

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'

LIMESTONE DRIVE

SHED

LOT 1-A

5786 Sq. Feet

BRICK WALK

RESIDENCE

86.38'

(TITLE - 130' MORE OR LESS)

131.24'

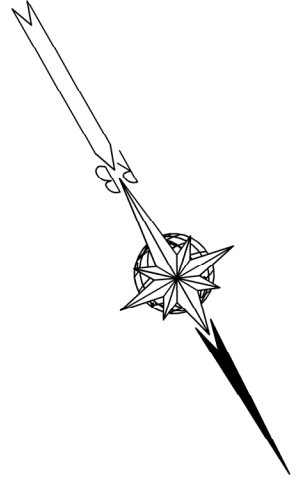
N29°55'08"E

BASIS FOR BEARINGS

GIROD STREET (SIDE)

SQ.

445 LAFITTE STREET



1/2" IRON ROD FND (REFERENCE)

0.3'

0.4'

FIRE HYDRANT

CONC. PARKING 67.50'

(TITLE - 67.67' MORE OR LESS)

S60°04'52"E

WATER VALVE (TYP)

OVERHANG

DRAIN INLET (TYP)

2.0'

GAS VALVE

6.4'

DRAIN MANHOLE

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:

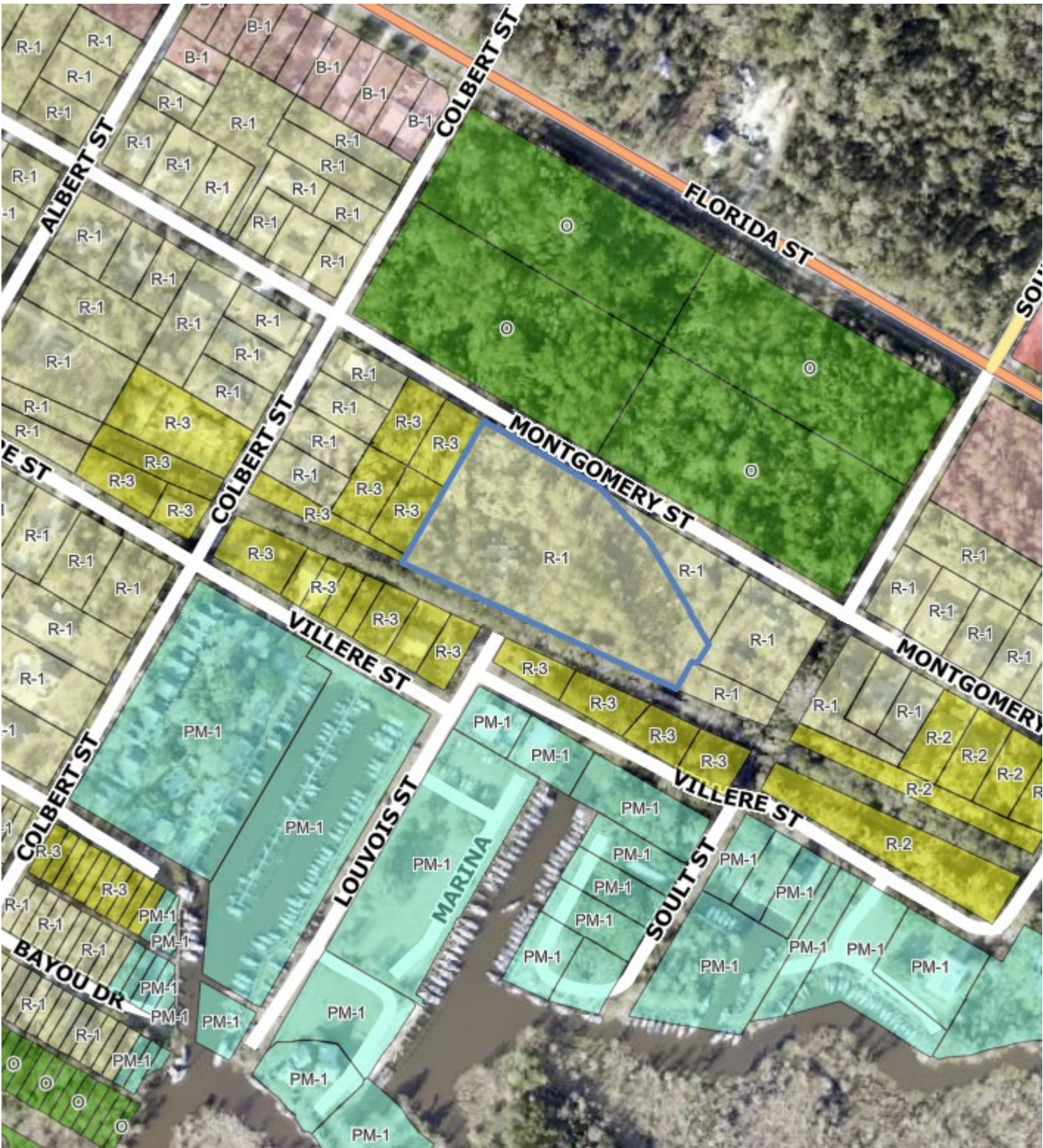
7.5.1.3. R-1 Site Development Regulations

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.

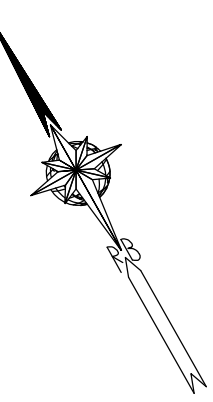
1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90’
4. Minimum lot depth	120’
5. Minimum Yard Setback Requirements	
a. Front yard	25’
b. Interior side yard*	
i. Frontage up 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.

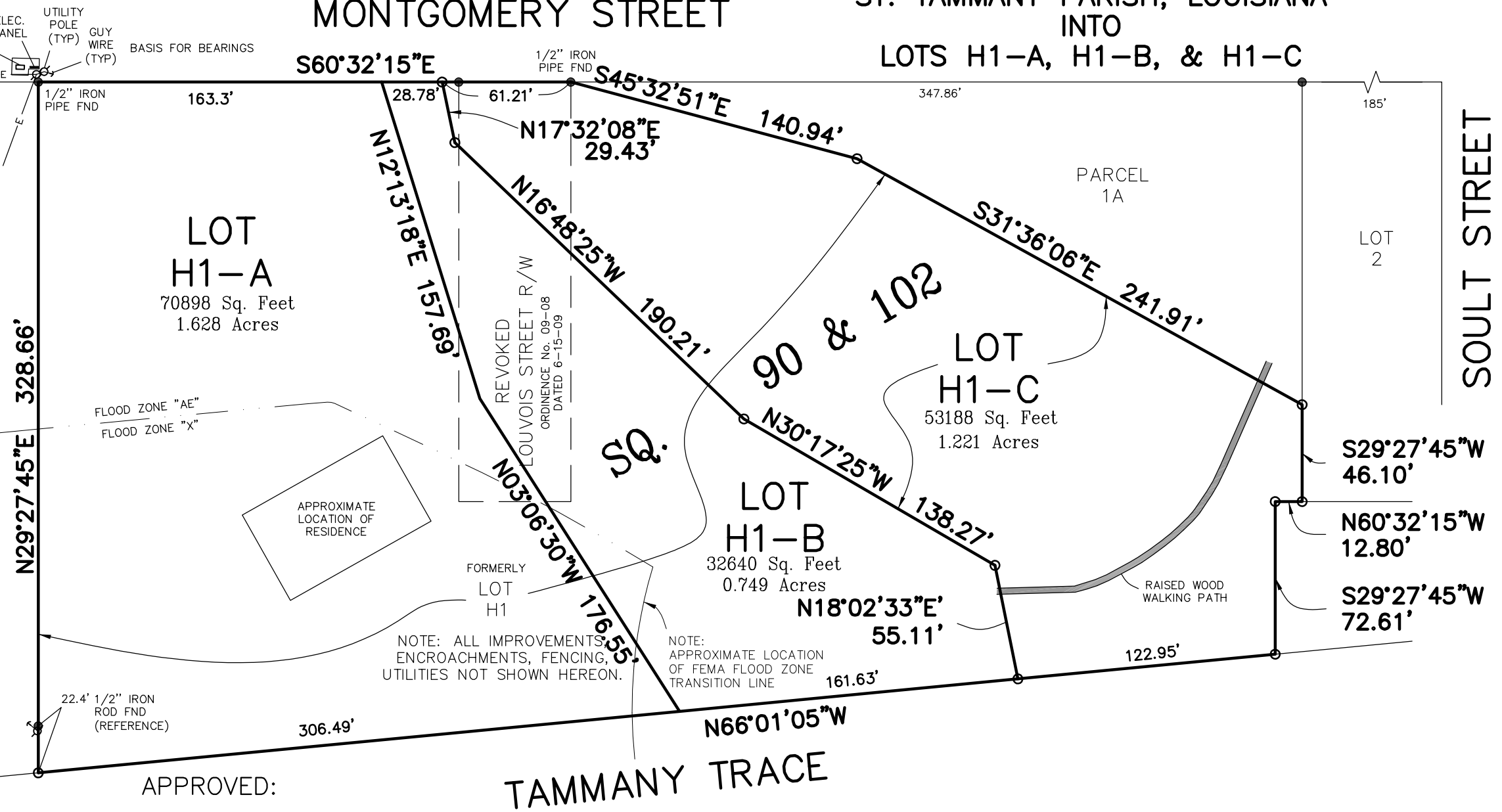
LEGAL DESCRIPTION LOT H1-2

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.

ADVANCED

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: NOVEMBER XX, 2023
Survey No. 23573
Project No. A23573.TXT

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)

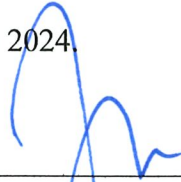
ABSENT: 0

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 Tranquility 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.

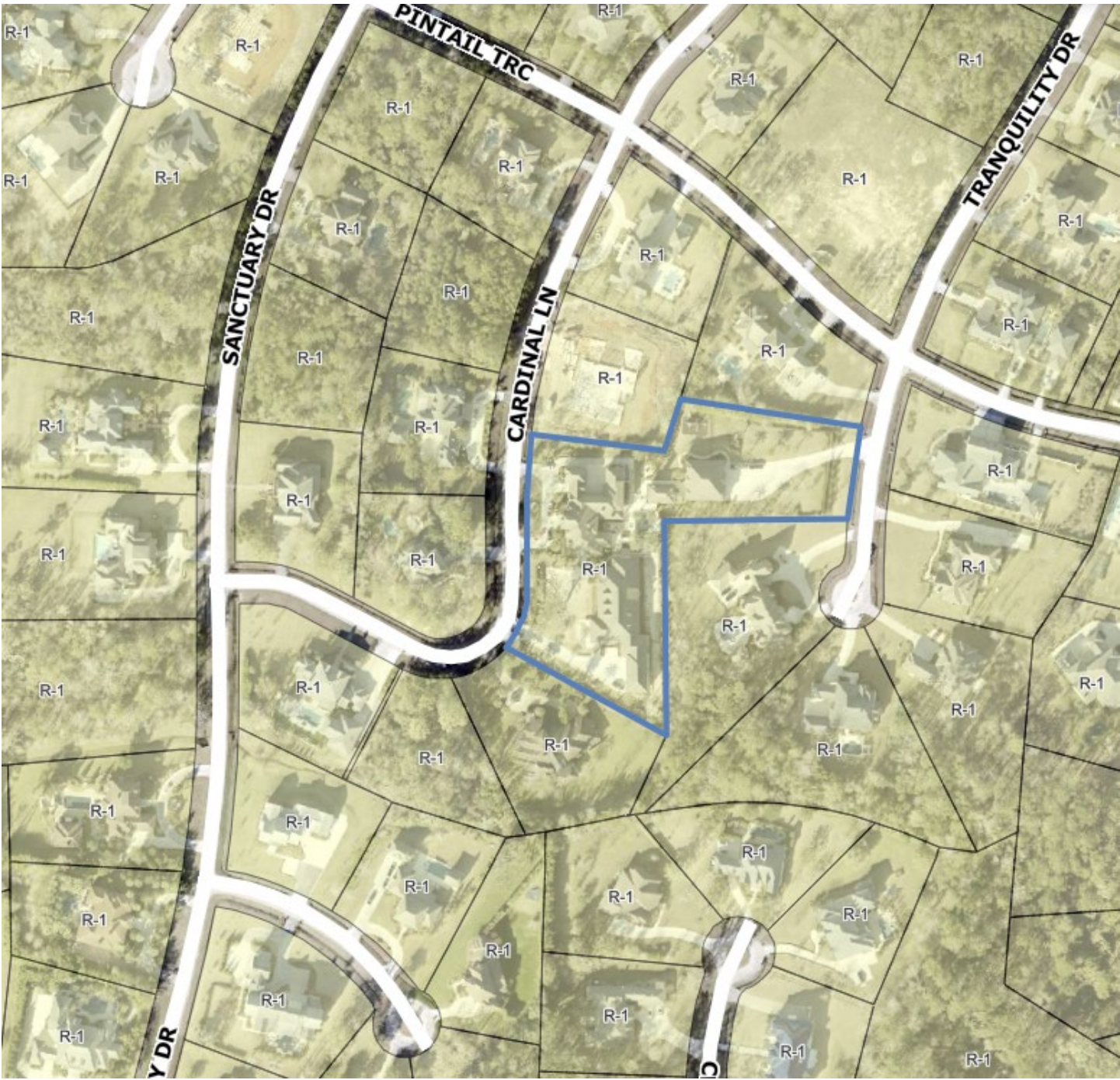
CLURO SECTIONS:

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. Santorus
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.

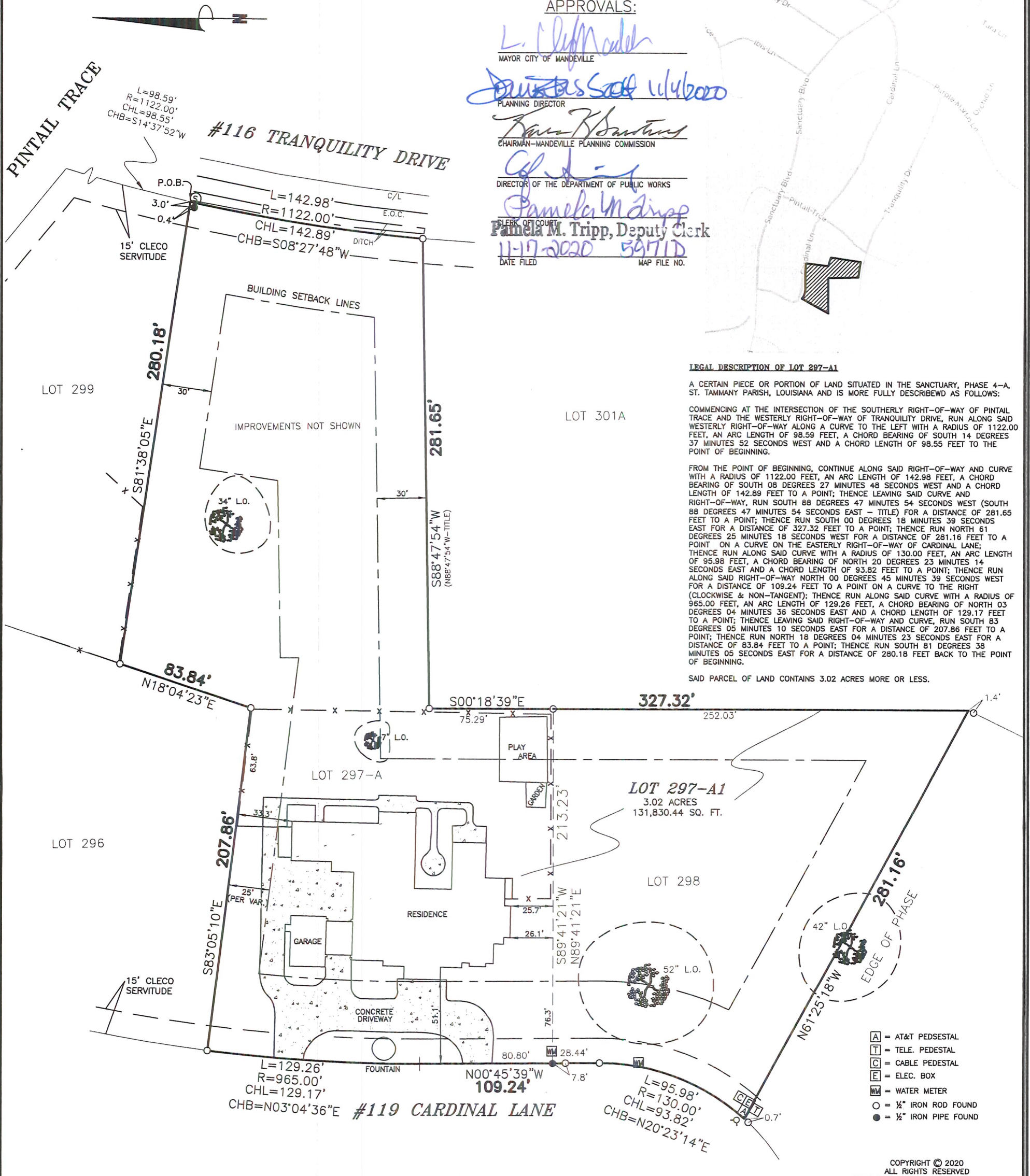
LEGAL DESCRIPTION OF LOT 297-A1

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
- [M] = 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:

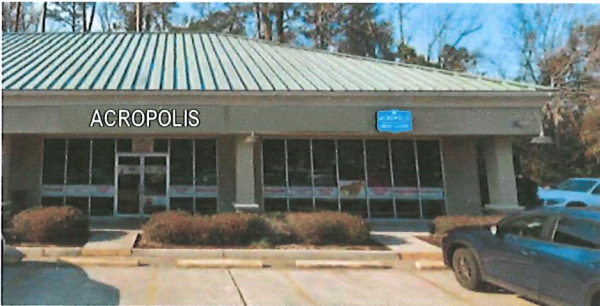
MATERIALS:

COLOR DETAILS

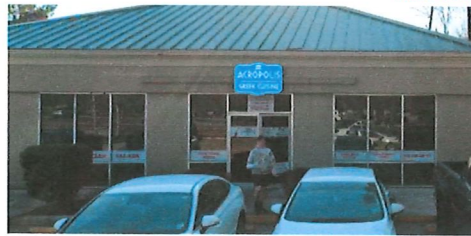
PMS COLOR MATCH

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	PROJECT FILES	NOTES	FINAL CLIENT APPROVAL
CLIENT: <u>ACROPOLIS GREEK CUISINE</u> CONTACT: _____ PHONE: _____ EMAIL: _____ ADDRESS: <u>W Causeway Approach STE 1,</u> <u>Mandeville, LA 70471</u>	FILES: SHARE/ _____ JOB # _____ REVISION _____ REVISION _____ REVISION _____	DATE: <u>12/5/23--AT</u> _____ _____ _____ _____	NAME: _____ POSITION: _____ DATE: _____

P1

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 – Bayou’s Best Burgers, LLC, represented by 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 property line 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 property line. The proposed location would encroach 11’-6” into the required distance from the property line.

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

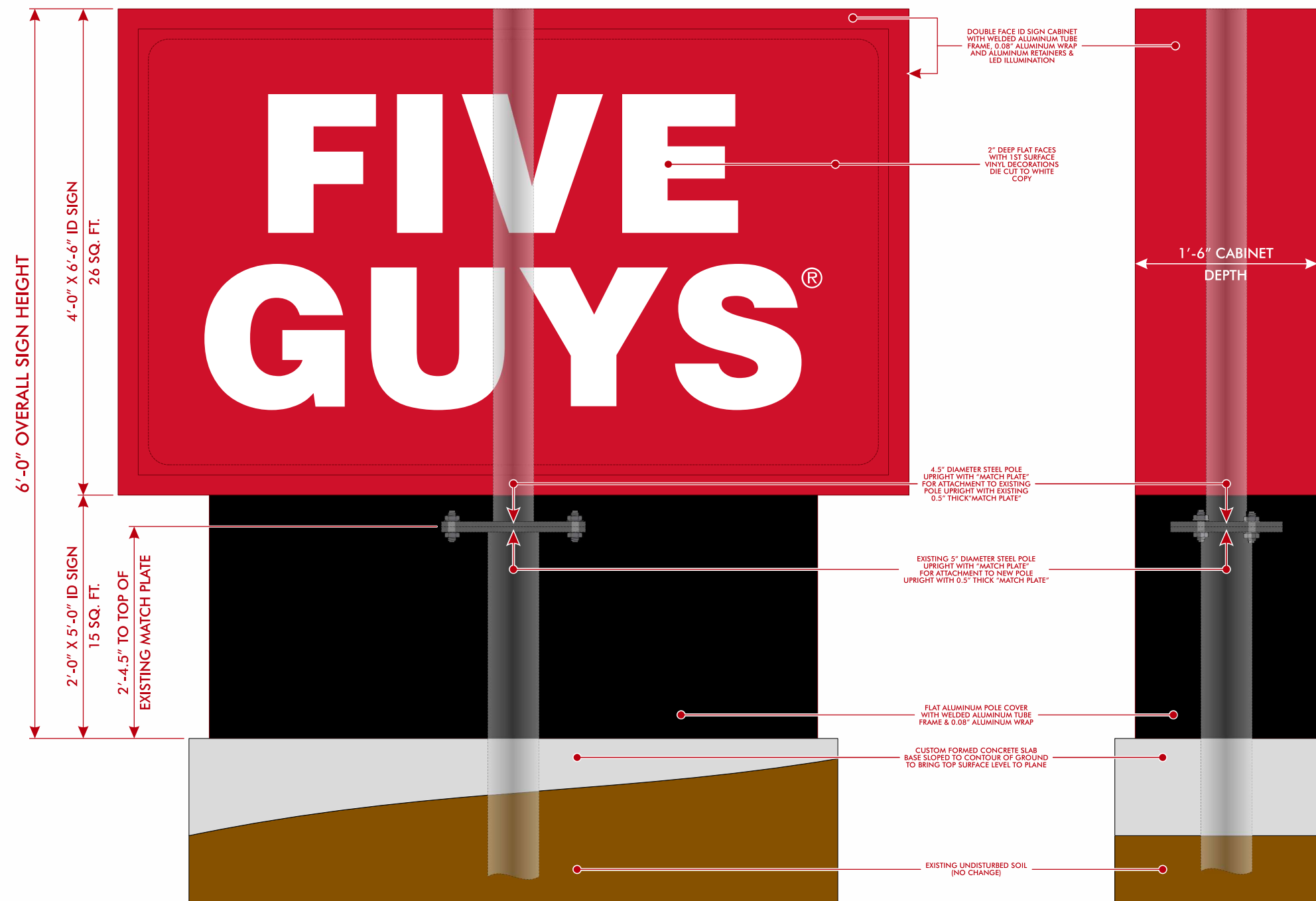
CLURO SECTIONS:

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

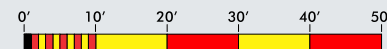
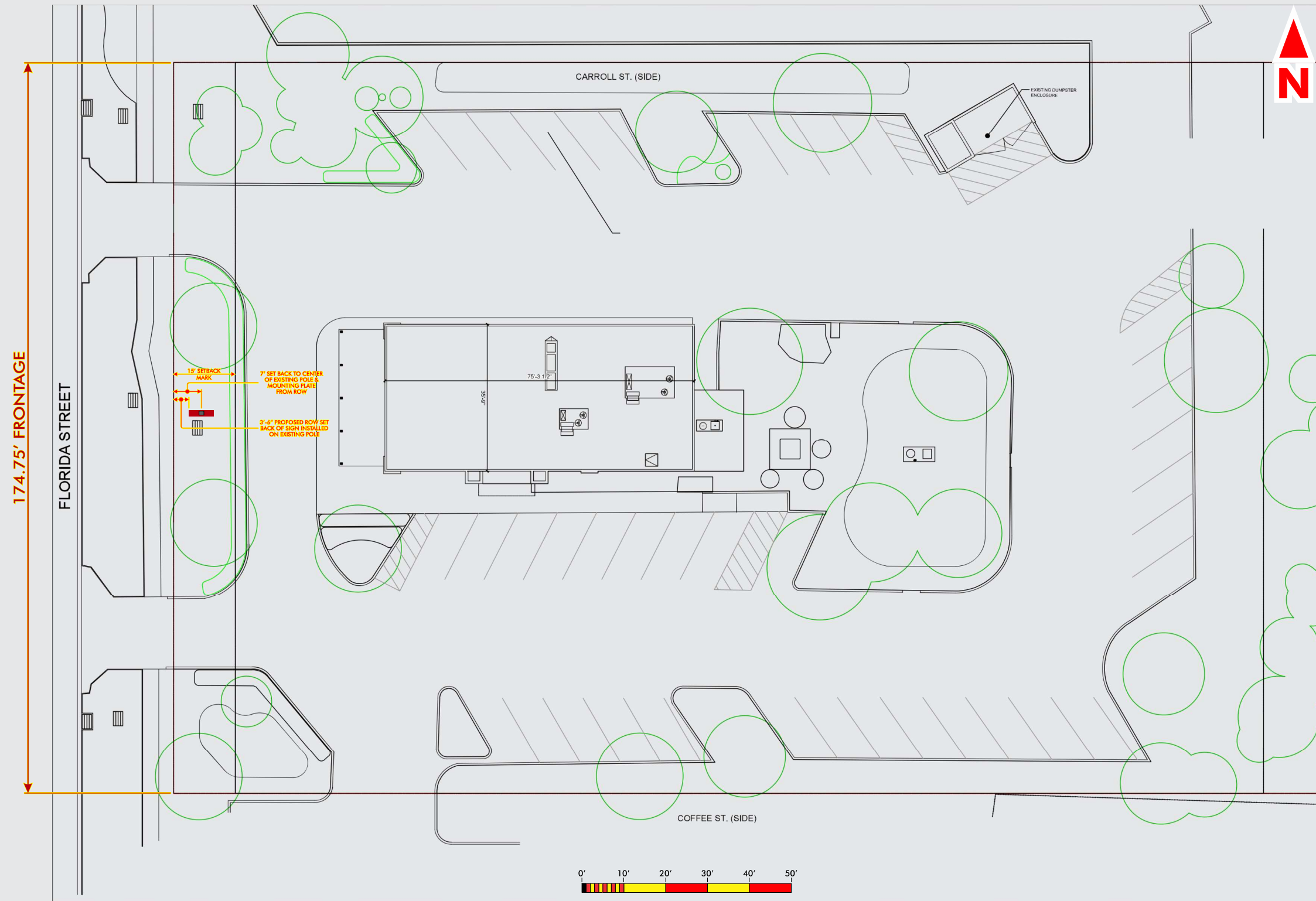
FIVE GUYS

RIGHT-OF-WAY

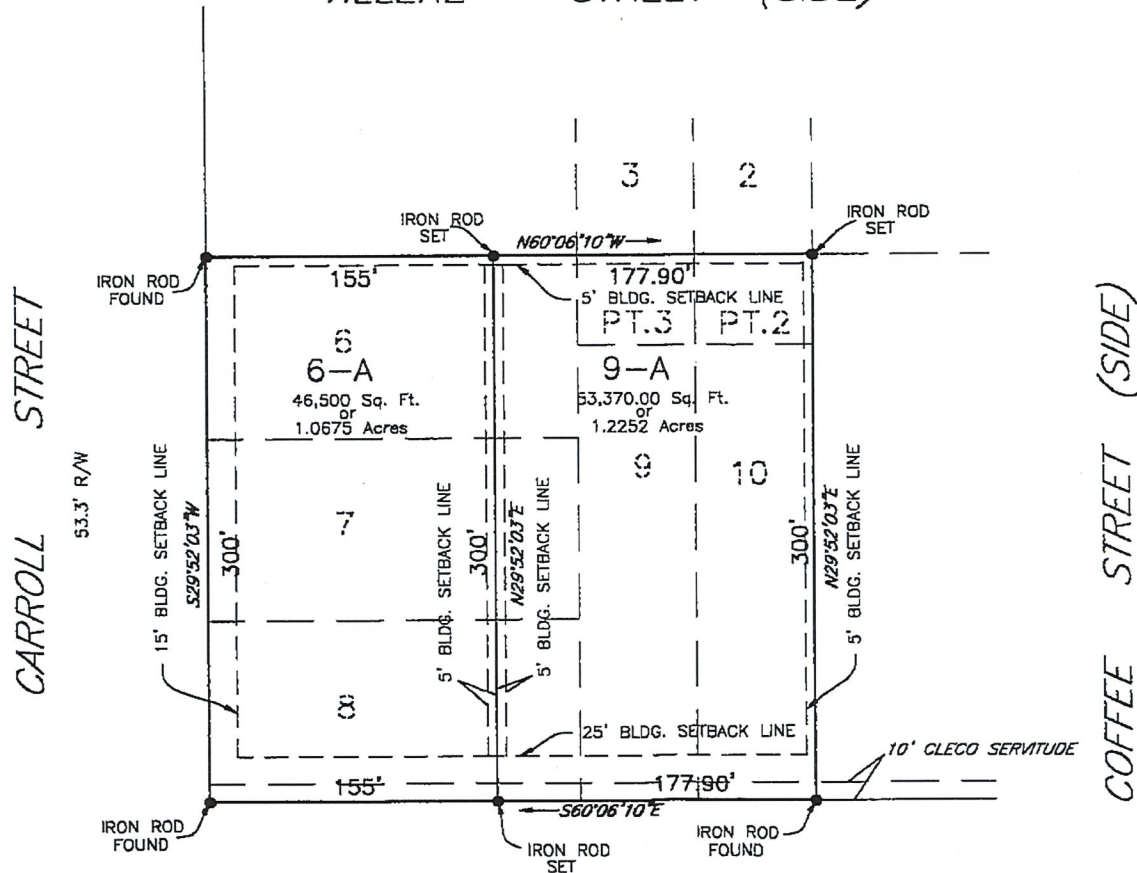
No Exit

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"W, ALONG THE WEST RIGHT OF WAY LINE OF CARROLL ST., A DISTANCE OF 300.00 FEET TO A POINT; THENCE MEASURE N60°06'10"W, A DISTANCE OF 155.00 FEET TO A POINT; THENCE MEASURE N29°52'03"E, A DISTANCE OF 300.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FLORIDA ST. (U.S. HWY. NO. 190); THENCE MEASURE S60°06'10"E, ALONG THE SOUTH RIGHT OF WAY LINE OF FLORIDA ST. (U.S. HWY. NO. 190), A DISTANCE OF 155.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 46,500 SQUARE FEET OR 1.0675 ACRES.

LEGAL DESCRIPTION LOT 9-A


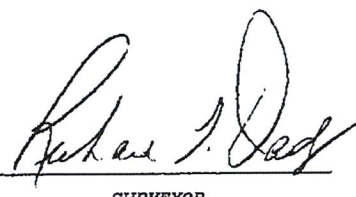
ONE CERTAIN PORTION OF GROUND SITUATED IN SQUARE 43-A, CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, DESIGNATED AS LOT 9-A, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

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"W, ALONG THE SOUTH RIGHT OF WAY LINE OF FLORIDA ST., A DISTANCE OF 155 FEET TO THE POINT OF BEGINNING; THENCE MEASURE S29°52'03"W, A DISTANCE OF 300 FEET TO A POINT; THENCE MEASURE N60°06'10"W, DISTANCE OF 177.90 FEET TO A POINT; THENCE MEASURE N29°52'03"E, A DISTANCE OF 300 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF FLORIDA ST.; THENCE MEASURE S60°06'10"E, ALONG THE SOUTH RIGHT OF WAY LINE OF FLORIDA STREET, A DISTANCE OF 177.90 FEET TO THE POINT OF BEGINNING & CONTAINING 53,370.00 SQUARE FEET OR 1.2252 ACRES.

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.

The applicant and the applicants' architect have worked through several iterations of the site plan and found that the B-3 District achieves the goals of the applicant. The Town Center District was established to center around the Trace and the Trailhead. The southern half of the blocks fronting General Pershing were zoned town center. The properties between General Pershing and Woodrow Street, and the north half of the block facing Woodrow were all zoned Town Center, regardless of the orientation of the lots.

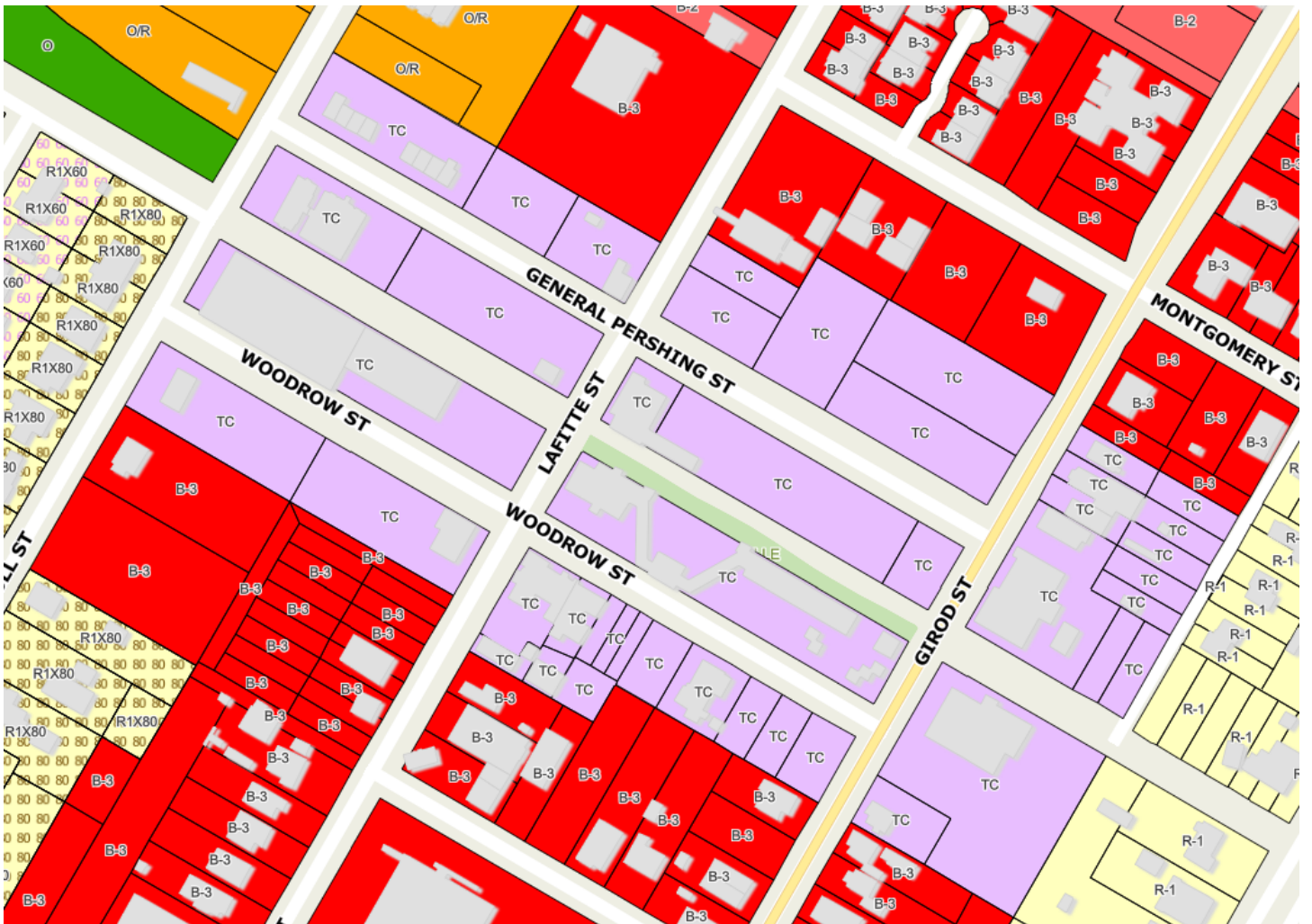
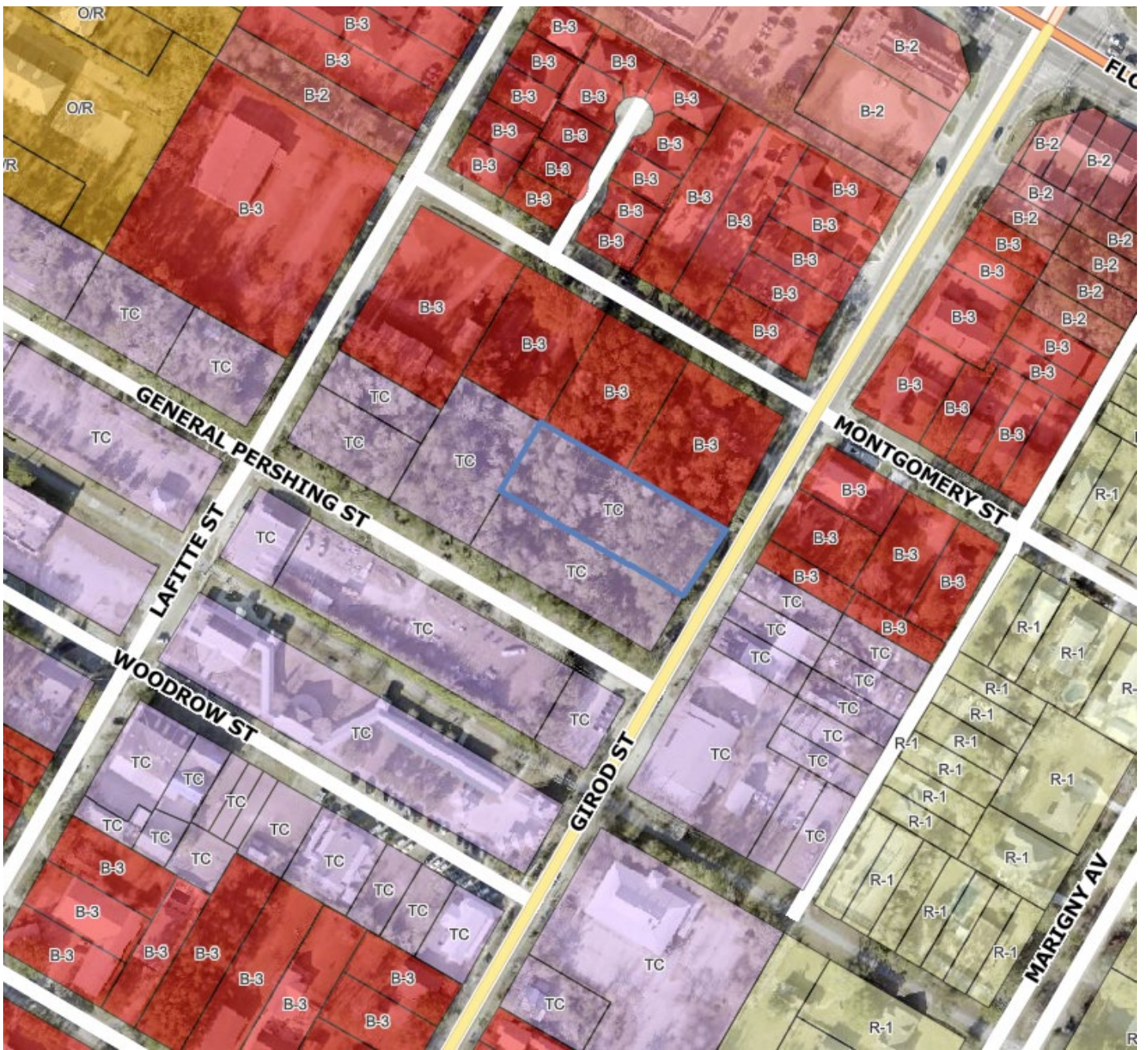
The Town Center District allows for more flexibility in the location of the buildings and does not require greenbelts. The Town Center District does use the B-3 District as a basis for development.

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.



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 sider	
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.

7.5.18. Town Center District

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.
3. The TC District standards shall apply to new building construction, renovations, and modifications that require a building permit and which are located within the designated boundaries of said district.
4. In order to achieve an identifiable Town Center, the following objectives shall be addressed:
 - a. Human scale, realized by building orientation, setback, height and articulation.
 - b. Streetscape, including parking, sidewalks, lighting, signs, landscaping, utilities and amenities.
 - c. Applicable elements of Old Mandeville and St. Tammany Parish will serve as a model for implementation to the district requirements and restrictions, as identified with the assistance of the City's Design Consultants.

7.5.18.2. *Town Center Permitted Uses*

1. Permitted Uses shall be in accordance with CLURO section 7.7 Table of Permitted Uses for the T-C, Town Center District
2. Such uses shall be subject to all applicable provisions of this Land Use Regulations Ordinance including all supplemental or special use criteria provided in Article 8 and the Sign Code in Article 10.
3. Residential use shall be prohibited on the ground floor frontage. However, residential units may front on an alley or may be authorized by Conditional Use Permit for properties located west of and not fronting on Lafitte Street subject to the finding that, in addition to the criteria established in section 4.3.3.8, the design, location and amount of ground floor residential development will not detract from the long-term commercial vitality of the district. Live-work units, access to residences on upper floors and mixed-use buildings may be established provided that no ground floor living space fronts on the above blocks.

7.5.18.3. *Town Center Site Development Regulations*

Each development site in the Town Center District shall be subject to the site development regulations as outlined in the B-3 Zoning District, and B-3 Design Standards, as amended by the Visual Performance Standards for the Town Center District. For attached residential and mixed use development, there shall be a minimum of two-thousand (2,000) square feet of gross lot area per dwelling unit. Where a conflict exists between the B-3 regulations and standards and the provisions of the Town Center, Overlay District, the provisions of the TCOD and Visual Performance Standards shall supersede the B-3 regulations and standards.

7.5.18.4. *Parking Requirements*

Except as provided in this section, each development site in the Town Center District shall be subject to the parking requirements as outlined in the B-3 Zoning District. Where a conflict exists between the B-3 requirements and the provisions of the Town Center Overlay District, the provisions of the TCOD and Visual Performance Standards shall supersede the B-3 regulations and standards.

1. All on-site parking shall be located to the rear of the structure, and should be designed to be shared with adjacent property with shared access.
2. Access drives and alleyways shall be accessible to adjacent properties.
3. All on-street parking (parallel or angle) immediately adjacent to the site can be counted by right.
4. The owner shall provide the City with a servitude to provide for parking and pedestrian passage adjacent to any Street right-of-way of at least twelve feet (12') at ground level and not less than 12' structural height.
5. Should the owner desire to provide the City with additional servitude to accommodate 60 degree angle parking, and the Planning Director, after conferring with the City's design consultants, agrees that this is compatible with parking on adjacent parcels, then the additional parking spaces can be counted towards the minimum parking requirement.
6. The minimum required number of Parking spaces shall be in accordance with section 9.1.4 of the CLURO. section 6.4.70.1 Shopping Center, Neighborhood, for commercial uses and section 6.2 for Residential uses, except that no parking shall be required for the commercial component of any commercial or combined-use development that generates demand for eight (8) or fewer parking spaces

7. Reductions in Required Parking**a. By Right Parking Reductions**

- (1) The minimum on-site parking requirement shall be two (2) spaces unless otherwise required by this section or Article 9 of this CLURO. No additional spaces shall be required for non-residential uses on any lot that generate the need for eight (8) or fewer spaces in the B-3 zoning district in accordance with the minimum parking space requirements of Article 9.
- (2) When on-street parallel parking is available in areas where shoulders are adequate for parking or when public on-street parking bays are available, the required number of off-street parking spaces for non-residential uses may be reduced by up to a number equal to the number of on-street spaces abutting the lot. No fraction of a space shall be counted when using this provision.

b. Parking Reductions by Exception. In the T-C District, parking requirements for non-residential uses may be reduced or waived by the Zoning Commission in conjunction with a Special Use Permit application and based on the findings of the Zoning Commission that the reduction or waiver does not adversely affect surrounding commercial or residential uses and:

- (1) Existing public parking within the area is sufficient to accommodate the proposed use; or
- (2) The person receiving an exception to reduce the number of spaces agrees to contribute to the Optional Parking Mitigation Fund established for the purpose of providing public parking and pedestrian amenities in accordance with a Master Plan of the B-3 District in accordance with section 9.3 of this Code; or
- (3) The person receiving the exception has agreed to provide public improvements that mitigate the parking reduction within six hundred (600) feet of where the proposed use is located and the installation of sidewalks or pedestrian ways between the parking and the site.

8. Outside Storage or Display. There shall be no display or storage of goods outside of the principal structure or any permitted accessory structures on the site except outdoor display of goods for sale during business hours.**7.5.18.5. Pedestrian and Streetscape Amenities**

1. **Purpose.** The purpose of these standards is to promote and improve the pedestrian environment in the Town Center Overlay District through the provision of appropriate amenities.
2. **Applicability.** The standards in this section are applicable to all actions proposed within the TCOD that are subject to site plan review. In addition to the materials regularly submitted for site plan review, the following items shall be incorporated into plans and specifications for a project located in the TCOD.
3. **Amenities**
 - a. Amenities shall include, but not be limited to bike racks, seating, trash receptacles, lighting, landscaping, signage, sidewalks and fences.

b. Amenities shall be required as part of the streetscape, shown on the site plan, and subject to review.

4. **Minimum Site Development Criteria.** The following minimum site development criteria shall be utilized for Site designs within the Town Center Overlay District.

a. **Sidewalks.** Minimum six (6') Sidewalks shall be made part of the Streetscape.

(1) Surfaces for sidewalks shall be consistent with the criteria established by the Trailhead.

(2) Owner shall provide the city with an adequate servitude to provide for pedestrian passage adjacent to the street right-of-way of at least twelve (12) feet at ground level and not less than twelve (12) structural height.

b. **Landscaping**

(1) Landscaping shall be an architectural element and subject to review.

(2) Landscaping will be utilized to the fullest extent possible as part of the streetscape elements.

(3) Landscaping shall be placed in planter sections between the edge of street (curb) and the sidewalk. This landscape area shall be incorporated into the servitude of passage.

(4) Required trees shall be planted in a minimum twenty-five (25) square feet, five (5) feet minimum on one side planter sections. The location of these sections will be subject to site plan review.

c. **Signs**

(1) Signs shall be considered an architectural element and subject to review.

(2) Signs shall be a maximum of fifteen (15) square feet; no interior lit signs; bottom of sign over sidewalk must have a minimum nine (9') foot clearance above the sidewalk.

d. **Lighting**

(1) Lighting shall be considered an architectural element and subject to review.

(2) Lighting shall comply with the style and specifications of the Trailhead, Gerard Street Corridor and comply with the CLURO.

e. **Alleys.** Alleys meeting the minimum requirements of section 13.3.4.4 shall be provided extending from Girod to Carroll (or Lafitte) Streets in the block on the north side of General Pershing Street and the south side of Woodrow Street. As part of the Special Use Permit approval process, the Zoning Commission may authorize alternative designs that effectively provide access to the rear of proposed developments for sanitation services parking and other purposes, and include the dedication of necessary rights-of-way or servitudes.

7.5.18.6. Architectural Review Standards

1. **Purpose.** The purpose of these standards is to achieve an integrated design that provides an architectural and visual environment consistent with the town center concept.

2. **Applicability.** This section is applicable to new building construction and building exterior renovations/modifications that require a building permit.

3. **Minimum performance criteria.** In order to determine that new building construction or building exterior modifications contribute to a harmonious effect in the Town Center Overlay District and promote a cohesive architectural appearance, the following minimum performance criteria shall
 - a. **Materials.** Traditional materials are generally required in the Town Center; however, contemporary materials may be considered if they are treated in a manner complementary to the concept of the Town Center.
 - b. **Mechanical and electrical equipment.** Mechanical equipment shall be screened, subject to review.
 - c. **Architectural features** shall be in accordance with the Visual Performance Standards, which are attached hereto and are made a form of this ordinance.
 - d. **Visual Performance Standards** shall include but not be limited to:
 - (1) Building setbacks, including porches and balconies
 - (2) Building height (not to exceed 35' as per the CLURO)
 - (3) Materials
 - (4) Amenities[See attached Visual Performance Standards]

7.5.18.7. *Review Body*

Architectural Review shall be performed by the City's design consultants designated by the City of Mandeville.

7.5.18.8. *Appeals*

1. Application procedures shall comply with Article 5 of the CLURO for Filing Appeals
2. Appeals shall be in accordance with section 4.3.4 of the CLURO

CITY OF MANDEVILLE
TOWN CENTER OVERLAY DISTRICT
VISUAL GUIDELINES

12 OCTOBER 1999

Visual Guidelines / General Notes:

The Visual Guidelines are a matrix of text and diagrams which specifies the materials and configurations permitted for walls, roofs, openings, and other elements. These Guidelines are intended to produce visual compatibility among disparate building types. The codes should also relate the new buildings to the vernacular building traditions of the region, thus inheriting a suitable response to the climate. Because urban quality is enhanced by architectural coherence, but is not dependent on it, the provisions of the Visual Guidelines range from liberal to strictly deterministic.

- Permitted uses shall be in accordance with the Town Center Overlay District. Mixed uses on one site are encouraged when space allows.
- Landscaping shall be considered an architectural element and subject to review along with buildings, site work, lighting, signs, and design elements. Street trees and planting shall separate vehicles from pedestrians and stay clear of building entrances. Tree spacing and species shall be within the context of Old Mandeville.
- Maximum impervious lot coverage shall remain 75% in accordance with the City CLURO.
- It is recommended that 2nd floor uses be limited to office and residential; however, be cautioned that 2nd floor development may be subject to the ADA and require elevator access.
- Parking for commercial use, including offices, shall be calculated at a ratio of 1 space per 250 sq. ft. of building area regardless of use. Residential use parking shall be in accordance with the City CLURO and must be on-site.

ARCHITECTURAL VISUAL GUIDELINES

WALLS:

MATERIALS:

- Walls: Brick, stucco, wood clapboard, drop siding, board and batten, or hardiplank lapsiding; brick may be painted.
- Arches and piers: Brick or stucco.
- Stoops: wood, brick, stucco, or concrete.
- Garden walls: Brick, stucco, or wood.

CONFIGURATION:

- Wall shall show no more than two materials. Materials shall change along a horizontal line, with the heavier material below the lighter.
- Stucco: Cement with smooth sand finish.
- Brick: standard, modular, or jumbo (queen size and king size not allowed).
- Trim: highest grade lumber, 3.5 to 6" in width at corners and around openings, except at front door which may be any size or configuration.
- Arches and Piers of masonry shall be no less than 12" x 12" in plan.
- Posts or columns shall be no less than 6" by 6", or 3" round.
- Arcades shall have vertically proportioned openings.
- Garden wall masonry elements shall be a minimum 8" in thickness with a projecting cap.
- Fences at frontages: 3' to 5' in height; Screening and garden walls up to 6' in height.

ELEMENTS:

MATERIALS:

- Chimneys: Brick or stucco.
- Signs: Painted wood or metal; externally illuminated.
- Awnings: metal armature covered with canvas membrane open to the sides.
- Railings: wood or cast metal
- Equipment, including HVAC, utility meters, clotheslines, satellite dishes, play equipment, hot tubs, shall be screened from the street.
- Sidewalk: concrete or brick.

CONFIGURATION:

- Balconies which cantilever shall be visibly supported by structural brackets.
- Signs shall be attached to buildings or perpendicular to the facade, and may not interfere with pedestrian movement.
- Awnings shall be sloped rectangles and shall not have side or bottom soffit panels. Awnings shall not be internally backlit.

ROOFS:

MATERIALS:

- Roofs, when sloped, shall be clad in galvanized metal, fiberglass shingles with ridge tiles, slate, or tile.

CONFIGURATION:

- Principal roofs shall have a symmetrical gable or hip with a slope of 7:12 or 10:12, or if flat shall have a horizontal parapet wall and cornice no less than 2 ft. high.
- Ancillary roofs (attached to walls of principal building) may be sheds sloped not less than 1:12.
- Eaves shall be continuous. Eaves which overhang less than 1 ft. shall have a closed soffit. Eaves which overhang more than 1 ft. shall have exposed rafter tails not exceeding 6" in depth at the tip.
- Gutters shall be profiled at closed soffits and half round at exposed eaves. Gutters shall be required when roof discharge is onto pedestrian paths and entries.
- Dormers shall be habitable, placed a minimum of 3 ft. from side building walls with gable or shed roofs, and maintain classic proportions.
- Gable ends may be decorative with larger fascia boards in context with Old Mandeville.

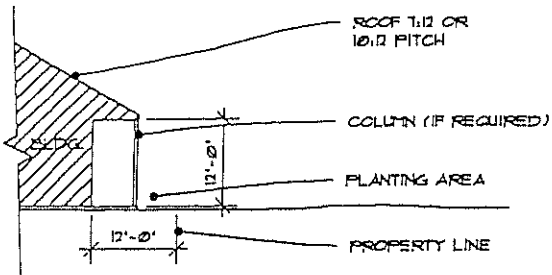
OPENINGS:

MATERIALS:

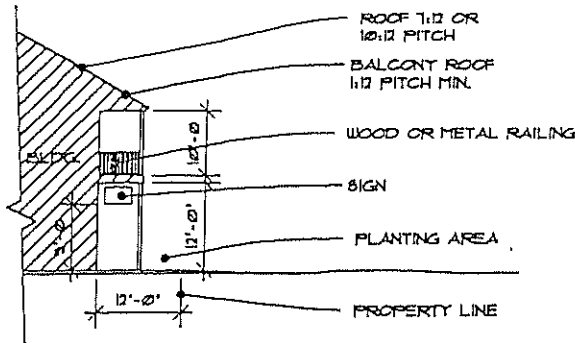
- Windows: wood, aluminum, or vinyl clad.
- Doors: glazed wood, except for glass doors in storefront systems. Leaded, beveled, and/or decorative glass is encouraged for entry doors. Secondary doors may be wood panel, flush, or metal clad. Doors shall be side hinged (no sliders)
- Storefronts: wood or metal framing.
- Shutters: wood batten or louver; sized and shaped to match the associated openings.

CONFIGURATION:

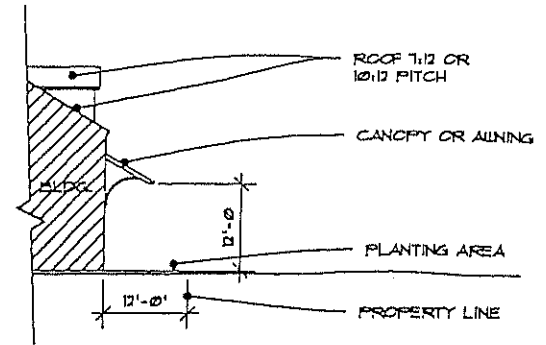
- Windows shall be rectangular, fixed, single, double, triple-hung, or casement types. Windows shall be with a vertical or square proportion, except that transoms may be oriented horizontally. Multiple windows in the same rough opening shall be separated by a 4" minimum post (excluding storefront systems). The centerline of the window sash shall align with the centerline of the wall (flush mounted windows shall not be permitted).
- Muntins shall be true divided panes or fixed on the interior and exterior surfaces. Panes shall be square or vertically proportion.
- Bay Windows shall have a minimum of 3 sides and shall extend to the floor inside and to the ground outside, or be visually supported by structural brackets.
- Screens, if provided, shall cover the entire window area.



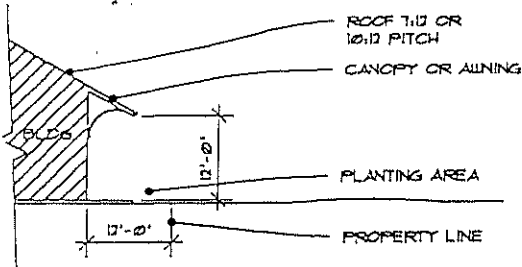
TYPICAL SINGLE-STORY
(ROOF OVERHANG) N.T.S.



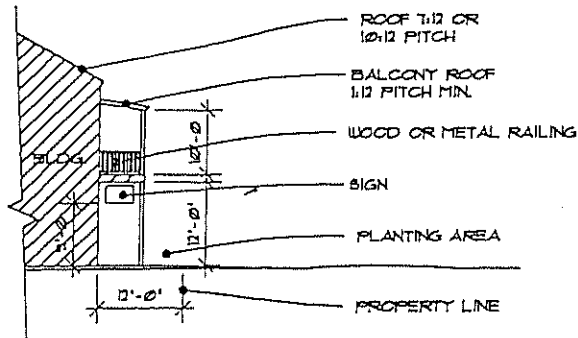
TYPICAL TWO-STORY
(ROOF OVERHANG) N.T.S.



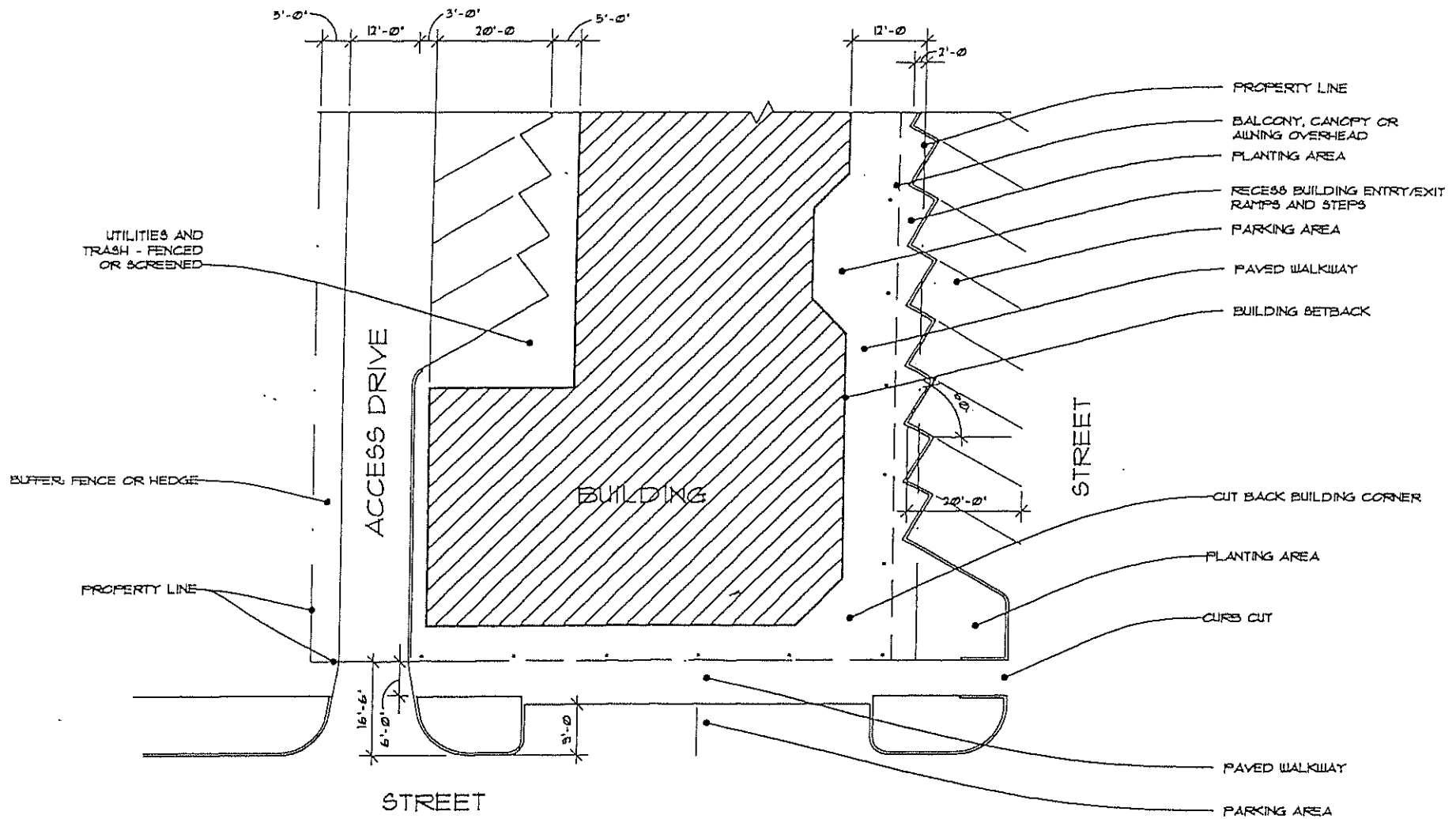
ALTERNATE TWO-STORY
(CANOPY OVERHANG OR AWNING) N.T.S.



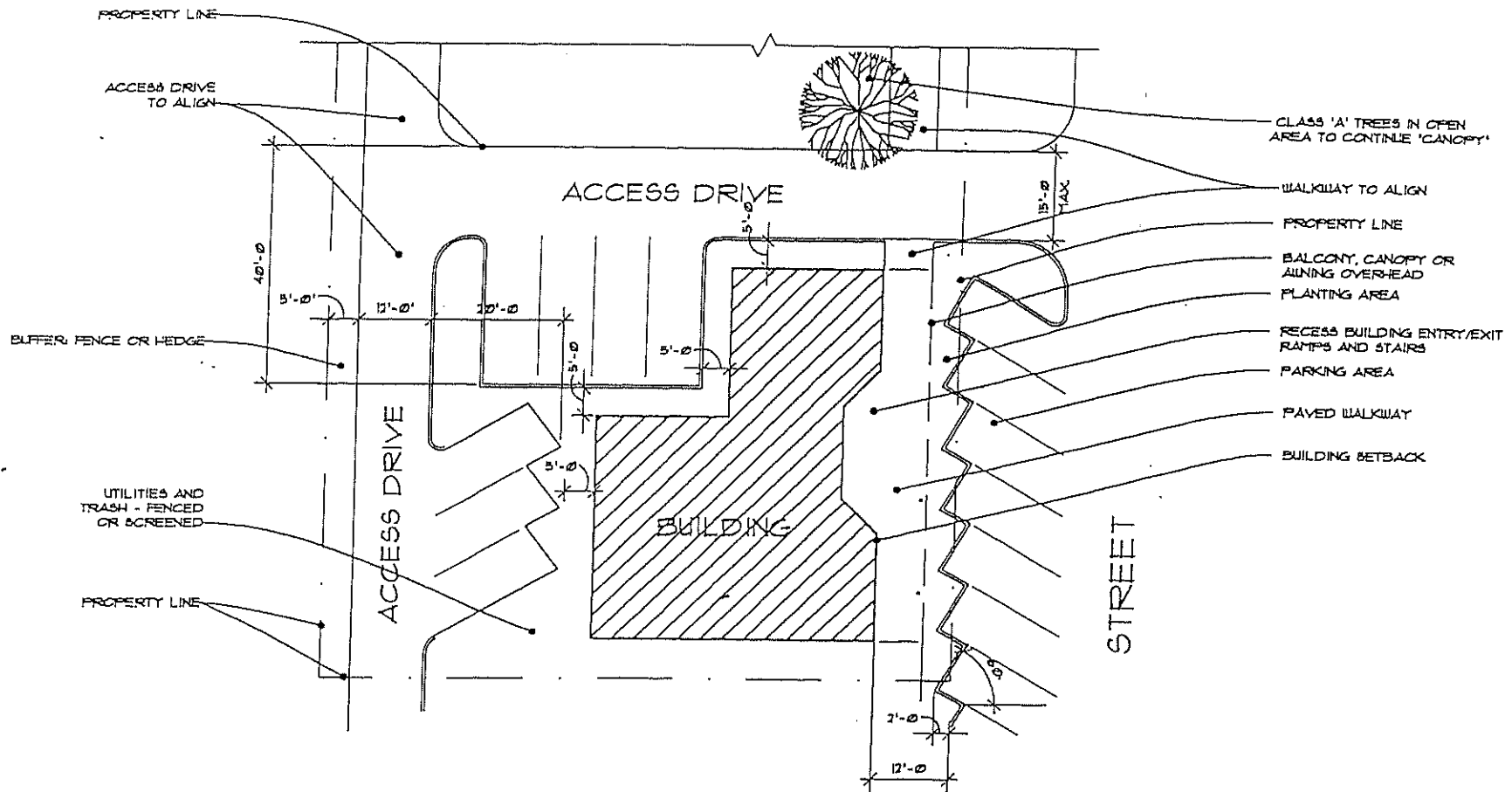
ALTERNATE SINGLE-STORY
(ROOF CANOPY OR AWNING) N.T.S.



ALTERNATE TWO-STORY
(BALCONY ROOF) N.T.S.



TYPICAL CORNER BUILDING
N.T.S.



TYPICAL INTERIOR BUILDING

N.T.S.