

**Zoning Commission  
Public Hearing  
July 28, 2015**

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

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

Absent: Rebecca Bush

Also present: Louise Scott, Planning Director; Council Members Ernest Burguieres, Carla Buchholz, Rick Danielson, and Clay madden; and Mayor Donald Villere

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

The first case discussed was V15-06-10 Ray Seamon requests a variance to Section 8.1.3(1d), Supplemental Fence and Wall Regulations, lot 35A, Lakeside Village, 225 Rue Esplanade, zoned PRD.

Ms. Scott said there was an exception that addressed setbacks and this project was calculated at 26% which was less than the 30% allowable. The permit would be issued as an exception.

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

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

  
Lori Spranley, Secretary

  
Nixon Adams, Chairman

**Zoning Commission  
Work Session  
July 28, 2015**

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

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

Absent: Rebecca Bush

Also present: Louisette Scott, Planning Director; Council Members Ernest Burguieres, Carla Buchholz, Rick Danielson, and Clay madden; and Mayor Donald Villere

The first case discussed was Z15-08-09 Michael Haydel/Matt D'Agostino request a zoning permit to Section 6.4.63, Restaurant – Sit Down, a part of square 2, 1943 Lakeshore Drive, zoned B-3.

Ms. Scott presented a zoning permit request for a sit down restaurant and variances would be required since the request was an expansion of a legally non-conforming site. Currently there were three efficiency apartments on the site and there was a previous coffee shop. Mr. D'Agostino was proposing a juice and smoothie bar. Any sit down service required a zoning permit. The residential portion of the combined use in the building was allowed by right. There was a proposed renovation to the front porch which was an expansion that triggered the non-conforming issues to come into compliance. There was a provision for outdoor dining on the private side of the property as shown on the plan prepared by KVS Architects dated June 29, 2015.

Under CLURO Section 6.2.7 the parking requirement was 1.5 parking spaces for each efficiency which equaled five parking spaces. The business support area was 1,331 square feet with outdoor space measuring 505 square feet for a total of 1,836 square feet and using a ratio of 1:200 would require 9 parking spaces. Combining both the residential and commercial requirement would be a total of 14 spaces. The site plan indicated 10 spaces in the rear and 4 spaces in front of the building, which would be in compliance.

The landscaping requirement in the B-3 district required a 5' buffer along the side and rear lot lines. There was a fence to shield the headlights and any spill over to the rear. The request was to allow the existing condition of the driveway on the west property line with a residential use to the east to remain. There was an ADA ramp on the west side and the dumpster would be enclosed which would be the encroachment into the 5' buffer to the west. The required variance would be advertised for the next meeting.

Vaughan Sollberger, architect, 347 Giroud Street, said they could provide a landscape buffer. The residents in rear duplex did to the back did not want a fence so they could continue to get the lake breezes.

Mr. Thomas asked how wide was the driveway and it was stated to be 12'. Mr. Thomas asked about the trash. Mr. Sollberger said it would not be a dumpster, but trash cans brought to the front curb.

Mr. Blache asked about the porch encroachment. Mr. Sollberger said the neighboring frontage was also at the property line and it would be allowed.

Mr. Quillin was concerned about parking overlapping onto the sidewalks. Ms. Scott said there was existing 90 degree parking. Mr. Quillin asked for written

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from the neighbors since they were making the request of the applicant not to construct the required fence.



Mr. Quillin moved to adjourn the meeting, seconded by Mr. Thomas and was

unanimously approved.

  
Lori Spranley, Secretary

  
Nixon Adams, Chairman



**Planning Commission  
Work Session  
July 28, 2015**

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

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

Absent: Rebecca Bush

Also present: Louisette Scott, Planning Director; Council Members Ernest Burguieres, Carla Buchholz, Rick Danielson, and Clay Madden; and Mayor Donald Villere

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 only case discussed was P15-07-06 Recommendation to the City Council regarding Ordinance 15-17, an ordinance of the City Council of the City of Mandeville with respect to Arpent Lots 14, 15, 16, 17, 18, 20, 21, a portion of Arpent Lot 19, (not including the subdivided lots designated as lots 1-14, inclusive, forming the southwest corner of Kleber Street and Monroe Street), Parcels A and B, and a portion of Kleber Street, located in Sections 46 & 47-T8S-R11E, City of Mandeville, St. Tammany Parish, Louisiana, more particularly described on the plat and survey prepared by Kelly J. McHugh & Associates, Inc., Civil Engineers & Land Surveyors, dated 12/03/13, revised through June 30, 2015, Dwg. No. 13-136-bs, containing 76.648 acres (the "Prestressed Concrete Site"); amending the official zoning map and Comprehensive Land Use Regulation Ordinance (CLURO) of the City to classify the former Prestressed Concrete Site as a Planned Combined Use District ("PCUD"); approving the Site Plan, Master Plan and Guiding Principles prepared by Architects Southwest, Inc., dated June 25, 2015, entitled "Port Marigny TND" (collectively the "Master Plan"); requiring that the Master Plan and its provisions, together with the Restrictive Covenants, be covenants running with the land; approving the development of the pond in accordance with the Master Plan and accompanying submittals; revoking certain construction, drainage and sewerage servitude(s) and granting a servitude of passage and for utilities; granting variances as needed to give full effect to the master plan; establishing procedures for administering the master plan; and providing for other matters in connection therewith.

Mr. Adams announced that this meeting was a work session. The board would set a series of meeting dates outside of the regular meetings. The first meeting would be a discussion of traffic and related issues.

Ms. Scott presented there would be an overview of the process, the applicant would present the submittals, and a discussion of Ordinance 15-17. Steve Oubre, architect, and Rick Hall, traffic engineer, would make a presentation. There were questions for direction in the following meetings and a meeting schedule would be set with the topics of discussion for each meeting. The next meeting would take place on August 18<sup>th</sup> to discuss traffic, September 1<sup>st</sup> to discuss the project in general, and September 29<sup>th</sup> would readress traffic.

Ms. Scott provided an overview of the Planned District, Traditional Neighborhood District, and Conditional Use Permits. After the public hearing process, the Planning and Zoning Commission would make a recommendation to the City Council on the ordinance and the plans. The City council would hold public hearings and take the board's recommendations into consideration.

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Richard Muller, attorney for the applicant, 109 Maple Ridge Way, stated that charrettes were held for public input. From those meeting the Master Plan was developed and became part of the conceptual submittal package. The Comprehensive Plan adopted in 2007 on page 16 determined that the site should be established as a premier waterfront development which was the focal point to envision the development. The Pittman family had agreed to abide by the suggestions for development.

Mr. Muller presented how the project would meet the goals in the Comprehensive Plan. The term New Urbanism was another term for Traditional Neighborhood. In order to make sure the New Urbanism project was well designed they hired Steve Oubre, who was a nationally celebrated architect. To assure there were no legal or technical problems, a boundary survey was prepared by Kelly McHugh & Associates which showed some of the servitudes to be cleared for a better title. Kleber Street was revoked by an ordinance in 1967 for 730' off Monroe Street; and the 50' strip on the west side of property was transferred to the owners of the PreStressed property. In order to make sure the revocation was clear; the ordinance included a provision of the revocation. A copy of the 1967 ordinance was also submitted. There was also an old construction servitude that was dated October 2, 1990 running from the south of Kleber Street west to the 50' drainage canal. It was for the purpose of subsurface drainage and they were requesting its revocation.

Mr. Adams stated the board would need a lawyer to give them guidance. Mr. Muller said in there was a draft in the submittal of the revocation of each of the servitudes for review by the attorney.

Mr. Muller continued that the site was rough with wood, concrete pilings, and steel that would be difficult to remove. The request would be to add fill in those areas and around the proposed retail area. The Comprehensive Plan encouraged street level activity so fill would be needed in this area.

The project would connect to Mariner's Village although it did not adjoin Mariner's Village. There was a 50' canal owned by the City which would require a servitude over that canal which was part of the request. The property adjoining the canal belonged to a private individual, and they could not tell if they could connect to Mariner's Boulevard without the consideration from the owners. The Comprehensive Plan Comp made it clear that there should be primary accesses through Mariner's Village and Monroe Street.

Without subdivision approval, it was hard to compose covenants but a preliminary plan was submitted. In 1986, the City acquired a lease with the State for Sunset Point and the water bottoms for landfill purposes. The lease was renewed in 1992 for a term of 5 year with 5 year renewal periods. After 1992, the Pittman family and the State of Louisiana agreed on a boundary of the PreStressed site relative to the 1921 high-water mark. A compromise agreement was made where the Pittman title was recognized to Parcels A and B which was part of the description of the leased property by the State to the City. In the development plan, those parcels could be used to accommodate another guiding principle to assure public access to the lakefront. The proposal was to incorporate it into a park maintained by the developers to permit access for the public. There was also a Cooperative Endeavor Agreement for this part of the project.

Steve Oubre, Architects Southwest, said the charrettes in April was a process to formulate ideas with the citizens. Mandeville had adopted ordinances that allowed the Pittman's proposal. There was a future land use plan to be used for the

mixed use development. The intent was to ensure that the new development contributed to the City's fiscal health, maintain access to the lakefront, retain the small town atmosphere, continue effort to enhance commercial centers, respond to changing in the Fema requirements, and capitalizing on Lake Pontchartrain and its bayous. They felt the PreStressed site was a solution that celebrated the needed mix of uses without penetrating the historic fabric.

- In regard to the Traditional Neighborhood Development, they wanted to make sure build to the historic character of the area with a design to the scale of human interaction and walkability. The market study indicated the site could accommodate 650 residential units in Old Mandeville, but the CLURO did not allow for that many units. It showed that a marina was feasible.
- They had developed a plan reflecting every aspect of the market study. Someone had suggested as a boating community to build a lighthouse on the peninsula. It would be located on the state property and publicly accessible. There was a proposal for a 120 room hotel. The Trailhead Study had stated a key component was a hotel. The proposal included 250 multi-family units with live/work components of retail on the ground floor elevated 5' above bfe, 3 stories residential units with the top floor being condominiums. The market study indicated that 30% of the market would be millennials, and 40% being baby boomers. The rest of the project would be single family residential on a grid which had alleys loaded for walkways.
- Phasing was proposed on the current market to be absorbed in 7 years. There would be a 50' buffer on the entire length of Massena Street. The houses would be set back an additional 10'. Phase 2 would be contiguous connections to the block. Phase 3 would be mixed uses. The edge of the marina was a public street with on street parking, a 25' boardwalk, benches and seating. There would be a connection to the park at the hotel. The 20% open space requirement would be exceeded at 26%.
- In accordance with the flood zones, every building would have a required 2' of freeboard with the exception of the V zone which was 2' to the lowest part of the structure.
- There were concerns about height and there would be no structure taller than 60'. The intent was to be 48' plus the 5' for Fema restrictions.
- Urban Regulating Standards were contained in the submitted covenants and restrictions.
- The Regulating Plan grew out Old Mandeville having evolved around the waterfront with a center. Mr. Oubre took that concept and pushed the buildings to the edge of the sidewalk.
- Regulating Instructions regulated the setbacks, sidewalks, and coded the size of the porches.
- There was a five minute walk radius which was a comfortable walk zone. A three minute walk was a value enhancer. Values escalate the closer you were to a park. The water was considered a park.

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- thoroughfare standard was that every street had been designed with a grid. No street was over 650' in length. People would slow down when streets were shallow. Mariner's Village had done a good job with the curve.
- Alleys - every house was located on one with garages and utilities located to the rear. They would be private and associated maintained.

Mr. Adams stated the next meeting would be a detailed meeting regarding traffic.

- Architectural typologies were new written rules that were detailed. They had photographed the best designs and written rules of how the building would be made up, materials, windows, roofing, and slopes. It was also outlined in the covenants and restrictions.

Mr. Thomas asked about the developer since most want to construct a project their way. The plan was being so specific it was limiting the opportunity. Mr. Oubre said the objective was to hamstring the developer. The code was malleable. In the discussion of the mixed used, there were developers with a model that was differently configured but met the code. The board could decide if they agreed with a proposed change in the code. Mr. Muller said the Pittman family requested the proposal be specific.

Pat Rosenow, Hermitage on the Lake homeowner, asked what would be the total number of housing units. Mr. Oubre said the code delineated 429 total units, broken down as 192 live/work units, 52 townhouse, 28 manor houses, 57 cottages, 48 neighborhood houses measuring 55' x 115' being alley loaded, 52 large villages measuring 70'x120', 60,000 square feet commercial, and 120 keys in the hotel.

Brian Rhinehart, 712 Carondelet Street, said the descriptions of the apartments and condos were familiar. Mr. Oubre the live/work concept was apartments vertically stacked.

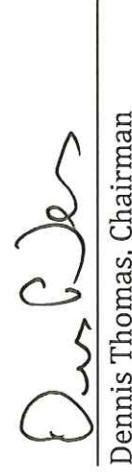
Cindy Hart, 731 Massena Street, asked about cars with that many units as apartments. Mr. Oubre said evaluations were being engineered looking at that. The City had adopted standards for development, and the test were they being met. If not, the City would have to tell the applicant what the board wanted them to do about it.

Michael Gallo, 302 Girod Street business owner, asked about connecting to the lakefront to the east. Mr. Oubre said the connection was to Massena Street. He said during the charrettes they were told that was already being proposed.

Mr. Adams announced that all emails must be sent Ms. Spranley for distribution and not direct correspondence with the board. Ms. Scott stated as revised submittals were received, they would be posted on city website.

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

  
Lori Spranley, Secretary

  
Dennis Thomas, Chairman

