

Joint Special Meeting  
Planning and Zoning Commission/City Council  
May 5, 2014

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

Present: Council Members Clay Madden, David Ellis, Rick Danielson, Carla Buchholz and Ernest Burguières, and Planning and Zoning Commission Members Nixon Adams, Dennis Thomas, Michael Blache, Scott Quillin, Rebecca Bush, and Ren Clark

Absent: Simmie Fairley

Also present: Mayor Donald Villere and Planning Director Louise Kidd

The purpose of the meeting was to discuss the priorities and funding of the Short Term Work Program. The Comprehensive Plan had been amended to reflect the public desires and vision, which was reviewed annually listing the priority of projects.

Ms. Kidd presented that the Short Term Work Program was an implementation tool of the Comprehensive Plan. The City Council and Planning and Zoning Commission had held a similar work session last year. The Comprehensive Plan was a 20 year plan outlining the goals and policies of the City to move forward on in a priority of years 1-5. The Short Term Work program included tasks that were numbered, actions were outlined, and a listing of the initiating entity and the policy citation to which each task was related in the Comprehensive Plan. At last year's joint meeting, the Planning and Zoning Commission moved forward with the CLURO amendments, which were adopted a month ago. There were some action items under Task 11.

Task 1 – priority 1, can be completed administratively. The staff would review the fees to be commensurate with the process. It would be a CLURO amendment with City Council approval.

Task 2 – priority 2. Council Member Burguières asked what would be the plan for the Pre Stressed site. Ms. Kidd said the property was zoned Planned Combined Use District and any uses allowed in the CLURO could be presented under the base site plan approval. If there were specific issues to be addressed for restriction, an area plan could set out the goals and policies for the property. The area plan would be a proactive tool for the community. Mr. Thomas said he would rather meet with the owner before the City spent money and discuss with the Pittmans their vision or plan. Mr. Adams said the Pre Stressed site was huge constraint. Council Member Burguières said the City would not lose anything discussing the property with Dr. Pittman.

Task 3 – priority 1. Mr. Blache asked what would be the transportation needs for the Pre Stressed property. Council Member Burguières said in 2006 after Hurricane Katrina there was a plan on Monroe Street to the PreStressed site to increase the area to a four lane road. Ms. Kidd said this should remain a priority 1, and Council Member Buchholz was in agreement. Mr. Adams said this was the principle responsibility of the Planning Commission, and they would include the Causeway Commission and State representation. Council Member Danielson said the City needed a plan and expand the area plan from the lake to Fairway Drive, Marina Beau Chene and Little Bayou Castain. He suggested having the Causeway Commission, Regional Planning Commission, State, and Parish participate. It should be a priority of needs and not hodge podge. Council Member Ellis asked if the City would pay for the plan and Council Member Danielson said he would think there would be a partnership to share the cost. Mr. Adams said the board would need an expert on traffic movement. Mr. Quillin said going from the west to the east side of the City there were only three locations for movement. Mr. Adams said ideally the City would need a grade separation which may not work, and traffic circles were becoming large. Ernst Florida exchange, made by causeway, could be fixed. Nixon fixe as an overall more largely installed. Council Member Burguières said the Causeway to Highway 190/East Causeway Approach had a right-of-way of 30-40' further south. Mr. Adams said he thought it was 50', and the easement was owned by the property owner. Council Member Ellis

said Highway 22 also needed to be addressed. Mr. Adams said the Beau West Subdivision had one entrance and people were screaming about the problem with four lanes and no stop light. Council Member Ellis felt there should be a stop light at that location. Mr. Adams said the master plan required anyone that had a project would appear before the Planning Commission to determine how it fit in the Comprehensive Plan. If the board voted against the project, the only way to move forward was a vote of a super majority to overrule the decision. Council Member Danielson said that was even more reason to prepare a plan on the front end. Mr. Quillin said the plan needed to be done. There was no whip now since there was no plan, and the developer might not need to come before the board. Mr. Blache asked if there was a transportation plan, could the City Council dictate how it was done. Council Member Burguires said if there was a realignment of interests, he would want the Parish and the Causeway Commission at the same table. A format should be created and it must be a complete plan. The first priority to structure it was a way to start the discussions. Mr. Adams said that was covered by state law. Council Member Danielson asked if there was any idea of a cost, Mr. Adams answered no.

Barry Brupbacher, planner, said he was working on these types of projects, and said the City would need to look at all roadway levels of service, travel demand, and estimated the cost at \$500,000. Mayor Villere suggested approaching the Regional Planning Commission to participate in the cost. Mr. Clark suggested to proceed with care so we know what the City would look like in 10-20 years. There could be 5,000 people and 7,500 cars in the Pre Stressed site and possibly buying all of Kleber Street. Mr. Adams said an all residential development could be disastrous. Mr. Clark said it was not a single issue but hard questions about what will be where and where was the demand coming from. Council Member Danielson agreed that the plan must be a true transportation plan. Mr. Adams said the interstates changed the whole housing in America. Council Member Burguires felt there was a need for direction where the project was going. The City Council and Planning Commission agreed this should remain as a priority 1 in conjunction with the Parish and Causeway Commission. The next step was to discuss this with the other governing bodies.

Task 4 – priority 5. This priority was moved last year with the knowledge that development would not be intense and the Parish would use the area for mitigation. This task would remain for monitoring, but there was no sense of urgency.

Task 5 – this was broken into three categories. The Hospital Plan would remain a five as outlined in Task 4. The infill would remain a priority 1 and Council Ellis requested to move forward on annexation in the triangle area. The West Wetlands were purchased as part of a wetland simulation and was not annexed. This property was located west of the Sanctuary Subdivision. It was requested to move this to a priority 1, Scott internal work

Task 6 – this was broken into two categories. The master plan for Critical and Sensitive area was moved to a priority 2, and the cypress swamp protection was a priority 1. As properties became available, develop a plan to prioritize those areas the City wanted to purchase land for critical and sensitive areas, and the critical and sensitive must be defined. Questions to be answered were how to manage the property, whether it would active, passive, natural, and if manicured the maintenance cost to it, and if it remained natural would the neighbors complain. The staff had talked to the Trust for Public Land, and a tool would be public hearings to identify the categories, area, properties that met the category and to prioritize and structure the management. It could be established as a broad paintbrush or narrow it down to the property level. Another consideration was whether to allow construction with the storm surge and floodplains. Another issue was to further define the fill ordinance, and answer questions of enforcement. Council Member Burguires asked about the two cypress swamps on Lakeshore Drive. Ms. Kidd said they were located on the west side by the preserve. Council Member Burguires asked if they were privately owned, wouldn't the owners protect it themselves. Ms.

Joint Special Meeting  
Planning and Zoning Commission/City Council  
May 5, 2014  
Page 3

Kidd said this was the areas the City owned. Council Member Burguieres said there was a pending ethics request on the Green Fund and their property. He said the City must be careful of what to do with its resources on that property. Mr. Adams asked how to protect that area. Council Member Burguieres was more concerned because the Ethics Board would take 30-60 days and it had been a year. Mr. Adams suggested protecting cypress wetlands even with regulations to private owners.

Task 7 – priority 2. The City was working with the Parish. The Parish had adopted regulations for additional height. Mr. Adams said some areas were allowed a height of 60'. The City was exposed on the north side of Florida Street and the west side of North Causeway Boulevard. Ms. Kidd said the regulations state within a certain distance of the existing residential restrictions. There was concern that the increased height could cause traffic and transportation issues. Council Member Burguieres asked if the City could annex the area above the Ford dealership. Mr. Adams said that wedge to the north was in annexation area. There was an issue of water pressure. Council Member Madden said many would like to annex to get away from their septic tanks. Council Member Burguieres suggested a new tower would help the people outside of the City limits. Mayor Villere said there was no immediate idea to service people outside of the City limits. Ms. Kidd said there were some businesses on Asbury Drive that would like to seek annexation. Council Member Burguieres suggested canvassing the businesses on the north side of the City for annexation.

Task 8 – priority 2. The marina owners were not interested in holding any discussions. There were existing regulations that had not been tested that may need to be reviewed and updated prior to any major marina development. The board had decided to upgrade the priority from 5 to 2. Council Member Danielson asked if this could be included in the next set of priorities with Michael Lauer.

Task 9 – priority 1. Council Member Madden asked when Phase 2 of the CLURO amendments would begin. Ms. Kidd said the next phase would begin with the funding. Council Member Danielson said there was money budgeted for land acquisition. Mayor Villere said discussions with the land owner were stalled at this time. Mr. Adams said he understood everyone was waiting for a further appraisal. Ms. Kidd said in reference to the Town Center Implementation there would be a refinement of the regulatory.

Task 10 – priority 2. The Bicycle and Pedestrian Plan was last reviewed three years ago. Ms. Kidd said as a priority 2, it would be reviewed in another two years. It would be reviewed to see what part of it had been implemented. Council Member Buchholz asked if this should be included as part of transportation study.

Task 11 – priority 1. Phase 1 of the CLURO amendment included the B-3 District, digital standards, parking requirements and height standards. There was a request to revisit some regulations in digital standards and locations. Over the several years many items would keep coming up and the list of amendments got longer. There was a need to review the overall sign regulations, review and define the Critical and Sensitive areas, revise the fill ordinance and drainage standards. Council Member Danielson asked who was responsible for the research.

Ms. Kidd had asked Mr. Lauer compile costs and a framework on how to approach the issues. Mr. Adams said the board had chopped out the transportation and bicycle plan as one item.

Ms. Kidd said last year's budget for a consultant was \$15,000, and the same amount the year before. The first \$15,000 was submitted in August, but the contract was not signed until after the budget was adopted. Since it was a new budget year, she was told the first \$15,000 was no longer available. Phase 1 of the CLURO amendments was funded by the second

\$15,000. The staff and board wanted to begin Phase 2 and was requesting the funds be included as a budget adjustment.

Phase 2 of the CLURO amendments would include signs, event centers, car lots especially in the overlay districts, consolidation of exceptions, zoning permit evaluation to be more defined and expanded, and correct contradictory language for the site triangle. Council Member Burguieres would like to discuss houses on piers in the Historic District, and Sensitive and Critical areas. Ms. Kidd said to facilitate the workshops; drafting of the language, refining the ordinance and adoption through the public hearings would cost \$20,600.

Additional CLURO amendments for consideration include fill standards and regulatory options that needed to be defined. There was the idea to establish a technical community committee to provide input on drainage and fill relationships, solicit comments, refine the options, facilitate the hearings, and review and define the Critical and Sensitive areas. The existing Drainage Overlay District language did not have much teeth. There was a need to expand the regulations for more restriction. This was where Council Member Burguieres Ernest wanted to look. The cost for these amendments would be \$20,350.

These were estimated costs from Mr. Lauer. Mr. Adams said it the City Council considered the budget adjustment for \$15,000, he would request an additional \$5,600 for the Phase 2 Amendments and \$20,000 for the Critical and Sensitive Areas.

Ms. Kidd also said an additional phase would be consideration of the Town Center District to review the existing plan and district standards, subsequent planning initiatives, workshops, and to outline an area plan for an additional cost of \$25,000.

Mr. Adams asked the board and the City Council if anything to be added. Council Member Burguieres asked for golf carts to be allowed in Old Mandeville with a safety tag to be allowed on the streets. Council Member Danielson said he would like to accomplish all three suggested projects, and begin before the next fiscal year. Ms. Kidd said logistically Phase 2 would entail a lot of public input. There was one hot item and the rest of the amendments were clean up. The fill should be a stand-alone item since it would be very intense and technical. The Town Center District discussion should also be a stand-alone item. It was discussed starting on the Technical Committee. Mayor Villere said the public hearings would be scheduled after Labor Day back into regular routines. It was hard to hold public hearings in the summer with school being out of session and people taking vacations. But, Ms. Kidd would like to get the project under contract prior to that.

Mr. Thomas asked if the City was tied to Mr. Lauer since he was disappointed in the incomplete documents the board received for voting. He wanted to bid it out, possibly to Tulane or Loyola. Council Member Burguieres suggested UNO be included. Ms. Kidd said the staff was pushing the schedule. Council Member Burguieres said charrettes were not held in a scientific way and it was used like an objective poll. Ms. Kidd said the staff could do whatever the City wanted. Mr. Adams disagreed with Mr. Thomas after having worked with other planners in the past. He would not choose anyone but Mr. Lauer. Ms. Kidd said Mr. Lauer was chosen because he was known nationally, and already knew Mandeville's issues. Council Member Burguieres asked for an RFO to see what other consultants could do. Council Member Danielson asked to break the project out in phases, dollars and a timeline. Ms. Kidd said she did not have a timeline, but would project the remainder of the information. She explained that she did not know about the money until two weeks ago when she discussed it with Mr. Oliveri.

Council Member Madden requested that Mr. Oliveri include the amount as a budget adjustment. The estimated costs were \$20,600 for Phase 2, \$20, 350 for Phase 3, and \$25,150 for Phase 4. Council Member Madden would like to have options from other people. Ms. Kidd said she could prepare a scope of work for an RFO. Council Member Madden wanted Phase 2

Joint Special Meeting  
Planning and Zoning Commission/City Council  
May 5, 2014  
Page 5

to start immediately. He was concerned that the Mayor was saying the project would not begin until after September 1<sup>st</sup>. Ms. Kidd clarified that the public hearings would begin at that time. Mayor Villere also clarified that the work would begin before that time. Council Member Madden asked if the money was available, when Phase 2 would begin. Ms. Kidd said if the money was available, the board would have already rolled into Phase 2. Mr. Adams said Phase 2 would begin with whoever was awarded the contract.

Council Member Danielson stated that the Transportation Plan had been discussed before Carlton Dufrechou came into the meeting. Mr. Dufrechou said any way the Causeway Commission could help they would. He presented to the members present that the Causeway Commission would begin a \$2.8 Million overlay in the summer. The bids would be received on May 20<sup>th</sup> and if they were in line, the contract would be let in June to be finished during the summer.

Council Member Buchholz moved to adjourn the meeting, seconded by Council Member Burguieres and was unanimously approved.

  
Lori Spranley, Secretary

  
Dennis Thomas, 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"> <li>▪ Mayor, with</li> <li>▪ Finance</li> <li>▪ Planning</li> <li>▪ Public Works</li> </ul>	1.10	General Fund	Preliminary steps taken
2	Prepare area plan for Pre-Stressed	Area Plan	2	<ul style="list-style-type: none"> <li>▪ Planning Commission</li> </ul>	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 comers area.	Facility Plan	1	<ul style="list-style-type: none"> <li>▪ Planning Commission</li> <li>▪ Public Works</li> <li>▪ Finance</li> </ul>	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"> <li>▪ Planning Commission</li> <li>▪ Parish Planning Commission</li> <li>▪ State DHH and State Lands</li> <li>▪ LRA</li> </ul>	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"> <li>• Hospital/Pelican Park/Fountainbleau/Nature Center</li> <li>• Infill</li> <li>• West Wetlands</li> </ul>		5  1 3	<ul style="list-style-type: none"> <li>▪ Planning Commission</li> <li>▪ Planning Director</li> <li>▪ City Council</li> <li>▪ City Attorney</li> </ul>	Goal 1	General fund	Infill areas have been prioritized for annexation

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