

CASE SUMMARY SHEET

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

DATE: March 14, 2023 Revised April 12, 2023

DATE OF MEETING:

Special Meeting September 21, 2022

Special Meeting October 12, 2022

Special Meeting February 13, 2023

Special Meeting March 7, 2023

Work Session March 20, 2023

Meeting April 17, 2023

Address: Unassigned

Subdivision: Mariners Village Parcel D

Zoning District: PRD Planned Residential District

Property Owner: LSU Health Foundation

Applicant: Woodward Design

REQUEST: Z22-10-02 – LSU Health Foundation requests the rezoning of a Planned Residential District to Planned Combined Use District and to establish site development criteria and allowable uses within the district, Parcel D Section 46, Mariners Village Subdivision, PRD Planned Residential District, Mariners Blvd

CU22-10-02 – LSU Health Foundation requests Conditional Use Approval to allow Administrative and Business Offices (6.4.1), Multi-Family Residential (6.2.7), Lodging (Transient) – Hotel/Motel (6.4.44), Restaurant-Sit Down with lounge (6.4.67), General Retail Sales (Conveniences) (6.4.38), Marine Services-Marina (6.4.53) and Marine Services – Retail (6.4.54) as defined in Article 6 - Land Use Classifications per the Table of Permitted Uses, CLURO Section 7.8, Parcel D Section 46, Mariners Village Subdivision, PCUD Planned Combined Use District, Mariners Blvd

CASE SUMMARY:

LSU Health Foundation owns Parcel D, Mariners Village Subdivision, containing 15 acres, bounded by Lake Pontchartrain to the South, Mariners Village Marina to the west, Mariners Village Subdivision to the North and a City Drainage lateral to the east. The property is accessed by Mariners Blvd that runs from N. Causeway Approach, and Antibes ST. W and Antibes St. E from Monroe St. The property is zoned Planned Residential District per Ordinance 98-40. **Section 4.3.3.12 Lapse of Conditional Use Permit or Uses in Conjunction with Planned District Zoning** states the uses and site plan approved by Ordinance 98-40 expire after 2 years if a construction permit have not been issued. The zoning remains Planned Residential District. The applicant is proposing multi-family residential uses and commercial uses therefore requiring the property to be rezoned to Planned Combined Use District and establish the permitted uses within the district.

The purpose of the Planned District Zoning District is to provide for an improved level of aesthetics, safety and environmental sensitivity and design flexibility in conjunction with a site plan review procedure for the approval of a combination of uses on one unified development site. There are no prescriptive Site Development Regulations associated with a Planned District. The developer is required to propose criteria that is suitable for the site.

CONDITIONAL USES REQUESTED:

According to Section 7.5.15.2 Planned District Permitted Uses, all uses proposed will be Conditional and require review according to Article 4 Conditional Use Permits and Planned District Zoning. The below uses are currently permitted with the R-3 Multi-Family Residential District and the B-2 Highway Business District. The following uses are proposed for the Planned District:

Multi-Family Residential – as defined by Section 6.2.7

Administrative and Business Offices, as defined by Section 6.4.1

General Retail Sales (General), as defined by Section 6.4.39

Lodging (Transient) Hotel/Motel, as defined by Section 6.4.44

Marine Services – Boat Sales/Service, as defined by Section 6.4.49

Marine Services – Retail, as defined by Section 6.4.54

Restaurants – Limited Service, as defined by Section 6.4.64.2

Restaurants – Limited Service – Outdoor, as defined by Section 6.4.65

Restaurants – Sit Down with Lounge, as defined by Section 6.4.67

The applicant is requesting the above uses to be conditionally allowed within the Planned Combined Use District. Any use not explicitly requested is not allowed within the district unless amended by Ordinance.

SITE DEVELOPMENT CRITERIA:

The proposed uses include a hotel, multi-family residential, restaurant, marina, offices, and retail space. For comparative purposes the hotel, restaurant, office and retail space will utilize the B-2 site development criteria as the basis for review. The multi-family will follow the R-3 Multi Family District Criteria and the marina follows the PM – 1 Planned Marina District – Waterfront Criteria. The criteria is not prescriptive for the Planned District but rather a basis for review.

Section 4.3.3.3 Concurrent Application allows for the concurrent application for the rezoning of the property and Conditional Uses.

Planned District zoning allows for the departure of the base zoning regulations when the developer is able to demonstrate how the submitted plan departs from the regulations and how the departure creates an improved site. The applicant has submitted a statement dated September 21, 2022. The applicant is requesting the following departures from the CLURO:

1. Height – **Section 7.5.4.3 Site Development Criteria – R-3 Multi-Family Residential District**
2. Gross Square Footage of the Hotel – **Section 7.5.9.3 Site Development Criteria B-2 Highway Business District**
3. Parking – **Section 9.1.4 Minimum Off-Street Parking Requirements**
4. Removal of Live Oaks (Variance) **Section 9.2.5.7 Live Oak Protection Requirements**

R-3 Site Development Criteria		
	R-3	Proposed
Building Sq. Footage	No Max.	394,331
Minimum Lot Area per Unit	3,000 650,570/3,000 = 216 Units	201 Units
Max. Height	35' / *50'	60.75'
Max. Impervious	60%	60%
B-2 Site Development Criteria		
	B-2	Proposed
Minimum Lot Area	15,000	15 acres (650,570 sq ft)
Maximum Building Size:	100,000	
	Hotel	108,813 (82 Rooms)
	Retail	3,917
	Restaurant	9,231
Max. Impervious Area	75%	60%
Max. Building Height	35'/50*	
	Hotel	33'
	Multi- Family	60'
	Café/Retail	16'
	Restaurant	29'

The height request of 60' is for a portion of the multi-family building. The remainder of the building is at 50'. The hotel is at 33', retail/café is at 16'. The 60' height is approximately 75' from the property line. See Exhibit 01, 02, 03 by Arrive Architecture Group dated 08.01.18.

**In a R, B-1, B-2, B-3 or PM district, pitched roofs with a minimum 7:12 (rise/run) roof pitch with may be approved for a height of up to forty (40) feet pursuant to section 8.1.1.7 where the ground of the structure floor is required to be elevated more than six (6) feet above grade to comply with FEMA requirements and provided that no portion of the roof exceeds 50 feet in height measured from the highest point of the street in front of the building or structure.*

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

Parking Requirements:

Parking Calc.	Regulation	Calculation	Proposed
Hotel	1 space per unit + 1 per 200 sq ft gross floor area Excluding guest rooms/halls	129	114
Restaurant	1 per 200 sq ft.	45	45
Café/Retail	1 per 250 sq ft	23	23
Marina	1 per 4 boat slips	25	18

Multi-Family Res.	2 per 1-3 Bedroom	402	301
Total		624	500

The applicant is requesting to deviate from the existing parking requirements by 124 spaces. The applicants have submitted a report by ARRIVE ARCHITECTURE GROUP, dated August 2, 2022 explaining the request to calculate the parking for the multi-family use as 1.5 spaces per unit rather than the 2-space unit calculation.

At the March 7, 2023 meeting, the Commission requested the applicant explore the parking mitigation option laid out in **CLURO Section 9.1.1.11 Provisions for "Parking Bank"**

9.1.1.11. Provisions for "Parking Bank"

Parking spaces otherwise required by this ordinance when varied by the Zoning Commission or Planning Commission in accordance with the provisions of this ordinance to allow for such parking spaces to be held in reserve as landscaped open space shall be known as a "parking bank". A parking bank shall not be used for the construction of any structure which would interfere with its intended use as future parking spaces.

The applicant has submitted an alternative plan to bank an additional 84 spaces should the site need the additional parking. The parking bank is per plans by Design WorkShop Sheet L0-01 Site Hardscape Reference Plan dated 03.18.2023

Landscape Requirements:

The applicant has submitted a landscape plan, tree mitigation plan, illustrative site plan, soft scape reference plan and a Live Oak assessment. There are 8 Existing Live Oaks on the property. The applicant is requesting to remove 5 Live Oak trees on the site that will be within the footprint of the proposed development. The tree report by Buck Abbey, ASLA, states the trees to be removed are growing in an existing drainage way and are not in good structural health. They range between 36 and 48" dbh. The three remaining Live Oaks are 72" dbh. The applicant is proposing to replace the 5 Live Oaks, with 36 new live oaks.

The proposed landscape plan is compliant with Article 9.2 Landscape Regulations.

Traffic Impact Analysis:

Digital Engineering along with Department of Public Works has reviewed the Traffic Impact Analysis performed by the Developer's consultant, Urban Systems, Inc. and are in agreement with the ultimate findings of the report and that the report shows the proposed development can maintain acceptable levels of service in the forecast year as per the CLURO with their proposed recommended improvements.

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

CLURO CITATIONS:

7.5.15.1. Purpose of the Planned District

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

4.3.3.3. Concurrent Applications

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