

Planning Commission
Public Hearing
September 25, 2018

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

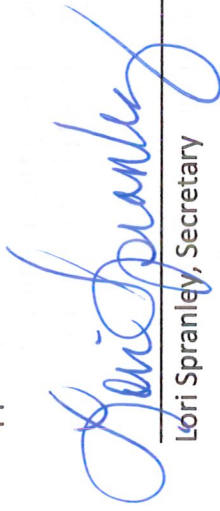
Present: Michael Blache, Ren Clark, Simmie Fairley, Bill Sones and Rebecca Bush

Absent: Nixon Adams and Dennis Thomas

Also Present: Louise Scott, Director, Planning Department and Mayor Donald Villere

Mr. Clark moved to adopt the minutes of July 10, 2018, seconded by Ms. Bush and was unanimously approved.

Ms. Bush moved to adjourn the meeting, seconded by Mr. Clark and was unanimously approved.



Lori Spranley, Secretary



Rebecca Bush, Chairwoman
Planning Commission

**Zoning Commission
Public Hearing
September 25, 2018**

The meeting was called to order by Zoning Chairman Michael Blache and the secretary called the roll.

Present: Michael Blache, Ren Clark, Simmie Fairley, Bill Sones and Rebecca Bush

Absent: Nixon Adams and Dennis Thomas

Also Present: Louisette Scott, Director, Planning Department and Mayor Donald Villere

Mr. Clark moved to adopt the minutes of July 10, 2018, seconded by Ms. Bush and was unanimously approved.

Mr. Blache 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 SUP18-09-06 McGuire Real Estate Group LLC requests a Special Use Permit for Section 6.4.66, Restaurant-Sit Down for a portion of ground in square 18, 445 Lafitte Street, zoned B-3

Ms. Scott presented a request for a special use permit at the former Band's Grocery Store to allow a sit down restaurant. In conjunction with this approval there was an exception request to the parking requirements for seven spaces. This building was located on a portion of lots 14 & 15, Sq. 18, on the Southeast corner of Lafitte and Monroe Streets. The property was zoned B-3, Old Mandeville Business District and a Sit Down Restaurant required a Special Use Permit in the B-3 zoning district. The site was a legally non-conforming development site built in the 1940's. Although there was no survey of the site, it appeared to be built on the property lines. The interior of the building was gutted and the applicant was in the process of renovating it.

Additionally, there was a recommendation from the Historic Preservation District Commission to amend the Historic District structural survey to include this building as Contributing. An ordinance was introduced and the item was on the City Council agenda for adoption at their Thursday night meeting.

Ms. Scott further presented that Band's Food Store was in operation from 1944-2015 as one of the three "corner groceries" within the City of Mandeville. The applicant was in the process of renovating/stabilizing the building and was proposing to open a sit down restaurant that would follow a lunch counter operation similar to the Band's operation.

The site plan indicated 2 parallel parking spaces on Monroe Street and one parallel parking space on Lafitte Street, for a total of three parking spaces.

The application indicated the following breakdown of square footage:

Patron Area:	1288 sf
Kitchen:	355 sf
Bathroom:	308 sf
Total sq:	1951

The total gross square footage consisted of 1951 square feet with no outdoor seating is proposed. The parking is 1,200 sf of GFA or 9.7 or 10 parking spaces required.

Historically, there was angle parking and there was room to accommodate angle parking. Even though this was a legally non-conforming development site, with changes of use or ownership the City re-evaluated the site plans to bring the sites back into compliance for parking and landscaping. The CLURO encouraged parallel parking in the B-3 district and when the buildings were located on the property line the regulations would allow for substitution of planter boxes. A revised site plan was requested and submitted. As discussed at the work session, there was public parking also used by Our Lady of the Lake Church which has limited use at certain times. All of Lafitte and Monroe Streets were culverted. With parallel parking and only counting 3 spaces there was a 7 space deficiency and the applicant requested an exception with the finding that there was additional parking in the neighborhood.

CLURO Section 7.5.10.5 Special B-3 - Old Mandeville Business District Criteria

5. Reductions in Required Landscaping.

- b. When an existing building is within five (5) feet of a street right-of-way, class B trees to be substituted for class A trees. In this case, planter boxes may be used instead of in-the-ground installations so long as such planter boxes do not impede pedestrian circulation.

The revised site plan indicated two parallel parking spaces with three planters on Monroe Street and two planter boxes on Lafitte Street. The boxes measured 24' x 48' so they were substantial enough for greenery.

Mr. Blache asked using diagonal parking could there be one more space and functionally people were used to diagonal parking and would continue to park the same way. Ms. Scott said the planter boxes would protect the building. She said the commission could include that in the motion. Mr. Fairley said the cars would stick out far with angle parking. Mr. Clark said the beauty of the site was that it was not a bar, would provide sale tax revenue to the City and the applicant was continuing the usage and same footprint since 1944. It was almost the perfect project for Mandeville instead of tearing it down and constructing a larger building.

Mr. Clark removed for approval of a Special Use Permit for a Sit Down Restaurant and grant and exception for parking, seconded by Mr. Fairley.

Beverly Moore, 2038 Monroe Street, said this was her west boundary. She and her husband were in favor of the project. They had lived on Monroe Street since January, 2014 and had seen the diagonal parking at the site without blocking Monroe Street. She did back out of her driveway and it was not a visual impediment. This type of project was so important. This was why they chose to live in Old Mandeville. The idea of any community was to make it better and improve it on the tax rolls by creating revenue. Mandeville was landlocked and the boundaries could not be expanded. Anything that could be done to improvement revenue and create opportunities within the boundaries was in the best interest of the citizens and their children. Projects like this enhanced the neighborhoods. The Moore's had bought a sad property and were making it better. If we do not move forward, we regress. She requested approval of the request.

Alan Garvey, 70435 Tiger Branch Road, stated he liked the project. But, he thought there would be a need for more than three parking spaces. Each car would have an average of four people and there would be more than 3 four people tables.

The vote was unanimously approved.

**Zoning Commission
Public Hearing
September 25, 2018
Page 3**

Ms. Bush moved to adjourn the meeting, seconded by Mr. Clark and was unanimously approved.


Lori Spranley, Secretary

Michael Blache, Chairman
Zoning Commission