

**Planning Commission
Public Hearing
December 10, 2019**

The meeting was called to order by Chairwoman Rebecca Bush and the secretary called the roll.

Present: Nixon Adams, Ren Clark, Simmie Fairley, Bill Sones, Brian Rhinehart, Jeff Lahasky and Rebecca Bush

Absent: None

Also Present: Louise Scott, Director, Planning Department; Cara Bartholomew, Planner and Mayor Donald Villere

Ms. Bush moved to approve the minutes of April 2, August 13 and November 12, 2019, seconded by Mr. Clark and was unanimously approved.

Mr. Adams moved to adopt the revised 2020 meeting dates, seconded by Ms. Bush and was unanimously approved.

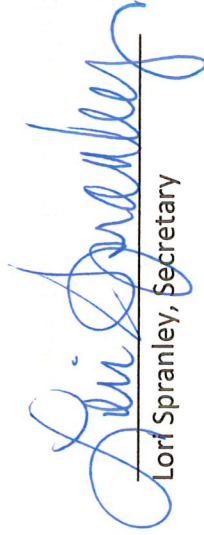
The only case discussed was P19-12-10 Recommendation to the City Council regarding Ordinance 19-30 approving a Conditional Use Permit for Parcel J-4A-1, Mariner's Village Subdivision, Section 42, T8S, R11E, St. Tammany Parish, Louisiana, for the use designated under CLURO Section 6.2.1, Single Family Residential; and providing for other matters in connection therewith

Ms. Scott presented that Parcel J-4A-1, Mariner's Village, (245 Antibes West) was the original clubhouse/pool for Mariner's Village and through the years various uses had been approved through the Conditional Use Permit process.

It had been discussed at the work session that there would be a side loaded garage. The applicant's architect had stated it was not be possible and submitted a plan prepared by James R. Aultman dated December 4, 2109 with the garage door would face the street with an architectural door design. The commission would be approving the site plan with a portion of the green are would be removed with a different concrete area becoming green space.

Mr. Adams moved to recommend a single family use with approval of the revised site plan be approved, seconded by Mr. Clark and was unanimously approved.

Mr. Fairley moved to adjourn the meeting, seconded by Mr. Sones and was unanimously approved.


Lori Spranley, Secretary

Rebecca Bush, Chairwoman
Planning Commission

**Zoning Commission
Public Hearing
December 10, 2019**

The meeting was called to order by Chairman Nixon Adams and the secretary called the roll.

Present: Nixon Adams, Ren Clark, Simmie Fairley, Bill Sones, Brian Rhinehart, Jeff Lahasky and Rebecca Bush

Absent:

Also Present: Louisette Scott, Director, Planning Department; Cara Bartholomew, Planner

Ms. Bush moved to approve the minutes of April 2, August 13 and November 12, 2019, seconded by Mr. Clark and was unanimously approved.

Mr. Adams announced that written notice of decisions regarding zoning variances will be filed in the Board's office the following day of this meeting at which time applicable appeal time will begin to run.

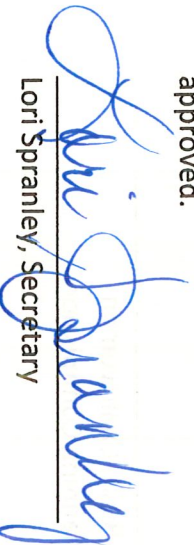
The only case discussed was V19-12-39 St. Tammany Linen Inc. requests an exception to Article 9, Parking, especially Section 9.1.2 Construction Design Standards for Parking and Loading, Parcel P-7-2A, Greensburg Land District, 3884 Florida Street Extension, zoned B-2

Ms. Scott presented that St. Tammany linen owned lots 13-E, 13-F and 13-G (vacant) in Plot/Tract "G" Poitevent Tract and had recently purchased Parcel P-7-2A. The applicant was looking at a long term plan of expanding the site with the existing parking lot having been granted an exception to place all aggregate material. With the purchase of the lot to the east, the plan was to construct a parking lot and then abandon the old parking lot with the construction of a new building. There had been a discussion whether the request needed to be considered as an exception. The request was for the entire parking lot be constructed with limestone except for a concrete apron to prevent the material from flowing onto Florida Extension.

Mr. Clark said he had received a call from Buck Abbey regarding this issue. If the limestone was caught in the tire treads, it could hit a windshield. Mr. Rhinehart asked if the old and new parking lots would be a wash of parking spaces, and it was stated that it would be a gain. With a new building there would be a need for more parking. Ms. Scott said it would be evaluated with the permit application. There were earlier variances for current buildings.

Ms. Bush moved to approve the exception to allow the parking lot to be of an aggregate or limestone material, seconded by Mr. Sones, and was unanimously approved.

Mr. Fairley moved to adjourn the meeting, seconded by Mr. Sones and was unanimously approved.



Lori Spranley, Secretary

Nixon Adams, Chairman
Zoning Commission

**Zoning Commission
Work Session
December 10, 2019**

The meeting was called to order by Chairman Nixon Adams and the secretary called the roll.

Present: Nixon Adams, Ren Clark, Simmie Fairley, Bill Sones, Brian Rhinehart, Jeff Lahasky, and Rebecca Bush

Absent: None

Also Present: Louisette Scott, Director, Planning Department; Cara Bartholomew, Planner

Mr. Adams announced that any additional information determined to be needed by the Commission in order to make a decision regarding a case shall be required to be submitted to the Planning Department by the end of business on the Friday following the meeting at which the additional information was requested or the case will automatically be tabled at the next meeting.

The only case discussed was V20-01-01 The Samaritan Center Inc. requests an exception to Section 7.5.10.3, B-3 Site Development Regulations, a portion of lots 4 and 5 and lot 6, square 18, 402 and 408 Girod Street, zoned B-3

Ms. Scott presented the Samaritan Center purchased Lot 6, Square 18 and was proposing to construct a new food bank building. The building would be located on the west side of Girod Street between Madison and Monroe Streets. They were proposing to construct a new building in accordance with the site plan prepared by Arrow Engineering & Consulting dated October 18, 2019 and revised through December 8, 2019.

The Samaritan Center currently owned lots 4 and 5. Lot 4 was the corner lot, improved with a building housing administrative offices, the existing food bank and “interview cubicles”. Lot 5 was improved with a building being used as “Gran’s Attic”. This site was a legally non-conforming development site, with variances being granted in 2002 for greenbelt and landscaping. The Samaritan Center was proposing to construct a new building on lot 6 for the food bank, storage area and demonstration/prep area. The existing food bank located in the administrative building would be relocated to the proposed new building. Additionally, the existing drop off area behind “Gran’s Attic” would be removed to allow for access to the new building.

Plans prepared by Arrow Engineering & Consulting dated September 3, 2019, were submitted with the application. The plans indicated that the first floor of the proposed new building was 6,400 square feet. CLURO Section 7.5.10.3, allowed a maximum building ground floor area of 5,000 square feet, unless approved as an exception by the Zoning Commission. The applicant was requesting an exception to allow 6,400 square foot ground floor area to be as proposed on the plans.

Additionally, the CLURO specifies certain criteria and findings for review and approval of an exception as follows:

1. **Large-scale Buildings.** The Zoning Commission may approve the establishment of buildings with ground floor areas greater than 5,000 square feet as an exception if it finds that:
 - a. The scale of the building is appropriate for its intended use given the scale of similar structures located within the neighborhood;
 - b. The building is designed to appear to be in-scale with surrounding development;
 - c. Any new required parking spaces for the structure shall be provided in a manner that is not detrimental to the neighborhood character. For purposes of this section, detrimental parking includes parking that conflicts with the purposes of this district, is incompatible

with abutting land uses, promotes blight, threatens the integrity of historic resources or reduces property values;

- d. Adequate transportation, drainage and other infrastructure exists or will be provided to meet the demands of the proposed development and its allowed uses; and
- e. For purposes of calculating ground floor area of elevated structures, the area shall include all square footage under the beam of the building, but exclude cantilevered porches, decks and other unenclosed areas.

Ms. Scott presented that Lot 6 measured 63.95' frontage by 202.5' and contained 12,950 square feet. Architectural elevations had been submitted depicting a cottage style building. This site was located within the Historic Preservation District and review and approval of architectural elevations was required by the HPDC. The proposed cottage is 39' wide.

The setbacks are as follows:

Front: min. max 15', min. 10: proposed: 15' (compliant)
Side (63.95' lot) min. 12' proposed: 10' on north side and 14' on south side (compliant)
Rear: min. 20' proposed: 25' (compliant)

Impervious site coverage: Max. 75%, proposed 55.74% (+19.6%)

There is a proposed landing on the north side of the building that encroaches into the side yard setback. The landing measured ~5' x 5'.

Parking:

The site plan indicates the proposed new building contains 6400 sf on the first floor and 2278 sf on the second floor. The breakdown is as follows:

First floor:

Food distribution; food prep; sorting; storage 4,242 square feet (generally counted as storage but should better understand parking need if any)

Garage 1,686 square feet (counted as storage / no parking required)
2,044 square feet mercantile parking required is 1:250 or 8 spaces.

Second floor: storage (no parking required)

The CLURO states "No additional spaces shall be required for 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."

Based on the above, the calculable parking for this structure does not exceed 8 spaces, so no additional parking is required. (see cluro section 7.5.10.5(4) (3). *When only a portion of a building is being used for storage or business operations, the minimum required parking shall be based on areas to be used for business operations or storage*

There were 19 spaces provided within the total site. An additional 6 on street spaces could be counted for a total of 25 parking spaces. These spaces met the requirements for the 2 existing buildings. There was a public parking lot across the street. A letter was submitted from Our Lady of the Lake dated December 4, 2019, granting permission to use the parking lot on the corner of Lafitte and Madison Streets M-F 9:00-4:00.

The commission requested a Fire Department review. Ms. Scott stated the footprint was in context with the neighborhood. As a note, if the Samaritan Center separated the lot they could build two buildings on the site.

Wayne Bruno, board chair for the Samaritan Center, said the board had worked on this project for three years. The building was designed with the current status of what food banks

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should look like to allow shopping down the aisles and picking up foods. This would provide an opportunity for the client's integrity to shop. The middle section would be for food prep which would not require additional staff. Mr. Adams asked if how many new employees would be needed. Mr. Bruno said people were served for interviews on an appointment basis but could be walked to the food bank to shop so there would not be an additional flow of people.

Mr. Fairley said they were doing a good job of helping the community. Mr. Clark asked if this was a good location and what area did they serve. Mr. Bruno said most of the people lived on this end of the Parish. Ms. Dena Gros, Director, said they partnered with Second Harvest. This was an emergency food bank which graduated people to self-sufficiency. There was a garden showing people how to grow vegetables and cook them.

Mr. Bruno said this was the 30th year for the Samaritan Center and the statistics were mindboggling. They had served over 50,000 people, and given away food that equated to \$18 Million. The program provided housing, utilities, medical help, dental, the back to school program was new in the last ten years, and transportation assistance. The building will have a generator and be self-sufficient during storm times.

Christy Fair, captain of the Krewe of Eve, said the Krewe was not against the Samaritan Center but they were concerned about the type of trucks coming in and out as well as drainage issues. They had accessed their building with front parking. They were concerned about the impact on their property.

Mr. Adams said requested information must be provided for the next meeting for a vote.

Mr. Fairley moved to adjourn the meeting, seconded by Mr. Sones and was unanimously approved.



Lori Spranley, Secretary

Nixon Adams, Chairman
Zoning Commission

