

## CASE SUMMARY SHEET

CASE NUMBER: CU22-08-01/Z22-08-01

DATE: July 15, 2022

DATE OF MEETING: August 9, 2022 and August 23, 2022

Address: Square 12 Lot BD

Subdivision: Old Golden Shores

Zoning District: PD Planned District

Property Owner: Tiffanie Hartenstein

**REQUEST:** **Z22-08-01**– Tiffanie Hartenstein requests the rezoning of a Planned District to Planned Combined Use District and to establish site development criteria and allowable uses within the district, Plot 12-X Sq. 12 Section A, Golden Shores Subdivision, PD Planned District, N Causeway Blvd  
**CU22-08-01** – Tiffanie Hartenstein requests Conditional Use Approval to allow Light Manufacturing (Enclosed) per the Table of Permitted Uses, CLURO Section 7.8, Section 46, Township 8, Range 11 East, PD Planned District, N Causeway Blvd

**CASE SUMMARY:**

The site is approximately 8.2 acres bounded by N. Causeway Approach to the east, south of Copal St. west of Laurel ST., north of Lake Pontchartrain. The property was zoned Planned District (Pre-CLURO Ordinance 92-14) meaning the property was zoned with the intention to be a planned district but does not have an associated ordinance regulating the site development criteria or allowable uses. The applicant is proposing to rezone the property to PCUD Planned Combined Use District (Z22-08-01) and establish the permitted uses within the district. Planned Combined Use Districts follow the B-2 Site development criteria for Commercial Development and R-1 Single Family District for single family residential development. The applicant is proposing to establish greater setbacks and lessen the amount of impervious area allow. This increases the permeable area required.

Deviations from B-2 Site Development Criteria*		
*if not noted criteria remains the same		
	Existing	Proposed
Front Setback (N. Causeway)	25'	10'
Side	20' Abutting Residential 5' abutting other Districts	40' Abutting Residential 10' Abutting other Districts
Rear	20'	40'
Max. Impervious Area	75%	60%
Max. Building Size	100,000	30,000

The Parking and Landscaping requirements will follow the existing regulations within **Article 9 Parking, Landscaping and Open Space Regulation**.

According to Section 7.5.15.2 Planned District Permitted Uses, all uses proposed will be Conditional and require review according to **Article 4 Conditional Use Permits and Planned District Zoning**. The above below are currently permitted with the B-2 District. The applicant is requesting to remove uses that are not compatible with the adjacent neighborhood. The following uses are proposed for the Planned District:

*Single Family Residence, as defined by Section 6.2.1*  
*Community Recreation, as defined by Section 6.3.7*  
*Convalescent Services, as defined by Section 6.3.8*  
*Cultural Services, as defined by Section 6.3.9*  
*Essential Services, as defined by Section 6.3.11*  
*Guidance Services, as defined by Section 6.3.12*  
*Hospital (General), as defined by Section 6.3.14*  
*Hospital (Limited), as defined by Section 6.3.15*  
*Major Impact Utilities, as defined by Section 6.3.16*  
*Minor Impact Utilities, as defined by Section 6.3.17*  
*Postal & Parcel Delivery Services, as defined by Section 6.3.18*  
*Public & Private Primary Education, as defined by Section 6.3.19*  
*Public & Private Secondary Education, as defined by Section 6.3.20*  
*Public Recreation & Park Service, as defined by Section 6.3.21*  
*Public Safety Services, as defined by Section 6.3.22*  
*Religious, as defined by Section 6.3.23*  
*Administrative and Business Offices, as defined by Section 6.4.1*  
*Agricultural Sales & Services, as defined by Section 6.4.3*  
*Art & Craft Studio (Limited), as defined by Section 6.4.4*  
*Art & Craft Studio (General), as defined by Section 6.4.5*  
*Animal Kennels, as defined by Section 6.4.6*

*Animal Sales & Services (Limited), as defined by Section 6.4.7*  
*A&E Services – Auto Repair (Enclosed), as defined by Section 6.4.17*  
*A&E Services – Vehicle Storage (Enclosed), as defined by Section 6.4.19*  
*Building Maintenance, as defined by Section 6.4.20*  
*Business Support – General, as defined by Section 6.4.21*  
*Business Support – Limited, as defined by Section 6.4.22*  
*Business or Trade School, as defined by Section 6.4.23*  
*Commercial Recreation – Indoor Sports, as defined by Section 6.4.24*  
*Commercial Recreation – Outdoor Sports, as defined by Section 6.4.25*  
*Commercial Recreation – Indoor Entertainment, as defined by Section 6.4.26*  
*Commercial Recreation – Outdoor Entertainment, as defined by Section 6.4.27*  
*Communications Services, as defined by Section 6.4.28*  
*Construction Sales & Services (Enclosed), as defined by Section 6.4.30*  
*Consumer Repair Services, as defined by Section 6.4.31*  
*Convenience Mini-Storage, as defined by Section 6.4.32*  
*Exterminating Services, as defined by Section 6.4.34*  
*Financial Services, as defined by Section 6.4.35*  
*Food Sales, as defined by Section 6.4.36*  
*Funeral Services, as defined by Section 6.4.37*  
*General Retail Sales (Convenience), as defined by Section 6.4.38*  
*General Retail Sales (General), as defined by Section 6.4.39*  
*General Retail Sales (Bulk), as defined by Section 6.4.40*  
*Lodging – Whole House Rental, as defined by Section 6.4.42.3*  
*Lodging – Campground, as defined by Section 6.4.43*  
*Lodging (Transient) Hotel/Motel, as defined by Section 6.4.44*  
*Laundry Services – Coin Operated, as defined by Section 6.4.45*  
*Laundry Services – Neighborhood, as defined by Section 6.4.46*  
*Laundry Services – Commercial, as defined by Section 6.4.47*  
*Marine Services – Boat Sales/Service, as defined by Section 6.4.49*  
*Marine Services – Boat Repairs, as defined by Section 6.4.50*  
*Marine Services – Incidental Storage, as defined by Section 6.4.52*  
*Marine Services – Retail, as defined by Section 6.4.54*  
*Medical Services, as defined by Section 6.4.57*  
*Medical Laboratory – Non-Patient, as defined by Section 6.4.58*  
*Personal Improvement, as defined by Section 6.4.60*  
*Personal Services, as defined by Section 6.4.61*  
*Research Services, as defined by Section 6.4.62*  
*Restaurants – Drive-in, as defined by Section 6.4.63*  
*Restaurants – Limited Service – Drive -Thru, as defined by Section 6.4.64.1*  
*Restaurants – Limited Service, as defined by Section 6.4.64.2*  
*Restaurants – Limited Service – Outdoor, as defined by Section 6.4.65*  
*Restaurants – Sit Down, as defined by Section 6.4.66*  
*Restaurants – Sit Down with Lounge, as defined by Section 6.4.67*  
*Swap Meets – Enclosed, as defined by Section 6.4.68*  
*Shopping Center – Neighborhood, as defined by Section 6.4.70*  
*Shopping Center – Minor, as defined by Section 6.4.70.2*  
*Special Events Center, as defined by Section 6.4.71*  
*Tavern – Bar or Lounge, as defined by Section 6.4.73*  
*Tavern – Nightclub, as defined by Section 6.4.74*  
*Light Manufacturing (Enclosed), as defined by Section 6.5.3*  
*Horticulture – Cultivation, as defined by Section 6.6.4*  
*Horticulture – Storage (Enclosed), as defined by Section 6.6.6*  
*Tree Crops, as defined by Section 6.6.10*  
*Accessory Uses (General), as defined by Section 6.8.1*  
*Accessory Uses (Home Occupation), as defined by Section 6.8.2*  
*Accessory Uses Signs – On Premise, as defined by Section 6.8.4*  
*Accessory Uses Signs – Off Premise, as defined by Section 6.8.5*  
*Accessory Outdoor Dining On-Site, as defined by Section 6.8.6*  
*Accessory Outdoor Dining In Right-of Way, as defined by Section 6.8.6*

In accordance **Section 4.3.3.3 Concurrent Applications** the applicant can request to rezone the property and make application for Conditional Use (**CU2208-01**). The applicant is requesting to construct their office headquarters with shipping and receiving area. The applicant owns Oracle Lighting and wishes to relocate the business from Metairie to Mandeville. Oracle Lighting designs lighting products and technologies for the automotive/12Volt, powersports, motorcycle, and marine markets. The business will be used as an office for 50% of the square footage and storage/shipping receiving for the other 50%. The use is classified as Light Manufacturing (enclosed). The parking requirements for Light Manufacturing is one space for ever 400 sq ft of gross area. This calculation would require 75 spaces. The applicant is requesting to use the calculation for administrative & business for the office portion of the building and wholesale, storage and distribution calculation for the remaining square footage.

**6.4.1 Administrative & Business --- 1 per 250 s.f. of gross floor area Offices**

**6.5.3 Light Manufacturing (Enclosed) --- 1 per each 400 s.f. of gross floor area or 1 per 2 employees, whichever is greater**

**6.5.8 Wholesale, Storage, and Distribution –Light -- 1 space per each 5**

The split calculation will require 63 parking spaces rather than 75. The Greater New Orleans Expressway Commission has granted approval for the applicant to access and expand the existing service road as submitted by HighTide Consulting, LLC Sheet P-1.

The proposed building footprint will be approximately 30000 sq ft with the office portion being a maximum of 25' in height and the warehouse portion being 35' compliant with the existing regulations.

The proposed use and any other use listed above will be required to follow the established criteria proposed or as amended by the Planning & Zoning Commission and/or City Council. All site development criteria not explicitly mentioned within this report and the proceeding Ordinance to City Council shall follow the current Land Use regulations.

**CLURO CITATIONS:**

**6.5.3. Light Manufacturing (Enclosed)**

A use, conducted entirely within an enclosed area and with any outside storage of materials or equipment screened entirely from view of any adjacent streets or property, engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial uses. Typical uses include millworks and automotive body shops.

**7.5.15.1. Purpose of the Planned District**

The purpose of the Planned District shall be to provide for an improved level of aesthetics, safety and environmental sensitivity and design flexibility in conjunction with a site plan review procedure for the approval of residential, commercial, industrial or a combination of these uses on one unified development site by ordinance of the City Council subsequent to the recommendation of the Planning Commission. Development sites approved by ordinance under the site plan review procedures of a Planned District shall be approved as a Planned Residential District (PRD), a Planned Commercial District (PCD), a Planned Industrial District (PID) or a Planned Combined Use District (PCUD) in accordance with the classification of use or uses proposed and/or existing. Planned District applications shall contain a statement by the developer as to how the submitted plan departs from the existing requirements of this Land Use Regulations Ordinance and any other regulations applicable to the proposed use or uses for the district in which the proposed use could be established of right and how each departure improves what otherwise would be required under these regulations.

**4.3.3.3. Concurrent Applications**

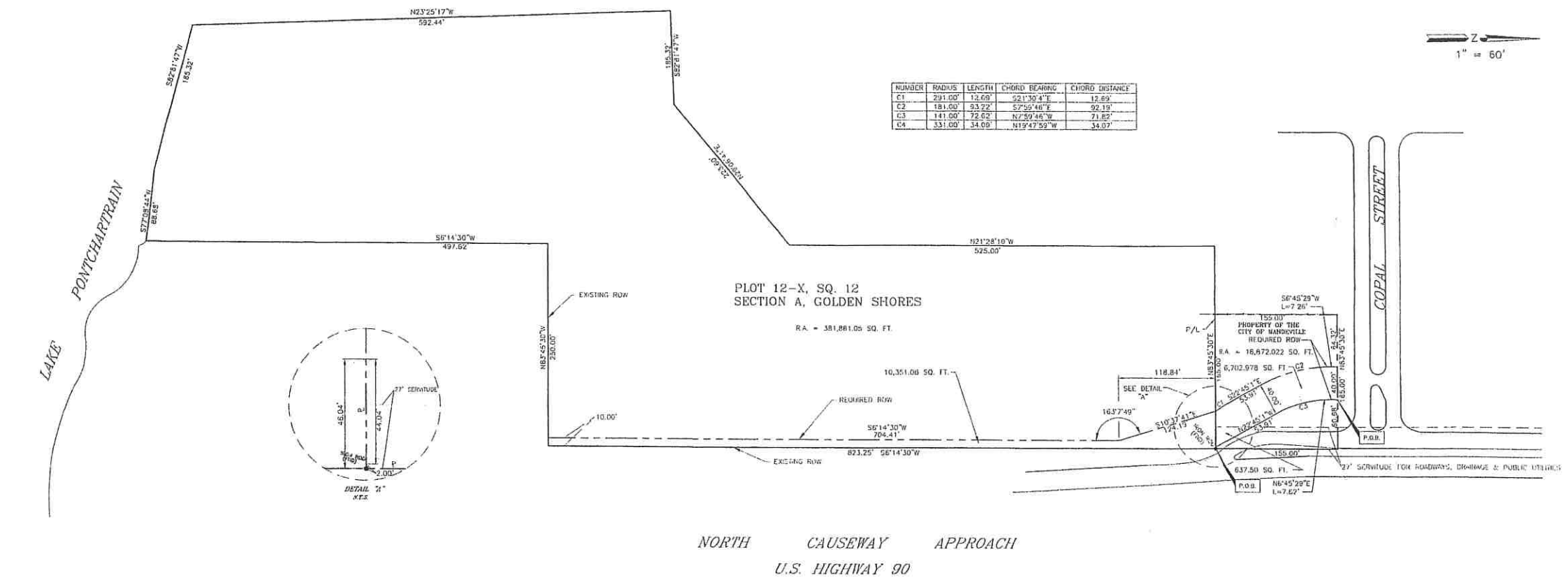
Application for a Conditional Use Permit and for Rezoning or Planned District zoning for the same property may be made concurrently, subject to the fees applicable to a rezoning or Planned District zoning only. The Planning Commission and Zoning Commission may hold the public hearing on the Rezoning and the Conditional Use Permit at the same meeting and may combine the two hearings. The City Council likewise may hold the two public hearings in combination and may approve both the Conditional Use and rezoning or Planned District zoning by one ordinance.



# GOLDEN SHORES SUBDIVISION

Z  
1" = 60'

NUMBER	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	291.00'	12.69'	S21°30'4"E	12.69'
C2	181.00'	53.22'	S7°59'46"W	92.19'
C3	141.00'	72.02'	N2°59'48"W	71.85'
C4	331.00'	34.00'	N19°47'59"W	34.00'



### GENERAL NOTES

IE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE EFFECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

ANGLES AND/OR BEARINGS ARE BASED ON EXISTING RECORD BEARINGS.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS, WHERE FOUND. THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

M. = BENCH MARK, EL. = ELEVATION

REFERENCE BENCH MARK: USC&GS MARKER: WES 37 USE ELEVATION: 8.83' NGVD

THE BENCH MARK: CROSS CUT ON NORTHWEST CORNER OF RADIO TOWER FOUNDATION

ELEVATION: 12.30' NGVD

REQUIRED RIGHT OF WAY FOR  
NORTH SHORE PLAZA  
ACCESS/EGRESS IMPROVEMENTS  
CITY OF MANDEVILLE PROPERTY

COMMENCE at the point of intersection of the southerly line of Copal Street and the westerly line of N. Causeway Road (US Highway 100); thence N63°45'30"W along the southerly line of Copal Street a distance of 60.00 feet to a point, the Point of Beginning of the portion of ground hereinafter surveyed;

Thence S6°49'29"W a distance of 7.26 feet to a point which is the point of curvature of a curve to the left having a radius of 141.00 feet, a chord bearing of S7°59'46"W and a chord distance of 71.85 feet;

Thence along the arc of said curve a distance of 72.02 feet to a point, the point of tangency;

Thence S22°45'01"E a distance of 53.91 feet to a point which is the point of curvature of a curve to the right having a radius of 331.00 feet, a chord bearing of N21°30'04"W and a chord of 12.69 feet;

Thence along the arc of said curve a distance of 34.00 feet to a point which lies on the southerly line of the City of Mandeville property;

Thence N83°45'30"W a distance of 44.04 feet to a point which is the point of curve to the left having a radius of 291.00 feet, a chord bearing of N21°30'04"W and a chord distance of 12.69 feet;

Thence along the arc of said curve a distance of 12.69 feet to a point which is the point of tangency;

Thence N22°45'01"W a distance of 53.91 feet to a point which is the point of curvature of a curve to the right having a radius of 181.00 feet, a chord bearing of N7°59'46"W and a chord of 92.19 feet;

Thence along the arc of said curve a distance of 53.22 feet to a point which is the point of tangency;

Thence N0°45'29"E a distance of 7.26 feet to a point which lies on the southerly line of Copal Street;

Thence S83°45'30"E a distance of 40.00 feet to a point, the Point of Beginning.

Said portion of ground contains 10,351.05 square feet.

REQUIRED RIGHT OF WAY FOR  
NORTH SHORE PLAZA  
ACCESS/EGRESS IMPROVEMENTS  
PLOT 12-X, SQ. 12, SEC. "A"  
GOLDEN SHORES

COMMENCE at the intersection of the southerly line of Copal Street and the westerly line of N. Causeway Approach Road; thence S6°14'30"W along the westerly line of the N. Causeway Approach Road a distance of 155.00 feet to the northeastern corner of Plot 12-X and the Point of Beginning;

Thence continue S6°14'30"W along the westerly line of the N. Causeway Approach Road a distance of 823.25 feet to the southeastern corner of Plot 12-X;

Thence N83°45'30"W a distance of 10.00 feet to a point;

Thence N61°45'01"E a distance of 704.41 feet to a point;

Thence N10°37'41"W a distance of 124.19 feet to a point which lies on the northerly line of Parcel 12-X;

Thence S83°45'30"E along the northerly line of Parcel 12-X a distance of 45.04 feet to a point which lies on the westerly line of N. Causeway Approach Road and is the Point of Beginning.

Said portion of ground contains 10,351.05 square feet.

METAIRIE, LA.  
KREBS, LaSALLE, LeMIEUX CONSULTANTS, INC.  
BY: *C. Randall Dixon*  
C. RANDALL DIXON, P.L.S.  
LA. REG. NO. 4474



G.N.O.E.C  
REQUIRED R/W  
FOR NORTH TOLL PLAZA  
ACCESS AND EGRESS  
ST. TAMMANY PARISH, LOUISIANA




**KREBS, LaSALLE, LeMIEUX, CONSULTANTS, I**  
ENGINEERING-PLANNING-SURVEYING-HYDROLOGY-ENVIRONMENT/  
3013 27TH STREET METAIRIE, LA. 70002 (504)837-9470  
1800 W. CAUSEWAY APPROACH MANDEVILLE, LA. 70471(985)624-5125

DATE: NOVEMBER 1, 2005 SCALE: 1"=60'  
DESIGNED BY: DRAWN BY: D.M.W.  
JOB NO: 050122 CHECKED BY: C.B.R.

## SITE INFORMATION:

LOCATION	LOT BD ON N. CAUSEWAY APPROACH, FOOT OF CAUSEWAY, MANDEVILLE, LA
SUBDIVISION	OLD GOLDEN SHORES
LOT SIZE	+/- 8.2 ACRES
ZONING DISTRICT	PLANNED DISTRICT (PRE CLURO)
FLOOD ZONE	AE AND VE
WETLANDS	SIZE TO BE DETERMINED/VERIFIED

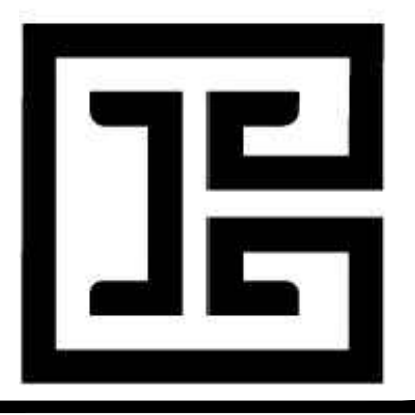
## SYMBOLS

	PROPERTY LINE
	FLOOD ZONE ELEVATION (PER FEMA)
	WETLANDS (TO BE VERIFIED)



REVISION	BY

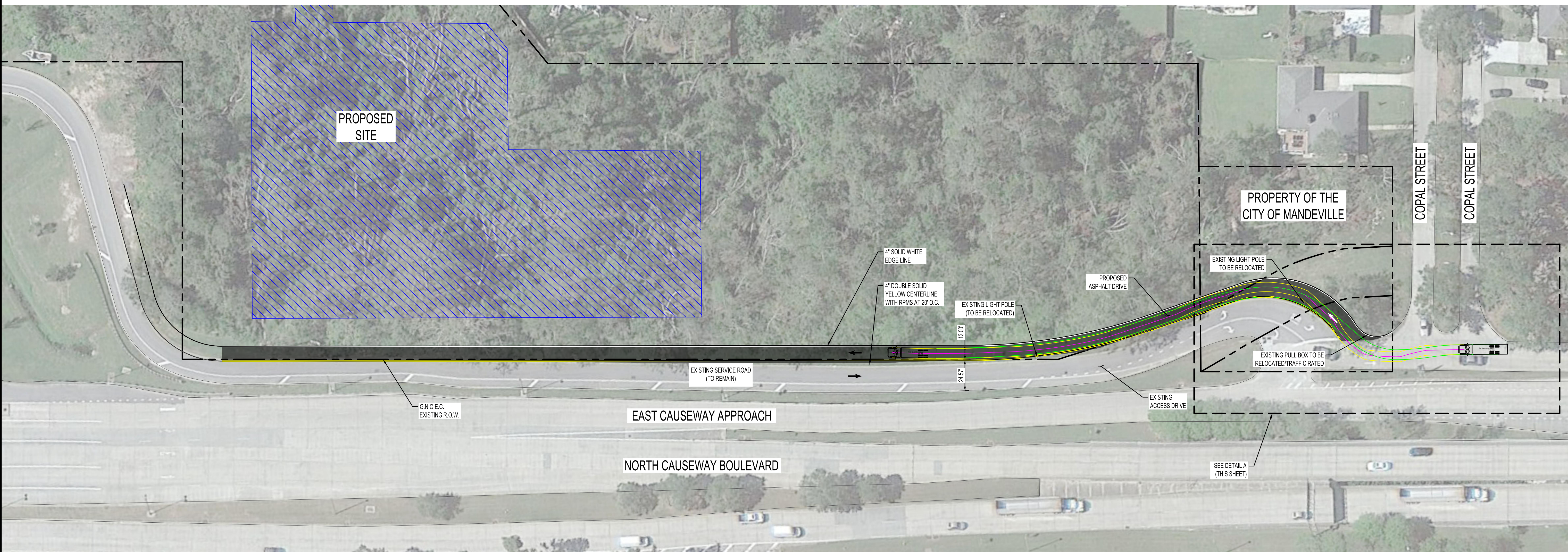
**HIGH TIDE CONSULTANTS LLC**  
 434 N. COLUMBIA ST., SUITE 200A  
 COVINGTON, LA 70433  
 www.hightidela.com



SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_  
 STAMP \_\_\_\_\_

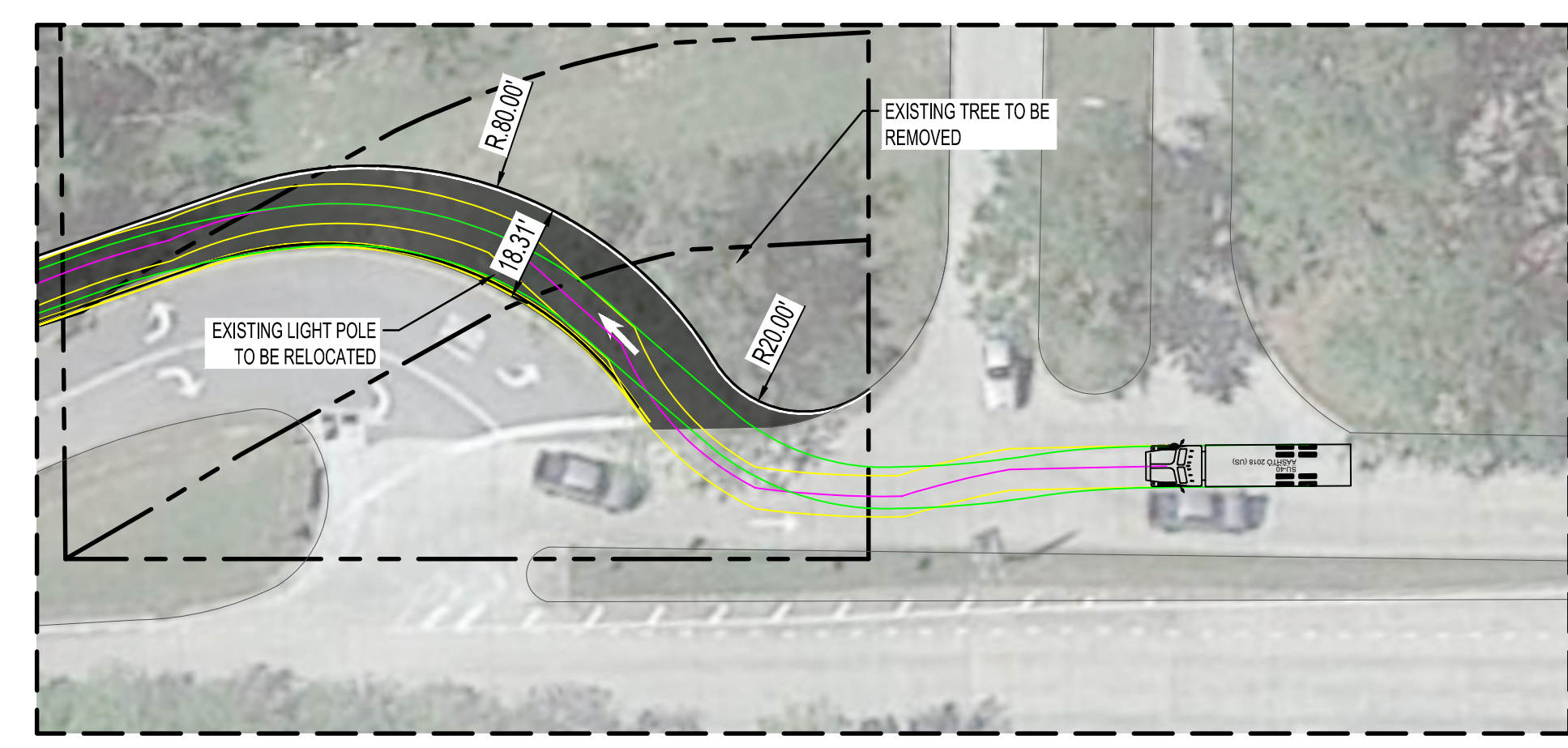
DRAWN  
AJC  
 CHECKED  
RCG  
 ISSUED DATE  
XXX  
 ISSUED FOR REVIEW  
 PROJECT NO.  
22-202  
 FILE  
22-202 ACCESS DRIVE EXHIBIT 2

SHEET  
**P-1 (2)**



**LEGEND**

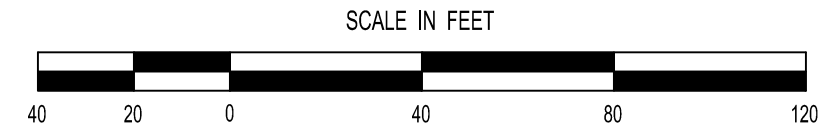
- PROPERTY LINE
- PROPOSED SITE
- PROPOSED ASPHALT DRIVE



**DETAIL A**  
 N.T.S.

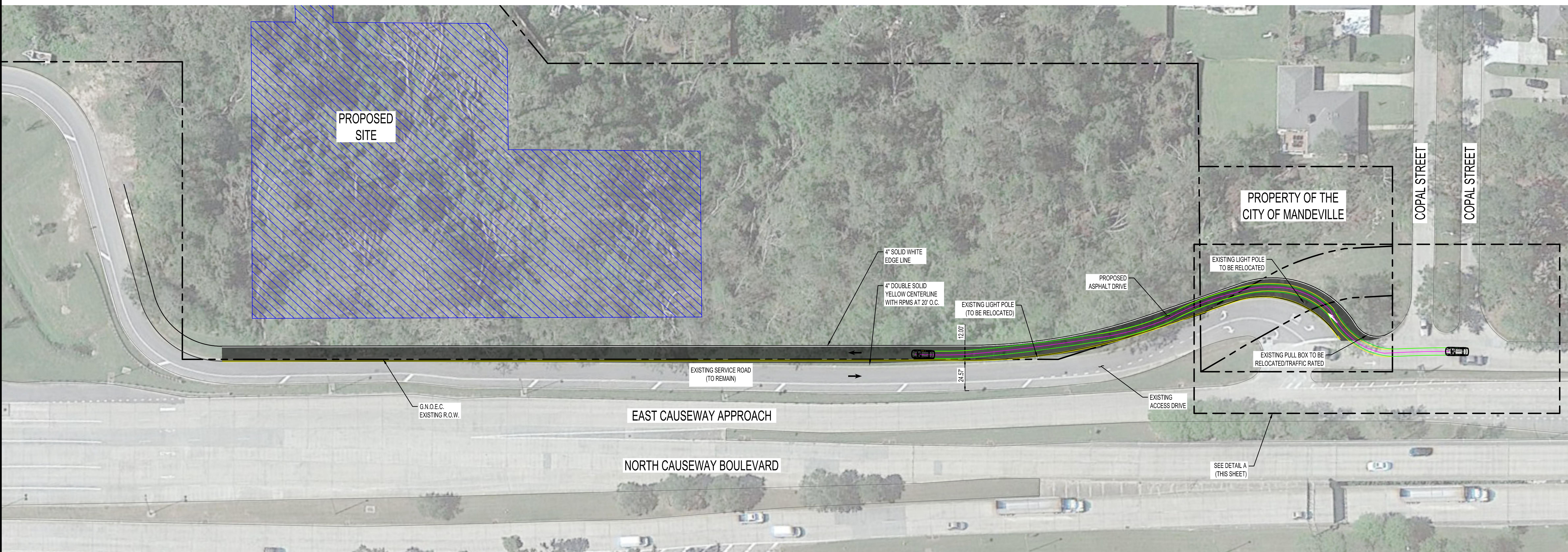


Not For Construction  
**ACCESS DRIVE EXHIBIT**



REVISION	BY

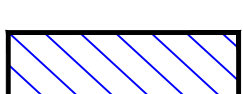

**HIGHTIDE CONSULTANTS LLC**  
 434 N. COLUMBIA ST., SUITE 200A  
 COVINGTON, LA 70433  
 www.hightidelc.com

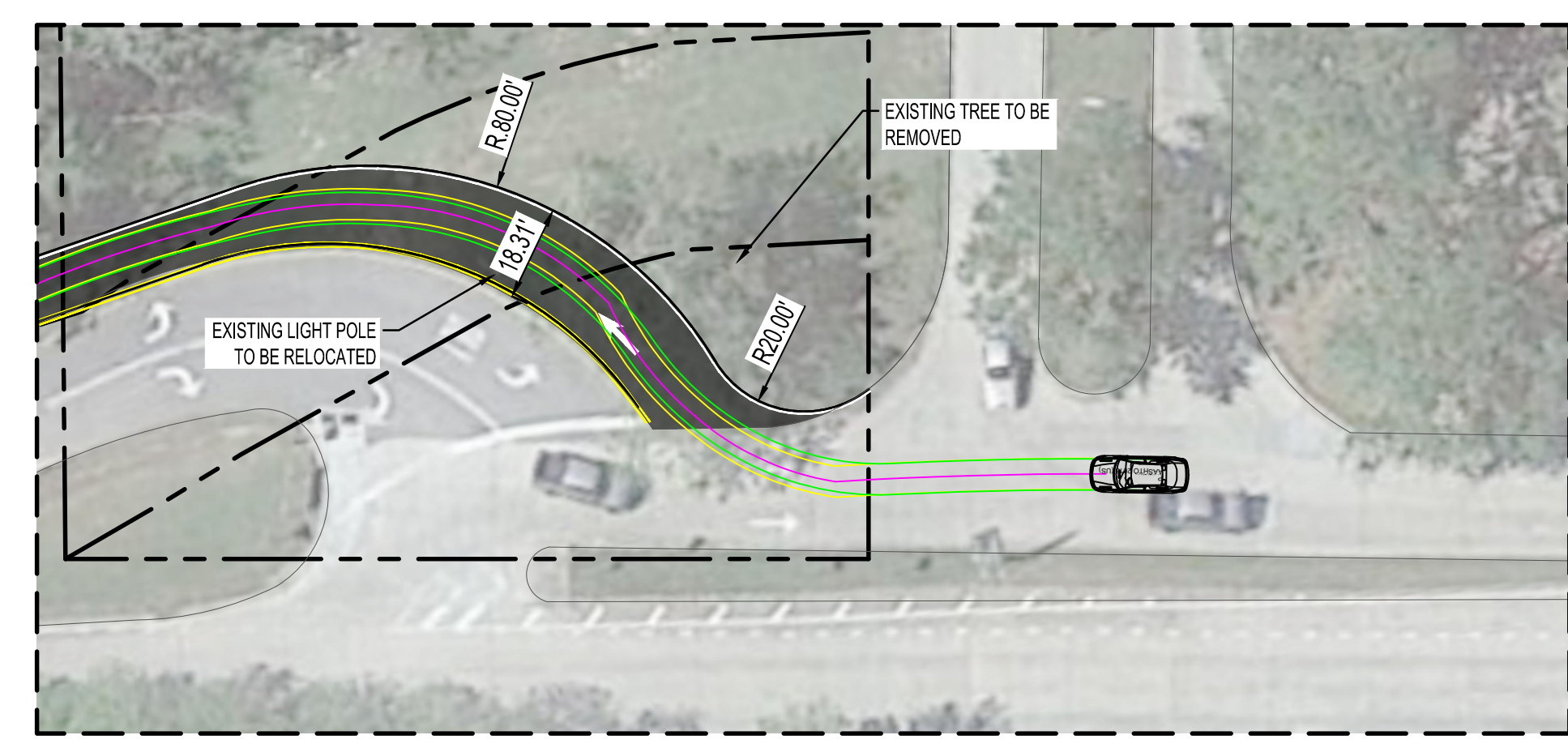



SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

STAMP \_\_\_\_\_

**LEGEND**

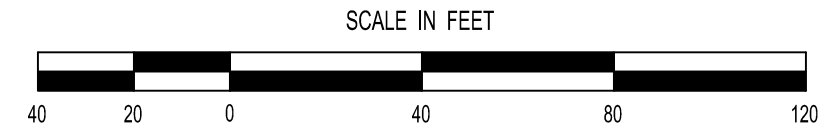
- PROPERTY LINE
-  PROPOSED SITE
-  PROPOSED ASPHALT DRIVE



**DETAIL A**  
N.T.S.



Not For Construction  
**ACCESS DRIVE EXHIBIT**



DRAWN	AJC
CHECKED	RCG
ISSUED DATE	XXX
ISSUED FOR REVIEW	
PROJECT NO.	22-202
FILE	22-202 ACCESS DRIVE EXHIBIT 2

SHEET  
**P-1**



**CASE SUMMARY SHEET****CASE NUMBER: SUP22-08-03****DATE: June 30, 2022****DATE OF MEETING: August 9, 2022 and August 23, 2022****Address: 2021 Claiborne St****Subdivision: Old Town of Mandeville****Zoning District: B-3 Old Mandeville Business District****Property Owner: Clay & Ivy Concepts LLC**

**REQUEST: SUP22-08-03 – Clay & Ivy Concepts LLC requests a Special Use Permit to allow a restaurant per the Table of Permitted Uses, CLURO Section 7.8, Sq. 10 Lot 1C, B-3 Old Mandeville Business District, 2021 Claiborne St.**

**\*The applicant is aware of the comments below and will have revised plans addressing the parking and landscaping comments\***

**CASE SUMMARY:**

2021 Claiborne is located on the north side of Claiborne St., west of Girod St., and east of Lafitte St. The property measures 75' x 234.5' having a square footage of 17,588. The applicant is requesting to convert an existing commercial building into a full-service restaurant and bar. The use requires special use approval in the B-3 District.

The applicant has submitted a boundary survey with site improvements, Live Oak drip Line and drainage plan by Randal W. Brown & Assoc., Inc. dated May 27, 2022, a landscape plan Sheet PL-1 by Martin Romero and a site plan with building elevations by Ratcliff Architects Sheets A1 thru A4 dated July 13, 2022.

The structure is non-compliant with the Flood Regulations, due to the amount of work being done and the proposed addition the structure is required to be elevated to BFE+2.

**Site Development Regulations:**

	<b>Regulation</b>	<b>Existing</b>	<b>Proposed</b>
<b>Front Setback</b>	10-15'	17'	15'
<b>East</b>	12'/8.4	7.8	No Change
<b>West</b>	12'/8.4	16'	No Change
<b>Rear</b>	20'		No Change
<b>Lot Area</b>	7200	17, 587	No Change
<b>Frontage</b>	60'	75'	No Change
<b>Max. Building Area</b>	5000	2110	2635
<b>Max. Height</b>	35'	18'	27'
<b>Max. Impervious</b>	75% (13190)		25.9% (4555)

The site is compliant with the B-3 Site Development criteria.

**Landscaping:**

The applicant submitted a Landscape Plan – Sheet PL-1 dated 08.05.22 by Martin Romero. The Plan is compliant with B-3 buffer requirements and is in accordance with the minimum requirements of the Section 9.2 Landscape regulations.

There are 2 Live Oaks on the property, a 33" Live Oak at the Southwest corner & a 32" Live Oak locate on the eastern property line at the center of the lot. The existing driveway encroaches under the 82% dripline. The driveway will not be expanded further than the existing footprint. The rear addition is outside of the Live Oak canopy and will be located within the footprint of existing concrete. There is existing limestone parking at the rear of the structure. The applicant is proposing a new floating wooden deck that will be within the 82% drip line.

The applicant has met with the City arborist to discuss the construction of the deck, and the pruning of the tree required to elevate and the recommended foundation type.

**Parking:**

A Sit Down restaurant requires 1 parking space per 200 sq ft of gross area and when outdoor seating is provided parking is based on the interior kitchen, lounge, restrooms area plus the larger of the outdoor or indoor seating area. The indoor gross area is 2635 sq ft with a 1100 sq ft outdoor deck. The use requires 13 parking spaces. The B-3 District allows for the reduction of parking spaces by right if there is adequate on street parking. There are 2 on street parking spaces adjacent to the site.

The B-3 District allows for the reduction in parking by exception when there is sufficient public parking in the area. There is a public parking lot on the Southwest corner of Claiborne and Girod ST. The parking lot is directly across the street from 2021 Claiborne and contains approximately 40 parking spaces and 6 on street spaces adjacent to the lot on Claiborne.

The applicant is proposing outdoor dining located at the rear deck of the building. Outdoor dining is permitted subject to **Section 7.5.10.5 Special B-3 – Old Mandeville Business District Criteria** and **8.2.3.1 Outdoor Dining**.

2. **Outdoor Dining.** Subject to compliance with the standards established in sections 7.5.10.5 and 8.2.3:
  - a. On-site outdoor dining shall be allowed by right upon issuance of a Special Use Permit.

#### **CLURO SECTIONS:**

##### **6.4.66. Restaurants - Sit-Down**

A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, where the customer consumes these foods while seated at tables or counters where alcoholic beverages may be served to dining patrons from a service bar (not accessible to patrons) and where there typically is not a rapid turnover of clientele. Special events center services considered to be allowed accessory uses to sit-down restaurants.

#### **8.2.3. Special Commercial Uses Criteria**

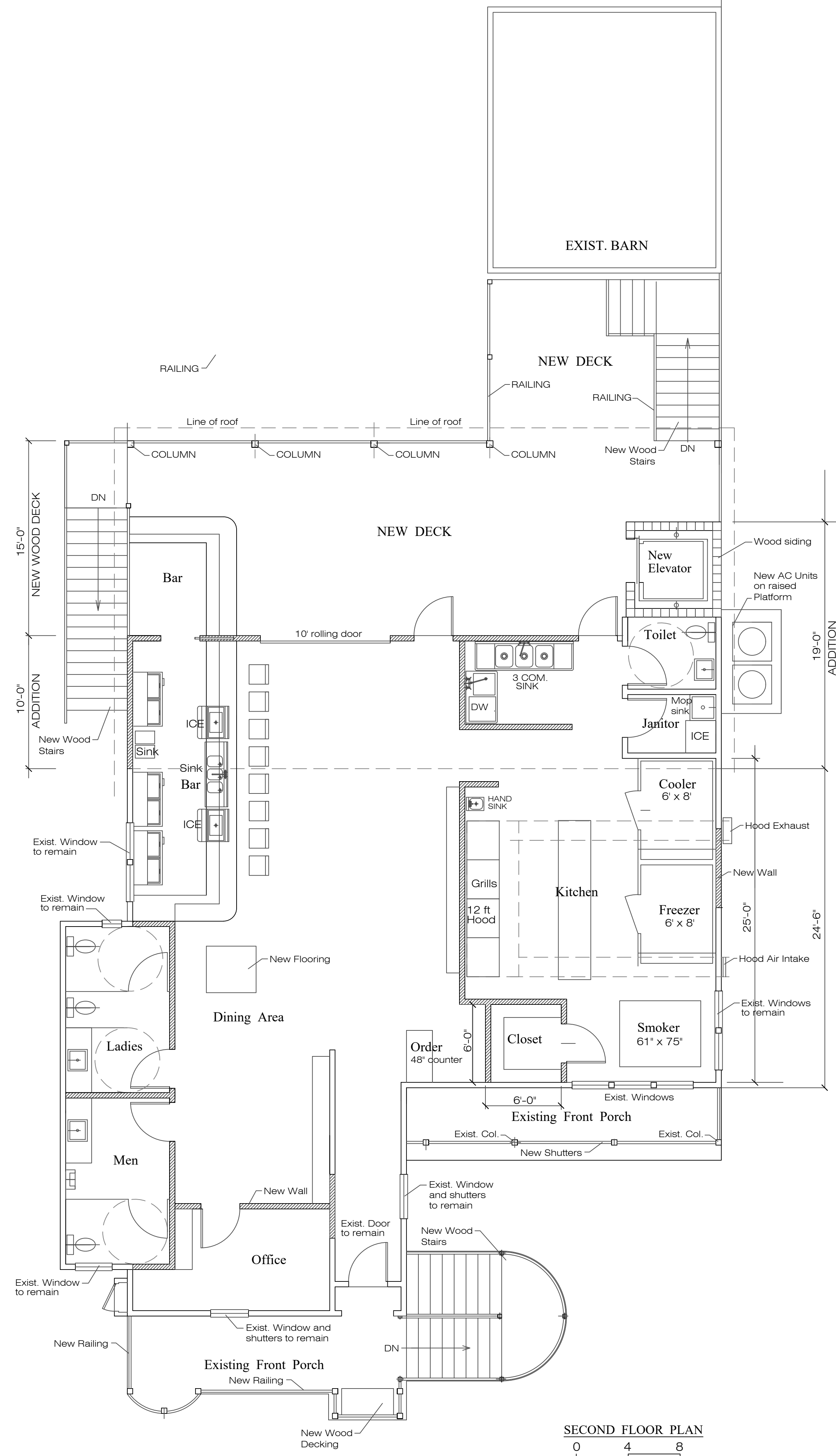
##### **8.2.3.1. Outdoor Dining**

Outdoor dining may be authorized subject to the conditions and procedures established in this section and any additional zoning district standards.

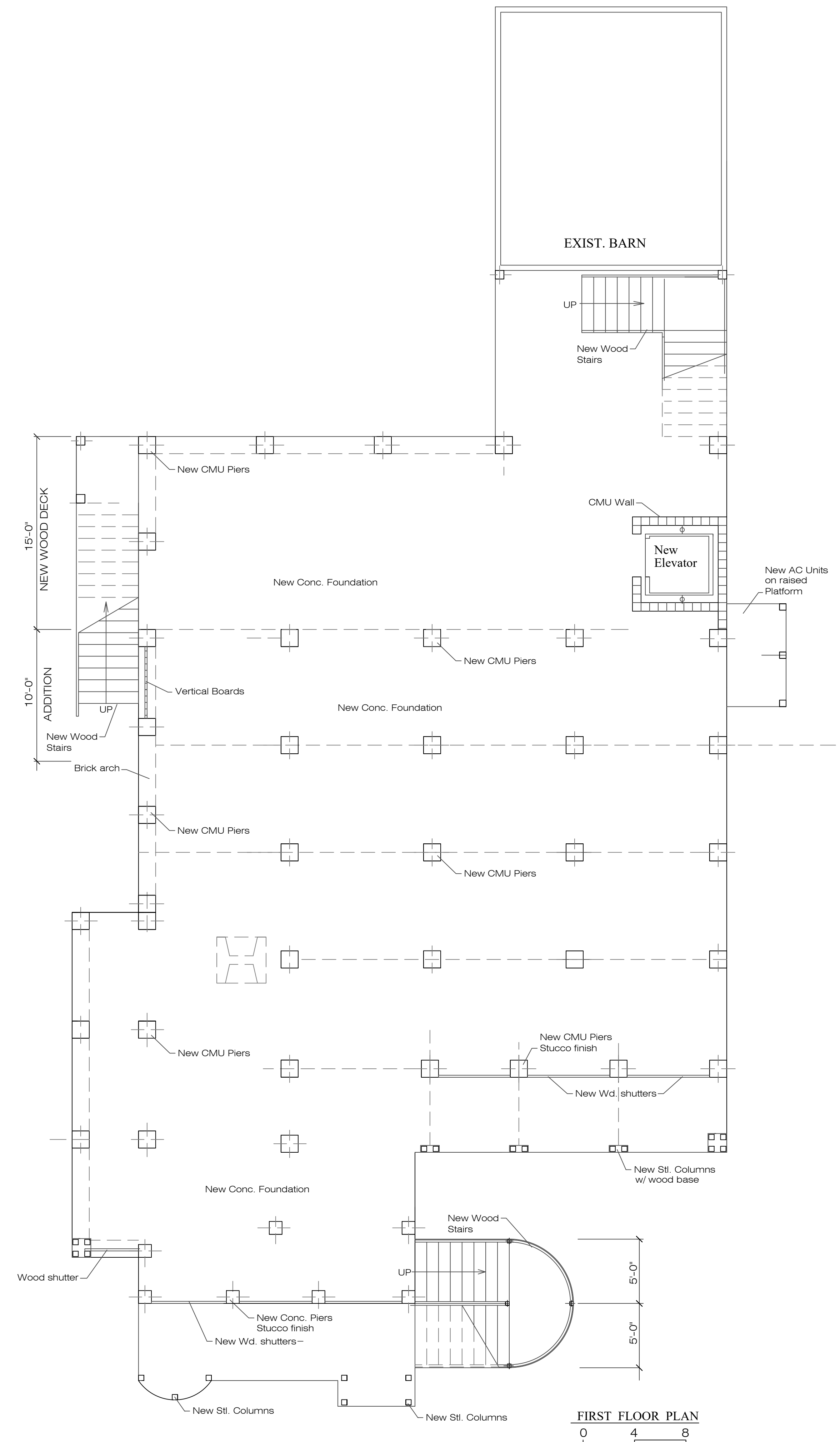
3. Outdoor dining behind the front building setback may be allowed pursuant to approval of a Special Use Permit in the B-1, B-2, B-3 and B-4 zoning districts provided that:
  - a. Outdoor dining seating and operations shall not obstruct sidewalks, building entries or driveways; and
  - b. Outdoor dining shall not be located within the sight triangle designated for intersection and driveway visibility as established in section 8.1.1.8 of this CLURO.
4. Outdoor dining may be allowed in required front setback areas within the B-3 zoning district subject to issuance of a Special Use Permit and compliance with the criteria in paragraph 1 and the B-3 district standards established in section 7.5.10.5 of this CLURO.
5. Outdoor dining may be allowed within the public right-of-way subject to approval of a Conditional Use Permit that satisfies the criteria established in paragraphs 1 and 2 of this section, section 4.3.3.8 and the following criteria:
  - a. Seating areas shall be located to minimize the risks from traffic on abutting streets through the use of on-street parking, plantings, planter boxes or other barriers between traffic lanes and seating areas;
  - b. Operator enters into a cooperative endeavor agreement with the City that recognizes the true value of the right-of-way and adequately addresses indemnification of the City and the City's minimum insurance requirements.



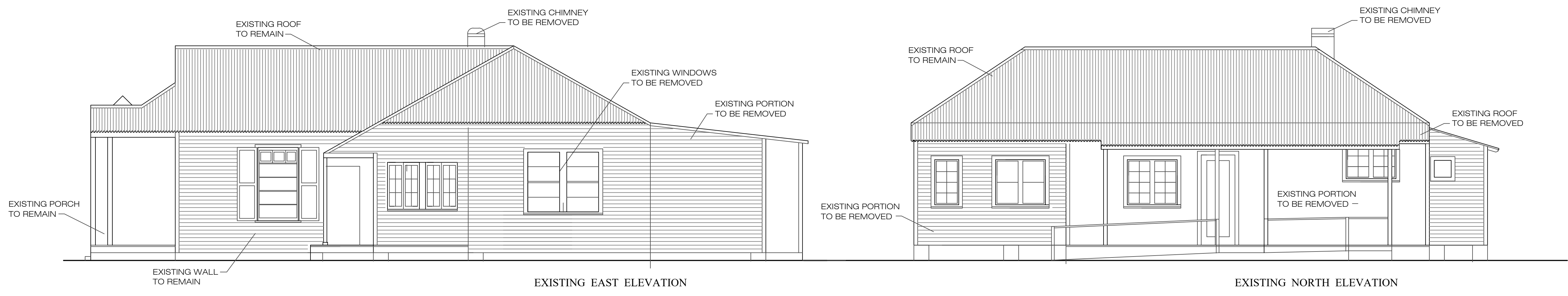
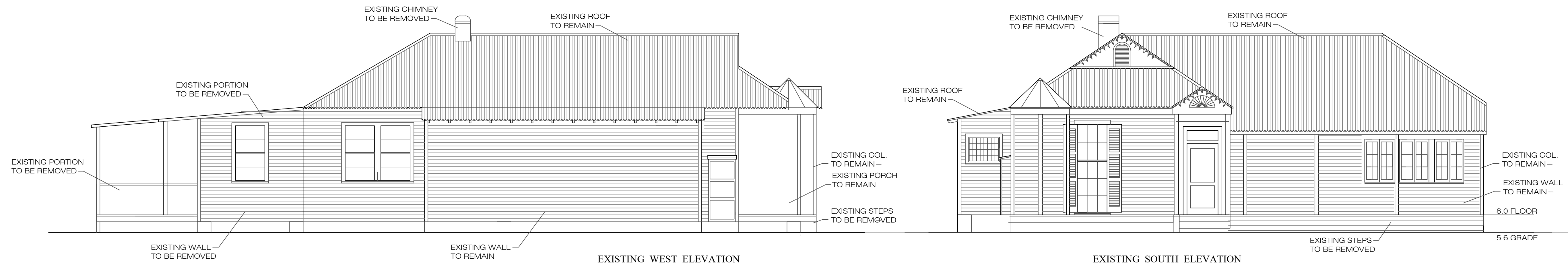


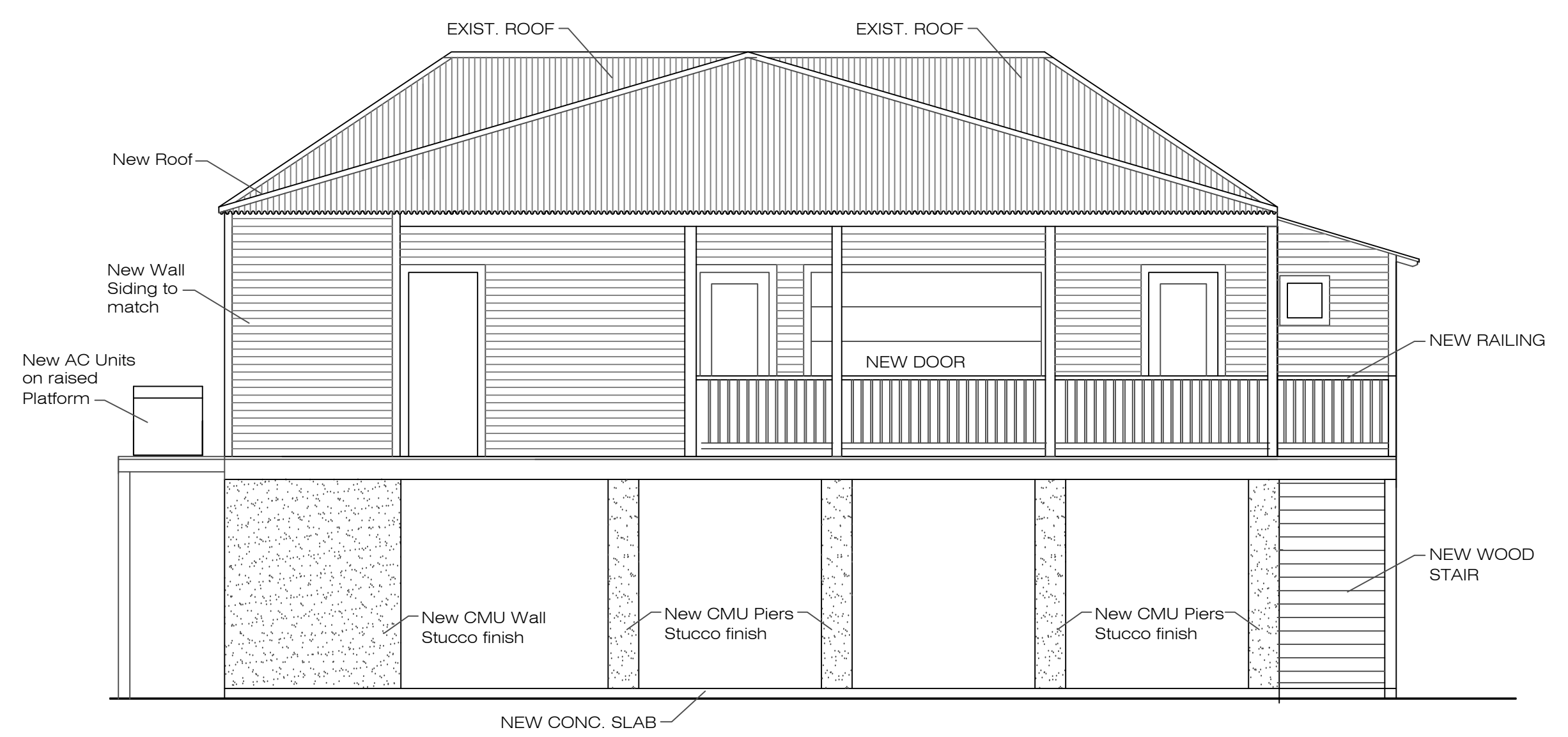


**SECOND FLOOR PLAN**  
0 4 8

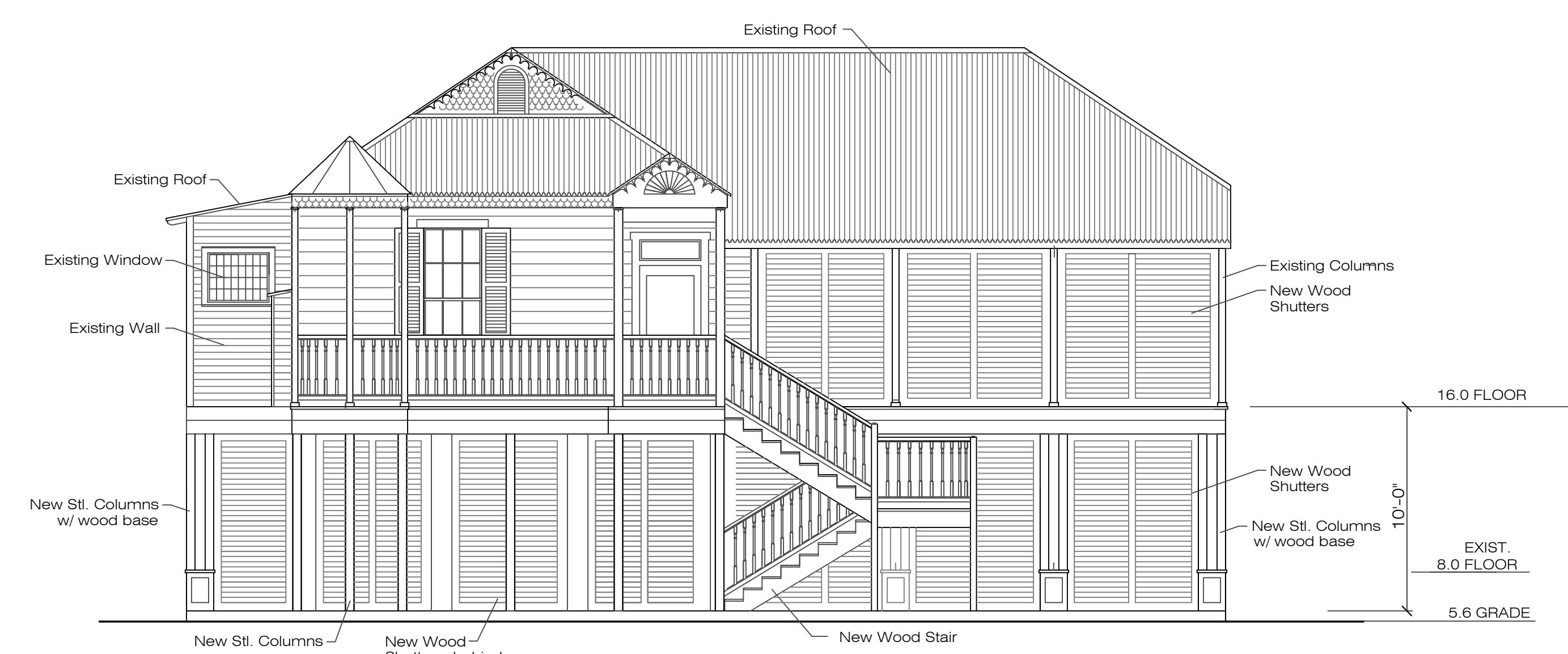


**FIRST FLOOR PLAN**  
0 4 8





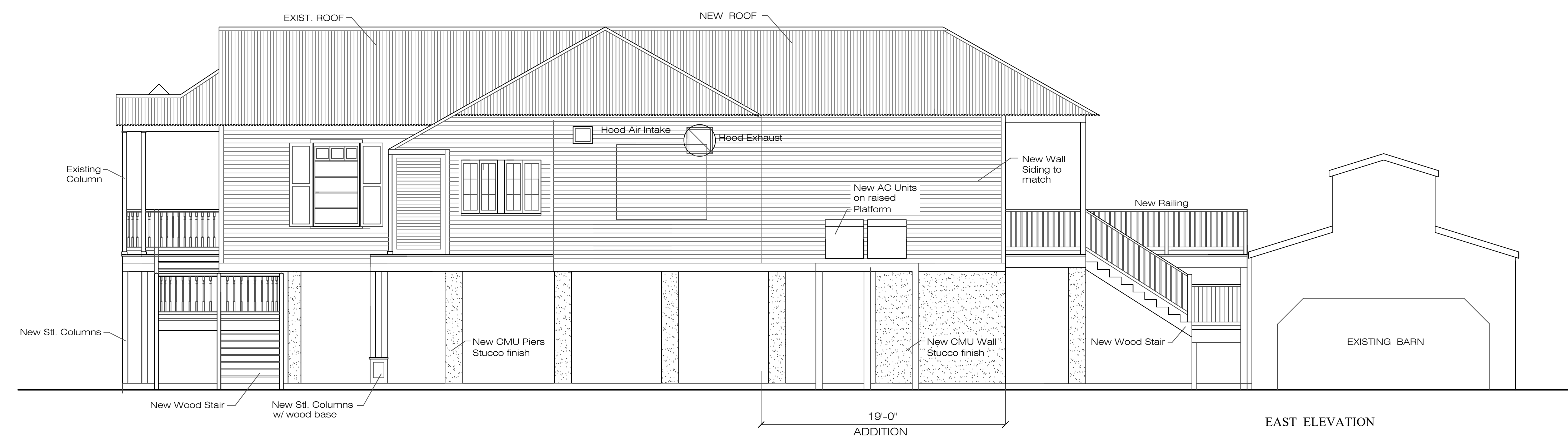
BACK ELEVATION



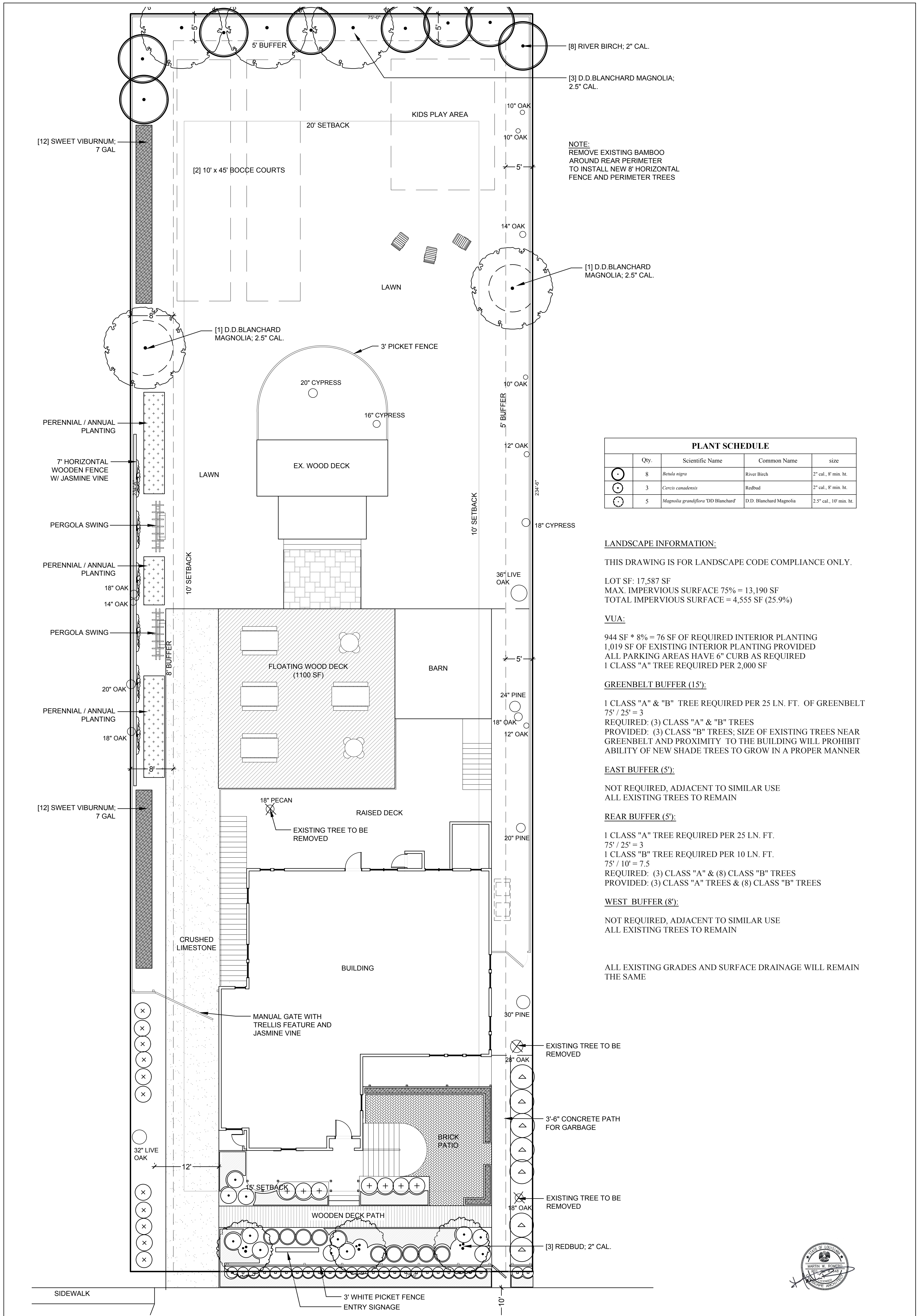
FRONT ELEVATION



WEST ELEVATION



EAST ELEVATION



NOTE:  
REMOVE EXISTING BAMBOO  
AROUND REAR PERIMETER  
TO INSTALL NEW 8' HORIZONTAL  
FENCE AND PERIMETER TREES

PLANT SCHEDULE				
	Qty.	Scientific Name	Common Name	size
●	8	<i>Betula nigra</i>	River Birch	2" cal., 8' min. ht.
○	3	<i>Cercis canadensis</i>	Redbud	2" cal., 8' min. ht.
○	5	<i>Magnolia grandiflora</i> 'D.D. Blanchard'	D.D. Blanchard Magnolia	2.5" cal., 10' min. ht.

**LANDSCAPE INFORMATION:**

THIS DRAWING IS FOR LANDSCAPE CODE COMPLIANCE ONLY.

LOT SF: 17,587 SF  
MAX. IMPERVIOUS SURFACE 75% = 13,190 SF  
TOTAL IMPERVIOUS SURFACE = 4,555 SF (25.9%)

**VUA:**

944 SF \* 8% = 76 SF OF REQUIRED INTERIOR PLANTING  
1,019 SF OF EXISTING INTERIOR PLANTING PROVIDED  
ALL PARKING AREAS HAVE 6" CURB AS REQUIRED  
1 CLASS "A" TREE REQUIRED PER 2,000 SF

**GREENBELT BUFFER (15'):**

1 CLASS "A" & "B" TREE REQUIRED PER 25 LN. FT. OF GREENBELT  
75' / 25' = 3  
REQUIRED: (3) CLASS "A" & "B" TREES  
PROVIDED: (3) CLASS "B" TREES; SIZE OF EXISTING TREES NEAR  
GREENBELT AND PROXIMITY TO THE BUILDING WILL PROHIBIT  
ABILITY OF NEW SHADE TREES TO GROW IN A PROPER MANNER

**EAST BUFFER (5'):**

NOT REQUIRED, ADJACENT TO SIMILAR USE  
ALL EXISTING TREES TO REMAIN

**REAR BUFFER (5'):**

1 CLASS "A" TREE REQUIRED PER 25 LN. FT.  
75' / 25' = 3  
1 CLASS "B" TREE REQUIRED PER 10 LN. FT.  
75' / 10' = 7.5  
REQUIRED: (3) CLASS "A" & (8) CLASS "B" TREES  
PROVIDED: (3) CLASS "A" TREES & (8) CLASS "B" TREES

**WEST BUFFER (8'):**

NOT REQUIRED, ADJACENT TO SIMILAR USE  
ALL EXISTING TREES TO REMAIN

ALL EXISTING GRADES AND SURFACE DRAINAGE WILL REMAIN  
THE SAME



**A LANDSCAPE PLAN**

LANDSCAPE PLAN  
PL-1  
SHEET NUMBER  
DRAWN BY: MR  
SEAL  
REVISIONS  
07.03.22 Revised Site Plan  
08.05.22 Revised Site Plan

**COSMIC CHARLIE'S**

**2021 CLAIBORNE ST.  
MANDEVILLE, LA.**

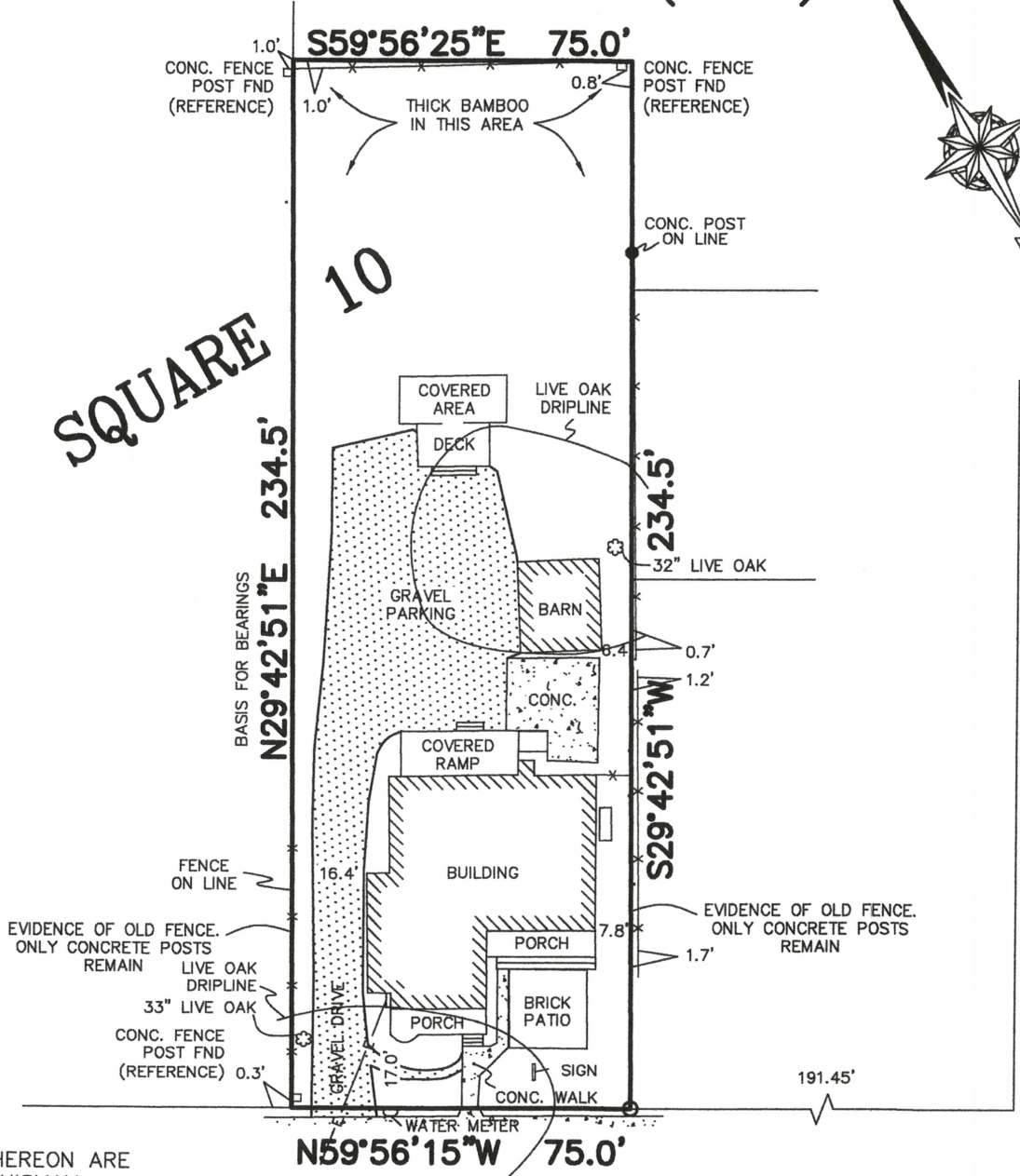


# JEFFERSON STREET (SIDE)

LAFITTE STREET (SIDE)

SQUARE 10

GIROD STREET



NOTE:  
BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702.

2021 CLAIBORNE STREET

REFERENCE:  
SURVEY By E.J. Champagne, PLS  
Drawing No.: 3936  
Dated: 12-8-1975

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone AE.

FIRM Panel# 2202020427D Rev. 5-16-12

NOTE:  
OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of  
A PARCEL OF LAND SITUATED IN SQUARE 10  
TOWN OF MANDEVILLE  
CITY OF MANDEVILLE  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
CLAY & IVY CONCEPTS LLC

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

*Randall W. Brown*  
REGISTERED PROFESSIONAL SURVEYOR

RANDALL W. BROWN  
REG. NO. 04586  
REGISTERED PROFESSIONAL SURVEYOR

**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors

Date: MAY 27, 2022  
Survey No. 22303  
Project No. (CR5) A22303.TXT

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
info@brownsurveys.com

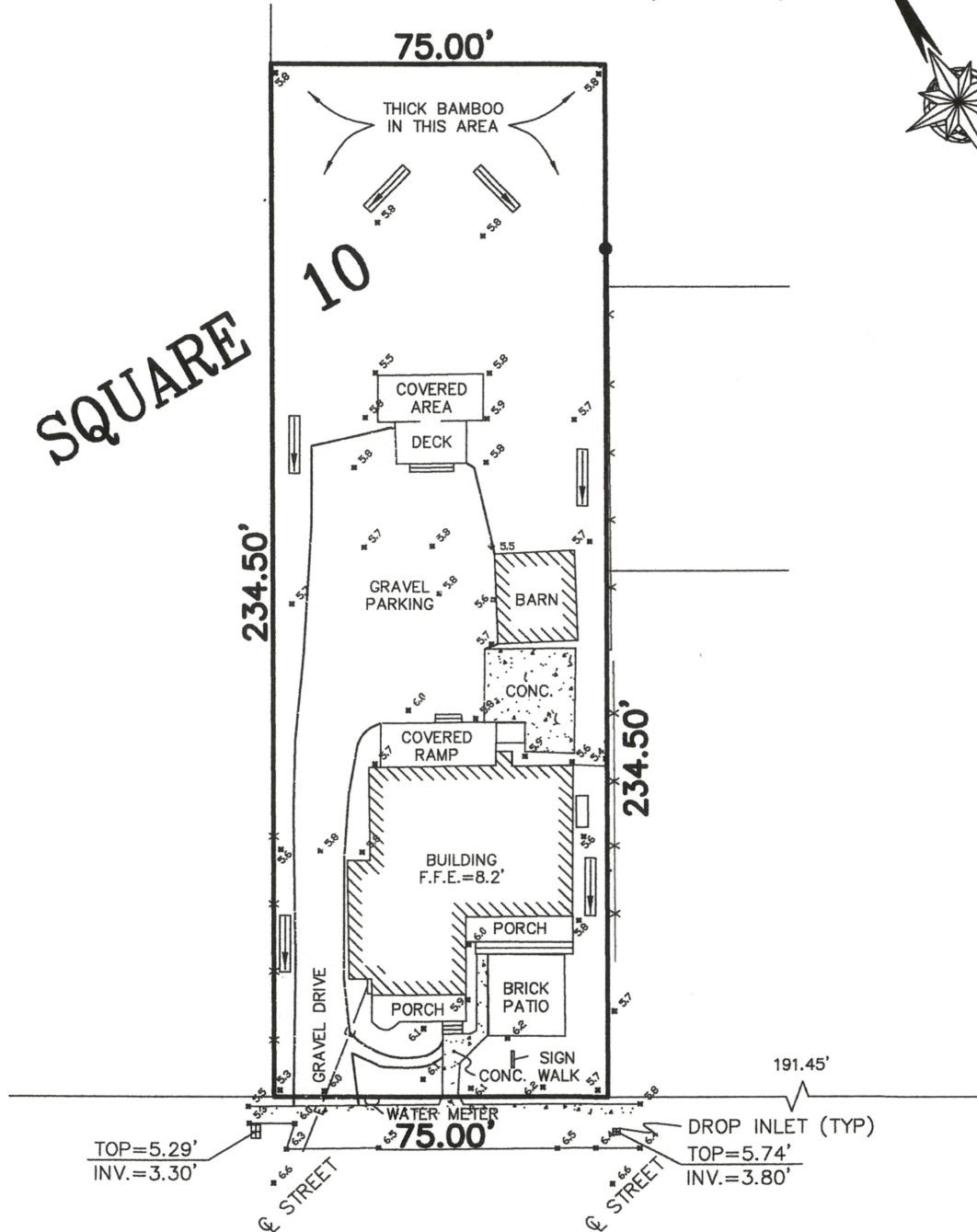
Scale: 1" = 40' ±  
Drawn By: J.E.D.  
Revised:  
6-28-22/J.E.D./ADDED LIVE OAKS AND DRIPLINE ONLY

RESIDENTIAL LOT DRAINAGE PLAN  
JEFFERSON STREET (SIDE)

LAFITTE STREET (SIDE)

SQUARE 10

GIROD STREET



2021 CLAIBORNE STREET

NOTE:  
ALL PROPOSED DATA SHOWN  
HEREON WAS PROVIDED BY OWNER.

ELEVATION NOTE: ELEVATIONS  
SHOWN HEREON ARE REFERENCED  
TO NAVD88(GEIOD12A)

NOTE:  
ALL PROPOSED DATA SHOWN  
HEREON WAS PROVIDED BY OWNER,  
BUILDER OR THEIR ENGINEER. THIS  
SURVEYOR DOES NOT AND HAS NOT  
PROVIDED DESIGN ELEVATIONS.

- DENOTES PROPOSED FLOW
- DENOTES EXISTING ELEVATION
- DENOTES PROPOSED ELEVATION

NO SLOPE OR GRADE CHANGES SHALL BE  
MADE TO THE EXISTING LOT

NOT A BOUNDARY SURVEY

A RESIDENTIAL LOT DRAINAGE PLAN OF  
A PARCEL OF LAND SITUATED IN SQUARE 10  
TOWN OF MANDEVILLE \* CITY OF MANDEVILLE  
ST. TAMMANY PARISH, LOUISIANA

NOT A BOUNDARY SURVEY

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

**Randall W. Brown**  
& Associates, Inc.  
Professional Land Surveyors  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
info@brownsurveys.com

Date: MAY 27, 2022  
Job No. 22303  
Project No. (CR5) A22303.TXT

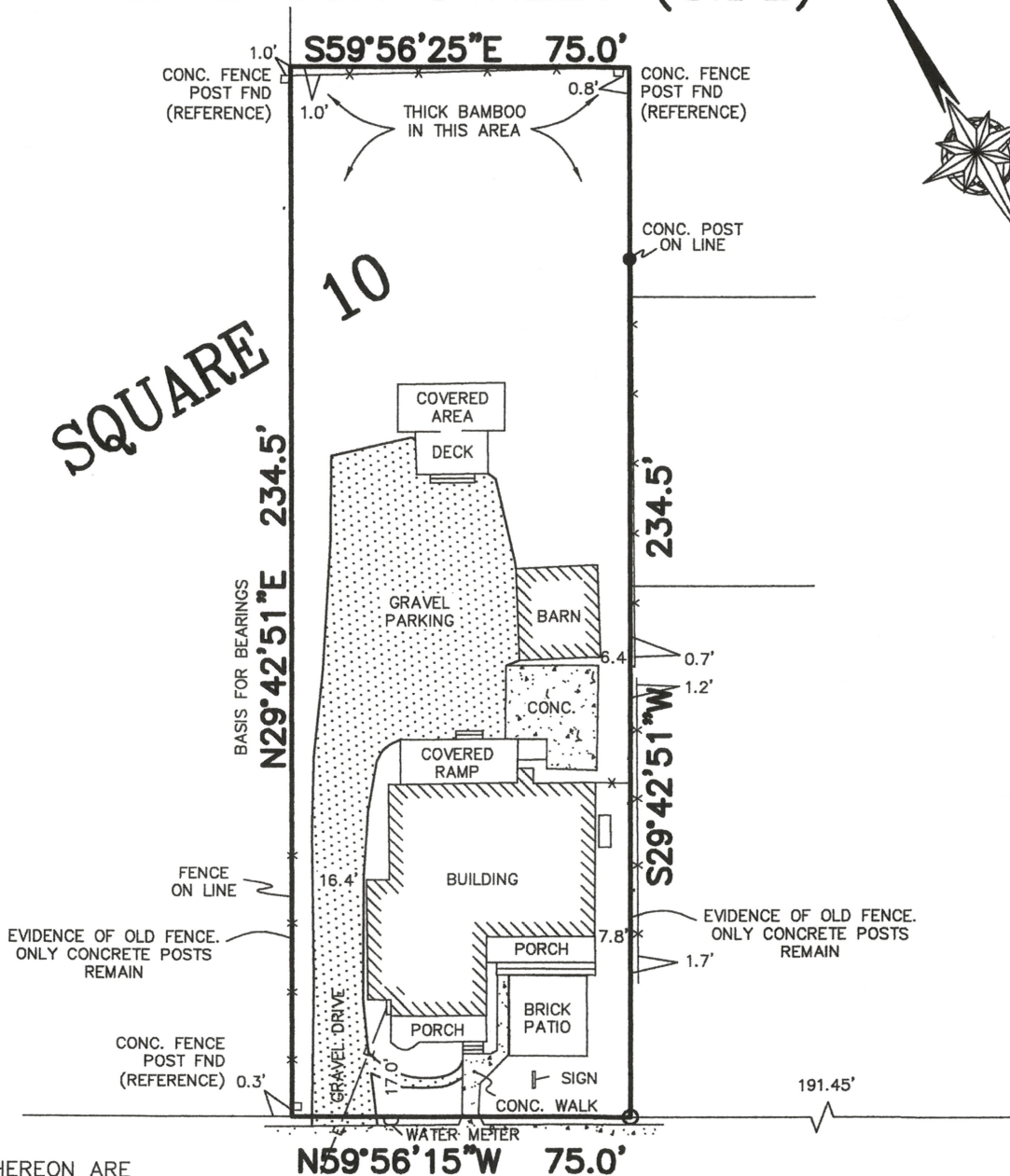
Scale: 1" = 40' ±  
Drawn By: J.E.D.  
Revised:

# JEFFERSON STREET (SIDE)

LAFITTE STREET (SIDE)

SQUARE 10

GIROD STREET



NOTE:  
BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES, LA SOUTH ZONE 1702.

2021 CLAIBORNE STREET

REFERENCE:  
SURVEY By E.J. Champagne, PLS  
Drawing No.: 3936  
Dated: 12-8-1975

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone AE.

FIRM Panel# 2202020427D Rev. 5-16-12

NOTE:  
OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

Survey of  
A PARCEL OF LAND SITUATED IN SQUARE 10  
TOWN OF MANDEVILLE  
CITY OF MANDEVILLE  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
CLAY & IVY CONCEPTS LLC

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

REG. NO. 04586

*Randall W. Brown*

**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors

Date: MAY 27, 2022  
Survey No. 22303  
Project No. (CR5) A22303.TXT

Scale: 1" = 40' ±  
Drawn By: J.E.D.  
Revised:

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
info@brownsurveys.com

## CASE SUMMARY SHEET

**CASE NUMBER: V22-08-24****DATE: July 18, 2022****DATE OF MEETING: August 9, 2022 and August 23, 2022****Address: 900 N Causeway Blvd****Subdivision: Poitevent Tract****Zoning District: B-2 Highway Business District****Property Owner: 900 Causeway Mandeville, LLC****REQUEST: V22-08-24 –900 Causeway Mandeville, LLC requests a variance to CLURO Section 7.5.9.4. Parking and Landscaping Requirements, Sections 42 and 46, Township 8 South, Range 11 East, B-2 Highway Business District, 900 N Causeway Blvd****CASE SUMMARY:**

The applicant owns the property located on the N side of W. Florida St. west of N. Causeway Blvd, the west side of the property is with St. Tammany Parish jurisdiction. The property is improved with a commercial building that has been vacant since 2006. The property is a non-conforming lot and a non-conforming development site. The property is required to come into compliance with the existing regulations due to the discontinuance of use for a period of longer than six months. **Section 4.2.3 (10) Provisions for Non-Conforming Development Site - Inability to meet current site Development Standards** states that the applicant should proceed with the variance procedure to allow for the viable economic use of the site and ensure those areas where the site can be brought into compliance are met.

A site plan (sheet A-1.1) submitted by Maple Ridge Architects; LLC dated 7.15.2022 has been submitted. The lot is irregular in shape being 94.8' along Florida St. Extension, 435.5 along N. Causeway Blvd. and 322.4' along the west side property line. The existing greenbelts on the east and south side are approximately 14'. The required greenbelt along streets is 25' within the Gateway Overlay District. The west side property line is adjacent to an unopened Right-of-way that is dedicated to St. Tammany Parish. The green belt is required to be 25' in depth along W. Causeway and W. Florida S. The existing parking lot encroaches into the 3 required greenbelts.

The existing building is situated on the east property line due to the Greater New Orleans Expressway Commission (GNOEC) expropriating the property to expand N. Causeway Blvd, north of Florida St. The applicant is unable to comply with the side setbacks and the greenbelt requirement on the east side due to the location of the parking lot and building. The building is setback approximately 22-17' along the west side property line, compliant with the regulation of 15'.

The B-2 District requires the site to have a maximum of 75% impervious coverage. The total site square footage is 26,075 allowing for a maximum of 16,669 sq ft im pervious coverage. The site has 9,404 sq ft of pervious coverage. The site is compliant with the maximum impervious site coverage.

The applicant is proposing an office/retail building totaling 6,788 sq ft. The existing building footprint will remain the same, with a second floor addition. The 1<sup>st</sup> floor retail space requires 14 spaces, and the 2<sup>nd</sup> floor office requires 8 spaces totaling 22 spaces. The gateway overlay district allows for the reduction in spaces by right of 3 spaces. The applicant is providing 17 spaces on site requesting a variance of 2 spaces.







**CASE SUMMARY SHEET****CASE NUMBER: V22-08-25****DATE: July 20, 2022****DATE OF MEETING: August 9, 2022 and August 23, 2022****Address: 1709 Lakeshore Dr****Subdivision: City of Mandeville****Zoning District: R-1 Single Family Residential****Property Owner: Byron and Kelly Herpich****REQUEST: V22-08-25 – Byron and Kelly Herpich request a variance to CLURO Section 5.2.3.2 Drainage Overlay District and Fill Sub-Area A, City of Mandeville, Sq 4 Lot 7A, R-1 Single Family Residential, 1709 Lakeshore Dr****CASE SUMMARY:**

The applicant owns the property at 1709 Lakeshore Dr, being lot 7A in Sq. 4. The lot is located east of Lamarque St., west of Foy St. The property measures 81.54' along Lakeshore and 175.73' in depth, having a total of 14,220 sq. ft, as shown on the survey by John E. Bonneau & Associates, Inc. dated 01-16-17. The property is improved with a single-family residence.

The residence is located 42' from the front property line, 43' from the rear and 25" from east side and 25' from the west side property line. A pool is proposed to be located in the rear of the property. The pool will be 9'11" from the rear property line 22'11" from the west side, 13' 8" from the east side property line. The setbacks for the pool comply with the minimum accessory setback of 3' from the property line.

The pervious/impervious site coverage has been provided. There is 4841.97 sq ft of existing impervious surface, having 34% coverage of the lot. There is 1333.92 sq ft of impervious surface that is proposed, with a coverage of 9.4%. The total impervious coverage of the site is 43.3% with 6175.89 sq ft of impervious coverage. The maximum impervious site cover is 45% for R-1 Districts. The impervious/ pervious coverage is compliant counting the pool as impervious although it is counted as pervious in the CLURO.

The applicant is requesting an exception to the CLURO Section 5.2.3.2 Drainage Overlay District and Fill Sub-Area A, in order to construct an elevated pool. CLURO allows for a maximum of 6" of fill within Fill Sub Area A. The pool is proposed to be elevated 2'6" from grade.

The property is within a Velocity Flood Zone and will require an engineering report and plans showing the design and material of the pool. The pool design may not obstruct the flow of flood waters. The applicants are in the process of getting that report and a drainage plan.

**CLURO SECTIONS:**

**111. Impervious Cover.** Impervious coverage of a site shall include the total horizontal area of all buildings, roofed or covered spaces, paved surface areas, walkways and driveways. Pools of water including but not limited to swimming pools, reflecting ponds and fountains are excluded from this calculation.

**5.2.3.2. Drainage Overlay District and Fill Sub-Area A**

The following standards shall apply to all development falling within the mapped boundaries of the drainage overlay district as established in section 7.6.1 of this CLURO and fill sub-area A, which includes the areas located between Monroe Street, Bayou Castain, Lakeshore Drive and Galvez Street. Where the DO district overlaps with other areas described in this section 5.2.3, the provisions of the DO district shall apply.

1. Grading and Fill. No change in elevation from natural grades shall be allowed except follows:
  - Up to six (6) inches of fill may be placed under the perimeter of the soffit or roof line of structures to achieve positive drainage from under the structure.
  - Existing sites may be graded, or surface or subsurface conveyances may be established to meet the City's requirement to convey water to the City's stormwater management system.
  - Grading changes shall not have an adverse impact on adjacent properties in accordance with State law.





**HERPICH ADDITION**  
mandeville  
ST TAMMANY PARISH

Project No.

Date March 31, 2022

Revised

Drawn by CSR

Scale

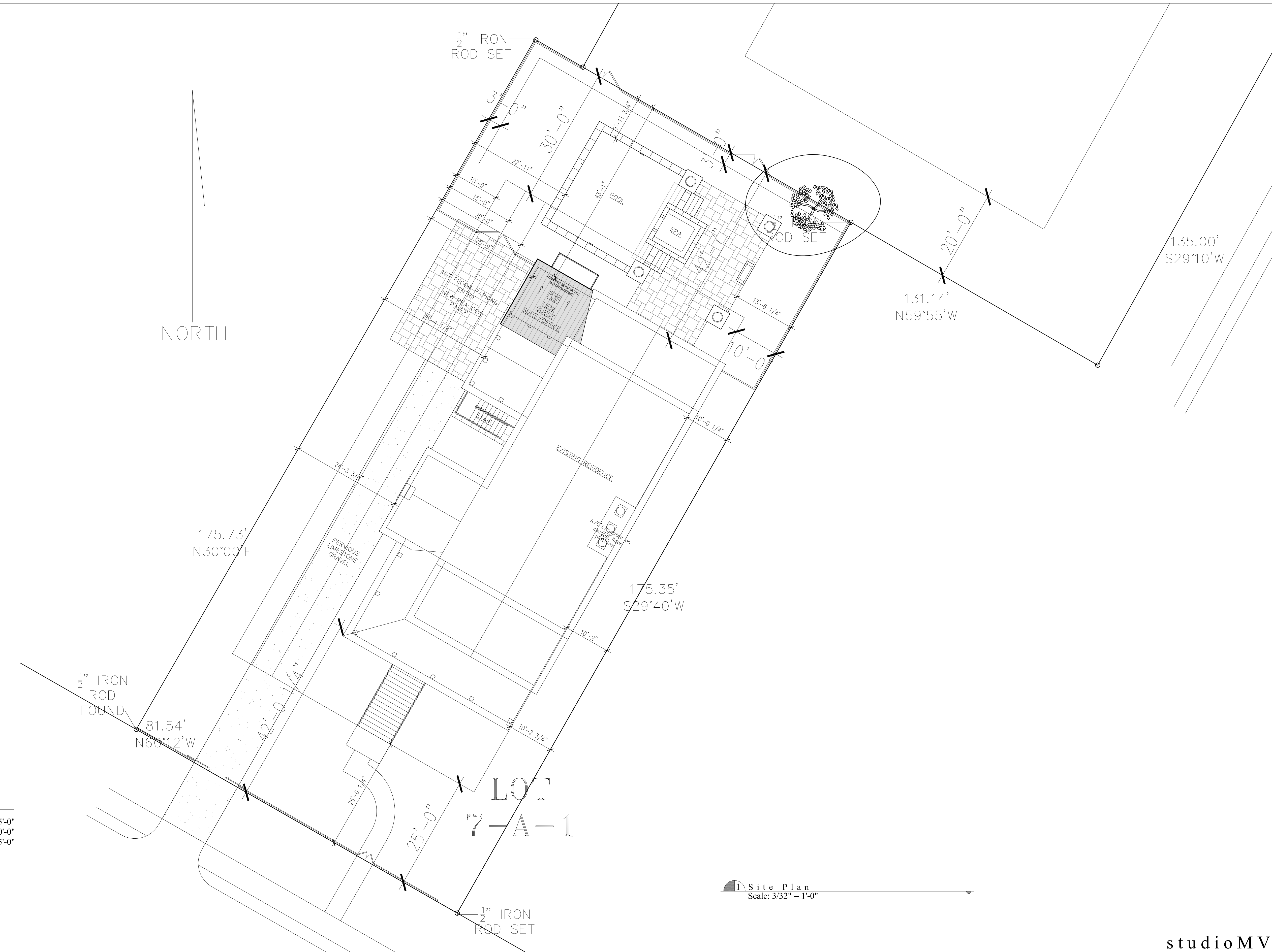
Sheet Title

**Site Plan**

Sheet No.

**A3**

studioMV



**Setbacks**

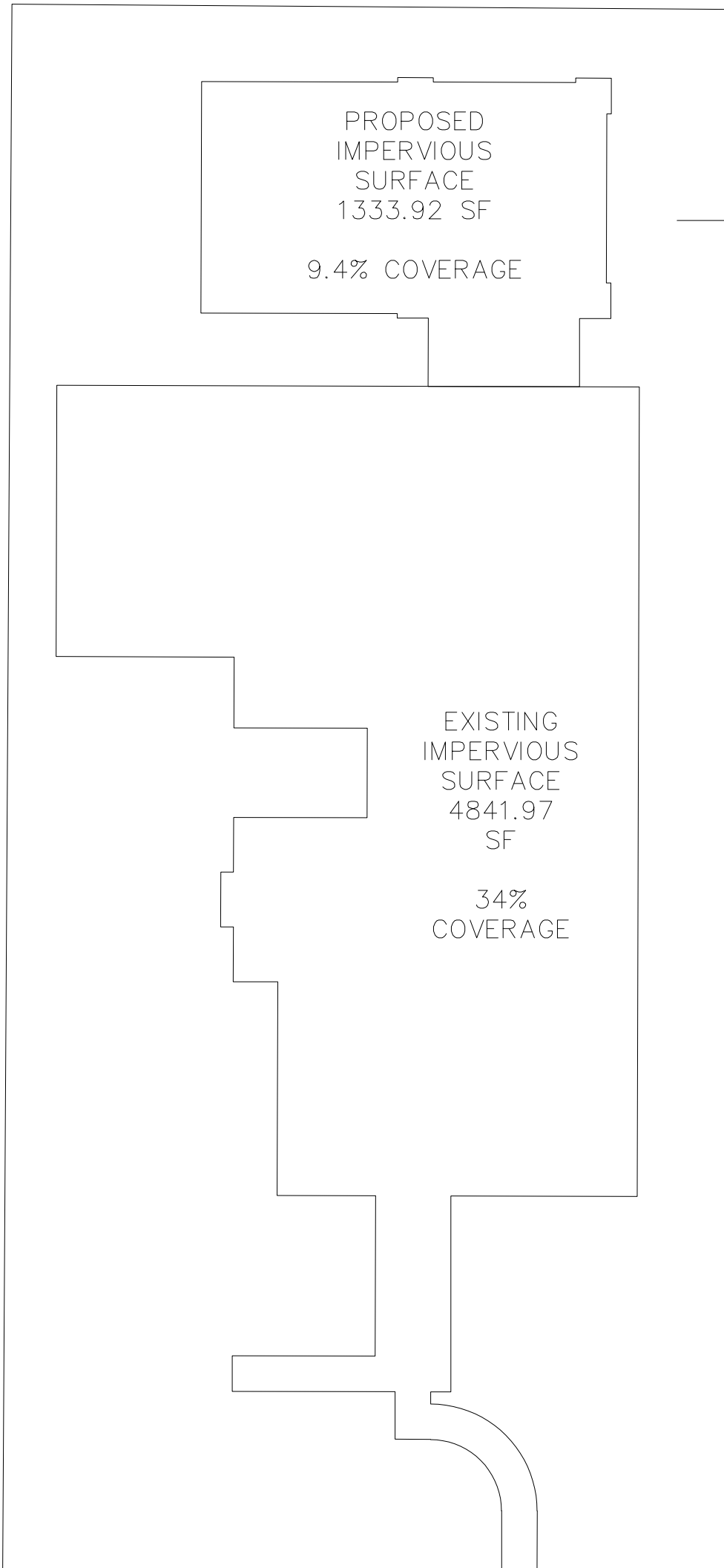
Front	25'-0"
Rear	30'-0"
Sides	15'-0"

**Location**

Lot 7-A-1, Square 4  
Lakeshore Drive  
St. Tammany Parish  
Mandeville, La 70448  
Base Flood Elevation - 12'  
Flood Zone VE

**1 Site Plan**  
Scale: 3/32" = 1'-0"

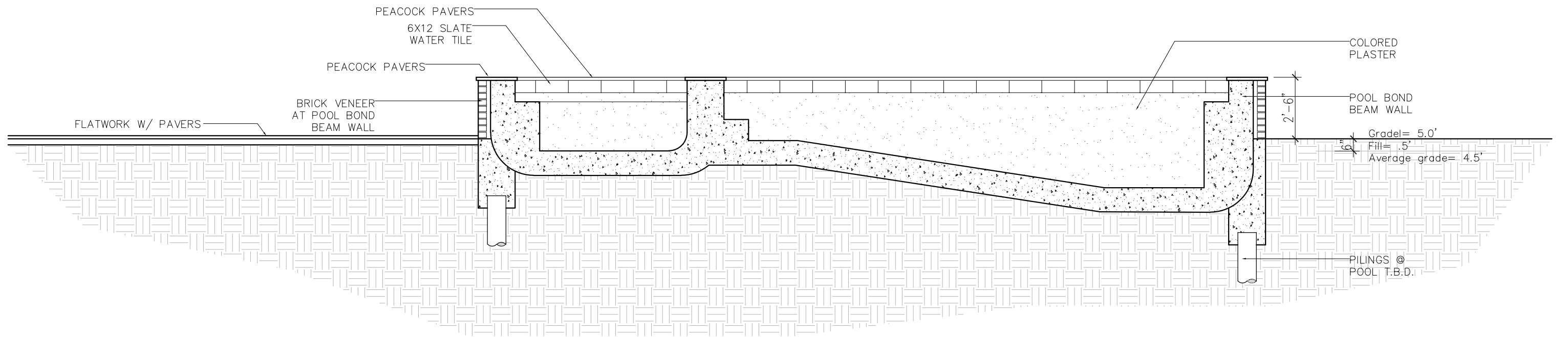
**HERPICH ADDITION**



PROPOSED  
IMPERVIOUS  
SURFACE  
1333.92 SF  
9.4% COVERAGE

EXISTING  
IMPERVIOUS  
SURFACE  
4841.97  
SF  
34%  
COVERAGE

TOTAL  
LOT SIZE  
14220.4  
SF  
43.43%  
TOTAL  
IMPERVIOUS  
COVERAGE



PLANTERS @ 3'-0" ABOVE GRADE

POOL & SPA @ 2'-6" ABOVE GRADE

NEW POOL DECKING @ GRADE

