

**Planning Commission
Public Hearing
April 8, 2014**

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

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

Absent: None

Also present: Louissette Kidd, Planning Director

Short Term Work Program

Ms. Kidd presented copies of the Short Term Work Program. The board had completed Phase 1 of the CLURO amendments. Since the Short Term Work Program was usually adopted in June, Ms. Kidd was preparing this year's program and would include what items had been adopted and prioritize what have left. Preparing the list at this time would help with the budget processing. Last year the board eliminated items and focused on actions and priority.

The focus on task number 11 was the revisions to the CLURO. Tasks completed under the CLURO amendments were signage in the B-3 District, digital and sign standards. Councilman Ellis had an amendment for consideration on digital signage to not allow them on state or federal highways other than North Causeway Boulevard. The idea was to have limitations to other roads. That amendment was not adopted. There was overall support for the idea, but it was more drastic than just as an amendment. It should be included as a public hearing. Mr. Adams said he was most concerned about West Causeway Approach. The B-e District uses, parking and design standards, and height standards were all complete. He said the memo included items to be added to the list and asked the board if there were any other items for inclusion. He suggested breaking task number 11 into more phases and included the additional items. There should be \$15,000 left in budget this year and the City Council would adopt the new budget in August.

Mr. Adams said the board needed a consultant and suggested breaking the items for consideration down since the board did not know the cost for each phase. He suggested including all items and request a cost before presenting it to the City Council. Ms. Kidd was in agreement and requested a list of any additional items so she could prioritize the tasks. Mr. Adams said all CLURO items were number 1 priority. Ms. Kidd said the fill and critical areas could be addressed as one item. Mr. Adams suggested asking Mr. Lauer for a cost and time estimate. Mr. Quillin agreed to ask the City Council for the funding for items. He agreed with Mr. Adams about not knowing how to break it out without knowing the cost. Mr. Blache also agreed to prioritize the items and get a bid as an itemized fee. Mr. Adams said he wanted to complete all CLURO amendments in this year. Mr. Blache said the board would need to review the Town Center District and Ms. Kidd said it was a Priority 1 listing.

Task 1 - priority 1, could be administrative.

Task 2 - priority 2, the City would like to develop an area plan to define the parameters rather than let developer do that. If adopted, the area plan would outline unique items and issues associated with the site. The plan could be more restrictive than the existing CLURO. Ms. Kidd said a demolition permit was issued to remove the concrete. The goal was to clean up the site to make it more marketable. Mr. Adams said there was someone who thought Dr. Pittman could sell the crushed concrete. Ms. Kidd said the City had wanted the owner to clean up the site for years and now there was an opportunity for someone to come in and do it. Mr. Clark said Mr. Lambert had prepared a schematic several years ago. Mr.

Thomas asked why would the City spend money to develop an area plan. Ms. Kidd suggested that the City did not want a site full of multi-family development. Mr. Adams said density had to be determined by traffic before any development could be proposed. The City needed a plan of how to get traffic in and out of the area. Mr. Blache suggested a moratorium on that development to look at the property. Mr. Adams said the City had to have the timing correct, but have some report at the end to solve the problem. Mr. Blache said it might be a greater priority than 2.

Task 3 was the transportation plan which could solve Task 2. There could not be a moratorium established once there had been a submittal.

Task 4 – priority 5, the Parish worked through creating a large part of land as a bank. Mr. Clark said he thought a large amount of the land was marked for conservation.

Task 5 – Hospital/Pelican Park/Fountainbleau/Nature Center was priority 5, infill was a priority 1 and the west wetlands was a priority 3. The City had identified the infill area that and could remain as a 1, the hospital area could remain as a 5, and the west wetlands could remain as a 3. Mr. Adams asked why the area was not annexed since the City owned the property. Ms. Kidd said some of the area was leased but most of it was City owned.

Task 6 – priority 1, the second part of this task was for the cypress swamps on the lakefront. That project was designed and had been submitted but DEQ had not yet funded it. The project included a connection between Sunset Point and Lakeshore Drive as part of the restoration and the embankment had a pedestrian connection, but there was some opposition.

Task 7 – priority 2, the Parish had adopted an increased height regulation. The staff had met with the Parish and the Council Members had some agreement to go back and address the issue.

Task 8 – priority 5, there were some concern for the marina districts. If Pre Stressed was developed with a marina, they would have to follow the site development criteria for PM1. Ms. Kidd said these criteria had never been tested. Mr. Clark said on the limit of how high they could build. Ms. Kidd said this included boathouses. Between Mariner's Village and Pre Stressed, she suggested a change from a priority 5. They would need someone with knowledge about marinas to move forward. Mr. Adams suggested creating a Lake Marina District. Ms. Kidd suggested reviewing the criteria and updating what was existing. Mr. Clark suggested asking the state DEQ to move the sensor from the railroad bridge to south of the marinas. Mr. Clark suggested a starting point being how large a boat would be allowed.

Task 9 – priority 1.

Task 10 – priority 2.

Ms. Kidd requested board comments for compilation and have a discussion about priorities. The CLURO amendments were under Task 11.

Mr. Clark said in Old Mandeville an absolutely critical issue was the Bayou Coquille watershed and potentially more damage. There was a 3' foot mound and then a chateau built on top. Before houses were built on grade and no fill. Fill was a hydrologic function issue. It was being said all over Mandeville that people had not seen as much water. He would give this a negative 1. Mr. Adams said it was

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important to protect the areas along all of the bayous and undeveloped wetlands. It had previously been discussed to hire a green print company.

Ms. Bush moved to approve the minutes of June 4 and July 23, 2013, seconded by Mr. Thomas and was unanimously approved.

Mr. Fairley moved to approve the minutes of August 27, 2013, seconded by Mr. Clark and was unanimously approved.

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



Lori Spranley, Secretary



Dennis Thomas, Chairman

**Zoning Board
Public Hearing
April 8, 2014**

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

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

Absent: None

Also present: Louisette Kidd, Planning Director

The first two cases were discussed in conjunction. They were Z14-04-03 Cindy and Clyde Touchstone request a zoning permit to Section 6.2.7, Multi-Family, 124 Lafitte Street, zoned B-3, and V14-04-04 Cindy and Clyde Touchstone request a variance to Section 7.5.10.3, B-3 Site Development Regulations and Article 9, Parking and Landscaping, 124 Lafitte Street, zoned B-3.

Mr. Quillin moved to table the case, seconded by Mr. Fairley and was unanimously approved.

Mr. Thomas asked about who handled enforcement issues. He asked specifically about the variances to Mandeville High School, and Ms. Kidd said the staff had received a plan and was working on it. Mr. Thomas asked for answers on the George Corvette variance, the metal buildings at Our Lady of the Lake, and drainage plans for the house in West Beach Parkway Subdivision being an interpretation. He felt the board was updating the ordinance, but there was no enforcement. Mr. Clark said there were dump trucks with fill and Ms. Kidd said Mr. Brown had put a cease and desist order on the property. Mr. Thomas said variances were granted, but there was no enforcement of the landscaping. The Mandeville High School did replace planting around the ball field. Ms. Kidd said one person was doing the enforcement, and she would love to have help in enforcement. Ms. Gleason tried to handle maintenance and replacement of landscaping for commercial development. In regard to the George Croveto variance, the areas on North Causeway with the car lots included legal issues that were being handled by the City Attorney. Mr. Clark said Mr. Brown was doing inspections, enforcement, and was the Floodplain Manager. Dealing with grant issues was time consuming. This was all being done besides the daily issues and building permits. Mr. Adams asked if there should be a task item for staff for enforcement. Mr. Thomas would like to include in the Short Term Work Program a staff member for enforcement. Mr. Clark suggested the board members write a letter to the City Council. Mr. Blache was in agreement.

Ms. Bush moved to approve the minutes of June 4 and July 23, 2013, seconded by Mr. Thomas and was unanimously approved.

Mr. Fairley moved to approve the minutes of August 27, 2013, seconded by Mr. Clark and was unanimously approved.

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


Lori Spranley, Secretary

Nixon Adams, Chairman

**Planning Commission
Work Session
April 8, 2014**

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

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

Absent: None

Also present: Louise K Kidd, Planning Director

Mr. Thomas 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 planning case discussed also had a corresponding zoning case and both cases were discussed in conjunction. The planning case discussed was R14-04-02 Rouse/Kingsmill, LLC requests a resubdivision of Parcel P-7 into lots P-7-1 and P-7-2, North Corporation Village, zoned PCUD, and the zoning case discussed was V14-04-05 Rouse/Kingsmill, LLC/SLS Development LLC requests a variance to Section 7.5.9.3, B-2 Site Development Criteria, Article 9, Parking and Landscaping, proposed Parcel P-7-1, North Corporation Village, zoned PCUD.

Ms. Kidd presented a request for a minor resubdivision into two lots zoned Planned Combined Use District under Ordinance 04-45 which created seven lots. Parcel P-7 was the property on the point of East Causeway Approach and Florida Street Extension. There were two other undeveloped lots adjacent to this property. Proposed Lot P-7-1 would be developed for a medical office. A shared driveway from East Causeway Approach to Florida Street Extension was proposed which complied with the CLURO regulation for connection to both properties. The staff would follow up with Causeway Commission. A variance was also requested for site development criteria, parking and landscaping.

Ordinance 04-45 outlined the uses for the properties. The medical office use was permitted under the ordinance. The site plan indicated 50' Cleco servitude along Florida Street Extension. There were similar variances granted for other properties along this street and landscape plans were submitted after discussions with Cleco. A 15' greenbelt shown within the 50' servitude and there was a 15' City servitude. The Public Works Department had no objection to some shrubbery being planted, but not trees because of water and sewer lines. The parking was placed 15' from the property line and power lines directly above the parking spaces. There was some early discussions through the Design Review Committee that it was their preference to locate the building as close to the point as possible to frame it. However, in doing that there was a limitation with the 50' Cleco servitude. There was also a 25' greenbelt along East Causeway Approach. There could be an encroachment up to 10' of the property line as long as they maintained the flexibility in other places on the site. The CLURO stated the greenbelt must be behind the utility servitude, which was hard to do. Another version of the building was shown which increased the square footage of building and provided less area for the parking.

The current plan was for a 6,500 square feet of building. The doctor did not feel that he needed a 1:150 ratio and would green bank the spaces that he felt were not needed. Additionally, City regulations when adopted in the Gateway Overlay District increased the greenbelt to 25' and the discussion was not to penalize the development for square footage on the site. The CLURO allowed for a reduction in

the parking within this district. This would also the parking to be reduced by 29 spaces and that would be an undesirable amount of parking, but the reduction would meet the parking requirement. With a 6,500 square foot building there would be a 43 spaces requirement using a 1:150 ratio. With the reduced calculation the parking would be 29 spaces including 4 banked spaces at 1:225 ratio. Retail shops were 1:250, administrative offices were 1:200, and shopping centers were 1:222 ratios.

Mr. Adams said they would be creating their own problem if they did not construct the parking. There was no other place to install parking. Ms. Kidd said a different type medical practice could need all of the required parking spaces. Mr. Clark asked what type of practice was proposed and Ms. Kidd answered that it was a plastic surgeon. The doctor indicated the need for 16-20 spaces. The variances were specifically for the greenbelt to allow a 15' greenbelt located under the power line and in the Cleco and City utility servitudes. This was typically granted in the past when reviewed by both Cleco and the City to allow for planting. Cleco would allow shrubs and Class B trees. The Public Works Department wanted to look at the root systems and they were not sure how deep the lines were. The second variance request was to allow a reduction of the 25' greenbelt. The encroachment could be allowed with flexibility to get closer to the point. In doing so, there was little area to give the encroachment of green back into the site. It could be allowed through a variance and allow planting closer to the point. The Rouse's area was conditioned for a 50' greenbelt on East Causeway Approach and this would be 10' in some areas. Mr. Adams said the board understood there would be a reduction of the greenbelt with the shape of the property. Mr. Quillin said the board was subdividing a lot. Mr. Clark said a five story building could be built on a smaller footprint and get more green area. Mr. Quillin said there was a line drawn for a one acre lot and was thinking about an out of the box solution if the two lots were more equal in size.

Phillip Manchester, developer, said they tried to get a palatable lot size from a density standpoint and medical offices were usually 8,000 to 10,000 square feet of building per acre. With the size of the lot, this building needed to be smaller. The seller was asking a reasonable, but expensive price and that was the function of the acre sized lot. Mr. Adams said this was a terminal view coming down the Causeway Approach and everyone wanted it to look nice. He did not want to see the back of the building on the street. Mr. Manchester said that issue had been discussed. With the height, mass and scale of the building would have more of a custom residential appearance with buffering. Mr. Adams said the landscaping would need to be special. Mr. Blache asked about a break in the greenery on a portion of the building. Mr. Manchester said it was different mass on that part of the building. The back of the building would be a feature. Mr. Blache asked for a conceptual drawing to visualize it. Mr. Manchester said he could provide it. Mr. Clark said a large canopy of trees in the servitude would not happen. Blane McGray, architect, said the drawing was intended to show the potential planting areas.

Mr. Manchester said it was a single story building and it was a destination based building. It was not a high profile building and wanted it to fit into the surroundings. Ms. Kidd said from a timing standpoint, the memos and case summaries, identified uses and provided the uses satisfied with the site plan approval was deferred to Planning Commission. This ordinance had language stating that all site plan approval would go back to City Council for approval with a recommendation from the Planning Commission. She had discussed the issue with the City Attorney and the options did nothing for developer on time. The board could amend the ordinance for the next development if they wanted. At this time, at the second April City Council an ordinance would be introduced to approve the site plan and the board could make a recommendation. Mr. Adams said there was going

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to be at least one Council member who would be interested in a good appearance with the location being outside of her subdivision.

Ms. Kidd said the direction was a reduction in the greenbelt and she would rerun the calculations. The building would be placed within 10' of the property line and a limited amount of square feet being given back as a greenbelt. Would the board be agreeable to a 15' greenbelt on the Florida Street Extension side of the property? And thirdly, even though the development technically met the parking with the reduction, since it was a Planned District the board could recommend by ordinance to comply with whatever the board decided. Ms. Kidd said the parking calculations were amended to a ratio of 1:150. Mr. Clark said if a patient was not well, they did not need to have to worry about where to park.

Mr. Adams asked about the pervious paving area. Ms. Kidd had that same question. Mr. Manchester said there was a 25% minimum requirement, and Ms. Kidd stated for the site. Mr. Manchester said that was a misunderstanding. Ms. Kidd said the required minimum pervious coverage requirement of 75%. Mr. Quillin said with over $\frac{3}{4}$ of the property was a servitude or greenbelt. Because the lot was not resubdivided, and he thought it would look nice but was concerned about it being pushed so close. He understood the cost standpoint but that was not a consideration for the board. But, if there was a way to shift the building west to pull it off the servitude he would feel better but he was not an architect. Ms. Kidd said the Design Review Committee wanted to see the building get closer to the point but realized with servitudes and greenbelts they would not be getting as close as they thought. Mr. Manchester said the drive and parking under the power lines, pushing the building any further to the point would lose the gain. Ms. Kidd said it seemed that the board wanted more green than building to the point.

Mr. Quillin said it was his opinion to move the building further west or left and keep the same shape and off the greenbelt. Mr. Adams said south of the property line was green space on public property and if maintained would take the place of the greenbelt. Mr. Manchester said there was an additional 38-40' from the road to the property line. Mr. Blache said instead of Class A or B trees have another type tree and more of them. Mr. Clark asking moving the building some feet north and west, at what point do cars have problem getting out of the parking lot. Ms. Kidd said the original plans had the building out of the greenbelt. They started moving the building under the direction of Design Review Committee. At this point, they needed some direction because they were being told different things by different groups. Mr. Clark said taking the northwest extreme and moving it north and west there was room unless it was getting into the way of parking for entrance and egress. Mr. Manchester said there was a plan with the required number of parking spaces and the building was 5,000 square feet. The doctor wanted 7,000 square feet and there was not enough parking. By moving the building as Mr. Clark was suggesting would lose one or two parking spaces. Mr. McGray said moving the building up was a terrible location for the site and would reduce the size of the building. Mr. Manchester said the building could be placed more westerly. Ms. Kidd said if the goal was out of the greenbelt on East Causeway Approach that could be accomplished. Mr. Thomas asked if Ms. Gleason had looked at the site, and Ms. Kidd said not yet. Ms. Kidd told the developer if live oak trees were located on the site they would need to be mitigated.

Mr. Adams asked how the cars would access East Causeway Approach. Mr. Manchester said there would not be a cut, and Florida Street Extension would be used. The shared driveway was broken up not to have a straight shot. Ms. Kidd was said in redrawing the site plan, the 50' servitude and 25' greenbelt would not allow getting close to the point. That would not happen to have the building frame the

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point. The idea to move out of the greenbelt seemed important to the Planning Commission and that was the direction they needed. The developer needed to know what to work within for the greenbelt.

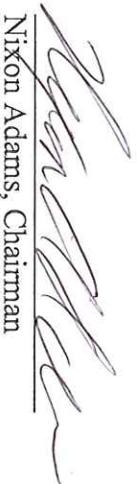
Ms. Kidd said the Winn Dixie was a 15' greenbelt and was in place before the 25' requirement. Mr. Quillin asked the intent of the shared driveway. He was concerned about the subdivision hoping across it to get to the other major thoroughfare. Mr. Adams said there was a talk at one time of changing the geometry on the Florida Street Extension. This should be discussed with the Causeway Commission.

Ms. Kidd said direction on what the board wanted to see on the greenbelt was needed. Mr. Manchester said was amenable to providing a landscape plan and sample elevations there were so many plans. Mr. Blache said a conceptual vision of the building and then the board could work on the location. Ms. Kidd said at the next meeting the board could look at the site plans. Mr. Clark asked 10' to the north and 5' to the west. Mr. Manchester said they would lose all north side parking. Mr. McGray said the top line of the building must remain not to lose any square footage of the building. Mr. Adams said if the Causeway Commission did any work on the point, moving the building to the northeast would get close to that work. Mr. Manchester said the Causeway Commission had ideas of a larger scale at one time. But, that did not appear to be going to happen. They were reacting to the Design Review Committee. The best way to do it was to be cognizant of the greenbelt and understand they could only move to a certain point on the point. It was not a greenbelt function, but a servitude function. Ms. Kidd said a 90 degree angle with a parking space of 8.5' x 18.5' would require a 28' backup and the table provided a sliding scale of space size and backup width. Mr. Thomas said the shared parking showed 5 spaces and no one was taking credit for parking on the other side of line. Ms. Kidd said she did not believe the property owner would want that piece encumbered. Mr. Manchester said they would develop the shared driveway to full extent, but was not their decision. They thought it was a good use for the property as opposed to a restaurant or hotel. Mr. Blache asked to hear from the Causeway Commission of their plans for that intersection.

Mr. Manchester said their goal was a proposal and he asked what the board wanted. Mr. Adams asked why they would not want the public face of the building on East Causeway Approach. Mr. Manchester said it would be another front and the elevation would be agreeable to the board. It was their intent not to be able to tell which side was the front or back of the building. Mr. Adams said talking with the Causeway Commission was very important.

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


Lynn Spranley, Secretary


Nixon Adams, Chairman

**Zoning Board
Work Session
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Present: Scott Quillin, Nixon Adams, Rebecca Bush, Ren Clark, Michael Blache, Dennis Thomas and Simmie Fairley

Absent: None

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Mr. Adams asked about the pervious paving area. Ms. Kidd had that same question. Mr. Manchester said there was a 25% minimum requirement, and Ms. Kidd stated for the site. Mr. Manchester said that was a misunderstanding. Ms. Kidd said the required minimum pervious coverage requirement of 75%. Mr. Quillin said with over ¾ of the property was a servitude or greenbelt. Because the lot was not resubdivided, and he thought it would look nice but was concerned about it being pushed so close. He understood the cost standpoint but that was not a consideration for the board. But, if there was a way to shift the building west to pull it off the servitude he would feel better but he was not an architect. Ms. Kidd said the Design Review Committee wanted to see the building get closer to the point but realized with servitudes and greenbelts they would not be getting as close as they thought. Mr. Manchester said the drive and parking under the power lines, pushing the building any further to the point would lose the gain. Ms. Kidd said it seemed that the board wanted more green than building to the point.

Mr. Quillin said it was his opinion to move the building further west or left and keep the same shape and off the greenbelt. Mr. Adams said south of the property line was green space on public property and if maintained would take the place of the greenbelt. Mr. Manchester said there was an additional 38-40' from the road to the property line. Mr. Blache said instead of Class A or B trees have another type tree and more of them. Mr. Clark asking moving the building some feet north and west, at what point do cars have problem getting out of the parking lot. Ms. Kidd said the original plans had the building out of the greenbelt. They started moving the building under the direction of Design Review Committee. At this point, they needed some direction because they were being told different things by different groups. Mr. Clark said taking the northwest extreme and moving it north and west there was room unless it was getting into the way of parking for entrance and egress. Mr. Manchester said there was a plan with the required number of parking spaces and the building was 5,000 square feet. The doctor wanted 7,000 square feet and there was not enough parking. By moving the building as Mr. Clark was suggesting would lose one or two parking spaces. Mr. McGray said moving the building up was a terrible location for the site and would reduce the size of the building. Mr. Manchester said the building could be placed more westerly. Ms. Kidd said if the goal was out of the greenbelt on East Causeway Approach that could be accomplished. Mr. Thomas asked if Ms. Gleason had looked at the site, and Ms. Kidd said not yet. Ms. Kidd told the developer if live oak trees were located on the site they would need to be mitigated.

Mr. Adams asked how the cars would access East Causeway Approach. Mr. Manchester said there would not be a cut, and Florida Street Extension would be used. The shared driveway was broken up not to have a straight shot. Ms. Kidd was said in redrawing the site plan, the 50' servitude and 25' greenbelt would not allow getting close to the point. That would not happen to have the building frame the point. The idea to move out of the greenbelt seemed important to the Planning Commission and that was the direction they needed. The developer needed to know what to work within for the greenbelt.

Ms. Kidd said the Winn Dixie was a 15' greenbelt and was in place before the 25' requirement. Mr. Quillin asked the intent of the shared driveway. He was concerned about the subdivision hoping across it to get to the other major thoroughfare. Mr. Adams said there was a talk at one time of changing the geometry on the Florida Street Extension. This should be discussed with the Causeway Commission.

Ms. Kidd said direction on what the board wanted to see on the greenbelt was needed. Mr. Manchester said was amenable to providing a landscape plan and sample elevations there were so many plans. Mr. Blache said a conceptual vision of the building and then the board could work on the location. Ms. Kidd said at the next meeting the board could look at the site plans. Mr. Clark asked 10' to the north and 5' to the west. Mr. Manchester said they would lose all north side parking. Mr. McGray said the top line of the building must remain not to lose any square footage of the building. Mr. Adams said if the Causeway Commission did any work on the point, moving the building to the northeast would get close to that work. Mr. Manchester said the Causeway Commission had ideas of a larger scale at one time. But, that did not appear to be going to happen. They were reacting to the Design Review Committee. The best way to do it was to be cognizant of the greenbelt and understand they could only move to a certain point on the point. It was not a greenbelt function, but a servitude function. Ms. Kidd said a 90 degree angle with a parking space of 8.5' x 18.5' would require a 28' backup and the table provided a sliding scale of space size and backup width. Mr. Thomas said the shared parking showed 5 spaces and no one was taking credit for parking on the other side of line. Ms. Kidd said she did not believe the property owner would want that piece encumbered. Mr. Manchester said they would develop the shared driveway to full extent, but was not their decision. They thought it was a good use for the property as opposed to a restaurant or hotel. Mr. Blache asked to hear from the Causeway Commission of their plans for that intersection.

Mr. Manchester said their goal was a proposal and he asked what the board wanted. Mr. Adams asked why they would not want the public face of the building on East Causeway Approach. Mr. Manchester said it would be another front and the elevation would be agreeable to the board. It was their intent not to be able to tell which side was the front or back of the building. Mr. Adams said talking with the Causeway Commission was very important.

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



Lori Spranley, Secretary



Nixon Adams, Chairman

**Exhibit 1: Short Term Work Program
2014/2015
Working draft**

Task #	Action	Tool	Priority	Initiating Entity	Policy Citation	Potential Funding	Status
1	Adjust subdivision development application fees and review all development associated fees	Development Regulations	1	<ul style="list-style-type: none"> ▪ Mayor, with ▪ Finance ▪ Planning ▪ Public Works 	1.10	General Fund	Preliminary steps taken
2	Prepare area plan for Pre-Stressed	Area Plan	2	<ul style="list-style-type: none"> ▪ Planning Commission 	12.1-12.8	General Fund / Property Owner	
3	Prepare a comprehensive transportation plan for the entire city, including access across N. Causeway, access to Pre-Stressed/Mariner's Village; the four corners area.	Facility Plan	1	<ul style="list-style-type: none"> ▪ Planning Commission ▪ Public Works ▪ Finance 	1.10 4.1-4.5 12.1 15.4	Street Fund Grants State	Mayor and City Council initiated first steps in 2013.
4	Prepare area plan for State Hospital area in coordination with the State and Parish.	Area Plan	5	<ul style="list-style-type: none"> ▪ Planning Commission ▪ Parish Planning Commission ▪ State DHH and State Lands ▪ LRA 	13.1-13.4	State Lands	Monitor Parish's efforts in development of property
5	Complete Annexations of priority 1 areas as identified in the annexation growth plan <ul style="list-style-type: none"> • Hospital/Pelican Park/Fountainbleau/Nature Center • Infill • West Wetlands 		5 1 3	<ul style="list-style-type: none"> ▪ Planning Commission ▪ Planning Director ▪ City Council ▪ City Attomey 	Goal 1	General fund	Infill areas have been prioritized for annexation

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