

**Planning Commission
Public Hearing
September 29, 2015**

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

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

Absent: Rebecca Bush

Also present: Louise Scott, Planning Director; Acting City Attorney David Cressy; Council Members Clay Madden, Rick Danielson, Ernest Burguières, and Carla Buchholz; Mayor Donald Villere; and David DeGeneres, Public Works Director

The case discussed was P15-07-06 Recommendation to the City Council regarding Ordinance 15-17 with respect to Arpent Lots 14, 15, 16, 17, 18, 20 and 21, a portion of Arpent Lot 19, parcels A and B, and a portion of Kleber Street, City of Mandeville, St. Tammany Parish, Louisiana, more particularly described on the plat and survey prepared by Kelly J. McHugh and Associates, Inc., Civil Engineers & Land Surveyors, dated December 3, 2013, revised June 22, 2015, Dwg. No. 13-136-BS, containing 76.648 acres (The "PreStressed Concrete Site"); amending the official zoning map and Comprehensive Land Use Regulations Ordinance (CLURO) of the City to classify the former PreStressed Concrete Site to 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 provision, together with the Restrictive Covenants, be covenants running with the land; approving the development of the PCUD in accordance with the Master Plan and accompanying submittals; revoking certain construction and sewer servitude(s); 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 outlined that the topic of the meeting would be Ms. Scott summarizing the process, and the fill aspect of the project. The meeting was originally scheduled to discuss traffic, but the information had not been received for the presentation. Ms. Scott announced said the next meeting would be held on October 14th to discuss traffic. Thursday, October 29th would be the date of the following meeting but the topic was not finalized. Mr. Quillin moved to accept the meeting dates, seconded by Mr. Fairley and was unanimously approved.

Ms. Scott outlined the comprehensive planning process and the goals from the Comprehensive Plan for the PreStressed property. As the Planning Commission went through the process, information addressed smart growth issues. The process was implemented by adopting regulations to affect the policies in the CLURO. The applicant had submitted an ordinance which was introduced on July 9th. The ordinance was referred by the City Council to the Planning Commission who was now reviewing the Conditional Use application to make sure it was in keeping with the Comprehensive Plan and it followed the goals and policies. A detailed review was part of the zoning regulations. The Traffic Impact Analysis was in the process with input from the public. That information was provided to the applicant, and their Traffic Engineer was gathering additional information to be presented in October to the board and the public. The Master Plan and Guiding Principles were outlined by David Bailey and the applicant was reviewing the recommendations for further discussions at a future meeting.

Ms. Scott said if Ordinance 15-17 was adopted, it would be the approval of the Master Plan and Guiding Principles, the code, the covenants, Conditional Use Permits, maximum density and square footage, and traffic improvements. In

conjunction, the staff was reviewing the development agreement. Site plan approval was adopted by ordinance. The project would be required to be approved through the subdivision process and would be tied to the site plan approval process.

Jerry Shaw, 550 Lafayette Street, asked about the fill requirements and that was the next topic. Richard Muller, attorney, answered that there would be a discussion about drainage and fill. The information would be presented by Kelly McHugh as the surveyor and George Hudson with GEC. GEC Engineering had performed the Old Mandeville Shoreline Protection study.

Ms. Scott presented a copy of the tentative subdivision plan assuming all of the proposals passed with the regulations imposed. The plan included green space meeting the Traditional Neighborhood District regulation requirement of 20%, and the water channels. By code and design, the detached single family residential area was on the perimeter. There was 60,000 square feet of retail on the ground floor with apartments above. The ordinance included a variance request for the hotel for filling and grading, and the marina was proposed in accordance with the marina district regulations. The aerial views indicated some concrete and casements of steel of which the concrete cannot be removed. Closer to the channel there were wood pilings by the hundreds. The cost of removal was prohibitive so the applicant was requesting to fill over those areas. To the south, there were areas described as holes and hills that would be difficult to work with as is. The elevation of Sunset Point was 14' grading down to 9' msl. Monroe Street from the Causeway to Jackson Avenue was shown from 10' to 7' msl. Toward the lakefront, the elevation was 7-8' down to 2.4' msl along the lakefront. At the southern area of the site with the hills the elevation was 10-12' msl and the holes were 5-6' msl.

Grading Plan: The hotel area would be cut down to 6' msl with part of the area filled. The parking would be constructed below the building. Then there was a transition from the hotel to the apartment and commercial area. There was a request for fill to have an elevation of 11' msl. If this was allowed there would be a more walkable situation between the hotel and the commercial area. The idea was to have the project all at the same grade. Mr. Quillin confirmed that there would be retail on the first floor. Mr. Thomas asked if the pond area was to be filled in to 11'. Mr. Muller said some of the area was wetlands and that area would not be touched. Another area was proposed to be cut to an average height of 8' near Monroe Street and to 7' near the channel so there would be a flow of surface water south over the contours as revised under the fill plan. There was a note of a request to place 2' of fill over the steel caissons.

George Hudson with GEC had reviewed the proposed fill plan and calculated what affect the fill would have on the flood stages in Old Mandeville from the Causeway to Bayou Castine. He had calculated 25 acre feet of fill would be installed and it would increase the storm surge elevation of less than 1/50". If the calculation was extended out into the lake for one mile it would be 1/100". While there was fill and cutting, the net effect was negligible and would not create any damage. As a perspective, in May 2014 there was a City study for flood protection from 2.4' at Lakeshore Drive up to 4.2' of protection. The cost would have been \$29 Million. Looking at the surrounding properties, Mariner's Village was at an elevation of 11', and Sunset Point was at an elevation of 14'. By eliminating or lessening future flooding, the City would not face at a future time the possibility of spending enormous amounts of money for mitigation.

Mr. Adams asked about drainage. Kelly McHugh said the drainage plan was not completely designed, but would handle subsurface drainage to the lake. The project would accept Monroe Street water and take it to the lake which did not

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happen now. The drainage plan would also include surrounding upstream areas. Steve Oubre said the intent was to lower the streets to establish an urban relationship to the house, and the roads would convey the drainage to naturally flow to the lake. Mr. Adams asked if the project would be lower than Monroe Street and the water would flow to it and off Hermitage on the Lake. Mr. Muller said the proposal was to install improvements if the metropolitan area ceased to have natural drainage. Gravity worked in the most efficient way. The drainage plan must be approved through the subdivision process. Mr. Oubre said Monroe Street at 10' msl and was flowing to 6'. Mr. Blache asked how Monroe Street was being drained now, and it was answered through a ditch. Mr. Muller said there appeared to be a dip and water backed up in that area. Mr. Adams said the proposal appeared that it could help the drainage, which was a goal. Mr. Quillin said he understood the difficulty of steel and asked what was the existing elevation. Mr. Oubre said the proposal was for 2' above grade, but the grade was irregular. The surveys showed an elevation of 8' msl. Mr. Oubre said the Master Plan was originally designed for that segment of caissons to be incorporated into a park because they could not build on top of it. The timber pile caissons would be cut down. Mr. Thomas said there was a discrepancy because the caissons were at 8' elevation. Mr. Oubre said this area was not a cut but a fill area. Mr. Adams asked if this would be an impediment to the drainage flow. Mr. Oubre said the road on each side of the green space was a park and was 50' wide. Mr. Blache asked about the barrow pit, and what would trigger the need for a retention pond. Mr. Oubre said they did not want to slow the upstream drainage, and retention did not make sense.

Mr. Adams said with 24 acre feet of fill, what arrangements would be made to move it into the site. Mr. Clark asked what would happen to the cut material, and would it stay on the site. Mr. Muller said if usable the dirt would remain, otherwise it would be removed. Mr. Clark said the natural grade was 4'. Mr. Adams said the number of dirt trucks must take care not to damage the streets. Mr. Quillin said it would be 40,300 cubic yards. Mr. Clark asked about the database for the schematic. Mr. Hudson said they had used the NAVD survey, and Mr. McHugh said they had used GPS. Mr. Clark asked how many survey points were taken. Mr. McHugh said hundreds maybe a thousand over the 78 acres. He agreed that Mr. Clark's concern about overtaxing the area was true. Mr. Oubre said the area needed to be cleaned and graded.

Rick Delaune, 424 Chase Court, said the proposed ferry project spent \$280,000 for the harbor area being 4' in some spots, and also tested it for proper soil. He suggested using sand to mitigate the number of trucks. Mr. Oubre said they had already begun those conversations.

Mr. Thomas asked about the logic of filling to 11' with an existing 7' elevation. Mr. Muller said they wanted to be above the floodplain. At that elevation, the hotel was at 6'. Mr. Oubre said the project was required to be at 13'. The retail project must be at an elevation for a plaza of natural elevation instead of walking up 8-10'. They would place 5' of fill to get a 1' freeboard. Ms. Scott said the proposal was to place fill under the structure and then chain wall the area.

Brian Rhinehart, 712 Carondelet Street, asked if the verbiage in the CLURO for the Traditional Neighborhood District describe Golden Shores or Hermitage on the Lake. Ms. Scott said no, the pattern of development was for smaller lots and greater density. Those two subdivisions were considered suburban. Mr. Rhinehart asked if the City would review and vet 1/100" fill calculation. Ms. Scott said the City Engineer would review the plan with comments. Mr. Oubre said by definition those were conventional subdivisions and Old Mandeville was considered a TND. Mr. Rhinehart asked with water flowing into the lake, would there be flaps so the water

would not come back. Mr. Muller said that was not engineered at this point. The lowest elevation was 5-6', the lowest in Old Mandeville was 2.5', and the flaps were for 3'. Mr. Rhinehart said the intersections of Kleber/Hutchinson/Monroe Streets were often closed because of street flooding and the residents would receive an email from the police. Mayor Villere said in reference to Mr. Rhinehart's comment, this area would be modified with the City Council having approved a drainage project reviewing Barbara to Massena Streets. The project was in engineering design and would be on the Council agenda in late October for the selection of an engineer. The City had always anticipated and communicated to Port Marigny that their water was to go south to the lake and nothing would drain to Monroe Street. Mr. DeGeneres said this project had no impact on what was happening with Monroe at this time.

Mike Dragna, 2443 Mathis Street, said he appreciated knowing the developers had a top team of well-known members with experience. Since the Planning Commission was the City's team, the citizens looked to the board to shepherd the process. Monroe Street was the first thing being seen when coming to Mandeville. The construction of the project would bring traffic on the street, fill to the area, and gravity important for drainage. He urged the board do whatever they could to lessen the impact of the trucks and the soil.

Terri Shaw, 550 Lafayette Street, agreed with Mr. Dragna's comments and also asked the board to take account with the seasons as winter would be the enemy if the project barged in soil and spring may have too much water. She asked to consider that the school children would be breathing in the dust which was not healthy. She welcomed the project to the neighborhood and asked them to be conscientious of the community.

Susie Wilson, 203 Skipper Drive, asked if anyone was representing the wildlife. Mr. Oubre said the charrette surveys indicated there were inferior wetlands. When they viewed the site, it was stunning. Their plan was to create a pristine wetland to become an asset to the City and be a green space for the City. Ms. Wilson asked about the walking path. Mr. Oubre said they were creating and widening the walking paths. Mr. Oubre said typically in a TND project 20 trees per acre were planted which was quite a few trees.

Rick Delaune, 424 Chase Court, asked in storm surges what would happen to the eastern subdivision, which was Hermitage on the Lake. His neighbor's home had water marks Hurricanes Katrina, Rita and Isaac. Looking at the wetlands, seawall, and Sunset Point there was nothing protecting them from the storm surge. He was concerned because the homes on Massena Street being at grade and getting swamped. Mr. Muller said the homes would be built on grade which would allow room to flow underneath the structures. Mr. Hudson said they reviewed the storm surge impact from the fill displacing water, where it would be displaced to, and how large an area it was displaced. They found that the real threat was the wind based wave energy.

It was announced that the next meeting would be held on October 14th to address traffic.

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



Lori Spralley, Secretary



Dennis Thomas, Chairman