

**Planning Commission  
Public Hearing  
December 8, 2015**

The meeting was called to order by Chairman Dennis Thomas and the secretary called the roll.

Present: Nixon Adams, Simmie Fairley, Ren Clark, Scott Quillin, Ren Clark and Dennis Thomas Michael Blache

Absent: None

Also present: Louise Scott, Planning Director, Council Member Ernest Burguieres, and Mayor Donald Villere

The case discussed was P15-10-07 Recommendation to the City Council regarding Ordinance 15-21, amending CLURO Section 7.7, Table of Permitted Uses by Zoning District and providing for other matters in connection therewith

Mike Pulaski, 305 Mariner's Island, stated that Council Member Burguieres said he was not sure the case would be heard. Mr. Burguieres asked Mr. Pulaski to provide him the recommendation.

Ms. Scott stated the request was to amend the CLURO for restaurant sit down, taverns, bars and lounges from a Special Use Permit to a Conditional Use Permit.

Mr. Adams said the board should state their findings and did not agree with some of the "Whereas" statements. He did not know of any studies that were referenced in the ordinance. He could not recommend approval of the ordinance based on the Whereas sections. The ordinance referred to the businesses in the B-3 district and did not know what list of criteria could be used to separate the approval of one business from another.

Mr. Blache said he researched information on the findings. The Planning Commission was apolitical, where the City Council was more political on their decisions. Mr. Adams said a recent presentation by Bob Becker discussed how the Planning Commission had evolved for independence and a long term view. Mr. Blache said the Planning Commission could make decisions properly on findings. He thought the board had been appointed since 1963 and he did not see a reason to change the decision making process. There may be a small portion of the B-3 district that was not in agreement with the board's decisions. He suggested the District 3 Council Member should make the citizens aware of the reasons. Mr. Adams said this was one of the times where a City Attorney being present would be helpful. Ms. Scott said the business could be limited through the approval of the liquor licenses. Mr. Clark said the City Council could deny the liquor license. Mr. Adams asked if there was a history of wild bars in the B-3 district. Mr. Clark reiterated that the City Council could stop any bar from opening by not granting a liquor license. Mr. Adams asked how anyone would be able to distinguish a business in one part of the B-3 district from another for approval.

Mr. Thomas said the businesses operated responsibly. When there was a problem, the board addressed the Lucy's Surfer Bar issues by limiting the hours and that solved the problem. The board had acted responsibly. Mr. Clark agreed and he did not understand the rationale for the suggested CLURO change. Mr. Adams said the board could not stop the use, but with a Zoning Permit could place conditions on the business. Ms. Scott said the board understood the ins and outs of the CLURO and Comprehensive Plan where the City Council did not deal with those details. Also, there was no political pressure and the terms of the board expanded longer than the Council terms. The City Council usually took the board's recommendations into consideration.

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Mr. Pulaski agreed with Ms. Scott and Mr. Blache. The revision could make the decision political and the citizens do not need that. It was not broken, so why try to fix it.

Mr. Burguieres had left the meeting and Ms. Bush asked if there was a responsibility to him to wait for action when he could be present. The board decided that action could be handled at the Council meeting.

Mr. Blache moved to recommend no changes to the CLURO and to provide language from the board's comments. Ms. Scott clarified that the motion was to recommend denial. Mr. Blache said it was a recommendation of not being in favor of the proposed changes; it being against the precepts of planning and the citizens were better able to handle the requests. Mr. Adams asked what conditions were there in making decisions on a Conditional use. The motion was seconded by Mr. Thomas. Mr. Blache also stated that the process was nonpolitical, the board was sticking to the long tradition of over 100 years of the planning precepts, and in Mandeville the regulations spanned since 1963. Mr. Clark said it was the board's business to handle it. Mr. Adams said there were other ways to handle the process. Ms. Bush asked what other ways could it be handled. Mayor Villere said at one time it was suggested that liquor licenses should not be within "x" feet of each other. If one business closed there would be another business opportunity. The business could set up without the concern of the Council being indiscriminate. Ms. Scott said the board discussed the tendency of hot issues and the Planning Commission was a lightning rod because they did not worry about being re-elected and could focus on how the case related to the Comprehensive Plan. The requests were not political issues and the board were not politically motivated. Mr. Clark asked if the board approved a bar or tavern and could it be a bad business. The City Council had all manner of ways to deal with that bad decision. The board's record was that they did not usually approve bad bars. Ms. Scott said there was no crystal ball and the board could approve requests with conditions. The board would detail the land use issues and provide solutions to problems. If the bad situation continued, the City Council could revoke the liquor license.

Mayor Villere said the process granted an approval and it was not the board's responsibility for that operator's liquor license. He stated there had been a situation in Chenier that the City Council and police handled effectively. Problems could happen where it was not poor judgement by the Zoning Commission.

Mr. Blache said another finding could be that the board had acted responsibly to correct problems that had arisen. Mr. Fairley called the question. A revised resolution would be emailed to the board for their final review. The vote was unanimously approved.

The next case discussed was S15-12-03 Crosby Development Co., LLC requests tentative subdivision approval of Phase 4C of the Sanctuary Subdivision, to be rezoned to R-1.

Ms. Scott presented a request for Tentative Subdivision approval for Phase 4C which consisted of 24 acres on the plat dated August 5, 2015, prepared by Randall Brown and Associates. The property was in the process of being rezoned from PRD to R-1. The plan included 29 lots, an extension of Juniper Court to Pintail Trace, 1.69 acres of green space, and 18 acres of single family homes. The minimum lot size was exceeded. There were two lots that were accessed through a marginal access with servitudes including a 10' frontage access of the roadway. This will require variances at the final subdivision approval. Previous waivers were granted under the Master plan of sidewalks on each street, and it was originally granted to

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provide a network of pedestrian access. The Oleander Court Extension contained lots 446 and 447 measuring 20' frontage which was less than the 90' frontage.

Mr. Adams said Fire Protection Officer Jason Kaufmann was present from Fire District #4. The board's concern was providing protection with a fire truck driving into a dead end. Mr. Adams asked if the building envelopes could provide more space between the houses. Mr. Kaufmann agreed with that suggestion and also requested more space up the driveway. Mr. Crosby suggested scenarios if one house was on fire and the truck pulled up on the street. Mr. Kaufmann said the issue was stopping too far away from the house. Mr. Crosby suggested a 20' driveway. Mr. Kaufmann said they would need to be able to turn around to get out since it would be difficult to back out. Mr. Adams said the plans must be amended to provide that radius driveway. Mr. Crosby said he would create a turning radius for the driveways. Ms. Scott suggested amending the plat and have the fire department sign off on it as a condition of the tentative approval.

Mr. Quillin moved to approve the plat provided it was amended to address the fire department issues, seconded by Ms. Bush and was unanimously approved.

The next planning case also had two corresponding zoning cases and all three were discussed in conjunction. The planning case was P15-12-11 Recommendation to the City Council regarding Ordinance 15-32 to effect the annexation of a portion of ground situated in Sections 38 and 39, T7S, R11E, St. Tammany Parish, Louisiana, into the corporate limits of the City of Mandeville, designating and assigning the property for purposes of zoning as B-2, Highway Business district and providing for other matters in connection therewith. The zoning cases were Z15-12-12 Recommendation to the City Council regarding Ordinance 15-32 to effect the annexation of a portion of ground situated in Sections 38 and 39, T7S, R11E, St. Tammany Parish, Louisiana, into the corporate limits of the City of Mandeville, designating and assigning the property for purposes of zoning as B-2, Highway Business district and providing for other matters in connection therewith, and V15-12-16 Investar Bank requests a variance to Article 9, Parking and Landscaping, more specifically to Section 9.2.5.5, Landscape Requirements in Districts Other Than Low Density Residential for Site Interior Planting Regulations and Buffer Zone Requirements, Section 9.1.4, Minimum Off Street Parking Requirements by Use for Section 6.3.14, Hospital Services, General and Article 10, Signage, more specifically to Section 10.5.3.3, Freestanding Signs/Table 10.5.3.5, Rules for Freestanding Signs in Combined use and Non Residential Districts, 2929 Highway 190, proposed zoning of B-2.

Mr. Adams said there was an existing building on the site and the use was equal to the City's B-2 zoning designation. Ms. Scott presented that the property was being purchasing, the building would be demolished and redeveloped as an emergency room facility. The recommendation would be to Ordinance 15-32 for the annexation of 1.14 acres with a B-2, Highway Business District zoning designation and located in the Priority 1 annexation area. The adjacent building housing the CVS was also located within the City limits. The variance request was to the landscape requirement, specifically for the 5' required landscape strip and buffer zone requirement for depth of the buffer. The second issue was to Section 9.1.4, Off-Street Parking by Use, for the Hospital Services General designation. There would be no sign variance.

The land use designation of Hospital Services Limited was a permitted use in the B-2 zoning district. The applicant was proposing to construct a new emergency room facility. It would continue to have a contiguous connection to the CVS and also through State Investors to Meadowbrook Drive. The Bippo's building was not in city

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limit with Highway 190 access. The variance request was not to construct the required 5' strip between the building and the vehicular use area. The site would need the width for the parking and emergency vehicles and the request was to relocate the square footage through green space mitigation of 720 square feet required and a proposal of 862 square feet. The rear depth requirement was for a 30' buffer, and there was an existing 30' buffer as developed in the Parish. Because that buffer was a 30' utility servitude, it would be one in the same and not create it was a 60' buffer. In my instances, the utility servitude was clear-cut, but this remained natural. There was also a bike servitude to the rear which was not improved.

Mr. Adams said the mitigation would be moving greenery to front of the street from the front of the building. Ms. Scott said the parking ratio under the land use classification of hospital limited was 1:200 plus 1 space per employee, and the ratio under hospital general was 1:2 beds plus 200 square feet of gross floor area was more in keeping with the operations being proposed. There was not land use classification for an emergency room and the description fell in the middle of each classification. Ms. Scott said the utility servitude functioned as a buffer. Mr. Quillin asked which utility was the servitude and it was answered sewer and water.

Jeff Schoen, representative, said there was subsurface sewer and water to the rear that was owned by H2O. The buffer fully vegetated with trees and plantings. There was an existing greenspace impact. The request did not present any new impact to the rear of the property. Mr. Adams said a neighbor was at the work session and he was more concerned about the ambulance sirens. Mr. Schoen said the purpose of the facility was not to attract or allow emergency vehicles as their first stop destination. The scope was for the patient to be brought to the site by a family member. The only time an ambulance would come to the site was if someone needed to be stabilized to be transported. The idea of sirens and lights was not their business plan. The facility would be available for the public. Mr. Clark clarified that it was not an emergency facility. Mr. Schoen said it was an emergency room, but not a first destination and they would not be a 911 responder. It was intended for uses like an accident in the yard, but more than just an urgent care. They would not allow a stay longer than 23 hours. Car wrecks and heart attacks were not usually this destination if transported in an ambulance, but intended if a spouse drove the patient. The developer had constructed 20 of these types of facilities in this region. This was the first facility in Louisiana. Mr. Blache said the patient could request to be taken to this facility. Mr. Adams asked how many people they would be treating per day. Mr. Schoen said there would be 10-15 patients in a 24 hour cycle. The care would also include emergency room pricing. There would be five employees. Mr. Adams suggested developing a separate land use classification. Mr. Schoen said it was not intended to be an overnight facility with families visiting. The site plan provided 46 spaces which would meet the code.

Mr. Clark asked about the 5' strip in relation to wheelchairs. Mr. Schoen said it was a function of the width of the lot and the relocated green space would create a greater impact from the road. Mr. Adams said if there was the unlikely event of the servitude being cleared; the owner would have a responsibility to replace the greenery. Mr. Schoen said as a corporate citizen they would replace the greenery. It was the City's law that it must be provided. Code enforcement would document it and they would be mandated to replace it. The Certificate of Occupancy could be at risk if they did not meet the condition.

Fire Prevention Officer Jason Kaufmann said Fire District 4 had their own ambulance service and they would not be transporting to this facility. They would transport to an appropriate facility with an MRI machine, cath lab, and operating

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rooms. Mr. Schoen said while lab services would be provided, they were not a treatment facility.

Mr. Quillin moved to recommend approval of Ordinance 15-32 for the annexation with a zoning designation of B-2, Highway Business District, seconded by Mr. Fairley and was unanimously approved.

Ms. Scott reiterated that the landscape regulations for the 5' landscape strip was mitigated to the front of the property, there was a buffer to the rear in the utility servitude, the classification of the land use for parking was an interpretation and was included in the annexation ordinance, the developer would be responsible for the maintenance as shown on the site plan, and there was a proper parking ratio for the use. Ms. Bush moved to grant the variance as outlined by Ms. Scott, seconded by Mr. Blache and was unanimously approved.

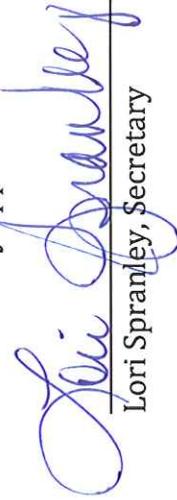
Mr. Quillin moved to adopt the meeting dates for 2016, seconded by Ms. Bush and was unanimously approved.

Adoption of the minutes was deferred until the next meeting.

Mr. Clark moved to open the agenda to request the Critical and Sensitive Committee be reconvened, seconded by Mr. Quillin and was unanimously approved.

Mr. Clark proposed to review drainage overlay and other issues that referred back to the Short Term Work Program. Mr. Clark was the committee chair and Mr. Thomas and Ms. Bush were the other committee members. Mr. Thomas asked to have St. Timothy's landscape plan reviewed because it was not a lush garden and everyone could see the back of the retail building.

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

  
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Lori Spranley, Secretary

  
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Dennis Thomas, Chairman

**Zoning Commission  
Public Hearing  
December 8, 2015**

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

Present: Nixon Adams, Simmie Fairley, Ren Clark, Scott Quillin, Ren Clark and Dennis Thomas Michael Blache

Absent: None

Also present: Louissette Scott, Planning Director, Council Member Ernest Burguieres, and Mayor Donald Villere

Mr. Adams announced that written notice of decisions regarding zoning variances will be filed in the Board's office the following day of this meeting at which time applicable appeal time will begin to run.

The zoning cases discussed in conjunction with the planning case were P15-12-11 Recommendation to the City Council regarding Ordinance 15-32 to effect the annexation of a portion of ground situated in Sections 38 and 39, T7S, R11E, St. Tammany Parish, Louisiana, into the corporate limits of the City of Mandeville, designating and assigning the property for purposes of zoning as B-2, Highway Business district and providing for other matters in connection therewith. The zoning cases were Z15-12-12 Recommendation to the City Council regarding Ordinance 15-32 to effect the annexation of a portion of ground situated in Sections 38 and 39, T7S, R11E, St. Tammany Parish, Louisiana, into the corporate limits of the City of Mandeville, designating and assigning the property for purposes of zoning as B-2, Highway Business district and providing for other matters in connection therewith, and V15-12-16 Investar Bank requests a variance to Article 9, Parking and Landscaping, more specifically to Section 9.2.5.5, Landscape Requirements in Districts Other Than Low Density Residential for Site Interior Planting Regulations and Buffer Zone Requirements, Section 9.1.4, Minimum Off Street Parking Requirements by Use for Section 6.3.14, Hospital Services, General and Article 10, Signage, more specifically to Section 10.5.3.3, Freestanding Signs/Table 10.5.3.5, Rules for Freestanding Signs in Combined use and Non Residential Districts, 2929 Highway 190, proposed zoning of B-2.

Mr. Adams said there was an existing building on the site and the use was equal to the City's B-2 zoning designation. Ms. Scott presented that the property was being purchasing, the building would be demolished and redeveloped as an emergency room facility. The recommendation would be to Ordinance 15-32 for the annexation of 1.14 acres with a B-2, Highway Business District zoning designation and located in the Priority 1 annexation area. The adjacent building housing the CVS was also located within the City limits. The variance request was to the landscape requirement, specifically for the 5' required landscape strip and buffer zone requirement for depth of the buffer. The second issue was to Section 9.1.4, Off-Street Parking by Use, for the Hospital Services General designation. There would be no sign variance.

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that buffer was a 30' utility servitude, it would be one in the same and not create it was a 60' buffer. In my instances, the utility servitude was clear-cut, but this remained natural. There was also a bike servitude to the rear which was not improved.

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Mr. Clark asked about the 5' strip in relation to wheelchairs. Mr. Schoen said it was a function of the width of the lot and the relocated green space would create a greater impact from the road. Mr. Adams said if there was the unlikely event of the servitude being cleared; the owner would have a responsibility to replace the greenery. Mr. Schoen said as a corporate citizen they would replace the greenery. It was the City's law that it must be provided. Code enforcement would document it and they would be mandated to replace it. The Certificate of Occupancy could be at risk if they did not meet the condition.

Fire Prevention Officer Jason Kaufmann said Fire District 4 had their own ambulance service and they would not be transporting to this facility. They would transport to an appropriate facility with an MRI machine, cath lab, and operating rooms. Mr. Schoen said while lab services would be provided, they were not a treatment facility.

Mr. Quillin moved to recommend approval of Ordinance 15-32 for the annexation with a zoning designation of B-2, Highway Business District, seconded by Mr. Fairley and was unanimously approved.

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Ms. Scott reiterated that the landscape regulations for the 5' landscape strip was mitigated to the front of the property, there was a buffer to the rear in the utility servitude, the classification of the land use for parking was an interpretation and was included in the annexation ordinance, the developer would be responsible for the maintenance as shown on the site plan, and there was a proper parking ratio for the use. Ms. Bush moved to grant the variance as outlined by Ms. Scott, seconded by Mr. Blache and was unanimously approved.

The next case discussed was V15-12-18 St. Tammany Parish School Board requests a variance to Section 8.1.4, Supplemental Regulations for Temporary Buildings to allow the installation of portable classroom buildings, and Article 9, Parking and Landscaping, Mandeville High School, 1 Skipper Drive, zoned I.

Ms. Scott presented a request for Mandeville High School that had 10 floating teachers and until a new bond issue could be approved to add a total of 15 modular buildings of which 12 would be placed now and the three in the future. They had submitted plans dated October 27, 2015 for a variance to the greenbelt on Purple Martin Drive due to spacing in that area. There would not be an area for the greenbelt within the property line; however, there was an area between the fence and the paved street that could be planted which was similar to an area that had been approved and planted under a previous variance. The School Board was requesting the same variance to be counted toward greenbelt. The parking site plans indicated an existing approved plan of a 114 parking space deficiency and with the addition of 15 modular classrooms and the additional and deletion of parking spaces the deficiency would increase to 196 space deficiency. The school would control the parking permits to keep the demand in check. The staff had also reviewed the previous landscape requirements of variances for along Purple Martin, the fence along the baseball and softball fields, and the vines and shrubs were growing. The bollards had been installed. In summary, the previous requirements were addressed.

With the approval of a revised site plan for the 15 classrooms and parking variances, the portable buildings would be installed along Purple Martin first, and those located to the rear would be the last ones installed.

Mr. Adams said that area was very industrial looking and suggested the planting of greenery. Mr. Thomas asked about controlling the students and parking areas. Was there a plan for the overflow or down the neighborhood?

Bruce Bundy, Principal, said they issued permits and provided enforcement with tickets. There was disciplinary action taken. Parking did get tighter in the spring, but there would not be any parking in the neighborhoods. With the roadway for Purple Martin Lane being open there was no parking outside of the school. Mr. Thomas asked about permits. Mr. Bundy said they would not allow sophomore students to drive. The number of spring driver's licenses increased, but those students would not be issued permits. His most important need was classrooms. Mr. Clark asked if the parking tickets went to the parents. Mr. Bundy said they did not go home.

Cameron Tipton, Lead Construction Supervisor, said they were immediately proposing six 2 classroom buildings that were modular. In that one area there were 42 parking spaces. Mr. Thomas asked about phases. Ms. Tipton said there were four areas to be utilized with SK3 being one modular and SK5 would be a six modular building. They expected it would be a few years before another bond issue was approved and this requested expansion would cover a few years. Mr. Quillin asked about the plans to replace the parking or would they just be lost. Ms. Tipton

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said initially it was shown there was added opening parking at far end of the stadium, but over time it would have to be worked out with parking permits. Mr. Quillin said he meant with future new construction. Mr. Thomas said he anticipated with the future bond issue that the modular buildings would go away. Ms. Tipton said the proposal might be for two story buildings. Mr. Quillin asked about the portable placement timeline. Ms. Tipton said the first area would be for the upcoming school year. Mr. Thomas asked if they were self-contained modular buildings. Ms. Tipton said they were dry buildings and the restrooms would be located in adjacent buildings.

Mr. Fairley moved to approve the variance, seconded by Mr. Thomas and was unanimously approved.

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

  
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Lori Spranley, Secretary

  
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Nixon Adams, Chairman

**Zoning Commission  
Work Session  
December 8, 2015**

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

Present: Nixon Adams, Simmie Fairley, Ren Clark, Scott Quillin, Ren Clark and Dennis Thomas Michael Blache

Absent: None

Also present: Louissette Scott, Planning Director, Council Member Ernest Burguieres, and Mayor Donald Villere

Mr. Adams announced that any additional information determined to be needed by the Commission in order to make a decision regarding a case shall be required to be submitted to the Planning Department by the end of business on the Friday following the meeting at which the additional information was requested or the case will automatically be tabled at the next meeting.

The next case discussed was V15-12-17 Jack Fischbein requests a variance to Section 7.5.1.3, R-1 Site Development Regulations and Article 9, Landscaping, more specifically to Section 9.2.5.7, Live Oak Protection Requirements, lot 3-A, Lafayette Street, square 29-B, zoned R-1

The applicant had requested to defer discussion until the next meeting.

The next case discussed was SUP16-01-01 402 LLC requests a Special Use Permit to Section 6.4.26 Commercial Recreation/indoor Entertainment to modify the site plan for approval of an expansion of the pavilion in the outdoor are from 1,236 square feet to 2,604 square feet, 402 Lafitte Street, zoned B-3.

Ms. Scott presented a request to modify the approved site plan from the previously approved zoning permit. In 2010, part of the original plan approved was for the use of an outdoor event area containing 1,296 square feet. In 2013, there was a modification to the site plan to allow the construction of a pavilion over the existing patio area. The approval did not change the footprint as approved in 2010 so there were no parking considerations. After the approval, they did not submit an application for a permit.

In November, 2015 a permit application was filed and reviewed on October 30, 2015. The request increased from the approved 1,296 square feet to 2,604 square feet, which was an increase of 1,308 square feet. The staff felt it was a substantial increase and placed the request on the board's agenda. In 2010, the rear parking was created as a parking bank and in 2013 the spaces were constructed. There was an addition of three parking spaces not on the approved plan. The original approval reviewed the assembly area of indoor and outdoor and considered the indoor building area for support. The parking requirement for the support area of 1,348 square feet and the outdoor covered area of 1,296 square feet and the indoor assembly of 1,300 square feet was a ratio of 1:50. In calculating the expanded outdoor assembly area, it would require 26 spaces. The calculation for the assembly area would require 26 spaces so the initial total was 56 spaces. There were 32 spaces constructed 17 spaces included in the parking bank, and 7 spaces on the street. With the new plan there would be 82 spaces required with an on-site deficiency of 22 spaces. With the recent amendment to the CLURO, the board could reduce the required parking by an exception.

Mr. Adams asked about the pervious/impervious coverage. Ms. Scott said she would calculate the number, but she felt it was met. Mr. Adams asked about the parking bank spaces. Ms. Scott said they had already been constructed with an

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additional three spaces. She felt an additional 22 space would be hard to fit on the site. The City parking lot was located a block away and would be within the required 600'.

Vaughan Sollberger, KVS Architects, said it was correct that the parking was not reworked. He had witnessed there was no adverse impact in relation to parking. He did not want to propose the cutting down of more trees and pave more area. The parking requirements had changed in the B-3 district. Ms. Scott said now there could be an approval with an exception and it would not be purely a variance. Mr. Sollberger said the parking bank trees would be required to be cut down and they had moved the gazebo. He felt he could draw a plan that could show the additional required parking spaces and also meet the pervious/impervious calculation. The use of the pavilion area currently had a tent cover and he was trying to compete with other venues of wedding events. The facility could hold 100-150 people outside during inclement area. The tent was not a permanent structure. The newly proposed plan was the same length, but was 12' wider and was located outside of the live oak tree drip line. The structure would be five bays wide instead of four bays for weather and to create an aisle with the landscape in the background.

Mr. Adams said parking in that block was historically a sensitive issue. If Mr. Sollberger could show a plan with a parking bank and an alternate plan it could work. Ms. Scott said the parking plan must reflect what could be built and Mr. Sollberger would have to work around the site for functionality. Mr. Sinclair asked about the church parking lot. Ms. Scott said the parking reduction by exception was to count the spaces across the street if the board felt it was not an adverse impact. Ms. Scott reiterated that the board wanted to see if the spaces could be placed on the site as a parking bank. Mr. Sinclair said he was not changing the usage, but people did not like the tent. He wanted the structure to be nicer and match the building. Mr. Adams said the variance needed a hardship. Parking was a serious issue for review.

Mr. Adams said he did not know the arrangement with the church. Mr. Sinclair said the church often used their parking spaces. Mr. Adams said there was a lease between Our Lady of the Lake and the City with time restrictions. Mr. Adams said he liked retaining the trees on the site, but if Mr. Sollberger could show on a plan that the parking would meet the requirement and remain green it could be reviewed.

Mr. Clark asked if the proposal was for an open or closed pavilion. Mr. Sinclair said it would be an open pavilion. Mr. Thomas asked how it would be heated and cooled. Mr. Sinclair said they would install air conditioners and fans. Mr. Adams asked how this was different from restaurants with indoor and outdoor space. Ms. Scott explained that it differed with the zoning permit approval on the outside space. A restaurant had casual comings and goings and this would be an event all at one time. Ms. Scott said restaurant provisions were the greater area of two spaces with no provision for special events so parking was calculated on the entire area. Mr. Adams said if it did not rain, it would not be a discussion. Mr. Sinclair said most people did not want to be under a tent and he deterred to the client.

Mr. Sollberger asked how much parking was located within 600'. Mr. Blache said there had been one year variances granted in the past. Mr. Sollberger said it would be expensive to do that. Mr. Quillin said the parking lot across the street could be available with time restrictions. Mr. Sinclair said there was Saturday afternoon mass and most of the weddings were at night and walking from the

church. The parking lot was often open and it had not been an issue in the last two years.

Fire Protection Officer Jason Kaufmann said vehicles burn. There were more vehicle than building fires. The Fire Department would need access to get to the vehicles on the property with a 14-15' driveway. Mr. Clark asked if that existed today. Mr. Kaufmann was concerned about the construction of additional parking. Ms. Scott said the driveway size would not change. Mr. Thomas asked about discussing the use of the church's cafeteria spaces. It was suggested to work out an agreement with Our Lady of the Lake. Mr. Clark said if Mr. Sinclair was being allowed the use of the parking lot on an informal basis for the extra parking needs then it must become more formal. Mr. Sinclair said the day weddings were small.

He stated he would discuss it with Fr. Lomax this week. Mr. Adams said parking was an issue in this area. Mayor Villere suggested the construction of a few spaces on Madison Street. He agreed there did not appear to be a problem with parking with events. He suggested approving the request provisionally with a letter from Fr. Mark Lomax for the use of the parking. Our Lady of the Lake had first rights to the parking lot during mass time. Outside of that time limitation, anyone could use it. Mr. Adams said the contract included holy days of obligation. Mr. Clark said it was a shared resource and a formal agreement could be the parking solution. Mr. Quillin asked if the angle parking was provided by the City or the church. Mayor Villere said it was on the right of way. Ms. Scott asked about parking on the north side of Madison Street on the street. Mr. Quillin said it was within 600'. Mr. Sollberger said Mr. Sinclair had been a good neighbor. Mr. Adams said the cleanest solution would be an agreement with Our Lady of the Lake. Mr. Clark said moving the gazebo would be unfortunate. Mr. Sollberger said the gazebo had been moved to its present location in 2010. Mr. Adams said it was in the interest of the City not to install more concrete. Mr. Blache requested a plan showing the proposed parking bank for the additional spaces. Any agreement between the two parties would have to identify peak demand times and approved as an exception.

Mr. Blache asked if there was another option if it was in the board's purview to grant the reduction. Ms. Scott said the approval would be an exception if the board determined the spaces were not needed or there was adequate public parking within 600'. Mr. Clark said vegetation should not be degraded for more parking spaces. Mr. Adams requested the applicant present a plan for review that would include the parking spaces as a parking bank. Mr. Clark said there should be a document of agreement from Our Lady of the Lake.

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



Lori Spranley, Secretary



Nixon Adams, Chairman