

**Planning Commission
Public Hearing
April 30, 2019**

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

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

Absent: None

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

Mr. Clark moved to approve the minutes of February 26, 2019, seconded by Mr. Fairley and was unanimously approved.

It was announced there was a special meeting on May 1st at 6:30 p.m. to discuss the Short Term Rental ordinance.

With the NCU conference being held on the same week as the June 11th meeting, it was decided to change of meeting date to Wednesday, June 5th. If there were no cases, the meeting could be cancelled.

The only planning case also had a corresponding zoning case and both cases were discussed in conjunction. The planning case discussed was R19-04-01 KWKP Properties, LLC and Mary Costa request a resubdivision of three parcels of ground in double square 40 into lots K-1, K-2 and K-3, lot K-1 zoned B-2, lot K-2 to be zoned B-2 and K-3 zoned R-1. The zoning case discussed was V19-04-15 KWKP Properties, LLC and Mary Costa request a variance to Section 7.5.1.3, R-1 Site Development Regulations for proposed lot K-1, and Section 7.5.9.3, B-2 Site Development Regulations for proposed lots K-1 and K-3, a parcel of ground in square 40, zoned R-1 and B-2.

Ms. Scott stated the staff had received the documents for the land swap. As discussed at the work session, the request would create a 19' strip behind Lot K-1 which was being swapped for the northern half of an adjacent parcel of land. There was a live oak tree on the property and the plat was revised to show the area of the tree with a "no access" notation on the plat.

The following variances were requested:

- Lot K-1: A reduction in the depth from 120' to 100.71 (19.29")
- Lot K-2: A reduction in the frontage from 150' to 128.65' (21.35")

Mr. Adams said this meeting was the third discussion of the property and the land swap solved an encroachment and cleaned up the zoning map.

Mr. Adams moved to approve the resubdivision and the variance, Mr. Clark seconded the motion stating it rationalized the geometry, and the cases were unanimously approved.

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


Lori Spranley, Secretary


Rebecca Bush, Chairwoman
Planning Commission

**Zoning Commission
Public Hearing
April 30, 2019**

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

Absent: None

Also Present: Louisette Scott, Director, Planning Department; and Cara Bartholomew and Council Member Mike Pulaski

Mr. Clark moved to approve the minutes of February 26, 2019, seconded by Mr. Fairley and was unanimously approved.

Mr. Blache 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.

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Mr. Adams moved to approve the resubdivision and the variance, Mr. Clark seconded the motion stating it rationalized the geometry, and the cases were unanimously approved.

The next case discussed was V19-04-13 Lavigne Baker Realty LLC/Laguardia and Mark McAdams request a variance to Article 9, Landscaping, more specifically to Section 9.2.5.5, Landscape Requirements in Districts Other than Low Density Residential (1) Periphery Landscape (Greenbelt) Requirements and Section 9.2.5.5.3, Site Interior Planting Requirements, subsections (a) and (f), Poitevent Tract, 501 N. Causeway Boulevard, zoned B-2

Ms. Scott presented that the applicant managed the Lakeshore Shell station located at 501 N. Causeway Boulevard. This property was zoned B-2, Highway Business District and was currently developed with a fuel station and car wash. The fuel pump canopy was removed several years ago with the intent of constructing a new one, but it was never completed. The applicant was demolishing all existing buildings and redeveloping the entire site. All new

development was required to meet current site development regulations as set forth in the CLURO.

The convenience store was proposed to be constructed in the car wash location and the existing kiosk would be redeveloped with an additional pump island. The live oak tree would be preserved with an enlarged island.

- **REQUIRED GREENBELT VARIANCE —9.2.5.5.1. Periphery Landscape (Greenbelts)**
Requirements: *Based on the site's location, a 25-ft greenbelt is required along the E. Causeway Approach frontage and the Causeway Service Road frontage. To provide these two greenbelt strips in their required locations would render the majority of the property unusable for the project. In lieu of providing the greenbelt in the exact locations, the site plan has been developed to provide designated greenspace on the site within the 25-ft greenbelt area and within the E. Causeway Approach right-of-way.*
 - Greenbelt proposed in GNOEC ROW on East Approach 27' 30' and 26'.
 - Letter from GNOEC provided.

INTERIOR LANDSCAPING VARIANCE 9.2.5.5.3. Site Interior Planting Regulations:

- *The site is required to have a minimum of 8% of the interior area reserved for landscaping. The proposed site plan has been designed to provide as much as possible for this requirement, including the removal of the existing lower parking areas on the south side of the property. The proposed site plan is providing interior landscape area measuring 7.2% instead of the required 8%.*

The well with the parking would be removed and the minimum amount of trees would be met.

VEHICLE USE AREA PLANTINGS VARIANCE – 9.2.5.5.3. Site Interior Planting Regulations:

- *The site is required to have a minimum of 13 trees (a mixture of Class A and B trees) within the area of the site that does not include the greenbelt areas. The amount of planting area is not large enough to provide for all of the required trees, but, as indicated on the provided landscape plan, the required total number of trees have been provided in the vehicle use area along with the greenbelt areas.*

ENCROACHMENT OF CANOPY AND BUILDING INTO GREENBELT – 9.2.5.5.1. Periphery Landscape (Greenbelts) Requirements:

- *Due to the configuration of the existing gas pumps and the desired location of the convenience store, these structures encroach into the required greenbelt. To mitigate this issue, an equivalent amount of greenspace has been provided in other areas of the site and within the E. Causeway Approach right-of-way.*
 - Encroachment area of the canopy of 622 square feet into greenbelt on East Causeway Approach.
 - Encroachment area of the canopy of 819 square feet on N. Causeway Service Road
 - Encroachment area of the convenience store of 207 square feet.

Additional concrete to be removed was located in the point and included the parking well. This would add to the pervious coverage of the site.

Mr. Blache said it would be an improvement to the site. Mr. Adams said it was an irregularly shaped lot and many of the adjacent residents were thankful for the redevelopment.

Ms. Bush moved to approve the variance, seconded by Mr. Lahasky and was unanimously approved.

The last case discussed was V19-04-14 Daniel D'Angelo requests a variance to Section 7.5.1.3, R-1 Site Development Regulations, Golden Shores Subdivision, Section H, square 23, lot 87A, 210 Dona Drive, zoned R-1

Ms. Scott presented that the property located at 210 Dona Drive in New Golden Shores was zoned R-1, Single Family Residential. Based on a survey by Errol E. Kelly dated August 26, 1983, the property had a frontage of 148.5', a 150' depth along each side and 161.67' along the rear of the property. The lot area was approximately 23,262 square feet. The applicant was proposing to resubdivide the property into two lots each having a frontage of 74.25', depth of 150', and rear width of 80.83', with an area of 11,631 square feet.

Based on R-1 Single-Family Residential Site Development Regulations in CLURO 7.5.1.3. the resubdivision requires the following:

- Minimum lot area of 10,800 sq. ft is required - 11,631 sq. ft is proposed.
- Minimum lot depth of 120' is required - 150' is proposed.
- Lot frontage: minimum frontage of 90'. The applicant was requesting a variance to minimum lot frontage of 15.75', in order to create 2 lots with a 74.25' frontage each.

Golden Shores Section "H", i.e. New Golden Shores was platted in March 1963 with the all lots having frontage of 90-115'. Lots 87, 88, 89 were resubdivided into 2 lots, creating Lots 87A and 89A, increasing the frontage of each 99' lots by 49.5'. New Golden Shores has retained its original character with the same or larger lot layout as originally platted.

The applicant indicated there were two live oak trees on the site, but not noted on the submittal. The first live oak tree was a large specimen oak on the east side of the property and the smaller live oak tree was found near the southwest corner. Both were in excellent health.

Mr. Adams said the property contained a 150' frontage and seeing the tree on Google Earth indicated it was 120'. If there was any redevelopment, it would have to be in the same location not to damage the tree. Ms. Scott said the applicant was requesting a variance to lot frontage. She had spoken to the applicants after the meeting and they understood the challenges and stated they wanted to understand the options. The desire was to demolish the house and rebuild knowing they may have to return before the commission, but the house would be located in an area that was previously developed.

Ms. Bush moved to deny the request, seconded by Mr. Sones and was unanimously approved for denial.

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



Lori Spranley, Secretary



Michael Blache, Chairman
Zoning Commission

**Planning Commission
Work Session
April 9, 2019**

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

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

Absent: None

Also Present: Louise Scott, Director, Planning Department; Cara Bartholomew, Planner; and Council Member Mike Pulaski

Ms. Bush 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 planning case also had a corresponding zoning case and both cases were discussed in conjunction. The planning case was S19-05-01 Crosby Development Co., LLC requests final subdivision approval of Phase 5 of the Sanctuary Subdivision, zoned R-1 and the zoning case was V19-05-12 Crosby Development Co., LLC requests a variance to Section 7.5.1.3, R-1 Site Development Regulations, lots 454, 455, 458, 459, 461-466, 477 and 478, zoned R-1. These were lots in the cul-de-sac.

Ms. Scott presented Phase 5 of the Sanctuary Subdivision was the last phase for the entire Sanctuary development. This phase consisted of 41.82 acres, and proposed 33 lots (numbered 452 – 480) including 4 parcels, Parcel A and Parcel B (2.56 acres) as Greenspace, and Parcel C and D (3.56 acres) as Right of Ways, all in accordance with the Final Plat prepared by Randall W. Brown & Associates; Inc. dated April 22, 2019. The property was zoned R-1, Single Family Residential.

After a review of the Final Plat, the following comments were offered:

1. Remove note No. 6 from the General Notes
2. Remove culvert data from the final Plat and provide on as-built drawings.
3. Include the dbh of the Live Oak located within Greenspace Parcel B
4. Submit CAD drawings to the Dept. of Planning and Development

Public Works had provided the following comments in an email dated April 30, 2019 stating the following:

1. Establish grassing in ditches, rights of way, and front of lots. Install/maintain hay bales at stormwater outfalls until grassing is established
2. As built drawings should be revised by the engineer and submitted to the City.

The commission had requested a summary of the open space and trails in the subdivision.

In summary of the Sanctuary as shown on the plan entitled The Sanctuary Phases 1-5 and the Preserve indicates the following:

- Sanctuary Office Park: 5 buildings containing 100,000 square feet of rentable area.
- 425 lots developed to date
 - 300 houses constructed. Approximate value \$291,700,000.
 - 125 vacant lots – approximate value \$24,500,000.
- Total Walks and Trails: 3.5 miles

**Planning Commission
Work Session
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Page 2**

- Summary of Greenspace:
 - 461 Acres - developed lots
 - 259 acres – Sanctuary green space
 - 160 acres – Preserve green space
 - 47.6% Green space

WAIVERS / VARIANCES

Waiver to Section 13.2.5. Pedestrian and Bicycle Facilities Requirements

1. Sidewalks - Sidewalks shall be required to be located within the dedicated right-of-way of all streets and shall be improved as required by these regulations. A median strip of ground covering material or landscaped area at least four feet (4) wide shall separate all sidewalks from adjacent curbs or from the edge of the shoulder of a drainage channel nearest to the development lot.

Throughout each phase of the development, a waiver had been granted to the requirement to construct sidewalks within all streets right of ways within the development. In lieu of providing sidewalks on each street, a network of bike/pedestrian paths and nature trails totaling 3.5 miles were provided throughout the development.

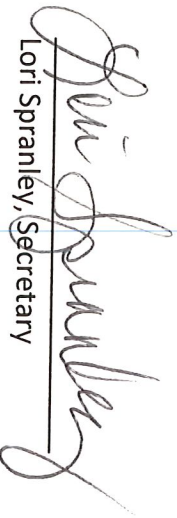
Variances

Variances to Section 7.5.1.3, R-1 Site Development Regulations were being requested for 12 lots located within cul-de-sacs. The lot frontages for these lots were less than the R-1 minimum 90' frontage, as follows:

Linnette Lane – Lots 454 and 455
Pintail Trace – Lots 458, 459 and 461-466
Juniper Court – Lots 477 and 478.

All of these lots exceed the R-1 minimum area of 10,800 square feet.

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


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Planning Commission

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Page 2

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