Planning Commission
Public Hearing
November 17, 2015

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

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

Absent: Michael Blache

Also present: Louisette Scott, Planning Director, Mayor Donald Villere, Council Members Ernest Burguieres and Carla Buchholz

The first case discussed was P15-10-07 Recommendation to the City Council regarding Ordinance 15-21, amending CLURO Section 7.7, Table of Permitted Uses by Zoning District and providing for other matters in connection therewith.

Mr. Adams said Mr. Blache had requested to defer the discussion until the next meeting since he could not be present. Mr. Clark said the whereas additions to the ordinance had just been received at the meeting from Councilman Burguieres. Mr. Thomas moved to defer the case until the next meeting, seconded by Mr. Fairley and was unanimously approved.

The next case discussed was S15-10-02 Crosby Development LLC requests final subdivision approval for the Sanctuary Subdivision, Phase 4B, zoned R-1

Ms. Scott presented the final subdivision approval request for Phase 4B of the Sanctuary Subdivision. Phase 4B consisted of 13.656 acres in accordance with final plat by Randall Brown and Associates dated September 9, 2015. The property was rezoned to R-1 from PRDS under Ordinance 14-48. There would be 23 lots with the extension of Oleander Court. All of the lots exceeded the minimum requirements and met the Sanctuary Subdivision covenants. There were waivers granted in previous phases under CLURO Section 13.2.5 that sidewalks would not be provided on every street frontage but walking and bike paths would connect. The Public Work Department had stated that the punch list was complete.

Ms. Bush moved to approve subdivision approval for Phase 4B, seconded by Mr. Fairley and was unanimously approved.

Mr. Clark asked to correct Charles Goodwin's name on the October 27th minutes. Mr. Thomas moved to adopt the minutes of the October 13 and 27, 2015 minutes, seconded by Ms. Bush and was unanimously approved.

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

Lori Spranley, Secretary

Dennis Thomas, Chairman

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

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Absent: Michael Blache

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The only case discussed was Z15-11-11 Recommendation to the City Council regarding Ordinance 15-31, AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO REZONE FROM PRD, PLANNED RESIDENTIAL DISTRICT TO R-1, SINGLE FAMILY RESIDENTIAL DISTRICT A PARCEL OF LAND CONSISTING OF 24.115 ACRES SITUATED IN SECTIONS 4 AND 44, TOWNSHIP 8 SOUTH, RANGE 11 EAST, COMPRISING PROPOSED PHASE 4C OF THE SANCTUARY DESCRIBED IN ACCORDANCE WITH A TENTATIVE SUBDIVISION PLAN BY RANDALL W. BROWN & ASSOCIATES, INC. DATED OCTOBER 5, 2015 ATTACHED AS EXHIBIT "A," HEREINAFTER REFERRED TO AS "SUBJECT PROPERTY."

Ms. Scott presented a recommendation to rezone the remaining portion of land from Phase 4 which would be developed as Phase 4C. The property was currently zoned PRD and the request was to rezone the land back to R-1, Single Family zoning. In 2009 there was a request to rezone this area for PRD to develop the land for garden homes. That phase did not move forward and now the developer was requesting to construct single family residences under the R-1 zoning designation.

Ms. Bush moved to recommendation adoption of Ordinance 15-31 to rezone the property to R-1, Single Family residential, seconded by Mr. Thomas and was unanimously approved.

Mr. Clark asked to correct Charles Goodwin's name on the October 27th minutes. Mr. Thomas moved to adopt the minutes of the October 13 and 27, 2015 minutes, seconded by Ms. Bush and was unanimously approved.

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

Lori Spranley, Secretary

Nixon Adams, Chairman

Planning Commission
Work Session
November 17, 2015

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

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

Absent: Michael Blache

Also present: Louisette Scott, Planning Director, Mayor Donald Villere, Council Members Ernest Burguieres and Carla Buchholz

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 first case discussed was S15-12-03 Crosby Development Co., LLC requests tentative subdivision approval of Phase 4C of the Sanctuary Subdivision, to be rezoned to R-1.

Ms. Scott presented a tentative subdivision request for Phase 4C of the Sanctuary Subdivision. The final phase consisted of 29 acres in accordance with the plat prepared by Randall Brown and Associates dated October 5, 2015. The phase would consist of 29 lots, lots 423-451, an extension of Juniper Court, 1.6 acres of green space, 3.6 acres of right-of-way, and 18.75 acres for residences. The waivers regarding the sidewalks would be carried forward to this phase. There were no identified live oak trees on the site. There were two lots, lots 446 and 447 that share the 40' street frontage indicating a 20' driveway access that would require a variance for lot the frontage. The lots exceeded the minimum lot area and met the requirements of the CLURO except for the two lots with marginal access.

Mr. Adams asked what would be the official frontage for lots 446 and 447. Ms. Scott said it would 20' on Oleander Court. Mr. Crosby said constructing a street for two lots was very expensive so they proposed a driveway access. Ms. Scott said the CLURO did not require a cul-de-sac be constructed with one lot depth, but the lot frontage was an issue. Fire District #4 would be requested to comment. The hatched areas on the plan were wetlands that would remain and be drainage servitudes. Ms. Scott said the staff would discuss some parcel issues with the developer. The general lot layout was in compliance.

The next planning case also had two corresponding zoning cases and all were discussed in conjunction. The planning case was P15-12-11 Recommendation to the City Council regarding Ordinance 15-32 to effect the annexation of a portion of ground situated in Sections 38 and 39, T7S, R11E, St. Tammany Parish, Louisiana, into the corporate limits of the City of Mandeville, designating and assigning the property for purposes of zoning as B-2, Highway Business district and providing for other matters in connection therewith. The zoning cases were Z15-12-12 Recommendation to the City Council regarding Ordinance 15-32 to effect the annexation of a portion of ground situated in Sections 38 and 39, T7S, R11E, St. Tammany Parish, Louisiana, into the corporate limits of the City of Mandeville, designating and assigning the property for purposes of zoning as B-2, Highway Business district and providing for other matters in connection therewith and V15-12-16 Investar Bank requests a variance to Article 9, Parking and Landscaping, more specifically to Section 9.2.5.5, Landscape Requirements in Districts Other Than Low Density Residential for Site Interior Planting Regulations and Buffer Zone Requirements, Section 9.1.4, Minimum Off Street Parking Requirements by Use for

Section 6.3.14, Hospital Services, General and Article 10, Signage, more specifically to Section 10.5.3.3, Freestanding Signs/Table 10.5.3.5, Rules for Freestanding Signs in Combined use and Non Residential Districts, 2929 Highway 190, proposed zoning of B-2.

Ms. Scott presented the annexation request for the property located at 2929 Highway 190 with a proposed B-2 zoning. The City Council had introduced Ordinance 15-32 on November 12, 2015. The property was currently improved with a building that was proposed to be demolished and rebuilt as a freestanding emergency room building. Hospital Services Limited would be the land use and permitted in the B-2 zoning district. Acadia Land Survey had prepared a plat dated October 30, 2015. Cluro defined Hospital Services Limited as - A facility providing medical, psychiatric, or surgical services for sick or injured persons exclusively on an out-patient basis, including emergency treatment, diagnostic services, training, administration and services to out-patients, employees or visitors. The applicant was proposing to construct a new facility and was requesting variances. The conceptual site plan was prepared by DDG dated November 3, 2015.

The property measured 120' on Highway 190 by 350' to the east side by CVS, 156' to the rear, and 226' in depth on the west side. The redevelopment request variances were to Section 9.2.5.5 for the 5' landscape strip on the east and north sides of the building. That area would be provided on another part of the front of the property. There would be a mitigation of 720.25 square feet with the landscape relocation being 862 square feet for a surplus of 141 square feet. The variance to Section 9.2.5.5(4)(a)(4) and (6) were to the buffer zone requirements to the rear of the property where there was an existing 30' drainage servitude. The CLURO required a 20' buffer and on land greater than 200' in length to be expanded by 1' for every 20' of site would require a 30' buffer and the CLURO required that be outside of the utility servitude so it would be 60'. The second variance was to the request the wooded utility servitude be included in the buffer. There were existing water lines for H20 water and there was a bicycle path dedicated to the Parish which was not anticipated being developed.

Mr. Adams said this area was part of the Parish's annexation agreement and was considered the City's priority 1 area. Jeff Schoen, representative, said in redeveloping the property it became obvious in meetings with the City staff that there were opportunities and the applicant had a lot to provide to the City being the first freestanding emergency room facility in the region. Mr. Clark asked if someone did not in the city would they still be able to use it and the question was answered yes. Mr. Schoen said the Mayor and the administration had provided a tight timeline for annexation and zoning that would have taken longer in the Parish. With the efficiency of the City legislation, the process would only be 60 days and it would have been longer in the parish so there was an incentive for annexation. Mr. Adams said the buffer to the residential uses would remain the same and the rear of the property would remain wooded. Ms. Scott said the only risk was if the utility provider wanted to cut the utility servitude or the Parish wanted to install the bike path. Mr. Schoen said the proeprty was already developed so the risks were already present. The buffer would remain the same as it was now in the Parish.

Ms. Scott further presented the designation of Hospital Services General was requested to be used for the parking calculation. The ratio was 1 parking space for every 2 beds plus 200 square feet of gross floor area which was more in keeping with the operation of this facility. There were 46 parking spaces proposed and that number would be provided. If the Hospital Services Limited designation was used there would be a 56 parking space requirement. The proposal was to construct a standalone facility and reviewing the two land use classifications, the Hospital

Services General was the more appropriate parking requirement. Mr. Clark clarified the proposal was for an emergency room and not a "doc in a box" and the answer was yes. Ms. Scott said there was a discussion about a monument sign variance, but the applicant would not move forward with that request. The most recent amendments allowed a 50 square foot sign and the applicant had stated they would comply with that square footage.

Ms. Scott stated the applicant would work on the plans for permitting after the annexation was complete. The Planning Commission would meet before the City Council and any variance approvals could be approved subject to the approval of the annexation.

Mr. Clark said this facility could provide service faster than a hospital emergency room if he had chest pains. Ms. Bush asked about hours, and Mr. Schoen said it would be 24/7 like a hospital. Mr. Adams said the property was located in the most commercial part of the town. Ms. Scott said the property would maintain the connection to CVS as it was existing. Ms. Bush said this would be directed at a different market from the urgent care facilities.

Paul Landry, 1122 Springwater Drive, stated he was not against the project but was concerned about noise and the services being offering. He asked about the facility accepting mental care patients. Mr. Schoen said the facility would not be serving mental health. Mr. Landry said with the facility being open 24/7 that there would be many ambulances with sirens. Although he did not live directly behind the property, he was close enough to hear emergency vehicles in the middle of the night.

Mr. Schoen provided an overview of the project being that the facility was identical to the scale and services as a hospital emergency room. However, this would fall into a different basket. If there was a bad car accident with state troopers, they would go straight to the hospital because they could need stabilization. This facility would likely be used if the patient was not driven in an ambulance. But, this was not an urgent care. Mr. Schoen said it was not impossible that there would be emergency vehicles, but they would not be seen on a regular basis. There would be emergency room charges and rates charged to the patient. It could be a consideration to request an ambulance or responder to turn off the lights and sirens as they were approaching the facility, but not where there was primary traffic. There would be no operating rooms available. It was anticipated that the services provided could be no more than 10-15 persons over a 24 hour cycle.

Mr. Clark asked about lighting. Mr. Schoen said it would be no different than any other facilities. There would not be any overnight patients or visitors, and the maximum stay would be restricted to 23 hours. The patient would either be discharged or stabilized and sent to another facility. There was no reason to assume the facility would generate more activity than a retailer or fast food restaurant. Mr. Adams said this was a good reason to keep the buffer intact.

Mr. Adams stated the request was an allowed use in both the Parish and the City. Mr. Schoen said the request was for an annexation with a B-2, Highway Business District zoning, and three variances. The property was currently zoned HC2.

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

Lori Spranley, Secretary

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Mr. Adams stated the request was an allowed use in both the Parish and the City. Mr. Schoen said the request was for an annexation with a B-2, Highway Business District zoning, and three variances. The property was currently zoned HC2.

The next case discussed was V15-12-18 St. Tammany Parish School Board requests a variance to Section 8.1.4, Supplemental Regulations for Temporary Buildings to allow the installation of portable classroom buildings, and Article 9, Parking and Landscaping, Mandeville High School, 1 Skipper Drive, zoned I.

Ms. Scott presented that Mandeville high School was zoned Institutional and they were requesting a variance to allow 15 portable classrooms. In May 2014, two modular classrooms were installed to the rear of the site to accommodate additional teachers. At this time, there were 10 floating teachers with the request for 15 double modular classrooms.

The modular would be double classrooms with six located in area 3, one in area 2, area 4 was currently parking that would be removed with six modular and two in area 1 for a total of 15 buildings. The plan was prepared by Fauntleroy Latham Barre Weldon and was dated October 27, 2015. Additionally, there was a variance request to the greenbelt to allow one of the buildings to fit within the property line and meet the fire code. There was a wide right-of-way and an area for planting. The 2014 parking deficiency decreased with no increase in students and now with the proposal of modular classrooms on existing parking spaces additional parking would be located in other places on the site. The decrease in parking would be from 850 to 768 available spaces for a 196 space deficiency. The school controlled the parking passes and would limit the passes.

The School Board representatives present were Building Supervisor Cameron Tipton, Asst. Superintendent Pete Jabbia, and Principal Bruce Bundy. Ms. Tipton said with growth in the district and the increasing numbers at the school, it was handled with two modular being approved in 2014. Having floating teachers was not optimal for education. Mr. Adams asked if the School Board would be handling the increases by either redistricting or a bond issue. Ms. Tipton said shew as not sure of either at this time, but showed areas on the site that was identified to place classrooms as necessary. The immediate need was 12 classrooms. If no setback were allowed, they could fit the classrooms. If no variances were allowed at the location adjacent to Weldon Park, they would place classrooms in other areas sooner. Ms. Scott presented pictures of the oleander having been planted along the

fence and there was a large adjacent right-of-way. Ms. Tipton said even with the drought it had survived. Ms. Scott said as it grew larger, the oleander would provide a good screen.

Ms. Scott presented pictures of the plantings along the baseball and softball fences that were filling in. There were vines planted along the chain-link fence and shown that they were growing. Another request was to prevent parking so bollards and chains were installed. Mr. Clark asked on the northeast of the campus on sheet SKT5 there were four houses in close proximity. Ms. Tipton said the setbacks could be maintained on all sides at that location. Mr. Clark said the parking in that area would be removed. Mayor Villere asked about a two year build out. Ms. Tipton said the request would meet the immediate and some future needs. Mr. Bundy said there were approximately 1900 students.

Mr. Thomas asked how the school would police the parking along Mandeville High Boulevard. Mr. Bundy said at this time anyone could get a parking permit since the parking along Purple Martin Drive was opened. With the loss of parking spaces, there would be a limitation of parking passes to junior and seniors and sophomores with after school activities.

Mr. Clark asked to correct Charles Goodwin's name on the October 27th minutes. Mr. Thomas moved to adopt the minutes of the October 13 and 27, 2015 minutes, seconded by Ms. Bush and was unanimously approved.

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

Lori Spranley, Secretary

Nixon Adams, Chairman