

**Sucette Harbor Development
Mariners Village, Mandeville, Louisiana
Compliance with Land Use Regulations Ordinance
September 21, 2022**

Sucette Harbor is a waterfront community that fosters the City's vision for developing land adjacent to the Causeway. The proposed development is designed to re-build a dilapidated marina and enhance the surrounding community. The proposed uses for the property are consistent with Mandeville's Comprehensive Plan.

As stewards of this development opportunity provided by LSU Health Foundation, our vision is that of a beautifully designed waterfront community with age-restricted residential apartments, a hotel, restaurants, and amenities for residents and visitors. Mandeville residents, neighbors, and out of town visitors will enjoy spending time in Sucette Harbor.

Specifically, Sucette Harbor proposes the following:

- A 201-unit apartment complex to serve residents who are 55-plus.
- An 82-key boutique hotel and event venue.
- A 103-slip marina.
- A restaurant and café for the residents and the general Mandeville community.

We envision active adult residents enjoying a comfortable community of friends, activities and amenities in a beautiful setting. We picture waterfront weddings that take advantage of the hotel, and nearby neighbors dining and grabbing a coffee and just enjoying the marina and natural setting every day.

Sucette Harbor will allow residents and visitors alike to enjoy waterfront living, in a new and walkable community with Louisiana architecture, lush landscaping and an inviting atmosphere.

Compliance with the Comprehensive Land Use Regulations Ordinance (CLURO):

Under CLURO Section 7.5.15.1 *et. seq.*, the Planned District zoning allows for an "improved level of aesthetics" and "design flexibility" in conjunction with a site plan. Based on the overall design of the proposed project and the unique characteristics of the land, the applicant respectfully requests the following departures from the CLURO regulations:

Parking:

The application's attachment for parking provides data for the number of parking spots required if each of the project's operations was considered separately and the parking spots needed based on experience from similar operations. An overriding consideration is that many of the users of the hotel, marina and active adult community will also be users of the restaurant and café.

The calculation of parking spots needed for operations is based on the following:

- Hotel – based on experience from hotel operator plus estimated event space use
- Restaurant – based on code requirement
- Café/Retail – based on code requirement
- Marina – 70% of code; it is anticipated that 30% of marina renters will be residents

Residential: – The proposed parking plan departs from the requirements of the multi-family parking requirement of 2 spaces per unit to 1.5 spaces per unit. With the age-restriction, this development has similarities and compatibility in functional characteristics with the CLURO land use classification for Congregate Living, which allows for reduced parking requirements of 1.5 spaces per unit. Additionally, the calculation of 1.5 spaces per unit per Architect’s experience; see letter from Arrive that was attached to the Parking Calculations.

The amount of parking spaces provided (500) is sufficient to meet the needs of the developments’ users. The surface parking spaces will be shared and open to users of the restaurant, marina, event space, and retail.

Height

One of the residential buildings proposes a maximum height of 60’-0.75.” Under CLURO section 8.1.1.7(2), this is a departure of approximately 10 feet from the maximum roof height.

However, under CLURO 8.1.1.7(3), the roof height of 60’-0.75” is only a departure of 0.75.” This CLURO provision allows a maximum ridge height of not more than 60 feet for “residences in the R-1 district located south and west of West Causeway” provided that the lot is at least .5 acres, and the side setbacks are at least 20 feet. The proposed development and height are consistent with the allowable height as per section 8.1.1.7(3) in both setbacks and size of parcel. Site lines have been provided in the application that indicate no adverse impact on adjacent properties or from the Causeway.

Given the location of the property and the building, the rooftop of the building will not be visible to the public because of the tree line.

Live Oaks

There are currently eight (8) live oak trees on the property. Three (3) of the live oaks are specimen trees with beautiful canopies. These three (3) trees are proposed to be saved. The project has been designed around these trees. The remaining five (5) Live oaks have grown in forested conditions and have narrow canopies with curved trunks susceptible to storm damage. These trees are proposed to be removed and mitigated with thirty-four (34) live oaks.

Given the location of these five (5) live oaks we investigated relocating them on the property. Given their condition and maturity, it was determined that it would be better to remove these trees and plant new live oak trees on the property. Therefore, our design includes planting 34 new live oaks trees on the property with space to grow their canopies. These new trees will provide future generations with beauty and shade for the next 100 years.

Hotel Gross Square Footage

The gross square footage of the hotel and event space is 108,000 which departs from CLURO sections 7.5.15.5 and 7.5.9.3 by 8,000 gross square feet. The hotel and event space are designed to accommodate events of approximately 230 guests.