

CASE SUMMARY SHEET**CASE NUMBER: SUP22-12-04****DATE RECEIVED: November 14, 2022****DATE OF MEETING: December 13, 2022 and January 10, 2023****Address: 201 Carroll St****Subdivision: Old Town of Mandeville****Zoning District: B-3 Old Mandeville Business District****Property Owner: Lisa Keiffer, LLC****Previous Cases: P16-01-01 Conditional Use (Ord. 15-35) – Outdoor dining in the Right of Way.****Z12-12-07 – Zoning Approval – Sit Down Restaurant****Z12-08-05 – Zoning Approval – Sit Down Restaurant****Z12-02-03 – Zoning Approval – Food Sales****V00-07-16 - Variance - Parking, Landscape Requirements****V00-01-02 – Variance – Parking, Landscape****V00-02-05 Variance – Non-Conforming Development Site****Z00-02-06 - Combined Uses****REQUEST: SUP22-12-04 – Thomas and Lisa Keiffer request a Special Use Permit to allow Lodging (Transient) – Hotel/Motel per the Table of Permitted Uses, CLURO Section 7.8, Sq. 25B Lot 10A, B-3 Old Mandeville Business District, 201 Carroll St.****CASE SUMMARY:**

201 Carroll is located on the corner of Carroll St. and Claiborne St. The property measures 93.5' on Carroll St. and 90.7' on Claiborne St., having a square footage of 8,480. The applicant is requesting to convert an existing commercial building into a 10 room hotel. The use requires special use approval in the B-3 District. The existing food sales will continue to operate on the ground floor.

The applicant has submitted a site plan prepared by KVS Architecture and dated 11.08.22 the plan incorporates the property to the east that measures 90'x147', 2137 Claiborne St., and zoned B-3 Old Mandeville Business District. The property is improved with a single-family residence.

July 2000, a variance was granted for the B-3 site development criteria, as the building sits on the Claiborne St. and Carroll St. property lines. The variance approval also included Parking and Loading, Periphery Landscaping (Greenbelt), Interior Site Planting Regulations, Buffer Zone requirements

In 2012 the Commission approved a variance of 13 spaces from the required 27 spaces required for food sales and restaurant – sit down. The applicant provided 11 spaces on site and 2 on street spaces.

The applicant is proposing to provide the required number of parking spaces by included the rear of the adjacent lot into the site.

Parking:

A Hotel/Motel requires 1 parking space per each lodging unit plus 1 space per 200 sq ft of gross area including restaurant, Lobby & meeting rooms excluding guest rooms and access halls. There are 10 units planned, 1 space per unit and 385 sq ft of lobby and office space, 1 space per 200 sq ft., requiring 12 parking spaces.

Food Sales requires 1 space per 200 sq ft of gross floor area. There is 1,085 sq ft of food sale space requiring 6 spaces.

Business Support Services – General requires 1 space per 400 sq ft of gross floor area. There is 2,700 sq ft of support space requiring 7 spaces. This square footage includes unoccupied spaces, elevator, storage and laundry room.

The total amount of parking spaces required for all the uses is 25 spaces. There are 27 spaces proposed on the site plan, 22 are provided on site and 5 on street parking spaces on Claiborne St.

75% impervious site coverage is the maximum allowable in the B-3 District, previously a variance was granted for the site. The applicant has increased the site development area and is now compliant with the impervious coverage. The site is 21520 sq ft, 7085 sq ft is pervious (33%) and 14435 sq ft impervious (67%).

The applicant has provided the 5' landscape buffer required with special use approval.

CLURO SECTIONS:**4.3.2.7. Review and Evaluation**

1. **Site plans for uses subject to the Special Use Criteria as provided in Article 8 shall be reviewed and evaluated for consistency with such standards.**
2. **Site plans shall be reviewed and evaluated for consistency with all applicable regulations of this Comprehensive Land Use Regulations Ordinance.**
3. **In the event that a proposed site plan does not satisfy the applicable criteria established for review by this Section, modifications to the site plan by the applicant that would result in increased compatibility or would mitigate unfavorable impacts or would cause the site plan to conform to applicable requirements may be considered.**
4. **The Zoning Commission may require modification of a site plan as a condition for approval when required by the Special Use Criteria of Article 8 or Special District Criteria for the district in which the use is proposed, or other provisions of these regulations or other City, state or federal regulations; or, when the site plan is reviewed in connection with a special use permit application, they may recommend such modifications as may be reasonably necessary to achieve the purposes of these regulations. Such modifications may include, but shall not be limited to:**
 - a. **Provision for special yards, open spaces, buffers, fences, walls, and screening; for installation and maintenance of landscaping and drainage control measures; improvements of access and circulations; rearrangements of structures, site improvements or activities within the site; location and character of signs; and such other site plan features as necessary to ensure compatibility with surrounding uses and to support the findings required by this section**
 - b. **Required modifications may exceed the minimum standards established in these regulations to achieve these regulations' purposes.**

4.3.2.8. Findings for Special Use Permit Approvals

The Zoning Commission shall make the following findings before approving a Special Use Permit:

1. **The proposed plan is consistent with the Comprehensive Plan and the purposes of the applicable zoning district.**
2. **That the Special Use Permit application and site plan comply with the standards of these Comprehensive Land Use Regulations.**
3. **That any required modifications to the site plan are reasonable and are the minimum necessary to minimize potentially unfavorable impacts and protect the public health, safety and welfare as follows:**
 - a. **That the proposed use and site development, together with any modifications applicable thereto, will be compatible with existing conforming or permitted uses on adjacent sites or sites across from the proposed development site in terms of building height, bulk, scale, setbacks, open spaces, lighting, signage, landscaping, parking, access and circulation.**
 - b. **The site development provides for the safe and convenient circulation of pedestrians, motorists and bicyclists and adequately addresses the volume and traffic and other transportation impacts of the proposed development.**
 - c. **Proposed parking is designed to minimize negative impacts on surrounding property and provide safe and convenient access to the site.**
 - d. **The proposed design and use of the development adequately protects people and property from the negative impacts of erosion, flood or water damage, fire, odors, noise and glare anticipated to be generated by the proposed development.**

6.4.44. Lodging (Transient) - Hotel/Motel

A facility offering transient lodging accommodations on a daily or weekly rate to the general public with or without providing additional services, such as restaurants, meeting rooms, and recreational facilities available to guests of the facility or the general public. Typical uses include hotels, motels, and transient boarding houses.



PARKING CALCULATIONS:

FOOD SALES: 1 SPACE
 REQ. PER 200 SF
 1,085 SF FOOD SALE SPACE / 200 =
 5.42 - 6 SPACES REQ.

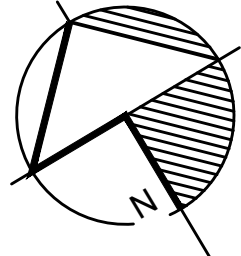
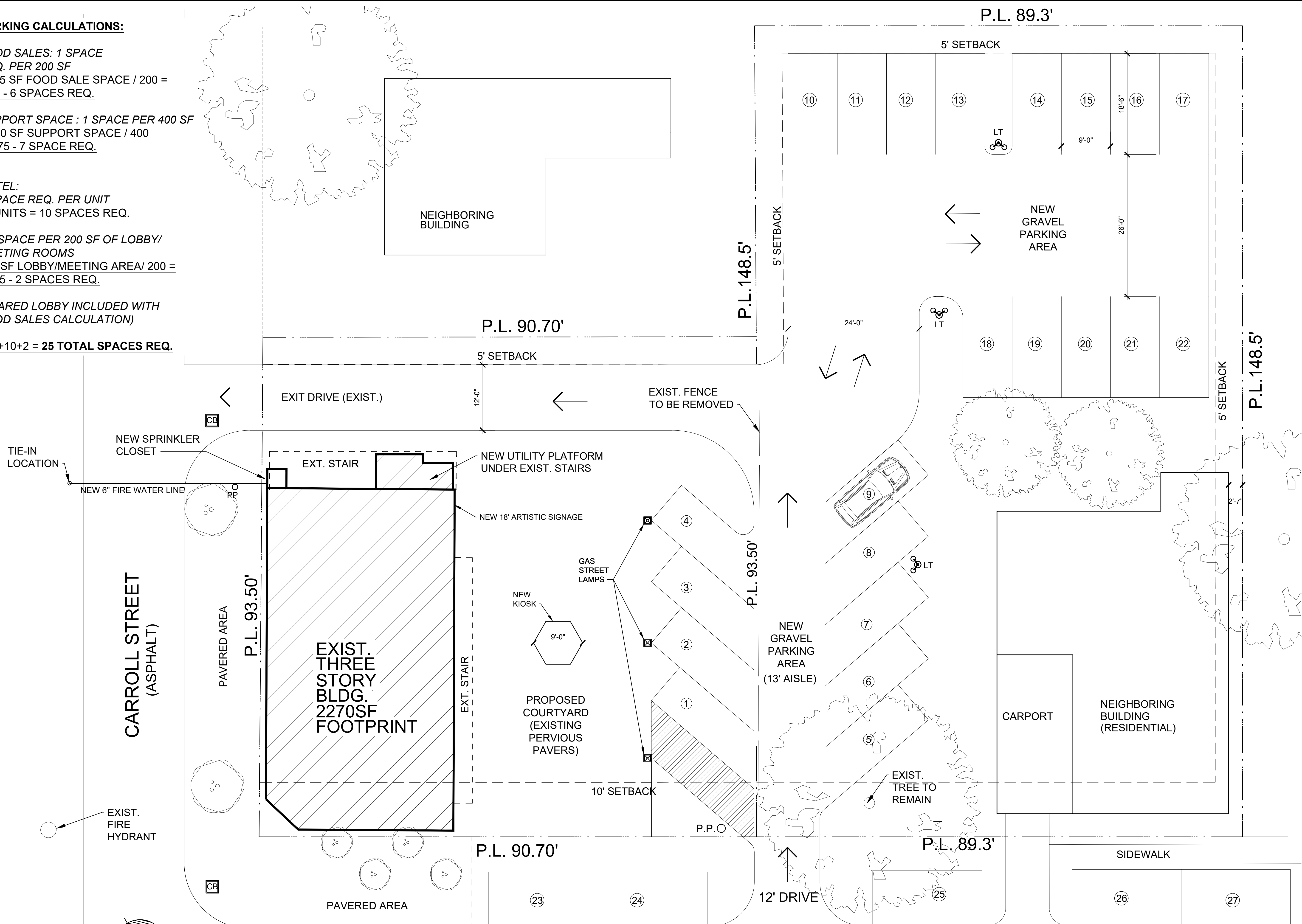
SUPPORT SPACE : 1 SPACE PER 400 SF
 2,700 SF SUPPORT SPACE / 400
 = 6.75 - 7 SPACE REQ.

HOTEL:
 1 SPACE REQ. PER UNIT
 10 UNITS = 10 SPACES REQ.

+ 1 SPACE PER 200 SF OF LOBBY/
 MEETING ROOMS
 385 SF LOBBY/MEETING AREA / 200 =
 1.925 - 2 SPACES REQ.

(SHARED LOBBY INCLUDED WITH
 FOOD SALES CALCULATION)

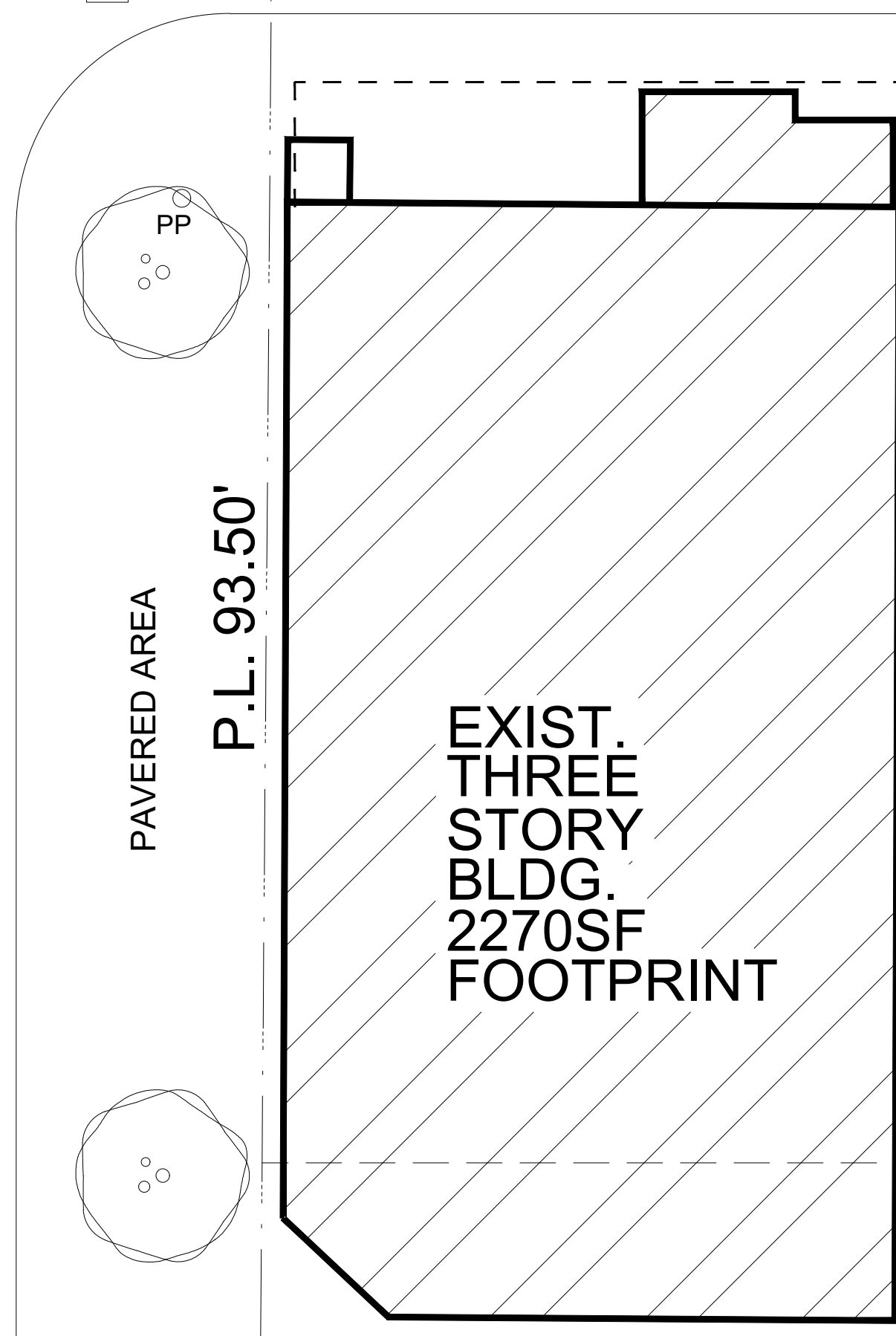
6+7+10+2 = 25 TOTAL SPACES REQ.



1 SITE PLAN
 1/8" = 1'-0"

REVISIONS:
DATE: 11.8.22
PROJECT No: 20035
DRAWING:

CARROLL STREET
(ASPHALT)



EXIST.
THREE
STORY
BLDG.
2270SF
FOOTPRINT

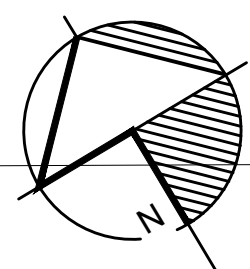
PROPOSED
COURTYARD
(EXISTING
PERVIOUS
PAVERS)

10' SETBACK

CB

PAVERED AREA

1 PERVIOUS / IMPERVIOUS PLAN
1/8" = 1'-0"



**PERVIOUS / IMPERVIOUS
CALCULATIONS:**

MINIMUM REQUIRED
PERVIOUS AREA : 25%

MAXIMUM ALLOWED
IMPERVIOUS AREA: 75%

TOTAL PROPERTY AREA:
21,520 SF

4,320 SF PERVIOUS AREA
2,765 SF PERVIOUS PAVERS

7,085 SF PERVIOUS AREA

14,435 SF IMPERVIOUS AREA

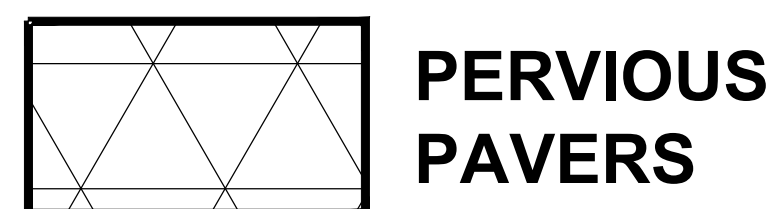
$7,085 / 21,520 = .329$

33% PERVIOUS AREA
67% IMPERVIOUS AREA

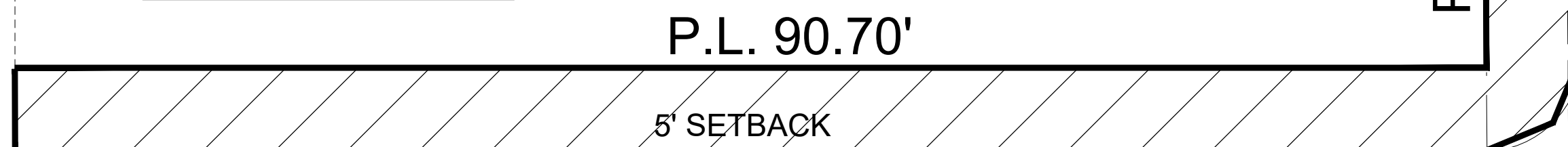
KEY:



**PERVIOUS
AREA**



**PERVIOUS
PAVERS**



P.L. 90.70'

5' SETBACK

P.L. 148.5'

5' SETBACK

EXIT DRIVE (EXIST.)

NEW
GRAVEL
PARKING
AREA

P.L. 93.50'

12' DRIVE

P.L. 89.3'

NEW
GRAVEL
PARKING
AREA

P.L. 148.5'

5' SETBACK

CARPORT

NEIGHBORING
BUILDING
(RESIDENTIAL)

SIDEWALK

P.L. 89.3'

P.L. 90.70'

REVISIONS:

DATE: 11.8.22

PROJECT No: 20035

DRAWING:

SD-1



Exhibit 7

CASE SUMMARY SHEET

CASE NUMBER: V22-12-36

DATE RECEIVED: November 8, 2022

DATE OF MEETING: December 13, 2022 and January 10, 2023

Address: 2047 Lakeshore Dr

Subdivision: Parcel 3, Square 1, Town of Mandeville

Zoning District: B-3 Old Mandeville Business District

Property Owner: Frank Stuart

REQUEST: V22-12-36 – Frank Stuart requests a variance to CLURO Section 8.1.1.4 Allowed Setback Encroachments, Sq 1 Lot 3, B-3 Old Mandeville Business District, 2047 Lakeshore

CASE SUMMARY:

The applicant owns the property at 2047 Lakeshore Dr. The lot measures 68’x 245’ and is located east of Lafitte St., and west of Girod St. as shown on the site plan (sheet A1.0) prepared by KVS Architecture and dated 7.28.21. A duplex is currently under construction.

The B-3 District allows for mechanical equipment to be located within the side setback, however, if the equipment is elevated more than 3’ above grade the equipment shall comply with applicable building setbacks. The equipment is required to be screened in accordance with Article 9 regardless of elevation. The structure is within Flood Zone VE12, with the additional 2’ of freeboard that is required by the City, the equipment must be located a minimum of 9’-5” from grade. The equipment would be over 3’ from grade therefore requiring a variance to place the equipment in the side yard setback.

The applicant is requesting a variance to place a generator in the east side yard setback. The applicant will be required to get an elevation certificate before a permit can be issued to verify height of the mechanical equipment should the variance be approved.

The lot has a frontage of 68.5’ requiring 12’ side setbacks. The east setback is currently 8’-6” with the west setback being 15’-9” due to an allowed flex of the side yard setbacks. The generator measures 7.5’x2.75’. The applicant has proposed two locations for the generator. The first location would be 3ft from the house and 3ft from the property line. The second is by a cut in next to an inoperable window which measures 10’-6” from the property line. This location would be 4ft from the house and 4ft from the property line. The generator will be screened by bamboo at both locations.

OPTION 1	Current	Proposed	Deficient
West Side Setback	15’-9”	15’-9”	+3’-9”
East Side Setback	8’-6”	2’-10”	-9’-2”

OPTION 2	Current	Proposed	Deficient
West Side Setback	15’-9”	15’-9”	+3’-9”
East Side Setback	8’-6”	3’-10”	-8’-2”

CLURO SECTIONS:

8.1.1.4. Allowed Setbacks Encroachments

Every part of a required setback shall be open to the sky and unobstructed by accessory structures except:

- 4. Mechanical Equipment. Except as authorized for the elevation of existing structures, or where there is existing mechanical equipment located within the side setback, heating, ventilation, air conditioning, generator, or pool equipment shall not encroach into any required front or side setback.

7.5.10.3. B-3 Site Development Regulations

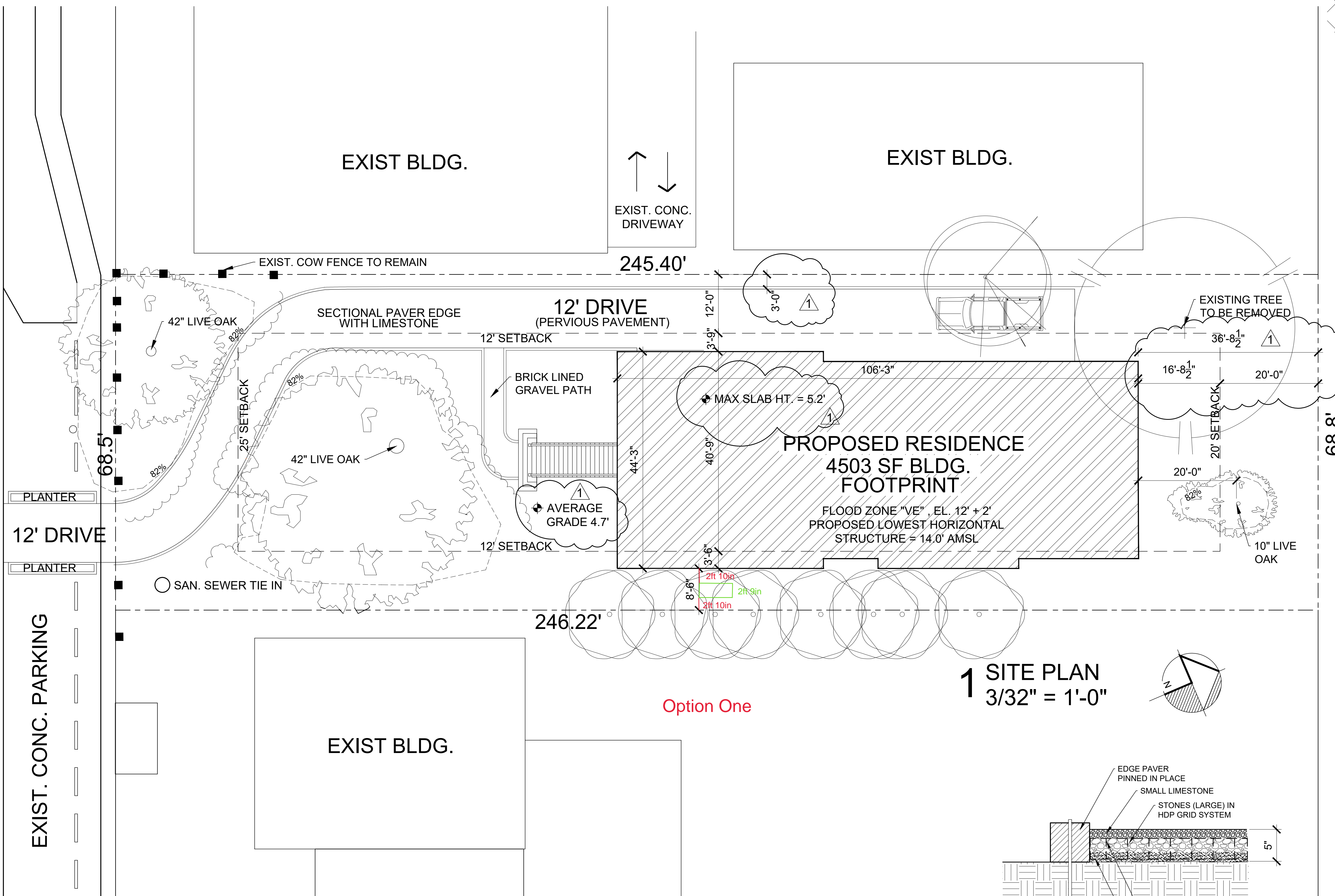
Site Development Factor	Standard	Comments
Minimum Lot Area	7,200 square feet	
Gross Lot Area Per Multi-Family Dwelling Unit	5,500 square feet	
Minimum Building Floor Area	800 square feet	
Maximum Building Ground Floor Area	5,000 square feet	No floor shall exceed this maximum floor area unless the Zoning Commission finds that the building meets the criteria established in section 7.5.10.2.3.
Minimum Lot Width	60 feet	The Planning Director may reduce dimensions by up to 10 percent as an exception if the minimum lot area requirements are met.
Minimum Lot Depth	120 feet	
Minimum Front Setback along Lakeshore Drive	25 feet	

Front Setback along all other Streets	The average of existing setbacks on the nearest two lots, but not less than 10 feet or more than 15 feet	Exceptions to maximum setbacks shall be allowed for courtyards and outdoor dining areas
Minimum Side Street Setback	15 feet	
Minimum Interior Side Setback*	20 feet if side abuts a lot with residential zoning	No setback is required for commercial buildings that extend across a property line or constructed with a firewall on the property line that complies with adopted building codes. The Planning Director may grant an exception for the elevation of existing primary structures where relocation of the building or mechanical equipment are impractical.
Frontage up to 50'	8' each side	
Frontage between 51' – 60'	10' each side	
Frontage between 61' – 75'	12' each side	
Frontage between 76' – 80'	13' each side	
Frontage between 81' – 90'	15' each side	
Frontage between 91' – 100'	16' each side	
Frontage between 101' -110'	18' each side	
Frontage between 111' - +'	20' each side	
Minimum Rear Setback	20 feet	
Mechanical Appurtenances	All mechanical appurtenances elevated more than 3 feet above grade shall comply with required building setbacks and shall be screened in accordance with Article 9 if located in the front or side yard, regardless of elevation.	The Planning Director may grant an exception for mechanical appurtenance setback encroachments when an existing primary structure is elevated and relocation of the building or mechanical equipment is impractical.
Maximum Structure Height	35 feet	See section 8.1.1 for additional rules regarding Structure Height
Maximum Impervious Site Coverage	75%	

*The side yard setbacks of the site may be shifted into the opposite side yard by up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.

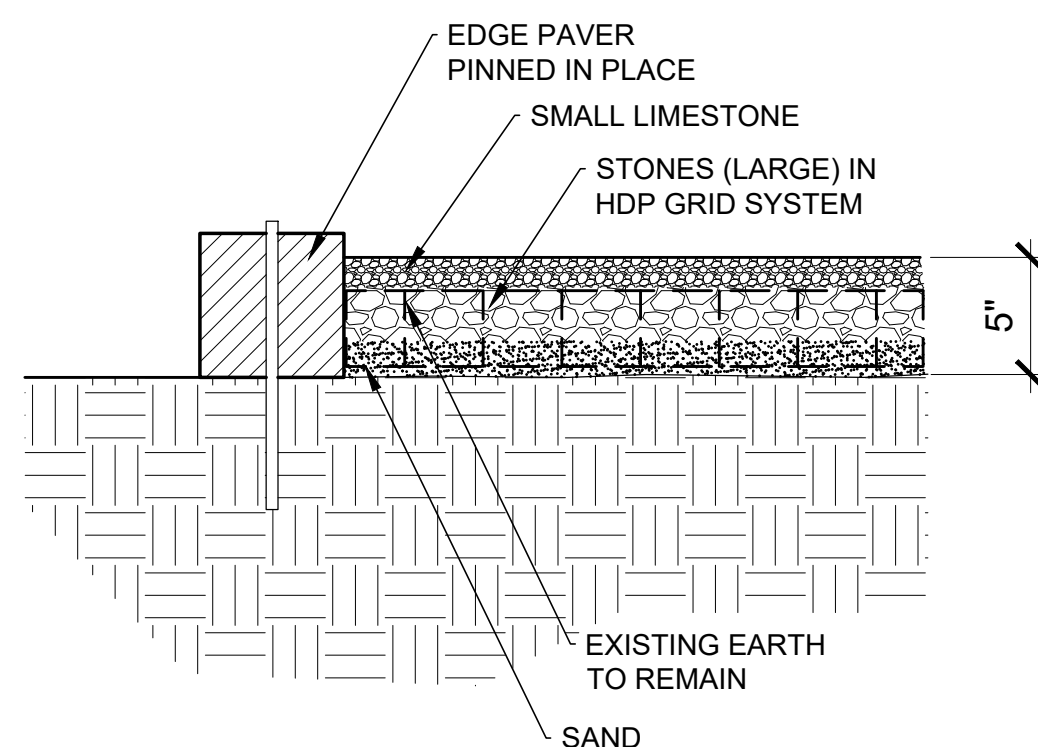


LAKESHORE DRIVE

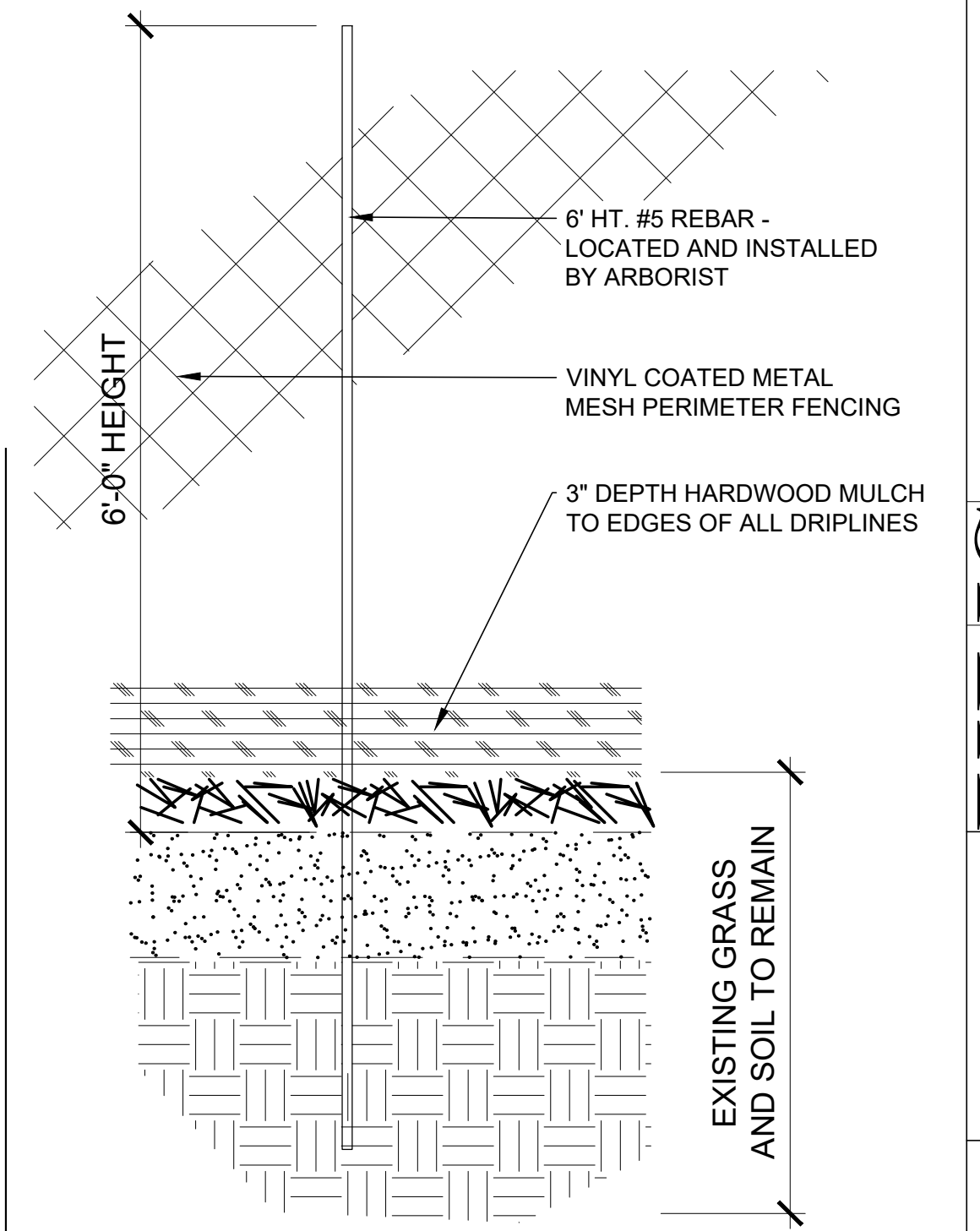


Option One

1 SITE PLAN
3/32" = 1'-0"



2 FUTURE DRIVE DETAIL
1-1/2" = 1'-0"



3 TREE FENCE DETAIL
1-1/2" = 1'-0"

LIVE OAK TREE PROTECTION NOTES:

- CONSTRUCTION ENTRANCE TO JOBSITE TO BE THROUGH REAR OF ADJACENT PROPERTY ONLY. CONSTRUCTION ACCESS TO SITE FROM LAKESHORE DRIVE IS NOT ALLOWED.
- CONTRACTOR TO RESERVE AN OFF-SITE STAGING AREA AND COORDINATE MATERIAL DELIVERIES WITH ADJACENT PROPERTY OWNER AND TENANT.
- PRIOR TO ANY SITE CLEARING, ARBORIST TO INSTALL 6' HT. TEMP. METAL FENCING AS INDICATED AROUND LIVE OAK DRIP LINES AND ON SITE PLAN.
- CONTRACTOR TO CALL FOR INSPECTION BY CITY TREE PROTECTION DEPT. 985-626-3144 FOR VERIFICATION AND LOCATION PRIOR TO BEGINNING WORK.
- PRIOR TO ANY WORK, SURVEYOR TO MARK ALL BUILDING CORNERS AND EDGE OF SLAB.
- CONTRACTOR TO INSTALL 3" DEEP BED OF NATURAL HARDWOOD MULCH INSIDE ALL AREAS OF TREE PROTECTION FENCES.
- UNDER NO CIRCUMSTANCES SHALL ANY MATERIALS, TOOLS, OR EQUIPMENT BE LOCATED INSIDE TREE PROTECTION FENCES.
- CONTRACTOR TO INSTALL & MAINTAIN VISIBLE SIGNS PROHIBITING ACTIVITY INSIDE TREE PROTECTION FENCES.
- CONTRACTOR TO IMPLEMENT & MAINTAIN TREE PROTECTION PROCEDURES FOR THE DURATION OF CONSTRUCTION.
- INSTALLATION OF UNDERGROUND UTILITIES TO BE INSTALLED BY DIRECTIONAL BORING ONLY.

KVS architecture
235 Girod Street, Mandeville, Louisiana
985.674.3077 www.kvsarchitecture.com



STUART LIUZZA MASSEY
RESIDENCE
2047 LAKESHORE DRIVE, MANDEVILLE, LA 70448

REVISIONS:
1 8.20.21

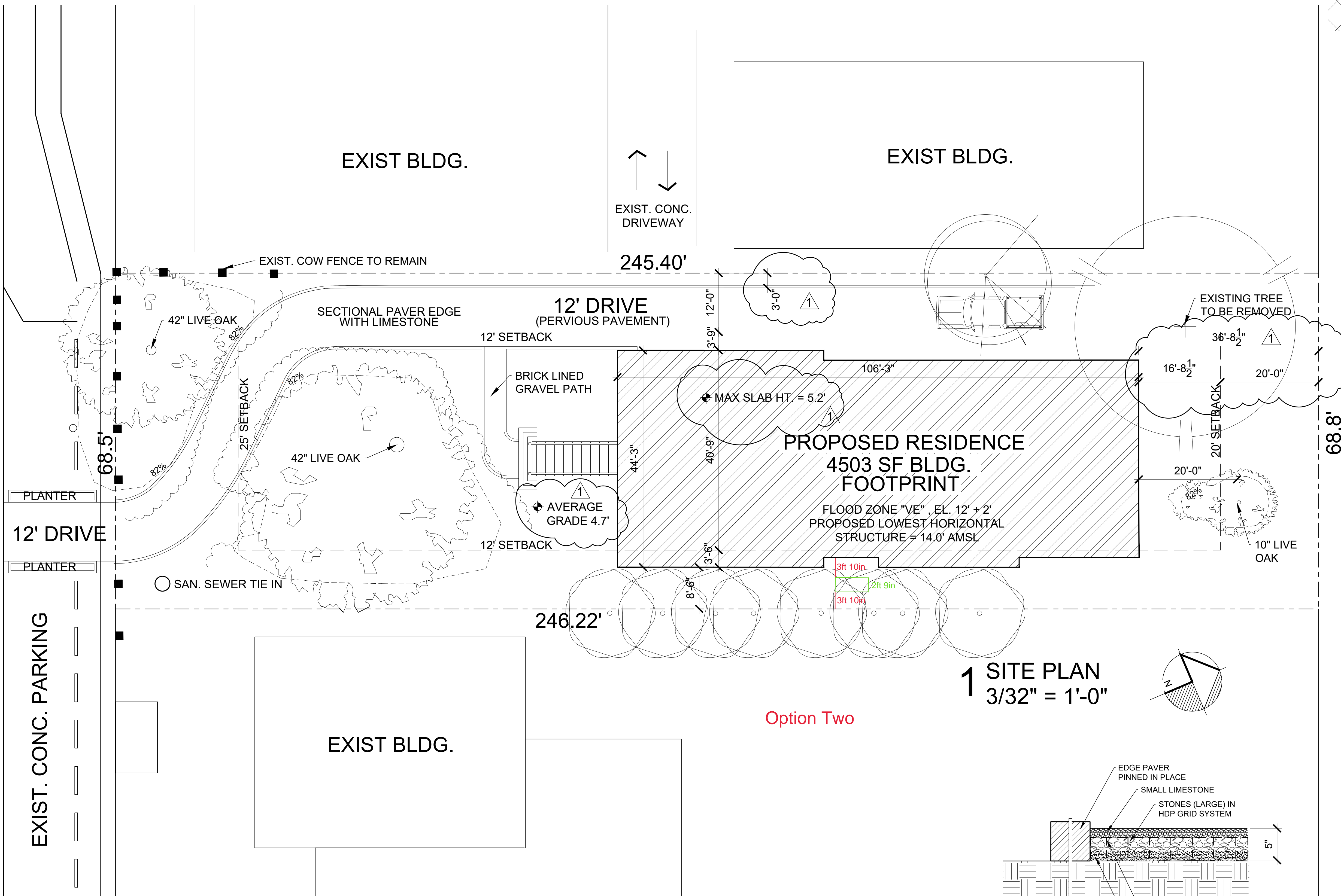
DATE:
7.28.21

PROJECT No:
20051

DRAWING:

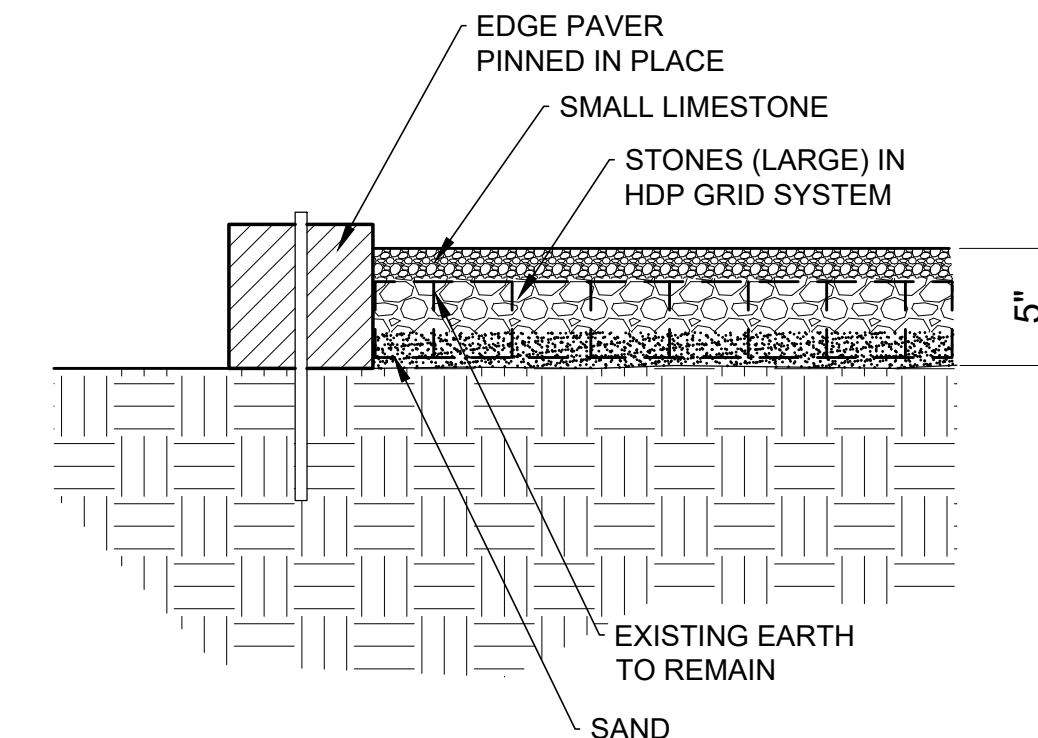
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LAKESHORE DRIVE

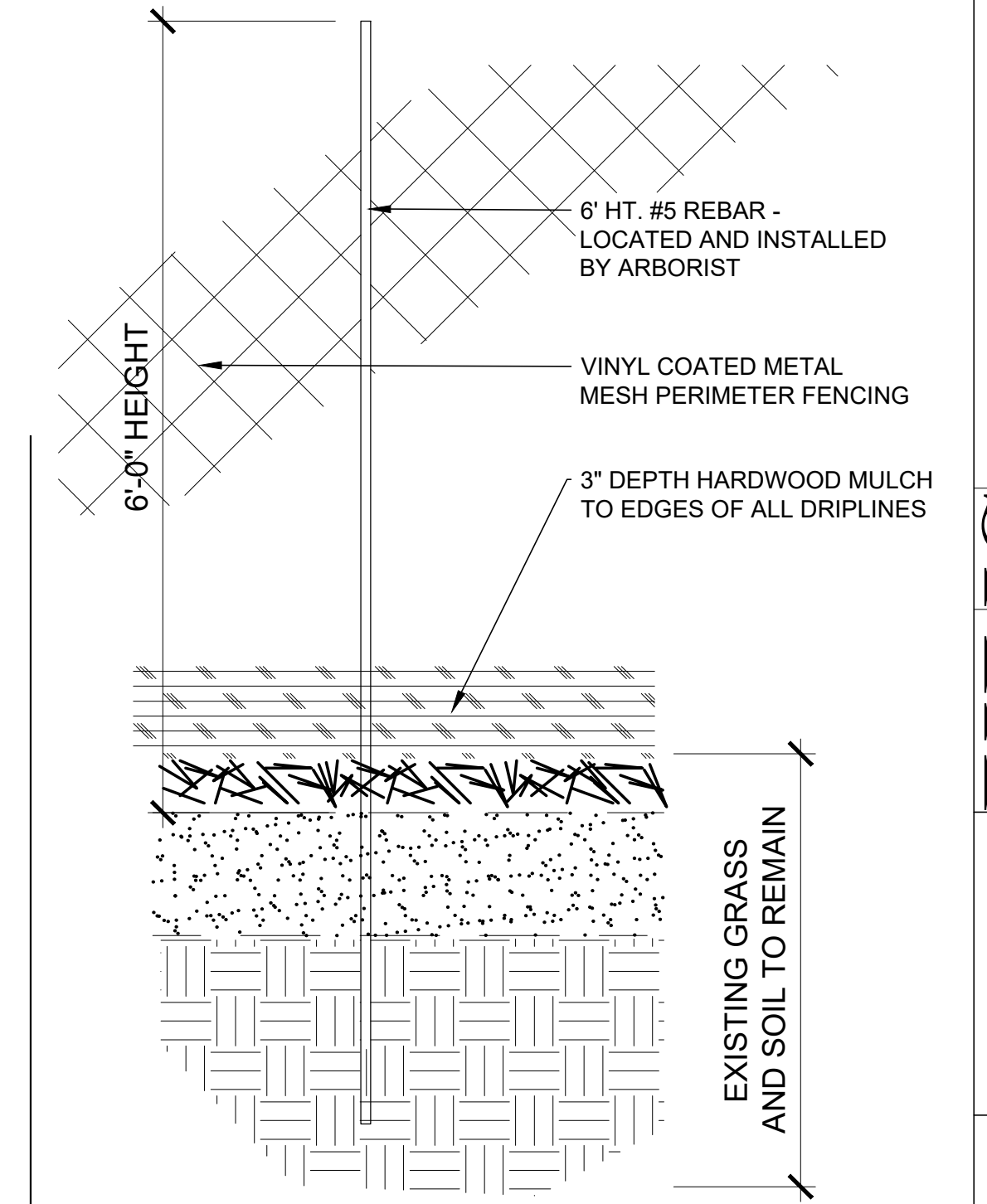


Option Two

1 SITE PLAN
3/32" = 1'-0"



2 FUTURE DRIVE DETAIL
1-1/2" = 1'-0"



3 TREE FENCE DETAIL
1-1/2" = 1'-0"

LIVE OAK TREE PROTECTION NOTES:

1. CONSTRUCTION ENTRANCE TO JOBSITE TO BE THROUGH REAR OF ADJACENT PROPERTY ONLY. CONSTRUCTION ACCESS TO SITE FROM LAKESHORE DRIVE IS NOT ALLOWED.
2. CONTRACTOR TO RESERVE AN OFF-SITE STAGING AREA AND COORDINATE MATERIAL DELIVERIES WITH ADJACENT PROPERTY OWNER AND TENANT.
3. PRIOR TO ANY SITE CLEARING, ARBORIST TO INSTALL 6' HT. TEMP. METAL FENCING AS INDICATED AROUND LIVE OAK DRIP LINES AND ON SITE PLAN.
4. CONTRACTOR TO CALL FOR INSPECTION BY CITY TREE PROTECTION DEPT. 985-626-3144 FOR VERIFICATION AND LOCATION PRIOR TO BEGINNING WORK.
5. PRIOR TO ANY WORK, SURVEYOR TO MARK ALL BUILDING CORNERS AND EDGE OF SLAB.
6. CONTRACTOR TO INSTALL 3" DEEP BED OF NATURAL HARDWOOD MULCH INSIDE ALL AREAS OF TREE PROTECTION FENCES.
7. UNDER NO CIRCUMSTANCES SHALL ANY MATERIALS, TOOLS, OR EQUIPMENT BE LOCATED INSIDE TREE PROTECTION FENCES.
8. CONTRACTOR TO INSTALL & MAINTAIN VISIBLE SIGNS PROHIBITING ACTIVITY INSIDE TREE PROTECTION FENCES.
9. CONTRACTOR TO IMPLEMENT & MAINTAIN TREE PROTECTION PROCEDURES FOR THE DURATION OF CONSTRUCTION.
10. INSTALLATION OF UNDERGROUND UTILITIES TO BE INSTALLED BY DIRECTIONAL BORING ONLY.

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 985.674.3077 www.kvsarchitecture.com



**STUART LIUZZA MASSEY
 RESIDENCE**
 2047 LAKESHORE DRIVE, MANDEVILLE, LA 70448

REVISIONS:	1 8.20.21
DATE:	7.28.21
PROJECT No:	20051
DRAWING:	

A1.0

CASE SUMMARY SHEET

CASE NUMBER: V22-12-37

DATE RECEIVED: November 15, 2022

DATE OF MEETING: December 13, 2022 and January 10, 2023

Address: 625 Marigny Avenue

Subdivision: Town of Mandeville Sq. 53, Lot 18A

Zoning District: R-1 Single Family Residential District

Property Owner: Brad Jones

REQUEST: V22-12-37 – Brad Jones requests a variance to CLURO Section 7.5.1.3 R-1 Site Development Regulations, Sq 53 Lot 18A, R-1 Single Family Residential District, 625 Marigny

CASE SUMMARY:

625 Marigny is located on the east side of Marigny Ave., north of Livingston St., south of Montgomery St., and west of Lamarque St. The property measures 112.06' x 293.10' having a square footage of 32,844 sq ft per a survey prepared by Kelly McHugh & Assoc., Inc. and dated 10.04.22. The property is improved with a single-family residence.

The applicant is requesting to encroach into the front yard and side yard setbacks with a porch addition and residence addition respectively. The existing residence is setback 21' from the front property line and 7'6" from the north side setback.

Per a site plan drawn by KVS Architecture, dated 11.15.22 the porch addition is proposed to be 9'2" from the front property line. The addition is proposed to be constructed in-line with the existing structure, the setback of 7'6" will continue on the north side setback for 42' to the east.

	Existing	Proposed	Change	Deficiency
Front Setback	21'9"	9'2"	12'7"	-15'10"
Interior Side (N)	7'6"	7'6"	0	-12'6"
Interior Side (S)	20'	20'	0	Compliant
Rear	30'	30'	0	Compliant

CLURO SECTIONS:**7.5.1.3. R-1 Site Development Regulations**

Each development site in the R-1 Single-Family Residential Zoning District shall be subject to the following site development regulations in addition to any regulations applicable under the provisions of Article 8. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

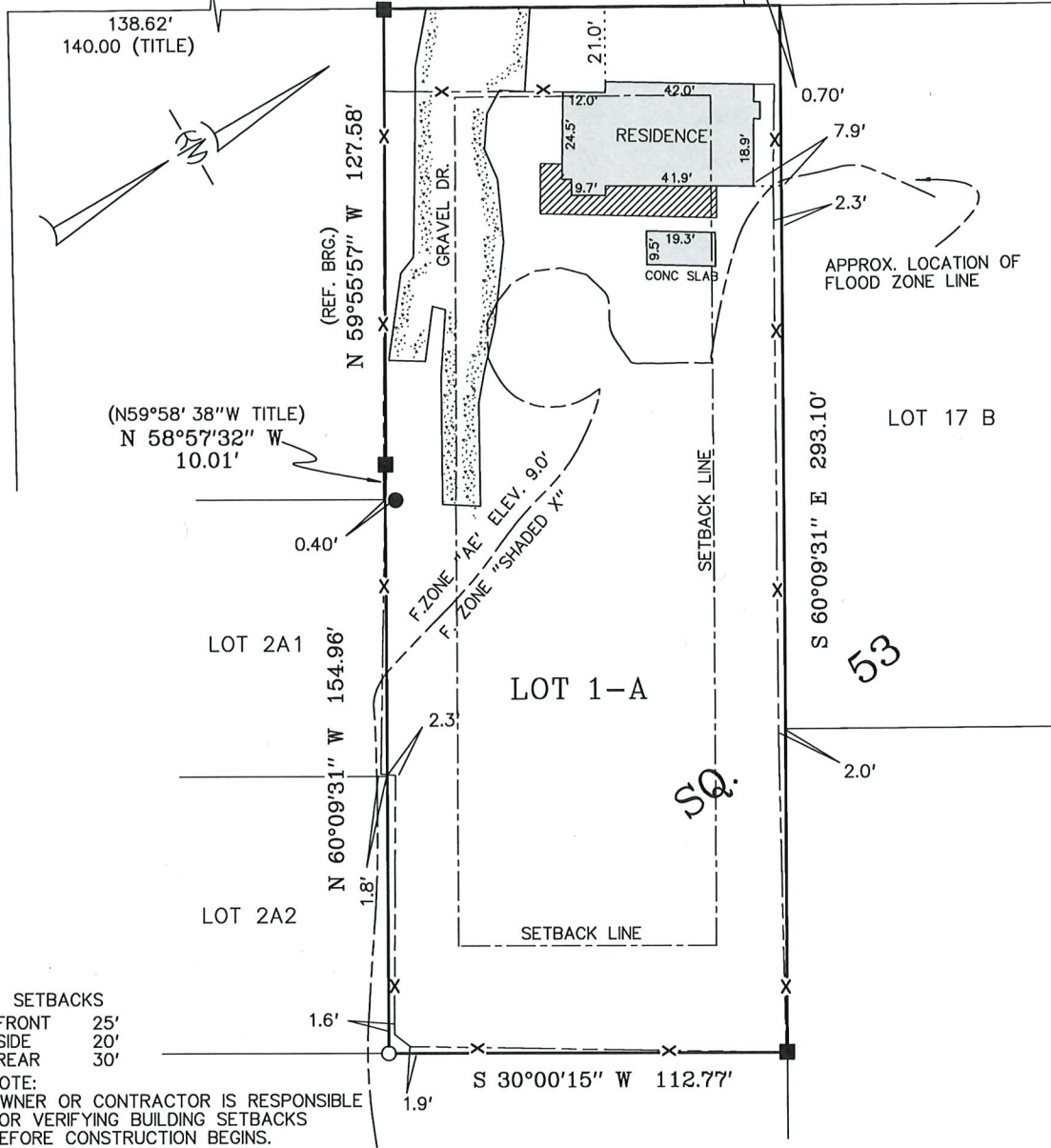
1. Minimum lot area	10,800 Square feet (except for legal non-conforming lots as provided)
2. Minimum building area (Square feet per unit)	1,200 Square feet
3. Minimum lot width	90'
4. Minimum lot depth	120'
5. Minimum Yard Setback Requirements	
a. Front yard	25'
b. Interior side yard*	
i. Frontage up to 50'	8' each side
ii. Frontage between 51' – 60'	10' each side
iii. Frontage between 61' – 75'	12' each side
iv. Frontage between 76' – 80'	13' each side
v. Frontage between 81' – 90'	15' each side
vi. Frontage between 91' – 100'	16' each side
vii. Frontage between 101' – 110'	18' each side
viii. Frontage between 111' +'	20' each side
c. Street side yard	15'
d. Rear yard	30'
6. Maximum Height of Structures	35'
7. Maximum Impervious Site Coverage	45%

*The side yard setbacks of the site may be shifted into the opposite yard up to 30% so long as the area lost in one required side yard is provided in the opposite side yard and the total minimum setback of the site is provided.



LIVINGSTON ST.

MARIGNY AVE.
N 29°43'30" E 112.06'



(N59°58' 38" W TITLE)
N 58°57'32" W
10.01'

(REF. BRG.)
N 59°55'57" W 127.58'

LOT 2A1

LOT 1-A

LOT 2A2

LOT 17 B

SETBACKS
FRONT 25'
SIDE 20'
REAR 30'

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR VERIFYING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

- LEGEND --
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - = 3/4" IRON PIPE FOUND
 - ×-×- = FENCE

THIS PROPERTY IS LOCATED IN FLOOD
ZONE AE & SHADED X ; BASE FLOOD ELEV. 9.0' ;
F.I.R.M. PANEL NO. 22022020431D ;
REV.05-16-2012

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH &
ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL
OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS
OF WAY, DEED RESTRICTIONS, WETLANDS OR
ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES
ON THIS PROPERTY OTHER THAN THOSE FURNISHED
BY THE CLIENT.

KELLY J. McHUGH
License No. 4443
PROFESSIONAL

KELLY J. McHUGH REG. NO. 4443
 10-06-22
 CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL
 SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
 CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
 "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCE:
1. A RESUBDIVISION PLAT BY LAND SURVEYING INC,
SHEET 1 & 2 OF 3 FILED FOR RECORD 12-06-2002,
MAP FILE NO. 2608D

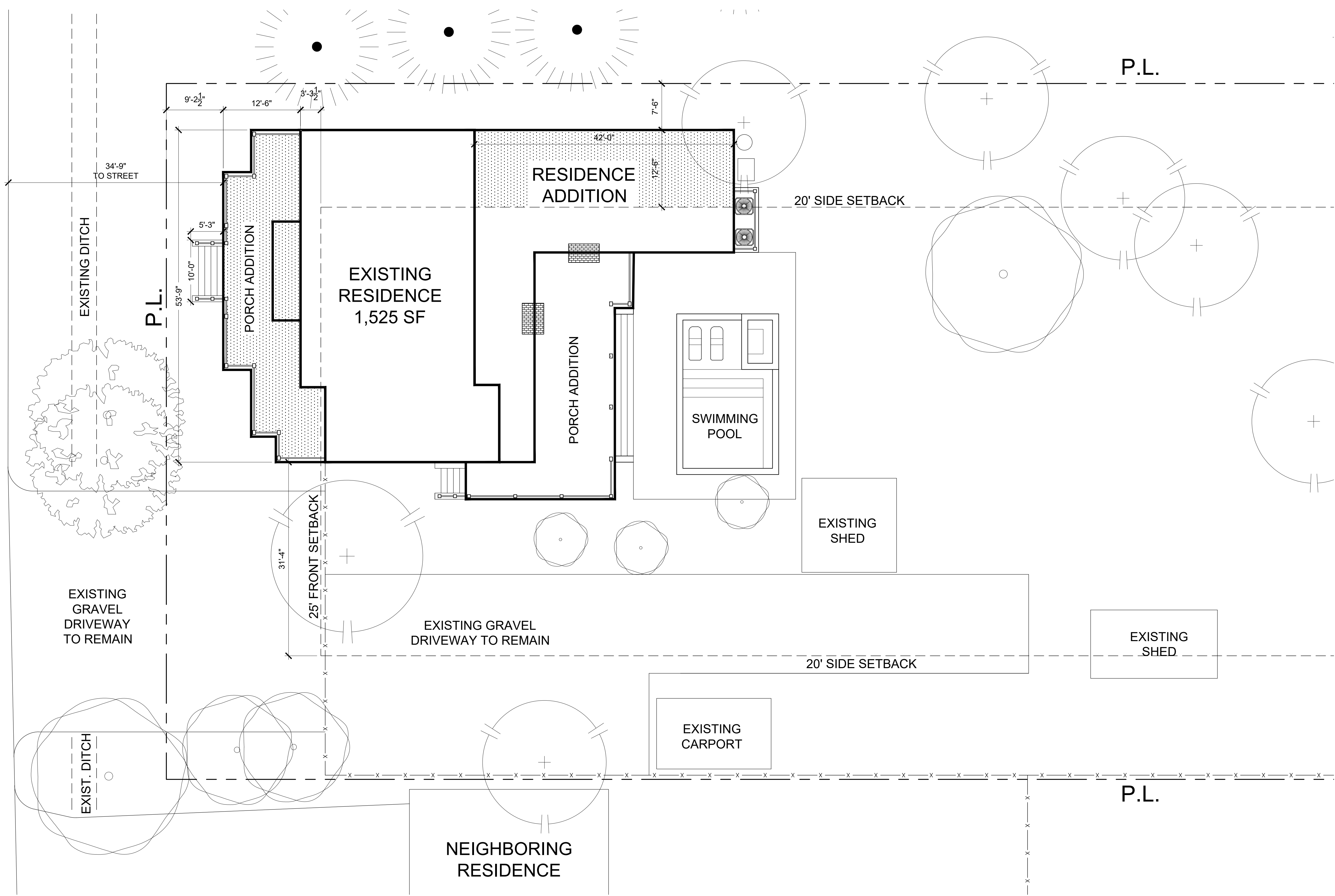
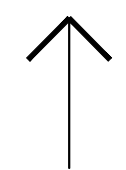
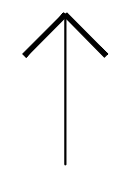
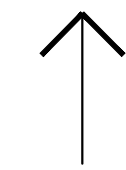
BOUNDARY SURVEY OF:
LOT 1-A, SQ 53
CITY OF MANDEVILLE
ST. TAMMAY PARISH LA.

PREPARED FOR:
BRAD JONES &
EMILY SEHON

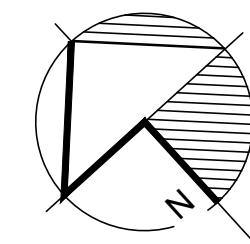
KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 40'	DATE:	10-04-22
DRAWN:	MDM	JOB NO.:	22-283
REVISED:			

MARIGNY AVENUE



1 SITE PLAN
1/8" = 1'-0"



KVS architecture
 235 Girod Street, Mandeville, Louisiana
 985.674.3077 www.kvsarchitecture.com



THE JONES RESIDENCE
 625 MARIGNY AVENUE
 MANDEVILLE, LA 70448

REVISIONS:

DATE:

11.15.22

PROJECT No:

22027

DRAWING:

A1.0



1 EXISTING BUILDING
N.T.S.



2 PROPOSED DESIGN
N.T.S.



REVISIONS:

DATE:
11.15.22

PROJECT No:
22027

DRAWING:

A4.0





CASE SUMMARY SHEET

CASE NUMBER: V22-12-38

DATE RECEIVED: November 18, 2022

DATE OF MEETING: December 13, 2022 and January 10, 2023

Address: 160 Cindy Lou

Subdivision: Old Golden Shores

Zoning District: R-1 Single Family Residential District

Property Owner: Kevin and Rachel Vogeltanz

REQUEST: V22-12-38 – Kevin and Rachel Vogeltanz request a variance to CLURO Section 9.2.5.4. Landscape Requirements in Low-Density Residential Districts, Sq 11 Lot 122, R-1 Single Family Residential District, 160 Cindy Lou

CASE SUMMARY:

The applicants own the property at 160 Cindy Lou, located on the south west corner of Copal St, and Cindy Lou Pl. The lot is irregular in shape and measures 108.30’ along Cindy Lou Place, 160.09’ along Copal St., 137.66 along the neighboring (south) setback, and 39.13’ along the rear (west) setback. The lot has a square footage of approximately 12,328 sq ft. The property is improved with a single-family residence.

A tree removal permit to remove a dead gum tree from the street side yard setback was issued in August 2022. The applicant submitted a tree plan which shows the site having a total of five trees. Three in the front yard setback (in compliance). There are no trees in the rear yard or interior side yard and two trees in the street side yard. The rear and side yards are not compliant with the minimum requirements. The minimum requirement for a 12328 sq ft lot is a minimum of 12 total trees; 3 within each setback.

The removal of the gum tree would bring the street side yard further out of compliance, the permit was issued with an agreement that the applicants would have to plant two trees along the street side yard setback to meet the minimum number of trees in the setback. The trees were to be 2 inches in caliper and 10ft tall at the time of planting per the City Landscape Inspector. The applicants later requested to plant trees that were a bit smaller than required which was approved. The trees were allowed to be 1.5 inches in caliper and 8ft tall.

On October 26th the applicant emailed stating that one of the two replacement trees has been planted, and that they did not have additional room to plant one more tree. A variance is being requested to the number of trees required per setback. Due to an existing live oak and phone/internet lines, the applicant is stating that there is no room to plant a third tree in the setback area.

The applicants submitted the following statement:

We obtained a City permit to remove a dead gum tree from our side yard. We have already replaced that tree with a magnolia, recommended by a local arborist, which meets the City’s requirement for height and caliper. There is no sufficient, plantable area for a second tree along our side yard, constituting a hardship based on the layout of our property. We request a variance from the ordinary rule to replace any one tree with two, new trees, permitting us to plan only one new tree instead (which we have done).

CLURO SECTIONS:

9.2.5.4. Landscape Requirements in Low-Density Residential Districts

In the R-1, R-1X and R-2 districts, a minimum of 50 percent of all existing trees larger than three (3) inches dbh in the required yard setback areas shall be required to be preserved. The landscape inspector shall verify the preservation of all required trees before a Certificate of Occupancy will be issued for the structure. Trees required to be preserved shall be shown on the residential site plan approved in conjunction with the development permit. In addition, the provisions of the Live Oak Protection section 9.2.5.7 shall also apply in R-1, R-1X and R-2.

In addition to preserving a minimum of 50 percent of all existing trees larger than three (3) inches dbh, all lots shall have a minimum number of trees based on lot size that are either preserved or planted. Trees shall be evenly dispersed in each setback based on the following:

Lot Size	Number of Required Trees	Trees Per Setback
43,560 sf (one acre)	24	6
43,559-21,780 sf	16	4
21,779-10,801 sf	12	3
10,800 sf	8	2
>10,800 sf	6*	2 in front and rear and 1 on sides

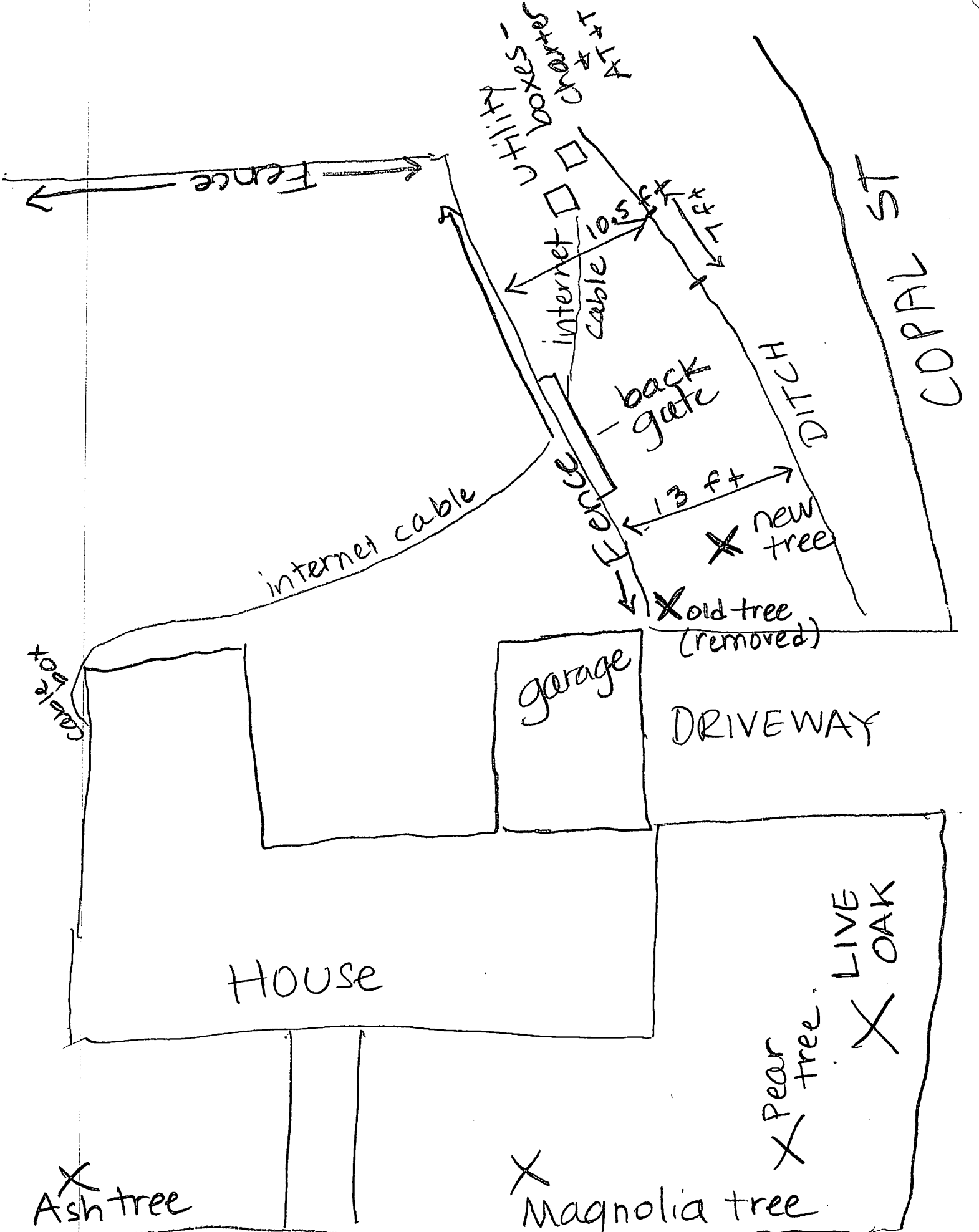
*On lots less than 10,800 sf the landscape inspector shall be authorized to reduce the number of required trees if site conditions do not allow for the required number of trees.

9.2.5.6. Landscape Maintenance and Replacement Provisions

- 2. **Replacement of Vegetation** - Should any required tree, shrub or other landscape vegetation die or be removed, or a non-living screen need replacement, the tree, shrub, vegetation, or screen shall be replaced by a similar

tree, type of vegetation, or screen meeting the requirements of this Article. Class A trees less than six (6) inches in diameter shall be required to be replaced with one (1) two (2) inch dbh Class A tree, a minimum of ten (10) feet in height per Class A tree removed. Class A trees six (6) inches dbh or greater which are required to be replaced shall be replaced with a two (2) inch dbh replacement tree a minimum of ten (10) feet in height for each six (6) inches dbh of tree removed. Replacement vegetation shall be required to be installed within twenty (20) days of written notice by the landscape inspector.





CINDY LOU PL

MAYOR CITY OF MANDEVILLE

PLANNING DIRECTOR

CHAIRMAN-MANDEVILLE PLANNING COMMISSION

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

DATE FILED

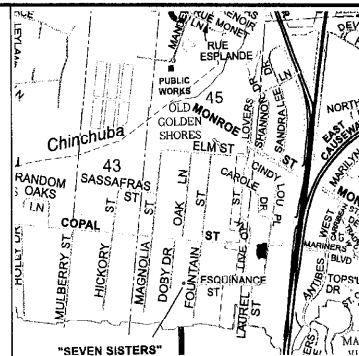
MAP FILE NO.

CLERK OF COURT

6-30-2005

3944B

John O. Murphy

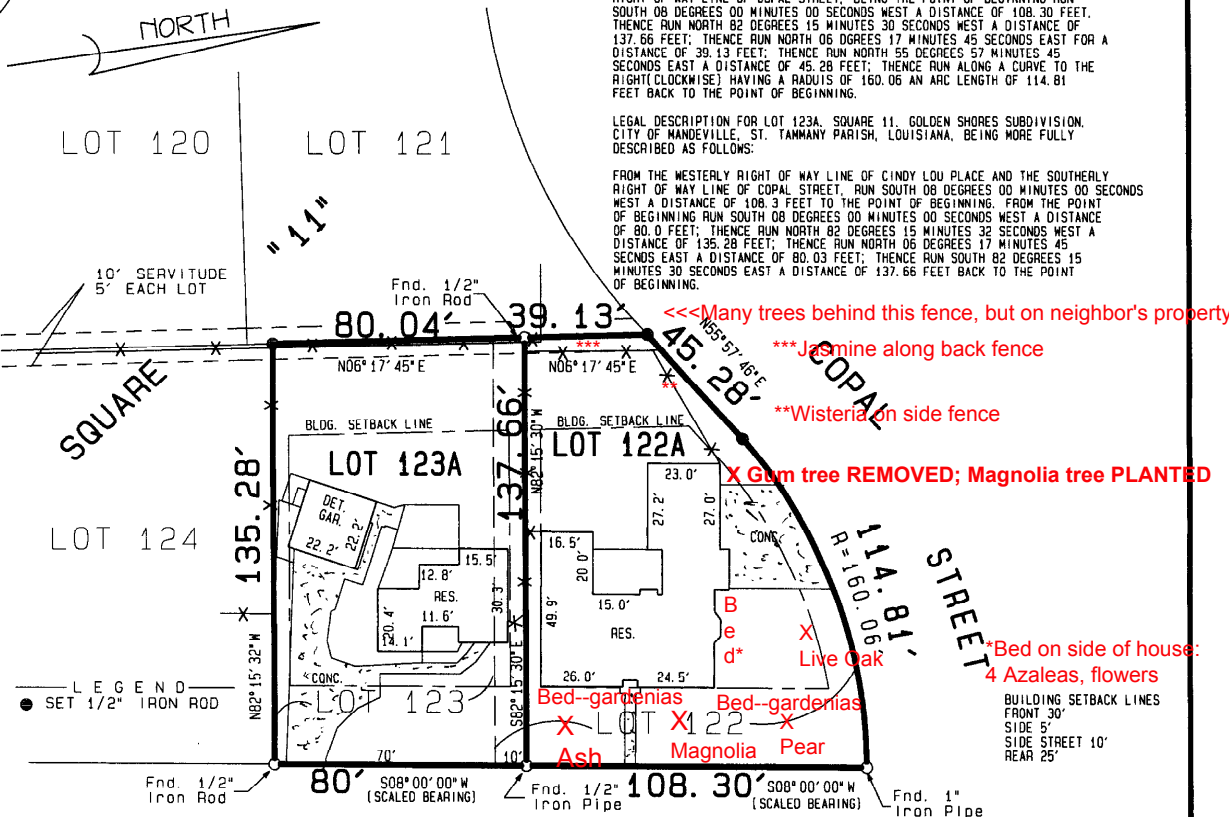


LEGAL DESCRIPTION FOR LOT 122A, SQUARE 11, GOLDEN SHORES SUBDIVISION, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE WESTERLY RIGHT OF WAY LINE OF CINDY LOU PLACE AND THE SOUTHERLY RIGHT OF WAY LINE OF COPAL STREET, BEING THE POINT OF BEGINNING RUN SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 108.30 FEET...

LEGAL DESCRIPTION FOR LOT 123A, SQUARE 11, GOLDEN SHORES SUBDIVISION, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE WESTERLY RIGHT OF WAY LINE OF CINDY LOU PLACE AND THE SOUTHERLY RIGHT OF WAY LINE OF COPAL STREET, RUN SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 108.30 FEET TO THE POINT OF BEGINNING...



NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) 'A-10' with a Base Flood Elevation of 12' in accordance with Community Panel No. 220202 0001 C Revised: APRIL 4, 1983

PROPERTY IS ZONED 'R-1' CITY WATER & SEWER IS AVAILABLE TO THESE LOTS, PER DEPT. OF PUBLIC WORKS.

LOT 122A - 0.273 ACRES LOT 123A - 0.250 ACRES

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE 'MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS' AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS 'C' SURVEY.

RESUBDIVISION MAP OF LOTS 122 & 123, SQUARE 11, GOLDEN SHORES, SECTION 'A'

SECTION 45, T-8-S, R-11-E, CITY OF MANDEVILLE

LOTS 122A & 123A, SQUARE 11, GOLDEN SHORES, SECTION 'A' St. Tammany Parish, Louisiana

for ALAN J. DE CORTE, CARLA REGAN DE CORTE, CAROL ANN PELLIS THOMPSON AND JERRY LEE THOMPSON

Survey No. 2005 587 Date: JUNE 23, 2005

Drawn by: JEB Revised:

Scale: 1" = 40'

This Survey is Certified True and Correct by

JOHN E. BONNEAU & ASSOCIATES, INC. Professional Land Surveyors • Planners and Consultants 1011 N. CAUSEWAY BLVD. - SUITE 34 • MANDEVILLE, LA. 70471 (985) 626-0808



MAYOR CITY OF MANDEVILLE

PLANNING DIRECTOR

CHAIRMAN-MANDEVILLE PLANNING COMMISSION

CITY ENGINEER OR PUBLIC WORKS DIRECTOR

DATE FILED

MAP FILE NO.

CLERK OF COURT

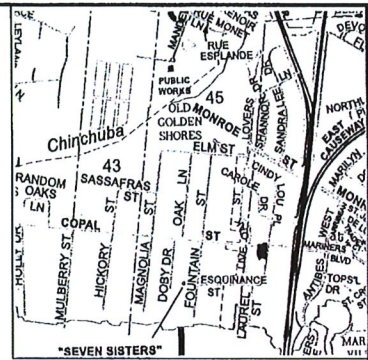
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6-30-2005 3944B

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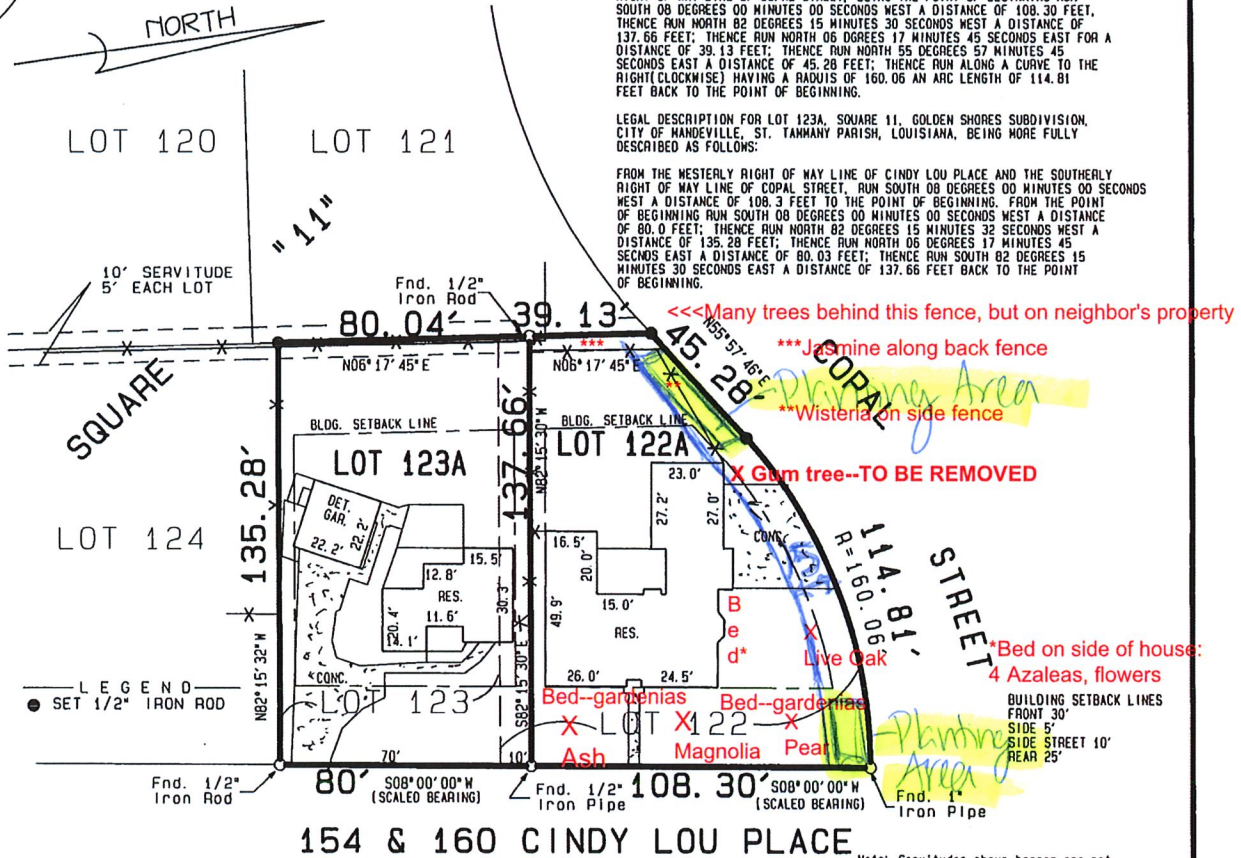


LEGAL DESCRIPTION FOR LOT 122A, SQUARE 11, GOLDEN SHORES SUBDIVISION, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE WESTERLY RIGHT OF WAY LINE OF CINDY LOU PLACE AND THE SOUTHERLY RIGHT OF WAY LINE OF COPAL STREET, BEING THE POINT OF BEGINNING RUN SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 108.30 FEET, THENCE RUN NORTH 82 DEGREES 15 MINUTES 30 SECONDS WEST A DISTANCE OF 137.66 FEET; THENCE RUN NORTH 06 DEGREES 17 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 39.13 FEET; THENCE RUN NORTH 55 DEGREES 57 MINUTES 45 SECONDS EAST A DISTANCE OF 45.28 FEET; THENCE RUN ALONG A CURVE TO THE RIGHT (CLOCKWISE) HAVING A RADIUS OF 160.06 AN ARC LENGTH OF 114.81 FEET BACK TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION FOR LOT 123A, SQUARE 11, GOLDEN SHORES SUBDIVISION, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE WESTERLY RIGHT OF WAY LINE OF CINDY LOU PLACE AND THE SOUTHERLY RIGHT OF WAY LINE OF COPAL STREET, RUN SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 108.3 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING RUN SOUTH 08 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 80 FEET; THENCE RUN NORTH 06 DEGREES 17 MINUTES 45 SECONDS WEST A DISTANCE OF 135.28 FEET; THENCE RUN NORTH 06 DEGREES 17 MINUTES 45 SECONDS EAST A DISTANCE OF 80.03 FEET; THENCE RUN SOUTH 82 DEGREES 15 MINUTES 30 SECONDS EAST A DISTANCE OF 137.66 FEET BACK TO THE POINT OF BEGINNING.



NOTE: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A-10" with a Base Flood Elevation of 12' in accordance with Community Panel No. 220202 0001 C ; Revised: APRIL 4, 1983

PROPERTY IS ZONED "R-1" CITY WATER & SEWER IS AVAILABLE TO THESE LOTS, PER DEPT. OF PUBLIC WORKS.

LOT 122A = 0.273 ACRES LOT 123A = 0.250 ACRES

Note: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

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THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

RESUBDIVISION MAP OF
LOTS 122 & 123, SQUARE 11, GOLDEN SHORES, SECTION "A"
in
SECTION 45, T-8-S, R-11-E, CITY OF MANDEVILLE
in
LOTS 122A & 123A, SQUARE 11, GOLDEN SHORES, SECTION "A"
St. Tammany Parish, Louisiana
for
ALAN J. DE CORTE, CARLA REGAN DE CORTE,
CAROL ANN PELLIS THOMPSON AND JERRY LEE THOMPSON

Survey No. 2005 587
Date: JUNE 23, 2005

Drawn by: JEB
Revised:

Scale: 1" = 40'

This Survey is Certified True and Correct by
JOHN E. BONNEAU
REG. NO. 4423
REGISTERED PROFESSIONAL
Land Surveyor
Louisiana

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SLIDELL (985) 643-2508 • MANDEVILLE (985) 626-3546 • N. O. (504) 456-2042
HAMMOND (985) 345-7641 • FAX NO. (985) 626-0057 • E-MAIL jebco1@bellsouth.net

INTER



MANDEVILLE
A Historic Lakefront Community

MEMO

OFFICE

To: Cara Bartholomew
From: Catherine Casanova
Date: December 6, 2022
Subject: Re: V22-12-38

On August 3rd, 2022, an application for tree removal was submitted to the City for the removal of one dying gum tree found to be located within the street side yard setback.

When reviewing the application, the lot was found to be ~12,321 square feet which requires a minimum of 3 trees to be located within each setback and a minimum of 12 trees located on the site. Based on the submitted tree plan the site only had a total of 5 trees:

- Front yard setback
 - 3 Trees (an Ash, a Magnolia, and a Pear) – In compliance
- Rear Yard
 - None – Not in compliance
- Interior Side Yard Setback
 - None – Not in compliance
- Street Side Yard Setback
 - 2 Trees (a Live Oak and a Gum) – Not in compliance

Since the removal of the gum tree will bring the street side yard setback further out of compliance the applicant needs to plant 2 new trees to bring the side yard back into compliance with the landscape regulations. On August 12th the applicant agreed to the required replanting.

On September 26th the applicant emailed to ask if it would be allowable to plant back trees smaller than the minimum replanting requirements, the request was approved, and the applicant was allowed to plant trees 8 feet tall and 1.5” caliper.

On October 26th the applicant emailed into state that one of the 2 replacement trees were planted, a southern magnolia, and that they did not have additional room to plant back 1 more tree. After emailing back and forth about where the last tree could be planted a highlighted survey was sent over showing areas that a tree could be planted.

Since the regulations do not require the replacement trees to be large shade trees the applicant could plant back smaller understory trees, such as: redbud, holly, cherry laurel, Mexican plum, crape myrtles, etc. With planting smaller understory trees the applicant can meet the required replanting. Additionally, the applicant could plant the last tree on the interior side of the fence where there are no utilities.

CASE SUMMARY SHEET

CASE NUMBER: Z22-10-05

DATE RECEIVED: October 24, 2022

DATE OF MEETING: December 13, 2022 and January 10, 2023

Address: Portion of Blocks 69 and 70

Subdivision: Old Town of Mandeville

Zoning District: R-1 Single Family Residential

Property Owner: William Ellis and Miltenberger Properties, LLC

REQUEST: **Z22-12-05** – William Ellis and Miltenberger Properties, LLC request the rezoning of a lot designated R-1 Single Family Residential District to B-1 Neighborhood Business District, Portion of Blocks 69 and 70, R-1 Single Family Residential District, Corner of Monroe St. and Lambert St., Portion of Blocks 69 and 70

CASE SUMMARY:

The applicant owns the property at the corner of Monroe St. and Lambert St. The property measures 192.60'x258' having a square footage of 49,690 per a survey prepared by Kelly McHugh & Assoc. Inc. and dated 05.19.22. The lot is currently unimproved.

There are multiple copies of the 1993 Official Zoning Map, with one showing the property as zoned B-1 and another showing the property as being zoned R-1. An appraisal report prepared by Deano and Associates and dated September 15, 1997 was submitted by the applicant and has the zoning listed as B-1. A map attached with ordinance 09-29, the rezoning of Sq. 44, has the property zoned as B-1.

The City has no record of the property being rezoned from B-1 to R-1. The latest adopted zoning map Ordinance 21-24 shows that property as R-1.

The applicants are requesting to formally have the property designated as B-1.

CLURO SECTIONS:

7.5.8. B-1 - Neighborhood Business District

7.5.8.1. Purpose of the B-1 Neighborhood Business District

The purpose of the B-1 neighborhood business district shall be to provide sites for small-scale service and retail establishments to support adjacent residential neighborhoods. This district includes personal service and retail or office establishments, which are 3,000 square feet or less, which conduct all business operations within an enclosed facility, and which do not present any adverse impact on the peace, appearance or value of adjacent residential areas.



Official Zoning Map
CITY OF MANDEVILLE

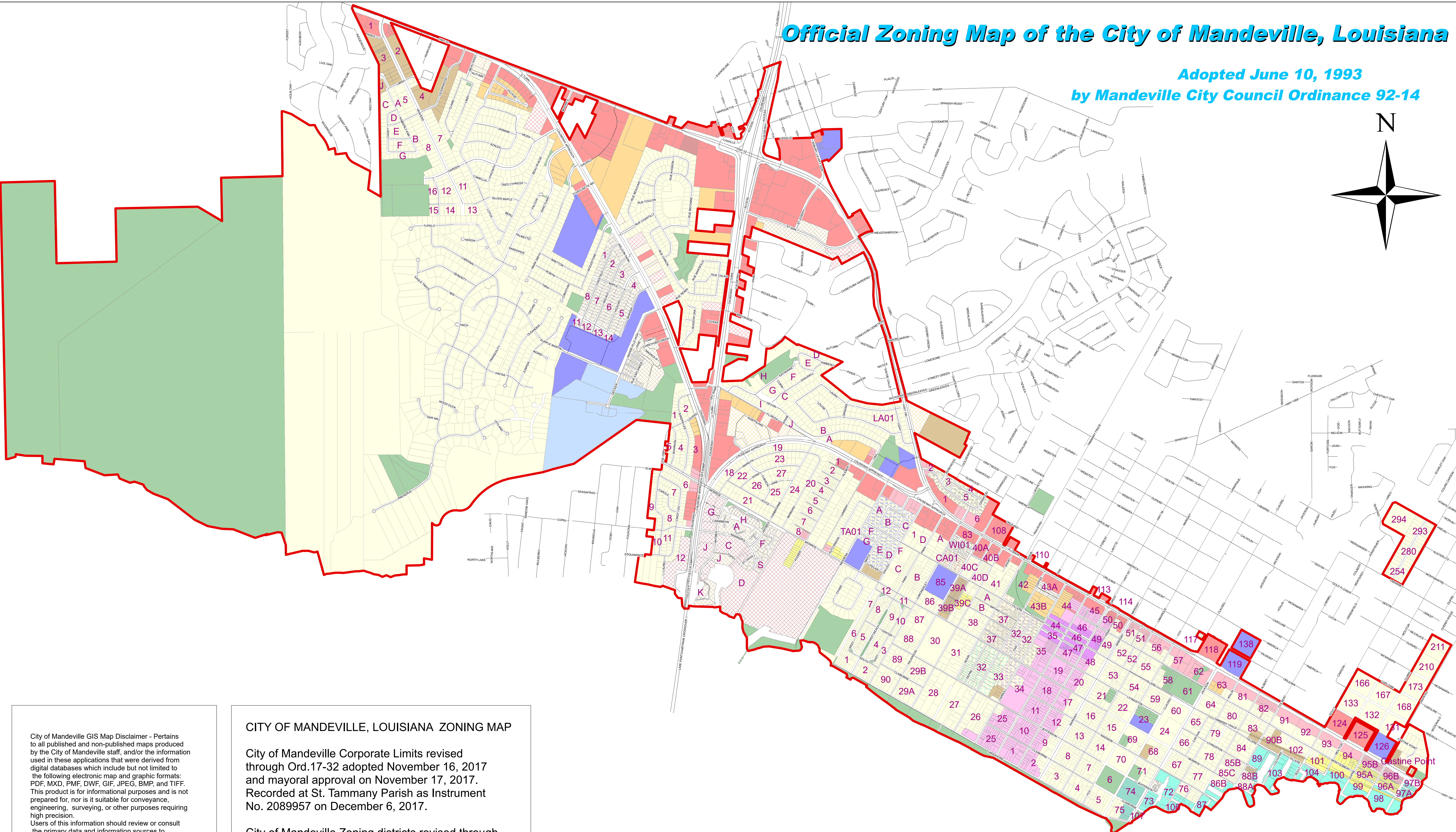
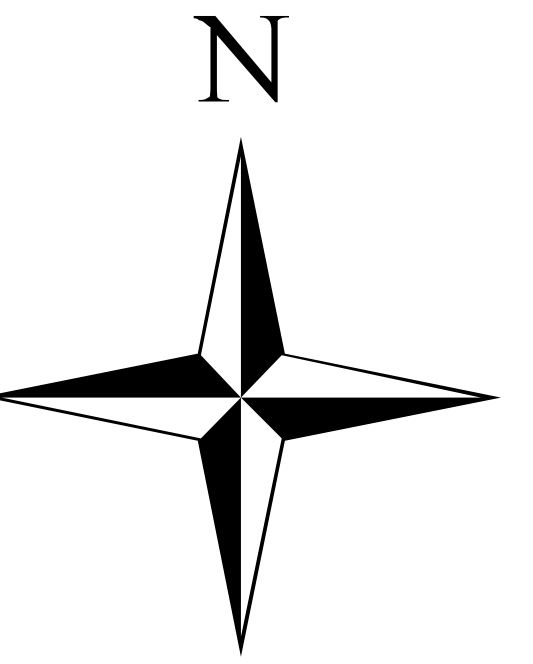
- Corporate Limits
Water
Improved Street Right-of-Way
Unimproved Street Right-of-Way
Railroad Track & Right-of-Way
Public Servitude of Passage
Private Street
- Ordinance # 92-14 Date 6-10-93
- Revised Ord. # _____ Date _____
Paul R. Siffel
Mayor, City of Mandeville
- Clerk of Court _____
Date _____ Map File # _____
- | Map Code | District Name |
|----------|--|
| R-1 | Single-Family Residential |
| R-1X | Single-Family Residential - Existing Small Lots District |
| R-2 | Two-Family Residential District |
| R-3 | Multi-Family Residential District |
| M-1 | Medium-Density Residential District |
| O | Office/Professional District |
| B-1 | Neighborhood Business District |
| B-2 | Major Crossroads Business District |
| B-3 | City Center Business District |
| O/R | Office/Residential District |
| PM-1 | Marine District - Waterfront Lots |
| PM-2 | Marine District - Non-Waterfront Lots |
| PD | Professional District (PDC, PDL, PDS) |
| M-1 | Light Manufacturing District |
| M-2 | General Manufacturing District |
- | Overlay Zoning District | Description |
|-------------------------|----------------------------|
| D-O | Drainage Overlay District |
| G-O | Gateway Overlay District |
| L-O | Lakefront Overlay District |



FONTAINEBLEAU STATE PARK

Official Zoning Map of the City of Mandeville, Louisiana

Adopted June 10, 1993
by Mandeville City Council Ordinance 92-14



City of Mandeville GIS Map Disclaimer - Pertains to all published and non-published maps produced by the City of Mandeville staff, and/or the information used in these applications that were derived from digital databases which include but not limited to the following electronic map and graphic formats: PDF, MXD, PMF, DWF, GIF, JPEG, BMP, and TIFF. This product is for informational purposes and is not prepared for, nor is it suitable for conveyance, engineering, surveying, or other purposes requiring high precision. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. All mapping and retrieval of City of Mandeville GIS data is to be considered a generalized spatial representation that is subject to constant and often dynamic revisions. All maps and databases are constantly being updated and corrected and thus any map may have an updated version. This information is provided as a visual representation only and is not to be used as a legal or official representation of legal boundaries, ownership, or municipal districts and/or regulations.

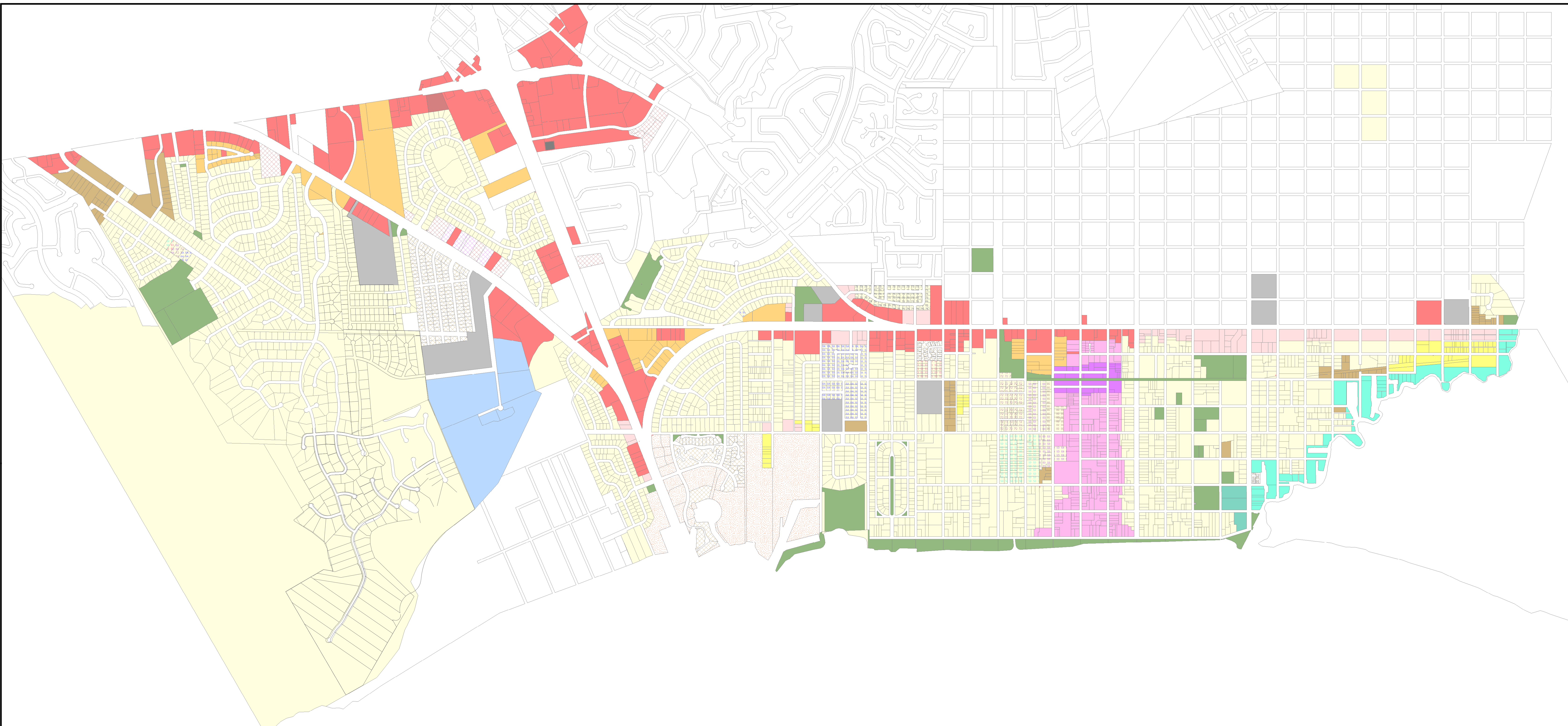
CITY OF MANDEVILLE, LOUISIANA ZONING MAP

City of Mandeville Corporate Limits revised through Ord.17-32 adopted November 16, 2017 and mayoral approval on November 17, 2017. Recorded at St. Tammany Parish as Instrument No. 2089957 on December 6, 2017.

City of Mandeville Zoning districts revised through Ord.17-32 adopted by the Council on November 16, 2017 and mayoral approval on November 17, 2017.

Approval of annexation by Planning Commission through case P17-10-10 and Zoning Commission approval through Z17-10-05.

MANDEVILLE_ZONING_LOTS			
Zone	Description	Zone	Description
[Light Yellow]	R-1 - Single Family Residential District	[Red]	B-2 - Highway Business District
[Light Green]	R1X50 - Single-Family Existing Small Lots (50/7600)	[Pink]	B-3 - Old Mandeville Business District
[Light Orange]	R1X53 - Single-Family Existing Small Lots (53/6000)	[Brown]	B-4 - Major Crossroads Business District
[Light Purple]	R1X60 - Single-Family Existing Small Lots(60/7200)	[Blue]	I - Institutional District
[Light Blue]	R1X72 - Single-Family Existing Small Lots(72/8000)	[Light Blue]	M-1 - Light Manufacturing District
[Light Green]	R1X75 - Single-Family Residential (75/9000)	[Dark Blue]	M-2 - General Manufacturing District
[Light Orange]	R1X80 - Single-Family Existing Small Lots (80/9600)	[Purple]	TC - Town Center District
[Light Blue]	R1X8A - Single-Family Existing Small Lots (80/10400)	[Green]	O - Open Space/Recreation District
[Light Yellow]	R-2 - Two-Family Residential District (75'x120')	[Light Green]	PCD - Planned Commercial District
[Light Orange]	R-3 - Multi-Family Residential District	[Light Orange]	PCUD - Planned Combined Use District
[Light Yellow]	O/R - Office/Residential District	[Light Green]	PD - Planned District (pre CLURO)
[Light Orange]	B-1 - Neighborhood Business District	[Light Green]	PM-1 - Planned Marina (Waterfront Lots)
		[Light Green]	PM-2 - Planned Marina District (Non Waterfront Lots)
		[Light Green]	PRD - Planned Residential District



ZONE CLASSIFICATIONS			
Zone	Description	Zone	Description
[Yellow Box]	R-1 - Single Family Residential District	[Red Box]	B-4 - Major Crossroads Business District
[Green Box]	R1X50 - Single-Family Existing Small Lots (50/7600)	[Grey Box]	I - Institutional District
[Orange Box]	R1X53 - Single-Family Existing Small Lots (53/6000)	[Blue Box]	M-1 - Light Manufacturing District
[Light Green Box]	R1X60 - Single-Family Existing Small Lots(60/7200)	[Dark Blue Box]	M-2 - General Manufacturing District
[Light Yellow Box]	R1X72 - Single-Family Existing Small Lotsl (72/8000)	[Light Green Box]	Mobile Homes District
[Yellow Box]	R1X75 - Single-Family Residential (75/9000)	[Grey Box]	DPWLS - Dept Public Works-Lift Station
[Yellow Box]	R1X80 - Single-Family Existing Small Lots (80/9600)	[Purple Box]	TC - Town Center District
[Yellow Box]	R1X8A - Single-Family Existing Small Lots (80/10400)	[Green Box]	O - Open Space/Recreation District
[Yellow Box]	R-2 - Two-Family Residential District (75'x120')	[Red Box]	B-2 - Highway Business District
[Brown Box]	R-3 - Multi-Family Residential District	[Pink Box]	B-3 - Old Mandeville Business District
[Orange Box]	O/R - Office/Residential District	[Red Box]	B-1 - Neighborhood Business District
[Light Green Box]	Mobile Homes District	[Red Box]	B-4 - Major Crossroads Business District
[Grey Box]	DPWLS - Dept Public Works-Lift Station	[Red Box]	B-2 - Highway Business District
[Purple Box]	TC - Town Center District	[Red Box]	B-1 - Neighborhood Business District
[Green Box]	O - Open Space/Recreation District	[Red Box]	B-3 - Old Mandeville Business District
[Cross-hatched Box]	PCD - Planned Commercial District	[Red Box]	B-4 - Major Crossroads Business District
[Cross-hatched Box]	PCUD - Planned Combined Use District	[Red Box]	B-2 - Highway Business District
[Cross-hatched Box]	PD - Planned District (pre CLURO)	[Red Box]	B-1 - Neighborhood Business District
[Cross-hatched Box]	PM-1 - Planned Marina (Waterfront Lots)	[Red Box]	B-3 - Old Mandeville Business District
[Cross-hatched Box]	PM-2 - Planned Marina District (Non Waterfront Lots)	[Red Box]	B-4 - Major Crossroads Business District
[Cross-hatched Box]	PRD - Planned Residential District	[Red Box]	B-2 - Highway Business District
[Cross-hatched Box]	DPWW - Dept Public Works-Water Well	[Red Box]	B-1 - Neighborhood Business District
[White Box]	Not City / Parish	[Red Box]	B-3 - Old Mandeville Business District