

**Planning Commission  
Public Hearing  
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The meeting was called to order by Planning Chairwoman Karen Gautreaux. She read that pursuant to Executive Proclamations JBE 2020-209 and 2020-33 this shall serve as certification that in light of the spread of COVID-19 the Mandeville Planning and Zoning Commission was unable to operate due to quorum requirement in compliance with LA. R.S. 42:19 and will be meeting via videoconference. The matters being considered by Planning & Zoning on this agenda are both critical and time sensitive in nature as they directly impact the ability of the City's residents and businessowners to conduct business within the City.

The secretary called the roll.

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.

Commissioners Present: Nixon Adams, Ren Clark, Brian Rhinehart, Jeff Lahasky, Karen Gautreaux and Mike Pierce

Absent: Simmie Fairley

Also Present: Louissette Scott, Director, Planning Department; Cara Bartholomew, Planner; Elizabeth Sconzert, City Attorney; and Council Members: Dr. Skelly Kreller, and Jason Zuckerman

**Old Business:**

**P21-01-01** is a recommendation to the City Council regarding Ordinance 20-29 with respect to Parcel P-7-1 and P-7-2B, consisting of 1 and 0.485 acres zoned as PCUD, Planned Combined Use District, located in North Corporate Village, property situated in Section 46, T8S, R11E, City of Mandeville, in St. Tammany Parish, Louisiana, approving the site plan, conceptual landscape plan and conceptual Architectural Elevations.

**(Applicant requested to table).**

Mr. Adams motioned to table this case to the next meeting, Mr. Rhinehart seconded, all were in favor.

**R21-01-01** Patricia J. Carbajal, Henrietta and Kevin Moore Independent Testamentary Co-Executors/Conbeth Development LLC requests a resubdivision of lots 1 and 2, Pine Place, Square A into lots 1A and 2A, 2731 Villere Street, zoned R-1.

**(Withdrawn at the request of the applicant and removed from the agenda - along with V21-01-01)**

Mr. Adams motioned to remove both items, Mr. Lahasky seconded, and all were in favor.

**New Business:** None

**Discussion:** None

Ms. Gautreaux asked if there were any comments on the minutes. None were made. Mr. Clark motioned to adopt the minutes of September 2, 2020, seconded by Mr. Lahasky and was unanimously approved.

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Ms. Gautreaux announced the end of the Planning Commission meeting.



Alex Weiner, Secretary



Karen Gautreaux, Chairwoman  
Planning Commission

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Mr. Adams commenced the Zoning Commission Public Hearing via Zoom Platform and 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.

**Old Business:**

**CU21-01-01** – Ms. Scott summarized the recommendation to the City Council regarding Ordinance 20-26 approving a Conditional Use Permit designated under CLURO Section 6.4.42.3, Lodging (Transient) Short Term, Whole House Rental, located at 131 Lafitte Street, square 1, a portion of lot 12, zoned B-3, Old Mandeville Business District,

The applicant is proposing to utilize this property solely as a Short-Term Rental, specifically Whole House Rental, for a total of 2 guest rooms, 2 bathrooms and a maximum occupancy of up to six (6) occupants. All in accordance with the site plan and floor plan prepared by the applicant submitted October 23, 2020.

This is one of two cases discussed. There is 131 and 131B. This one is 131 which is the front unit.

The dwelling unit, shown as “The House” on the survey, is located on a parcel of ground zoned B-3, Old Mandeville Business District measuring 53.3’ on Lafitte Street by a depth of 200’. The residence is located approximately 6.8’ from the front property line, approximately 6’ north interior side yard and approximately 15’ south interior side yard, adjacent to the driveway. Approximately 100+’ from the rear property line.

The residence is 1,708 sq. ft. Based on the floor plan, there are 2 bedrooms “guest rooms” and 2 baths. The applicant is proposing to utilize this property solely as a short-term rental, specifically Whole House Rental, for a total of 2 guest rooms and up to a maximum of six (6) occupants.

Parking shall be provided in accordance with Article 9, and shall be provided in side or rear yards and shall not be located in front yards:

- 2 guest rooms require 2 parking spaces.
- The residence is elevated, and the site plan indicates two parking spaces located under the structure.

Ms. Scott said they are compliant with the parking requirements.

Mr. Lahasky motioned to recommend to the City Council to approve CU21-01-01 as proposed, Mr. Rhinehart seconded. The motion was approved 5-1, with 1 nay vote by Mr. Clark. 1 person was absent.

**CU21-01-02** – Ms. Scott summarized the recommendation to the City Council regarding Ordinance 20-27 approving a Conditional Use Permit designated under CLURO Section 6.4.42.3, Lodging (Transient) Short Term, Whole House Rental, located at 131 Lafitte.

Street, Unit B, square 1, a portion of lot 12, zoned B-3, Old Mandeville Business District, approving site plan, floor plan and providing for other matters in connection therewith.

131B Lafitte St. (rear unit) - This is the second unit on the site, noted as the “barn” on the survey. The residence is located behind the primary residence and approximately 170’ from the front property line, 5’ side yard and 8’ side yard, and 5’ from the rear property

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line. The residence is 888 sq. ft. Based on the floor plan, applicant requesting approval for three (3) guest rooms, two (2) baths and a maximum guest occupancy of 8 guests.

With 3 guest rooms proposed for the Whole House rental, the Parking requirement, *1 per guest room but no less than 2 spaces*, requires 3 parking spaces, one parking space per guest room. The site plan indicates three parking spaces are provided on an existing concrete pad, located between the primary structure and the "barn", meeting the minimum parking requirements.

The applicant has submitted the attestation portion of the short-term rental permit. Should the Conditional Use application be approved, the property will be inspected by the Mandeville Fire Chief before the administrative Short-Term rental permit is issued.

Mr. Adams asked if they meet all the items on the checklist.

Ms. Scott replied yes and said part of the administrative review and approval for the short-term rental is they need to get their inspection from the fire chief and attest to all the other documents.

Ms. Bartholomew said we had everything and Frankie Cheek is on the call, and is aware of everything he has to do and has a complete submittal.

Mr. Clark asked if you have to live in the house for a whole house rental?

Ms. Scott responded that you can live in the house but with a whole house rental you are not required to be on site at the time of rental. But you are required to have a designated person to be a contact. With the bed & breakfasts you are required be present on-site.

Ms. Gautreaux motioned to recommend CU21-01-02 to the City Council approving the Conditional Use Permit, Mr. Lahasky seconded. The motion was approved 5-1, and 1 person was absent.

Mr. Clark explained his nay vote saying he believes the density needs to be looked at carefully as you can shift between two pieces on the same property, the residences are a little bit too easy.

**V21-01-01** Patricia J. Carbajal, Henrietta and Kevin Moore Independent Testamentary Co-Executors/Conbeth Development LLC requests and exception to Section 7.5.1.3, R-1 Site Development Regulations, Pine Place, Square A, lots 1 and 2, 2731 Villere Street, zoned R-1.  
**WITHDRAWN AT REQUEST OF APPLICANT**

Mr. Adams recessed the Zoning Commission Public Hearing and moved on to the Zoning Commission Work Session.

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Mr. Adams stated if the Commission needs further information on any case it will need to be in the office at City Hall by this Friday and commenced the Zoning Commission Work Session.

**New Business:**

**CU21-01-03** Ms. Scott presented the recommendation to the City Council regarding Ordinance 20-31 approving a Conditional Use Permit designated under CLURO Section 6.4.42.3, Lodging (Transient) Short Term Rental: Whole House Rental, located at 117 Girod Street, square 2, zoned B-3, Old Mandeville Business District.

The applicant is requesting a Conditional Use Permit to operate a Short-Term Rental – Whole House, within a duplex, located at 117 Girod Street. The unit is located within the northern half of the duplex, on a parcel of ground zoned B-3, Old Mandeville Business District. The parcel measuring 55.71’ on Girod Street by a depth of 136.5’. The duplex is located ~15.75’ from the front property line, 9.87’ on north side yard.

The residence is 840 sq. ft. Based on the floor plan, there is 1 bedroom “guest room” and 1 bath. The applicant is proposing to utilize this unit solely as a Short-Term Rental, specifically Whole House Rental, for a total of 1 guest rooms and up to four (4) occupants.

**Parking: 9.1.4. Minimum Off-Street Parking Requirements by Use**

Lodging (Transient)— Short-term 1 per guest room but no less than 2 spaces for resident Rental: Whole House Rental occupants

Location requirements: Parking shall be provided in accordance with Article 9, and shall be provided in side or rear yards and shall not be located in front yards.

With 1 guest room proposed for the Whole House rental, the Parking requirement, *1 per guest room but no less than 2 spaces*, requires 2 parking spaces, one per guest room. The site plan provided indicates there is 1 parking space located in the front yard enough to fit 2 cars and access to the driveway that goes all the way to the back. Ms. Scott said they are compliant with the parking spaces.

Mr. Clark asked where do 4 adults sleep?

Ms. Scott said there is a den in the back that has a guest room and a living room and assumes there is a pull-out sofa.

Ryan Whitfield, the applicant’s representative, was on the call and said there is a pull-out sofa in the den that would be used as a second sleeping area.

Mr. Rhinehart had an observation on the 10 house cap in the B-3 district, he thought it was a little strict and said there is nothing bad about what’s going on here, but we do have 2 houses taking up 4 permits, and really have basically 8 as opposed to 10 whole house rentals going on since those residents have 2 each. At some point we will probably need to go back and revisit the 10 cap. Ms. Bartholomew said they felt they did not want to regulate it for properties because if one property has 4 units on it that’s just 1 permit. It was decided to do a per unit method because you may have someone who only wants to do one side and not the other side.

Mr. Pierce asked if you are allowed to use city parking as one of your numbers.

Ms. Scott said yes you are.

Mr. Pierce asked so when there’s two units and they both need two parking spaces, you really need four?

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Ms. Scott said yes each unit has a driveway so they would each park in their driveways and one spot each on the street. Each one will have one in the driveway and one on the street.

Mr. Clark said we are in the voting phase and he brought up the density number of occupants to a unit or particular area...density per unit ren said.

Dr. Kreller said it is his understanding that the owner of this property does not live there, they rent one side and they use the empty side for family or friends to come in and wanted that clarified.

Ms. Bartholomew said yes that is what she was told.

In January 2020, the City Council adopted Ordinance No. 19-34, amending the CLURO to include provisions for Short Term Rentals including Bed & Breakfasts and Whole House Rentals. With Short Term Rentals, particularly Whole House Rentals, being an increasing segment of the rental market across the country and with numerous short-term rental listings in the City of Mandeville, the purpose and intent of Ord. 19-34, as stated in the findings, is to regulate *rental of residential units and dwellings, which potentially place an increased burden on facilities, infrastructure and administrative time, all of which can have an adverse impact on the health, safety, and tranquility of neighborhoods within which they are located.* It was further stated in the findings, *that an excessive number of whole house short term rentals could potentially have an adverse impact on the character and culture of the neighborhoods within which they are located because of their transient nature.* For these reasons, Ord 19-34 regulated Whole House rentals by requiring a Conditional Use Permit approval and limiting the number of Conditional Permits issued to a maximum of 10 whole house units city wide. This application is the 9th submittal. 6 applications for Conditional Use have been approved.

Conditional Use Permit criteria are included under CLURO *Section 4.3.3.8 Review and Evaluation Criteria* which establishes 12 criteria to be used to make findings before approving a Conditional Use Permit. Additionally, *CLURO Section 8.2.3.5 (B) Standards* establish 10 standards applicable to Short Term Rental and *(F) Short Term Rental Permit Application* includes an Administrative Permit application "Short Term Rental" Application that requires specific submittal requirements and documentation. After a Conditional Use Permit is approved, the applicant must also satisfy the requirements for this Short-Term Rental application.

The CLURO classifies and defines Whole House rental as follows:

**6.4.42.3 Lodging (Transient)— Short-term Rental: Whole House Rental**

A dwelling where short-term lodging is provided to one party of guest for compensation by the owner of the residence where the owner's presence on the premises is not required during the guest's stay.

**Section 7.7 Table of Permitted Uses by Zoning District** states that within Planned District Zoning **6.4.42.3 Lodging (Transient)— Short-term Rental: Whole House Rental** requires Conditional Use approval.

The property is zoned B-3 Old Mandeville Business District, and CLURO *Section 7.5.10.5. Special B-3 - Old Mandeville Business District Criteria, (4) Reductions in Required Parking* allows parking reductions by right and by exception from the Commission states:

**7.5.10.5. Special B-3 - Old Mandeville Business District Criteria, (4) Reductions in Required Parking (a) By Right Parking reductions:**

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*The minimum on-site parking requirement shall be two (2) spaces unless otherwise required by this section or Article 9 of this CLURO. No additional spaces shall be required for uses on any lot that generate the need for eight (8) or fewer spaces in the B-3 zoning district in accordance with the minimum parking space requirements of Article 9.*

*(2) When on-street parallel parking is available in areas where shoulders are adequate for parking or when public on-street parking bays are available, the required number of off-street parking spaces for non-residential uses may be reduced by up to a number equal to the number of on-street spaces, abutting the lot or on the opposite side of Lakeshore Drive for sites that face the lake. No fraction of a space shall be counted when using this provision.*

There is one on-street parking space in front of the property, and a public parking lot located on the SW corner of Girod St. and Claiborne St.

Required No. of Parking Spaces	Provided No. of Parking Spaces	Deficiency
2	2	0

**CU21-01-04** Ms. Scott presented the recommendation to the City Council regarding Ordinance 20-32 approving a Conditional Use Permit designated under CLURO Section 6.4.42.3, Lodging (Transient) Short Term Rental: Whole House Rental, located at 119 Girod Street, square 2, zoned B-3, Old Mandeville Business District, approving site plan and floor plan.

The applicant is requesting a Conditional Use Permit to operate a Short- Term Rental – Whole House, within a duplex, located at 119 Girod Street. The property is located on the east side of Girod between Lakeshore Drive and Claiborne St.

The parcel measuring 55.71’ on Girod Street by a depth of 136.5’. The duplex is located ~15.75’ from the front property line, 9.87’ side yard. The residence is 840 sq. ft. Based on the floor plan, there is 1 bedroom “guest room” and 1 bath.

Applicant is proposing to utilize this unit solely as a short-term rental:  
one (1) guest room, one (1) bath, maximum guest occupancy of four (4) guests.

- Parking shall be provided in accordance with Article 9, and shall be provided in the side or rear yards and shall not be located in front yards.
- With one (1) guest room proposed for the Whole House rental, the Parking requirement, 1 per guest room but no less than 2 spaces, requires 2 parking spaces, one per guest room.
- The site plan provided indicates there is one parking space located in the existing driveway, on the north side of the unit. There is one space located directly in front of the duplex.

**Parking:**

9.1.4. Minimum Off-Street Parking Requirements by Use Lodging (Transient)— Short-term 1 per guest room but no less than 2 spaces for resident Rental: Whole House Rental occupants

**Comments:**

Dr. Kreller asked why would she use this as a whole house rental when they only rent out one side?

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Ms. Scott responded that if they are going to collect a fee and not just have it for family and friends, and the rental period is for less than 30 days, the definition for whole house rental is they are required to make that application.

**SUP21-01-01** Ms. Scott presented Jan and Thomas Hunter's request for a Special Use Permit for Section 6.4.42.1 Lodging – Bed & Breakfast Residence. 0.41 Acre Parcel of Land in Square 26, 220 Carroll Street, Zoned R-1, Single Family Residential.

- The property is located on the West Side of Carroll St. between Claiborne St. and Jefferson St.
- The Property is zoned R-1, Single Family Residential and is located within the Historic Preservation District.
- A Bed and Breakfast Residence is allowed within the R-1 zoning district when it is located within the Historic Preservation District with approval of a Special Use Permit.
- The applicant is requesting approval of a B&B residence with two guestrooms.

The applicant owns the property at 220 Carroll St. The property measures 106.7'x 176.7', with frontage on Carroll St. and contains 18,854 Sf. The property is improved with a single-family residential dwelling unit. The dwelling has been vacant for many years (~Katrina) and the applicant is in the process of finalizing plans for permitting for a renovation and addition, including elevating the structure.

Parking:

Lodging (Transient) – Bed & Breakfast Residence 1 per guest room plus 2 spaces for resident occupants.

CLURO Section 8.2.3.6 (5) Lodging - Bed and Breakfast Residence Criteria states: *(5) Parking spaces provided for guests, in accordance with the requirements of Article 9, shall be provided, in side or rear yards and shall not be located in required front yards.*

The parking requirement is 4 spaces, two for residents and one per guest room (x2). The Site plan prepared by E.S. Services dated 8/10/20 indicates four parking spaces are provided on the site, two under the structure and two on the north side of the site, approximately 6' from the front property line.

In Summary the applicant is requesting approval of a Special Use Permit to allow a B&B Residence with two guestrooms, in accordance with the site plan prepared by ESS dated 8.10.20.

**V21-01-02** Ms. Scott presented Kimberly Villere's request for an exception to Section 7.5.1.3, R-1 Site Development Regulations, Pine Place Square B, lots 8 and 9, 611 Park Avenue, zoned R-1. *Expansion of existing residence, encroachment into side yard setback*

The property is located on Park Avenue between Villere and Monroe St. The applicant owns the property at 611 Park Ave. Lots 8 & 9, Square B, Pine Place Subdivision. The property measures 100' on Park Avenue with a depth of 250' containing ~25,000 sq ft and

is improved with a single-family residential dwelling unit. The property is zoned R-1, Single Family Residential.



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The applicant is requesting a variance (exception) to the minimum side yard setback requirements for the purpose of constructing an addition to the house to add a bedroom and bathroom downstairs on the south side of the house.

The applicant submitted the following statement with the application: *We would like to add a bedroom and bathroom downstairs. We are requesting a variance since there is no other option to add a bedroom and bathroom attached to the home downstairs. Many of the newer homes have setbacks that are closer to the property line. My request is consistent with the neighborhood.*

The survey submitted prepared by Randall Brown & Assoc. dated 11/3/2020 indicates the existing single-family structure is located 26.1' from the south property line.

The applicant is proposing to construct an addition measuring 17' x 20' (340 sf), encroaching into the minimum sideyard setback requirement on the south side of the structure.

The R-1, site development regulations require a minimum 16' side yard setback, each side, for lots with a width of 100'. The existing house has an attached garage located on the north side of the property line, which is located approximately 6' from the north property line, with the remaining portion of the house setback approximately 37.5' from the north property line. The existing frontyard setback is approximately 120' and rear yard setback is approximately 75'.

The proposed 17' x 20' addition on the south side of the house will encroach 6.9' into the required sideyard, or 138 sf, leaving a sideyard yard setback of 9.1' for the length of the addition (20'). The applicant is requesting an exception to allow for this encroachment.

The CLURO does allow for side yard setback on a site to be shifted into the opposite yard up to 30%. For a 100' lot frontage and 16' setback, the setback could be shifted up to 2.4'. However, in this case, due to the location of the attached garage being 6' from the north property line, this provision will not provide assistance for compliance.

Summary:

- Exception request: The applicant is requesting an exception to allow for the proposed 17' x 20' addition on the south side of the house, 6.9' encroachment into the required 16' sideyard, (138 sf)
- 9.1' sideyard setback remaining for the length of the addition (20').

**V21-01-03** Ms. Scott presented Rachel Vogeltanz's request for an exception to Section 7.5.1.3, R-1 Site Development, Section A, lot 122A, 160 Cindy Lou Place, Old Golden Shores Subdivision, Zoned R-1 Single Family Residential. *Expansion of existing residence, encroachment into side yard setback.*

- The property measures 108.30'x 160.09'x137.66'x39.13' and forms the corner of Copal St and Cindy Lou Place, with frontage on Cindy Lou and contains 11,891 sf (0.273 acres). The property is zoned R-1, Single Family Residential and is improved with a single-family dwelling unit. The lot frontage is 108.30' which requires a minimum sideyard setback of 18' each side.
- The survey indicates the existing setbacks are as follows:
- Front: 30' / Rear: 38'
- Copal St Side: 21' from rear corner 41'
- Int. Side: 5'
- The R-1 Single-Family Residential and are subject to the following Interior side yard minimum requirements:
- Interior side yard\*
- Frontage between 101' – 110', 18' each side

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Proposed Addition - The applicant desires to construct an addition for a master bathroom on the south side of the existing dwelling. The proposed addition measures 16.5' x ~11' and consists of 180 sf. When the house was constructed, interior setback was a minimum of 5', so the property is a legally non-conforming site. With the proposed addition and encroachment of 13' into the side yard, the applicant is requesting a variance (exception) to allow the encroachment for the addition.

The applicant has stated in their application: *The variance requested is for a master bathroom addition at the rear of an existing house. The addition is contiguous with the original home within the original 5' setback. The new interior side yard setback is 18' in lieu of the original 5'. The addition is consistent with neighboring residences and is within a fenced area. The addition will not be visible from the exterior.*

The site plan prepared by KVS Architecture indicates the proposed addition will follow the existing house line and encroaches into the minimum side yard setback by 13', leaving a 5' side yard setback and ~45' from the rear property line.

Vaughn Sollberger, the architect, was on the call and said the 3-car garage will become the kitchen and will add a master bathroom.

**V21-01-04** Ms. Scott presented John and Mary Clark's request for a variance to Section 5.2.3.2. Drainage Overlay District and Fill Sub Area A. 155 Carondelet St., Square 89, Lot 3B, Zoned R-1 Single Family Residential. *Additional fill for construction of new residence.*

A Grading Plan prepared by Kelly J. McHugh & Assoc., Inc. dated 3/8/19 has been submitted detailing existing ground elevations, proposed elevations, existing low areas, areas of cut or regrading and modified areas for positive drainage.

- The applicants are requesting a variance to allow the placement of fill greater than the maximum 6" allowed on the site because of an unusual slope of the land and challenges in providing positive drainage on the site.
- The natural grade of the property begins with a 4.2' crown at the center of the lot and sloping to each side down to 1.9' toward the front and 2.2/2.5' toward the north side. The fall increases as the property slopes away. The proposed foundation and parking slab is proposed to be 4.5' msl. The existing grade, ranging from 1.9' msl to 4.2' msl, is proposed to be elevated to top slab, 4.5' msl will exceed the maximum 6" of fill allowed in the Fill Sub-Area A in some areas.
- The applicant submitted a detailed description with the application, entitled "Explanatory Attachment slab elevations 155 Carondelet St.", attached. A summary provided below:
  - Request variance to allow slab height to 4.5' msl – help reduce flood risk to property for small nuisance flooding events.
  - Lot has very uneven topography. Surrounding properties have added fill and now draining on this lot. This lot collects water from 3 sides. Lot often has 2" to 6" across most of rear and along the northern side of the lot, while adjacent lots are dry. Additionally, abundant aquatic vegetation on lot.
  - Buildable area of lot encompasses both the highest and lowest areas of the lot, especially towards the front, where they desire to construct the house.
  - There are three Live oaks on northwest corner of lot and a natural swale along north side of lot.
  - Drainage plan includes a drainage swale on the southern portion of the lot to assist in draining the lower parts of the lot. To accommodate this swale, house to be shifted towards the north – also allows for turning radius for required side loaded parking under house.
  - Desire to shift house as close to street as possible to take advantage of lake/breezes/views. Proposed plan does this, while still addressing existing live oaks and both swales on the site.

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- Placement of buildable area in north west portion of lot, includes the lowest point of the lot 1.9' msl (a stump hole) and portions of the highest part of the lot (4'+ msl). Since the rear of the slab will already be at or near 4.5' msl, preference is to continue that elevation for the entire all of the slab.
- By utilizing this location, much of the buildable area/slab is located on the highest part of the lot. Instead of grading to the front edge of the slab, exposed slab would be concealed with appropriate landscaping/planting.

**Stated hardships:**

- General lot elevation is extremely varied by generally low and adjacent lots drain onto this lot.
  - Solution: The proposed drainage plan includes a drainage swale to be excavated along the south side that will further reduce the general elevation. The drainage plan is designed to effectively abate this standing water (mosquitos etc...) and drain all water flowing onto the lots down swales along both sides of the lot to the street.
- Proximity of lot to "defective" area of seawall.

**Summary:** In mitigation of any potential issues in building a 4.5' msl slab, considerable amount of fill will be removed when both swales are excavated. In addition, instead of a graded fill parking ramp from the driveway to the slab, a sloped galvanized steel gratin that would displace a very minimal amount of water. This will eliminate additional fill. The current drainage plan does not formally reflect this mitigation measure but will be added for the final version.

**City Engineer Comments (submitted in email dated 1/1/21):**

1. The vacant lot at 155 Carondelet was examined for variance last in 2016. At that time, study of topographic survey led to conclusion that staff approval could be given for under-house slab at maximum elevation of 3.5; in accordance with CLURO grading provisions for fill sub-area A.
2. Request of under-house slab elevation of 4.5 therefore requires variance by the Commission.
3. Topography on the lot in footprint of the proposed residence varies from 1.9 to 4.2. The proposed plan would fill behind a chain-wall in the footprint of the structure and degrade certain areas outside of the structure footprint. Fill outside of the structure footprint will be required to transition the driveway up to slab elevation.
4. Swaling from rear of lot to front of lot is shown. Careful attention should be given by in review to ensure that swales do not conflict with live oaks toward the northwest (upper-right) of the lot.
5. Similar variance requests to elevate the under-house slab in low lying Old Mandeville have been approved by the Commission in the past.
6. Recommendation: No adverse impact to drainage is predicted to result from construction of the plan as proposed.
  - a. Should tree protection requirements disrupt the swaling shown, applicant may switch to subsurface drainage pipe.
  - b. With exception of the fill required to transition the driveway, no fill should be placed adjacent the house. The two "finished grade 3.5" and 3.5' spot elevations adjacent the slab are not required. Rather, a vertical foundation wall should be constructed down to natural grade or the reduced grade.
  - c. The vertical wall will present a 2 ft high vertical face to the street. Commission could consider requiring a step down or architectural treatment.
7. Ordinance 20-29 was introduced at the City Council meeting on November 19, 2020. The applicant is proposing to expand the existing office building, Northshore Plastic Surgery. The property is zoned PCUD, Planned Combined Use District and requires approval of the site plan and conceptual architectural elevations.

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- AEG Investments, LLC purchased Parcel P-7-1 in 2014.
- In 2019, Parcel P-7-2 was resubdivided into Parcels P-7-2A & P-7-2B.
- The applicant purchased Parcel P-7-2B for the expansion of the business.
- Parcels P-7-1 and P-7-2B are located in the subdivision of North Corporate Village, forming the “point” of the intersection of East Causeway Approach and Florida St. Extension.
- The property is currently developed with a medical office building and the applicant is proposing an addition to the existing medical office on both parcels, Parcel P-7-1 (1.00 acres) & P-7-2B (.47 acres).
- The two parcels comprise 1.47 acres, measuring 436.12’ along Florida St. Extension, 680.12’ along E. Causeway Approach.

This property was zoned PCUD, planned combined use district under ordinance 04-45, which outlines the permitted uses within the PCU district. Medical office is a use permitted by right under ord. 04-45. The ordinance states approval of a site plan shall be granted in accordance with the standards and procedures as required under section 4.3.3 procedures and fees for conditional use permits and planned district zoning.

The site plan for the existing medical office was approved by ordinance 14-11 with plans prepared by Ritter Maher Architects dated April 22, 2014.

A variance was granted as part of the site plan approval for the greenbelt to be located within the CLECO servitude along Florida Extension. In addition to the approved variance, the site plan depicts 854 sq ft of greenbelt mitigation, a reduction of parking spaces and 4 banked parking spaces.

The applicant is requesting to expand the existing medical office building by 3,921 sf, from 6,400 sq ft to 10,321 sq ft. In accordance with the plans prepared by Greenleaf Lawson Architects.

Greenbelt

The property is located in the point of the intersection of East Causeway Approach and Florida St. Extension. East Causeway frontage requires a 25’ greenbelt. The Florida St. Extension frontage requires a 15’ greenbelt.

The applicant is proposing to expand the building by 3,921 sq ft. The building encroaches into the required 25’ greenbelt by 3,515 sq ft, this encroachment includes the existing building, proposed expansion, relocated mechanical equipment and sidewalks. The proposed site plan, Sheet A1.2 dated 12.02.20, provides a total of 3,525 sq ft of mitigated greenbelt area. Included in the mitigation area is the previously 854 sq ft of mitigated area. 5,119 sq ft of the site is required to be provided for interior landscaped areas. The site plan provides 14.9% for a total of 9,533 sq ft. The site is compliant for interior landscape areas and exceeds site interior landscaping by 6.9%.

The site development criteria require that 25% of the site be pervious coverage. The site plan provides 42.6% pervious coverage and 57.4% impervious coverage and is compliant.

**CLURO 6.4.56** – Medical Services requires 1 Space per 150 sq ft of gross building area. The total square footage of the existing building and the proposed expansion is 10,357 sq ft. requiring 68 spaces. However due to the property being located with the Gateway Overlay District the applicant may reduce the parking by right.

Reduction by right –  $10 \times 680.12 = 6801.2 / 162 = 41$  spaces,  $69 - 41 = 29$  required. The applicant is providing 29 spaces with an additional 3 spaces being banked for future use.

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The provided parking spaces equate to approximately 1 space per 323 sq ft. The site plan submitted is compliant with all regulations and therefore, no variances are being requested.

Questions:

John Clark, the applicant said a lot has been invested into this lot.

Mr. Adams stated he would like the City Engineer at the next meeting.

Buck Abbey – Wet yard in the middle of a City.

John Clark – Planned on putting native plants to fill in the water-wet areas.

Public Comments:

Ellen Pierce submitted a question that read “My one concern with this property is that it would be rented for a bachelorette party and 8 cars would actually show up, not 4”.

Ellen Pierce submitted a question that read “Have they considered planting new trees to replace the two that were removed? Hope they took advantage of getting two new trees from the parks and parkways program. That would suck up some of their water.

Mr. Lahasky motioned to adjourn the meeting at 8:07 p.m., seconded by Mr. Clark and was unanimously approved.



Alex Weiner, Secretary



Nixon Adams, Chairman  
Zoning Commission