

**Planning Commission
Public Hearing
December 9, 2014**

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

Present: Nixon Adams, Simmie Fairley, Ren Clark, Rebecca Bush, and Michael Blache

Absent: Scott Quillin and Dennis Thomas

Also present: Louissette Kidd, Planning Director; Council Members Rick Danielson, David Ellis, and Clay Madden

The first planning case also had a corresponding zoning case and both cases were discussed in conjunction. The planning case discussed was S14-10-01 Crosby Development Corporation requests tentative subdivision approval for a subdivision of a portion of land located in Sections 4 and 44, T8S, R11E into lots 400 through 422, Phase 4B in The Sanctuary, Zoned R-1, Single Family Residential. The zoning case discussed was Z14-12-05 Recommendation to the City Council regarding Ordinance 14-48 to rezone from PRD, Planned Residential District, to R-1, Single Family Residential District, a parcel of land consisting of 13.661 acres situated in Sections 4 and 44, T8S, R11E, comprising proposing Phase 4B of the Sanctuary Subdivision described in accordance with a tentative subdivision plan prepared by GEC dated August 15, 2014 attached as Exhibit A, hereinafter referred to as Subject Property.

Ms. Kidd presented a tentative subdivision request and rezoning from a Planned Residential District to R-1, Single Family Residential, to construct single family homes rather than garden homes as Phase 4-B. This phase would be developed into 23 lots. The proposal was to extend Oleander from Purple Martin to Pintail Trace. The minimum lot size would be 16,000 square feet.

Mr. Adams said this would be a recommendation to the City Council. There had been comments from the neighbors concerned about the reduction of the value of their houses. Mr. Blache did not feel there would be a devaluation, but would be better valued as single family residential. Ms. Bush asked John Crosby if there would be a change on the hours of the back fence. Mr. Crosby said there would be no change with the construction.

Ms. Bush moved to recommend adoption of Ordinance 14-48 for the rezoning from PRD to R-1, seconded by Mr. Blache and was unanimously approved.

Mr. Blache moved to approve the tentative subdivision subject to the City Council approval of the rezoning, seconded by Mr. Blache and was unanimously approved.

Mr. Clark moved to adopt the minutes of November 18, 2014, seconded by Ms. Bush and was unanimously approved.

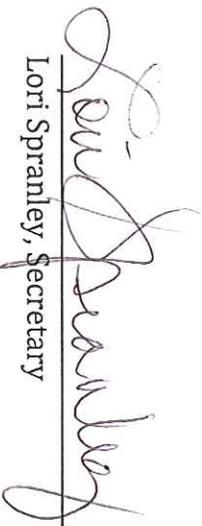
Mr. Fairley moved to adopt the minutes of May 27, 2014, seconded by Mr. Adams and was unanimously approved.

Mr. Adams moved to adopt the minutes of March 25, 2014, seconded by Mr. Clark and was unanimously approved.

It was announced that the LAPA Conference would be held January 21st through the 23rd in Baton Rouge.

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



Lori Spranley, Secretary

Nixon Adams, Zoning Chairman



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

Present: Nixon Adams, Simmie Fairley, Ren Clark, Rebecca Bush, and Michael Blache

Absent: Scott Quillin and Dennis Thomas

Also present: Louiseette Kidd, Planning Director; Council Members Rick Danielson, David Ellis, and Clay Madden

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 zoning case discussed was Z14-12-05 Recommendation to the City Council regarding Ordinance 14-48 to rezone from PRD, Planned Residential District, to R-1, Single Family Residential District, a parcel of land consisting of 13.661 acres situated in Sections 4 and 44, T8S, R11E, comprising proposing Phase 4B of the Sanctuary Subdivision described in accordance with a tentative subdivision plan prepared by GEC dated August 15, 2014 attached as Exhibit A, hereinafter referred to as Subject Property. The first planning case also had a corresponding zoning case and both cases were discussed in conjunction. The planning case discussed was S14-10-01 Crosby Development Corporation requests tentative subdivision approval for a subdivision of a portion of land located in Sections 4 and 44, T8S, R11E into lots 400 through 422, Phase 4B in The Sanctuary, Zoned R-1, Single Family Residential.

Ms. Kidd presented a tentative subdivision request and rezoning from a Planned Residential District to R-1, Single Family Residential, to construct single family homes rather than garden homes as Phase 4-B. This phase would be developed into 23 lots. The proposal was to extend Oleander from Purple Martin to Pintail Trace. The minimum lot size would be 16,000 square feet.

Mr. Adams said this would be a recommendation to the City Council. There had been comments from the neighbors concerned about the reduction of the value of their houses. Mr. Blache did not feel there would be a devaluation, but would be better valued as single family residential. Ms. Bush asked John Crosby if there would be a change on the hours of the back fence. Mr. Crosby said there would be no change with the construction.

Ms. Bush moved to recommend adoption of Ordinance 14-48 for the rezoning from PRD to R-1, seconded by Mr. Blache and was unanimously approved.

The next case discussed was V14-12-11 Sidney Tiblier III requests a variance to Section 7.5.10.3, B-3 Site Development Regulations, specifically to gross lot area/multi-family dwelling unit and minimum side yard setback, a parcel of land in Square 2, 131 Girod Street, and zoned B-3.

The applicant requested to table the case until the January 13th meeting.

Ms. Bush moved to table the case, seconded by Mr. Blache and was unanimously approved.

The next case discussed was V14-12-12 Jacqueline Vidrine, c/o Think Bigger LLC/John and Amy Crane request a variance to Section 4.2.5, Provisions for Legally

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Non-Conforming Lots of Record, lot 3, part of lot 2, square 14 (311 Lamarque Street), and lot 1A, square 14 (303 Lamarque Street), zoned R-1

Ms. Kidd presented a variance request to allow Lots 1A and 3 and a portion of Lot 2 to remain as two separate development sites. The Cranes own the residence at 303 Lamarque Street at Jefferson Street and had a purchase agreement for the adjacent property. Because both lots were substandard, they could not be separated under the contiguous lot law. The variance was to allow a future separation of the lots. Both properties were zoned R-1, Single Family Residential. The property at 303 Lamarque Street exceeded the frontage and total square footage requirements, but was 1' short of the depth requirement. The property at 311 Lamarque Street measured 72.85' x 202'. The property exceeded the total square, but the frontage requirement was deficient. The CLURO contained a provision for the separation if 85% of the requirement was met, but the property would still be 3.65' short of that requirement by exception.

Mr. Adams asked about the total square footage, and Ms. Kidd answered that both lots exceeded the requirement. Mr. Adams said the two lots were now in separate ownership and this was an existing situation of both lots having a house. Mr. Clark asked if the owner must meet any one or all three conditions. Ms. Kidd answered that they must meet all conditions except for the 85% exception on the frontage if they met the other two requirements, but they do not meet the frontage requirement. Mr. Clark asked if it was the same situation for 319 and 327 Lamarque Street. Ms. Kidd she did not have the frontages but it appeared to be the same of the lots being 60' x 202'. She said that the board had permitted similar variances. Mr. Adams said now they were legal lots of record. One might be sold in the future and then be separate again. Mr. Blache asked about the side yard setback. Ms. Kidd said she did not have a survey of 311 Lamarque Street to know how far it was set back. Mr. Clark said he had observed the pattern of ownership was consistent with small lots. Ms. Kidd said the 300 block of Lamarque Street had eight lots similar in frontage and depth and was in keeping with the character of the area. Mr. Blache remembered several similar cases.

Mr. Clark moved to approve the request for separation of the lots, seconded by Mr. Fairley and was unanimously approved.

The next case discussed was Z14-12-05 Recommendation to the City Council regarding Ordinance 14-48 to rezone from PRD, Planned Residential District, to R-1, Single Family Residential District, a parcel of land consisting of 13.661 acres situated in Sections 4 and 44, T8S, R11E, comprising proposing Phase 4B of the Sanctuary Subdivision described in accordance with a tentative subdivision plan prepared by GEC dated August 15, 2014 attached as Exhibit A, hereinafter referred to as Subject Property.

Ms. Kidd presented a request to rezone the property from R-1, Single Family Residential, to B-2, Highway Business District. At work session, it was discussed there was a survey error that was to be corrected. The error was cleared up some time ago and the request was to rezone the property. Mr. McHugh had purchased the property for future expansion of his building and it required a 15' greenbelt adjacent to a residential use. The strip was sold to Mr. McHugh to meet the buffer requirement. The addition was under construction and he requested to rezone the strip.

Kelly McHugh, owner, said he purchased the property in 1984 and constructed first office. That corner was 305' from East Causeway Approach. He then bought the 15' strip from Mr. Landry and had it resubdivided into his lot. On

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the resubdivision there was a drafting area and had not shown the corner of 305'. Mr. Clark said it looked like a rationalization. Mr. Adams said there would be no effect on the buffer requirements. Ms. Kidd said it was their buffer.

Mr. Fairley moved to recommend approval of the rezoning, seconded by Ms. Bush and was unanimously approved

The next case discussed was Z14-12-07 Steve Schwartz, SVS Florida, LLC/Melissa N. Kyle, d/b/a Pelican's Sno Balls requests a zoning permit to Section 6.4.665, Restaurant – Outdoor Fast Food, for a snowball stand, lots 29, 30 and 31, and parts of lots 28,32, 33, and 34, square 51, 1890 Florida Street, zoned B-2

Ms. Kidd presented a zoning permit requirement for a snowball stand to be open for operation from March to October. The property was bounded by Marigny Avenue and Magnolia Street. The proposed building consisted of 448 square feet with a covered patio, fenced play area and parking lot. The property was previously a gas station and had some existing paving with no trees in the parking lot area. Ms. Kyle was leasing the property for two years with an option to purchase.

Under the B-1 Site Development Criteria an 800 square foot building size was required; however, the Zoning Commission through the zoning permit process may reduce the size of the building through the process and review. A preliminary landscape plan was submitted. The property was located on Highway 190 and there was a reduced greenbelt to 13' greenbelt with the highway expansion, and they would meet the minimum requirements and have greenbelt on both side streets. There would be six tables requiring six parking spaces with 12 spaces being provided so the site would meet the requirement.

Mr. Adams said the Zoning Permit was presumed to be correct and the board would review the site development and recommend compatibility with the neighborhood. Mr. Blache asked about the signage setback. Ms. Kidd said it was required to be placed a minimum of 5' off of the property line. The applicant would submit the signage for approval including the location. Mr. Adams said Ms. Kyle had brought an abandoned property back into commerce. Ms. Kidd said the other issue was the size of the building and board could approve the reduced size. Mr. Blache asked if the size of the building could increase in the future. Ms. Kyle said it was an adequate size. Ms. Kidd said there was a covered patio. Mr. Adams said any modifications would require a building permit and Ms. Kidd said the board would approve the modified site plan.

Mr. Blache moved to approve the Zoning Permit for the snowball stand with a reduced size of 448 square feet, seconded by Mr. Clark and was unanimously approved.

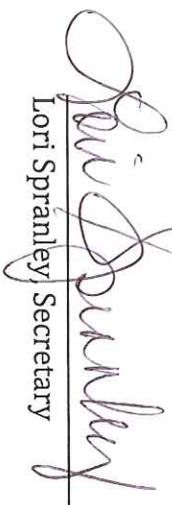
Mr. Clark moved to adopt the minutes of November 18, 2014, seconded by Ms. Bush and was unanimously approved.

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Mr. Adams moved to adopt the minutes of March 25, 2014, seconded by Mr. Clark and was unanimously approved.

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


Lori Spranley, Secretary

Nixon Adams, Chairman

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

Present: Nixon Adams, Simmie Fairley, Ren Clark, Rebecca Bush, and Michael Blache

Absent: Scott Quillin and Dennis Thomas

Also present: Louise K Kidd, Planning Director; Council Members Rick Danielson, David Ellis, and Clay Madden

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 Z14-12-08 McGuire Real Estate Group, LLC requests a zoning permit to Section 6.2.8, Congregate Living – Residential, lots 4, 5, 6, 7, 17, 18, 19 and 20, square 25A, 2129 Lakeshore Drive, zoned B-3

Ms. Kidd presented a zoning permit request to allow congregate living as outlined in CLURO Section 6.2.8. Mr. Barrett McGuire, through McGuire Real Estate Group, LLC, purchased the Rest A While site (Kings Daughters and Sons of Louisiana) located at 2129 Lakeshore Drive, consisting of Lots 4, 5, 6, 7, 17, 18, 19, and 20 in Sq. 25A, in March 2014. The property had frontage on both Lakeshore Drive and Claiborne Streets of 180' by a depth of 506.2' and contains 91,116 square feet. The property is zoned B-3, Old Mandeville Business District and the proposed use, Congregate Living Residential as defined under CLURO Section 6.2.8, which requires Zoning Permit approval.

Mr. McGuire originally submitted a request for a Zoning Permit to CLURO Section 6.2.8, Congregate Living Residential, to develop 27 congregate living dwelling units located within 5 proposed structures and some future light commercial in accordance with the plans submitted prepared by Piazza Architecture Planning, dated 11/12/14. Since the work session held on November 18, 2014, Mr. McGuire has revised the application and site plans, and is now proposing to 20 Congregate Living units instead of the originally proposed 27. This included removing the "Rest A While" (Frapart Hotel) from the proposal for the communal dining facility and incorporating one of the new structures as the communal dining facility and activity area. By utilizing one of the new proposed buildings as the communal dining facility, the number of units proposed has been reduced from 27 to 20.

Additionally, the application and site plan have been revised to remove the entire front portion of the site, fronting on Lakeshore Drive, which included the proposed light commercial area (Sophie Wright Cottage, Hadden Cottage and proposed new addition) and the main Rest A While building (Frapart Hotel) from this phase of the project. This portion of the site fronting on Lakeshore Drive where these structures were located, were now being proposed as a future phase and are not part of the application for the Zoning Permit for Congregate Living. The area fronting on Lakeshore Drive as the future phase measured 180' on Lakeshore Drive by 204.2' in depth. This left the remaining portion of the site for the proposed use of Congregate Living and this measured 180' on Claiborne St. by 302.1' in depth and contained 54,378 square feet.

Under CLURO Section 6.2.8: Congregate Living Residential was defined as follows: *The use of a site for three or more dwelling units within one or more buildings in conjunction with a communal kitchen/dining facility and other personal services provided for the convenience of the residents of the site only. Typical uses include congregate housing facilities such as elderly housing and group homes for handicapped and retirement communities with a communal kitchen/dining facility. Congregate living developments may furnish services to their permanent residents similar to those services furnished by hotels, including accessory uses such as home health services, meals, maid and linen services, grocery and drug stores and banking services, provided such uses are located in and accessed from entirely within the facility with no direct entrance from the street nor visibility from the outside of the facility indicating the existence of these services.*

Mr. McGuire's original submittal included a letter dated 11/10/2014 outlining his request for a Zoning Permit for Congregate Living for the Rest A While Property. Based on the plan revisions for the phasing of the project, Mr. McGuire has submitted a letter dated 12/2/2014 where he also includes the definition from the Louisiana Department of Health and Hospitals defining Adult Residential Care Provider and further indicates in the letter that he will be seeking a license from the State as a Level 3 Facility defined as follows: *Level 3 –Assisted Living Facilities – This is an Adult Residential Care Facility that provides room, board and personal services; for compensation, to two (2) or more residents that reside in individual living units which contain a minimum of one room with a kitchenette and private bathroom.*

The State of Louisiana regulates Adult Residential Care and outlines minimum standards in the Louisiana Administrative Code Title 48 – Chapter 88. A letter of preliminary approval from the State of LA, should be submitted prior to any building permits being issued for construction of this proposed Congregate Living Facility.

The CLURO under Section 8.2.1.4.1 were requirements for approval. They stated:

1. Conditions of Approval - In reviewing a proposed application for congregate housing or community residential housing, the Zoning Board shall determine from a review of a conceptual site plan and the projects program, the following:
 - a. That the subject property is suitable for the type of development proposed and the proposed development will not be detrimental to the use, peaceful enjoyment, economic value or development of surrounding properties and the general neighborhood; and that
 - b. If title restrictions exist that they are recorded in the Conveyance Records of the St. Tammany Parish restricting the use of the property to that approved by the Zoning Board in accordance with the provisions of this section and such restrictions shall not be amended except with the approval of the Zoning Board.

Congregate Living – special use criteria was outlined under Art 8 of the CLURO:

8.2.1.4.2 Design Criteria for Congregate Living and Community Residential

1. Area Regulations - Congregate living residential facilities shall be required to be developed in accordance with the following minimum area requirements.

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- a. Minimum Lot Size - 30,000 sq. ft.
 - b. Minimum Land Area Per Unit - 1,500 sq. ft.
 - c. Minimum Unit Area - 325 sq. ft.
 - d. Minimum Building Common Space - 20%
 - e. Maximum Impervious Lot Coverage - 35%
- The CLURO required 35% but on previous cases that number had an interpretation by the Planning Commission for any congregate living that the number was 60% so we will carry that number forward.

f. Required Setbacks - Shall be in accordance with the site development standards of the R-3 Residential District.

R-3 Min Yard Setback Reqts:

	Required	Proposed:
1. Front Yard	20'	20'
or required depth of greenbelt, whichever is greater		
2. Combined Side Yards - Total	20'	20'
3. Interior Side Yard	10'	10'/10'
4. Street Side Yard	10'	N/A
5. Rear yard	20'	Claiborne/20'
6. Between Structures	20'	20'

2. Parking Regulations -

- a. The development must provide the following minimum parking spaces: 1.5 spaces per unit for the development, .75 spaces per unit shall be paved and .75 spaces per unit shall be shown as set aside in a landscaped parking bank.
- b. Any documentation indicating an insufficient number of parking spaces, based on the above formula, shall be justification for the Building Inspector to give notice to the Owner and/or Operator of the facility to appear before the Zoning Board at a hearing to show cause why the parking facilities provided should not be increased by a number to be determined by the Board, if at all.
- c. In the event the Zoning Board requires additional spaces be removed from the previously approved landscaped parking bank and paved, the Owner and/or Operator shall submit documents showing in detail the construction drainage and landscaping of the new spaces for approval.
- d. The Zoning Board will set d. The Zoning Board will set a reasonable time schedule for compliance.
- 3. Affidavit of Conformity - A notarized affidavit of the Owner or Operator of the congregate or community housing facility stating that the facility meets the requirements and restrictions placed on the property by the Zoning Board. A like affidavit shall be submitted annually thereafter to the Mayor or his designee.
- 4. Conversion to Multi-family - Any proposed conversion to multi-family use shall be undertaken only in conjunction with the issuance of a zoning permit by the Zoning Board subsequent to a determination by the Zoning Board that the conversion will be in reasonable conformance with the multi-family requirements of the R-3 residential zoning district.

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Those were the criteria outlined in the CLURO under Article 8 for Special Use Criteria for Congregate Living. The next discussion was the land use and site plan review.

The applicant has amended the proposal since the work session on November 18, 2014 to address the communal dining area/activity area and the location of the buildings. The revised submittal still proposes 5 new buildings, (A -E) – but instead of using the main Rest A while structure for the communal dining, one of the buildings, previously proposed as residential units for the congregate facility was now being proposed to be used for the communal dining facility and activity area. The front portion of the site would be a separate phase.

The application had been modified to request approval of 20 congregate living units instead of 27 – 4 buildings with 5 units in each building – the 5th building was being proposed as the communal dining facility. This revision addresses issues that were discussed at the work session regarding the location and pedestrian access to the communal kitchen and dining facility. The first site plan proposed the dining facility several hundred feet away from the residential units, and did not provide any pedestrian access to the building. Additionally, the definition stated that the dining area shall be located in and accessed entirely from within the facility. This revision to the site plan addresses those issues.

The following review for compliance with the Zoning Permit Application submittal requirements, the B-3 Site Development, CLURO Section 8.2.1.4.1 and 8.2.1.4.2, parking and landscaping and drainage are outlined as follows:

Site Development and Area:

The CLURO outlines those requirements for site development and area regulations for Congregate Living Residential under Section 6.2.8 as follows:

	<u>Min. Required:</u>	<u>Proposed:</u>
<u>compliance:</u>		
Min. lot size	30,000 sf	54,378 sf(phase 1)
	+24,378 sf	
Min. land area/unit(density)	1500	20 units
36		
Min. unit area	325 sf	+1000 sf
+600 sf		
Min. bldg. common space	20%	26.43%
+6.43%		
*Max. Impervious Lot cov.	35% (60%)	59.63%
+ .37%		

The CLURO required a minimum of 20% minimum building common space. The site plan indicated that 26.43% of site is common space including 5,300 square feet of the communal dining/activity and elevation plaza was 1,650 square feet. A floor plan is not submitted for the 5,300 square feet of common in the main building. It appeared that the gazebo in the courtyard is the additional 1,650 square feet.

The CLURO contains special use criteria for Congregate Living in Section 8.2.1.4.2, which states, *The development must provide the following minimum parking spaces: 1.5 spaces per unit for the development, .75 spaces per unit shall be paved and .75 spaces per unit shall be shown as set aside in a landscaped parking bank.*

The site plan proposes the parking to be underneath the proposed five buildings containing the 20 dwelling units accessed by two driveways from Claiborne St. CLURO Section 8.2.1.4.2 requires that .75 of the spaces be paved – this site plan shows that these will be paved under the building. However, the CLURO also requires that the remaining .75 spaces shall be shown as set aside in a landscaped parking bank. The parking spaces were proposed under the building.

In March of 2014, the CLURO was amended which included width of driveways, pervious materials for parking and access from driveways from public streets.

CLURO Section 9.1.2 Construction Design Standards for Parking and Loading:

- Loading areas are not included on the site plan
 - The applicant has indicated that all loading will take place in the drives located underneath the buildings. This will service any loading of residents for activities and also loading for dining/communal kitchen and all other services provided on the site.
- Driveways – the site plan showed the amended driveway access to a maximum of 12’ which is now compliant with the cluro. (9.1.2(2)(d)(ii) driveways in the B-3 District shall comply with District standards in Section 7.5.10.5 (3)(f)(iii) driveway access shall not be greater than 12’ in width unless approved by the Zoning Commission. The original driveway width was 26’ and now reduced to 12’ and was now in compliance.

CLURO 7.5.10.4(2) states:

Section two (2) below states:

7. *Parking spaces may be located under the building, provided that the spaces are screened from the street and the entry is from the interior side yard or rear yard of the structure. For the purposes of this section, screening may be any combination of walls, lattice and landscaping that is at least four (4) feet tall and ninety (90) percent opaque. If landscaping is used, the required height and opacity shall be achieved within three (3) years of planting. The Planning Director may grant an exception to allow front entry garages for single-family residential structures upon finding that there is no reasonable alternative for side or rear entry garages. The Zoning Commission may grant an exception to allow for front entry garages for other structures upon finding that there is no reasonable alternative for side or rear entry garages and the design of the garage entry is compatible with the proposed use of the building.*

The revised site plan indicates that one of the 5 new proposed buildings is relocated from the back to the front, now fronting on Claiborne St. With this revision, the driveways have been reduced to the required 12’ access and enter the rear buildings, which are now located behind the building that was moved to the front of the site, now facing Claiborne St. This revision eliminated the driveway accessing the building directly from the street – with the entry still from the front; these buildings are not directly on the street – now located behind the main building facing Claiborne. The building facing Claiborne does not have a driveway entry directly from the street, complying with the design standard.

On-Street Parking: The plans submitted on November 14, 2014, indicate additional angle parking within the street ROW for both Lakeshore Drive and on Claiborne Street. The revised plans have eliminated all on-street parking.

Greenbelt: a minimum 15’ greenbelt requirement on Claiborne street is required.

The building on Claiborne Street is proposed to be set back 20' and the plan indicates a 15' greenbelt within the 20' setback. The Conceptual landscape plan submitted (Sheet L02.1) indicated there is (1) Class A to be preserved within the greenbelt, and proposed 6 Class A and seven Class B trees to be planted.

The Plan indicated (2) driveway accesses through greenbelt. The width of the proposed driveways are 12', which complies with the CLURO. Also shown were (3) sidewalk accesses to the building through the greenbelt. Minimum driveway width in B-3 is 12'. This can be increased by Planning Commission and was not being requested at this time.

The Buffer Requirement in the B-3 zoning district, a minimum 5' buffer was required along the side and rear lot lines of all uses requiring a zoning permit.

- b. **Landscape Buffers Elsewhere in District.** A five (5) foot wide landscape buffer shall be required along the side and rear lot lines of all uses requiring conditional use or zoning permits, and:
- i. A fence and landscaping are required to shield headlights and abate noise, and
 - ii. Parking lot lighting shall not spill over onto adjacent properties.

The landscape plan indicates a row of trees on both east and west property lines that are proposed to be preserved. The building setbacks are 10', and the minimum buffer required is 5' with a fence and landscaping. Many of these trees were mature trees and review of whether or not these trees will be preserved with proposed setbacks and drainage requirements is being reviewed. Initial comments from the City's Landscape Inspector are that there are several water oaks and hackberries along the property line. These trees, individually, may not be specimen trees, however, many are large, mature trees and collectively, they provide a nice canopy, shade and buffer for the adjacent residential properties. With the buildings proposed to be 10' from the property line, although the minimum buffer requirement was 5', and that was provided on the plan, practically, the preservation of these trees was questionable. The Planning Department can have the consulting landscape architect and arborist review and offer comments at the next meeting.

Interior Landscape:

The site plan indicates 25,100 sf of vehicular use area and 13 trees required. The Vehicular Use Area was located under the buildings, but landscaping can be provided for in the courtyard. The location of the 13 required trees were not noted on the plan but this could be included on the landscape plan at the time of permitting. The plan still reflects interior landscaping for the previous commercial area that is now a future phase – this should be removed from the plan.

Drainage:

A conceptual drainage plan was submitted (sheet D02.1). This plan was forwarded to the City Engineer for review and comment. Andre Monnot, with Principle Engineering who was the City's Engineer had provided the comments in his email dated following comments:

1. Site is over 1 acre, so hydrologic and hydraulic calculations in a drainage report will be required for approval of the design at the building permit stage. (CLURO 5.4.3 (9)). For approval, post development peak flow must be attenuated to no more than pre development peak.
 - a. No provision for detention appears to be made.
 - b. Development of the entire site (including phase 2) must be considered when designing phase 1 drainage, including detention requirements.

2. The proposed subsurface drain line on the east side of the property is within the 5' buffer, and should be relocated. Same line appears to conflict with "trees to remain".
3. Existing substandard off street parking spaces on Lakeshore Dr. should not be counted toward the total.

These comments were shared with the applicant, and they were revising the drainage plan to remove the subsurface drainage from the required buffer.

Design Regulations/Guidelines: The B-3 Zoning district included some design related regulations that are required to be complied with. The site was located within the Mandeville Historic Preservation District and a Certificate of Appropriateness review would be required as part of the building permit application.

The B-3 Design Guidelines:

- *Building Orientation: building entries should face the street on which the building fronts.*

The revised site plan amended the proposed location of the 5 buildings – the rear building has been relocated to front Claiborne Street. Now, the building faces Claiborne, with entries also on Claiborne Street. Additionally, since the building has a footprint of almost 5,000 square feet, the Design Review Consultants recommended that the building be broken up into segments – the sides were set back a bit from the front façade to break up the large façade.

Porches:

- *Front Entry porches are required. (8' in depth, 60% of front façade) the revised site plan includes the building facing Claiborne with 8' porch covering 60% of the front façade.*
- *Scale and Façade:*

Buildings along other streets in the B-3 District should be broken into building elements that appear to be a collage of individual dwellings that are consistent with the predominant widths of facades of nearby structures.

The B-3 Site development limits building footprint to 5,000 square feet – footprint of each building have been provided as follows:

Building A	4,869 sf footprint
Building B	4,869 sf footprint
Building C	4,869 sf footprint
Building D	4,869 sf footprint
Building E	4,820 sf footprint (communal dining)

CLURO Section 7.5.10.6(2)(e) **B-3 Design Regulations and Guidelines**, stated that *Designs shall consider the neighborhood context. Applicants should demonstrate an understanding of the neighborhood context by providing photographic evidence showing the proposed design's relationship to existing facades in surrounding blocks.*

The applicant had submitted photos of the properties within the neighborhood – a written comparison has not been provided.

Summary:

In summary, the applicant is requesting a Zoning Permit for the use of **Congregate Living Residential as outlined under CLURO Section 6.2.8. Additionally**, The CLURO contains special use criteria outlined in article 8 that have been included in this review along with the other requirements outlined in the CLURO.

As mentioned earlier, the land use of Congregate Living Residential is also regulated by the State of Louisiana. A letter of preliminary approval from the State of

LA, should be submitted prior to any building permits being issued for construction of this proposed Congregate Living Facility. There was a review of the conditions that the board used for review.

Also, under the procedures for approval of a zoning permit application review and approval under Section 4.3.2.2 Review and Evaluation Criteria.

1. Site plans for uses subject to the Special Use Criteria as provided in Article 8 shall be reviewed and evaluated for consistency with such standards.
2. Site plans shall be reviewed and evaluated for consistency with all applicable regulations of this Comprehensive Land Use Regulations Ordinance.
3. In the event that a proposed site plan does not satisfy the applicable criteria established for review by this Section, modifications to the site plan by the applicant which would result in increased compatibility or would mitigate unfavorable impacts or would cause the site plan to conform to applicable requirements may be considered.

4.3.2.2 Findings

The Findings were that the

1. That the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing conforming or permitted uses on adjacent sites or sites across from the proposed development site.
2. That any required modifications to the site plan are reasonable and are the minimum necessary to minimize potentially unfavorable impacts.
3. That the site plan complies with these Comprehensive Land Use Regulations.

Barrett McGuire, applicant, showed it was a permitted usage. The design criteria was met or exceeded. They were proposing 1,000 to 1,500 square foot high end units. The property would allow the construction of 30 units, and they met the pervious coverage and setbacks. They tried to expand the side yard setbacks, but it closed in the courtyard where the units were on top of each other so did other things not to be on top of the neighbors.

Issue Resolution – there was a resident concerned with the 27 unit density so they reduced it by 25% to 20 units. Another resident commented that it would be overlooking the neighbors yards, so there would not be any balconies or porches built on the side of the neighbors, and they had moved the dining to be part of the facility. The front facade was discussed at 3 design review meetings where they moved the side units 90' off Claiborne Street, driveways were reduced, the parking on Claiborne Street was gone and would be on site and screened. The 30 parking spaces were provided, and the trees context as a whole would continue to be worked on with the City and Engineer. They would show the photographic evidence of the neighborhood context, and the drainage concerns were discussed with the architect and fill was the number one concern. At this time everyone dumped to his since it was vacant. They would keep a slab level and no red clay would be installed. They would pull water to them and would get rid of it do nothing would flow back to the neighbors. If he wanted to resell as condos, it would not be financially feasible and he would have to come back before the board. As far as a fraternity complex, the

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nearest university was 30 miles away. There was a full sized Claiborne Street elevation for viewing. The neighborhood pictures were presented.

Mr. Blache asked with regard to safety of the residents since there would be older folks that the area received water. He asked what would be the preparation of evacuation. Mr. McGuire said state licensing he must provide a plan for natural disasters. If it was approved they would bring in people who had done this and it would all be locally owned and operated and was looking for expertise. Mr. Blache asked if there was a conversion. Mr. McGuire said that was a reason for reducing the number of units from 27 to 20 looking at a worst case scenario would allow 16 units on the site using basic math. Instead of just moving the dining facility, they felt the reduction could still manage a productive business and if there was a failure he could combine end units into single units to get down to 16 units. The versatility as the market changed would be provided. In the B-3 district, versatility and ability to change was expressed.

Mr. Blache asked about phase 2 to address any considerations. Mr. McGuire said the Frapart Hotel was a restaurant in the 1880s. There were no plans drawn but he would address what would be worst case scenario.

Mr. Clark asked about ambulance access on Claiborne Street with a "U" and was it unencumbered. Mr. McGuire said it was a circle. Mr. Clark asked about the evacuation plan other than picking up a phone for pick up. Mr. McGuire said no, he would not endanger an elderly person.

David Persons, 132 Carroll Street, said he was asked by a number of neighbors to speak on their behalf. He had met with Mr. McGuire in the neighborhood meetings, and the discussion was cordial but not fruitful. The submissions indicated that most of the neighbors would not oppose 10 owner occupied condos. He indicated he would run number and get back to them. He reiterated that this was not just any property but a special property. Not just for the intended use but because of its size. There were not many parcels like this in this location and had great significance to the community. B-3 was the heart of Old Mandeville and the land was at the heart of the B-3 district. Within the square there were 12 single family dwellings and the Barley Oak. There were no multifamily units adjacent to this, and no apartment complexes near this. There were 10 nice condos on Lakeshore Drive that was mostly owner occupied. Mr. McGuire needed 5,500 square feet of land per unit. This land was 54,000 square feet or 10 units. This was crucial because he would not be allowed to construct the project unless it succeeded as congregate living. The proposal was 20 units and a 5,000 square foot footprint in the front. This was the first time anyone had applied for congregate living units in the B-3 District. Mr. Adams said the board was only considering congregate living. Mr. Persons said the board was being asked to approve a congregate living use that allowed 20 units and a big building that could be converted to another five units that would already have been built. Mr. Adams said people made bad decisions all the time and Mr. Person was concerned because it would become his problem. Mr. Adams said the Council granted the board the authority. Mr. Persons said the applicant did not have an automatic right to do only and was only allowed without approval was single family dwellings. Mr. Adams said most businesses in the B-3 district required zoning permits. Mr. Persons said there would be five huge buildings. Mr. Adams said the project must meet design criteria.

Mr. Persons said those he represented did not feel it was prudent to allow the project and the board had the authority. The applicant must prove the site was suitable for this type of development and not be detrimental to the neighborhood.

Mr. Adams said it was a permitted use and the board must make the minimum changes. Mr. Persons said the board had the authority to minimize the impact. Mr. Adams asked how to minimize the project. Mr. Persons said it was too dense, had too many units, and suggested it was an improper use to allow congregate living in a flood zone. The evacuation plans were good, but what happened when the flood actually came. The next question was how dense would be allowed. They suggested the prudent thing was to allow no more units than allowed as multi family. If the congregate living did not work and the community was stuck with five massive buildings what would we do with it? The prudent thing would be to adjust the density and the area not be stuck with 20 or more units that would not otherwise be allowed. Mr. Adams said they were assuming failure, but in the use there was a specific density. Mr. Persons said if the board went by the code, Mr. McGuire could construct 325 square foot units on 1,500 square feet of land, and he asked was that in keeping with old Mandeville. Mr. Adams understood that. Mr. Persons said this was not different than the board's discussion on the Our Lady of the Lake case. It was relevant because it was a zoning permit case. There were 17 reasons listed for not that case. Mr. Adams said the court had affirmed on the parking requirement. Mr. Persons said the church was an allowed use, but the development was not in keeping with the character of the area. Mr. Adams said the project did not meeting the site development. They were off on the height, parking and several other requirements. Mr. Persons said the board had the right to disallow the use being in a flood zone or the right to not allow as dense a project. By providing 34 spaces and 30 being required, there would only be four spaces for the dining facility. Under the rules for congregate living, he could consider the dining facility as part of the 20 units. What happened if the project did not work with 30 spaces for the units but four spaces for a 5,000 square foot building? Mr. Persons said what would happen in three years when the project asked for relief. The board could then let the buildings rot or get them back in commerce. He only asked the board to be prudent. If the board did not deny the use of concentrating disabled people in a flood zone then at least adjust the density on the project. His group was not saying not to develop it and asked Mr. McGuire to develop it as single family and he was not agreeable. They also suggested 9 or 10 owner occupied units for pride of ownership. What was possible was to reduce the density. There was nothing like this in this area. Mr. Adams said the public was overestimating the board's power and discounting the code. As far as danger to people there were agencies that handled that. Mr. Adams said the board could request minimum tweaks. Mr. Persons said the board requested large tweaks from Our Lady of the Lake.

Mr. Persons said many people in the community felt strongly that this project was not fitting and there was a unique chance to deal with the situation before it got out of hand. If the board allowed the massive development, it could not be undone. Mr. Adams said it was by the code which was a legislative function. Mr. Persons said if Mr. McGuire wanted fifty 325 square foot units and it would be approved under the code. Mr. Adams said it would be reviewed under the code. Mr. Persons said the neighborhood depended on the board. Mr. Adams said if there was no zoning permit required Mr. McGuire could meet the requirements and get a permit. Mr. Persons said the evaluation could be on the basis of 20 disabled people in a flood zone. Mr. Adams said there were agencies that handle that. Mr. Persons said the board could determine that the project was not detrimental to the surrounding properties. Being placed in the heart of B-3 district would change the character of the whole B-3 district. Mr. Clark asked how. Mr. Person said Mr. McGuire's photos were of one elevation of what was on Claiborne Street. If there was a comparison of the houses to the facade of the Claiborne Street building, it was hugely different and then multiply that. It was hard to get a concept of that. All buildings were being elevated. With the parking in B-3 there would be density and scale modulated and softened by parking elsewhere on the lot. Being close to the lake the parking was

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under the buildings. Mr. Adams said on there were several massive structures on Lakeshore Drive. Mr. Persons said they were not together. Mr. Adams was in disagreement. The regulations did not allow condos within 120' of the lakefront.

Mr. Clark said beyond aesthetic what other issues. Mr. Persons said it would not look good and it would not be in keeping with Old Mandeville with the massive buildings. Mr. Clark asked what else about the project would diminish the enjoyment of living, public safety, and rowdy people. Mr. Persons said Mr. McGuire indicated there was nothing in congregate statute for a specific age but the target market was elderly people. He asked what would stop a 20 year old from living in the congregate living and there was nothing. He told the property owners that he could get \$5,500 a month for the units. That price made them think would this really work. That was a concern of his business model. He represented those owners who live around the project and they go this place. The board had more of a responsibility and discretion than Mr. Adams indicated. Mr. Adams said the board had a lot of training and there were property rights issues on both sides. The board had to do a balancing act to follow the code and change it as little as possible. Mr. Persons said by and large the board did a good job. Mr. Adams said the board did care about the history of Old Mandeville, but the party owners had rights. Mr. Persons said the matter was of the total density. Mr. Adams said the board could not make business decisions for people. Mr. Persons asked to consider that the only way to get the zoning permit was to operate that business. The whole idea was flexibility, but this was a massive project and it could not be anything else. Mr. Adams said there could be a mix of businesses in the buildings. At the Trailhead there was a residential density on Lafitte/Woodrow Streets and the commercial use did not count against the density of the property. Mr. Persons understood that. But, Mr. McGuire had stated the fallback position was condos and that would knock out walls which did not seem viable. The more prudent effort was with discretion by authority of the board would be to allow congregate living with the same density as multifamily so if there was a failure. Mr. Adams said density intensity was the very core of zoning, and was left to the legislative bodies. The Design Review Committee would review the aesthetics. Mr. Persons said that would come after the board approved the structures. Mr. Adams said the board was approving a use with a site plan.

Ms. Bush asked if Mr. Persons' position was that Section 4.3.2 was superseded by Section 8.2.1.4.1 (a). Mr. Persons said he knew the board must approve a zoning permit, but was the property suitable for this type of development. The property was located within 200' of the lakefront that flooded and was it suitable for assisted living. If the board was satisfied to allow the construct then the discussion would be about density mass and scale. Ms. Bush said she thought the answer was in Section 4 administrative processes and Mr. Persons would discuss a special use in Article 8. Section 4.3.2.11 discussed the Zoning Board requiring modifications of a site plan did not list density. She asked what was the legislative intent regarding density, can you go that far under that provision. Mr. Persons said under the B-3 design criteria there were references to the objective which included scale and density. It referred to a unique problem of the board and the community facing near the lake being raised and parking being located under the building. Ms. Bush said there was a sentence stated when the site plan was reviewed in connection with a rezoning and this was not a rezoning. She agreed that the board may have the power, but this was not a rezoning. Mr. Persons said there were references to density and scale throughout the B-3 district. Mr. Adams said there also other design criteria to deal with that including height, parking, and side yard restrictions dealing with density. Mr. Persons disagreed.

Ms. Bush assumed the 10 units was a no go because of cost and tax benefits. Mr. McGuire said there were multiple reasons. Ms. Bush asked if 10 units were even feasible. Mr. McGuire said he looked at what could be done on the property before purchasing it. Small shopping centers were permitted by right and he could have constructed 60,000 square feet. He decided on residential so he reviewed overall density of 91,000 square feet of total usage. The basic math divided by 5,500 square feet and by 1,500 square feet and 3,000 square feet for townhomes were 30 units. The plan was changed based on parking and the desire not to max out the site. They started more at the bottom and now reduced it by 25%. Mr. Persons disagreed about the 16 condo number without tearing down the Frapart Hotel. In actuality, the land would be 54,000 square feet and condos require 5,500 square feet which would allow for 10 units. Mr. McGuire said he could remove the line for phase 2 and be back at 91,000 square feet. Mr. Adams asked if it was used as a residential lot with the construction of a 12,000 square foot house, could board deny it. Mr. Persons said that was one 12,000 square foot structure. At some point the board should asked if it was in keeping with the City's character. Mr. Adams said there were a good list and certain features for the Design Review Criteria, but there were many different looking houses that met the design guidelines. Mr. Persons said it was a question of five buildings together on the lakefront. Mr. Adams said it was not fronting Lakeshore Drive. Mr. Persons said it would be seen from the lakefront.

Mr. Clark asked if Mr. Persons' position was if it succeeded as a congregate living that it would be adversely affecting property values. Mr. Persons said any rental or apartment complex that would allow 20 or 27 rental units in the middle of single family could be detrimental to property values. The board could not prohibit rental units, but the board could focus on density. Mr. Adams asked why then did the City Council allow that density in the B-3 district. Mr. Persons said he felt it slipped through in discussion and was a mistake. He asked if this was the first time this use was considered in the B-3 district and the answer was yes. Mr. Adams said everyone was hoping the board would deal with smaller projects likes bed and breakfasts or a small hotel. Mr. Persons said what would prohibit the next person on Carroll Street from developing the 300' frontage. Mr. Adams said 7-8 years ago there was a proposal for three huge condos and that precipitated the regulations. Mr. Persons said the next developer could construct one hundred 325 square foot units on the Trailhead. Mr. Adams said it would not be appropriate anywhere according to Mr. Persons. Mr. Adams agreed the CLURO should be reviewed, but he could not see any other legislative intent. Mr. Persons said the minimum unit size was 325 square feet and a minimum 1,500 square feet of land.

Mr. Clark asked about the permitting process. If someone wanted a permit was there a public comment. Ms. Bush said it was through Section 4.3.2. Mr. Clark asked about state permits. Ms. Kidd said congregate living in the B-3 district required a zoning permit and they must follow the zoning permit procedures. There were special use criteria in Article 8 for the review from the City regulations. State regulation licensing was for levels of residential uses. Mr. Clark asked on the state level if there was a public comment period, and Ms. Kidd said she did not believe there was. The state required zoning approval. If the use was allowed by right there were requests regarding the zoning. Mr. McGuire would be required to submit a decision letter with whatever criteria. Mr. Clark said hypothetically the zoning permit was approved but was reviewed in Baton Rouge realizing it was in a velocity one. Mr. Clark said if no state license was allowed then everyone was back to square one. Ms. Kidd said this was part of the zoning permit approval being subject to conditions of preliminary approval from the state prior to a building permit being issued. Mr. Clark said Mr. Adams' point was that the board can condition the approval, but it was listed as a permitted use with reasonable conditions relating back to health, safety and welfare. Ms. Bush said Section 4.3.2.10 stated reasonable

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and minimally necessary. Mr. Adams said in the past there had been requirements of extra soundproofing, buffering and relocating of parking. Mr. Clark said trees were buffering but uses became difficulty.

Eric Jensen, 111 Carroll Street, concurred with Mr. Persons and he presented valid concerns and issues. He also concurred with Ms. Bush where the responsibility rested. Ms. Bush asked if the City Attorney could give an analysis.

Mark Foster, 2135 Lakeshore drive, agreed with Mr. Persons. He thought the board was a buffer of protection for the public and thought they should go to the City Council to eliminate some things from the CLURO. He felt there was a degree of protection from the board. Mr. Adams said historically that was proven. The board decided on the appropriateness. Mr. Adams said there were 17 issues, but it was the site criteria information that was upheld. The board was not omnipotent. There was some authority and some discretion to the minimum the changes possible. Mr. Foster wanted to hear a City Attorney opinion.

Pat Jensen, 111 Carroll Street, agreed with Mr. Person and from a lay perspective Old Mandeville was a very unique property on the entire Gulf Coast. This was one of the few left and the City should do whatever they could to preserve it. She wanted to carefully enhance Old Mandeville and keep the ambiance.

Rosalind Gallette, 133 Carroll Street, lived on a small cottage on a small lot. This property backed up to her house and she would be overshadowed. The use of this property as congregate living was crazy. She could not image putting elderly in a flood zone. She agreed with Mr. Persons that the board had some power on action of the development. She loved her little house and felt her property value would go down. She would rather the construction of individual homes and thought the proposal of small cottages was good.

Russ Penzato, Lakeshore Drive, supported Mr. Persons. The property owners ask the board as leaders to listen and he understood Mr. McGuire had a right not develop it but be a good neighbor. Not everything worked well in old Mandeville with a mixed use. Anything built affecting his quality of life should not happen especially when Mandeville was perceived as one of the best places to live. Mr. McGuire had good intentions, but if it failed we have to deal with it. Mr. Blache was right about what would happen if it failed. He asked where was the employee parking. If the board did not have the power then the citizens were in trouble. The homeowners were willing to compromise. The ambulances and fire department come at all hours of the night and it would be disruptive. There were several locations in the area that had not turned out the way everyone thought. Mr. Clark asked how the project would degrade his quality of life. Mr. Penzato said traffic, if the project failed being stuck with shells, requesting too much for a monthly rental. How can the board tell him not to have apartments? How low would the rent become. Mr. Adams said the board needed a legal opinion. It was clear that the City Council approved it as a use. Mr. Penzato said he understood the board must abide by the laws, but why did it take so long to need to change it.

Boyd McPhail, 2075 Lakeshore Drive, agreed with the comments. He thought about a tremendous amount of commerce on Claiborne Street. His office was in the Sanctuary Subdivision by Heritage Manor. The ambulances and fire trucks were there 4-5 times a week, sometimes twice a day. To supply the dining hall, Lakeshore Drive filled up with supply trucks. Most days he drove up Lafitte Street and cut through Claiborne Street but now it was difficult with the Scotts parking on both sides of the street. The use of the space should be considered for the neighbors. He

reiterated Mr. Penzato and was not opposed to a nice development but he feared the next development.

Michael Gurtler, 121 and 129 Carroll Street, said the development would be 10' off his property line and would affect his use. The scale was totally wrong. He was the largest house on the block at 3,000 square feet with 700 square feet of porches.

Bradley Del Rio, Jr., 222 Lafitte Street, knew he was young but he was for the project. Mr. Persons said it would affect the character, but the character could change. He used the Trace and Trailhead as an example. The property was derelict with old debris lying around. It would be better to put something new than not to change it at all. Ms. Jenson said this was a unique community and he agreed we were. He understood not wanting change, but some things have not changed.

Nic Chronis, 2075 Lakeshore Drive, concurred with Mr. Persons. His background was of over 40 years of public safety and emergency planning. Having dealt with emergencies on the lakefront and around the world, this was tough. He asked the board as deliberating to carefully invite the public safety experts to comment on the proposal. He trusted the board would give due consideration about the responses to the location. There was concern about how police, firemen, and ambulances would respond and make deliveries. The infrastructure was limited. He urged the board to give due consideration to public safety and emergency planning as well as reasonableness of the discussions at the meeting.

Ms. Bush asked if the board could get a public safety opinion. Ms. Kidd said she would send the project to fire and police for review and comment. Ms. Bush said the project would affect the economics from completely objective point of view.

The last case discussed was V15-01-01 Future Generations Holdings, LLC, Dino Chouest requests a variance to Section 9.1.2(d), Construction Design Standards for Parking and Loading and Section 9.2.5.5.1(4), Periphery Landscape (Greenbelt) Requirements, Parcel B1B2, Royal Acres, 1121 Decker Drive, zoned M-1.

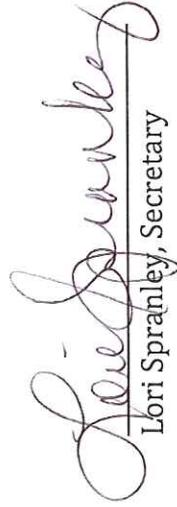
Ms. Kidd presented a request to build out additional buildings on the site. There were 115' trailers make deliveries down Mandeville High Boulevard that required an 85' turning radius. The staff had reviewed the site and was worked with them for an absolute minimum turning radius. There was a 32" diameter live oak tree in bad shape. An option was to remove the tree, widen the drive and mitigate the area. An area of 750 square feet would be added back to corner and live oak trees would be planted for screening on the corner. The other businesses along that portion of Mandeville High Boulevard were the Causeway's office and the Public Works Department. The other option would interfere with Mandeville High School using Purple Martin Lane and the rear access of the Sanctuary Boulevard with oncoming traffic. It was determined to that it would be better to continue straight down Mandeville High Boulevard to access the site.

The variance request was for an increased driveway with considering the mitigation factors. Mr. Clark asked about public safety. Ms. Bush asked about any objections from the school or the Sanctuary Subdivision. Ms. Kidd said she would ask. Mr. Clark said he was amazed that trucks that large could navigate that area. Ms. Kidd said they were rolling over curbs and grass. It was suggested to look at the streets for any damage being caused. It was agreed that the company was a good asset to the city.

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Ms. Kidd reminded the board that the La APA Conference was January 21st-23rd in Baton Rouge.

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


Lori Spranley, Secretary

Nixon Adams, Chairman

