

QUESTIONS TO THE CITY OF MANDEVILLE REGARDING SUCCETTE

June 19, 2023

1. With respect to Succette, how does the city define compatible?

Article 3: General Definitions

43. Compatibility/Compatible. A condition in which land uses or conditions can coexist in a relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. Compatibility does not require homogeneity, but does consider the relative scale, design and intensity of nearby structures, uses and activities.

2. With respect to Succette, how does the city define incompatible?

See above Q1

3. If the city does not know how to define compatible, then who does?

See above Q1

4. If the city does not know how to define incompatible, then who does?

See above Q1

5. If the City of Mandeville needs to be able to show that Succette is compatible with the surrounding area, how does it show that?

The City of Mandeville establishes processes like the Planned District, in which a body of 7 non-elected commissioners review and evaluate an application which is further reviewed by an elected body of 5 members. The processes are intended to have broad review and oversight. This process ensures that what may be “compatible/incompatible” to a single individual is vetted by 12 reviewers. Planning as a profession leaves a level of subjectivity and in turn the subjectivity is seen within a number of Planning Processes including the 12 Review Criteria set forth in the Planned District Procedures

Properties and uses that may have a significant impact, good or bad, if developed in a certain way are often identified in the future land as “mixed use” and later zoned as a planned district. These properties are often larger than typical parcels within the City and lend themselves to a more complex development than a traditional zoning district.

The Planned District process is established to encourage broad public review and evaluation. This process is not intended to be evaluated solely by the Planning Director, P&Z Commission or Council. The question of compatibility/incompatibility may vary between reviewers and therefore is why the Planning Director is not the sole authority. If there was a clear consensus as to how the property should be developed, the Comp Plan and further the Zoning Map would have reflected such.

6. If the City of Mandeville needs to be able to show that Succette is incompatible with the surrounding area, how does it show that?

***The questions surrounding compatibility is answered above**

6. Can you explain how placing a large, dense commercial development like Succette, in the midst of a residential development is compatible?

***The questions surrounding compatibility is answered above**

7. If the buildout of Succette results in commercial tractor trailer trucks (like Sysco) trying to get up Antibes and tearing up the road, the curbing and the grass, would that be considered compatible?

The City of Mandeville now requires a bond to ensure that any public asset if damaged is replaced.

8. If the buildout of Succette results in commercial tractor trailer trucks (like Sysco) trying to get up Antibes and tearing up the road, the curbing and the grass, would that be considered incompatible?