Planning Commission
Public Hearing
August 9, 2016

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

Present: Michael Blache, Nixon Adams, Dennis Thomas, Scott Quillin and Rebecca Bush

Absent: Ren Clark and Simmie Fairley

Also Present: Louisette Scott, Planning Director; and Council Member Mike Pulaski

Mr. Thomas moved to adopt the minutes of July 26, 2016, as amended, seconded by Mr. Quillin and was unanimously approved.

Jason Kaufman, Fire District 4, said his duties included the inspection of businesses for life safety. He noted there was an approval at the last meeting for a Bed and Breakfast and asked what the process for opening the business. Ms. Scott said they would apply and receive an occupational license. Mr. Kaufman said he would discuss the process of inspection for life safety with the Building Inspector.

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

Lori Spranley, Secretary

Dennis Thomas, Chairman
Planning Commission

Zoning Commission
Public Hearing
August 9, 2016

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

Present: Michael Blache, Nixon Adams, Dennis Thomas, Scott Quillin and Rebecca Bush

Absent: Ren Clark and Simmie Fairley

Also Present: Louisette Scott, Planning Director; and Council Member Mike Pulaski

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 only case discussed as V16-08-17 Danny and Carolyn Gaspard request a variance to Section 7.5.1.3, R-1 Site Development Regulations, a 2.06 parcel of ground in square 84, zoned R-1.

Ms. Scott presented a variance request for proposed lot 5G to allow a frontage of 32.49' to create a flag lot. The proposed lots on Livingston Street met the square footage, but were short on frontage by 1.18' and the two proposed lots on Albert Street met the criteria. The commission members had requested information on existing flag lots and the research indicated there was an existing flag lot in the annexation of Azalea Square, square 82 was approved with a 20.5' frontage to access two landlocked lots off Montgomery Street, a shopping center on St. Ann Street, and a lot of Adair Street. The evaluation was if the portion of the flag was large enough to accommodate entry and egress. The other option would be to lose the lot and create larger lots. There were often key lots in Old Mandeville. The Fire Department had also stated there was no objection.

Mr. Adams said the consideration should be what was most compatible for the neighborhood. The lots on Albert Street were mainly 90' x 120'. Livingston Street was platted as 30' lots and varied in size from 60' to 120'. There were townhomes to the north and the Port Condominiums was located to the east with PM-1 and R-3 zoning adjacent to this R-1 zoning.

Danny Gaspard, applicant, 1020 Montgomery Street, said an option could be expanding proposed lots 4G A and B and creating servitude of passage. This was not favored when discussed at the work session. Mr. Gaspard said this area had numerous multi-family units and his proposal would be an addition to the large wooded square. Mr. Adams asked if there could be a set building envelope. Mr. Gaspard said they were designing a single story 2,500 square foot him and the two children's homes would be about 1,800 to 2,100 square feet of living area. His home would be angled and the front would face the kid's rear yards. The objective was to obstruct his rear yard so the carport would not be viewed by the rear lots on Livingston Street. There were large water oaks that were recommended to be removed and there were no live oak trees as outlined in a preliminary evaluation of the property. Mr. Gaspard said he would be willing to increase the Livingston Street lots to 130' deep which would push the driveway down by 5'. The board was not in agreement and Ms. Scott said there was a minimum of 20' required for water and sewer installation. The commission suggested limiting the building footprint to 4,550 square feet. Mr. Gaspard said he would use limestone and not concrete for the driveway.

Mr. Adams moved to approve the variance with a 4,550 square foot building footprint in a flag lot with the house location designated by the staff and to allow for maximum tree retention, grant the three lots on Livingston Street to have an 88.82' frontage, seconded by Mr. Blache. Mr. Blache said the area was mixed in size and uses and the proposal was in the character with Old Mandeville. The motion passed 4-1 with Mr. Quillin voting against.

Mr. Thomas moved to adopt the minutes of July 26, 2016, as amended, seconded by Mr. Quillin and was unanimously approved.

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

Lori Spranley, Secretary

Nixon Adams, Chairman
Planning Commission

Planning Commission
Work Session
August 9, 2016

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

Present: Michael Blache, Nixon Adams, Dennis Thomas, Scott Quillin and Rebecca Bush

Absent: Ren Clark and Simmie Fairley

Also Present: Louisette Scott, Planning Director; and Council Member Mike Pulaski

Mr. Thomas announced 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 P16-08-03 Recommendation to the City Council regarding Ordinance 16-09, amending the Comprehensive Land Use Regulations Ordinance, including Section 5.2.3, Grading Supplement and providing for other matters in connection therewith

Ms. Scott presented a request submitted by John Crosby to amend the grading supplement for the "Remainder of the City" from lot sizes 20,000 to 16,000 square feet. With the smaller lots in Phase 4B of the Sanctuary Subdivision there were problems with the garage elevations. To be consistent in building the same type of construction, the request was made.

Ms. Scott said it did not appear to have an adverse effect in Old Mandeville. There was no practical difference between 16,000 and 20,000 square feet. Mr. Quillin asked what was the general elevation of newer phase and it was stated to be 9-10'. Mr. Crosby said the 9.5' or 32" requirement placed the garage too low in relation to the street. The commission requested diagrams for the next meeting.

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

Lori Spranley, Secretary

Dennis Thomas, Chairman
Planning Commission

Zoning Commission
Work Session
August 9, 2016

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

Present: Michael Blache, Nixon Adams, Dennis Thomas, Scott Quillin and Rebecca Bush

Absent: Ren Clark and Simmie Fairley

Also Present: Louisette Scott, Planning Director; and Council Member Mike Pulaski

The first case discussed was V16-08-19 Harbor Market LLC/Milton E. Lavigne, III, Member requests a variance to Section 7.6.2.6, Gateway Overlay Site Development Regulations, Article 9, Parking and Landscaping and Section 7.5.9.3, B-2 Site Development Regulations, 3810 Highway 22, zoned B-2

Ms. Scott presented the property was improved with a gas station and was located adjacent to the Northlake Shopping Center. The variance request was to the Gateway Overlay District for the 25' greenbelt, parking and landscaping in regard to the 25' greenbelt, and the B-2 Site Development Criteria for the impervious coverage.

The applicant had acquired the property in January, 2014, and was proposing demolition and construction of a retail center for two tenants. The site plan was prepared by Zito Russell Architects, P.C. dated July 11, 2016. The tenants included a dentist (2,500 square feet) and a sit-down restaurant with an outdoor patio (2,574 square feet). Both land use regulations were allowed by right in the B-2 zoning district. The parking for medical was 1:150 or 17 spaces which were provided. The parking for the restaurant was 1:200 with outdoor seating or 11 spaces and 16 spaces were provided.

The site plan proposed a 5' greenbelt on the property and the remaining 20' would be located within the right-of-way. By using that calculation, the pervious/impervious coverage required a variance. The site area of 25,000 square feet was 81.3% which was 1,613 square feet greater than the allowable 75%.

Paul Mayronne, representing the owner, said the gas station was unbranded for a few years and the site needed to be redeveloped. Since it was developed 30 years, almost the entire area was paved with little green space. The proposal was to eliminate one of the driveways to create additional green space. There was a request to DOTD to be able to use 20' of the right-of-way for the plantings to meet the requirements, and a vegetation maintenance permit was issued. As part of the permit, their inquiry was about the widening or improvements. If DOTD knew of a proposed improvement within 2 years, they would not issue the permit. DOTD confirmed the area to be used would not be impeded. He had confirmed with Eddie Williams, Director of the Engineering Department of St. Tammany Parish, that there were plans indicating drainage work and the 20' mark of their plantings stopped short of the catch basin and the drainage work. Ms. Scott said Mr. DeGeneres indicated there may be future widening.

Mr. Mayronne said they could locate all of the required Class A trees on their site and the right-of-way would be planted with Class B trees and shrubs. The overlay district requirements impact of the 25' greenbelt on this site versus the adjacent sites was an extreme impact being 22% of the site. The adjacent sites had a 7-9% impact.

Mr. Quillin asked about signage and it was stated that it would be on the west corner on the property.

Susie Wilson, Skipper Drive resident, said she was concerned about not having a continued sidewalk since it presently stopped at the gas station and then picked up on the service road.

The CLURO required that driveways shall not be located closer than 5' except to access parking behind front property line. There was an allowance for driveways to encroach within the 5' for providing rear access. The driveway was 14'8" which was the width of one car and they could provide parking in the rear for two spaces side by side. There was an exception that could be provided.

Lori Spranley, Secretary

Nixon Adams, Chairman
Zoning Commission