Planning Commission
Public Hearing
June 14, 2016

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

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

Absent: Rebecca Bush

Also Present: Louisette Kidd, Planning Director; Mayor Donald Villere, Council Member Carla Buchholz; Building Inspector Nic Leblanc; and Public Work Department Clif Siverd

Mr. Thomas moved to adopt the minutes of May 24, 2016, seconded by Mr. Quillin and was unanimously approved.

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

Lori Spranley, Secretary

Dennis Thomas, Chairman
Planning Commission

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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 first case discussed was V16-05-16 Christopher and Ann Marie Pierce requests a variance to Section 5.2.3.2, Drainage Overlay District and Fill Sub Area A, lot 3-B, square 89, zoned R-1

Ms. Scott presented the variance request to allow greater than 6" of fill outside of the perimeter of the roofline. There was a plan revising the fill height to compliance that would not require a variance. The elevation of the slab would be at 3.5' and the crown would be cut down and the fill would be spread throughout the property. In the rear corner, 6" of spoil would be regraded. There would be a swale installed with a drop in the slope to bring the water around the property to the street.

Mr. Quillin moved to remove the case from the agenda, seconded by Mr. Clark and was unanimously approved.

The next case discussed was V16-06-17 Waverly Calamia requests a variance to section 8.1.3, Supplemental Fence and Wall Regulations, lots 11 and 12, square 51, 1811 Montgomery Street, zoned R-1

Ms. Scott presented a fence height request having been submitted based on a close vote denying the request without a full board. There was a deck installed on the rear of the house and the proposal was to install an 8' privacy fence 95' from the property line for a length of 45' along the rear side yard setback. At this time, there was a direct view of the unsightliness of the adjacent neighbor. There was also bamboo in the area.

Mr. Thomas asked about the type of business at the neighboring property. Ms. Scott said there was a home occupational license with a resident so it was a legal business. There was a request for a rezoning that would be on the July agenda.

Mr. Blache was concerned with a higher fence on this property's side yard and could be in agreement if it was the rear yard. Mr. Thomas did not feel there was a hardship and if the variance was granted it would set a precedent about 8' fences. There was a discussion that bamboo was a good screen, but it could be removed. Mr. Fairley said he was in agreement to either 7 or 8'.

Waverly Calamia, applicant, 1811 Montgomery Street, said there was a driveway leading to the commercially designed building. From his back deck there was a view at an angle into their driveway with equipment, employees and 18 wheelers making deliveries. He said the original 6' fence was lost with Hurricane Katrina, and the amount of activity on the site had increased over time. He had placed a stake at the 8' height and it did appear to make a difference in blocking the traffic from their view. Mayor Villere said he

sympathized with the homeowner and he was asking for only a small area to be covered from the intrusion into his privacy.

Mr. Thomas moved to deny the request and did not want to set a precedent, seconded by Mr. Clark and motion passed 5-1 with Mr. Adams voting against the denial.

The last case discussed was V16-06-18 Northlake Investors Partnership, LLP/May Investments, LLC request a variance to Section 7.5.1.3, R-1 Site Development Regulations, lots 33-B through 33-F, square 3, Sandra Lee Drive, Olden Golden Shores Subdivision, zoned R-1

Ms. Scott presented a variance request for total side yard setbacks be reduced from 20' to 15'. At the time of the resubdivision of lot 33 in 2002, the regulations allowed for a total side yard setback of 15'. The plat indicated that many of the houses were close to the property lines.

Mr. Thomas asked if the applicant would consider a 7.5' setback on each side yard so the house would be placed in the center of the lot. Mr. Clark said there had been a discussion having all of the properties align with the same setbacks on each side of the property.

Lisa Serio, 172 Sandra Lee Drive, lived across the street from two of the lots and she had a 5' side yard setback. The air condition unit was located to the rear of the house and she was not in opposition.

Lovelle Blitch, representing the buyer and the seller, said one of the advantages was that one of the May Investments family lived in the subdivision and they wanted to build to enhance the values of the subdivision. She would be in agreement to a 7.5' setback on each side.

Mr. Blache liked a 7.5' setback, but Mr. Quillin wanted to be consistent with the neighborhood especially if there was a side load garage.

Mr. Quillin moved to approve the variance to allow 10' and 5' setbacks, seconded by Mr. Thomas. The motion passed 6-0.

Mr. Thomas moved to adopt the minutes of May 24, 2016, seconded by Mr. Quillin and was unanimously approved.

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

Lori Spranley, Secretary

Nixon Adams, Chairman
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Absent: Rebecca Bush

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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 first case discussed was SUP16-06-03 Mike Cusimano requests a Special Use Permit to Section 6.2.7, Multi-Family Residential and 6.7.1, Combined Use – Residence/Office, 1.43 acres in double square 44, 729-731 Carroll Street, zoned O/R

Ms. Scott presented a request for a special use permit to allow multi-family use in an Office/Residential District. The property consisted of 1.43 acres in accordance with the survey by D&S Surveyors dated January 14, 2016. There was a cottage on the property recently approved for demolition by the Historic Preservation Commission. There was a site plan dated May 19, 2016 prepared by KVS Architecture which included 15 units and one building with an office on the ground floor and a rental unit above.

The site plan indicated the following:

- A 25' greenbelt which only was required to be 18'.
- The site plan was in compliance with the density of 3,000 square feet per unit. The calculations would have allowed 20 units.
- No elevations were submitted, but it was stated that the structure would not exceed 35' in height.
- The plan showed it exceeded the impervious site coverage.
- The building placement would keep an interior space for a park which included the live oak tree. The lot was deeper than 200' and required an additional 1' of buffer.
- The driveway was within the 23' buffer to the rear, but with a 25' front greenbelt the development could be shifted closer to the street.
- Two parking spaces per unit per unit and two spaces for the office were provided.
- There was a proposed storage area and an area for a dumpster.

Vaughan Sollberger, architect, said there would be building elevations before the next meeting. Ms. Scott said with the adjacent civic use, there was a 23' buffer requirement that should be addressed outside of the driveway. Mr. Sollberger said he had met with the two Fire Chiefs who required a two-way driveway and he had placed the fire truck on the plan showing it met their requirements. The plan should be corrected to require an 18' greenbelt and a 25' front yard setback.

Mr. Sollberger said Mr. Cusimano wanted to construct 3 bedroom units that would be rented so it was adding density to Old Mandeville and would fit into the character of the neighborhood. The original design discussed with the Design Review Committee was a full alley around the entire project, but it did not work primarily because of the Fire Department. There was a discussion that the units should face the street and there was individual unit trash service as well as a dumpster.

Hope Kitchens, 751 Carroll Street, said she lived there since the early 1980's and was aware with the zoning that a multi-family use was allowed. She was concerned about drainage because she was lower than the adjacent property and water was now draining onto her. The 5' setback was adjacent to her bedroom so she had concerns. She requested a fence and sound barrier that could be green, if possible. If there was individual garbage pickup, she was not pleased also having a dumpster.

Mike Cusimano, owner, said the units could be either rentals or sale. Mr. Sollberger said the land/units would not be resubdivided, but built to condominium standards and would be approximately 1,700 square feet.

The last case discussed was SUP16-06-04 Wolfgang Newmann, Lynn Divincent and Sue Spillsbury/Kent Design Build, Inc. requests a Special Use Permit to Section 6.4.57, Medical Services, lot 34, Parcel K, Poitevent Tract, 3235 E. Causeway Approach, zoned O/R

Ms. Scott presented a special use permit for a doctor's office building. The rear adjacent land use was the Golden Glen Subdivision developed as single family residential. To the east was an office zoned B-1, a vacant land corner property zoned B-2, and to the west was a vacant property zoned Office/Residential. The applicant proposed a one story 16,921 square foot building and the plan indicated a 5,000 square foot outparcel all in accordance with the May 17, 2016 plan prepared by Fauntleroy Latham Barre and Weldon as well as a landscape plan prepared by Mullin Landscape. The office hours would be Monday through Friday, 8 a.m. to 5 p.m.

The plan indicated the following:

- Compliance for lot area, setbacks, and rear buffer.
- Compliance for increased setback because the lot was greater than 200' deep.
- Compliance for parking ratio of 1:150 with 113 spaces on building and 34 spaces for the outparcel for a total of 147 required space and a proposal of 150 spaces.
- There was a live oak tree on the property adjacent to the outparcel and the proposed preservation was to establish a large island. The Landscape Inspector reviewed the plan and was in agreement with the tree protection.
- The dumpster was located in the northwest corner outside of the buffer requirement.

There was a no cut area that was thick and was 29' deep at one point. The building would be 100' from the property line of the neighbors with no lighting near the property line. Most of the parking would be located to the front and side of the property. There should be a review of the area for the installation of fences for infill. It was also discussed to relocate the dumpster toward the street rather than the residences.

Jim Heap, 118 Devon Drive, said in the fall they could see car lights on East Causeway Approach. Mr. Adams said a fence seemed like it would help and it would be on their property line.

Ricky Gallaway, DDG, said the subdivision drained to this property and onto East Causeway Approach. The drainage plan would send the water through subsurface pipes to East Causeway Approach and the rear buffer would be ditched around to west side.

Harry Wadsworth, 148 Devon Drive, asked that the water not back up back onto their properties. The neighbors were concerned in the fall with less foliage that they could hear the traffic in the evenings. They were also concerned about security, but people do not usually cut through the woods to the park. But, there was a lot of foot traffic on Devon Drive to get to the park. Mr. Adams said a fence was not unreasonable.

Mr. Heap asked if the total number of parking could be reduced. Ms. Scott said there could be a parking bank. Mr. Weldon said he would discuss it with the owners.

Council Member Carla Buchholz, 227 Kimberly Dive, said the dumpster placement was important. She agreed with relocating it to the street.

Tricia Casey, 135 Devon Drive, asked that the dumpster be located against the Lisa Lane side of the priority adjacent to the commercial uses.

Dave Brasher, 188 Devon Drive, asked about the driveway cut thru for future development. Ms. Scott said no there were no plans, but the City required the cut thru to the adjacent parcels.

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

Lori Spranley, Secretary

Nixon Adams, Chairman
Zoning Commission