

**Planning Commission
Public Hearing
September 11, 2018**

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

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

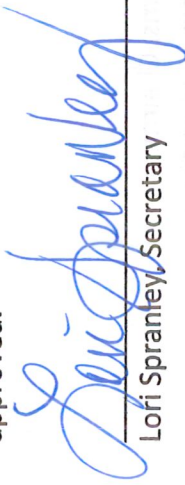
Absent: None

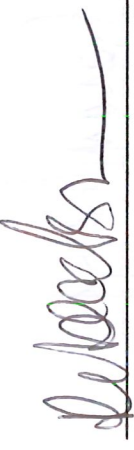
Also Present: Louise Scott, Director, Planning Department and Mayor Donald Villere

Chairman Election

Mr. Adams moved to nominate Rebecca Bush as Planning Chairwoman, seconded by Mr. Thomas and was unanimously approved.

Mr. Clark 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
September 11, 2018

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

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

Absent: None

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

Mr. Adams moved to nominate Michael Blache for Zoning Chairman, seconded by Mr. Thomas and was unanimously approved.

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



Lori Spranley, Secretary

Nixon Adams, Chairman
Zoning Commission

**Zoning Commission
Work Session
September 11, 2018**

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

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

Absent: None

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

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 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 that the applicant was requesting a Special Use Permit to operate a Sit Down restaurant as defined under CLURO Section 6.4.66 in the building known as "Band's Food Store". This building was located on a portion of lots 14 & 15, Sq. 18, on the Southeast corner of Lafitte and Monroe Streets and measured 67.8' on Monroe Street. X 130' on Lafitte Street. 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 developed with the former Band's Food Store and a small cottage. Band's Food Store was in operation from 1944-2015 as one of the three "corner groceries" within the City of Mandeville. The applicant purchased the property on August 3, 2018 and the adjacent cottage with accessory structures. The application was only for the grocery store building.

The applicant was in the process of renovating/stabilizing the building and was proposing to open a sit down restaurant. This was a legally non-conforming development site and the utilities had never been disconnected to trigger compliance.

The CLURO defined Restaurants – Sit-Down as:

6.4.66. Restaurants - Sit-Down

A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings, or in non-disposable containers, where the customer consumes these foods while seated at tables or counters where alcoholic beverages may be served to dining patrons from a service bar (not accessible to patrons) and where there typically is not a rapid turnover of clientele. Special events center services considered to be allowed accessory uses to sit-down restaurants.

The applicant was not proposing a liquor license. Jill McGuire, applicant, asked that not be a condition should the need change.

The existing building appeared to be located on the property lines. There was on-site parking for the adjacent cottage (not a part), but only on-street parking available for 445A, Band's.

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. Ms. Scott pointed out that

parking was at an angle and could accommodate approximately six parking spaces. However, in the B-3 district generally the business tried to have parallel spaces and the staff asked for a submittal showing compliance with that. The Lafitte Street side was always parallel, but Monroe Street was angle parking. This would provide room for planter boxes since there was no green space. It would also delineate the area between the parking and the building.

The application indicated the following breakdown of square footage:

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

The total gross square footage consisted of 1,951 square feet with no outdoor seating being proposed, and the parking was 1:200 sf of GFA or 9.7 or 10 parking spaces required.

The CLURO allowed for parking reduction by exception in the B-3 zoning district in conjunction with a Special Use Permit based on findings of the Zoning Commission that the reduction or waiver does not adversely affect the surrounding commercial or residential uses. Also included was whether or not existing public parking within the area was sufficient to accommodate the proposed use.

In addition to the available On-street parking as depicted on the site plan, there was an existing Public Parking Lot approximately 300' to the south within the same block at the corner of Madison and Lafitte Streets. This lot can accommodate 60 vehicles for customers shopping in Old Mandeville.

Ms. Bush asked who was using the parking lot. Ms. Scott answered that it was mostly a combination of Our Lady of the Lake and Maison Lafitte. Mr. Clark asked if it was the parking lot that was reserved for Our Lady of the Lake. Ms. Scott said there were certain times like mass time that it was exclusively for the use of the church and their functions.

LANDSCAPING

Due to the building being constructed on the property line, there was no greenbelt provided or area available on the site. The application included a note that states: *Potential landscaping against Monroe Street and Lafitte Street walls.* Planter boxes or some other type of landscaping should be provided.

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.

Ms. Scott said a landscape plan should be submitted to satisfy the landscape requirements.

Mr. Clark asked if the Fire Marshall would state that the ingress/egress was acceptable. Ms. Scott said the applicant would be required to submit the plan to the Fire Marshall's office. She thought it would be acceptable, but there would be a review. In the Comprehensive Plan under Old Mandeville, goal 8, policy 8.4 and 8.5, the re-establishment of Band's allowed the same use to continue after all these years that would serve the neighborhood. Policy 8.6, if the building was demolished there would be a change to the character. Policy 8.7, the cottage was

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not part of the application but was on the same site and had off street parking. Historically Band's parking was on street and the proposed use was in keeping with the character of the building and use. It was presented to establish a lunch counter and revitalize that a historic use. Additionally, the applicant had applied to the Historic District Commission to designate this site as historic. The Historic District Commission at their meeting recommended amending the survey to include and designate the site as historic. This would protect the buildings from being demolished.

Mr. Thomas asked about the hours of operation. Ms. McGuire said whatever was allowed in the B-3 district. Mr. Thomas was concerned about competing with the Pub for parking. Ms. McGuire said the plan was to be open lunch hours and they did not know about the weekends. They would need to gauge the business, and they did not want to limit themselves in case there were dinner patrons. They did not plan on obtaining a liquor license, but if there was future evening business they wanted to retain that option. Band's had free coffee and donuts in the morning. They would not be serving breakfast, but coffee would be available and they wanted to bring in a slushy machine, baseball cards and atomic balls. The plan was not to establish a grocery, but provide a no frills lunch.

Mr. Clark asked why would there be an objection to bringing back a business in this building. Ms. McGuire wanted to research old signs. Ms. Scott said no variances were requested, but the Commission could waive or grant an exception to the parking. The plan showed three parking spaces, but the commission could allow angle spaces picking up 4-5 spaces. The staff requested the location of the planters. Mr. Thomas asked if they were keeping the same stone façade, and Ms. McGuire answered yes. Mr. Thomas said he had helped Mr. Band make several of the stones in the wall. Ms. McGuire said they were stabilizing the wall.

Ms. Scott said the site was a gem for Old Mandeville. The other corner groceries were gone. Mr. Clark asked about fishing lures and Ms. McGuire said they would probably carry them. The plan was to offer good chicken and egg salads, roast beef sandwiches, deli type food, and plate lunches. In the morning, if someone wanted to get their sandwiches before work it would be available.

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


Lori Spranley, Secretary


Rebecca Bush, Chairwoman
Planning Commission

