

**Planning Commission/Zoning Board
Public Hearing
July 9, 2013**

The meeting was called to order by Chairman Nixon Adams and the secretary called the roll.

Present: Michael Blache, Ren Clark, Simmie Fairley, Nixon Adams, Dennis Thomas, Rebecca Bush

Absent: Scott Quillin

Also present: Louise K Kidd, Planning Director, Mayor Donald Villere and Council Member David Ellis

Short Term Work Program

Mr. Adams said there were many Priority One items listed in the Short Term Work Program and there would be discussion to choose which projects had the most priority. Mayor Villere was moving forward in obtaining a consultant as requested. Mr. Adams said he thought parking and signage were the most important.

Ms. Kidd said the pressure points in Old Mandeville dealt with parking. There were recent cases regarding parking, and there was a Parking Mitigation Fund included in the district. This should be a priority consideration to be resolved before there were additional variance requests. She also suggested including updating the land use classifications, especially restaurants and outdoor activities. Al fresco dining was being requested more often and should be addressed. Digital signage was a critical issue with no regulations. Mr. Clark considered digital signage as a business with advertising on the sign. Mr. Adams said that described a billboard.

The list of priorities included:

- Adjustment of subdivision development fees and associated fees
- Comprehensive transportation plan for the entire City
- Complete annexation the infill of Priority 1 areas as identified in the Annexation Growth Plan
- Development of Open Space Master Plan and CIP including prioritization of acquisition of property, including Critical and Sensitive Areas and Cypress swamps
- Town Center Implementation
- CLURO amendments including the B-3 district, digital standards, multi-tenant identification, green space and landscaping, subdivision regulations, B-3 uses, drainage overlay in critical drainage areas, on site open space retention, critical and sensitive areas and height standards

Mr. Adams requested that the CLURO amendment be tied together to include definition updates and inconsistencies from the past.

Ms. Kidd said the Committee reports drilled to the details. Mayor Villere requested a Scope of Work. Mr. Adams asked how much detail was needed by Mayor Villere because the board would like to start quickly on the priority issues. It was agreed that Messrs. Thomas and Adams would work with Ms. Kidd to draft a Scope of Work within the next two weeks finish scope.

Discussion Item

Ms. Kidd presented a request for interpretation of a CLURO article for a proposed resubdivision on the corner of Livingston and Adair Streets. The property was one parcel, never platted into lots, and was listed for sale measuring 175' on Livingston Street

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by 156.25' on Adair Street. The purchasers would like to create two lots from the one parcel. The total square footage of each lot would be 13,671.85 square feet and exceeded the minimum requirement. The depth requirement was 120' and the lots would measure 156.25'. She requested an interpretation of whether this request would meet the provisions for Legally Non-Conforming Lots of Records in Article 4, otherwise known as the contiguous lot law. This section usually applied to separating lots and/or those properties not meeting the minimum requirements. A few years ago a CLURO amendment was adopted that allowed frontages with 85% of the required frontage of 90'. The 85% would be 76.5' and the proposal was for a frontage of 87.5'.

The purchaser had submitted an application in May and the property description appeared inadequate. Title work was submitted at the end of June and with the Farmer publishing once per week on Thursdays, the advertisement requirement being three times over 15 days, and a decision was needed before the end of July, Ms. Kidd was requesting the interpretation. If it was determined that a variance was needed, Ms. Kidd requested to hold the work session at the regular meeting on July 23rd and calling for a special meeting and vote on July 30th.

Mr. Thomas asked if the land owner also owned adjacent property and the answer was no. Mr. Blache asked about this being an unplatted parcel. Ms. Kidd said many squares were never platted in the original subdivision. Mayor Villere said it did not appear that subdividing the lot would cause any other resident a disadvantage. Mr. Adams said the request was not much different than the other contiguous lot laws, but he felt it should be a variance case heard by the board. Mr. Blache agreed that a variance case should be presented to the board. The board agreed to hold a work session July 23rd and public hearing on July 30th. This case should be the only case on the July 30th meeting.

Mr. Adams asked Councilman Ellis if there were projects that were a priority to him and he answered having the annexations move forward. He had met with Ms. Kidd about sending notices to the owners. Mr. Adams said contact with the owners prior to an adverse annexation was advisable. It was also stated that the Public Works Department should prepare a cost estimate to connect to City utilities.

Mr. Thomas asked about George Crovetto's site not having the awning installed and landscaping planted. The tent was re-installed in the front of the building. Mr. Thomas asked if there was a time limitation to having the construction completed. Also, there were cars for sale parked all over the property with no landscape screening. Mr. Clark suggested printing up the variance findings and have the applicant sign the letter for enforcement capabilities. Mr. Thomas said the actions needed teeth. Mr. Adams said Mr. Clark had a good suggestion. Mr. Clark said signing the letter would set up a time limit to completion. Mr. Thomas said it went back to enforcement. Mr. Blache agreed that time lines should be established with variances. Ms. Kidd said there were no time limits to comply when the request was to construct a structure. Mr. Adams asked if Mr. Crovetto had performed any modifications to the building and Ms. Kidd answered that he had not. Since Mr. Crovetto had not constructed the canopy and if he had not installed a tent then there was no variance. The used cars were allowed by right. Mr. Clark said there was a value given and he had not complied so there should be some consequences. Mr. Adams said the consequences were up to \$500 in penalty per day through Mayor's court.

Mr. Blache moved to adjourn the meeting, seconded by Mr. Fairley and was unanimously approved.


Lori Spranley, Secretary


Nixon Adams, Zoning Chairman