

CASE SUMMARY SHEET

CASE NUMBER: P24-02-01/Z24-02-01

DATE RECEIVED: December 14, 2023

DATE OF MEETING: February 6, 2024 and February 27, 2024

Address: 1943 N Causeway

Subdivision: Chinchuba Gardens

Zoning District: Proposed to be B-2 Highway Business District

Property Owner: Flick Properties, LLC

REQUEST: P24-02-01/Z24-02-01 – Recommendation to the City Council to affect the annexation of an undesignated portion of ground situated in Section 34, Township 7 South, Range 11 East, Chinchuba Subdivision into the corporate limits of the City of Mandeville designating and assigning the property for purposes of zoning as B-2 Highway Business District and providing for other matters in connection therewith, 1943 N Causeway Blvd

CASE SUMMARY:

The City Council introduced Ordinance 24-01 at their January 11, 2024 meeting. The Ordinance is to annex a parcel of ground situated in Section 34, Township 7 South, Range 11 East, Chinchuba Subdivision being 1943 North Causeway Blvd. The site is currently improved with the Banner Ford dealership.

The property is irregular in shape measuring 258.96' along the east property line, 255.08' along the north property line, 256.95' along the west property line, and 395.76' along the south property line containing approximately 80,489 square feet, in accordance with the survey prepared by Dading, Marques & Associates, Inc. and dated 1.25.2022. The property is currently zoned HC-2 Highway Commercial, the proposed zoning is B-2 Highway Business District. This site is located in Annexation Area One, but outside of Infill Areas One and Two. All sales tax revenue generated in Annexation Area One outside of Infill Areas One and Two shall be shared 80% to the City and 20% to the District. The property will be annexed into Council District 2.

The applicant is requesting to annex into the city in order to connect to city sewer and water utilities.

The property is a nonconforming development site, under the CLURO the property has 5 years to come into conformance. The applicant has submitted a variance request for the nonconforming conditions of the site.

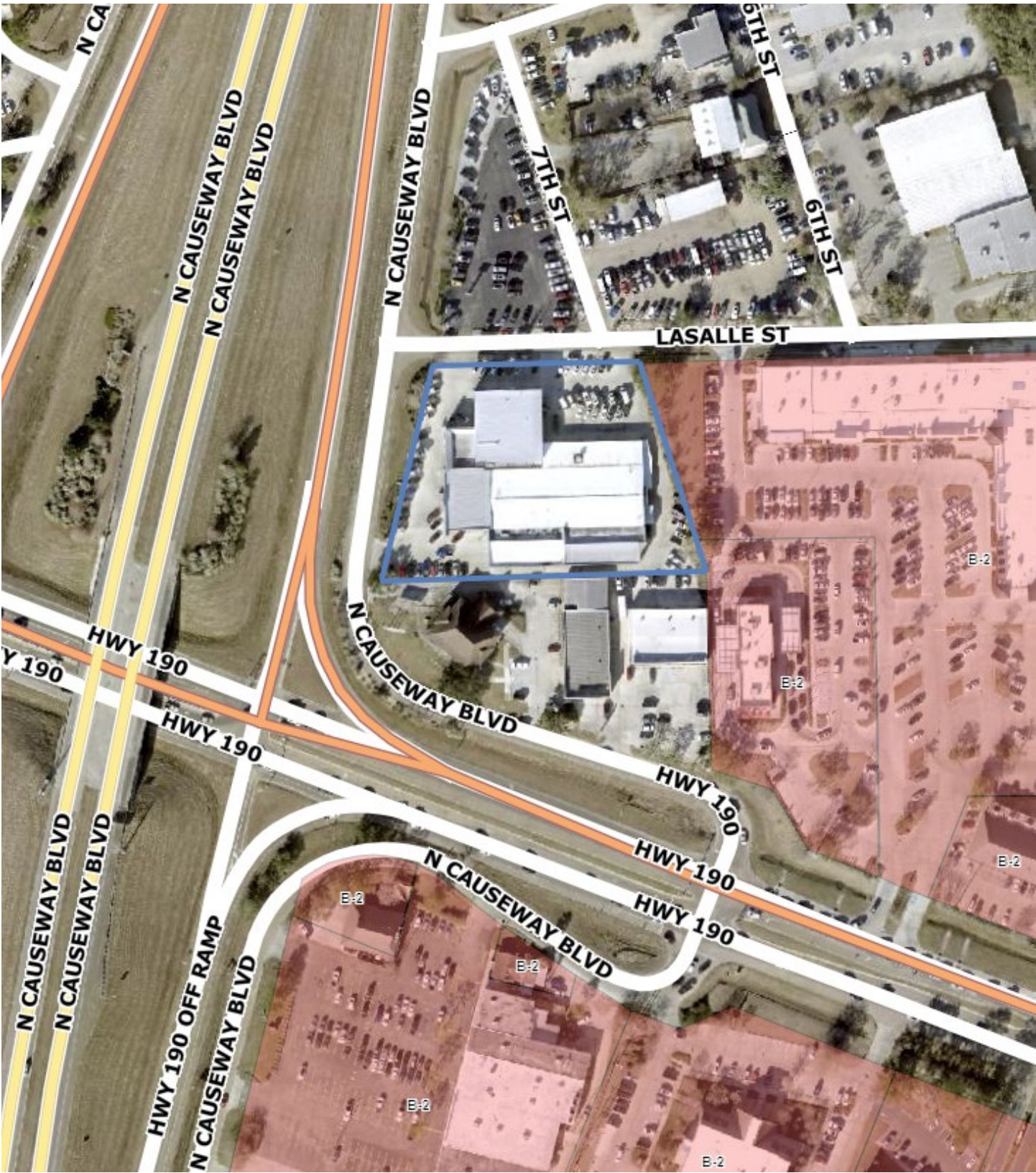
CLURO SECTIONS:

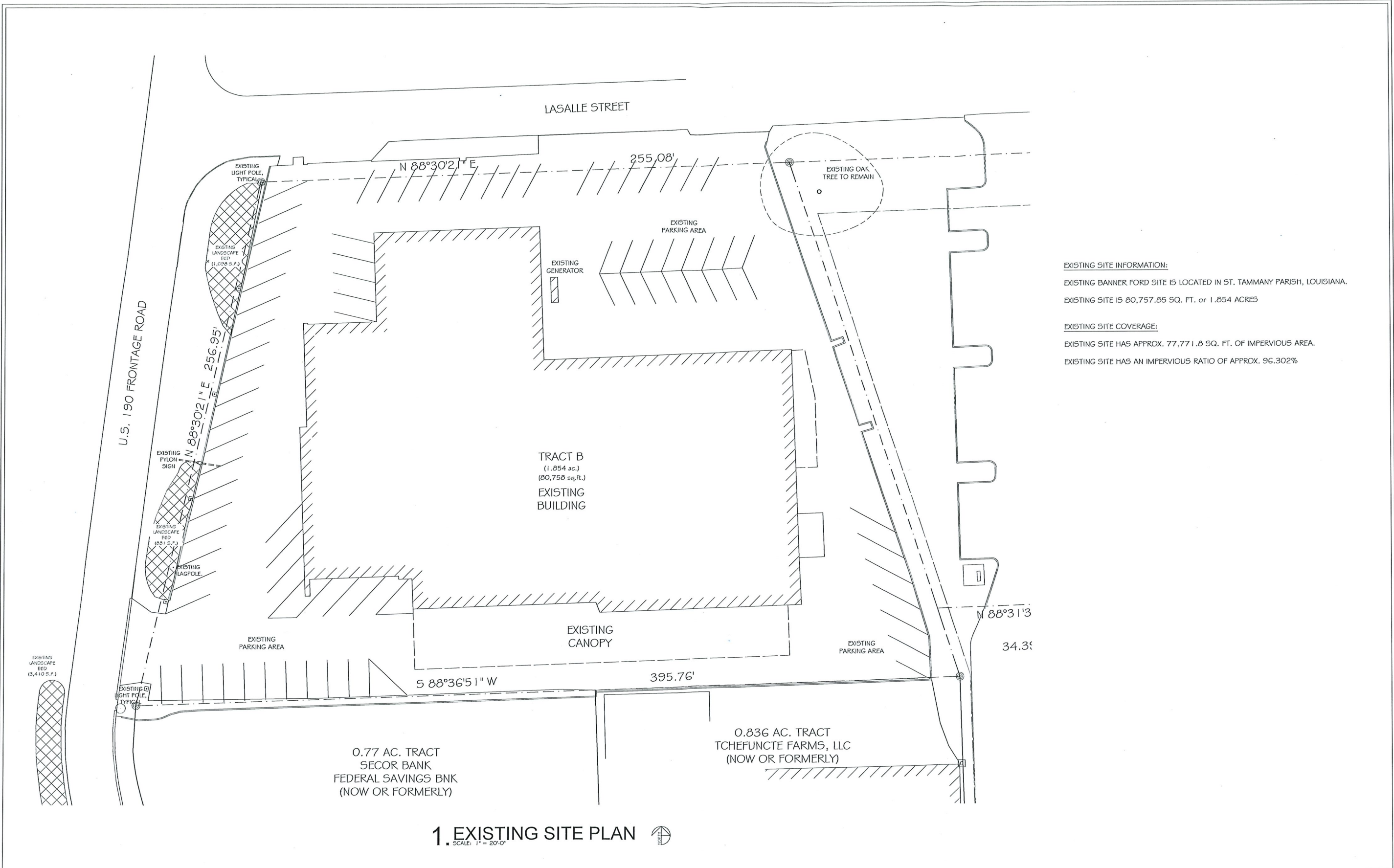
7.5.9.1. Purpose of the B-2 Highway Business District

The purpose of the B-2 Highway Business District shall be to provide sites for office, retail and service establishments to serve the needs of the community as a whole. This district includes both multi-tenant shopping centers and individual development sites located typically on major arterial and collector streets.

4.2.3. Provisions for Legally Non-Conforming Development Sites

1. Background - This Code has modified previous zoning requirements and established specific site development standards. Consequently, many development sites do not meet current requirements for such items as parking lot standards, landscaping, and other open space specifications.
2. Purpose - The intent of this section is to insure that such non-conforming development sites are brought into conformance with the site development standards prescribed by this Ordinance.
3. Authority to Continue - Any lawfully existing non-conforming development site may be continued so long as it remains otherwise lawful subject to the provisions of this section.
4. Non-Conforming Shopping Centers - Non-conforming shopping centers shall have nine (9) years from the effective date of this Ordinance either to bring the site into conformance with the provisions of the Ordinance or have a non-conforming development site variance approved for the site. All owners of record of commercially zoned properties shall be notified by the Building Inspector by first class mail of this provision prior to the end of the nine (9) year period.
5. ***Annexation of Non-Conforming Development Sites - As a condition of annexation approval, the City Council shall required the owner of the subject property to provide a plan for bringing the annexed development site into conformance with the provisions of these regulations. The plan shall provide a schedule that outlines a timetable for bringing the non-conforming site into maximum conformance to the provisions of this Ordinance within five (5) years of the date of annexation approval.***





EXISTING SITE INFORMATION:
 EXISTING BANNER FORD SITE IS LOCATED IN ST. TAMMANY PARISH, LOUISIANA.
 EXISTING SITE IS 80,757.85 SQ. FT. or 1.854 ACRES

EXISTING SITE COVERAGE:
 EXISTING SITE HAS APPROX. 77,771.8 SQ. FT. OF IMPERVIOUS AREA.
 EXISTING SITE HAS AN IMPERVIOUS RATIO OF APPROX. 96.302%

1. EXISTING SITE PLAN

SCALE: 1" = 20'-0"



project 1423
 date 7.26.23
 revisions 9.19.23



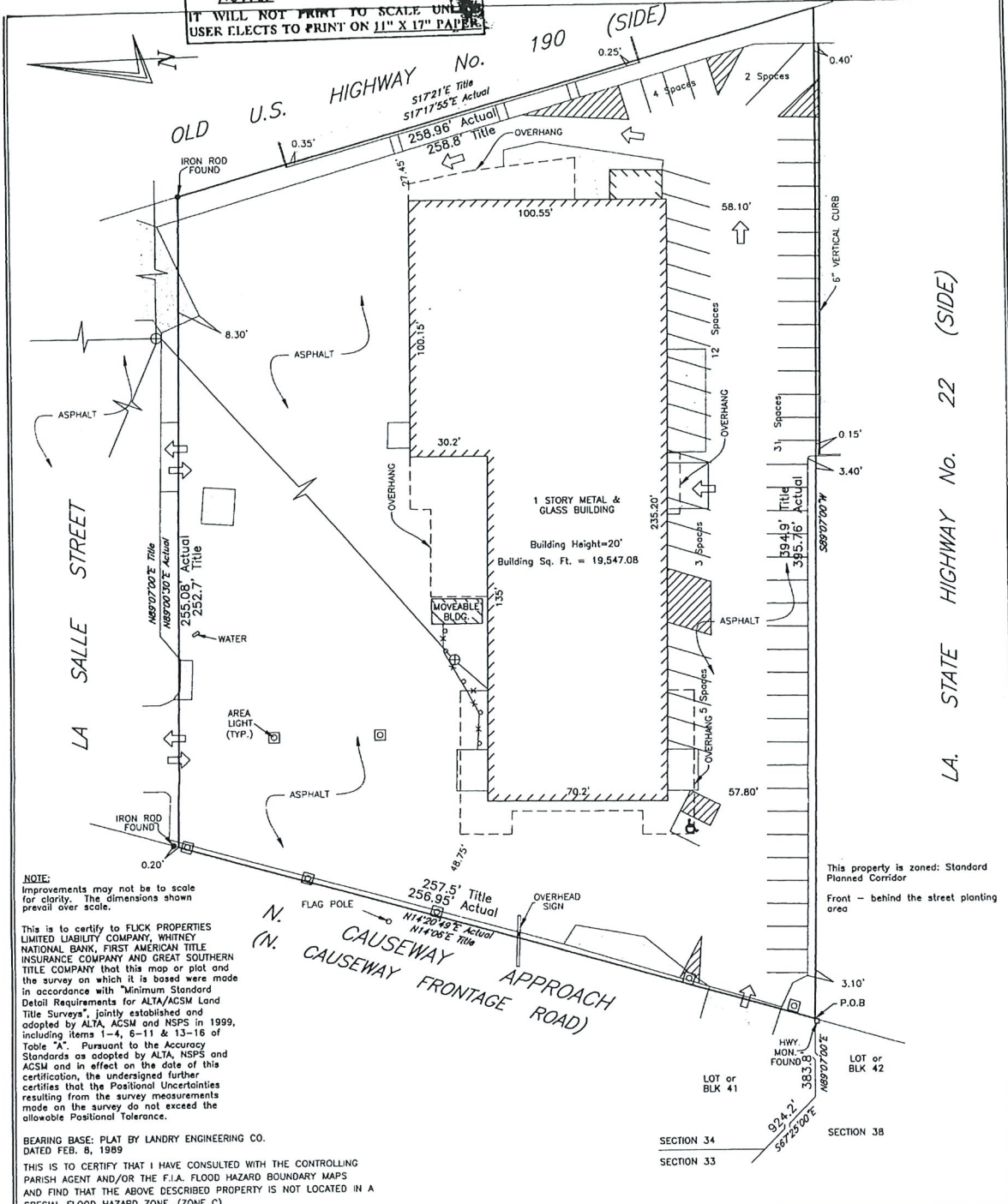
Piazza Architecture Planning APAC
 Mandeville Louisiana


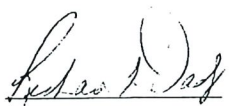
P.A.P. © 2023

~ Banner Ford ~
 1943 N. Causeway Blvd.
 Mandeville, Louisiana 70471

sheet
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 of

NOTICE: THIS MAP IS 1" X 17"
IT WILL NOT PRINT TO SCALE UNLESS
USER ELECTS TO PRINT ON 1" X 17" PAPER.



SURVEY OF AN UNDESIGNATED PORTION OF GROUND CHINCHUBA SUBDIVISION SECTION 34, TOWNSHIP 7 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LA.		DADING, MARQUES & ASSOCIATES, INC.  P.O. BOX 790 METAIRIE, LA. 70004 (504) 834-0200		 SURVEYOR		
I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF: CARVER, DARDEN, KORETZKY, TESSIER, FINN, BLOSSMAN & AREAUX LLC		THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.		THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."		
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:	
1-25-2002	1" = 40'	• = IRON ROD	C.A.M.	R.T.D.	213387	
M-859A						

CASE SUMMARY SHEET**CASE NUMBER: SUP24-02-02****DATE RECEIVED: January 18, 2023****DATE OF MEETING: February 6, 2024 and February 27, 2024****Address: 2121 General Pershing****Subdivision: Old Town of Mandeville, Square 44 Lot G****Zoning District: TC Town Center District****Property Owner: Jacqueline Vidrine****REQUEST: SUP24-02-02 – Lisa Dufour requests Special Use Approval to allow Animal Sales and Services (Limited) per the Table of Permitted Uses, CLURO Section 7.8, Old Town of Mandeville, Square 44 Lot G, TC Town Center District, 2121 General Pershing Street****CASE SUMMARY:**

The property is located at 2121 General Pershing St., on the corner of General Pershing St., and Lafitte St. The property measures 100.03' x 133.23' containing 13,326 square feet per a survey prepared by Kelly McHugh & Associates, Inc., dated 2.15.2002. The lot is currently improved with a residential structure. The applicant is requesting to change the use from single family residential to animal sales and service, specifically a dog daycare. The use requires special use approval in the Town Center District.

6.4.7. Animal Sales and Services (Limited)

Retail sales, veterinary services, outdoor kennels, grooming, and boarding when totally within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops but excluding outdoor kennels and uses for livestock and large animals.

The applicant owns Doggie Bags to Geaux and states that this will be a retail boutique and dog daycare during regular business hours. There daycare will operate with the following conditions:

- Maximum number of six (6) dogs in daycare.
- Maximum dog weight not to exceed 25 pounds.
- Dogs will be kept inside of the building with the exception of supervised potty breaks and playtime in the fenced yard.
- Dogs will undergo behavior evaluation prior to acceptance.
- Dogs must be spayed / neutered and current on vaccinations.
- At NO time will dogs be left unattended in the yard or boarded on the premises overnight.

A floor plan has been submitted showing that there will be a total of 1,063 sq. ft. for the proposed use. The Town Center District follows the B-3 Site Development Criteria.

Landscape:

A landscaping plan has not been submitted. A compliant plan would have to be submitted before a permit is issued.

Parking:

Animal Sales & Services (Limited) requires 1 parking space per 200 sqft of gross floor area. However, parking requirements in the Town Center District require the calculation for Shopping Center – Neighborhood be used for all commercial uses. Shopping Center – Neighborhood requires 4 spaces per 1,000 sqft of gross floor area.

Four parking spaces would be required with the submitted floor plan. The Town Center District allows for the reduction of parking spaces by right if there is adequate on street parking. There are three on street parking spaces adjacent to the site.

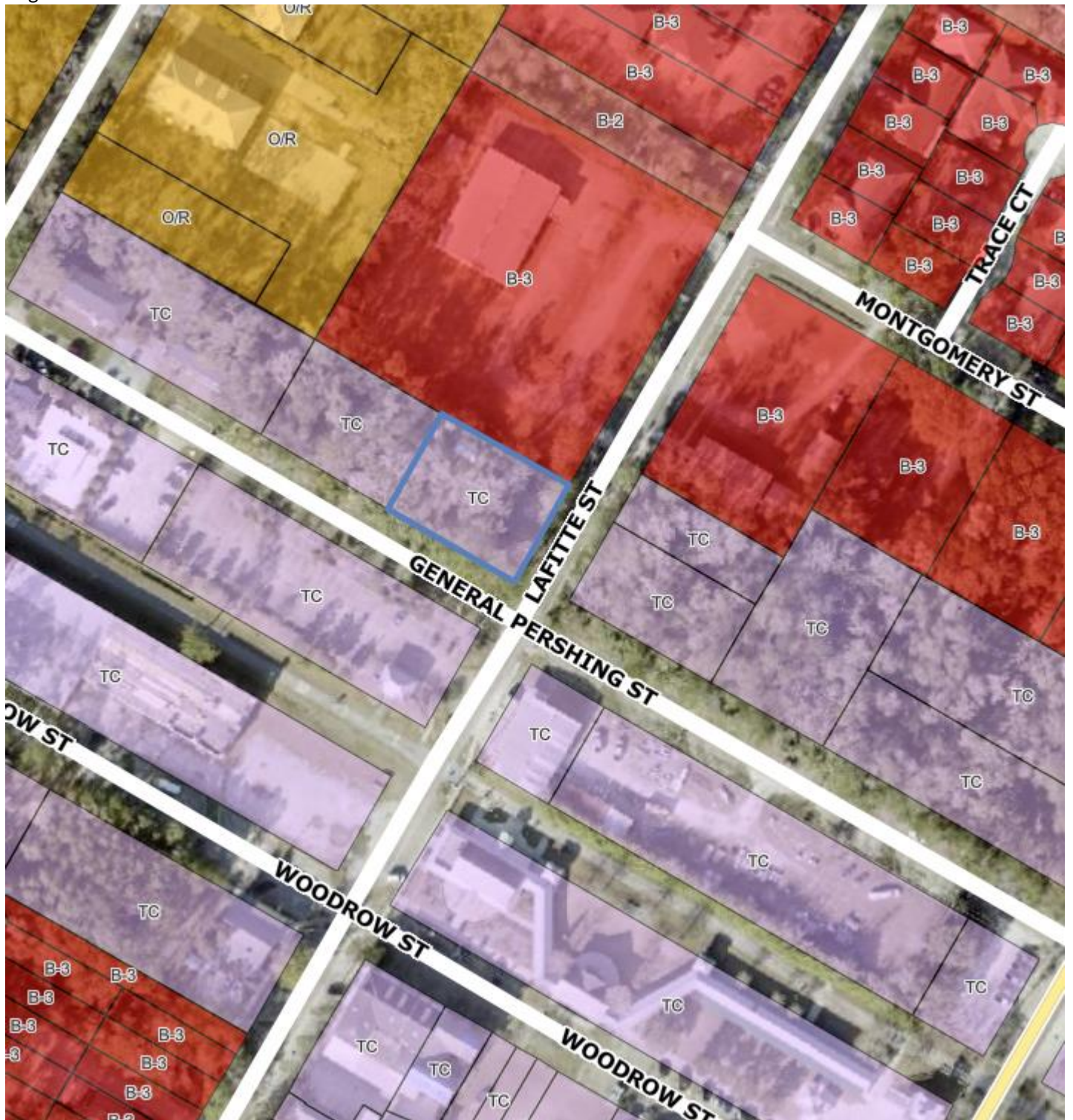
The Town Center District allows for the reduction in parking by exception when there is sufficient public parking in the area. There are seventeen public parking spots available nearby along General Pershing St., with three on street parking spaces directly across the street from 2121 General Pershing.

The applicant will be required to submit plans to the State Fire Marshall due to the change of use. Additional modifications to the building may be required. Should any modifications result in an exterior change, the applicant will require HPDC approval.

CLURO SECTIONS:**6.4.7. Animal Sales and Services (Limited)**

Retail sales, veterinary services, outdoor kennels, grooming, and boarding when totally within a building, of dogs, cats, birds, fish, and similar small animals customarily used as household pets. Typical uses include pet stores, small animal

clinics, dog bathing and clipping salons, and pet grooming shops but excluding outdoor kennels and uses for livestock and large animals.



January 17, 2024

City of Mandeville
Planning & Zoning Commission
3101 East Causeway Approach
Mandeville, LA 70448

RE: Application for Special Use Approval
2121 General Pershing Street, Mandeville, LA 70448

To Whom it May Concern:

My name is Lisa Dufour and I currently reside in Covington, LA. I have worked as a registered nurse for Ochsner for the past 15 years and currently work part-time in the pediatric emergency department. I am also the owner of Doggie Bags to Geaux, LLC, a dog bakery that I started in 2021 and operate out of my home. I am applying for a special use approval at 2121 General Pershing Street in Mandeville to open a dog boutique and "home like" setting to provide dog daycare during regular business hours under the following conditions:

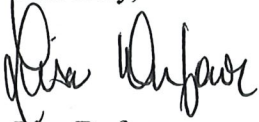
- Maximum number of six (6) dogs in daycare.
- Maximum dog weight not to exceed 25 pounds.
- Dogs will be kept inside of the building with the exception of supervised potty breaks and playtime in the fenced yard.
- Dogs will undergo behavior evaluation prior to acceptance.
- Dogs must be spayed / neutered and current on vaccinations.
- At NO time will dogs be left unattended in the yard or boarded on the premise overnight.

The owner of the property, Jacqueline "Jinx" Vidrine, has agreed to these terms and conditions and both parties have agreed to sign a three-year lease pending the special use approval.

Please note that the property, located on the corner of General Pershing Street and Lafitte Street, does not have any adjoining neighbors. The lot across Lafitte Street is a wooded, undeveloped lot. Across General Pershing Street is the Mandeville Trailhead public parking lot. The property to the left of Lot 30A is a wooded, undeveloped lot. Lastly, the Lions Club is located behind the property. As such, I believe that the impact of noise will be minimal; however, all attempts will be made to prevent / minimize barking.

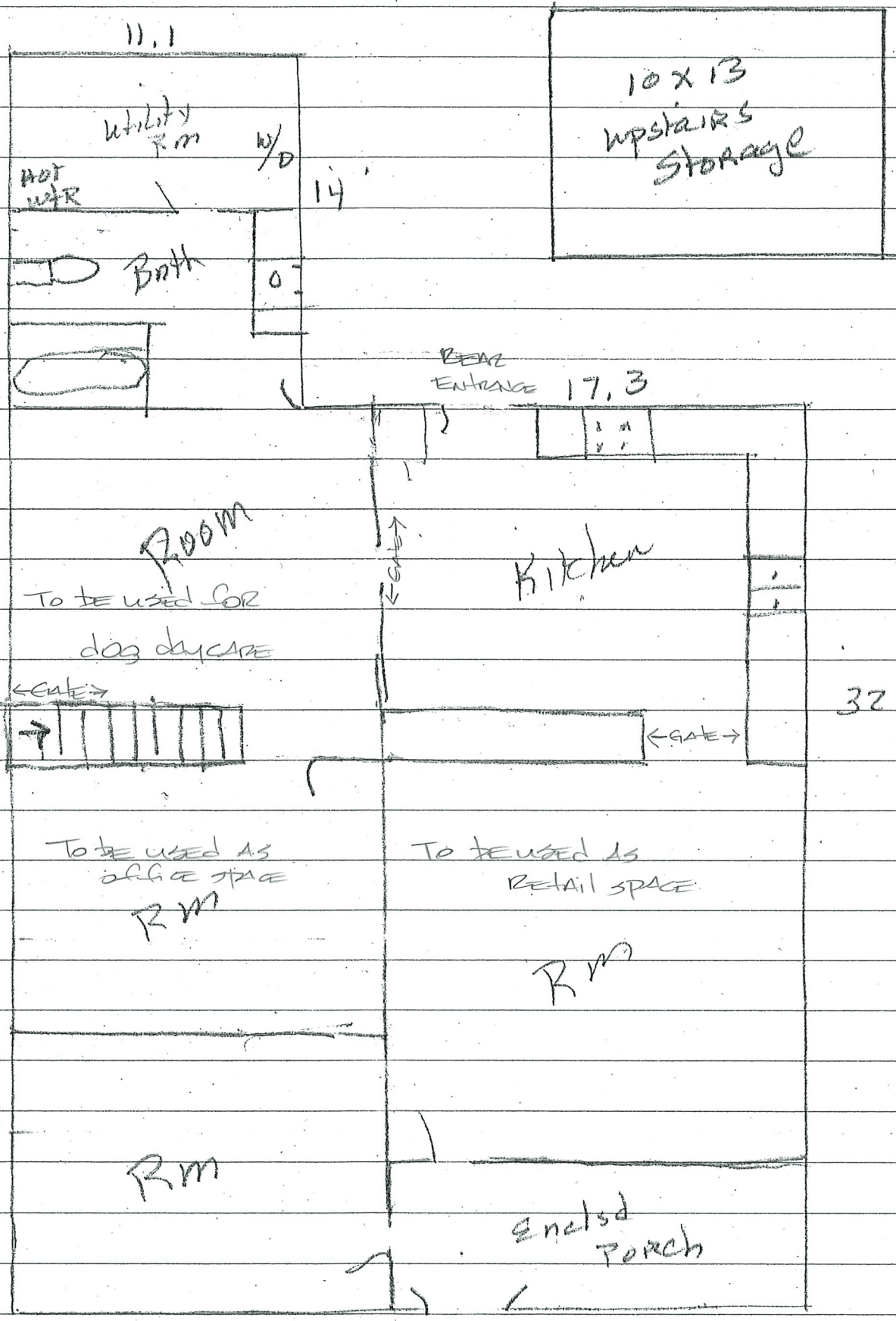
I believe that Doggie Bags to Geaux will be an asset to this dog friendly community and look forward to opening my business in Mandeville. Thank you, in advance, for your time and consideration.

Sincerely,



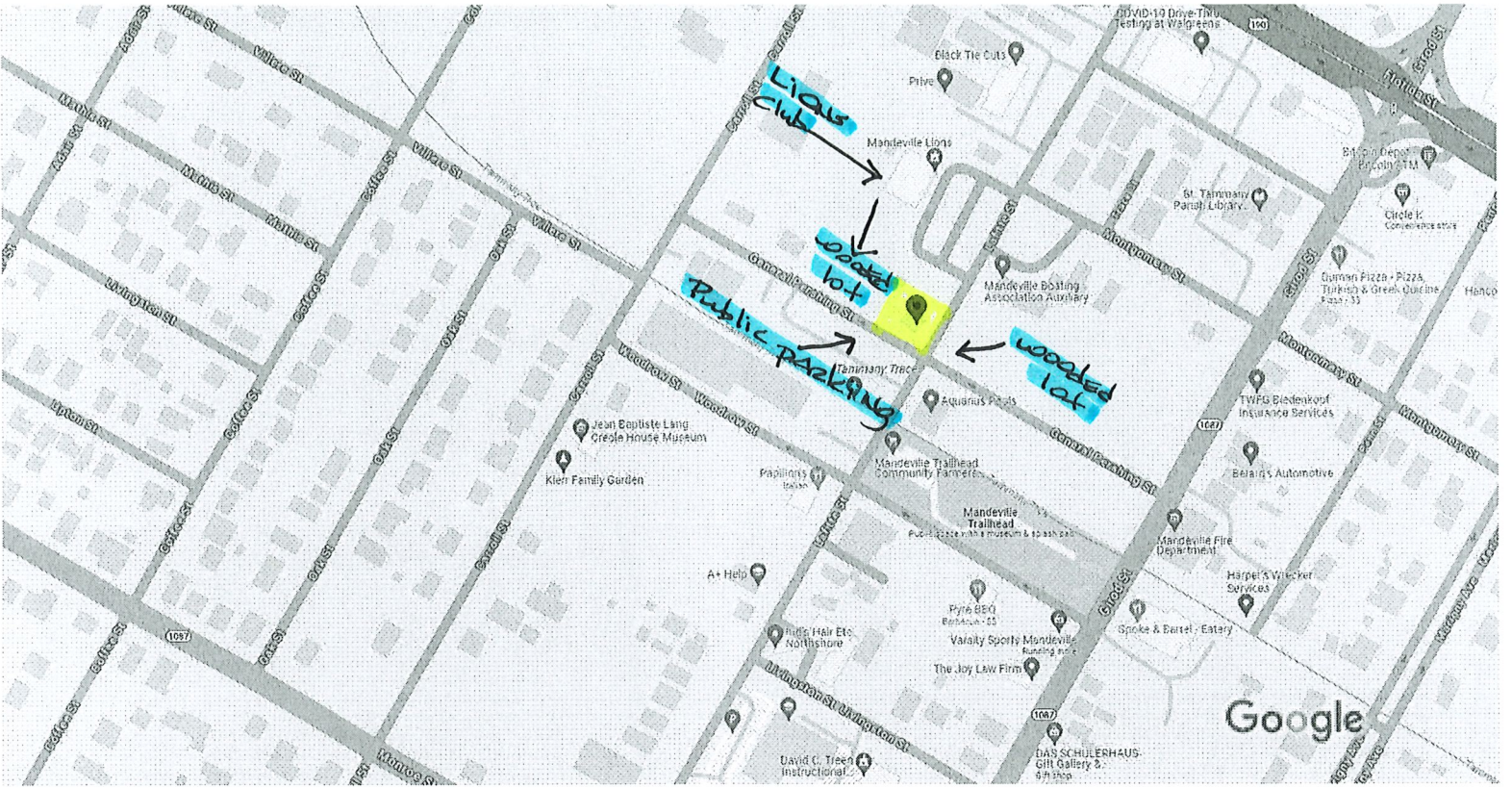
Lisa Dufour
Doggie Bags to Geaux, LLC

212) General Pershing



ENTRANCE
28.4

← General Pershing Street →



Map data ©2024 Google 100 ft



2121 General Pershing St

Building



Directions



Save



Nearby



Send to phone



Share

CASE SUMMARY SHEET**CASE NUMBER: V24-02-07****DATE RECEIVED: December 14, 2023****DATE OF MEETING: February 6, 2024 and February 27, 2024****Address: 1943 N Causeway****Subdivision: Chinchuba Gardens****Zoning District: Proposed to be B-2 Highway Business District****Property Owner: Flick Properties, LLC**

REQUEST: V24-02-07 – Flick Properties LLC requests a variance to CLURO Section 7.5.9.3. B-2 Site Development Regulations, Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential, Section 10.8.2.6. Land Uses located in B-1, B-2, B-4, O/R, PM-1, PM-2, M-1, and M-2 Districts & Section 9.1.4. Minimum Off-Street Parking Requirements by Use, 1943 N Causeway Blvd

CASE SUMMARY:

The property at 1943 N Causeway Blvd is irregular in shape measuring 258.96' along the east property line, 255.08' along the north property line, 256.95' along the west property line, and 395.76' along the south property line containing approximately 80,489 square feet, in accordance with the survey prepared by Dading, Marques & Associates, Inc. and dated 1.25.2022. The property is currently requesting to be annexed into the City with the proposed zoning B-2 Highway Business District. The site is currently improved with the Banner Ford dealership.

The property is a nonconforming development site, under the CLURO the property has 5 years to come into conformance. The applicant has submitted a variance request for the five nonconforming conditions of the site.

Building Height

The maximum building height for the B-2 District is 35'. The current height of the buildings are unknown. The applicant is requesting a variance for the extent that the buildings exceed the maximum height as they are already constructed.

At the February 6th meeting the Commission asked if the applicant could provide the height of the building. The applicant has since submitted the following information: It appears that the current max height of the building is approximately 32'. In light of the fact that the City's max building height is 35', it does not appear that we will need this variance. We can comply with the 35' height limitation.

Pervious/Impervious Area

The site currently has 96.3% impervious area and 3.7% pervious area. The B-2 site development criteria requires a maximum of 75% impervious coverage. This would require a variance of 21.3% impervious coverage. The applicant noted that they will be installing some additional pervious surface from property that they will be acquiring, which is currently located within City Limits.

Sign Height

There is an existing pylon sign on the property approximately the height of the building. Pole or Pylon signs are not allowed within the City. Additionally, the maximum height of any monument or freestanding sign is 7'. The applicant is requesting that this sign be allowed to remain, and that they be allowed to replace the sign, if necessary, with a new sign not to exceed the height of the current sign.

Parking Requirements

A & E Services-Auto and Equipment Repair (Enclosed) requires 1 parking space per 400 sqft of gross office/retail area plus 4 parking spaces per service bay. Based on this calculation 183 parking spaces would be required. The property currently provides 81 parking spaces.

The applicant is requesting a variance as the property is already developed. The applicant noted that there are more than the required 183 parking spaces provided by adjacent properties in the area and has submitted a site plan of the property in the area. Due to the fact that these properties are separate from the annexed property, they cannot be included for any parking calculation.

Landscape Requirements

The applicant has requested a variance for the following landscape requirements:

- 25' Greenbelt along Causeway frontage
- 15' Greenbelt along LaSalle Street
- Screen of Vehicular Use Area
- Site interior plantings

The variance requests are due to the site being fully developed, and the greenbelt and plantings cannot be practically achieved. The applicant notes that they have received approval to landscape within the DOTD right of way along the Hwy 190 frontage road, which is adjacent to the property. It is the intent of the applicant to continue to maintain the plantings currently in place.

CLURO SECTIONS:

7.5.9.3. B-2 Site Development Regulations

Each development site in the B-2 Highway Business District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Minimum lot area	15,000 Square feet
2. Unit Size	
a. Minimum	800 Square feet (1)
b. Maximum	65,000 Square feet
3. Maximum Building Size	100,000 Square feet (2)
4. Minimum lot width	150' (3)
5. Minimum lot depth	100' (3)
6. Minimum Yard Setback Requirements	
a. Front Yard	25' or Required depth of greenbelt, whichever is greater
b. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever is greater
c. Interior Side or Rear Yard	
1) Adjacent to Residential Districts	20'
2) Adjacent to Other Districts	5' or
3) With firewall at property line 0'	
7. Maximum Height of Structures	35'
8. Maximum Impervious Site Coverage	75%
9. Minimum District Size	40,000 Square feet

(1) Minimum building size may be reduced subject to issuance of a Special Use Permit.
(2) Multiple buildings may be linked by covered breezeways or a single continuous shopping center up to 100,000 square feet of floor area may be developed, provided that each commercial unit has an independent outdoor access and that no commercial unit exceeds 65,000 square feet.
(3) Minimum lot depth and width may be reduced by the Planning Commission through the subdivision process provided that the applicant demonstrates that the minimum lot area and setbacks can be met.

9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential

The requirements of this Article shall apply to all zoning districts other than R-1, R-1X and R-2 residential districts, with the exception of the Live Oak Protection requirements in section 9.2.5.7, which apply in all zoning districts. In all zoning districts other than R-1, R-1X and R-2, development sites shall be required to meet the minimum requirements as specified by this Article for Landscaping within the periphery landscape areas, interior planting areas and buffer areas. All required plant materials shall be installed or preserved in accordance with this Article and the landscape inspector shall inspect the required landscaping to verify adherence to code and the landscape plan approved in conjunction with the permit prior to the issuance of a Certificate of Occupancy.

1. Periphery Landscape (Greenbelt) Requirements

- a. Required Area of Greenbelt - In all zoning districts other than the R-1, R-1X and R-2 districts, a periphery landscape area, also known as the greenbelt area, shall be required to be located adjacent to the property line of the right-of-way of any public street, road, lane, or other public accessway (excluding an alley) upon which the site fronts. In calculating the required greenbelt area the area of any utility servitude, either existing or proposed as part of the development permit, shall not be included as a part of the greenbelt. The required area of the greenbelt shall be calculated as an area fifteen (15) feet in depth measured at right angles from the property line edge of the street right-of-way or from the interior edge of any utility servitude which is adjacent to and parallel with the street right-of-way less the maximum allowable accessways through the greenbelt. Except in accessways and as prohibited by the utility provider's use of the utility servitude, the servitude shall also be landscaped minimally with a vegetative or decorative ground cover. On corner or through lots 347 with more than one street frontage, the greenbelt shall be required adjacent to each street frontage. The periphery area shall contain trees and vegetative or decorative ground covering material, as specified herein.
- f. Planting in Greenbelts - Each required greenbelt shall contain a minimum of one (1) Class A tree (see definitions) and one (1) understory Class B tree for every twenty-five (25) linear feet of lot frontage or fraction thereof. In addition a ground covering material shall be established in the required greenbelt area. Vegetative ground covering material may include turf or other material that forms a consistent vegetative cover. Ground covering material may include pine straw or other mulches, including those of mineral composition.

- 2. **Screening of Vehicular Use Areas** – When a vehicular use area is visible from a public street right-of-way, the vehicular use area shall be screened from view from the adjacent street with an opaque vegetative screen as part of the interior planting requirements. The screen shall be of living material that is opaque from ground height to a height of three feet, with intermittent visual obstruction from above the opaque portion to a height of at least twenty (20) feet. This screen shall be planted in a prepared planting area no less than twenty-four inches wide immediately adjacent to the vehicular use area or may be located within the required greenbelt area. This requirement applies to all street frontages of lots if the vehicular use area is visible from the adjacent street.

3. **Site Interior Planting Regulations.** Site interior planting is required in order to provide for groundwater recharge, to mitigate the effects of storm water runoff over impervious surfaces in on-site vehicular use areas, to provide shade and reduce heat and glare reflected from paved areas, to purify the air in intensely developed areas, and to screen visibility of vehicular use areas from adjacent street corridors.

10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts.

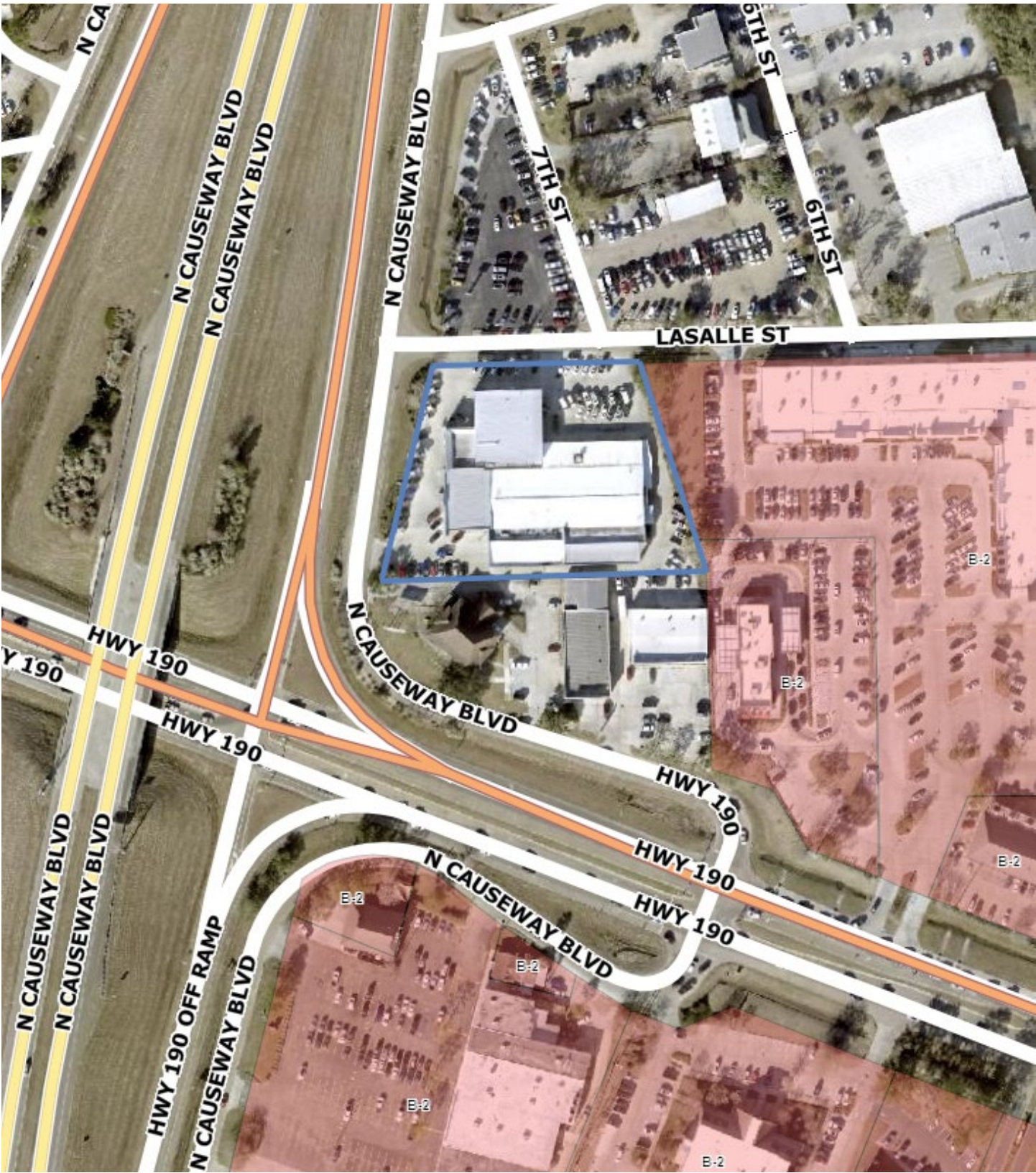
Permitted Signs Allowed by District: All Uses in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts			
Drive-Through Signs	Murals	Window Signs	Detached Circulation Signs
<p>Two (2) signs are allowed per lot, subject to all the following:</p> <ul style="list-style-type: none"> • The maximum size is forty-eight (48) square feet per sign. • May be externally or internally illuminated provided the light source is not visible from any public street and the lighting does not cause any uplight or glare. 	<p>One (1) per lot is permitted, subject to all the following:</p> <ul style="list-style-type: none"> • May not exceed the size of the subject wall on which it is applied. • May use paint, mosaic, tile, or other applied material provided materials are durable and weather-resistant. • May not include integrated illumination, electrical, or moving components but may be illuminated by non-integrated light source provided the light source is not visible from any public street and does not cause any uplight or glare. 	<p>No maximum number, subject to all the following:</p> <ul style="list-style-type: none"> • Signs are temporary; and • Signs are located inside the building; and • Signs shall not, in the aggregate, cover more than twenty-five (25) percent of the area of any window or ten (10) percent of all window area for the building; and • Signs cannot be illuminated. 	<p>Six (6) signs are allowed per lot, subject to all the following:</p> <ul style="list-style-type: none"> • Maximum sign area is five (5) square feet per sign. • Maximum sign height is six (6) feet from grade. • Signs may be externally or internally illuminated but may not cause any uplight or glare. • All signs must be located within fifty (50) feet of an internal circulation lane or a pedestrian walkway.
<p>The Zoning Commission may grant exceptions to the standards in this section for properties located in the B-3 district through the Special Use Permit process in Section 4.3.2. Procedures and Fees for Special Use Permit Approvals.</p>			

6.4.17. A & E Services - Auto and Equipment Repair (Enclosed)

Repair of automobiles, trucks, motorcycles, motor homes, recreational vehicles, or boats, including the sale, installation, and servicing of equipment and parts in an enclosed area screened from view of any adjacent streets or property. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excluding dismantling or salvage.

A & E Services-Auto and Equipment Repair (Enclosed) – 1 per 400 s.f. of gross office/retail area plus 4 per service bay

Pole sign or pylon sign. A sign anchored directly to the ground or supported by one or more posts, columns, or other vertical structures or supports and not attached to or dependent for support from any building.



WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
PAUL J. MAYRONNE

ANDREW J. WALKER
KATHERINE L. RIECKE

JONES FUSSELL, L.L.P.

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COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937-2015)

December 12, 2023

City of Mandeville
Attn: Cara Bartholomew, AISP, Director
3101 E. Causeway Approach
Mandeville, LA 70448

**Re: Application for Variance
Flick Properties, LLC – Banner Ford**

Dear Cara:

In accordance with the Application for Annexation filed by Flick Properties, LLC (“Flick”) for the Banner Ford property located along the U.S. Highway 190 frontage road (the “Property”), please allow this letter to serve as our statement for the variances requested and the applicable practical difficulties giving rise to each such request.

As you are aware, if annexed, the Property will be zoned B-2 Highway Business District and will be within the Gateway Overlay District. It is my understanding that the current use of the Property, as a Banner Ford sales and service facility, would be a permitted use. It is Flick’s desire to annex the Property into the City of Mandeville, provided that in doing so it does not unreasonably impact the operation of its business. In light of the fact that the Property is fully built-out, and has been so for decades, it is simply impossible or otherwise not feasible to bring the Property into full compliance with the CLURO.

In light of the foregoing, we are requesting the following variances, to-wit:

I. B-2 SITE DEVELOPMENT REGULATIONS:

- A. **Maximum Building Height.** The precise height of the existing buildings on the Property are unknown. However, to the extent that the buildings exceed the maximum height required under the CLURO, we are seeking a variance. The practical difficulty giving rise to this request is that the buildings are already constructed and have been so for many, many years.

- B. **Maximum Impervious Site Coverage.** As part of our submittal, we have provided the impervious site coverage for the Property, which exceeds the seventy-five (75%) percent maximum allowed under the CLURO. We are requesting a variance as it relates to this matter and the practical difficulty is that the vast majority of all impervious surfaces are in place and have been for an extended period of time. While we will be installing some additional impervious surface on the property to be acquired from Emerald Corner, LLC (which property is currently in the City), we will be preserving some non-pervious areas around the existing live oak tree and along our eastern property line.
- C. **Signs.** There is an existing pylon sign on the Property which has been in place for many, many years. This pylon sign is critical to Flick's business and is a requirement from Ford. Accordingly, we are requesting a variance to allow this sign to be maintained on the Property. Furthermore, we are requesting a variance to allow Flick to replace the sign, if and when it should become necessary, with a new sign not to exceed the height of the current sign.

II. **MINIMUM OFF-STREET PARKING REQUIREMENTS:**

It is our understanding that the CLURO requires Flick to have 183 parking spaces on the Property. The Property currently has 81 parking spaces. We are requesting a variance as to this requirement. The practical difficulty giving rise to the variance request is that the Property is built out and has been for many years. In addition, we are requesting a variance because although the Property does not contain the required parking spaces, Flick has well more than 183 parking spaces on adjacent properties which are owned by Flick. As part of our submittal, the City has been provided with an overall site plan of the Flick holdings in the area, which demonstrate that Flick has significantly more parking than is required.

III. **LANDSCAPING REQUIREMENTS:**

- A. Twenty-five (25') foot in-depth greenbelt along Causeway frontage with required plantings – Variances are requested for the practical difficulties described below.
- B. Fifteen (15') foot greenbelt along LaSalle Street with required planting – Variances are requested for the practical difficulties described below.
- C. Screen of Vehicular Use Area – A variance is requested for the practical difficulties described below.
- D. Site interior plantings – Variances are requested for the practical difficulties described below.

Ms. Cara Bartholomew

December 12, 2023

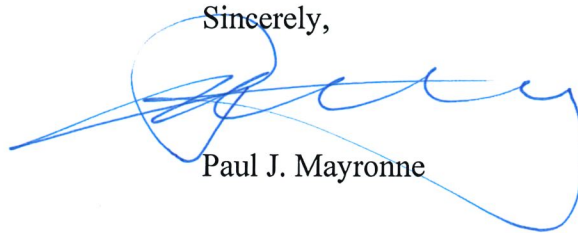
Page 3 of 3

All of the foregoing variances are requested as result of the fact that the site is fully developed, and the greenbelts and plantings simply cannot be practically achieved. However, it should be noted, Flick has requested and received approval for landscaping within the Louisiana Department of Transportation Development right-of-way along the east and west sides of the U.S. Highway 190 frontage road adjacent to and near the Property. Flick has installed and maintained these plantings for many years. It is the intent to continue to maintain these plantings which provide significant benefit to the entire area.

I hope the City, and its respective commissions, will give due consideration to the variance requested. This is a unique situation, given that we are dealing with a long-time operating business on a site that has been fully built out for decades. We believe that the annexation of the Property into the City of Mandeville can be beneficial for all parties. We look forward to the opportunity to further explain our requests at the appropriate time.

As always, thank you for processing our request, and should you have any questions, or need any additional information, please do not hesitate to contact me.

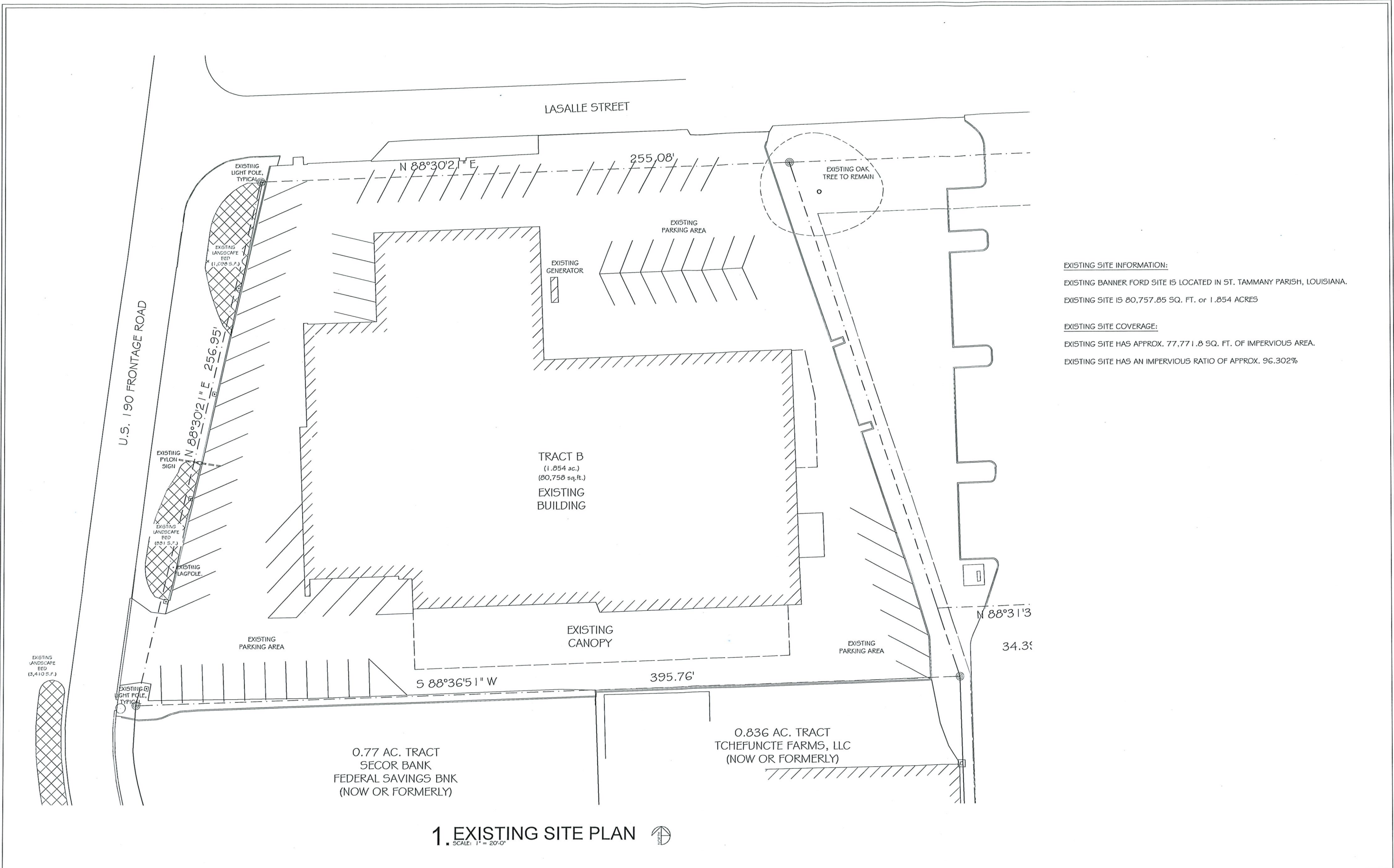
Sincerely,



Paul J. Mayronne

PJM/amh

cc: Flick Properties, LLC – Banner Ford



EXISTING SITE INFORMATION:
 EXISTING BANNER FORD SITE IS LOCATED IN ST. TAMMANY PARISH, LOUISIANA.
 EXISTING SITE IS 80,757.85 SQ. FT. or 1.854 ACRES

EXISTING SITE COVERAGE:
 EXISTING SITE HAS APPROX. 77,771.8 SQ. FT. OF IMPERVIOUS AREA.
 EXISTING SITE HAS AN IMPERVIOUS RATIO OF APPROX. 96.302%

1. EXISTING SITE PLAN 

SCALE: 1" = 20'-0"

project 1423
 date 7.26.23
 revisions 9.19.23

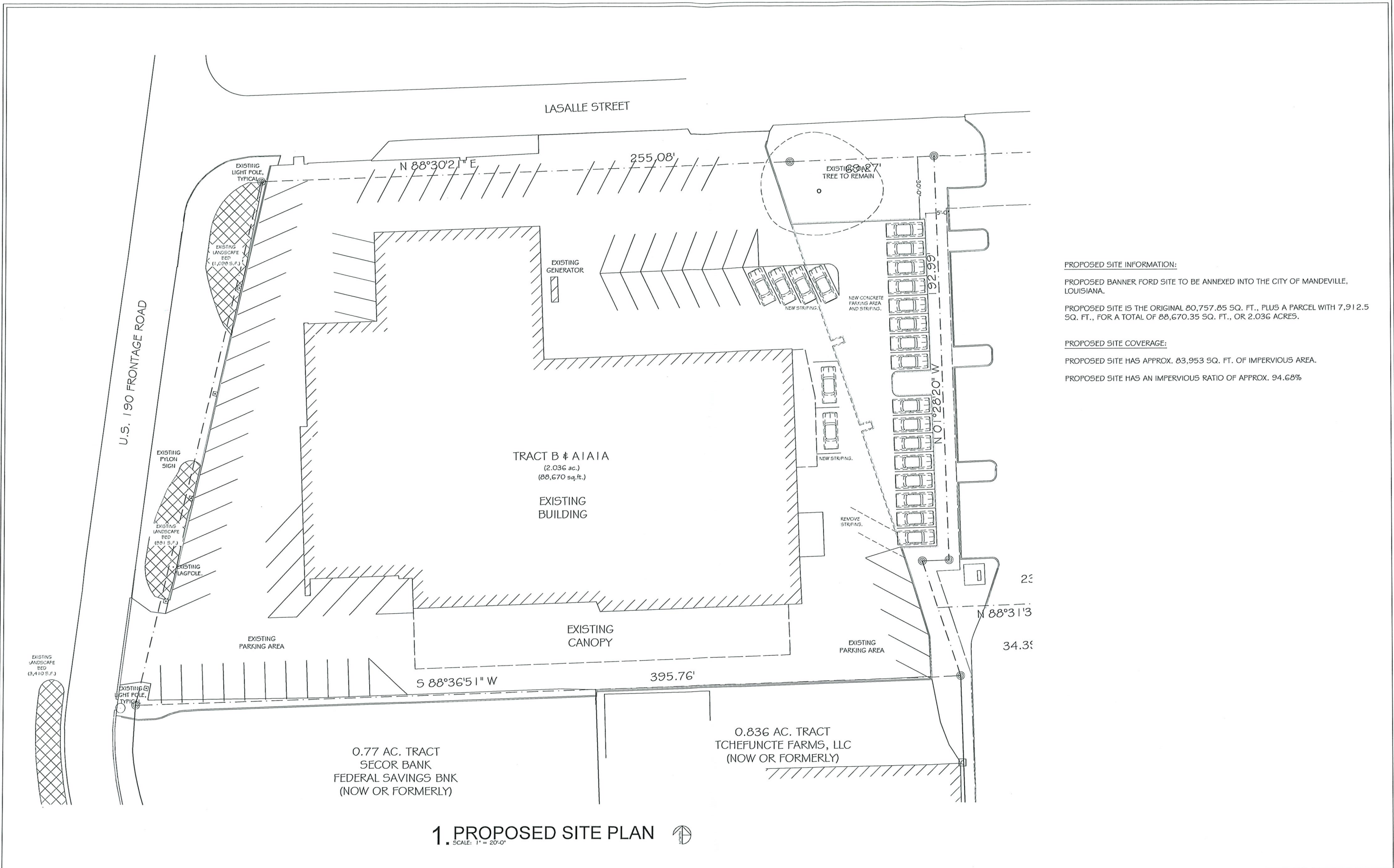


Piazza Architecture Planning APAC
 Mandeville Louisiana

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~ Banner Ford ~
 1943 N. Causeway Blvd.
 Mandeville, Louisiana 70471

sheet
C.1
 of



PROPOSED SITE INFORMATION:

PROPOSED BANNER FORD SITE TO BE ANNEXED INTO THE CITY OF MANDEVILLE, LOUISIANA.

PROPOSED SITE IS THE ORIGINAL 80,757.85 SQ. FT., PLUS A PARCEL WITH 7,912.5 SQ. FT., FOR A TOTAL OF 88,670.35 SQ. FT., OR 2.036 ACRES.

PROPOSED SITE COVERAGE:

PROPOSED SITE HAS APPROX. 83,953 SQ. FT. OF IMPERVIOUS AREA.

PROPOSED SITE HAS AN IMPERVIOUS RATIO OF APPROX. 94.68%

project 1423

date 7.26.23

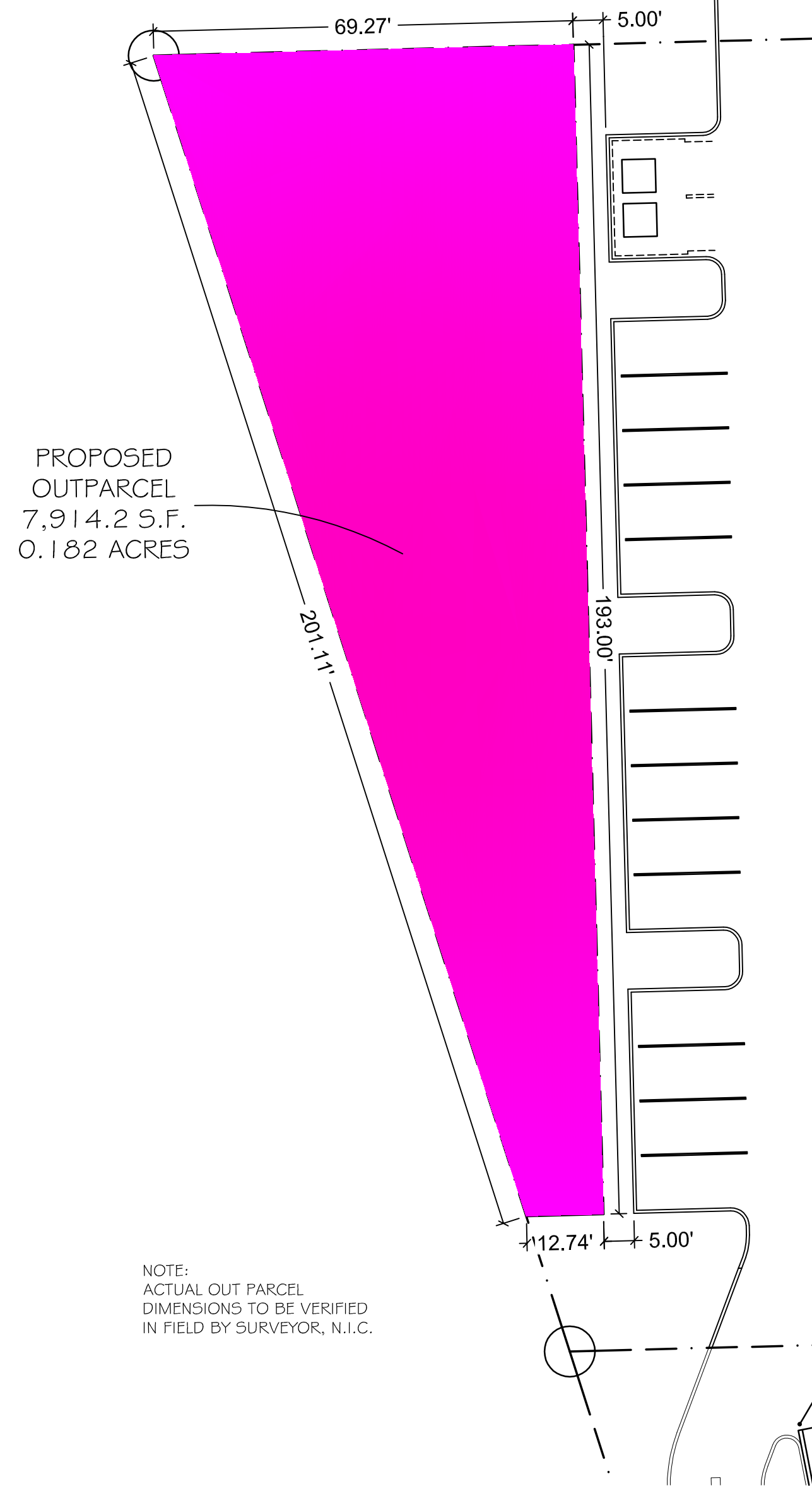
revisions 9.19.23

 **Piazza Architecture Planning APAC**
Mandeville Louisiana

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1943 N. Causeway Blvd.
Mandeville, Louisiana 70471

sheet
C.2
of

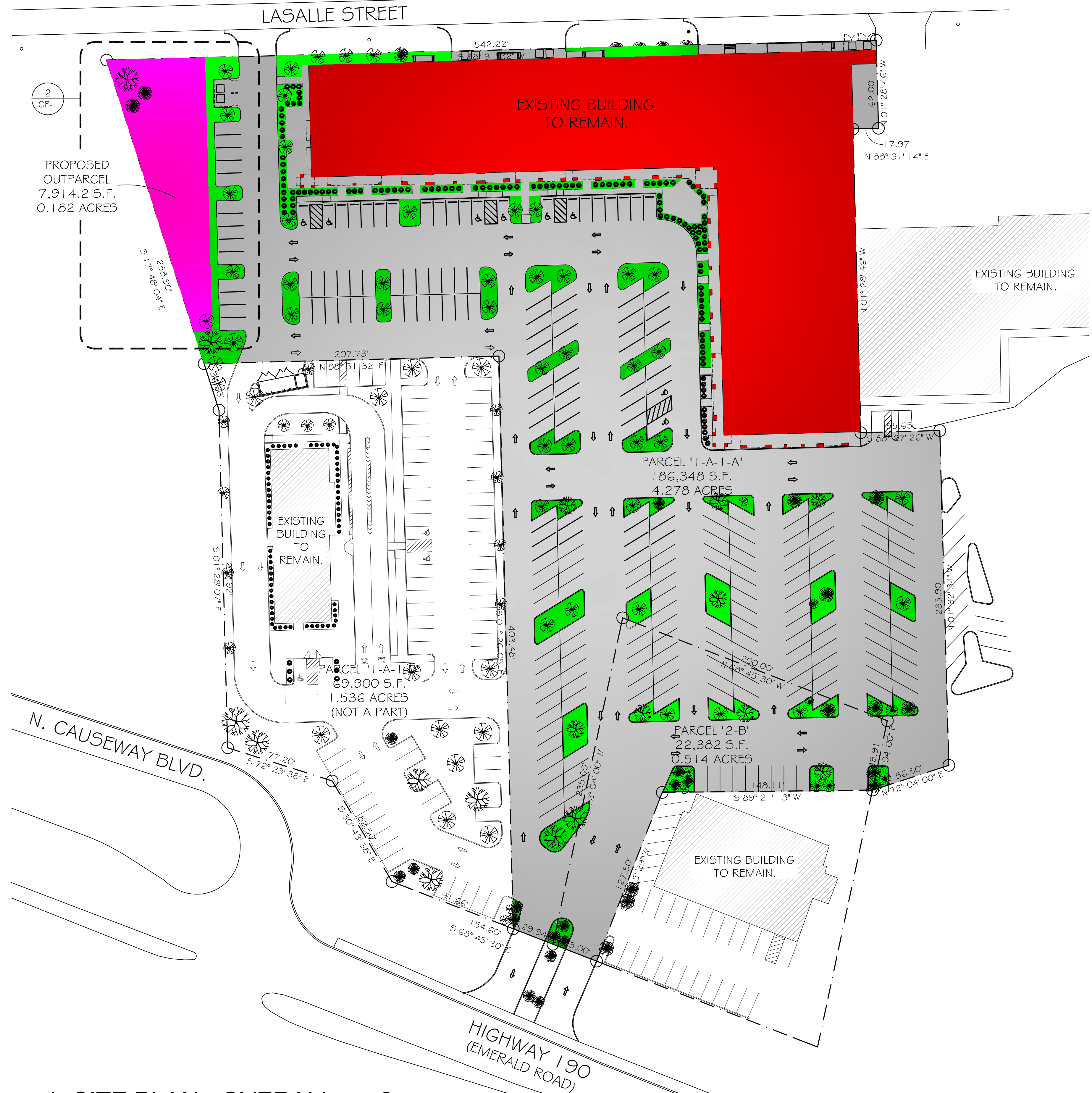


PROPOSED
OUTPARCEL
7,914.2 S.F.
0.182 ACRES

NOTE:
ACTUAL OUT PARCEL
DIMENSIONS TO BE VERIFIED
IN FIELD BY SURVEYOR, N.I.C.

2. ENLARGED OUTPARCEL

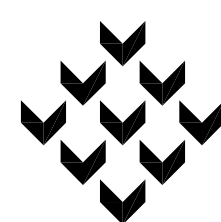
SCALE: 1" = 20'-0"



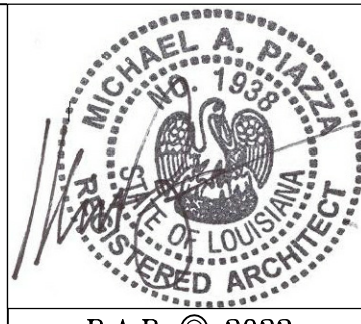
1. SITE PLAN - OVERALL

SCALE: 1" = 40'-0"

project 1319
date 10.05.22
revisions



Piazza Architecture Planning APAC
Mandeville Louisiana



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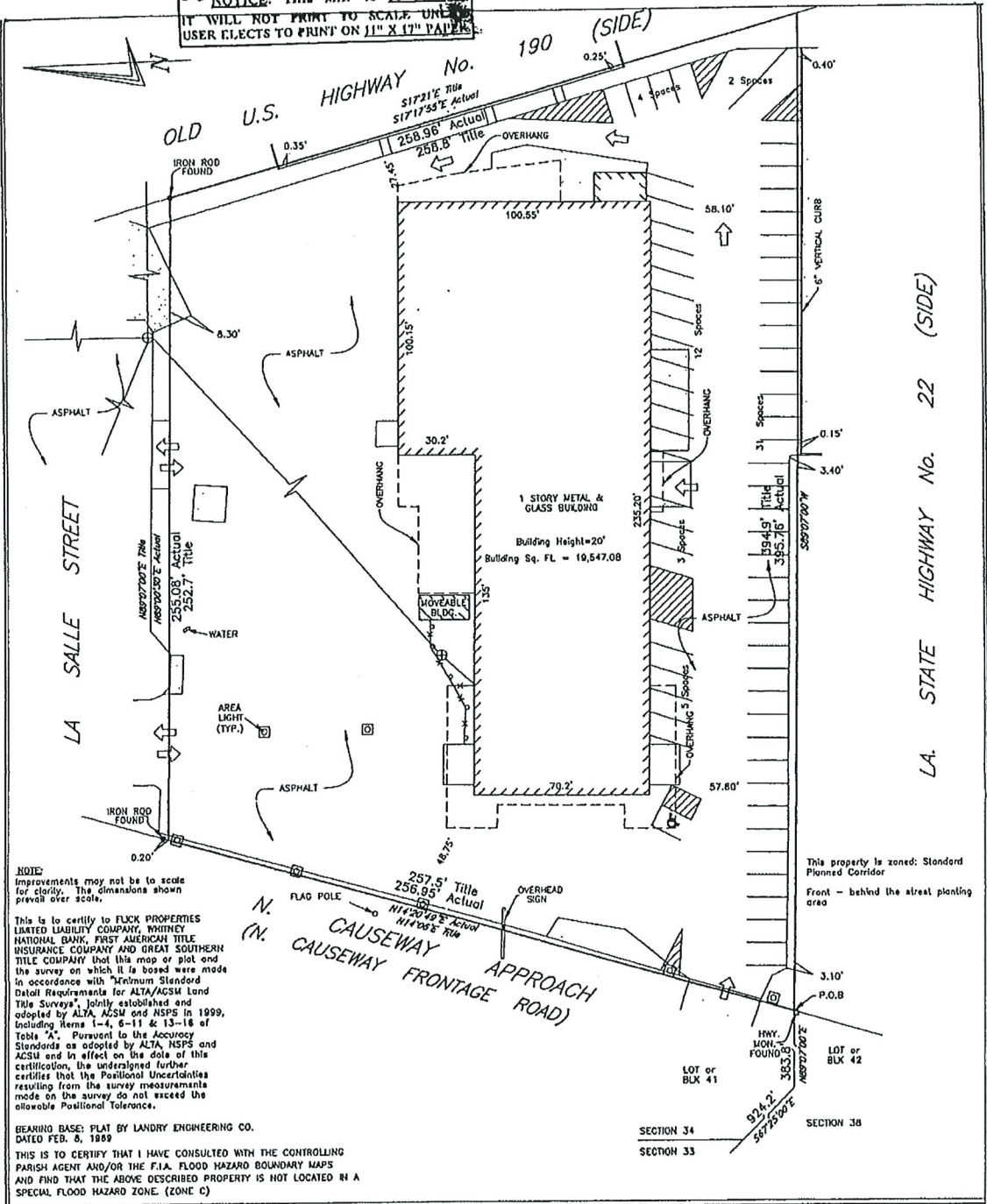
The Shoppes at Emerald Corner
Highway 190 - Emerald Road
Mandeville, Louisiana

sheet

OP-1

of

NOTICE: THIS MAP IS 11" X 17"
 IT WILL NOT PRINT TO SCALE, UNLESS
 USER ELECTS TO PRINT ON 11" X 17" PAPER.


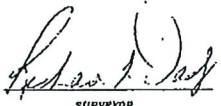


NOTE:
 Improvements may not be to scale for clarity. The dimensions shown prevail over scale.

This is to certify to FLUX PROPERTIES LIMITED LIABILITY COMPANY, WHITNEY NATIONAL BANK, FIRST AMERICAN TITLE INSURANCE COMPANY AND GREAT SOUTHERN TITLE COMPANY that this map or plat and the survey on which it is based were made in accordance with Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA, ACSM and NSPS in 1999, including items 1-4, 6-11 & 13-18 of Table "A". Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, the undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances.

BEARING BASE: PLAT BY LANDRY ENGINEERING CO. DATED FEB. 8, 1989

THIS IS TO CERTIFY THAT I HAVE CONSULTED WITH THE CONTROLLING PARISH AGENT AND/OR THE F.I.A. FLOOD HAZARD BOUNDARY MAPS AND FIND THAT THE ABOVE DESCRIBED PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. (ZONE C)

SURVEY OF AN UNDESIGNATED PORTION OF GROUND CHINCHUBA SUBDIVISION SECTION 34, TOWNSHIP 7 SOUTH RANGE 11 EAST ST. TAMMANY PARISH, LA.		DADING, MARQUES & ASSOCIATES, INC.  P.O. BOX 790 METAIRIE, LA. 70004 (504) 834-0200		 SURVEYOR	
I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF: CARVER, DARDEN, KORETZKY, TESSIER, FINN, BLOSSMAN & AREAUX LLC		THIS SURVEY MEETS THE MINIMUM REQUIREMENTS FOR A CLASS "C" SURVEY ACCORDING TO THE "LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS."			
DATE:	SCALE:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
1-25-2002	1" = 40'	IRON ROD	C.A.M.	R.T.D.	213387 M-859A

CASE SUMMARY SHEET

CASE NUMBER: V24-02-10

DATE RECEIVED: January 19, 2023

DATE OF MEETING: February 6, 2024 and February 27, 2024

Address: 4240 Hwy 22 Ste 3

Subdivision: Hwy 22 Gateway, Lot H

Zoning District: B-2 Highway Business District

Property Owner: Cyndi Seruntine

REQUEST: V24-02-10 – Cyndi Seruntine requests a variance to CLURO Section 10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts, Hwy 22 Gateway, Lot H, B-2 Highway Business District, 4240 Hwy 22 Suite 3

CASE SUMMARY:

The property at 4244 Hwy 22 is located within the Azalea Square Shopping Center. The applicant owns Once Upon a Child, which is located within the southern building of the shopping center.

In June 2023, the City Council adopted Ordinance 23-19, which amended Article 10 of the CLURO. As part of this amendment the regulations governing window signs were changed to the following:

- Signs are temporary; and
- Signs are located inside the building; and
- Signs shall not, in the aggregate, cover more than twenty-five (25) percent of the area of any window or ten (10) percent of all window area for the building; and
- Signs cannot be illuminated.

The applicant is requesting to be allowed to permanently cover 288 sqft of window area with signage. There is 2900 sqft of total window area, regulations allow for a maximum coverage of 290 sqft. The current coverage is under the allowed 10% coverage for all window area, however the regulations state that window signs must be temporary in nature.

The applicant states that the covering is for security purposes for the employees.

CLURO SECTIONS:

10.8.2.5. All Land Uses located in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts.

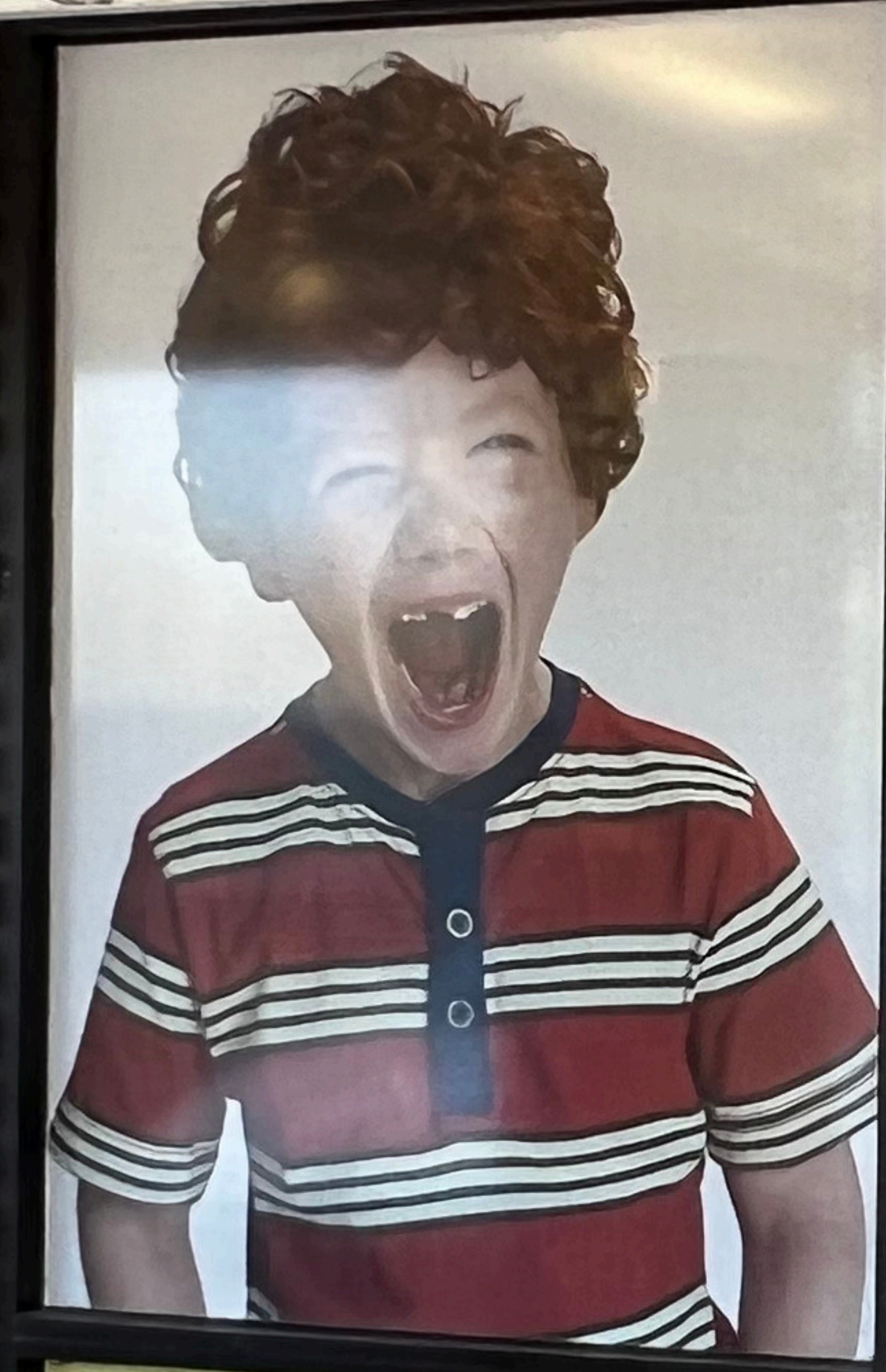
Permitted Signs Allowed by District: All Uses in B-1, B-2, B-3, B-4, O/R, PM-1, PM-2, M-1, M-2, I, and TC Districts			
Drive-Through Signs	Murals	Window Signs	Detached Circulation Signs
Two (2) signs are allowed per lot, subject to all the following: <ul style="list-style-type: none"> • The maximum size is forty-eight (48) square feet per sign. • May be externally or internally illuminated provided the light source is not visible from any public street and the lighting does not cause any uplight or glare. 	One (1) per lot is permitted, subject to all the following: <ul style="list-style-type: none"> • May not exceed the size of the subject wall on which it is applied. • May use paint, mosaic, tile, or other applied material provided materials are durable and weather-resistant. • May not include integrated illumination, electrical, or moving components but may be illuminated by non-integrated light source provided the light source is not visible from any public street and does not cause any uplight or glare. 	No maximum number, subject to all the following: <ul style="list-style-type: none"> • Signs are temporary; and • Signs are located inside the building; and • Signs shall not, in the aggregate, cover more than twenty-five (25) percent of the area of any window or ten (10) percent of all window area for the building; and • Signs cannot be illuminated. 	Six (6) signs are allowed per lot, subject to all the following: <ul style="list-style-type: none"> • Maximum sign area is five (5) square feet per sign. • Maximum sign height is six (6) feet from grade. • Signs may be externally or internally illuminated but may not cause any uplight or glare. • All signs must be located within fifty (50) feet of an internal circulation lane or a pedestrian walkway.

The Zoning Commission may grant exceptions to the standards in this section for properties located in the B-3 district through the Special Use Permit process in Section 4.3.2. Procedures and Fees for Special Use Permit Approvals.



Once Upon a Child®





Once upon a child



Once upon a child

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