

THE FOLLOWING RESOLUTION WAS INTRODUCED BY PLANNING AND ZONING COMMISSION MEMBER _____; AND SECONDED FOR ADOPTION BY COMMISSIONER _____

RESOLUTION NO. 24-03

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANDEVILLE ADOPTING THE 2024 – 2025 SHORT TERM WORK PROGRAM (STWP)

WHEREAS, the purpose and scope of the Comprehensive Plan and associated area plans defines the vision of the future of Mandeville and expresses the principles to help achieve that vision; and

WHEREAS, the Comprehensive Plan is a dynamic guide to ensure that public and private actions support the community’s vision of its future; and

WHEREAS, the Comprehensive Plan clarifies the vision through a series of goals and establishes policies that describe how the City should respond to specific conditions and events; and

WHEREAS, implementation is fundamental to any planning process, and the Plan’s Implementation Element has been designed to achieve Mandeville’s vision and goals by providing clear priorities for action. The element’s Short-Term Work Program, which is incorporated to be an integral part of the annual budgeting process, is updated annually by the Planning Commission and used by the City Council to schedule and fund specific tasks that collectively comprise the City’s growth strategy; and

WHEREAS, a fundamental basis for all of Mandeville’s short- and long-term efforts to protect the health, safety, welfare and character is understanding, and developing plans to address, the ever-changing environmental, economic and other factors that impact its resilience as a community to survive and prosper;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Mandeville adopts the 2024 – 2025 Short Term Work Program attached as Exhibit 1; and

BE IT FURTHER RESOLVED that the completion of the update to the Comprehensive Land Use Plan is of utmost importance now, and to all future planning efforts; and

BE IT FURTHER RESOLVED the City is in the process of updating the Comprehensive Land Use Plan and the information gathered in the planning process and ultimately adopted in the Comprehensive Land Use Plan will dictate future land use decisions; and

BE IT FURTHER RESOLVED that the other STWP actions, either planned or under way, continue as prioritized, and budgeted for, with appropriate modification based on information gathered in the resiliency study and comprehensive plan update; and

With the above resolution having been properly introduced and duly seconded, the vote was as follows:

AYES:
NAYS:
ABSENT:
ABSTENTIONS:

and the resolution was declared adopted this ____ day of July 2024.

Alex Weiner
Planning Secretary

Claire Durio, Chairwoman
Planning Commission

**Resolution 24-03 Exhibit 1:
Planning Commission - Short Term Work Program**

New	Planning Initiatives						
Task #	Action	Tool	Priority	Initiating Entity	Policy Citation	Potential Funding	Status
1	<p>CLURO TEXT AMENDMENTS</p> <ul style="list-style-type: none"> ▪ Review for protection for critical water management/flood control features ▪ Review 'fill provisions' for clarity of regulation as it relates to intent of provision. ▪ Review area thresholds and allowable methods/materials for 'hard surfaces' ▪ Review landscape regulations for protection of more than Live Oaks ▪ Review lot sizes in R-1 ▪ Review Contiguous lot law ▪ Coordinate with marina operators to update existing marina zoning districts 		1	<ul style="list-style-type: none"> ▪ Planning Commission 	<p>2.7, Goal 14 1.10 1.12 1.9 Goal11</p>	General Fund	<p>On-Going</p> <p>Budgeted \$50,000 and put out RFP to solicit consultants</p> <p>Signage and Review of Development Fees completed</p> <p>2024/2025 – Update Flood Regs Sec 8.3</p>
1	<p>Update Comprehensive Land Use Plan <i>The information gathered in the Resiliency planning process will dictate future land use decisions. It is necessary that this information be in place to make informed land use decisions into the future, and prior to moving forward with updates to the Comprehensive Land Use Plan..</i></p> <p>Consider the following:</p> <ul style="list-style-type: none"> • Review zoning for Area north of Monroe within area of Historic District • Four Corners Area Plan ▪ Redevelopment plan/Economic analysis ▪ Mariner’s Village: Review zoning/ redevelopment 	Master Plan	1	Planning Commission		General Fund	<p>\$150,000 Proposed Budgeted for 2023-24</p> <p>Kick Off Meeting in May Budgeted \$160k</p>
5	Hazard Mitigation Plan	Master Plan	4	<ul style="list-style-type: none"> ▪ Administration 	Goals 1 & 7		<p>Required update in 2025</p> <p>Update Ongoing</p>

6	Public Art Plan	Master Plan	5	▪ Administration	2.13, 3.5	General Fund/Grants	Will be reevaluated following adoption of the update of Comprehensive Plan
	West Wetlands Plan: City owned wetland assimilation property <ul style="list-style-type: none"> • Develop plan to identify opportunities for conservation and enhancement of this acreage 	Area Plan	5	▪ Planning Commission	1.8, 7.2, 7.4	General Fund/Grants	Will be reevaluated following adoption of the update of the Comprehensive Plan <p style="text-align: center;">In Permitting Stage</p>

Continuing Priority Projects							
Task	Action	Tool	Priority	Initiating Entity	Policy Citation	Potential Funding	Status
1	Berm Project <ul style="list-style-type: none"> • BiPed connection from Sunset Point to west end of Lakeshore Drive • Protects/restores cypress swamp 		1	<ul style="list-style-type: none"> • Administration 	7.2, 7.4	General Fund/Grants	Survey and Geo Complete Ongoing project design Undergoing Redesign
2	Harbor Field Plan	Area Plan	1	<ul style="list-style-type: none"> ▪ Administration ▪ City Council • Planning Commission 	Goal 6	Capital Project	In process Design Approved Construction will start 2022 Out to Bid In progress – Completion Fall 2024
3	Resiliency Plan: <ul style="list-style-type: none"> • Establish a Vision of Resilience • Document existing conditions • Identify the hazards and vulnerabilities that Mandeville faces long term • Develop goals, actionable strategies and priorities • Provide a framework for on-going implementation and action to provide for a more resilient future. Consider the following: <ul style="list-style-type: none"> • Sustainable practices • “Living with Water” • Green Infrastructure • Hazard Mitigation Plan • West Wetlands conservation & Protection • Prioritization of Parks/Open Space Protect and restore cypress swamps and wetlands along the length of Mandeville’s lakefront and bayous 	Master Plan	1	Planning Commission <ul style="list-style-type: none"> • Contracted with CSRS thru CPRA 	1.1, 1.3, 1.6, 1.8, 1.12,2.1, .1,6.4, 6.5, 7.2, 7.3, 7.4, 7.5	CPRA	In process Conducting public hearings / Modeling COMPLETED
4	West Wetlands Shoreline Protection: (~3 miles) <ul style="list-style-type: none"> • Protect and restore shoreline to reduce wetland degradation from wave erosion, saltwater intrusion into fresh water marsh, further subsidence and periodic storm surge. 		1	- Administration	7.2, 7.4	General Fund/Grants	Design complete, application submitted to LWI for funding Coordinating with the Parish on Modeling

5	Land Acquisition <ul style="list-style-type: none"> • Little Bayou Castain Watershed • Town Center 	Budget	1	<ul style="list-style-type: none"> • City Council • Admin 		General Fund	On-Going Parcel X Sq. & Sq. 92 Carroll St Cemetery Rathe Property
6	Annexation of Priority One Areas <ul style="list-style-type: none"> • Infill • Hwy. 190 east/north side • Pelican Park/Fontainebleau State Park/Nature Center • Parish/State Hosp. property 		1	<ul style="list-style-type: none"> • Planning Commission • City Attorney 	1.7		On-Going
7	Master Tree Plan	Master Plan	1	<ul style="list-style-type: none"> ▪ Administration • 	7.3	Baton Rouge Green Grant	\$35,000 proposed for Budget 2021-2022 Project has begun – COMPLETED
9	Bicycle and Pedestrian Plan/update	Facility Plan	1	<ul style="list-style-type: none"> ▪ Planning Commission ▪ City Council ▪ Administration ▪ Regional Planning Commission 	Goals 4 & 5	Regional Planning Commission	RPC is in process of kicking off the project COMPLETED

CASE SUMMARY SHEET

CASE NUMBER: V24-07-20/R24-07-05

DATE RECEIVED: June 3, 2024

DATE OF MEETING: July 9, 2024 and July 23, 2024

Address: 445 Lafitte

Subdivision: City of Mandeville, Square 18

Zoning District: B-3 Old Mandeville Business District

Property Owner: David McGuire

REQUEST: V24-07-20/R24-07-05 – David McGuire requests a variance to CLURO Section 7.5.10.3. B-3 Site Development Regulations and to resubdivide a parcel of ground in Square 18 into Lots 1-A & 2-A, City of Mandeville, Square 18, B-3 Old Mandeville Business District, 445 Lafitte Street

CASE SUMMARY:

The applicant owns the property at 445 Lafitte St. located on the corner of Monroe St., and Lafitte St. The property measures 67.5' x 131.24' and has a square footage of 8,824 per a survey prepared by Randall Brown & Associates and dated 2.20.2024. The property is currently improved with two commercial structures and an accessory structure.

The applicant is requesting an exception to the minimum lot width, depth, and area to resubdivide the property into Lots 1-A & 2-A. The lot is zoned B-3 with a minimum lot width requirement of 60', a depth requirement of 120', and a minimum area requirement of 7,200 sqft. The proposed Lot 2-A would be deficient in width, depth, and area. The proposed lot 1-A would be deficient in depth and area.

Proposed Lot 1-A	Proposed	Required	Difference
Width	131.24'	60'	+71.24'
Depth	67.51'	120'	-52.49'
Area	5,786 sqft	7,200 sqft	-1,414 sqft

Proposed Lot 2-A	Proposed	Required	Difference
Width	44.86'	60'	-15.14'
Depth	67.50'	120'	-52.5'
Area	3,038 sqft	7,200 sqft	-4,162 sqft

The applicant stated that he thought the lots were already separate as there are individual assessment numbers for the buildings located on the property.

CLURO SECTIONS:

7.5.10.3. B-3 Site Development Regulations

Each development site in the B-3 Old Mandeville Business District shall be subject to the site development regulations established in Exhibit 7.5.10., in addition to any other applicable regulations under the provisions of this CLURO or any other laws of the City, state or federal government. Section 8.1 establishes additional rules for application of lot and area requirements. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

Site Development Factor	Standard	Comments
Minimum Lot Area	7,200 square feet	
Gross Lot Area Per Multi-Family Dwelling Unit	5,500 square feet	
Minimum Building Floor Area	800 square feet	
Maximum Building Ground Floor Area	5,000 square feet	No floor shall exceed this maximum floor area unless the Zoning Commission finds that the building meets the criteria established in section 7.5.10.2.3.
Minimum Lot Width	60 feet	The Planning Director may reduce dimensions by up to 10 percent as an exception if the minimum lot area requirements are met.
Minimum Lot Depth	120 feet	
Minimum Front Setback along Lakeshore Drive	25 feet	
Front Setback along all other Streets	The average of existing setbacks on the nearest two lots, but not less than 10 feet or more than 15 feet	Exceptions to maximum setbacks shall be allowed for courtyards and outdoor dining areas
Minimum Side Street Setback	15 feet	
Minimum Interior Side Setback*	20 feet if side abuts a lot with residential zoning	The Planning Director may grant an exception for mechanical appurtenance setback

		encroachments when an existing primary structure is elevated and relocation of the building or mechanical equipment is impractical.
i. Frontage up to 50'	8' each side	
ii. Frontage between 51' – 60'	10' each side	
iii. Frontage between 61' – 75'	12' each side	
iv. Frontage between 76' – 80'	13' each side	
v. Frontage between 81' – 90'	15' each side	
vi. Frontage between 91' – 100'	16' each side	
vii. Frontage between 101' -110'	18' each side	
viii. Frontage between 111' - +'	20' each side	
Minimum Rear Setback	20 feet	
Mechanical Appurtenances	All mechanical appurtenances elevated more than 3 feet above grade shall comply with required building setbacks and shall be screened in accordance with Article 9 if located in the front or side yard, regardless of elevation.	The Planning Director may grant an exception for mechanical appurtenance setback encroachments when an existing primary structure is elevated and relocation of the building or mechanical equipment is impractical.
Maximum Structure Height	35 feet	See section 8.1.1 for additional rules regarding Structure Height
Maximum Impervious Site Coverage	75%	

*The side yard setbacks of the site may be shifted into the opposite side yard by up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.



MADISON STREET (SIDE)

LOT 18
(TITLE - 67.67' MORE OR LESS)

N60°57'50"W 67.51'

FENCE POST ON TRUE CORNER

(TITLE - 130' MORE OR LESS)

S29°55'08"W 130.20'

87.38'

(TITLE - 130' MORE OR LESS)

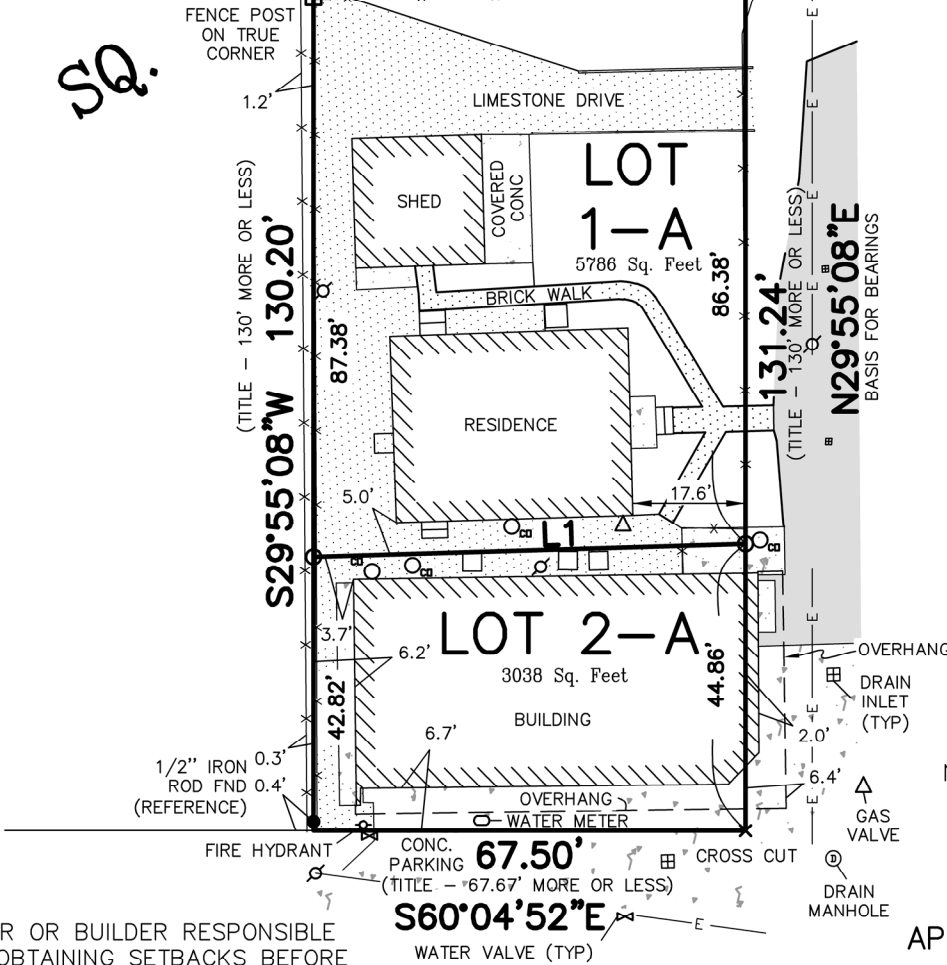
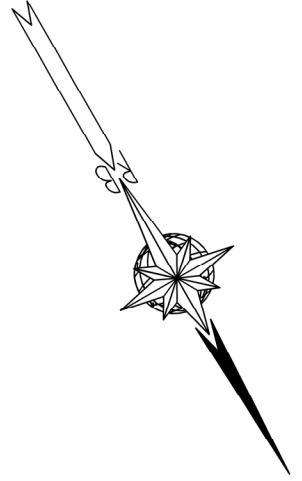
N29°55'08"E

131.24'

BASIS FOR BEARINGS

GIROD STREET (SIDE)

445 LAFITTE STREET



LINE	BEARING	DISTANCE
L1	S61°49'37"E	67.53'

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

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

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

REFERENCE 1:
SURVEY By Kelly J. McHugh, PLS
Job No.: 89-461
Dated: 10-3-1983

REFERENCE 2:
SURVEY By Ned R. Wilson, PLS
Dated: 11-28-1988

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. 5-16-2012

MONROE STREET

APPROVED:

MAYOR OF THE CITY OF MANDEVILLE

CHAIRMAN OF PLANNING COMMISSION

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

CLERK OF COURT

DATE FILED

FILE NO.

PRELIMINARY FOR REVIEW ONLY

Resubdivision of
A PARCEL OF GROUND SITUATED IN
SQUARE 18 * TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS 1-A & 2-A

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, 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.

PRELIMINARY FOR REVIEW ONLY

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

Date: FEBRUARY 20, 2024
Survey No. 24283
Project No. (CR5) A24042.TXT

Scale: 1" = 30' ±
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: V24-07-24/R24-07-06

DATE RECEIVED: June 20, 2024

DATE OF MEETING: July 9, 2024 and July 23, 2024

Address: 1124 Montgomery

Subdivision: Old Town of Mandeville, Squares 90 & 102 Lot H1

Zoning District: R-1 Single Family Residential District

Property Owner: David Rathe

REQUEST: V24-07-24/R24-07-06 – David Rathe requests a variance to CLURO Section 7.5.1.3. R-1 Site Development Regulations and to resubdivide Lot H1 into Lots H1-A, H1-B, and H1-C, Old Town of Mandeville, Squares 90 & 102 Lot H1, R-1 Single Family Residential District, 1124 Montgomery Street

CASE SUMMARY:

The applicant owns the property at 1124 Montgomery St., located on the south side of Montgomery St., east of Colbert St., and west of Soutl St. The property is irregular in shape, measuring 253.29’ along Montgomery St., 328.66’ along the west property line, 591.07’ along the south property line, 118.71’ along the east property line, and 382.85’ along the northeast property line and has a square footage of 156,726 per a survey prepared by Randall Brown & Associates and dated November of 2023. The property is currently improved with a single-family residence.

The applicant is requesting an exception to the minimum lot width to resubdivide the property into Lots H1-A, H1-B, and H1-C. The lot is zoned R-1 with a minimum lot width requirement of 90’ and a minimum area requirement of 10,800 sqft. The proposed Lot H1-A would be compliant, Lots H1-B and H1-C would be deficient in width.

Proposed Lot H1-A	Proposed	Required	Difference
Width	163.3’	90’	+73.3’
Depth	328.66’	120’	+208.66’
Area	70,898 sqft	10,800 sqft	+60,098 sqft

Proposed Lot H1-B	Proposed	Required	Difference
Width	28.78’	90’	-61.22’
Depth	334.24’	120’	+214.24’
Area	32,640 sqft	10,800 sqft	+21,840 sqft

At the June 13th, 2024, City Council meeting Resolution 24-25 was adopted for the purchase of proposed Lot H1-C. This lot is below the 5’ contour and is adjacent to Bayou Castine. Land acquisition around the Little Bayou Castine Watershed was identified as a priority project during the 2023 – 2024 Short Term Work Program. The Resiliency Plan highlighted the benefits of acquiring property for drainage purposes and removing them from commerce.

Public Works has reviewed the proposed survey and determined that additional sewer and water services will be needed for Lot H1-B. The estimated cost must be paid before Public Works will sign off on the plat.

CLURO SECTIONS:

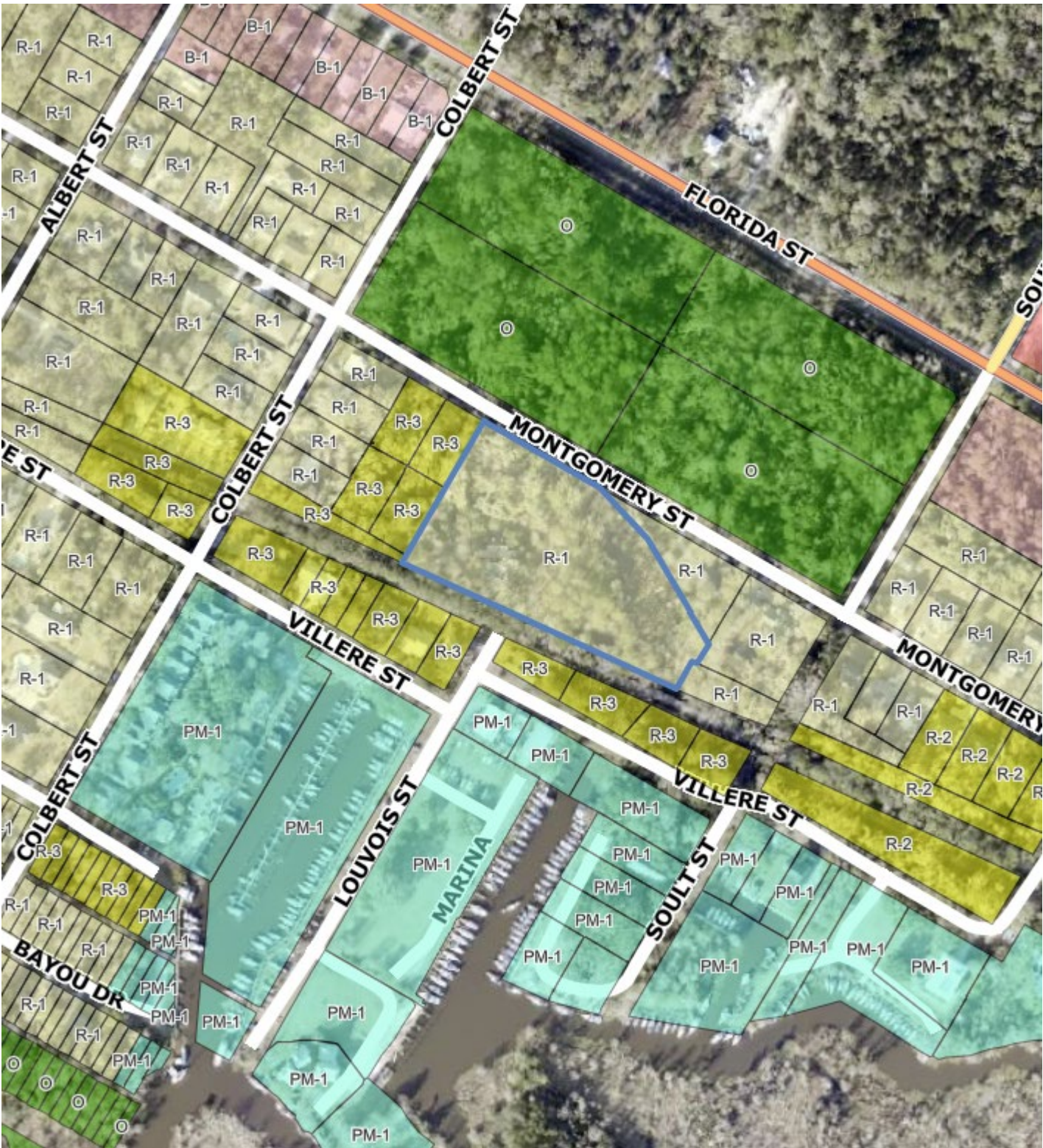
7.5.1.3. R-1 Site Development Regulations

Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

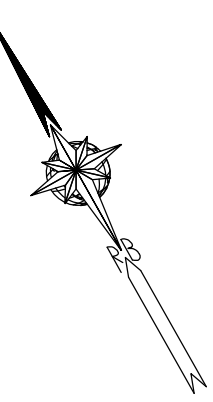
1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90’
4. Minimum lot depth	120’
5. Minimum Yard Setback Requirements	
a. Front yard	25’
b. Interior side yard*	
i. Frontage up to 50’	8’ each side
ii. Frontage between 51’ – 60’	10’ each side
iii. Frontage between 61’ – 75’	12’ each side
iv. Frontage between 76’ – 80’	13’ each side
v. Frontage between 81’ – 90’	15’ each side
vi. Frontage between 91’ – 100’	16’ each side
vii. Frontage between 101’ – 110’	18’ each side
viii. Frontage between 111’ +’	20’ each side
c. Street side yard	15’

d. Rear yard	30'
6. Maximum Height of Structures	35'
7. Maximum Impervious Site Coverage	45%

*The side yard setbacks of the site may be shifted into the opposite yard up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.



COLBERT STREET (SIDE)



Resubdivision of
LOT H1 AND A PORTION OF REVOKED LOUVOIS STREET
SQUARES 90 & 102 * TOWN OF MANDEVILLE
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS H1-A, H1-B, & H1-C

MONTGOMERY STREET

LOTS H1-A, H1-B, & H1-C

SOULT STREET

LEGAL DESCRIPTION LOT H1-1

ALL THAT CERTAIN PARCEL OF GROUND KNOWN AS LOT H1-1, SQUARES 90 & 102, TOWN OF MANDEVILLE, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF WESTERN RIGHT OF WAY LINE OF SOULT STREET AND THE SOUTHERN RIGHT OF WAY LINE OF MONTGOMERY STREET AND GO N60°32'15"W A DISTANCE OF 594.07' TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO S17°32'08"W A DISTANCE OF 29.43'; THENCE S16°48'25"E A DISTANCE OF 109.21'; THENCE S30°17'25"E A DISTANCE OF 138.27'; THENCE S18°02'33"W A DISTANCE OF 55.11'; THENCE N66°01'05"W A DISTANCE OF 468.11'; THENCE N29°27'45"E A DISTANCE OF 328.66'; THENCE S60°32'15"E A DISTANCE OF 192.08' BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.377 ACRES OF GROUND MORE OR LESS.

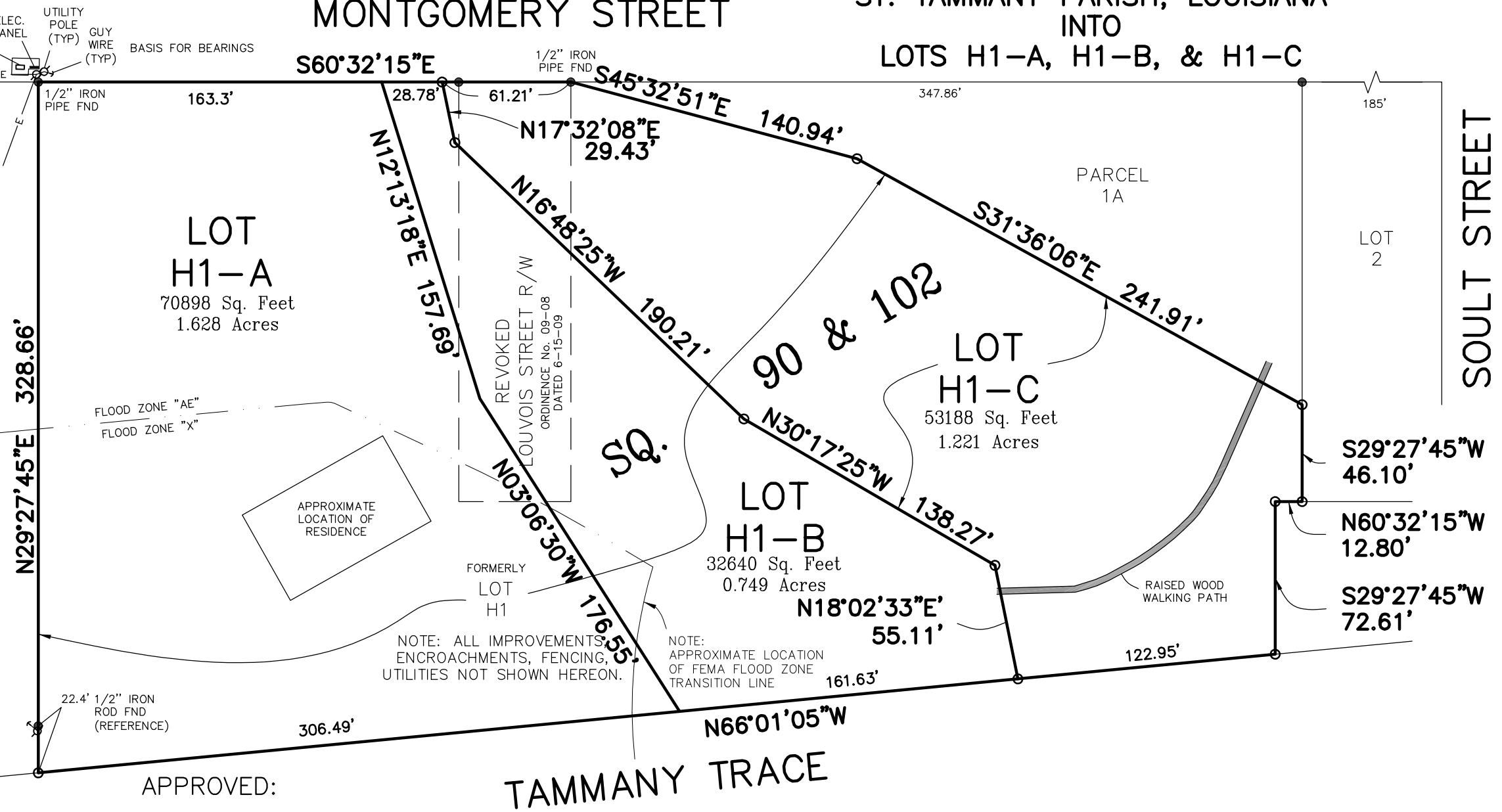
LEGAL DESCRIPTION LOT H1-2

ALL THAT CERTAIN PARCEL OF GROUND KNOWN AS LOT H1-2, SQUARES 90 & 102, TOWN OF MANDEVILLE, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF WESTERN RIGHT OF WAY LINE OF SOULT STREET AND THE SOUTHERN RIGHT OF WAY LINE OF MONTGOMERY STREET AND GO N60°32'15"W A DISTANCE OF 532.86' TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO S45°32'51"E A DISTANCE OF 140.94'; THENCE S31°36'06"E A DISTANCE OF 241.91'; THENCE S29°27'45"W A DISTANCE OF 46.10'; THENCE N60°32'15"W A DISTANCE OF 12.80'; THENCE S29°27'45"W A DISTANCE OF 72.61'; THENCE N66°01'05"W A DISTANCE OF 122.94'; THENCE N18°02'33"E A DISTANCE OF 55.11'; THENCE N30°17'25"W A DISTANCE OF 138.27'; THENCE N16°48'25"W A DISTANCE OF 190.21' THENCE N17°32'08"E A DISTANCE OF 29.43'; THENCE N60°32'15"W A DISTANCE OF 61.21 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.221 ACRES OF GROUND MORE OR LESS.



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

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

REFERENCE:
SURVEY By John E. Bonneau, PLS
Survey No.: 2009 076
Dated: 4-2-2009

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

● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

APPROVED:

MAYOR OF THE CITY OF MANDEVILLE

CHAIRMAN OF PLANNING COMMISSION

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

PLANNING DIRECTOR

CLERK OF COURT

DATE FILED

FILE NO.



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 X & AE.

FIRM Panel# 2202020431D Rev. 5-16-2012

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, 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.

<h1>ADVANCED</h1>	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: NOVEMBER XX, 2023 Survey No. 23573 Project No. A23573.TXT
	Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586	Scale: 1" = 60' ± Drawn By: J.E.D. Revised: 3-12-24

THE FOLLOWING RESOLUTION WAS INTRODUCED BY COUNCIL MEMBER BUSH AND SECONDED FOR ADOPTION BY COUNCIL MEMBER MCGUIRE

RESOLUTION NO. 24-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO NEGOTIATE A PURCHASE AGREEMENT FOR THE ACQUISITION OF 1.221 ACRES, LOT H-1C MANDEVILLE, LOUISIANA AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the City Council of the City of Mandeville is desirous of LOT H-1 Montgomery Street located in Mandeville, Louisiana, for the purpose of taking it out of commerce, creating recreational and green space, and using it for drainage, absorption, and other purposes deemed appropriate by the City; and

WHEREAS, the subject property is approximately 1.221 acres bounded by Monroe Street to the north and Carroll Street to the east; and,

WHEREAS, the owner of said property David Rathe and Marie Rathe are desirous to sell said property; and,

WHEREAS, an appraisal of the property is necessary for the City to purchase the subject property and shall be ordered in advance of the Act of Sale.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Mandeville that the Mayor, be and is hereby authorized and empowered to negotiate a purchase agreement with the owner for the City's acquisition of 1.221 acres, LOT HC-1 Montgomery Street Mandeville, Louisiana, and to take all steps deemed prudent in the negotiation of said purchase agreement. The purchase agreement shall be subject to the City Council adopting the appropriate ordinances authorizing the acquisition of the property and appropriate sufficient funds to complete the purchase. The purchase agreement shall be in such form and may contain such other terms and conditions as the Mayor, at his discretion, deems necessary or advisable to effect the acquisition of the property.

BE IT FURTHER RESOLVED that the Clerk of this Council be and is hereby authorized and empowered to take any and all actions which they, in the exercise of their discretion, deems necessary to promulgate the provisions of this Resolution.

With the above Resolution having been properly introduced and duly seconded, the vote was as follows:

AYES: 3 (McGuire, Bush, Zuckerman)

NAYS: 2 (Danielson, Kreller)

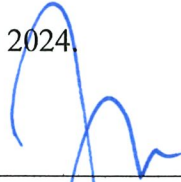
ABSENT: 0

ABSTENTION: 0

And the resolution was declared this 13th day of June 2024.



Alex Weiner
Interim Clerk of Council



Jason Zuckerman
Council Chairman

CASE SUMMARY SHEET

CASE NUMBER: V24-07-21**DATE RECEIVED: June 11, 2023****DATE OF MEETING: July 9, 2024 and July 23, 2024****Address: 119 Cardinal****Subdivision: The Sanctuary, Lot 297-A1****Zoning District: R-1 Single Family Residential District****Property Owner: Stephen Guidry****REQUEST: V24-07-21 – Stephen Guidry requests a variance to CLURO Section 9.2.5.7. Live Oak Protection Requirements, The Sanctuary, Lot 291-A1, R-1 Single Family Residential District, 119 Cardinal Lane****CASE SUMMARY:**

The property located at 119 Cardinal is located on the east side of Cardinal Ln, west of Sanctuary Dr., and south of Pintail Trc. The property is irregular in shape, being a resubdivision of the previous Lots 297, 298, and 300, and contains 131,830.44 square feet per a survey prepared by John Bonneau & Associates and dated 10.06.2020. The property is currently improved with a single-family residence.

There are three live oaks on the property according to the survey. One measuring 34" dbh, one measuring 7" dbh, and the final measuring 52" dbh. The request is to remove the 52" dbh live oak.

An assessment of the live oak was submitted by James Gilmore of Expressions by Nature. The assessment states that Mr. Gilmore has observed the tree frequently and the foliage has been in decline for some time and deadwood has overtaken the tree. It also notes that the base of the tree has been compromised due to the hollowing out under the trunk. The recommendation of the assessment is that the tree be removed.

The replacement for a 52" Live oak is 9 Class A trees a minimum of 10' tall and 2" in caliper at the time of planting.

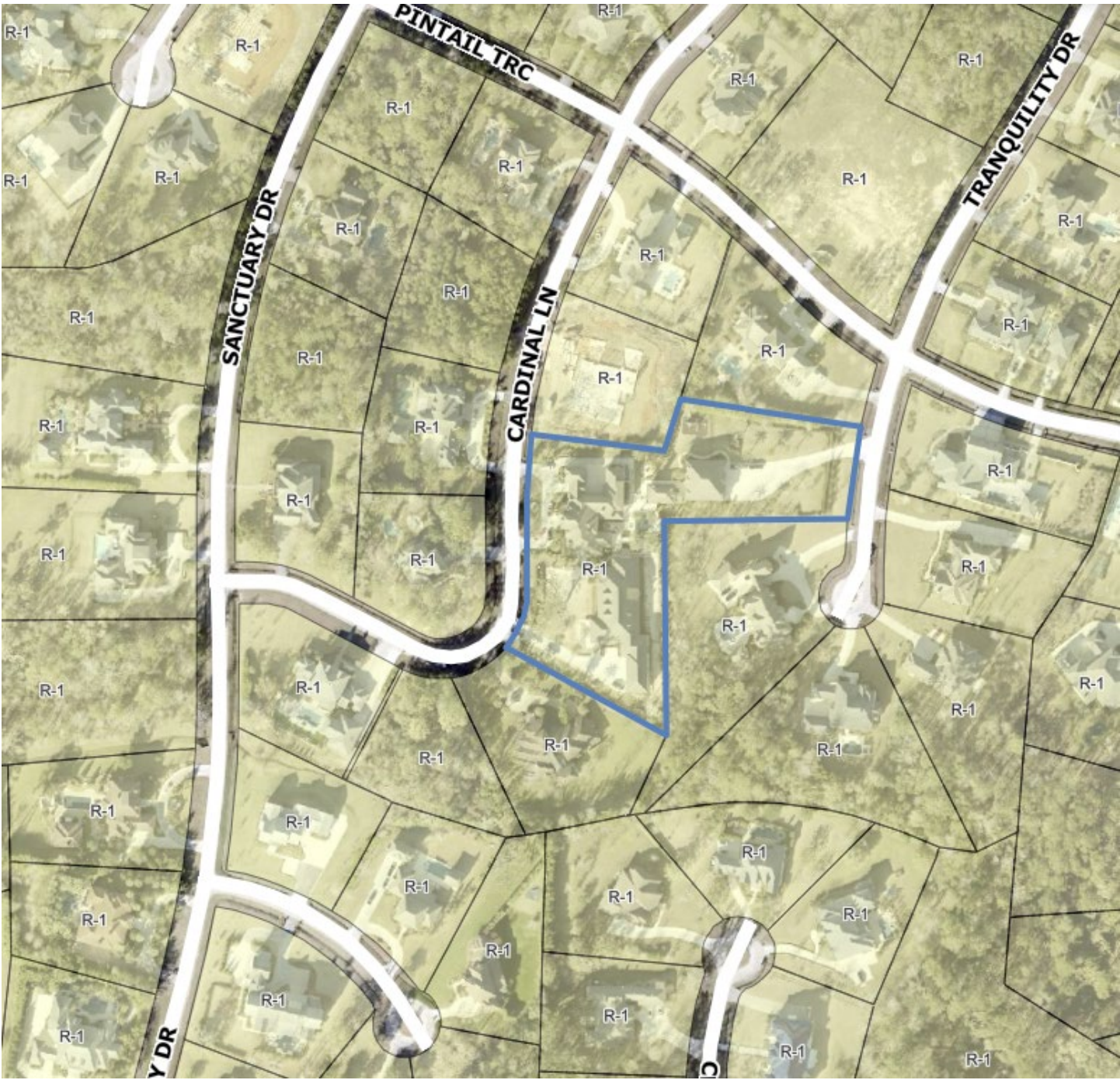
CLURO SECTIONS:

2. Replacement of Vegetation - *Should any required tree, shrub or other landscape vegetation die or be removed, or a non-living screen need replacement, the tree, shrub, vegetation, or screen shall be replaced by a similar tree, type of vegetation, or screen meeting the requirements of this Article. Class A trees less than six (6) inches in diameter shall be required to be replaced with one (1) two (2) inch dbh Class A tree, a minimum of ten (10) feet in height per Class A tree removed. Class A trees six (6) inches dbh or greater which are required to be replaced shall be replaced with a two (2) inch dbh replacement tree a minimum of ten (10) feet in height for each six (6) inches dbh of tree removed. Replacement vegetation shall be required to be installed within twenty (20) days of written notice by the landscape inspector.*

9.2.5.7. Live Oak Protection Requirements

In all zoning districts, including the R-1, R-1X and R-2 districts, all live oak trees 6" dbh shall be protected as follows:

1. A tree removal permit shall be obtained from the Building Inspector prior to cutting, clearing or removing any live oak tree.
2. The applicant wishing to remove a live oak tree must state in writing that such activity will enhance the health, safety and welfare of the public, or otherwise benefit the public interest and the applicant must offer evidence to that effect. The Building Inspector is empowered to issue or deny the permit based on the application and the evidence. Prior to the issuance of a tree removal permit the applicant must submit a plan or written statement offering evidence of compliance with the tree replacement provisions of this Article.
3. It shall be unlawful for any person to place soil in such a way that would cause live oaks to become diseased or die. If filling with soil is necessary to properly drain the land, all efforts should be made to protect the area within the drip line of a live oak from the impact of such activity. Should all efforts fail and a tree removal permit be issued for the removal of the live oak the provisions of these regulations regarding replacement of trees shall be required to be met.
4. A tree removal permit will be required to prune the primary and secondary branches of any live oak tree 12" dbh or greater. Such pruning shall be required to be recommended in writing and supervised by a licensed arborist or a state forester.



Alex Weiner

From: James Gilmore <jamesgilmore20@hotmail.com>
Sent: Wednesday, June 19, 2024 10:11 AM
To: Alex Weiner
Subject: Large Live Oak on Cardinal Street

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

It is my recommendation that this tree be removed due to deceasing over the past year. I have observed the tree frequently and deadwood has overtaken the tree. The foliage has been declining for some time. The base of the tree is compromised due to hollowing out under the trunk. I suggest this process be expedited before more limbs fall and land on someone. Thanks.

Sent from my iPhone

APPROVALS:

L. Cliff Mader
MAYOR CITY OF MANDEVILLE

James Scott Wilborn
PLANNING DIRECTOR

Karen K. Santons
CHAIRMAN-MANDEVILLE PLANNING COMMISSION

John J. ...
DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS

Pamela M. Tripp
CLERK OF COURT
Pamela M. Tripp, Deputy Clerk

11-17-2020 5971D
DATE FILED MAP FILE NO.

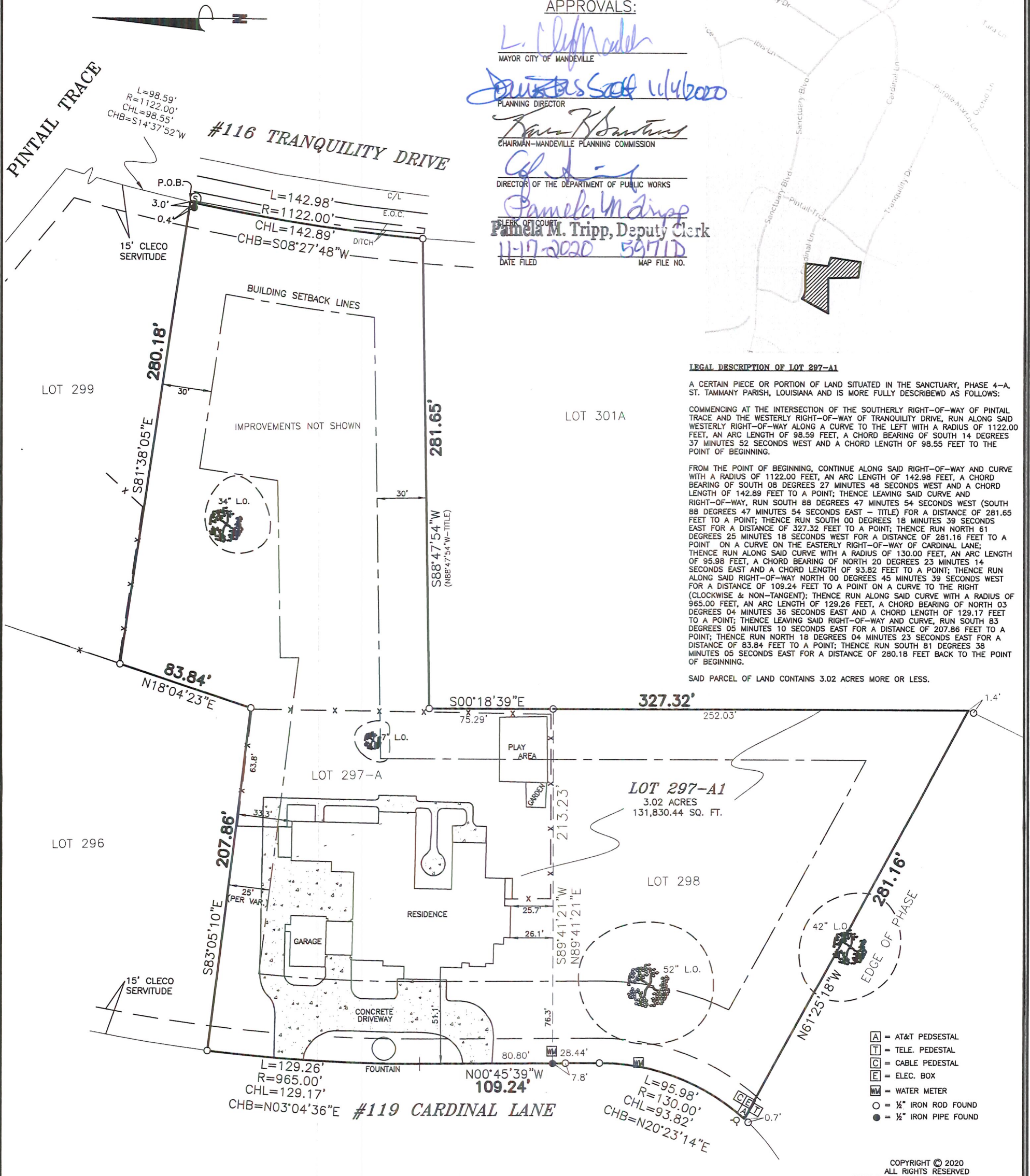
LEGAL DESCRIPTION OF LOT 297-A1

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN THE SANCTUARY, PHASE 4-A, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF PINTAIL TRACE AND THE WESTERLY RIGHT-OF-WAY OF TRANQUILITY DRIVE, RUN ALONG SAID WESTERLY RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1122.00 FEET, AN ARC LENGTH OF 98.59 FEET, A CHORD BEARING OF SOUTH 14 DEGREES 37 MINUTES 52 SECONDS WEST AND A CHORD LENGTH OF 98.55 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 1122.00 FEET, AN ARC LENGTH OF 142.98 FEET, A CHORD BEARING OF SOUTH 08 DEGREES 27 MINUTES 48 SECONDS WEST AND A CHORD LENGTH OF 142.89 FEET TO A POINT; THENCE LEAVING SAID CURVE AND RIGHT-OF-WAY, RUN SOUTH 88 DEGREES 47 MINUTES 54 SECONDS WEST (SOUTH 88 DEGREES 47 MINUTES 54 SECONDS EAST - TITLE) FOR A DISTANCE OF 281.65 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 18 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 327.32 FEET TO A POINT; THENCE RUN NORTH 61 DEGREES 25 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 281.16 FEET TO A POINT ON A CURVE ON THE EASTERLY RIGHT-OF-WAY OF CARDINAL LANE; THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 130.00 FEET, AN ARC LENGTH OF 95.98 FEET, A CHORD BEARING OF NORTH 20 DEGREES 23 MINUTES 14 SECONDS EAST AND A CHORD LENGTH OF 93.82 FEET TO A POINT; THENCE RUN ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 45 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 109.24 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 965.00 FEET, AN ARC LENGTH OF 129.26 FEET, A CHORD BEARING OF NORTH 03 DEGREES 04 MINUTES 36 SECONDS EAST AND A CHORD LENGTH OF 129.17 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND CURVE, RUN SOUTH 83 DEGREES 05 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 207.86 FEET TO A POINT; THENCE RUN NORTH 18 DEGREES 04 MINUTES 23 SECONDS EAST FOR A DISTANCE OF 83.84 FEET TO A POINT; THENCE RUN SOUTH 81 DEGREES 38 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 280.18 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 3.02 ACRES MORE OR LESS.



- A = AT&T PEDESTAL
- T = TELE. PEDESTAL
- C = CABLE PEDESTAL
- E = ELEC. BOX
- WM = WATER METER
- = 1/2" IRON ROD FOUND
- = 1/2" IRON PIPE FOUND

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JOHN E. BONNEAU & ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

SUBDIVISION SETBACKS:		CITY OF MANDEVILLE R-1 ZONING SETBACKS:	
FRONT	50'	FRONT	25'
SIDE	25' & 30'	SIDE	20'
SIDE STREET	40'	SIDE STREET	15'
REAR	65'	REAR	30'

REFERENCE SURVEY:
1.) The Recorded Subdivision Map filed at Map file no. 4349.
2.) A Resubdivision Map by this firm filed with St. Tammany Parish Clerk of Court as Map File No. 5743A.
BASIS FOR BEARINGS: The Reference Survey No. 1.

A RESUBDIVISION MAP OF
LOTS 297-A & 298, THE SANCTUARY, PHASE 4-A
into
LOT 297-A1, THE SANCTUARY, PHASE 4-A
situated in
City of Mandeville, St. Tammany Parish, Louisiana
for

M/M STEPHEN L. GUIDRY, JR.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "AE" with a Base Flood Elevation of 10'+2'=12' (PER MANDEVILLE) in accordance with Community Panel No. 220202 0313 D; Revised: MAY 16, 2012

Survey No. 2020 1500 Drawn by: JWS Scale: 1" = 60'
Date: 10/06/2020 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.

JEBCO
A LOWE COMPANY
Professional Land Surveyors
Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.JEBCOLandSurveying.com
e-mail: info@jebcosurvey.com

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

STATE OF LOUISIANA

This Survey is Certified True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL

John E. Bonneau
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

ADM 20-10-03

CASE SUMMARY SHEET

CASE NUMBER: V24-07-22

DATE RECEIVED: June 18, 2023

DATE OF MEETING: July 9, 2024 and July 23, 2024

Address: 1600 W Causeway Suite 1

Subdivision: Woodstone, Parcel Y2

Zoning District: B-2 Highway Business District

Property Owner: West Causeway Partners, LLC

REQUEST: V24-07-22 – Richard Engel requests a variance to CLURO Section 10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts, Woodstone, Parcel Y2, B-2 Highway Business District, 1600 W Causeway Approach Suite 1

CASE SUMMARY:

The property at 1600 W Causeway Approach is located within a shopping center along W Causeway Approach. The applicant runs Acropolis of Mandeville, which is located within the end unit by the entrance of the shopping center.

The applicant is requesting to have three signs located on the unit. The previous business signs were refaced for the new signage. The sign code adopted in June 2023 limits one sign per unit. The previous signs lost their legal nonconforming status through the expiration of the occupational license for the business. Any new signage would have to conform with the new regulations.

The maximum wall sign area is calculated at 1.25 square feet per linear foot of the unit facade. The linear façade length is 50’ allowing for a maximum sign area of 62.5 sqft. The total square footage of the three signs is 35.45 sqft.

CLURO SECTIONS:

10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts:

Permitted Signs Allowed by District and Use: Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts.		
Land Use	Attached (wall or blade) Signs, Canopy (or awning) Signs, and Hanging Signs	Monument Signs or Free-Standing Signs with Wooden Posts
All land uses occupying complex sites	<p>One (1) wall, canopy, hanging, or blade sign is permitted per unit, subject to all the following:</p> <ul style="list-style-type: none"> • Wall and blade maximum sign area is calculated at one and one-fourth (1.25) square feet per linear foot of the unit facade. The linear footage shall be measured along the wall of the facade on which the sign will be located. For units with less than twenty-five (25) linear feet the maximum size is thirty-two (32) square feet. • Canopy sign maximum sign area is twelve (12) square feet per unit. • Hanging sign maximum sign area is six (6) square feet per unit. Hanging signs must have a minimum clearance height of eight (8) feet above grade. • Sign may be externally or internally illuminated but may not cause any uplight or glare 	<p>One (1) monument or free-standing sign is permitted per street frontage provided the maximum sign area is calculated at one half (0.5) square feet per linear foot of street frontage up to a maximum of 120 square feet per sign.</p> <p>Sign may be externally or internally illuminated but may not cause any uplight or glare.</p> <p>If a free-standing sign is used, two-posts measuring four inches by four inches or larger must be used. Posts must be composed of wood and must be incorporated as a visual design element of the sign.</p>

Multi-Occupant Premises (Shopping Center / Campus), Complex Sites, and Large Site Development. Buildings with multiple separately leased units or large site developments having more than four hundred (400) feet of street frontage.



SIGN DETAILS

TYPE OF SIGN:

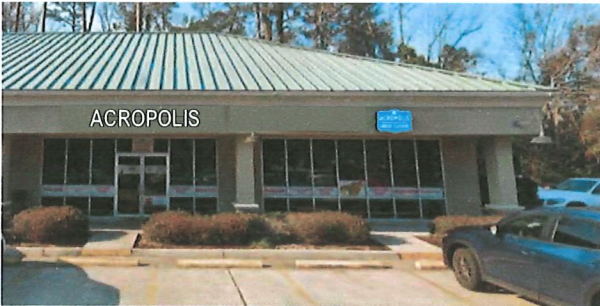
MATERIALS:

COLOR DETAILS

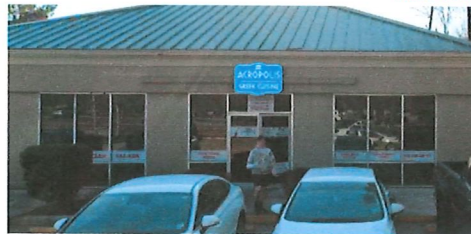
PMS COLOR MATCH

ACROPOLIS GREEK CUISINE

FRONT ELEV



SIDE ELEV



REFACE EXISTING CANS

18.96 in
 * * * * *
ACROPOLIS
 121.22 in

25.00 in
 m
ACROPOLIS
 GREEK CUISINE
 36.53 in

36.00 in
 m
ACROPOLIS
 GREEK CUISINE
 52.60 in

***USE EXISTING CHANNEL LETTERS FROM "THAT'S AMORE PIZZERIA"--A,R,O,P,I,S**

***BUILD NON-EXISTING LETTERS TO MATCH--C,O,L**



THESE PLANS AND/OR SPECIFICATIONS HAVE BEEN PREPARED BY OR UNDER MY CLOSE SUPERVISION. I HAVE RESEARCHED THE BUILDING AND RELATED CONSTRUCTION CODES OF ST. TAMMANY PARISH AND THE LOUISIANA STATE UNIFORM CONSTRUCTION CODE AND TO THE BEST OF MY OR MY CONSULTANTS KNOWLEDGE AND BELIEF THESE DRAWINGS ARE IN COMPLIANCE THEREIN AND THAT I AM NOT ADMINISTERING THE WORK.

SIGNAGE SHALL MEET REQUIREMENTS OF 2021 IBC APPENDIX H AND RELATED CHAPTERS. SIGNAGE SHALL MEET REQUIREMENTS ASCE 7.



140 mph wind load

THIS DRAWING IS THE PROPERTY OF SIGNWORX. ANY ALTERATIONS ARE PROHIBITED WITHOUT WRITTEN CONSENT OF SIGNWORX. THIS DRAWING HAS BEEN MADE AVAILABLE TO THE CLIENT TO ILLUSTRATE DESIGN OR PRODUCTION DETAILS AND ARE NOT TO BE DISTRIBUTED FOR BID WITHOUT THE WRITTEN CONSENT OF SIGNWORX.

CLIENT

CLIENT: ACROPOLIS GREEK CUISINE
 CONTACT: _____
 PHONE: _____
 EMAIL: _____
 ADDRESS: W Causeway Approach STE 1,
Mandeville, LA 70471

PROJECT FILES

FILES: SHARE/ _____
 JOB # _____ DATE: 12/5/23--AT
 REVISION _____
 REVISION _____
 REVISION _____

NOTES

FINAL CLIENT APPROVAL

NAME: _____
 POSITION: _____
 DATE: _____

CASE SUMMARY SHEET

CASE NUMBER: V24-07-23

DATE RECEIVED: June 20, 2023

DATE OF MEETING: July 9, 2024 and July 23, 2024

Address: 2250 Florida

Subdivision: Old Town of Mandeville, Square 43A Lot 9A

Zoning District: B-2 Highway Business District

Property Owner: Bayou’s Best Burgers, LLC

REQUEST: V24-07-23 – Gary Holland requests a variance to CLURO Section 10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts, Old Town of Mandeville, Square 43A Lot 9A, B-2 Highway Business District, 2250 Florida Street

CASE SUMMARY:

The property is located at 2250 Florida on the south side of Florida St., east of Coffee St., west of Carroll St., and north of Relacher St. The property measures 177.90’ x 300’ per a survey prepared by Dading, Marques & Associates Inc and dated 5.14.2002 and has a square footage of 53,370. A permit for commercial renovation for a new 5 Guys has been issued. (Permit #24-9254).

The applicant is requesting to locate a monument sign 3’-6” from the edge of the right of way to utilize an existing pole and mounting plate currently located in front of the building. Monument signs in the B-2 District have to be located 15’ back from the edge of the right of way. The proposed location would encroach 11’-6” into the required distance from the right of way.

The applicant states that the 15’ requirement would place the location of the sign in the parking lot of the business.

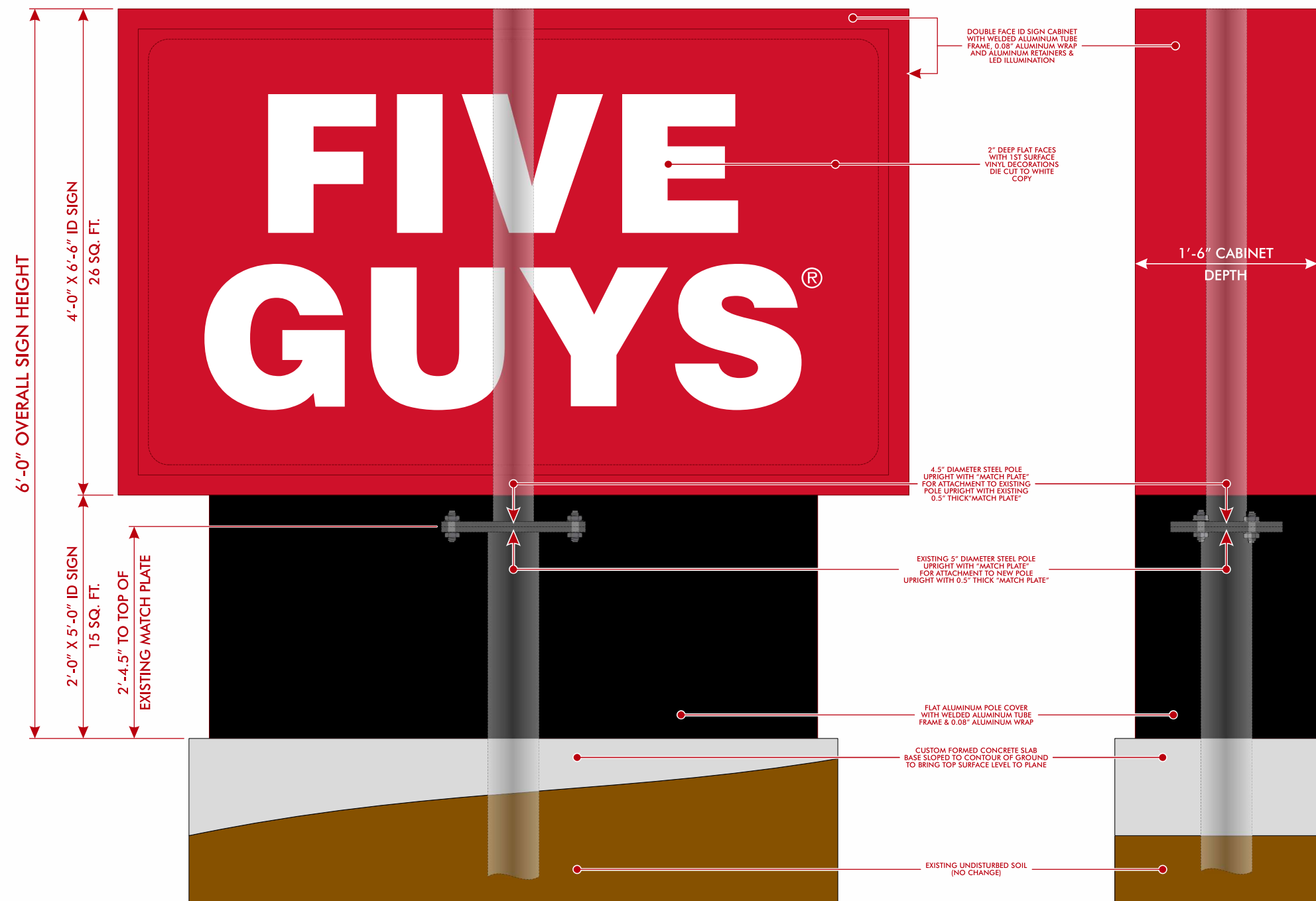
CLURO SECTIONS:

10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts:

Permitted Signs Allowed by District and Use: Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts.		
Land Use	Attached (wall or blade) Signs, Canopy (or awning) Signs, and Hanging Signs	Monument Signs or Free-Standing Signs with Wooden Posts
All land uses not occupying complex sites	<p>One (1) wall, canopy, hanging, or blade sign is permitted per street façade, subject to all the following:</p> <ul style="list-style-type: none"> • Maximum area for a wall or blade sign is one (1) square foot per linear foot of building façade. • If a building façade has a linear footage of thirty-five (35) feet or less, the wall or blade sign may have a maximum area of 35 feet. • The blade sign must have a minimum clearance height of eight (8) feet above the ground. • If a building façade has a linear footage exceeding one-hundred-twenty (120) feet, the maximum area of the wall or blade sign is one-hundred-twenty (120) square feet. • Maximum sign area for a canopy sign is twelve (12) square feet. • Maximum sign area for a hanging sign is six (6) square feet. The hanging sign must have a minimum clearance height of eight (8) feet above the ground. • Sign may be externally or internally illuminated but may not cause any uplight or glare. 	<p>One (1) monument or free-standing sign is allowed per lot, subject to all the following:</p> <ul style="list-style-type: none"> • The maximum sign area allowed is one hundred (100) square feet. • The maximum height is seven (7) feet from grade with a maximum height of two (2) feet for the base of the sign. • The Zoning Commission may approve an exception allowing a height increase if natural grade is four (4) or more feet below the crown of the abutting street. • The minimum setback is fifteen (15) feet from the closest abutting right-of-way and 100 feet from the nearest residential property line. • Sign may be externally or internally illuminated but may not cause any uplight or glare • If a free-standing sign is used, two-posts measuring four inches by four inches or larger must be used. Posts must be composed of wood and must be incorporated as a visual design element of the sign.



DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT ID SIGN
ADJACENT TO FLORIDA STREET



SPECIFICATIONS:

MANUFACTURE AND INSTALL ONE (1) DOUBLE FACE, INTERNALLY ILLUMINATED MONUMENT ID SIGN WITH FLAT #7328 WHITE ACRYLIC FACES AND 1ST SURFACE WEEDED VINYL GRAPHICS TO WHITE FACES, LED ILLUMINATION, ALUMINUM TUBE WELDED FRAME CABINET AND POLE COVER WITH 0.080" FLAT WRAPS AND RETAINERS.

NOTES:

1) ELECTRICAL TO BE VERIFIED BY OTHERS AND CONNECTED BY AAA SIGNS DURING SIGN INSTALLATION.

FIVE GUYS	SQUARE FOOTAGE CALCULATION
SIGN - 4.00' X 6.50' = 26 SQ. FT.	
POLE COVER - 3.00' X 5.00' = 10 SQ. FT.	
TOTAL	36 SQ. FT.

AAA SIGNS

www.aaasigns.com
109 Burgess Drive Broussard, LA 70518
PHONE 800.880.5686 337.233.5686 FAX: 337.261.2533

CLIENT

FIVE GUYS
BURGERS and FRIES

DECLARATION

This is an original unpublished drawing, created by AAA Signs, LLC. It is submitted for your personal use in connection with the project being planned for you by AAA Signs, LLC. It is not to be shown to anyone outside your organization, nor used, reproduced, copied or exhibited in any fashion whatsoever. All or part of this design (except for registered trademarks) remain the property of AAA Signs, LLC.

CLIENT REVIEW STATUS

AAA Signs, LLC. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.
 Approved
 Approved as Noted Revise & Resubmit

Name: _____ Date: _____

COLOR SPECIFICATIONS:

- SIGN FACES | #7328 WHITE ACRYLIC
- FACE DECORATIONS | GERBER RED
- #230-73 VINYL WEEDED TO WHITE
- SIGN CABINET & RETAINERS | "BENGAL RED" SEMI-GLOSS (MP 95959)
- POLE COVER - 100% BLACK SEMI-GLOSS
- LED | WHITE

PROJECT INFORMATION

FIVE GUYS BURGERS & FRIES
2250 FLORIDA STREET
MANDEVILLE, LA 70448

Date: 06.05.24

Sales: GARY E. HOLLAND

Design: FIVE GUYS (MANDEVILLE)

JOB #240436-01

IMPORTANT NOTICE

UL COMPLIANCE NEC & MANUFACTURING RECOMMENDATIONS. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DEDICATED ISOLATED CIRCUITS PROVIDED BY CLIENT/OWNER.
GC TO PROVIDE ACCESSIBILITY TO REMOTE TRANSFORMERS OR BALLASTS FOR INSTALL AND SERVICE
FINAL ELECTRICAL HOOK UP BY OTHERS.
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS AS PER NEC 2008 ART: 600.6 FBC ELECTRIC CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.

EXISTING MONUMENT SIGN UPRIGHT



RIGHT-OF-WAY

No Exit

7' SET BACK TO CENTER OF EXISTING POLE & MOUNTING PLATE FROM RIGHT OF WAY

PROPOSED MONUMENT SIGN

3' SET BACK EDGE OF PROPOSED SIGN TO RIGHT-OF-WAY

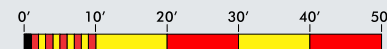
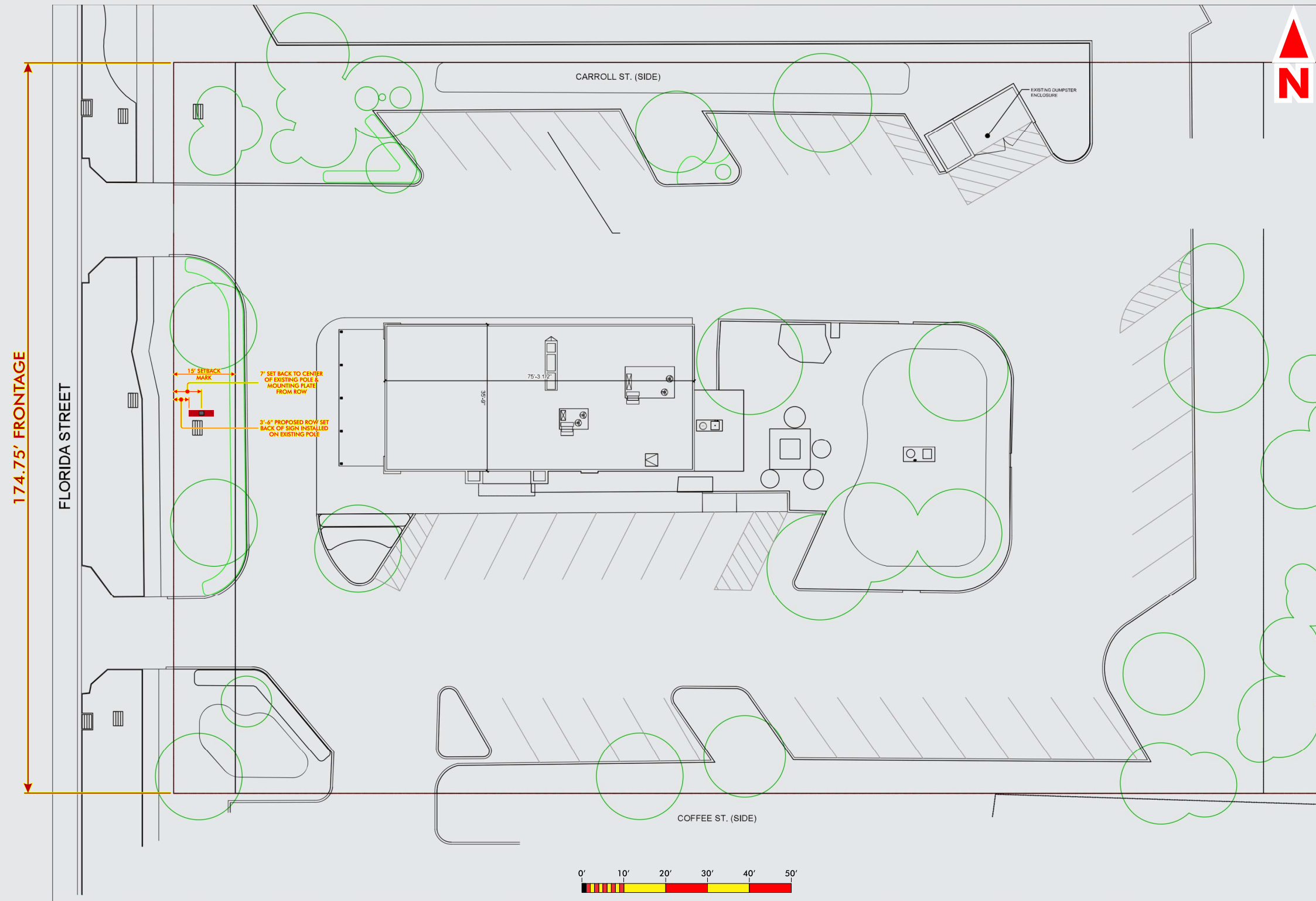
FIVE GUYS

RIGHT-OF-WAY

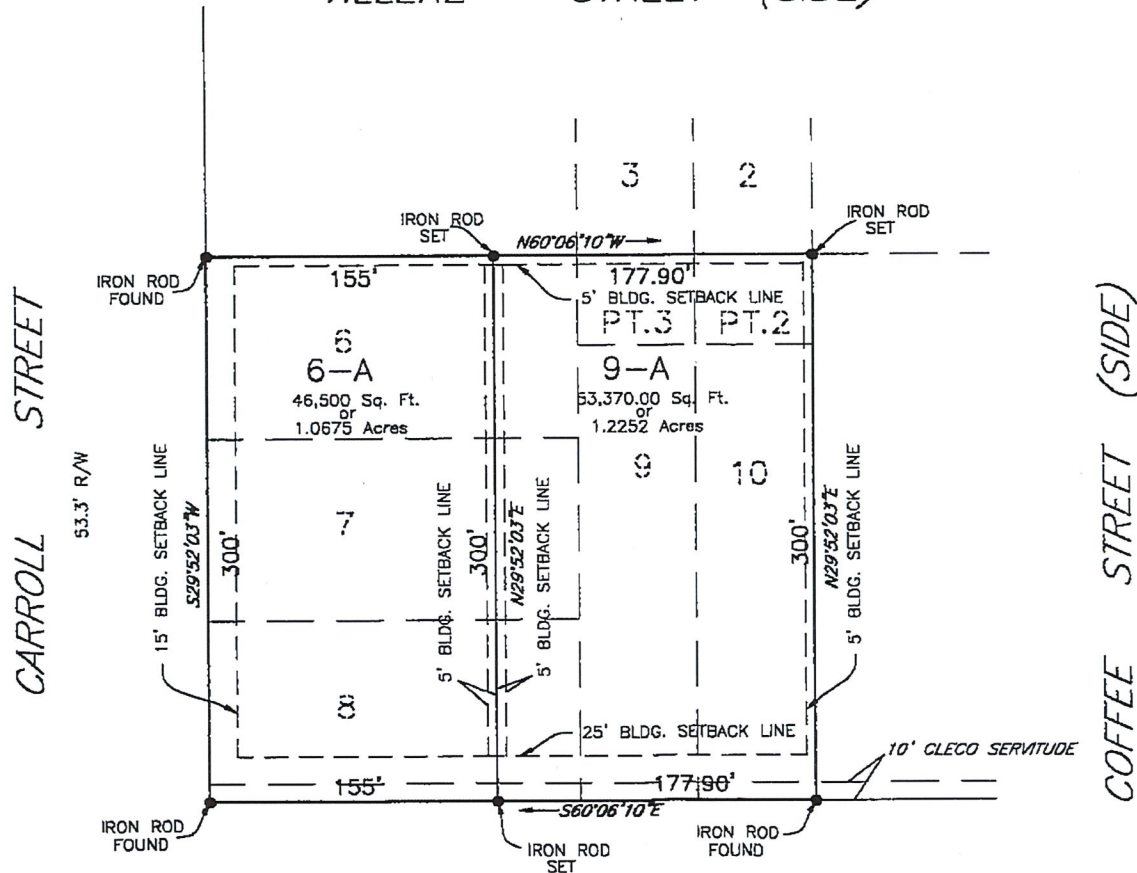
No Exit

PHOTO REPRESENTATION HAS BEEN SCALED FROM "BENCH-MARK" MEASUREMENTS OF BUILDING AND FINAL INSTALLATION MAY APPEAR SLIGHTLY DIFFERENT THAN SHOWN HEREIN

PROPOSED SIGN SITE PLAN



VILLERE STREET (SIDE)



U.S. HWY. NO. 190
(FLORIDA ST.)
80' R/W

NOTE:
Improvements may not be to scale
for clarity. The dimensions shown
prevail over scale.

ZONING: B-2 (HIGHWAY BUSINESS DISTRICT)
& G/O (GATEWAY OVERLAY DISTRICT)

NOTE: 1) CITY OF MANDEVILLE WATER
AND SEWER ARE AVAILABLE TO THIS
LOT.
2) LOT 6-A MUNICIPAL ADDRESS: 2200
FLORIDA ST.

LEGAL DESCRIPTION LOT 6-A

ONE CERTAIN PORTION OF GROUND SITUATED IN SQUARE 43-A, CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, DESIGNATED AS LOT 6-A, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FLORIDA ST. (U.S. HWY. NO. 190) AND THE WEST RIGHT OF WAY LINE OF CARROLL ST. AND MEASURE S29°52'03\"/>

LEGAL DESCRIPTION LOT 9-A


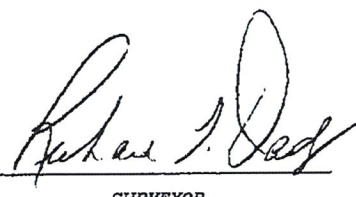
ONE CERTAIN PORTION OF GROUND SITUATED IN SQUARE 43-A, CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, DESIGNATED AS LOT 9-A, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF FLORIDA ST. (U.S. HWY. NO. 190) AND THE WEST RIGHT OF WAY LINE OF CARROLL ST. AND MEASURE N60°06'10\"/>

BEARING BASE: PLAT OF SURVEY BY KELLY J. MCHUGH & ASSOCIATES,
DATED 3-7-85

[Signature]
CITY ENGINEER OR PUBLIC WORKS DIRECTOR
[Signature]
PLANNING DIRECTOR
[Signature]
CHAIRMAN OF THE PLANNING COMMISSION
[Signature]
MAYOR OF THE CITY OF MANDEVILLE
[Signature]
CLERK OF COURT

MAP FILE NUMBER 3239D
DATE OF RECORDATION 10-1-2003

RESUBDIVISION OF A PART OF LOTS 2 & 3 AND ALL OF LOTS 6,7,8,9 & 10 INTO LOTS 6-A & 9-A SQUARE 43-A CITY OF MANDEVILLE ST. TAMMANY PARISH, LA.		DADING, MARQUES & ASSOCIATES, INC.  P.O. BOX 790 METAIRIE, LA. 70004 (504) 834-0200	 SURVEYOR		
I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF: WENDY'S INTERNATIONAL, INC.		THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.			
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
5-14-02	1" = 100'	C.A.M.	R.T.D.	213471	D-207-324

CASE SUMMARY SHEET

CASE NUMBER: Z24-07-07

DATE RECEIVED: June 7, 2024

DATE OF MEETING: July 9, 2024 and July 23, 2024

Address: Square 46, Lot H

Subdivision: Old Town of Mandeville, Square 46 Lot H

Zoning District: TC Town Center District

Property Owner: PTCP Properties LLC

REQUEST: Z24-07-07 – PTCP Properties LLC, represented by Ryan Power, requests the rezoning of a Lot designated TC Town Center District to B-3 Old Mandeville Business District, Old Town of Mandeville, Square 46 Lot H, TC Town Center District, Square 46 Lot H

CASE SUMMARY:

The property is located on the west side of Girod St., north of General Pershing St., and south of Montgomery St. The property measures 100' x 266' and has a square footage of 26,600 per the St. Tammany Parish Tax Assessor. The property is currently unimproved.

The properties to the north are zoned B-3 Old Mandeville Business District, and the properties to the south are zoned TC Town Center District.

The applicant is requesting to rezone the property to B-3. The two properties to the north are also owned by the property owner. The three lots will be developed as a single site, the request to rezone to B-3 so that the site development criteria is the same for the entire site. The property has a frontage of 100' along Girod St. with a depth of 266'. The property would be compliant with the B-3 Site Development Criteria.

CLURO SECTIONS:

7.5.18.1. Purpose of the Town Center District

1. The purpose of the Town Center District (TC) is to develop an identifiable center of the City of Mandeville with the Trailhead as its nucleus. Its intent is to further define a sense of community and to promote and develop the culture, history, and environment of Mandeville for the betterment of the City. This fully realized Town Center will incorporate a planned and architecturally enhanced area, including, but not limited to, building orientation, scale and human relationship, streetscape, vehicular and pedestrian movement, services and utilities, and uses necessary to develop the overall fabric of a Town Center.
2. The area encompassed by this district shall include not only that area adjacent to the Trailhead, but may include additional properties designated as critical to the integration of the Town Center into the community.

7.5.10.1. Purpose of the B-3 Old Mandeville Business District

The purpose of the B-3 Old Mandeville Business District shall be to provide a district that acknowledges the historic character of the area and the pedestrian orientation of the neighborhood by continuing to combine a mix of small scale residential, civic, commercial, service and office establishments that are relatively compatible with residential uses within and abutting the district. Lot sizes, setbacks, parking and landscaping requirements shall be more flexible to address the unique characteristics of an area substantially developed as a commercial district with smaller lots and greater development densities than newer areas of the City. Tree preservation and appropriate plantings in public and private spaces are key objectives within the B-3 district.

