, and fulfill the Comprehensive Plan's requirement for low to medium density in the northern and eastern parts of the site, the lots along and near Monroe and Massena Streets should be larger and therefore more reflective of the area.

5. Open Space is Insufficient

One of the principal purposes of the TND is to reflect the historic development patterns of Old Mandeville. Supplying open spaces of limited public benefit that are significantly different in scale and quantity from the meaningful open space across the rest of the City does not preserve and promote the health, safety, and welfare of Mandeville. At least 3.9 acres of meaningful and accessible open space must be added to the development.

6. Common Open Space is Insufficient

If the land not counted in the open space calculation but included in the common open space calculation (3.5 acres); the land that violates the 3:1 depth to width ratio requirement (at least 3.9 acres); and the water in the center of the waterway (2.52 acres) is removed from the acreage shown on Sheet 28 of the Master Plan, the Master Plan is left with only 5.98 acres of common open space, which is 6.14 acres short of the required 12.12 acres of common open space.

Additionally, under the phrasing of the TND section, the common open space requirement is a minimum and the Council could require additional common open space for the health, safety, and welfare of

Mandeville, and/or if the Council feels that Old Mandeville has more common open space and the project needs more common open space to be reflective of Old Mandeville.

One of the principal purposes of the TND is to reflect the historic development patterns of Old Mandeville. Supplying common open spaces of limited public benefit that are significantly different in scale and quantity from the meaningful open space across the rest of the City is not in the best interest of the health, safety, and welfare of Mandeville. At least 6.14 additional acres of meaningful and accessible, non-water, common open space should be added before the plan is truly reflective of Mandeville.

7. A 120 Room Hotel is Too Large for this Site

In order to preserve the health, safety, and welfare of Mandeville, the Council finds that a 120 room hotel is too large to comply with the TND section of the CLURO and too out of scale with the historic development patterns of Old Mandeville.

8. Current Traffic Impact Analysis is Insufficient

Traffic likely to be generated by the future development within Mariner's Village and the Copeland property should be considered by the Traffic Impact Analysis.

9. Civic Space and/or Use is Insufficient

The civic uses designated by the 6/8/16 Master Plan are insufficient and do not comply with the TND provisions. At least 1.62 acres more civic space is required to be nominally compliant with the TND civic uses provision. Meaningful public access must be developed before the State-owned property may be counted as a civic use. More information must be provided about the other property designated for

civic use to determine if the uses are truly civic and promote the health, safety, and welfare of the citizens of Mandeville.

10. Kleber Street Must be Restored and Run to Lake Pontchartrain

The current proposed street pattern does not fit with the existing street grid of the immediately surrounding area and of Old Mandeville. The TND section of the CLURO requires restoration of the existing grid or creation of a more traditional grid. In order to comply with the TND provisions and promote the health, safety, and welfare of Mandeville, the existing portion of Kleber Street should be utilized and Kleber Street should be extended to Lake Pontchartrain. Additionally, Lambert Street and Hutchinson Street should be more meaningfully utilized by the development to promote the health, safety, and welfare of the citizens of Mandeville.

11. Connection Must be Provided with Mariner's Village

The current proposed street pattern does not provide connection with, let alone "primary access" through, Mariner's Village. At a minimum, connection with Mariner's Village is required to preserve and promote the health, safety, and welfare of Mandeville.

12. The Development Must Promote the Redevelopment of Mariner's Village

The current proposed street pattern does not promote the redevelopment of Mariner's Village. At a minimum, connection with Mariner's Village is required to preserve and promote the health, safety, and welfare of Mandeville.

13. The Mixed Use and Attached Residential Structures Are Out-of-Scale with Mandeville

Buildings of the size and scale of the Pentagon and Twins are unprecedented in Old Mandeville. The concept of a building the size of the attached residential portions of the Pentagon being occupied by solely residential uses is wholly untested and novel for Old Mandeville. In order to preserve and promote the health, safety, and welfare of Mandeville, the size and scale of the Pentagon and Twins must be reduced to reflect the historic development of Old Mandeville.

14. The Attached Residential, Mixed Use, and Townhouse Units Do Not Comply with the TND Section of the CLURO

The core of the Port Marigny development - - centered around the triangular space just north of the northern run of boat slips - - is a village center. As a village center, village center residential uses must comply with the cluster residential criteria of the CLURO. As designed in the 6/8/16 Master Plan, none of the attached residential, mixed use, or townhouses in the village center comply with the applicable CLURO requirements. In order to comply with the TND requirements, the village center residential uses - - attached residential, mixed use, and townhouses - - must comply with CLURO article 8.2.1.1. In order to comply with article 8.2.1.1.c, given the acreage specified for each housing type on Sheet 25 of the 6/8/16 Master Plan, no more than 81 attached residential units and 69 mixed use units may be included. Additionally, each townhouse unit in the village center must have a minimum of 3,000sf lot area/unit, which is not satisfied with the current townhouse allocation. At a minimum, the residential uses of the village center must be reduced to compliance with the TND and residential cluster development criteria

to preserve and promote the health, safety, and welfare of Mandeville.

15. Planning Commission's Finding on an Environmental Impact Assessment Should be Implemented

In order to preserve and promote the health, safety, and welfare of Mandeville, the P&Z's finding and recommendation regarding an EIA for the site should be adopted and an EIA must be performed prior to any development of the site, in accordance with the CLURO's subdivision regulations.

16. All Non-Single Family Detached Residential Uses Within the Port Marigny Development Should be Conditional Uses

In order to preserve and promote the health, safety, and welfare of Mandeville, all non-single family detached residential uses - - cottage houses, neighborhood houses, and large neighborhood houses - - should be conditional uses, subject to review by the Planning Director, Planning and Zoning Commission, and City Council.