

**Planning Commission  
Public Hearing  
April 22, 2014**

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

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

Absent: Michael Blache and Scott Quillin

Also present: Louissette Kidd, Planning Director, Mayor Donald Villere and Council Member Rick Danielson and Carla Buchholz

The first planning case 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 said Ordinance 04-45 outlined the uses on all of the parcels for this development, and it included language that approval of any site plan was required to be approved by the City Council with a recommendation from the Planning Commission. The City Council would introduce an ordinance at Thursday night's meeting and the Planning Commission would make a recommendation at the next meeting. The ordinance was proposed to change the ordinance for the approval Parcel P-7-2.

A new site plan was presented as requested at the work session. There was a 50' Cleco servitude along the Florida Street Extension with proposed parking under the power lines. It was ideal because planting under the power lines was difficult. There was a 15' greenbelt, but it would be located within the 50' Cleco servitude and the City's 15' water and sewer servitude. There was a discussion with the Department of Public Works and they requested to approve any landscaping in that area for shallow rooted plants. There would be a variance to allow the greenbelt within the servitudes. The latest revisions, as discussed at the last meeting, on East Causeway Approach would have a 25' greenbelt. The Design Review Committee requested to place the building as close to the point as possible. However, after several versions, it was not possible. After the last meeting, it was discussed to locate the building further back on the site, use the flexibility of greenbelt which would allow the building to encroach into the 25' greenbelt up to a distance of 10' which was done and the remaining area would make up the area of flexibility.

There was a proposed shared driveway, and the plan was forwarded to the Causeway Commission for comment. They responded that there was no request for a median cut and there were no issues with the driveway in proximity to the intersection.

In working through the site interior landscaping, it was calculated at 8%. The calculations in the vehicular use was 15,629 square feet. The other issue discussed was the parking requirements at a ratio of 1:150 or 43 spaces. When the City adopted the Gateway Overlay regulations there was an increase in the greenbelt, but it also included a formula for parking reduction not to penalize the businesses. In this case because the greenbelt along East Causeway was so long, the formula reduced the requirement by 29 spaces. However, this use was a medical office so the board may want to revisit the requirement. The proposed number of spaces was 28, which was a 1:230 ratio. The parking requirements range from shopping centers of 1:200, 1:222, and 1:250 so the proposal was in the ballpark.

She asked the board if they were comfortable with the demand of this use and if they thought in the future if would be adequate.

Mr. Adams asked if there was a variance request. Ms. Kidd said the request as to allow the greenbelt to be located in the utility servitude. Scott Ritter, architect, said if in keeping with the reduction by the code no variance would be required. Mr. Ritter said to allow the greenbelt within the servitude was the request. Ms. Kidd said the proposal was when the facade was in the greenbelt making it up in the servitude, but now the flexibility was outside of the servitude. Mr. Ritter said they had slightly reduced the size of the building. The 28 space count included four banked spaces and it was their intent not to construct them, but would want to build them in the future as needed. They preferred green space and if the client was agreeable with 24 spaces, they would like to construct that number.

Ms. Kidd said the variance for parking along Florida Street required an island that was not shown; however, the Landscape Inspector had requested to increase the entry island for a larger planting area so the variance should also include allowing a row of parking without a landscape island. The larger island would allow for more substantial planting.

Mr. Thomas asked about the electric poles in the parking lot. Mr. Ritter said the plan explained where the poles were located. There was a pole located in the large island so there would need to be low planting. Mr. Ritter said they were trying to get as much parking as possible. If the parking reduction was as low as 23 spaces, he could put create another island. Mr. Adams asked about any waivers. Ms. Kidd said the resubdivision could have been handled administratively, but since it was a Planned District all cases were presented to the board. Mr. Ritter wanted to present as much information to the board as possible.

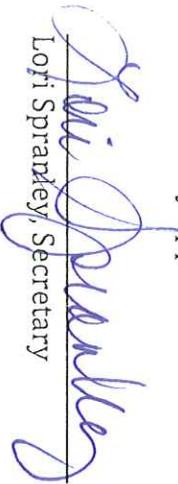
Mr. Thomas asked about which prototype presented would be built. Ms. Bush and Mr. Thomas expressed their preference to the plan on the right. Ms. Kidd said the proposals would be presented to the Design Review Committee.

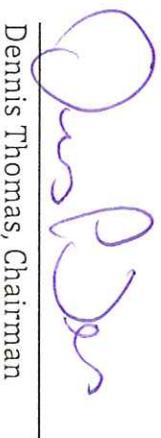
Council Member Carla Buchholz thanked them for the proposed green space. She lived in the Golden Glen Subdivision and in discussions with some of the neighbors she could report back about the green space. She indicated that she was in agreement about the design to the right of the page.

Ms. Bush moved to approve the resubdivision of the property into two parcels and grant the variance to allow the placement of parking in the servitude, rearrangement of the interior greenbelt so the parking was not broken up, create a larger island at the entrance of the property, and with a preference for design on the upper right corner, seconded by Mr. Fairley and was unanimously approved.

Mr. Clark moved to approve the minutes of March 11, 2013, seconded by Mr. Fairley and was unanimously approved.

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

  
Lori Spranley, Secretary

  
Dennis Thomas, Chairman

**Zoning Commission  
Public Hearing  
April 22, 2014**

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

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

Absent: Michael Blache and Scott Quillin

Also present: Louissette Kidd, Planning Director, Mayor Donald Villere and Council Member Rick Danielson and Carla Buchholz

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 case also had a corresponding planning case, and both cases were discussed in conjunction. The planning case discussed was R14-04-02 Rouse/Kingsmill, LLC requests a subdivision 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 said Ordinance 04-45 outlined the uses on all of the parcels for this development, and it included language that approval of any site plan was required to be approved by the City Council with a recommendation from the Planning Commission. The City Council would introduce an ordinance at Thursday night's meeting and the Planning Commission would make a recommendation at the next meeting. The ordinance was proposed to change the ordinance for the approval parcel P-7-2.

A new site plan was presented as requested at the work session. There was a 50' Cleco servitude along the Florida Street Extension with a proposed parking under the power lines. It was ideal because planting under the power lines was difficult. There was a 15' greenbelt, but it would be located within the 50' Cleco servitude and the City's 15' water and sewer servitude. There was a discussion with the Department of Public Works and they requested to approve any landscaping in that area for shallow rooted plants. There would be a variance to allow the greenbelt within the servitudes. The latest revisions, as discussed at the last meeting, on East Causeway Approach would have a 25' greenbelt. The Design Review Committee requested to place the building as close to the point as possible. However, after several versions, it was not possible. After the last meeting, it was discussed to locate the building further back on the site, use the flexibility of greenbelt which would allow the building to encroach into the 25' greenbelt up to a distance of 10' which was done and the remaining area would make up the area of flexibility.

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businesses. In this case because the greenbelt along East Causeway was so long, the formula reduced the requirement by 29 spaces. However, this use was a medical office so the board may want to revisit the requirement. The proposed number of spaces was 28, which was a 1:230 ratio. The parking requirements range from shopping centers of 1:200, 1:222, and 1:250 so the proposal was in the ballpark. She asked the board if they were comfortable with the demand of this use and if they thought in the future it would be adequate.

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Mr. Thomas asked about the electric poles in the parking lot. Mr. Ritter said the plan explained where the poles were located. There was a pole located in the large island so there would need to be low planting. Mr. Ritter said they were trying to get as much parking as possible. If the parking reduction was as low as 23 spaces, he could put create another island. Mr. Adams asked about any waivers. Ms. Kidd said the resubdivision could have been handled administratively, but since it was a Planned District all cases were presented to the board. Mr. Ritter wanted to present as much information to the board as possible.

Mr. Thomas asked about which prototype presented would be built. Ms. Bush and Mr. Thomas expressed their preference to the plan on the right. Ms. Kidd said the proposals would be presented to the Design Review Committee.

Council Member Carla Buchholz thanked them for the proposed green space. She lived in the Golden Glen Subdivision and in discussions with some of the neighbors she could report back about the green space. She indicated that she was in agreement about the design to the right of the page.

Ms. Bush moved to approve the resubdivision of the property into two parcels and grant the variance to allow the placement of parking in the servitude, rearrangement of the interior greenbelt so the parking was not broken up, create a larger island at the entrance of the property, and with a preference for design on the upper right corner, seconded by Mr. Fairley and was unanimously approved.

The next two zoning cases were discussed in conjunction with each other. They were Z14-04-03 Cindy and Clyde Touchstone request a zoning permit to Section 6.2.7, Multi-Family, 124 Laftte 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 Laftte Street, zoned B-3

Zoning Commission  
Public Hearing  
April 22, 2014  
Page 3

Ms. Kidd presented the site was located on Lafitte Street, contiguous to the Barley Oak measuring 62.5' x 177'. The property had been developed before Hurricane Katrina with a cinder block building that was damaged and demolished. The neighboring live oak tree drip line encroached onto this property. The owner had initially submitted a case for the construction of a bed and breakfast and in working through the design decided to change the use to a multi-family site. Their residence would be located in the front with two dwelling units located to the rear of the property. The density requirement was 5,500 square feet per use of land and the property was 11,000 square feet so could only construct two units. The plan was amended for the rear building to be constructed as one unit with the main residence in front. Two family uses in the B-3 district were allowed by right so the zoning permit request could be withdrawn. The other issue was the location of the live oak tree. The trunk on located on the adjacent property and they were proposing the driveway to be located along that property line which would encroach more into the tree. The staff had asked the owners to redesign the plan by flipping driveway to the other side of the property and they had submitted a new plan. The plan indicated a 10' setback on one side, and they had received the original variance to allow a 5' setback on the other side of the property. By flipping the house, the porch would face Lakeshore Drive. The driveway along the south side of the property allowed parking to the rear building and under the front building. Another issue was the parking access from the street, which was not allowed by code. The revised plan had corrected this issue. The plan met the requirement of 4 parking spaces. The plan was conceptual, but the only remaining issue was the location of the stairs. The stairs at 6' above grade must be located outside of the front setback. The adjacent property was greater than 15' back so they must meet the 15'. The Touchstone's wanted a court yard and pool so they would not want to push the main building back. The Design Review Committee had worked on the design of the building and based on this plan, there was a variance request for the stair placement since it would be located 6' off the property line.

Mr. Thomas asked about the front setback on the adjacent house and it was stated to be setback 45'. The other adjacent neighbor was about 15'. Mr. Adams asked if the main bulk of the building was back. Cindy Touchstone, owner, said the main part was 20' back and a step forward 4' and then step down. Mr. Adams said it was not much of an intrusion for that little bit of stairs.

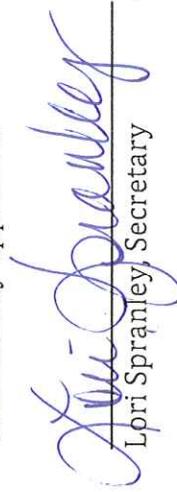
Mr. Clark moved to remove the zoning permit request, seconded by Ms. Bush and was unanimously approved.

Mr. Clark said he was glad they were working around the live oak tree, which was sacred in Mandeville. Mr. Fairley was in agreement about the tree. Ms. Touchstone said she was trying to have a view from her kitchen.

Ms. Bush moved to approve the variance to allow the encroachment of the front stairs in the front yard setback, seconded by Mr. Thomas and was unanimously approved.

Mr. Clark moved to approve the minutes of March 11, 2013, seconded by Mr. Fairley and was unanimously approved.

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

  
Lori Spranley, Secretary

  
Nixon Adams, Chairman

**Zoning Commission  
Work Session  
April 22, 2014**

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

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

Absent: Michael Blache and Scott Quillin

Also present: Louisette Kidd, Planning Director, Mayor Donald Villere and Council Member Rick Danielson and Carla Buchholz

Mr. Adams announced that any additional information determined to be needed by the Board 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 last case discussed was V14-05-06 St. Tammany Parish School Board requests a variance to Section 8.1.4, Supplemental Regulations for Temporary Buildings to allow the installation of two portable classroom buildings, and Article 9, Parking and Landscaping, Mandeville High School, 1 Skipper Drive, zoned I.

Ms. Kidd presented a request to allow the installation of two portable classroom buildings. Mandeville High School desired to reduce the teaching staff from having to "float" between empty classrooms to teach. There would be no increase in the number of staff or students. The required parking was 8 spaces per classroom, 1 space per faculty or required amount for an auditorium or gymnasium. The previous requests were carried forward.

The total parking required was 967 spaces of which 850 were provided, with a 114 space deficiency. Mandeville High Boulevard was improved to the back of the Sanctuary Subdivision. There was an area of existing portables where the two additional classrooms would be placed. The remainder of the parking lot was gravel and by placing the portables, the school would lose 9 gravel spaces. By recounting and reconfiguring parking, Mandeville High School would increase their number of parking spaces. The total deficiency in 2009 was 147 spaces and now in 2014 would be decrease to 114 spaces deficient.

Mr. Adams asked if there was a timeline for the portable replacements. Mr. Adams said the old portables were beat up and industrial looking while some part of the site was good looking with permanent building.

Cameron Tipton, School Board representative, said they had as known of the need to move in portable classrooms for about a year. Some portables remained longer than anticipated. There was a bond issue process to replace modular classrooms at other sites, but she did not know what would happen at this site. Mr. Thomas asked how old were the portables. Ms. Tipton said the modular buildings were installed in the 1990s and 2000s. Ms. Kidd said variances regarding portable buildings dated back to 1988. Ms. Tipton said most were modular classroom buildings. The two buildings being requested were singular modular classroom buildings. The two buildings were built for the School Board after Hurricane Katrina and were located at Madisonville Junior High. Ms. Kidd said the variance was an expansion of a non-conforming site.

Mr. Adams asked about landscaping on the baseball fence. Ms. Tipton said she would look into it. The parking area created in an effort with the Crosby's and a land swap to create a back entry to the subdivision. Mr. Adams said across the

**Zoning Commission  
Work Session  
April 22, 2014  
Page 2**

street was the Marine Technologies buildings that were more office than industrial. The back of the school would be their view. Ms. Tipton said they had upgraded the Industrial Arts Building by repainting and recoating it. Mr. Adams said the green painted fence at the softball field looked good and it was in the process of being replanting. Ms. Kidd said ligustrums were dug from the Highway 21 widening project and donated to the school to be planted around the fence.

Ms. Kidd suggested painting the baseball fence a green color as well. Ms. Tipton said she would pass the request on to the school. It was agreed that once landscaped with the green color, it would make the fence disappear. Mr. Adams asked if this would be a time variance. Ms. Kidd said in the past the board had asked for reports, but the board could approve it as a permanent variance. Mr. Adams said it was a positive issue that the School Board was decreasing the parking deficiency.

Susie Wilson, 203 Skipper Drive, lived across the street from the baseball gates. She had been promised for seven years to have mature landscaping and the ligustrums were small. She had purchased 17 trees for her property. Trees would be nice planted between the shrubs. Mr. Adams said the plan was to get greenery in all of those areas. Ms. Kidd said the School Board was not required to paint the baseball fence. Ms. Wilson felt it was blighted and the green color would look good. The piping along the top of the baseball field was wearing. She also stated that there was a sign recently posted. Ms. Kidd said it was directional and did not require a permit. Ms. Wilson said there was a requirement for a permit. She asked to have the condoms picked up, and the dirt removed. Mr. Adams said the board did not know what they could do about some of those issues.

Mr. Clark said the neighbors had given in on the fence. Ms. Kidd said there was a requirement on the softball fence. Mr. Adams asked for an update at the next meeting. Mr. Clark said Ms. Wilson was not happy. Her discouragement was the sign saying Baseball being located too close to her house and new speakers in the sound system. She did not think it was too bad in the past, but this year she can hear everything at the back of her house. She understood the motivation and needing to play, but the noise was now too much. Fence painting similar to the softball field would be helpful. She volunteered to help dig the holes to plant shrubbery. She also said she would donate some trees. She and her neighbors would be in attendance at the next meeting. She wanted to work together with the school. Ms. Kidd said she would contact Mr. Bundy. Mr. Fairley asked if Ms. Wilson had spoken with Mr. Bundy. She said she had spoken with him about the speeding because of the bike path extension. His response was that he had no control over that. She was concerned about the kids being hurt. Mr. Clark suggested telling the baseball coaches that painting was good for the pitching arm. When coaches back into the driveway, the lights were in her front room. They did not realize it was lighting up her house until she told them.

**Short Term Work Program**

Mr. Adams said this would be a continuing discussion and the board would pass a resolution at the next meeting to be forwarded to the City Council for consideration in the budget process. The board had previously discussed the items and changed some priorities within the existing outline. The board had discussed the CLURO amendments that were completed and those that were outstanding. The priorities were the revisions to the sign ordinance, fill and drainage standards, the Town Center, and the definition of critical and sensitive areas. Other items discussed as ongoing through the CLURO amendments were:

- to clean up the impact fees,
- some land use classifications were not specific as to how they were outlined in the CLURO,
- coordinate the Historic Preservation District for development criteria – setbacks and in relation to fill and construction types.
- was pier construction more appropriate than slab on grade or chain wall construction without open pier foundation,
- standards for event centers,
- used car lots in the Gateway Overlay District and was that a primary location,
- Mr. Lauer had suggested including to consolidate the exception provisions, and
- site triangle provisions and how they were measured.

Mr. Adams said there were many issues and the stoppage was money. He did not know how much money was left in the budget. He said the board would need at least the same amount of money for the CLURO changes as was spend on Phase 1. The wetlands was a separate issue, but it was critical with drainage. He wanted signage taken care of, but he did not know if it could be in the CLURO changes. The primary responsibility of the board was to have a Master Plan for the infrastructure of the City. The board did not know how to handle some issues until a Transportation Plan was completed.

Mr. Clark said in thinking about criticality having a lot of meaning, but critical to what? It seemed that the City was ballooning with event centers. Old Mandeville seemed to be getting a wall of sound every Saturday and Sunday. Mr. Adams said it was important to protect the wetland areas. Ms. Kidd said as outlined, it was regulatory options, periodic inundation, and the 5' contour. Mr. Adams said the 5' contour was meaningless. Mr. Clark said the 3,000 square foot path to build in Old Mandeville was up 2-3' to displace water on an acre. Ten buildings would be 10" of water to go somewhere. There was nowhere to go because the bays were filled. Ms. Kidd said the changes would be in regard to fill, critical areas, regulations and standards. Mr. Clark said topography was critical. Mr. Adams said there was a need to do something this year. Mr. Adams said the board had previously discussed Greenprint. Mr. Clark said Greenprinting required the City Council to determine what was important. In Mandeville it was about the terrain, soil, proximity, what the legislative said was important and then rank them. Mr. Adams said the City Council would have to fund the program, but the Planning Commission would provide the idea of what should be done and the need for professional help. Mr. Clark said Greenprinting was an additive process. The ranking must come from somewhere, and he asked who would determine the priority. The low land areas were his concern.

Council Member Danielson said there was a Joint Meeting last year that was informative and he suggested holding another joint meeting this year. It could be a good brainstorming meeting of 8-10 items, and prioritizing 4-5 items. The idea of the budget for to help and determine what should be included in the budget by top priority.

Mayor Villere said the City was seeing growth again, and fill was being added to the area. He thought this was the time to address the issue before it was completely out of hand. On the situation below Monroe Street, there must be a provision for the movement of water. As there was more inundation of rain, the tidal surge needed to spread out. There were now more structures to move around. Mr. Adams said the City could not stop development, but there were different kinds of construction. Mr. Thomas said now and in the past the regulations were not being enforced. Mayor Villere said there were drawings submitted with nice slope

Zoning Commission  
Work Session  
April 22, 2014  
Page 4

to be maintained and that was not happening. Mr. Adams said people add mud on their lots. Mayor Villere said that mud can move onto the neighbor. If the homeowner could not maintain it, then they should create something different. Mr. Clark said drainage plans were not comprehensive and it was one plan at a time, but it was not taking the topography of the City into consideration. Two feet of fill on the Father John field send water to the Bollard's property. There was a case of water. Mud was dumped and spread and no one said anything. Mr. Clark said this was since Hurricane Katrina. Ms. Kidd said the permit was issued on crowning the field and suggested changing the code.

Mr. Adams agreed to a joint work session. There were other consultants needed besides Mr. Lauer. Mr. Clark said the Transportation Plan would require big money for a consultant. Mr. Danielson said a drainage study would require funding decisions. Mr. Adams said he would like to complete the signage regulations. There was also the issue of how to construct monument signs. Drainage was a big issue with wetland protection, and acquisition of land was a big hunk to be accomplished. The Transportation Plan was a big hunk of money. Revisiting of the Town Center should be included for tweaking.

Council Member Danielson asked to schedule a meeting before the end of May separate from a regular meeting date. The board should send a list of possible dates to Ms. Kidd. Mr. Danielson said May 12 to 21st was bad for him.

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

  
Lori Spranley, Secretary

  
Nixon Adams, Chairman

