

From: [William Hoffman](#)
To: [Rick Danielson](#); [Jason Zuckerman](#); [Jill McGuire](#); [Rebecca Bush](#); [Skelly Kreller](#)
Cc: [Kristine Scherer](#); [Clay Madden](#); [Cara Bartholomew](#)
Subject: Sucette Harbor - Responses to Questions
Date: Tuesday, July 11, 2023 4:07:18 PM
Attachments: [230710_Site Plan Entitlement Conditional Use.pdf](#)
[Height Chart 7-11-2023.pdf](#)
[07.11.2023_E03_Overall Roof Plan.pdf](#)
[12-Points 7-11-2023.pdf](#)
[23_0710_Shoreline_SFVarianceDiagram_A 7-10-2023.pdf](#)

Councilmembers,

In response to questions raised at our last special meeting on July 5, 2023, the following information is provided.

1. Attached is a site plan for Sucette Harbor with conditional uses identified by each building on the site.

Those conditional uses include:

- 6.2.7 Residential Multi-Family Housing (Age Restricted Active Adult).
- 6.4.44 Hotel.
- 6.4.54 Marina Services, retail.
- 6.4.67 Restaurant.

2. Attached is a height chart showing various height points on each building on the site. Also attached is an Overall Roof Plan for the active adult buildings showing where the architectural features exceed the 60' top of parapet.

As discussed, some of the architectural features on the active adult section that faces west extend approximately 13' above the 60' top of parapet line height. While we believe these features add to the aesthetics of the building, we will work with the Council to reduce the height of these features to help address any concerns the Councilmembers may have as to height. However, just as a 50' tall building in Old Mandeville on Lakeshore Drive can be compatible in height with the surrounding residences, we believe the active adult building as currently envisioned fits with the surrounding area from a visual and compatibility point of reference.

3. Attached are our position points on the 12-point criteria referenced in CLURO section 4.3.3.6.

We believe all of these points have been discussed and considered during the previous public meetings held by both the Planning and Zoning Committee and by this City Council. We believe, after considering all of the 12 points, that Sucette Harbor is compatible with the surrounding land uses and insures the public health, safety and welfare of the surrounding area.

4. During the two previous special meetings, considerable discussion was held regarding Parcel U and how the City Council can be assured that the marina will comply with certain standards articulated by Councilmember Zuckerman. In our continuing effort to find ways to meet the desires of the City, we propose that Parcel D and Parcel U be re-subdivided into one lot of record under Parcel D. By doing this we believe the marina would then be included under the revised ordinance before the City Council dealing with Parcel D. Since ownership of both parcels is the same, this re-subdivision should be a relatively simple administrative procedure. If done, item 6.4.53, Marina Services – Marina would need to be added to the conditional uses noted above.

5. The specific departures from the CLURO being requested through this conditional use permit include:

- Allow for height of active adult building to approximately 60' from 1st floor slab to the top of the parapet and to allow for architectural features on certain portions of the roof to extend above the 60' top of parapet.

We believe this departure is compatible with the surrounding area and will not distract from the views of any neighborhoods to the north or east since the buildings in questions will not be visible over the surrounding tree lines.

- Allow for gross square feet of covered space for hotel to exceed 100,000 square feet by approximately 8,800 square feet.

We believe this departure is compatible with the surrounding area due to the topography of the site and because the overall gross square feet of 108,813 includes a lower-level parking pad with a footprint of approximately 26,666 gross square feet. If you remove this parking level, which we don't believe the CLURO ever anticipated, the net gross square feet are only 82,147, which is significantly below the 100,000 gross square feet referenced in the CLURO. See the attached plan with the hotel square footage breakdown. (The square footage numbers are slightly different than above because these are not finalized plans.)

- Allow the removal of 5 forested, live oak trees in exchange for the planting of 36 live oak trees on the site.



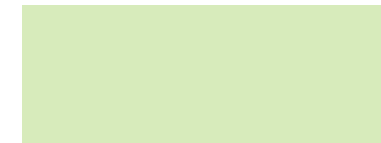
The 5 oak trees being removed are not specimen canopy oak trees but ones that have grown in a densely wooded environment. They are not viable candidates for relocation because their root systems have also been inhibited by the densely wooded surroundings. The 36 new live oak trees will grow to be those canopy oak trees that will add beauty to the surrounding area and benefit many future generations to come.

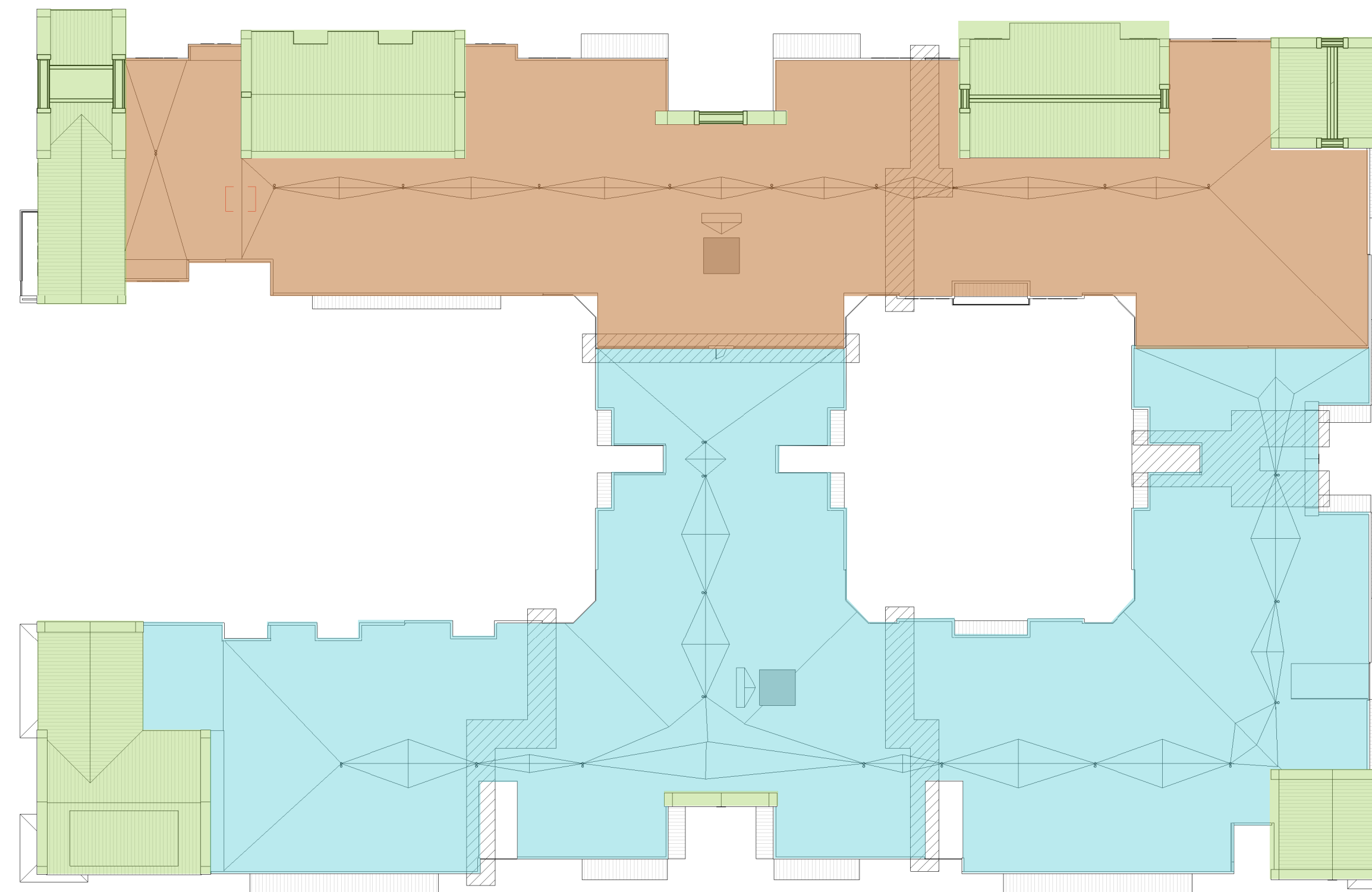
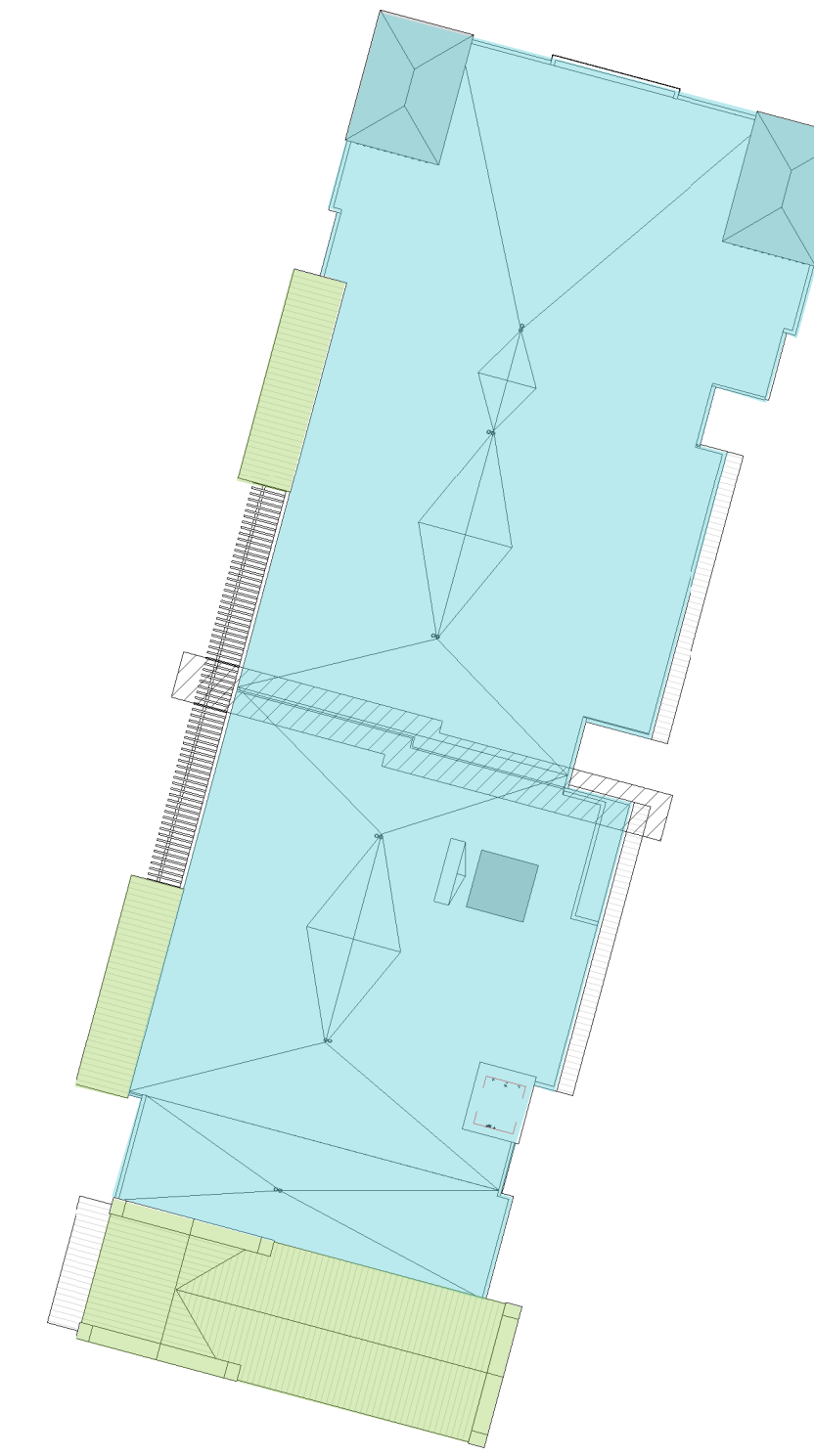
As always, I am happy to discuss each of the items above during the next scheduled special meeting on July 12, 2023.

Regards,
Bill

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LEGEND

-  T.O.P = 60' - 0" / MEASURED FROM GARAGE SLAB
T.O.P = 47' - 0" / MEASURED FROM 1ST RESIDENTIAL LEVEL
-  T.O.P = 49' - 0" / MEASURED FROM GARAGE SLAB
T.O.P = 36' - 0" / MEASURED FROM 1ST RESIDENTIAL LEVEL
-  ROOF ELEMENTS OVER 60' - 0"



1 OVERALL ROOF PLAN
1/32" = 1'-0"

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4.3.3.6. Review and Evaluation Criteria

The Planning Director, the Planning Commission and the City Council shall review and evaluate and make the following findings before granting a Conditional Use Permit or Planned District zoning using the following criteria:

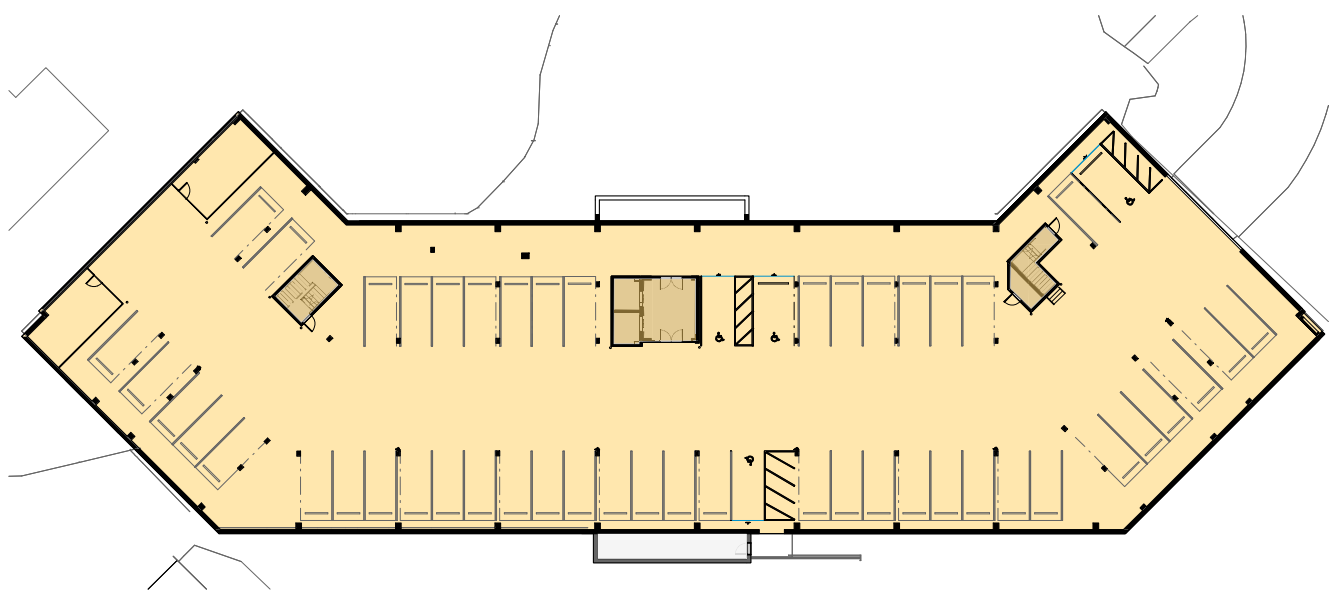
1. Comparison with applicable regulations and standards established by the Comprehensive Land Use Regulations applicable to the proposed use and site.
 - A comparison was made. The planned development complies with the regulations and standards established by the Comprehensive Land Use Regulations with only the following departures:
 - *Height of one section of residential building is 60' to the parapet which exceeds the norm by 10'. Architectural features in some areas of this section add an additional 13' to the peak of the feature.*
 - *Hotel has covered space of approximately 108,813 square feet which includes approximately 26,666 square feet of covered parking on the bottom floor. Net after removing parking level is 82,147 square feet.*
 - *Removal of five forested, live oak trees mitigated by the planting of 36 new live oak trees on the site.*
2. Compatibility with existing or permitted uses on abutting sites, in terms of building height, bulk and scale, setbacks and open spaces, landscaping and site development, and access and circulation features.
 - *Sucette Harbor has been designed to be compatible with the surrounding neighborhoods. The surrounding neighborhoods include a mix of residential and commercial properties.*
 - *Apartment complex is designed for age restricted, active adults over 55-years, which is compatible with surrounding residential neighbors.*
 - *Hotel and restaurant are compatible with other commercial properties in the surrounding area. Hotel is a boutique hotel designed to sit on the lakefront with a profile compatible with neighboring lakefront properties.*
 - *Scale is compatible with surrounding neighbors, especially when taking into account the site elevations and isolation of the site from the majority of Mandeville.*
 - *Site complies with open space and landscape requirements as outlined by the CLURO.*
3. Potentially unfavorable effects or impacts on other existing conforming or permitted uses on abutting sites, to the extent such impacts exceed these which reasonably may result from use of the site by a permitted use.
 - *None identified.*
4. Modifications to the site plan which would result in increased compatibility, or would mitigate potentially unfavorable impacts, or would be necessary to conform to applicable regulations and standards and to protect the public health, safety, morals, and general welfare.
 - *Plans include a mitigation plan to plant 36 new live oak trees to replace the five forested, live oaks being removed.*

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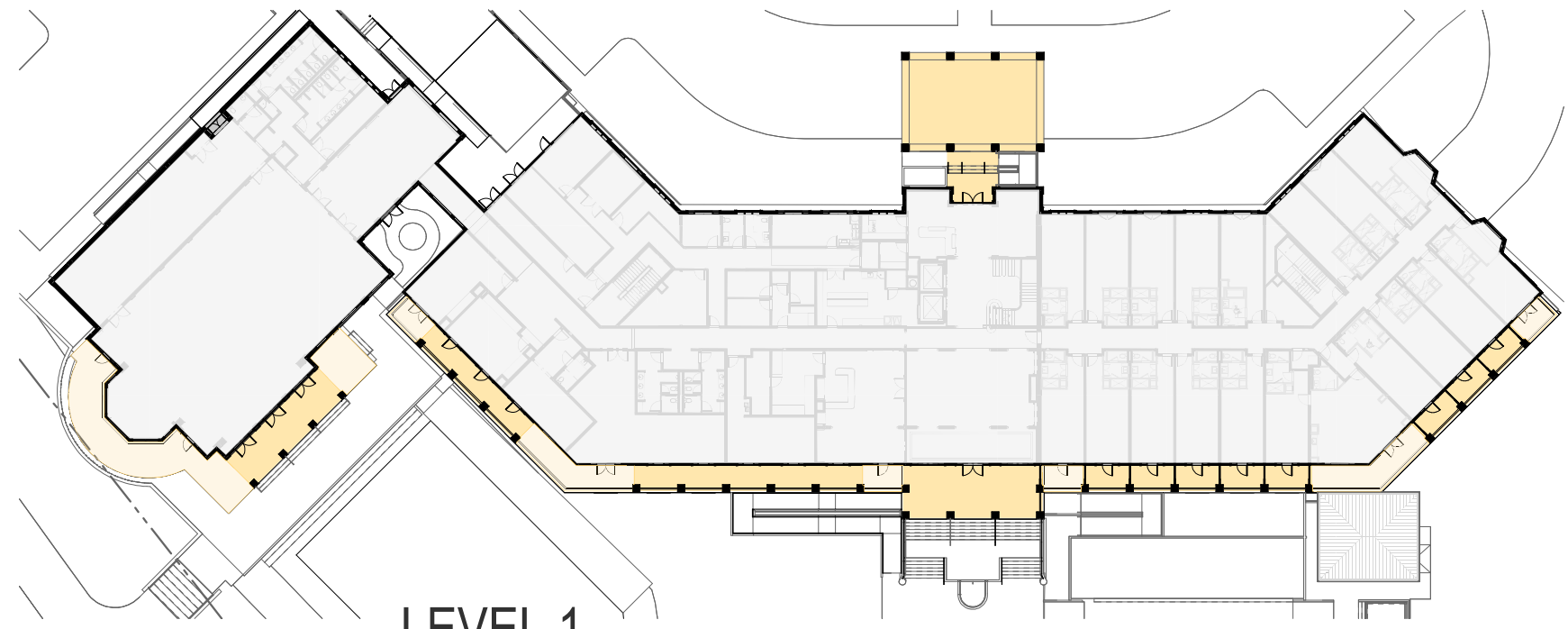
- *Plans have been modified to increase compatibility on density and parking requirements.*
 - *Plans have also been modified to increase compatibility with regards to landscaping, green space, and overall design.*
5. Safety and convenience of vehicular and pedestrian circulation in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses reasonable and anticipated in the area considering existing zoning and land uses in the area.
 - *A traffic study was performed in compliance with City requirements. Results were in compliance with all City requirements.*
 6. Protection of persons and property from erosion, flood or water damage, fire, noise, glare, and similar hazards or impacts.
 - *Drainage plan for site addresses erosion, flood and water handling all in accordance with City requirements. Operations on the site will comply with all City noise, glare and similar hazard requirements established by the City.*
 - *The development of the marina will protect surrounding properties from erosion.*
 7. Location, lighting, and type of signs; and relation of signs to traffic control and adverse effect on adjacent properties.
 - *Lighting and signage on site will comply with all City requirements.*
 8. Adequacy and convenience of off-street parking and loading facilities and protection of adjacent property from glare of site lighting.
 - *Site contains parking in excess of that required by the CLURO. No off-street parking outside of the site is planned or anticipated.*
 - *All site lighting will comply with the City's requirements.*
 9. Conformity with the objectives of these regulations and the purposes of the zone in which the site is located.
 - *The property has been zoned Planned District (PD) since 2007 in the City's Comprehensive Land Use Plan. In 1998 a prior applicant requested a permit for the site to build a family compound for which a designation of Planned Residential District (PRD) was assigned to the property; however, that permit was never applied for and the family compound was never built. After two years the application lapsed. Applicant for this Planned District request a sub-designation of Planned Combined Use District (PCUD).*
 10. Compatibility of the proposed use and site development, together with any modifications applicable thereto, with existing or permitted uses in the vicinity.
 - *The area has been designated as a Planned District since 2007 by the City and the area has been developed as such.*
 11. That any conditions applicable to approval are the minimum necessary to minimize potentially unfavorable impacts on nearby uses and to ensure compatibility of the proposed use with existing or permitted uses in the same district and the surrounding area.
 - *The proposed development minimizes potential unfavorable impacts on the surrounding area, especially with regards to density, green space, and parking.*

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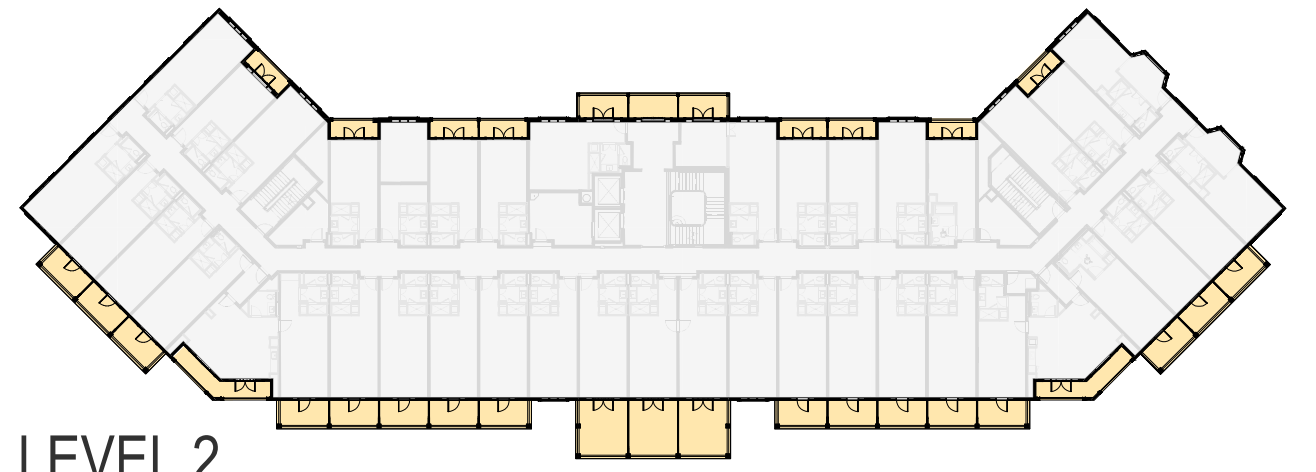
12. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety, or welfare, or community aesthetics, or materially injurious to properties or improvements in the vicinity.
 - *The proposed use will not be detrimental to the public health, safety, or welfare, or community aesthetics, or materially injurious to properties or improvements in the vicinity. In fact, the proposed use will provide the following benefits.*
 - *Funds from the lease payments to LSU Health Foundation New Orleans will go toward cancer research which will benefit many people in our community and our state.*
 - *Provides a safe place for aging residents of Mandeville and the surrounding areas to live and enjoy the many amenities that Mandeville has to offer.*
 - *Provides a boutique hotel on the lakefront for visitors to Mandeville to stay and enjoy the many amenities that Mandeville has to offer.*
 - *Provides a modern marina facility to the community.*
 - *Provides an estimated \$500,000 annually in property taxes to the community including \$237,000 for the School District, \$97,000 to Fire District 4 and \$34,000 directly to the City of Mandeville.*
 - *Provides on-going sales tax revenues estimated at \$736,000 annually with \$40,000 going directly to the City of Mandeville.*
 - *Provides an estimated \$6,900,000 of sales taxes during construction of the development with \$375,000 going directly to the City of Mandeville.*
 - *Provides approximately 80 new full-time equivalent jobs to the community.*



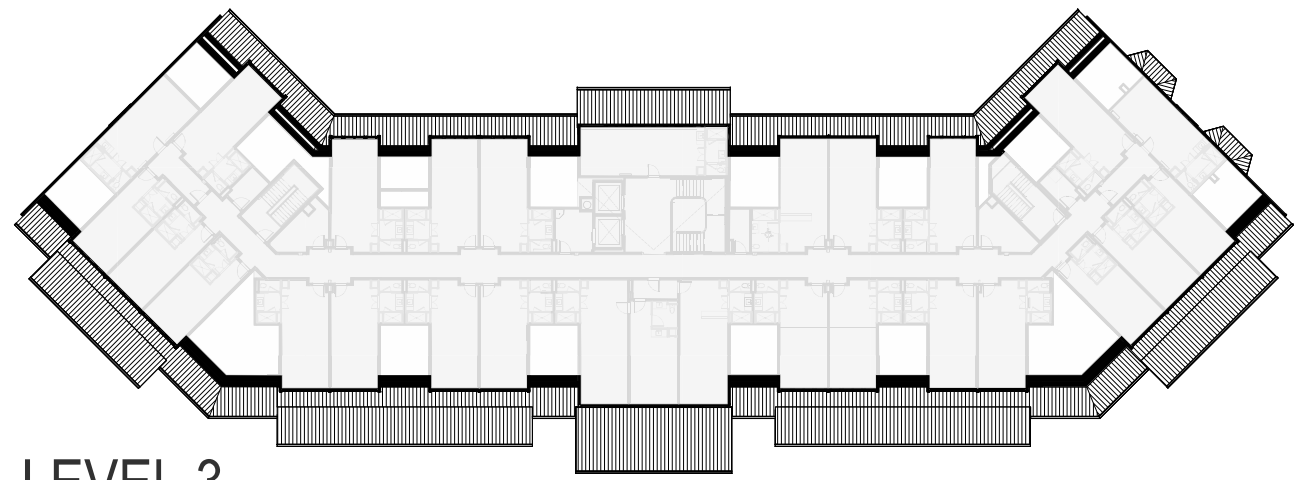
PARKING - LEVEL 0



LEVEL 1



LEVEL 2

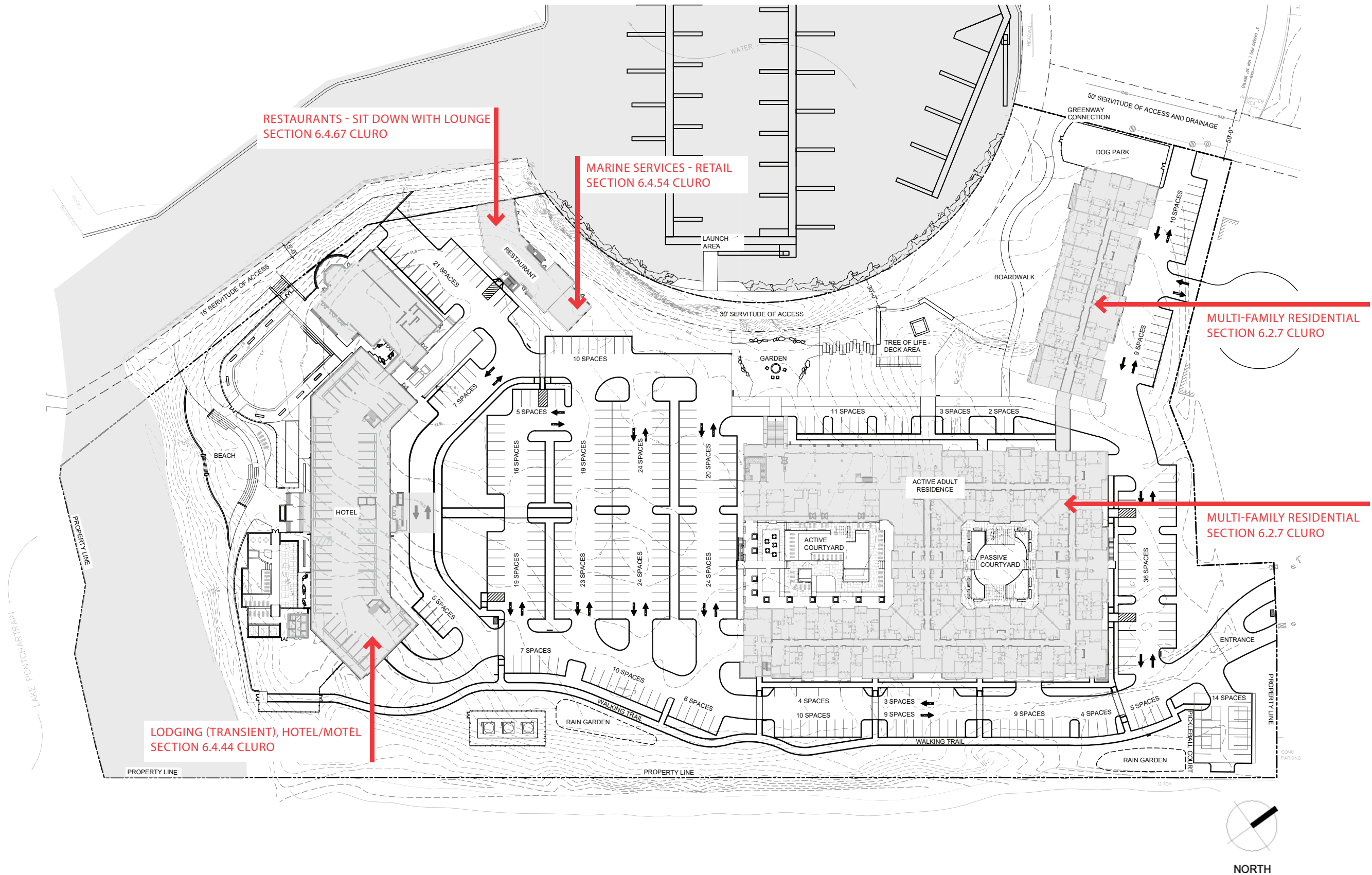


LEVEL 3

LEVEL	EXTERIOR (UNDER ROOF)	INTERIOR (CONDITIONED)	TOTAL
PARKING	26,843 sf	0 sf	26,843 sf
LEVEL 1	4,915 sf	32,414 sf	37,329 sf
LEVEL 2	2,453 sf	23,989 sf	26,442 sf
LEVEL 3		17,384 sf	17,384 sf
TOTAL	34,211 sf	73,787 sf	107,998 sf

HOTEL - SQUARE FOOTAGE BREAKDOWN

SITE PLAN - CONDITIONAL USE



HEIGHT CHART

	<u>North</u>	<u>East</u>	<u>South</u>	<u>West</u>
Active Adult Main Building				
To top of parapet, west section	60' 3/4"			
To roof top of deck, north, east, south sections		49'	49'	49'
To top of highest architectural feature	72' 11"	61' 10"	63' 7/8"	70' 5"
Active Adult North Wing				
To top of parapet	54' 3/4"	54' 3/4"	54' 3/4"	54' 3/4"
To top of highest architectural feature	57'	54' 3/4"	57'	54' 3/4"
Hotel (above Level 1, highest adjacent road is 1'-6" below Level 1)				
To top of parapet	44'-4 1/2"			
To Mid-point Main Roof	34'-6"			
To top of Main Roof	42'-9 1/4"			
To Mid-point Elevator Override Roof	48'-1 1/4"			
To top of Elevator Override Roof	50'-2 1/4"			
To top of linen chute vent	55'-3 1/4"			
Restaurant				
To top of parapet	29'-8"	29'-8"	29'-8"	29'-8"
To top of mechanical screen	30'-11"	30'-11"	30'-11"	30'-11"
To top of highest architectural feature	32'-0"	32'-0"	32'-0"	32'-0"