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CASE SUMMARY SHEET

CASE NUMBER: V26-07-23
DATE RECEIVED: June 24, 2026
DATE OF MEETING: July 14, 2026 and July 28, 2026

Address: 214 Girod
Subdivision: Old Town of Mandeville, Square 10 Lot 2A
Zoning District: B-3 Old Mandeville Business District
Property Owner: Joshua S. Brandner

REQUEST: V26-07-23 – Joshua S. Brandner, requests a variance to CLURO Section 5.2.3.2. Drainage Overlay District and Fill Sub-Area A, Old Town of Mandeville, Square 10 Lot 2A, B-3 Old Mandeville Business District, 214 Girod

PREVIOUS CASES: V23-08-30 – Setback Encroachment and Parking Reduction
SUP25-09-04 – Allow for a paved driveway [WITHDRAWN]

CASE SUMMARY: Allow additional fill at the rear of the property

The property at 214 Girod Street is located on the west side of Girod St., north of Claiborne St., and south of Jefferson St. The property is irregular in shape and measures 129’ along Girod St, 190’ along the north side, 61’ along the rear, then east for 83’, south for 66’ and then east for 108’ per a survey prepared by John G. Cummings and Associates and dated 9.09.2013. The property contains 19,215 sqft. A permit for elevation and renovation of the existing structure for a new oral surgery center was recently completed, and a Temporary Certificate of Occupancy was issued (Permit #23-9061).

The applicant received the final drainage inspection on June 1st which failed as the rear concrete driveway exceeds the fill requirements in the CLURO. The application states that this is due to the parking/base slab under the building being installed higher than originally intended. A variance is being requested to allow the pavement to remain in place as constructed due to the transition to the slab under the building that cannot be corrected and to ensure proper access to the parking under the building as well as ADA compliance. The application states that the site does not drain on any adjacent properties and is currently functioning as indented with no adverse impacts to any adjacent property.

The City Engineer reviewed the submitted documents and had the following comments: *“This project is in both the DO Overlay and Fill area A. It appears they used the grading/drainage plan in the original plan set, that was not approved, was used to set the elevation of the slab under the structure. The first approved drainage/grading plan was prepared by JV Burkes and dated 1/30/2024. See attached. The permittee then requested to change the gravel driveways to be changed to concrete driveways and the gravel parking to permeable pavers, the approved plan was prepared by Kyle & Associates and dated 10/29/2025. Due to not using the plans to set the elevation has resulted in fill up to 18” deep in the rear of the structure”.*

The City Engineer also prepared a figure using the drainage as-built, and noted both the natural grade (NG) of the site prior to construction and the fill above the natural grade in both feet and inches (shown in the parenthesis).

CLURO SECTIONS:
5.2.3.2. Drainage Overlay District and Fill Sub-Area A

The following standards shall apply to all development falling within the mapped boundaries of the drainage overlay district as established in section 7.6.1 of this CLURO and fill sub-area A, which includes the areas located between Monroe Street, Bayou Castain, Lakeshore Drive and Galvez Street. Where the DO district overlaps with other areas described in this section 5.2.3, the provisions of the DO district shall apply.

1. **Grading and Fill.** No change in elevation from natural grades shall be allowed except follows:
 - a. Up to six (6) inches of fill may be placed under the perimeter of the soffit or roof line of structures to achieve positive drainage from under the structure.
 - b. Existing sites may be graded, or surface or subsurface conveyances may be established to meet the City’s requirement to convey water to the City’s stormwater management system.
 - c. Grading changes shall not have an adverse impact on adjacent properties in accordance with State law.
 - d. Fill shall not be allowed within the dripline of existing trees required to remain or any vegetative protection area.
 - e. For lots and development sites in the D- O district that are greater than 20,000 square feet in area and located outside Fill Sub-areas A and B, fill and chain wall construction may be used under a slab foundation and the area under the principal structure is not subject to the above fill limitations. Attached garages and driveways may be established pursuant to section 5.2.3.4.1.g.
2. **Foundations and Slabs**
 - a. Pile construction shall be required in V zones.
 - b. Pier or pile construction allowed in other locations as long as the tops of the footings or grade beams is located at or below natural grade elevation.
 - c. Slabs may be established under structures and for non-habitable spaces, provided that the top of the slab is not greater than six (6) inches above natural grade at any point.
 - d. Slab construction shall not be allowed for any habitable area.

- 3. Driveways.
 - a. Driveways shall be built at existing grade except that driveways may be elevated no more than six (6) inches if necessary to access a garage or parking areas beneath the building and to help convey water to the City’s stormwater conveyance system.
 - b. Driveways shall not be located closer to the side or rear property line than five (5) feet except as needed to provide access to authorized parking spaces behind the front building line. Such driveways shall channel water to the City’s drainage system.
- 4. **Parking Lots.** No paved parking lot is allowed within the DO district without approval of a Special Use Permit. No portion of the surface of a parking lot, regardless of whether the surface is aggregate or paved, shall be elevated more than six (6) inches above natural grade.



AS-BUILT DRAINAGE OF
A PORTION OF GROUND SITUATED IN SQUARE 10
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

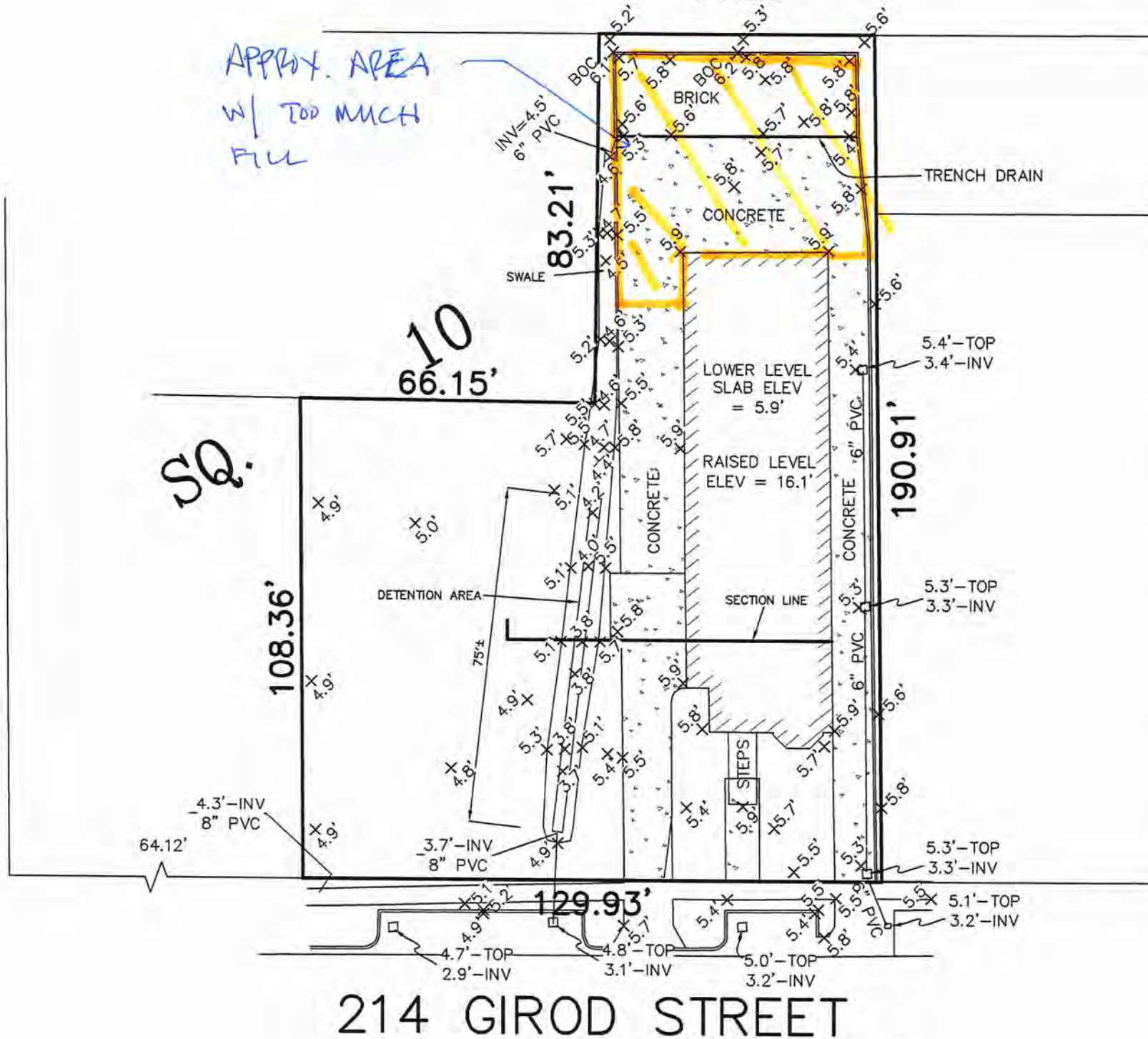
LAFITTE STREET (SIDE)

61.93'

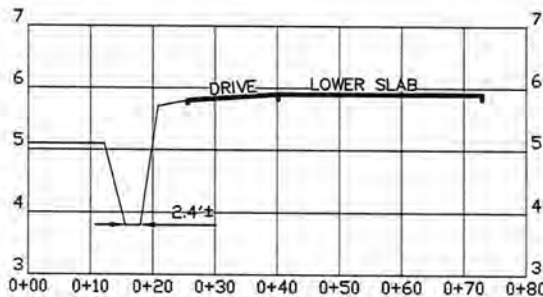
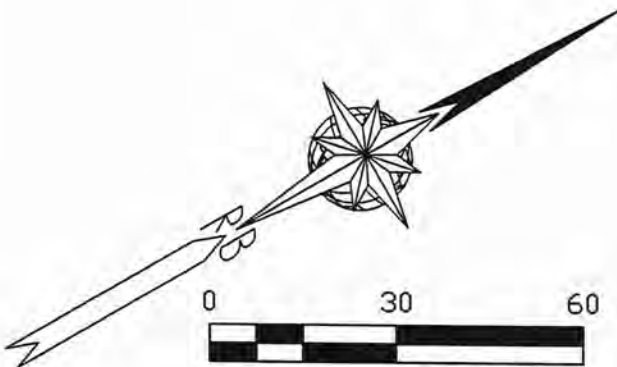
APPROX. AREA
W/ TOO MUCH
FILL

CLAIBORNE STREET

JEFFERSON STREET (SIDE)



214 GIROD STREET



Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone AE

FIRM Panel# 2202020427D Rev. 5-16-2012

NOTE: OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.

NOTE: ELEVATIONS SHOWN HEREON ARE REFERENCED TO A TOPOGRAPHIC SURVEY PERFORMED BY JOHN G. CUMMINGS, DATED 12-11-2023.

REFERENCE:
SURVEY By John G. Cummings, PLS
Job No.: 07115-B
Dated: 9-9-2013

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

NOT A BOUNDARY SURVEY

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: MAY 13, 2026
Survey No. 26307
Project No. (CR5) D23453.TXT

Scale: 1"= 30'±
Drawn By: RJB
Revised: 5-27-2026
6-1-2026

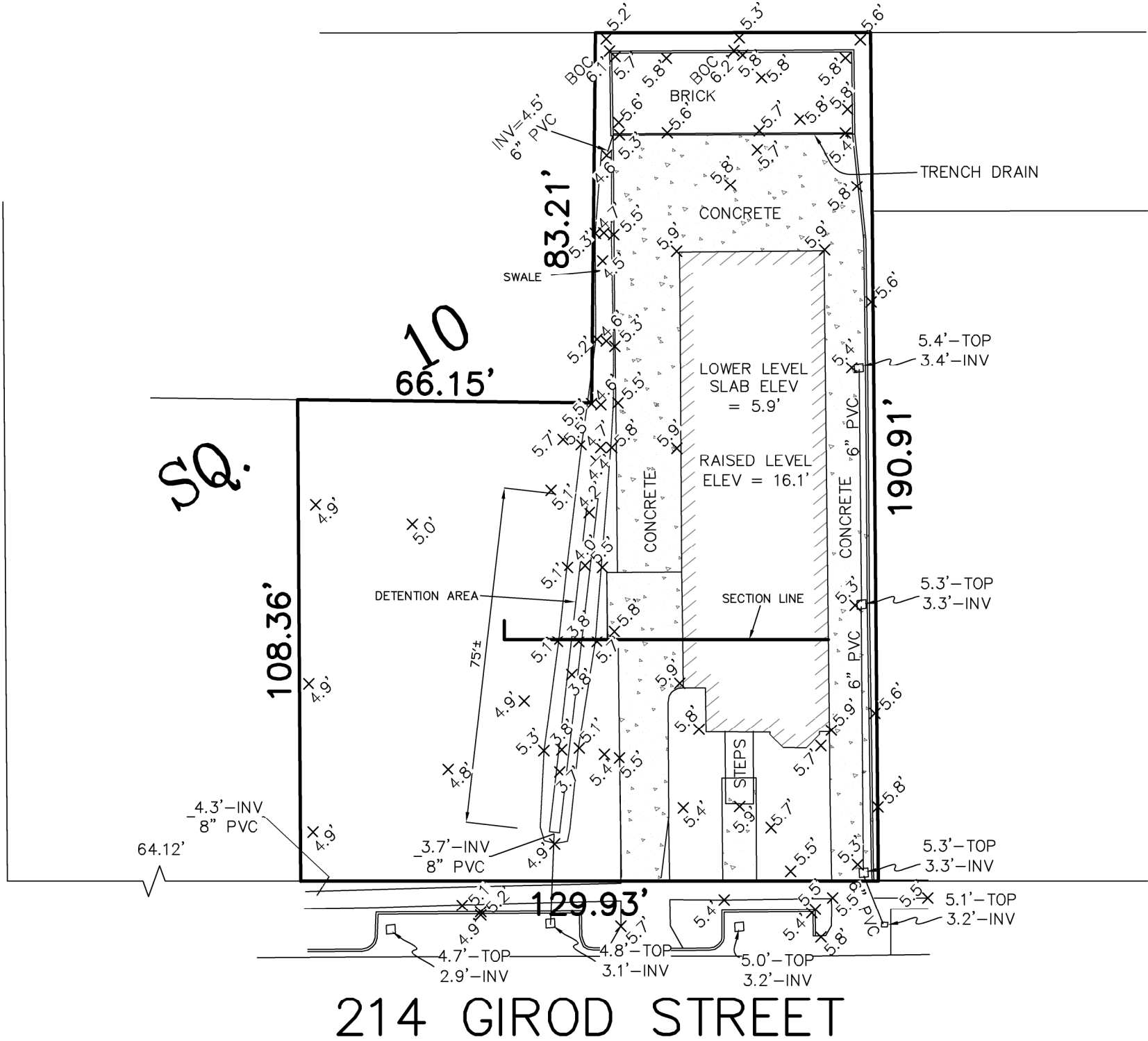
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LAFITTE STREET (SIDE)

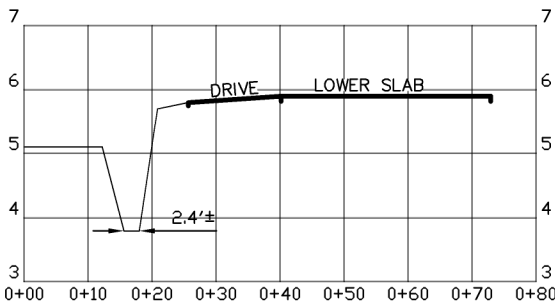
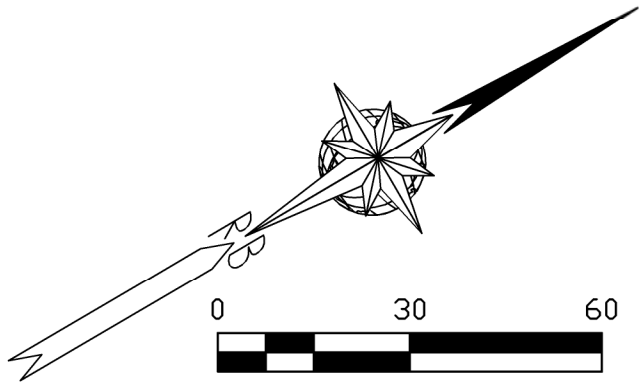
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Professional Land Surveyor
LA Registration No. 04586

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From: [John Stein](#)
To: [Alex Weiner](#)
Cc: [Cara Bartholomew](#); [Tina Myers](#); [David LeBreton](#)
Subject: RE: 214 Girod Variance Request
Date: Wednesday, July 8, 2026 4:41:26 PM
Attachments: [image001.png](#)
[Fill Above Natural Grade.pdf](#)
[23-9061-20230554-C3 DRAIN \(3\).pdf](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Alex

Attached is a figure that I made using the Drainage as-built, I noted the natural grade (NG) of the site prior to construction and the fill above the NG in both feet and (inches). I thought was the easiest way to show.

This project is in both the DO Overlay and Fill area A.

It appears they used the grading/drainage plan in the original plan set, that was not approved, was used to set the elevation of the slab under the structure. The first approved drainage/grading plan was prepared by JV Burkes and dated 1/30/2024. See attached. The permittee then requested to change the gravel driveways to be changed to concrete driveways and the gravel parking to permeable pavers, the approved plan was prepared by Kyle & Associates and dated 10/29/2025. Due to not using the plans to set the elevation has resulted in fill up to 18" deep in the rear of the structure.

Please let me know if you have any questions.

John M. Stein, P.E.

Manager of Engineering Operations

O: (228) 463-0130 | C: (228) 216-6839 | jstein@deii.net

From: Alex Weiner <aweiner@cityofmandeville.com>

Sent: Tuesday, July 7, 2026 3:30 PM

To: John Stein <jstein@deii.net>

Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>; Tina Myers <tmyers@cityofmandeville.com>

Subject: RE: 214 Girod Variance Request

John,

Attached is the updated as-built from the surveyor. Let me know if this was what you were looking for.

Alex Weiner, AICP, CFM
Planner I
Notary Public | Arborist



Department of Planning & Development | City of
Mandeville

Office: (985) 624-3103

Direct: (985) 624-3132

3101 E. Causeway Approach, Mandeville, LA 70448

From: John Stein <jstein@deii.net>

Sent: Tuesday, July 7, 2026 11:59 AM

To: Alex Weiner <aweiner@cityofmandeville.com>

Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>; Tina Myers
<tmyers@cityofmandeville.com>

Subject: RE: 214 Girod Variance Request

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Alex

The as-built survey that was attached to the email is not the latest as-built survey, we requested additional elevations as part of the comments. When we met with them onsite to go over the comments of the drainage inspection, their surveyor had revised their survey and had a copy at the meeting. The elevations referenced in the meeting followup email referenced a few of those elevations. At the meeting we requested the revised as-built survey be submitted to the City. We never received the survey, is it possible to request from them. This would be helpful in my comment response.

John M. Stein, P.E.

Manager of Engineering Operations

O: (228) 463-0130 | C: (228) 216-6839 | jstein@deii.net

From: Alex Weiner <aweiner@cityofmandeville.com>

Sent: Thursday, July 2, 2026 12:49 PM

To: John Stein <jstein@deii.net>

Cc: Cara Bartholomew <cbartholomew@cityofmandeville.com>; Tina Myers
<tmyers@cityofmandeville.com>

Subject: 214 Girod Variance Request

John,

214 Girod has submitted a variance request to address the failed drainage final. I have attached the documents that were submitted. Can you please review and let me know if you have any comments by next **Wednesday, July 8th** so we can include them in the case packets for the Commission to review.

Thanks,



Alex Weiner, AICP, CFM

Planner I

Notary Public | Arborist

Department of Planning & Development | City of
Mandeville

Office: (985) 624-3103

Direct: (985) 624-3132

3101 E. Causeway Approach, Mandeville, LA 70448

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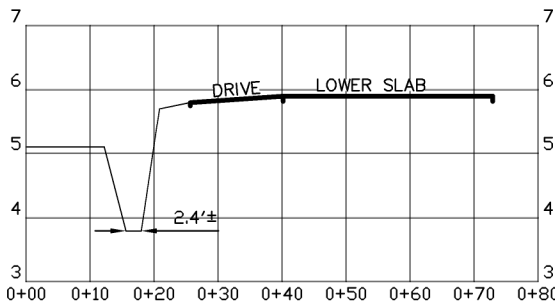
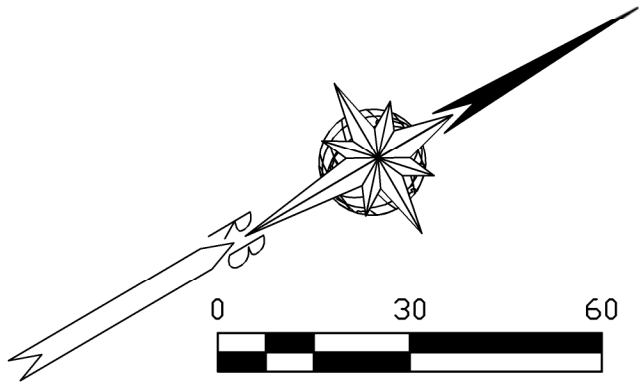
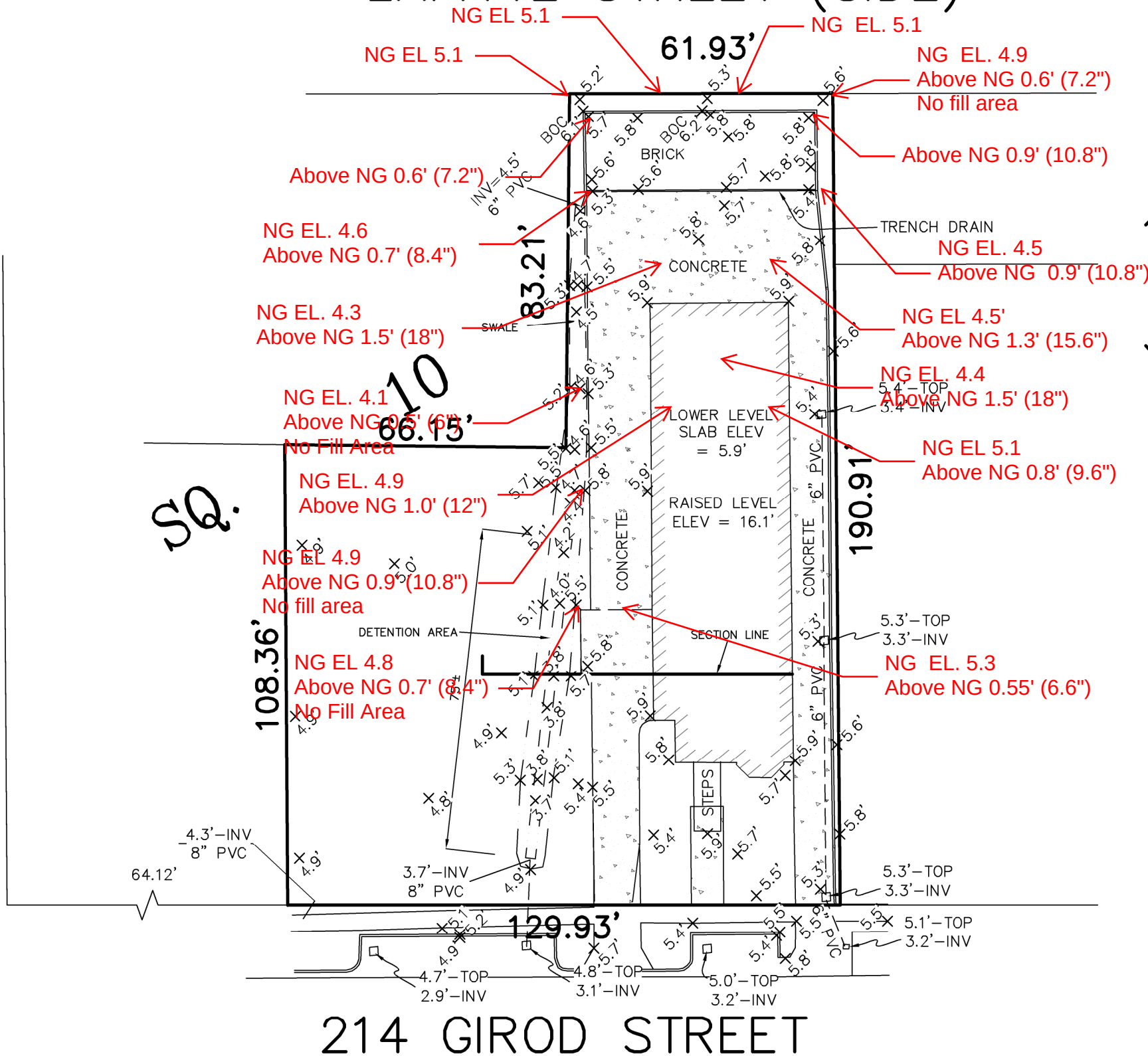
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FIRM Panel# 2202020427D Rev. 5-16-2012

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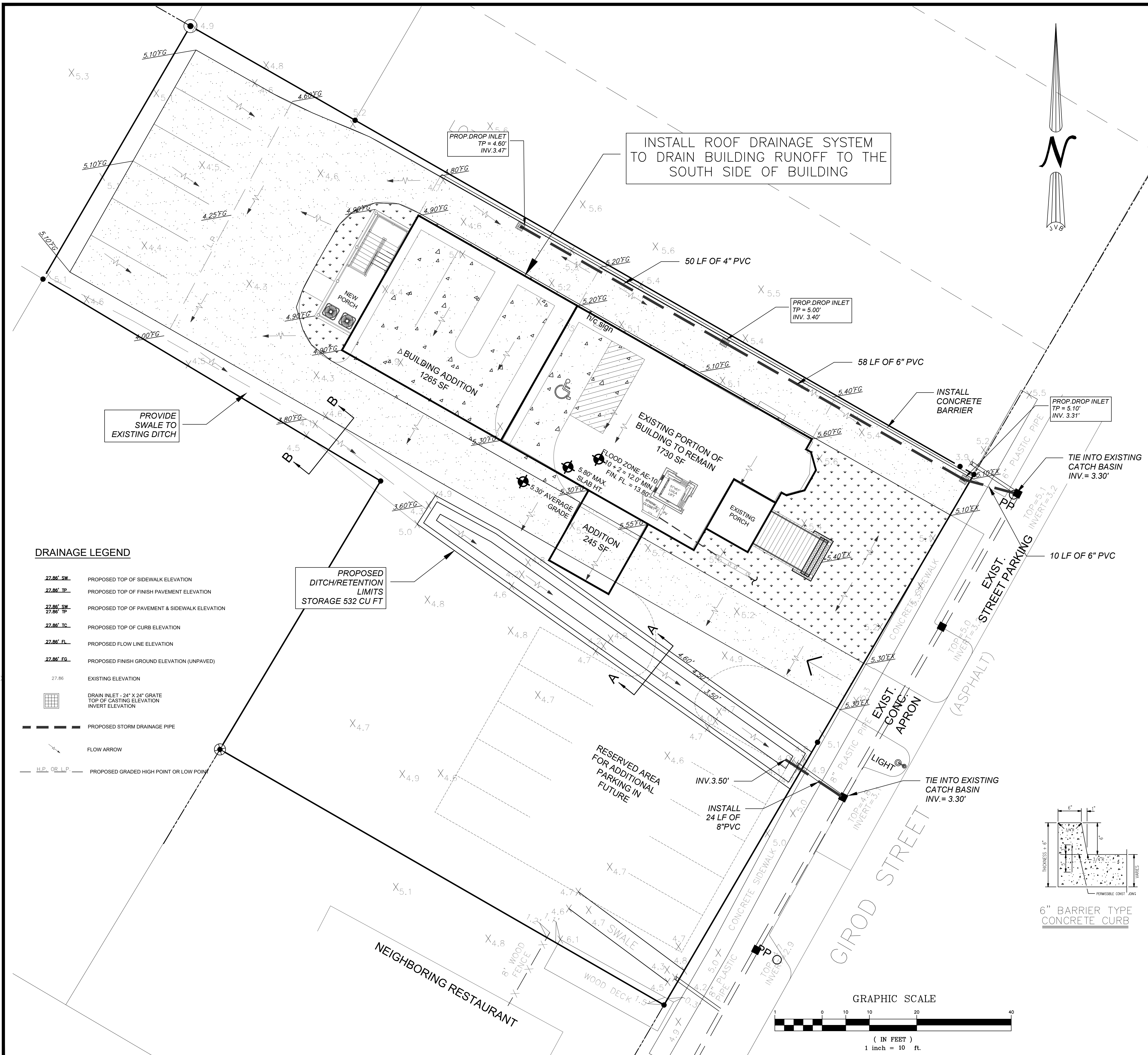
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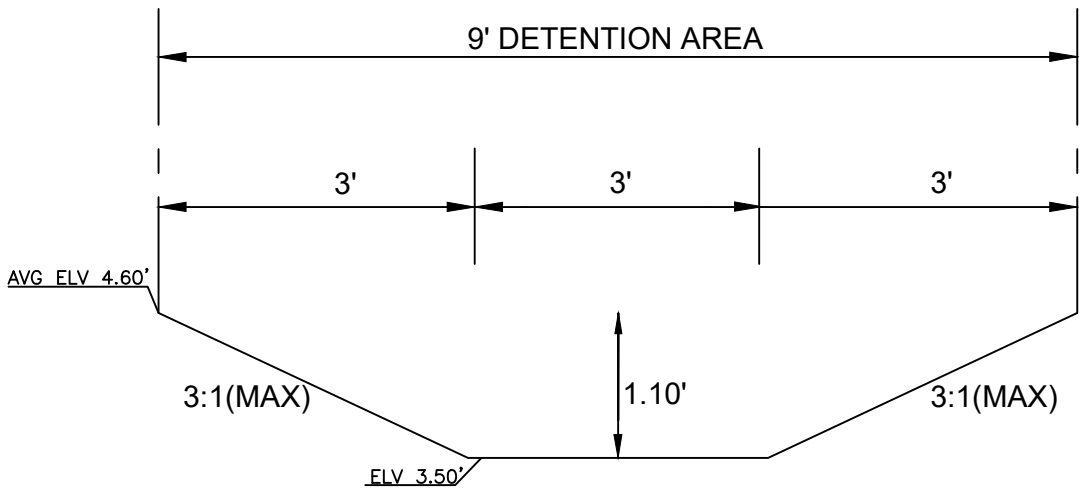
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Drawn By: RJB
Revised: 5-27-2026
6-1-2026



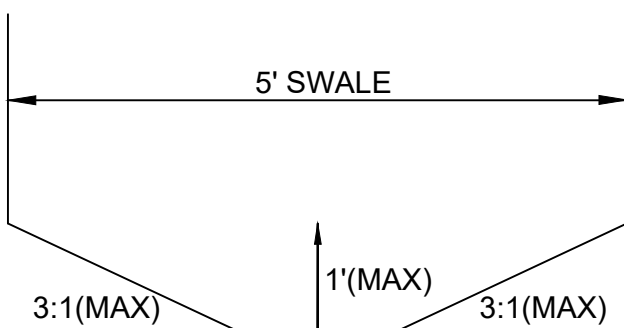
GRADING AND DRAINAGE NOTES :

1. CONTRACTOR SHALL VERIFY TOP ELEVATIONS OF ALL DRAINAGE STRUCTURES IN FIELD AND SET FLOW LINE INVERT ELEVATIONS TO REFLECT DESIGN INDICATED IN CONSTRUCTION PLANS.
2. CUT OR FILL SLOPES SHOULD NOT BE STEEPER THAN 3(H):1(V).
3. ALL 3:1 SLOPES MUST BE STABILIZED WITH MATTING, MULCH AND OR PLANT MATERIAL TO ENSURE THAT RUNOFF AND SILT DOES NOT LEAVE PROJECT SITE.
4. ALL EXCAVATED UNPAVED AREAS SHALL BE RESTORED BY SODDING OR HYDROSEEDING.
5. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE AS SMOOTH FIT AND CONTINUOUS GRADE WITH EXISTING.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITIES AND NOTIFYING THE APPROPRIATE UTILITY COMPANY PRIOR TO BEGINNING CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING STORM SEWER STRUCTURES, PIPES, AND ALL UTILITIES PRIOR TO CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURBS, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
9. PROPOSED SPOT GRADES ARE SHOWN ARE TO TOP OF PAVEMENT UNLESS OTHERWISE NOTED.
10. ALL UN-SURFACED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 4 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL GRASS DISTURBED AREAS IN ACCORDANCE WITH STANDARD SPECIFICATIONS UNTIL A HEAVY STAND OF GRASS IS OBTAINED.
11. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
12. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL ON SITE AT ALL TIMES BY WATERING SITE AS OFTEN AS NEEDED.
13. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF ADJACENT PROPERTIES TO SITE. IF EXISTING GRADES DO NOT MATCH THOSE SHOWN ON THIS PLAN, CONTRACTOR SHALL NOTIFY OWNERS PROJECT MANAGER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY TRAFFIC CONTROL NECESSARY FOR DRIVE DEMOLITION/CONSTRUCTION.
15. ALL HANDICAP ACCESSIBLE RAMPS, SIDEWALKS, ROUTES, ETC. MUST BE CONSTRUCTED IN ACCORDANCE WITH FEDERAL, STATE, CITY STANDARDS. IN THE EVENT THESE REQUIREMENTS CANNOT BE MET J.V. BURKES & ASSOCIATES SHALL BE NOTIFIED PRIOR TO CONSTRUCTION FOR AN ALTERNATE SOLUTION.
16. THE CONTRACTOR SHALL BALL AND FLUSH ALL SEWER AND STORM DRAIN LINES IN THE PRESENCE OF THE ENGINEER AND OWNER.
17. THE CONTRACTOR SHALL AT ALL TIMES, PROVIDE AND MAINTAIN EMERGENCY ACCESS TO THE PROJECT SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE FIRE PROTECTION AGENCY HAVING JURISDICTION OVER THE PROJECT SITE.
18. THE CONTRACTOR SHALL ADJUST ALL UTILITY BOXES, MANHOLE COVERS, DRAIN INLETS, VALVE COVERS, ETC TO MATCH FINISH GRADE IN THE CONSTRUCTION AREA UNLESS OTHERWISE APPROVED BY THE ENGINEER.
19. THE CONTRACTOR SHALL EXCAVATE FOR AND EXPOSE EXISTING UNDERGROUND UTILITIES WHERE CONNECTIONS ARE TO BE MADE PRIOR TO ANY CONSTRUCTION. SHOULD ANY ADJUSTMENTS IN LINE OR GRADE BE NECESSARY, THE CONTRACTOR SHALL BRING IT TO THE ATTENTION OF THE ENGINEER.
20. THE CONTRACTOR SHALL COORDINATE UNDERGROUND UTILITY CONSTRUCTION IN SUCH A MANNER AS TO PREVENT ANY CONFLICT WHERE UTILITY LINES CROSS.
21. ALL DRAINAGE PIPES SHALL HAVE A MIN SLOPE OF 0.15% UNLESS OTHERWISE NOTED.
22. PRIOR TO FINAL DRAINAGE INSPECTION, ALL NEW POND & SWALE SLOPES SHALL BE HYDROSEEDED OR SODDED.
23. PIPE SHALL BE R.C.P. C-76 CLASS III (UNLESS OTHERWISE NOTED).

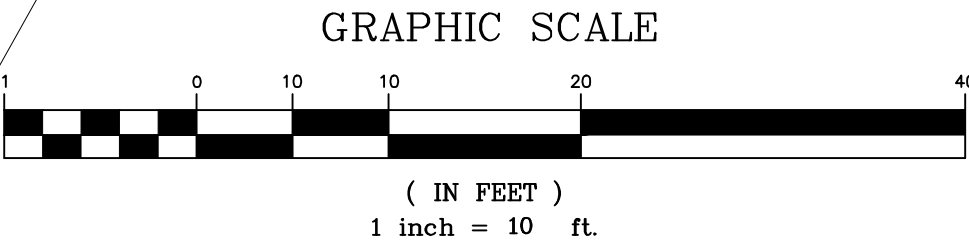
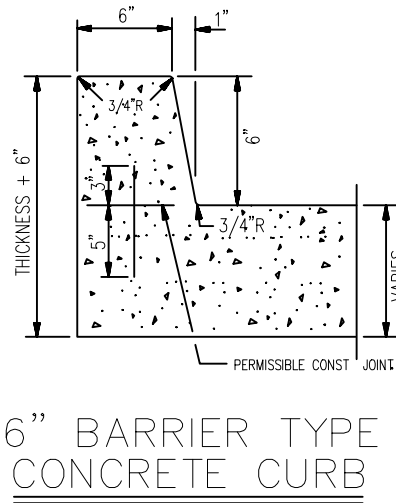
PROPOSED LIMESTONE LIMITS 0.12 ACRES



DETENTION AREA CROSS-SECTION A-A

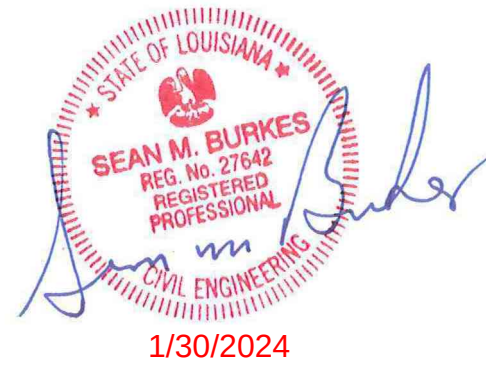


SWALE CROSS-SECTION B-B



214 GIROD RENOVATION
214 GIROD ST. MANDEVILLE, LA 70448

REVISIONS:
NO. 3
DATE:
1/30/2024
PROJECT No:



CASE SUMMARY SHEET

CASE NUMBER: V26-08-26
DATE RECEIVED: July 23, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: 724 Carroll
Subdivision: Old Town of Mandeville, Square 43B Lot C
Zoning District: O/R - Office/Residential District
Property Owner: Robert and Karen Bordes

REQUEST: V26-08-26 – Robert and Karen Bordes request a variance to CLURO Section 5.2.3.3. Fill Sub-Area B, Old Town of Mandeville, Square 43B Lot C, O/R - Office/Residential District, 724 Carroll

PREVIOUS CASE: V26-06-17 – additional fill and accessory structure height and location [WITHDRAWN]

CASE SUMMARY: Add additional fill to bring the accessory structure up to BFE + 2’

The applicants own the property at 724 Carroll St. located on the west side of Carroll St., north of Villere St., south of Relacher St., and east of Coffee St. The property is irregular in shape, measuring 110’ along Carroll St., 356’ along the north property line, 74’ along the rear property line, and 292’ along the southern property line, containing 39,856 sqft per a drainage plan prepared by Kelly McHugh & Associates and dated 9.18.2025, revised on 7.20.2026. The property is currently unimproved.

The applicant has submitted a permit for new residential construction of a single-family residence and a permit for construction of an accessory structure barn. The previous configuration of the accessory structure required variances for the size of the structure and amount of fill required. For the new configuration the size of the accessory structure has been reduced to fit within the buildable area of the lot, and now only requires a variance for fill.

The accessory structure is located within an AE 9 flood zone. Flood regulations require that accessory structures located within a flood zone cannot exceed 600 sqft. The structure would need to be elevated to BFE + 2’ or 11’ to be larger than 600 sqft. If the structure was fully located within an X zone there would be no size restriction. Public Works reviewed the request and had the following comments:

“Public Works received the revised Drainage Plan produced by Kelly Mchugh for Fill height variance at 724 Carroll St. Public Works comments remain unchanged for the request to elevate the top of slab of the proposed garage. The neighbor on Coffee St had concern about the added fill height would cause increased flooding of their garage do to the displacement of volume around Coffee St and the Trace. I have attached the drainage “as built” for 721 Coffee which shows the FFE of the detached garage being 9.20’ which is 1.80’ lower than the proposed structure. Also available in the “as built” are grade shots around the property. The applicant has moved the building within the setbacks. Increasing the setback on the northern property line will allow a greater volume of stormwater to flow around the structure during heavy rain events, but the benefit would be minimal. Kelly McHugh adjusted the slope of the concrete pad in front of the building to decrease the amount of elevation needed to approach the garage openings. The proposed parking/ approach slab would need to be included in the variance request because the elevation would be 0.70’ above the allowable height for a driveway”.

CLURO SECTIONS:
5.2.3.3. Fill Sub-Area B

The following standards shall apply to all development falling within Fill Sub-Area B, which includes the area between Monroe Street, Galvez Street, Florida Street and Bayou Castain. Where the DO district overlaps with this area, the provisions of the DO district shall apply.

1. Grading and Fill. In Fill Sub-Area B, no fill shall be placed on a lot except as follows:
 - a. Up to two (2) feet of fill is allowed under the roofline or soffit area. If more than two (2) feet of fill is required to comply with finished floor elevation requirements then pier or pile construction shall be used. The provisions of this paragraph shall not apply to principal structures within the Town Center (TC) zoning district.
 - b. Finished floors of attached garages may be no more than one (1) foot above existing grade.
 - c. Fill must taper at a no greater than a 3:1 slope and extend no more than six (6) feet from the improvement
 - d. No fill shall be allowed outside the buildable area.
 - e. No fill shall be allowed around existing trees required to remain or any vegetative protection area.
 - f. Fill for driveways shall not exceed six (6) inches except within sixteen (16) feet of an attached garage entry as needed to provide access.
2. Foundations and Slabs
 - a. The lowest finished floor shall be at least twelve (12) inches above the crown of the street or the current FEMA requirements, whichever is greater within Fill Sub-Area B.
 - b. Where piers are used the tops of footings or beams shall be at or below grade.
 - c. Pier, pile or slab construction is allowed subject to the fill requirements in paragraph 1.
3. Slabs for Non-Habitable Areas. For Fill Sub-Area B, slabs may be established under structures and for non-habitable spaces, provided that the top of the slab is not greater than one (1) foot above natural grade for an attached garage or six (6) inches above natural grade at any point for any other slab.

4. Driveways
- a. Driveways shall be built at existing grade except that driveways may be elevated no more than six (6) inches if necessary to access a garage or parking areas beneath the building and to help convey water to the City's stormwater conveyance system.
 - b. Driveways shall not be located closer to the side or rear property line than five (5) feet, except as needed to provide access to authorized parking spaces behind the front building line. Such driveways shall channel water to the City's drainage system. Driveways shall not be greater than six (6) inches above grade within ten (10) feet of a side or rear property line.
5. Parking Lots. No portion of the surface of the parking lot, whether aggregate or paved shall be elevated more than six (6) inches above natural grade except as needed for ramps to provide ADA access.



From: [Clifton Siverd](#)
To: [Alex Weiner](#)
Cc: [Tina Myers](#)
Subject: RE: 724 Carroll Revised Submittal
Date: Friday, August 7, 2026 12:26:00 PM
Attachments: [image001.png](#)
[22-8118-Donald J. Cox Final Survey \(002\).pdf](#)

Alex,

Public Works received the revised Drainage Plan produced by Kelly Mchugh for Fill height variance at 724 Carroll St.

Public Works comments remain unchanged for the request to elevate the top of slab of the proposed garage. The neighbor on Coffee St had concern about the added fill height would cause increased flooding of their garage do to the displacement of volume around Coffee St and the Trace. I have attached the drainage “as built” for 721 Coffee which shows the FFE of the detached garage being 9.20’ which is 1.80’ lower than the proposed structure. Also available in the “as built” are grade shots around the property. The applicant has moved the building within the setbacks. Increasing the setback on the northern property line will allow a greater volume of stormwater to flow around the structure during heavy rain events, but the benefit would be minimal. Kelly Mchugh adjusted the slope of the concrete pad in front of the building to decrease the amount of elevation needed to approach the garage openings. The proposed parking/ approach slab would need to be included in the variance request because the elevation would be 0.70’ above the allowable height for a driveway.

From: Alex Weiner <aweiner@cityofmandeville.com>
Sent: Monday, July 27, 2026 2:23 PM
To: Clifton Siverd <csiverd@cityofmandeville.com>
Cc: Tina Myers <tmyers@cityofmandeville.com>
Subject: 724 Carroll Revised Submittal

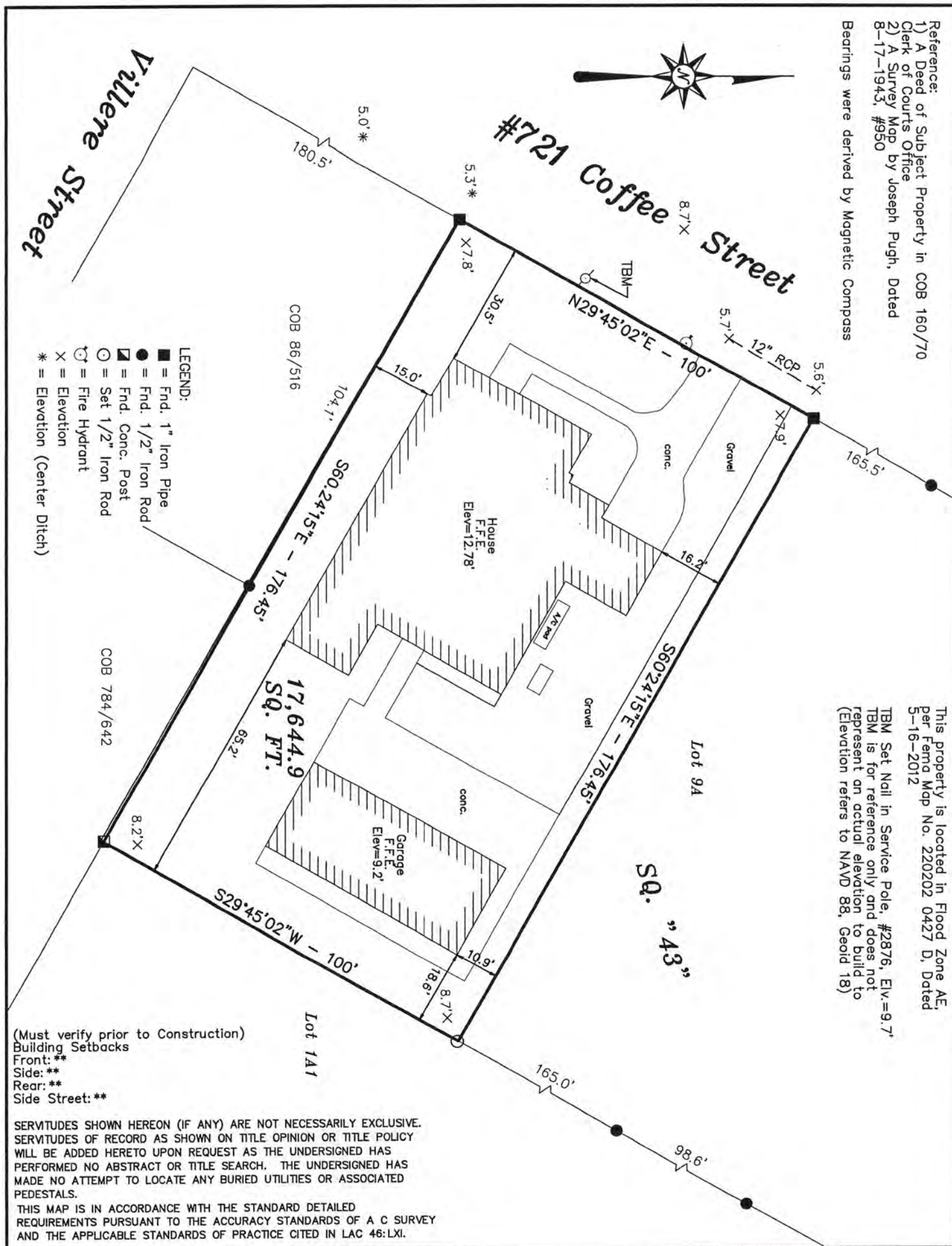
Clif,

The property owners at 724 Carroll withdrew their previous variance request and have resubmitted with updated plans. These plans have reduced the size of the proposed accessory structure and it is now fully located within the buildable area of the property. Can you please review the attached documents and let me know if you have any comments. They are on the August 11th meeting so if you could give any comments by next Thursday, August 6th that would be appreciated. Let me know if you have any questions or need anything else.

Thanks,

Alex Weiner, AICP, CFM
Planner I
Notary Public | Arborist

721 Coffee Drainage As Built - referenced in Public Works Email



MAP PREPARED FOR **DONALD J. COX**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN A PORTION OF SQUARE 43, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LA.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED:
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurl@bellsouth.net email

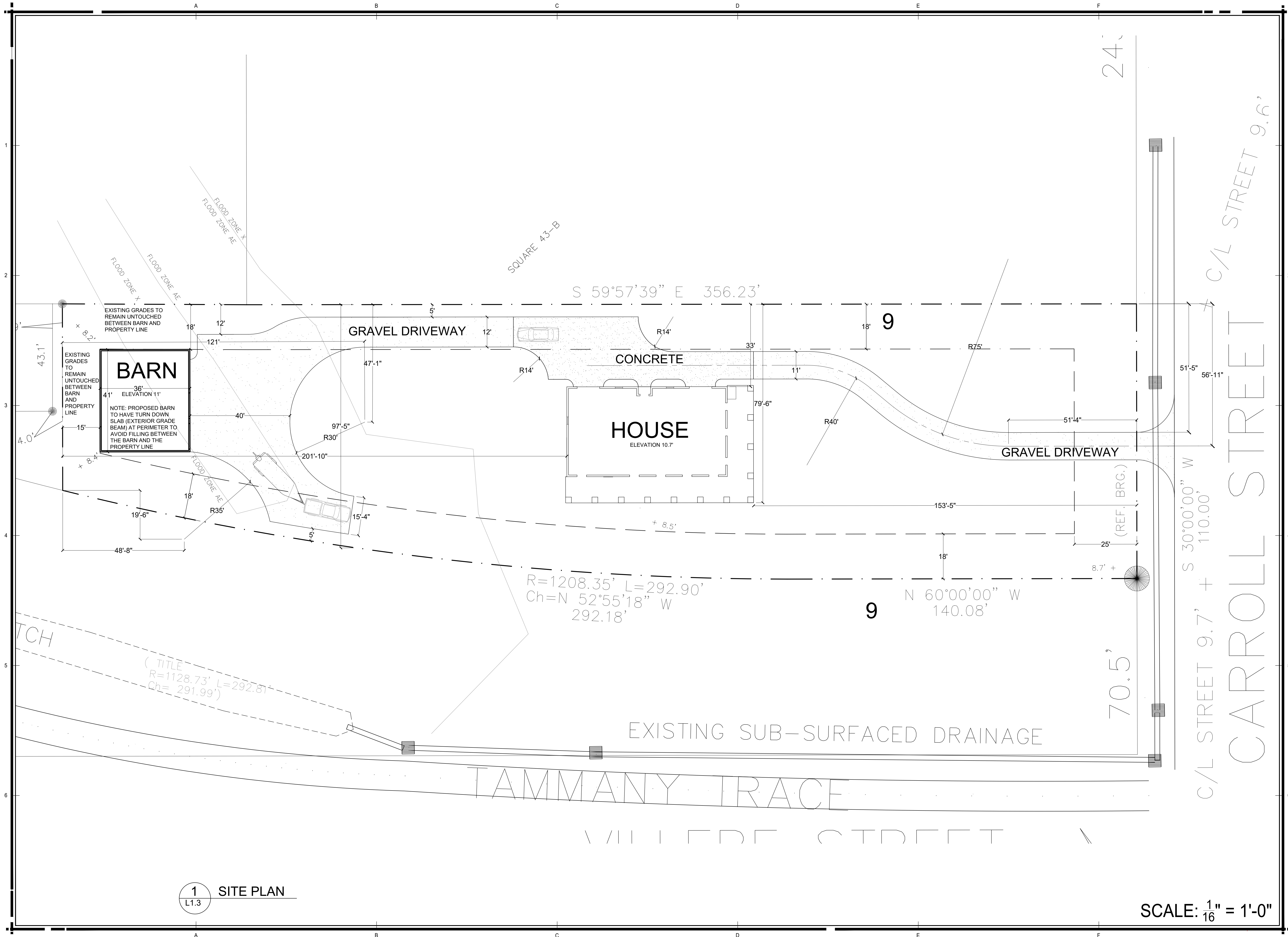
Revised: 11-07-2022 (Form), 07-20-2023 (Final)

SCALE: $1'' = 30'$

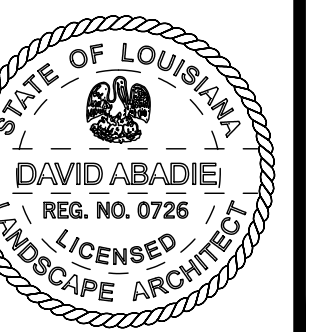
DATE: 07-06-2022

NUMBER: 20939

Terr3/DonaldJCox



**MAGNOLIA LANDSCAPE
ARCHITECTURE
1521 GARDENIA DR.
METAIRIE, LA 70005
PHONE: 504-460-9780
DAVID@MAGNOLIASCAPES.COM**



BORDES RESIDENCE
724 CARROLL STREET
MANDEVILLE, LOUISIANA 70448

ate:	Description:
	-
	-
	-
	-
	-
	-
	-
	-
	-
ROJ. NO:	
ESIGN: DMA	
DRAWN: DMA	
CHECKED: DA	
DATE: 7/19/2026	
SCALE:	

REVISED SITE PLAN

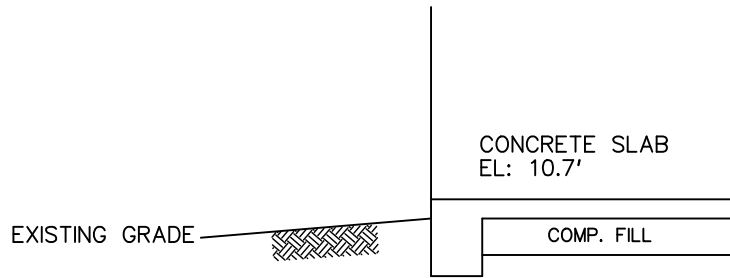
L1.4

SCALE: $\frac{1}{16}" = 1'-0"$

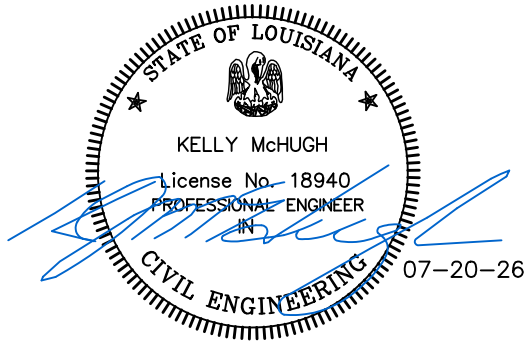
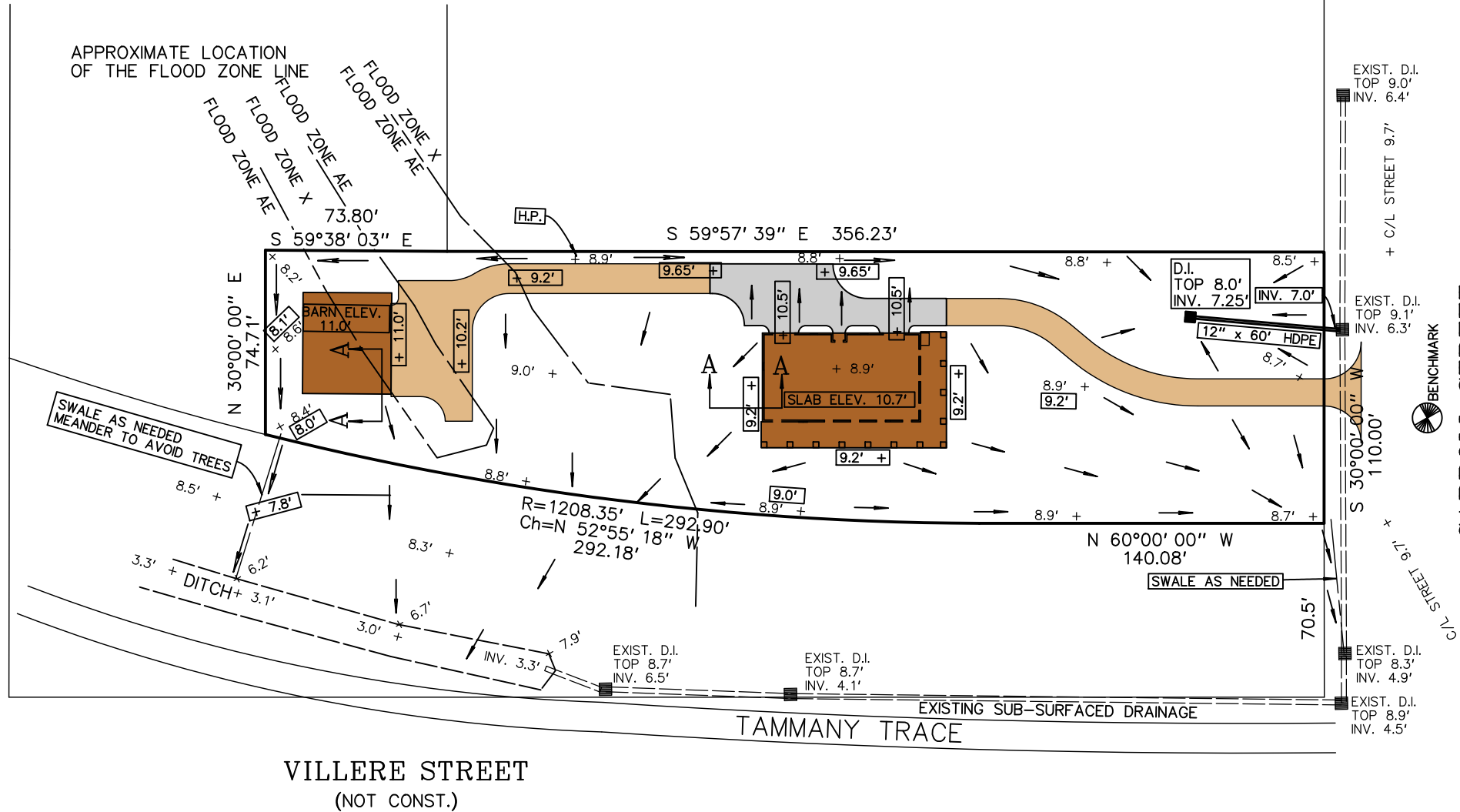
LEGEND:

- 9.0' + = EXISTING GROUND ELEVATIONS
**** = PROPOSED ELEVATIONS AND DATA
→ = PROPOSED DRAINAGE PATTERN

⊗ = BENCHMARK—"MAG" NAIL IN EDGE OF PAVEMENT
ELEV. 9.56' MSL, NAVD 88 (GEOID 18)



SECTION A-A



DRAINAGE AND GRADING PLAN

A PORTION OF SQUARE 43-B BEING 43890.32 sq.ft (1.01 acres) CITY OF MANDEVILLE, ST. TAMMANY PARISH, LA.		PREPARED FOR: KAREN BORDES	
SCALE: 1" = 60'	DRAWN: DRJ	KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
DATE: 09-18-25	JOB NO.: 24-161		
REVISED: 10-08-25, 06-16-26, 07-20-26			

CASE SUMMARY SHEET

CASE NUMBER: V26-08-31_R26-08-03
DATE RECEIVED: August 12, 2026
DATE OF MEETING: August 25, 2026 and September 8, 2026

Address: Square 47 Lot 2
Subdivision: City of Mandeville, Square 47 Lot 2
Zoning District: B-3 - Old Mandeville Business District
Property Owner: L3 Builds, LLC

REQUEST: V26-08-31_R26-08-03 – L3 Builds, LLC requests a variance to CLURO Section 7.5.18.3. Town Center Site Development Regulations to subdivide Lot 2 into Lots 2A and 2B, City of Mandeville, Square 47 Lot 2, B-3 - Old Mandeville Business District, Square 47 Lot 2

CASE SUMMARY: Resubdivide a lot into two lots

The applicant owns Lot 2 in Square 47 located on the north side of Livingston St., south of Woodrow St., west of Girod St., and east of Lafitte St. The property measures 63.95’ x 250.46’ and contains 15,750 sqft per a survey prepared by Lowe Engineers and dated 4.19.2022. The property is currently unimproved.

The applicant is requesting to subdivide the property into two lots, proposed lots 2A and 2B. Proposed lot 2A would measure 63.95’ x 191.75’ and proposed Lot 2B would measure 60’ x 64.81’. Town Center uses the site development criteria for the B-3 District which requires a minimum lot size of 60’ x 120’ containing 7,200 sqft. Proposed Lot 2A would be compliant with the minimum lot requirements, while proposed Lot 2B would be compliant with regards to width, but would be deficient in depth and area.

Proposed Lot 2A would front on Livingston St., while proposed Lot 2B would be an interior lot. There is an accompanying rezoning case, Z26-08-01, which would rezone the proposed Lot 2B from B-3 to TC Town Center. Town Center regulations allow for a minimum of 2,000 sqft of gross lot area per unit for attached residential and mixed use development. Lot 2B would be 3,888.6 sqft. Town Center also requires alley access to extend from Girod St. to Lafitte St. There is an existing alleyway that starts at Lafitte St. and extends east towards Lot 2B. That alleyway would be incorporated into, and provide access to Lot 2B from Lafitte St.

CLURO SECTIONS:
7.5.18.3. Town Center Site Development Regulations

Each development site in the Town Center District shall be subject to the site development regulations as outlined in the B-3 Zoning District, and B-3 Design Standards, as amended by the Visual Performance Standards for the Town Center District. For attached residential and mixed use development, there shall be a minimum of two-thousand (2,000) square feet of gross lot area per dwelling unit. Where a conflict exists between the B-3 regulations and standards and the provisions of the Town Center, Overlay District, the provisions of the TCOD and Visual Performance Standards shall supersede the B-3 regulations and standards.

CASE SUMMARY SHEET

CASE NUMBER: Z26-08-01
DATE RECEIVED: July 15, 2026
DATE OF MEETING: August 11, 2026 and August 25, 2026

Address: Square 47 Lot 2
Subdivision: Old Town of Mandeville, Square 47 Lot 2
Zoning District: B-3 - Old Mandeville Business District
Property Owner: L3 Builds, LLC

REQUEST: Z26-08-01 – L3 Builds, LLC requests the rezoning of proposed Lot 2B designated as B-3 - Old Mandeville Business District to TC - Town Center District, City of Mandeville, Square 47 Portion of Lot 2, B-3 - Old Mandeville Business District, Square 47 Portion of Lot 2, Ord 26-30

CASE SUMMARY: Rezone a portion of a lot from B-3 to TC

The applicant owns the proposed Lot 2B, being the rear portion of Lot 2, Square 47 located on the north side of Livingston St., south of Woodrow St., west of Girod St., and east of Lafitte St. The proposed lot measures 60’ x 64’ per a survey prepared by Lowe Engineers and dated 7.15.2026. The property is currently unimproved.

The applicant is requesting to rezone the area of proposed Lot 2 from the current B-3 Zoning to TC Town Center zoning.

CLURO SECTIONS:

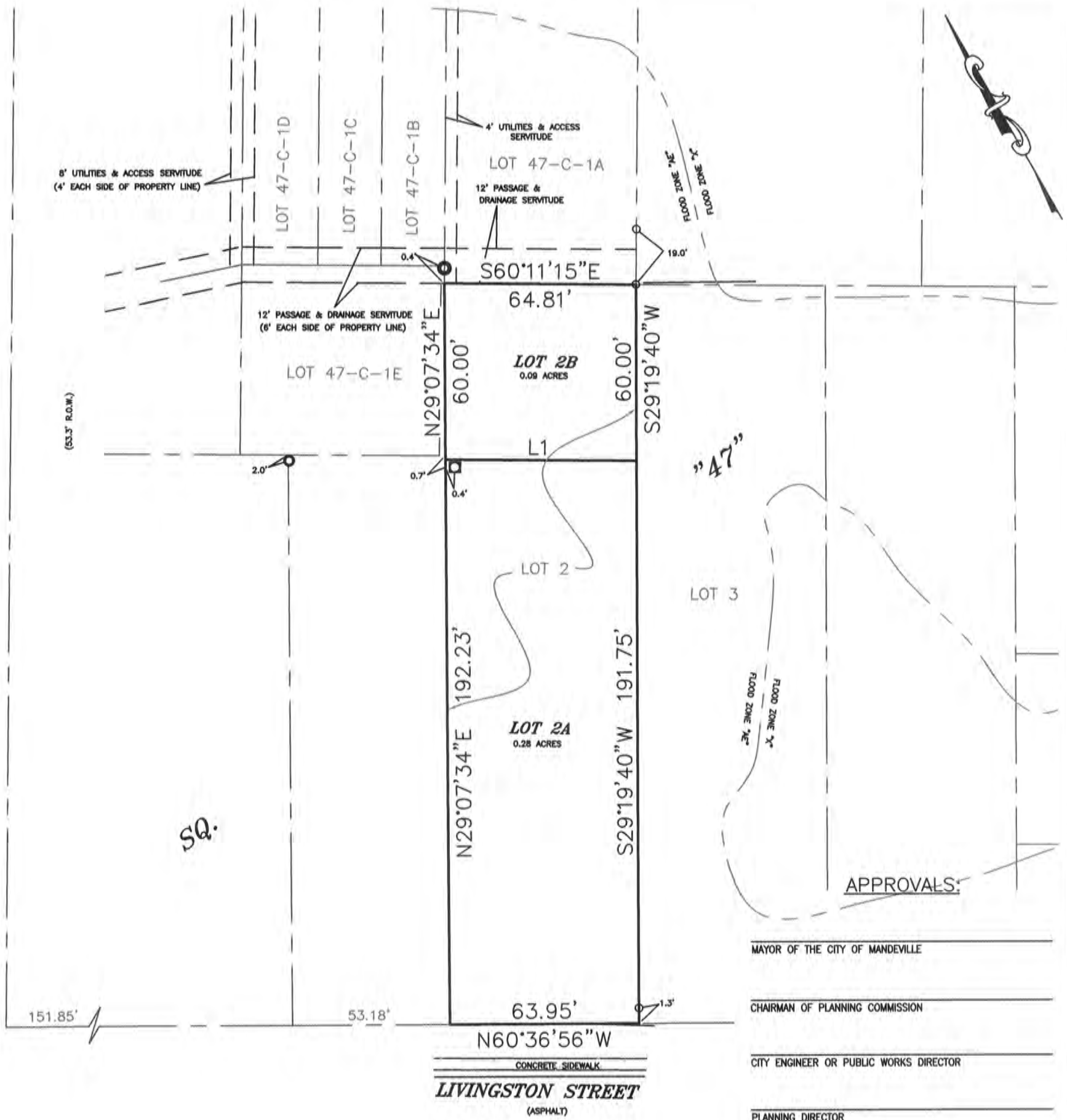
7.5.10.1. Purpose of the B-3 Old Mandeville Business District

The purpose of the B-3 Old Mandeville Business District shall be to provide a district that acknowledges the historic character of the area and the pedestrian orientation of the neighborhood by continuing to combine a mix of small scale residential, civic, commercial, service and office establishments that are relatively compatible with residential uses within and abutting the district. Lot sizes, setbacks, parking and landscaping requirements shall be more flexible to address the unique characteristics of an area substantially developed as a commercial district with smaller lots and greater development densities than newer areas of the City. Tree preservation and appropriate plantings in public and private spaces are key objectives within the B-3 district.

7.5.18.1. Purpose of the Town Center District

1. The purpose of the Town Center District (TC) is to develop an identifiable center of the City of Mandeville with the Trailhead as its nucleus. Its intent is to further define a sense of community and to promote and develop the culture, history, and environment of Mandeville for the betterment of the City. This fully realized Town Center will incorporate a planned and architecturally enhanced area, including, but not limited to, building orientation, scale and human relationship, streetscape, vehicular and pedestrian movement, services and utilities, and uses necessary to develop the overall fabric of a Town Center.
2. The area encompassed by this district shall include not only that area adjacent to the Trailhead, but may include additional properties designated as critical to the integration of the Town Center into the community.
3. The TC District standards shall apply to new building construction, renovations, and modifications that require a building permit and which are located within the designated boundaries of said district.
4. In order to achieve an identifiable Town Center, the following objectives shall be addressed:
 - a. Human scale, realized by building orientation, setback, height and articulation.
 - b. Streetscape, including parking, sidewalks, lighting, signs, landscaping, utilities and amenities.
 - c. Applicable elements of Old Mandeville and St. Tammany Parish will serve as a model for implementation to the district requirements and restrictions, as identified with the assistance of the City’s Design Consultants.





LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	64.60'	S60°11'15"E

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LOWE ENGINEERS, LLC

BUILDING SETBACKS:
FRONT: N/A
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

REFERENCE SURVEY:
A survey by this firm with survey no.
22-140211 dated 5-26-22.

BASIS FOR BEARINGS:
The Reference Survey.

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: 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.

NOTE: 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 "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

A RESUBDIVISION MAP OF
LOT 2, SQUARE 47, TOWN OF MANDEVILLE
into
LOTS 2A & 2B, SQUARE 47, TOWN OF MANDEVILLE
City of Mandeville, Greensburg Land District, St. Tammany Parish, Louisiana
for
L 3 BUILDS, L.L.C.

FLOODZONE 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) "AE" with a Base Flood Elevation of 9' In accordance with Community Panel No. 220202 0427 D Revised: MAY 16, 2012

This Survey is Certified
True and Correct By

LOWE
ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

Survey No. 22-140211A
Date: JULY 15, 2026
Drawn by: SPH
Scale: 1" = 40'
Revised:

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

ELIMINARY

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER DISCON; MOVED FOR ADOPTION BY COUNCIL MEMBER _____, SECONDED FOR ADOPTION BY COUNCIL MEMBER _____.

ORDINANCE NO. 26-30

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MANDEVILLE TO REZONE PROPOSED LOT 2B; A PORTION OF LOT 2 SQUARE 47 OF THE TOWN OF MANDEVILLE, ST TAMMANY PARISH, STATE OF LOUISIANA FROM B3 TO TOWN CENTER (TC); AND PROVIDING FOR FURTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Comprehensive Land Use Regulation Ordinance (CLURO) authorizes the City Council of the City of Mandeville to consider zoning changes to properties to a different zoning district after referring for evaluation by the Zoning Commission who will make a recommendation of action to the City Council and the City Council will take action as outlined in the zoning amendment procedure provisions of the CLURO;

WHEREAS, the property to be rezoned is described the proposed Lot 2B, being a portion of Lot 2 Square 47 of City of Mandeville, St. Tammany Parish, State of Louisiana as per the survey prepared by Lowe Engineers dated July 15, 2026;

WHEREAS, L3 Builds, LLC, duly organized, validly existing and in good standing under the laws of the State of Louisiana, purchased the related property on March 4, 2022;

WHEREAS, Lot 2 Square 47 of the Town of Mandeville is currently zoned B3, and L3 Builds, LLC, has requested to subdivide Lot 2 Square 47 of the Town of Mandeville and rezone a new portion of said lot ("proposed Lot 2B") from its current zoning of B3 to Town Center (TC) in order to match neighboring lots;

WHEREAS, the City Council has received a report and recommendation from the Zoning Commission in furtherance of the zoning amendment procedures and has held a public hearing and called for a vote on the proposed zoning amendment.

BE IT ORDAINED by the City Council of the City of Mandeville that the proposed Lot 2B of Lot 2 Square 47 as shown in the enclosed Survey and described below shall hereafter be zoned as Town Center (TC):

LEGAL DESCRIPTION OF 0.09 ACRES

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SQUARE 47, TOWN OF MANDEVILLE, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, WITH SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF LIVINGSTON STREET, THENCE LEAVING SAID RIGHT-OF-WAY, RUN NORTH 29 DEGREES 07 MINUTES 34 SECONDS EAST FOR A

DISTANCE OF 192.23 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING, CONTINUE NORTH 29 DEGREES 07 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE RUN SOUTH 60 DEGREES 11 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 64.81 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 19 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE RUN NORTH 60 DEGREES 11 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 64.60 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 0.09 ACRES MORE OR LESS.

NOW, THEREFORE, BE IT FURTHER ORDAINED that the Clerk of this Council be and is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

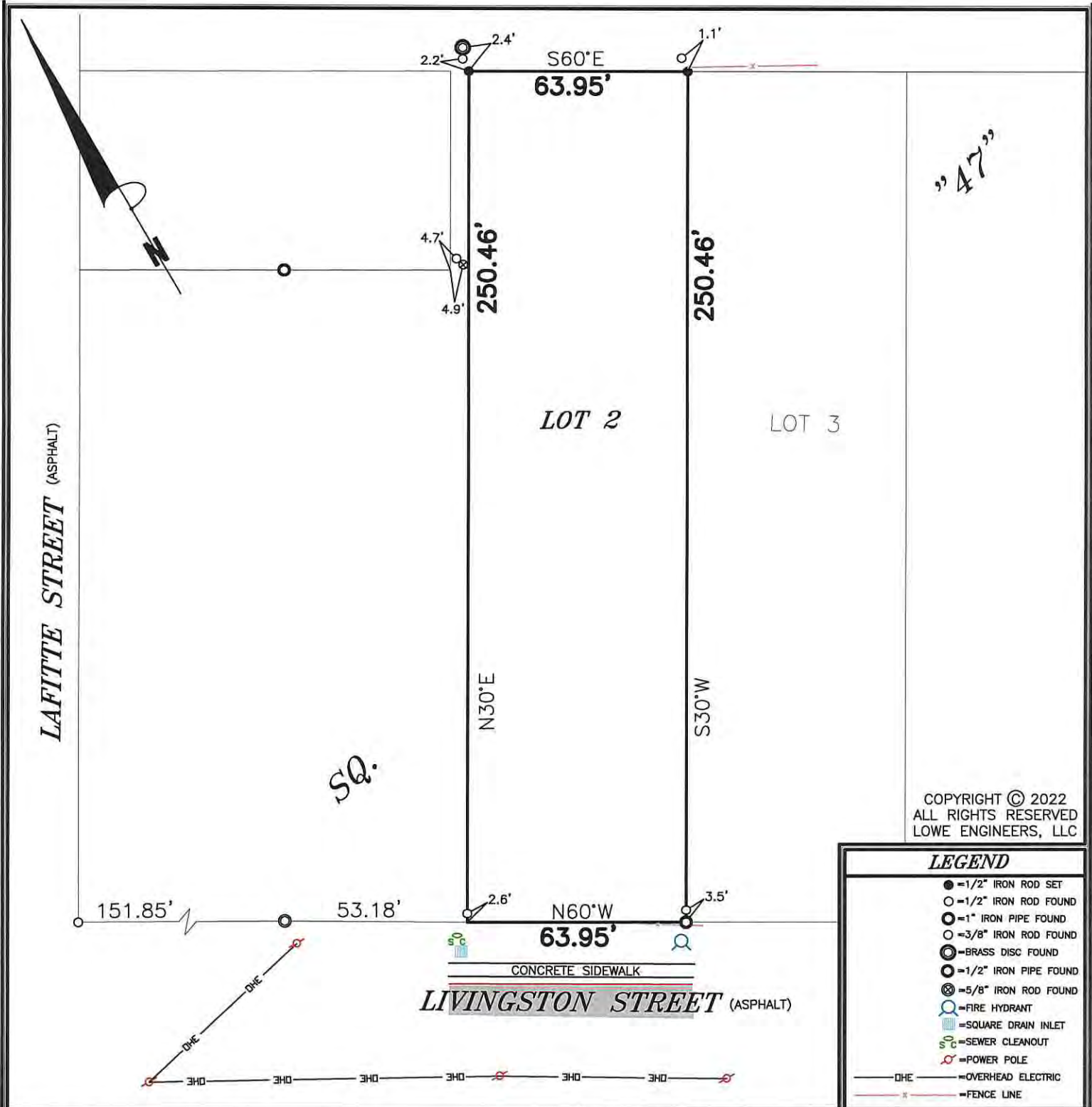
ABSENT:

And the ordinance was declared adopted this ____ day of _____, 2026.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman





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LOWE ENGINEERS, LLC

LEGEND

- = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND
- = 1" IRON PIPE FOUND
- = 3/8" IRON ROD FOUND
- = BRASS DISC FOUND
- = 1/2" IRON PIPE FOUND
- = 5/8" IRON ROD FOUND
- = FIRE HYDRANT
- = SQUARE DRAIN INLET
- = SEWER CLEANOUT
- = POWER POLE
- = OVERHEAD ELECTRIC
- = FENCE LINE

BUILDING SETBACKS:

FRONT: N/A
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

REFERENCE SURVEY:

1. A survey of Lot 3, Sq. 47, Town of Mandeville, St. Tammany Parish, LA by Jeron R. Fitzmorris dated August 18, 2004.

BASIS FOR BEARINGS:

The Reference Survey Map.

FLOODZONE 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) "AE" with a Base Flood Elevation of 9.0' in accordance with Community Panel No. 220202 0427 D ; Revised: MAY 16, 2012

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: 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.

NOTE: 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 "STANDARDS OF PRACTICE FOR BOUNDARY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C SURVEY.

SURVEY MAP OF LOTS 2, SQUARE 47, TOWN OF MANDEVILLE in City of Mandeville St. Tammany Parish, Louisiana for L 3 BUILDS, L.L.C.

Survey No. 22-140211
Date: APRIL 19, 2022

Drawn by: DMC
Revised:

Scale: 1" = 40'

This Survey is Certified
True and Correct By

LOWE
ENGINEERS

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDEVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandevilleTeam@loweengineers.com

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
LAND SURVEYOR
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

P26-08-06

Ordinance 26-27

**THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCILMEMBER
VOGELTANZ, MOVED FOR ADOPTION BY COUNCILMEMBER _____
_____, AND SECONDED FOR ADOPTION BY COUNCILMEMBER _____
_____.**

ORDINANCE NO. 26-27

**AN ORDINANCE TO ENACT SECTION 7.6.5 OF THE CITY OF MANDEVILLE
COMPREHENSIVE LAND USE REGULATIONS ORDINANCE, AND TO PROVIDE
FOR OTHER MATTERS IN CONNECTION THEREWITH**

WHEREAS, the City of Mandeville through its inherent policing power is obligated to provide for the reasonable health, safety, and welfare of its residents.

WHEREAS, the City Council finds that traffic congestion, levels of traffic service, the average response time of emergency vehicles during peak traffic hours, and available public parking throughout the entire city, and acutely throughout Old Mandeville's residential and business districts and Mandeville's historic lakefront, is a matter of public concern and safety.

WHEREAS, Monroe Street is the only arterial street providing direct access through Old Mandeville's southernly residential and business neighborhoods and is the nearest arterial street providing direct access to Mandeville's historic lakefront.

WHEREAS, the two largest, undeveloped lots of land remaining in the City of Mandeville are the "Mariner's Village" and "Pre-Stressed Concrete" sites located south of Monroe Street in District 2.

WHEREAS, the City of Mandeville commissioned a Monroe Street Corridor Traffic Study (the "Monroe Street Study"), which was completed on April 7, 2025, as part of the Mandeville Thrives 2045 Comprehensive Master Plan.

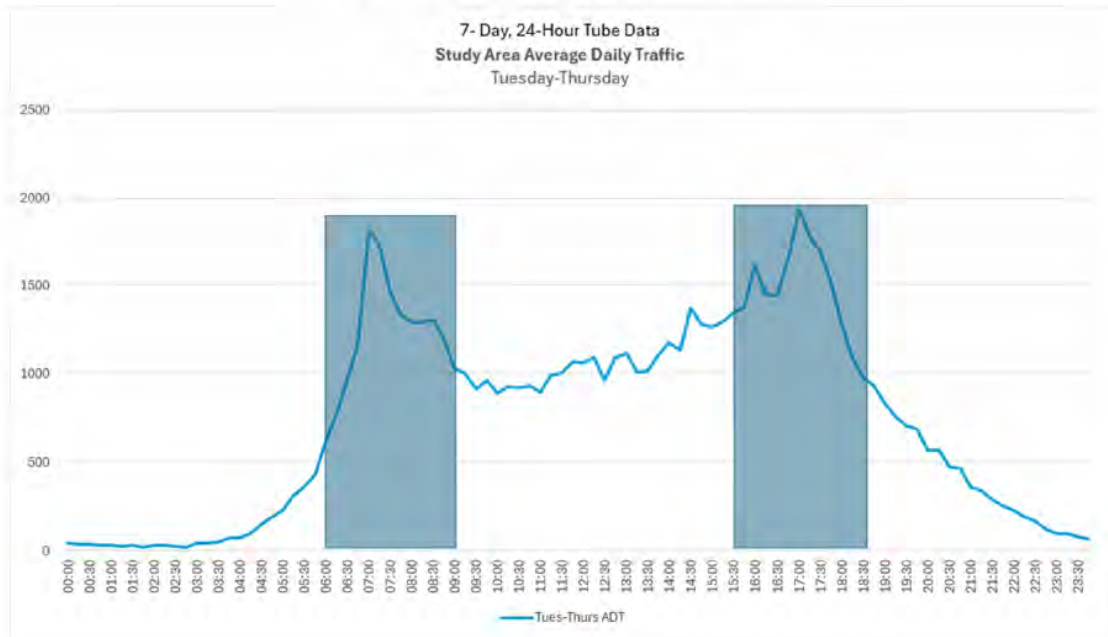
Figure 1: Vicinity Map



(image from Monroe Street Corridor Traffic Study, at page 3, which may be accessed at: https://www.cityofmandeville.com/sites/default/files/fileattachments/planning_and_development/page/2489/250407_monroe_st_corridor_traffic_study_final.pdf)

WHEREAS, the Monroe Street Study concluded that one intersection within the study area – Monroe Street at East Causeway Approach headed westbound – already has the worst possible level of service with a rating of “F.” The Study also concluded that a second intersection within the study area – West Beach Parkway at Monroe Street headed northbound – has the second worst level of service with a rating of “E.” The Study depicts the average, daily traffic on Monroe Street within the study area as nearly 2,000 vehicles per AM and PM peak drive time:

Figure A-1: Peak Period Determination



(image from Monroe Street Corridor Traffic Study, at page A-8)

WHEREAS, the Monroe Street Study further concluded that, by 2044, seven intersections in the study area “will experience a decline in traffic operations” and “are expected to fail in either the AM or PM peak hour with a [level of service] E or F, or a [volume-to-capacity] ratio greater than 1.0[.]”. Specifically, the Study concluded the following intersections will fail by 2044:

- Monroe Street at E. Causeway Approach
 - Monroe Street eastbound approach (AM)
 - Monroe Street westbound approach (AM)
 - E Causeway Approach northbound left turn movement (AM & PM)
 - E Causeway Approach southbound through movements (AM)
- Monroe Street at Antibes Street E/Cambronne Street.
 - Antibes Street E northbound left turn movement (AM)
 - Cambronne Street southbound approach (AM)
- Monroe Street at Galvez Street
 - Galvez Street northbound approach (AM)
 - Galvez Street southbound approach (AM)
- Monroe Street at W Beach Pkwy/Park Ave
 - W Beach Pkwy northbound approach (AM)
 - Park Ave southbound approach (AM)
- Monroe Street at Carondelet Street
 - Carondelet Street northbound approach (AM)
 - Carondelet Street southbound approach (AM)
- Monroe Street at Wilkinson Street

- o Wilkinson Street northbound approach (AM)
- o Wilkinson Street southbound approach (AM)
- Monroe Street at Carroll Street
 - o Carroll Street northbound approach (AM)

WHEREAS, the City Council finds that the inherently flexible nature of planned district and marina zoning creates a greater risk of high-density developments, and consequently a greater risk of worsening traffic congestion and related harms, which are not necessarily as present within traditional residential and business zoning.

WHEREAS, Accordingly, the City Council finds that developing any remaining planned-district or marina lots within the southerly Monroe Street Corridor (generally depicted with green shading in the image below), including but not limited to the Mariner’s Village and Pre-Stressed Concrete Sites, will necessarily exacerbate traffic congestion, decrease levels of service, likely slow the average response time of emergency vehicles during peak traffic hours, and further deplete available parking throughout Old Mandeville’s southerly residential and business districts and Mandeville’s historic lakefront.



WHEREAS, Accordingly, the City Council finds that the most appropriate balance between (1) fostering Mandeville’s fundamental character as a low-density, residential, lakefront community; (2) preserving the rights of “planned district” and “marina” property owners located within the southerly Monroe Street Corridor to economically and reasonably develop their properties; and (3) protecting the health, safety, and welfare of Mandeville’s residents, property owners, business owners, and school children who live, work, and attend school in Old Mandeville and along Mandeville’s historic lakefront; is by promoting low-density, residential developments within the southerly Monroe Street Corridor, featuring single-family detached homes, which are reasonably expected to generate 1 vehicle trip per day or less per 1-acre of land within the development site.

WHEREAS, St. Tammany Parish has already enacted such a residential zoning classification, designated “L-1,” which permits one single-family detached home per minimum 1-acre lot. The Lewisburg neighborhood, which is the nearest St. Tammany Parish neighborhood to the City of Mandeville south of the Monroe Street Corridor, is presently zoned L-1.

WHEREAS, In the alternative, the City Council finds the next most appropriate balance between these interests within the southernly Monroe Street Corridor are very low density, blended residential and commercial developments, which are reasonably expected to generate half a vehicle trip per day or less per 1-acre of land within the development site.

WHEREAS, In contrast, the City Council has considered the recently promulgated Mandeville Thrives 2045 Comprehensive Plan (the “Comprehensive Plan”). The City Council finds that the sole, hypothetical development proposed for the Mariner’s Village property included within Appendix E of the Comprehensive Plan has an overall high density which is incompatible with Mandeville’s fundamental character as a low-density, residential, lakefront community, and its creation would be deleterious to the health, safety, and welfare Mandeville’s residents, property owners, business owners, and school children who live, work, and attend school in Old Mandeville and along Mandeville’s historic lakefront.

Specifically, the hypothetical development included within Appendix E proposes the following high-density uses within the 15-acre Mariner’s Village parcel of land:

- 28 single-family detached homes
- 50 “mid-rise” multifamily apartments
- A 50-room hotel
- A 6,000 square foot “fast casual restaurant,” which is defined within the industry as including businesses like “Captain D’s” and “Five Guys”
- A 2,500 square foot “variety store,” which the Comprehensive Plan defines as a “dollar store” (see Comp. Plan at p. 96) and which includes within the industry businesses like “Dollar General” and “Family Dollar”
- 25,000 square feet of “low-rise residential with ground floor commercial” space

Example Development to Demonstrate Meeting Low-Traffic Mixed Use Parameters

Example Acreage 15

Land Use	# Units or Sqft	ITE Trip Generation Code	AM Peak Hour Trip Gen	Unit	Trips Generated
park space	3	LU 411: Public Park	0.05	per acre	0.15
single-family units	28	LU 210: Single-Family Detached Housing	0.7	per dwelling unit	19.6
multifamily units (mid-rise)	50	LU 221: Multifamily Housing (Mid-Rise)	0.38	per dwelling unit	19
hotel rooms	50	LU 310: Hotel	0.34	per room	17
sqft restaurant	6,000	LU 930: Fast Casual Restaurant	1.58	per 1,000 sqft GFA	9.48
retail (variety store)	2,500	LU 814: Variety Store	3.04	per 1,000 sqft GFA	7.6
mixed use 25k-65k sqft	25	LU 230: Low-Rise Res w/ Ground Floor Com (25-65k GFA)	0.86	per dwelling unit	21.5
civic use (library)	2,500	LU 590: Library	1.08	per 1,000 sqft GFA	2.7
Total AM Peak Hour Trips:					96.88

(image from Appendix E, page 162, and may be accessed at:

[https://www.cityofmandeville.com/sites/default/files/fileattachments/planning_and_development/page/2489/mandeville thrives 2045 appendices final.pdf](https://www.cityofmandeville.com/sites/default/files/fileattachments/planning_and_development/page/2489/mandeville_thrives_2045_appendices_final.pdf))

WHEREAS, the Comprehensive Plan estimates that the Appendix E development would generate an average of 96.88 vehicle trips per AM peak hour, which represents an approximate 5.0% increase in the daily AM peak traffic drive time on Monroe Street per the Monroe Street Study at page A-8. This 5.0% increase is in addition to any further traffic increases generated by any additional development within the southernly Monroe Street Corridor, including but not limited to the Pre-Stressed Concrete site.

WHEREAS, the City Council finds that the Appendix E development, or any similarly situated development, constitutes a high-density development and, if created, would cause a real and present danger to the health, safety, and welfare of Mandeville's residents, property owners, business owners, and school children who live, work, and attend school within the Monroe Street Corridor by creating exacerbated traffic congestion, decreased levels of service, slower average response times of emergency vehicles during peak traffic hours, and depleted available parking throughout Old Mandeville's residential and business communities and Mandeville's historic lakefront.

WHEREAS, Section 2-10 of the Mandeville Charter authorizes the City Council to adopt, modify, amend, or repeal any zoning plan, map, or regulation.

WHEREAS, the City Council finds that the most appropriate solution to balancing these competing interests is through its inherent policing and zoning authority to enact a targeted, minimally impacting, low-traffic overlay district applicable to lands and waters currently zoned "planned district" or "marina" and located within the southernly Monroe Street Corridor, east of East Causeway Approach to Lamarque Street and south of Monroe Street to Lake Pontchartrain, the goal of which is to permit reasonable property and economic development while generating the reasonably fewest number of expected, additional vehicle trips per day within the Monroe Street Corridor, while incentivizing single-family, detached, residential neighborhoods.

NOW, THEREFORE, BE IT ORDAINED, that Section 7.6.5 of the City of Mandeville Comprehensive Land Use Regulations Ordinance is created and reads:

7.6.5. Monroe Street Corridor Low-Traffic Overlay District

There is created a Monroe Street Corridor Low-Traffic Overlay District ("Low-Traffic Overlay District" or "LT-O") as further defined by this Section.

7.6.5.1 Purpose of the Low-Traffic Overlay District

The purpose of the Low-Traffic Overlay District is to protect the health, safety, and welfare of Mandeville's residents, property owners, business owners, and school children, especially those who utilize Monroe Street in their daily travel, from worsening traffic congestion, decreasing levels of service, slowing average response times of emergency vehicles during peak traffic hours, and depleted parking availability along the Monroe Street Corridor and throughout Old Mandeville's southernly residential and business districts and Mandeville's historic lakefront.

7.6.5.2 Geographic Boundary of the Low-Traffic Overlay District

The geographic boundary of the Low-Traffic Overlay District is (1) East Causeway Boulevard extending east to Lamarque Street and (2) Monroe Street extending south to the end of the Mandeville City Limits at Lake Pontchartrain.

7.6.5.3 Lands and waters covered by the Low-Traffic Overlay District

The Low-Traffic Overlay District covers and applies only to lots, lots of record, parcels of land, and bodies of water which are

- (a) located with the geographic boundary of the Low-Traffic Overlay District as defined in Section 7.6.5.2, and
- (b) zoned planned district (“PD”), planned residential district (“PRD”), planned commercial district (“PCD”), planned industrial district (“PID”), planned combined use district (“PCUD”), marina district – waterfront lots (“PM-1”) or marina district – non-waterfront lots (“PM-2”).

7.6.5.4 Prohibited uses within the Low-Traffic Overlay District

(a) Prohibited uses

In addition to any other applicable rule, regulation, procedure, or prohibition on land use, conditional use, or special use imposed by the City of Mandeville Code of Ordinances or Comprehensive Land Use Regulations Ordinance, including but not limited to those rules and regulations concerning conditional use permits set out in Section 4.3.3 *et seq.* of the CLURO, the following uses on covered lands and waters within the geographic boundary of the Low-Traffic Overlay District are also prohibited:

- (1) Any industrial use;
- (2) Any residential, commercial, marina, or other use that is expected to generate an average daily rate of vehicular trips per AM or PM peak hour greater than 0.50 trips per 1 acre of land or water of the development site, or any pro rata portion thereof, as defined by the Institute of transportation Engineers (ITE) Trip Generation Manual 12th Edition and its applicable Land Use Codes.

(b) Exception for single-family homes on minimum 1-acre lots

Notwithstanding Section 7.6.5.4(a) above, a residential use of one single-family detached home situated on a lot at least 1-acre in size is not prohibited under this Section.

7.6.5.5 Exception for pre-existing uses

Notwithstanding Section 7.6.5.4(a) above, any pre-existing use permitted on covered lands and waters within the boundary of the Low-Traffic Overlay District as of the date this Ordinance is enacted remains permitted as a lawful nonconforming use subject to any applicable provisions of the CLURO concerning the discontinuance, abandonment, expansion, or loss of nonconforming status.

7.6.5.6 Evasion of these rules prohibited

No property owner, lessee, developer, applicant, or other person may engage in any conduct, including but not limited to the subdivision or rezoning of covered lands or waters within the Low-Traffic Overlay District, for the purpose of evading or thwarting the prohibitions or exceptions established by Section 7.6.5.4 above.

7.6.5.7 Prohibitions and exceptions do not create permitted uses

The prohibitions and exceptions established by Section 7.6.5.4 do not create, approve, or imply any permitted use that would otherwise be prohibited, or that may otherwise be denied or modified, under any provision of the City of Mandeville Code of Ordinances or Comprehensive Land Use Regulations Ordinance, including but not limited to regulations concerning conditional use permits set out in Section 4.3.3 *et seq.* of the CLURO.

7.6.5.8 Permitting in violation of these rules prohibited

Notwithstanding any provision of the City of Mandeville Code of Ordinances or Comprehensive Land Use Regulations Ordinances to the contrary, and for the purpose of safeguarding the health, safety, and welfare of Mandeville's residents:

- (a) The City of Mandeville, inclusive of all its officers and commissions, may not issue any conditional use permit, special use permit, building permit, or other permit in violation of the rules, prohibitions, and exceptions contained in this Section 7.6.5 *et seq.*; and,
- (b) Neither the City of Mandeville Planning Commission, Zoning Commission (whether or not sitting as a board of adjustment), or Planning Director may grant any variance or exception to the zoning-related prohibitions and exceptions established in Section 7.6.5.4 above.

7.6.5.9 Severability

The provisions of this Section are severable. If any court of competent jurisdiction holds any provision of this Section invalid or unenforceable, the remaining provisions shall continue in full force and effect.

BE IT FURTHER ORDAINED that this Ordinance shall be enacted and effective upon signature of the Mayor.

BE IT FURTHER ORDAINED that the Clerk of this Council is authorized and empowered to take any action reasonably necessary in her discretion to promulgate the provisions of this Ordinance.

The Ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAYS:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this _____ day of _____ 2026.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

Pre-Stress Concerte Site Proposed Development	Pre-Stress Proposed	COMP PLAN REDUCED 66% # Units or Sqft						0.5 TRIPS / ACRE
Approx. acreage	75							
Land Use	# Units or Sqft	REDUCED	ITE Trip Generation Code	AM Peak Hour Trip Gen	Unit	Pre-Stress Trips Generated	COMP PLAN Trips Generated	ORD 26-27 Trips Generated
sqft retail	25,000	8,552	LU 814: Variety Store	3.04	per 1,000 sqft GFA	76	26	7
sqft restaurants	12,000	4,105	LU 930: Fast Casual Restaurant	1.58	per 1,000 sqft GFA	19	6	2
single-family units	207	71	LU 210: Single-Family Detached Housing	0.7	per dwelling unit	145	50	0
town homes	41	14	LU 210: Patio Home	0.26	per dwelling unit	11	4	1
apartments (low-rise)	102	35	LU 220: Multifamily Housing (Low-Rise)	0.41	per dwelling unit	42	14	4
					Total AM Peak Hour Trips:	292.34	100	14
					LTMU CAP	100		
					=(292.34-100)/292.34	65.8%		
Other LTMU parameters not included: Lakefront access, bike and ped connectivity, open space and rec, mixed use, marina, assembly/civic								
Mariner's Village Proposed Development	Mariner's Village Proposed	COMP PLAN REDUCED 24% # Units or Sqft						
Approx. acreage	15							
Land Use	# Units or Sqft	REDUCED	ITE Trip Generation Code	AM Peak Hour Trip Gen	Unit	Mariner's Village Trips Generated	COMP PLAN Trips Generated	ORD 26-27 Trips Generated
multifamily units (mid-rise)	201	154	LU 221: Multifamily Housing (Mid-Rise)	0.38	per dwelling unit	76.38	58	3
hotel rooms	82	63	LU 310: Hotel	0.34	per room	27.88	21	1
sqft restaurant	9,231	7,060	LU 930: Fast Casual Restaurant	1.58	per 1,000 sqft GFA	14.58	11	0
retail (variety store)	3,917	2,996	LU 814: Variety Store	3.04	per 1,000 sqft GFA	11.91	9	0
					Total AM Peak Hour Trips:	130.75	100	4
					LTMU CAP	100		
					=(130.75-100)/130.75	23.5%		
Other LTMU parameters not included: Lakefront access, bike and ped connectivity, open space and rec, single-family residential, mixed use, marina, assembly/civic								

Inputs				APPENDIX E												COMP PLAN SCENARIOS												PROPOSED ORDINANCE 26-27 SCENARIOS													
Comp Plan		Max Trips		100																																					
Ord 26-27		SFU Exception (homes/acre)		1																																					
		Rate (trips/acre)		0.5																																					
Section A1				Section B1				Section C1				Section D1				Section E1				Section F1				Section G1				Section H1													
Development	Size (acres)		Land Use	AM Trip Rate (trips / unit)	Appendix E			Comp Plan Low Traffic Mixed Use (max 100 trips in the AM Peak Hour)			Comp Plan Low Traffic Mixed Use (max 100 trips in the PM Peak Hour)			Comp Plan Low Traffic Mixed Use (max 100 trips AM - 1st site to develop)			Comp Plan Low Traffic Mixed Use (max 100 trips PM - 1st site to develop)			Proposed Ord 26-27 (Scenario 1: SFU Exception)			Proposed Ord 26-27 (Scenario 2: No SFU)																		
					Quantity	Unit	AM Trips	Quantity	Unit	AM Trips	Quantity	Unit	AM Trips	Quantity	Unit	AM Trips	Quantity	Unit	AM Trips	Quantity	Unit	AM Trips	Quantity	Unit	AM Trips	Quantity	Unit	AM Trips													
Pre-Stress / Port Marigny	Total	76.4	Retail (814)	0.00304	25,000	sq. ft.	76	5,896	sq. ft.	18	2,847	sq. ft.	9	8,532	sq. ft.	26	4,132	sq. ft.	13	0	sq. ft.	0	2,306	sq. ft.	7																
			Restaurants (930)	0.00158	12,000	sq. ft.	19	2,830	sq. ft.	4	1,367	sq. ft.	2	4,096	sq. ft.	6	1,983	sq. ft.	3	0	sq. ft.	0	1,107	sq. ft.	2																
	Developable Area (≥ 5 ft Elevation)	50.94	Single-Family Units (210)	0.70	207	dwelling units	145	49	dwelling units	34	24	dwelling units	17	71	dwelling units	49	34	dwelling units	24	51	dwelling units	36	0	dwelling units	0																
			Patio Homes (210)	0.26	41	dwelling units	11	10	dwelling units	3	4.67	dwelling units	1	14	dwelling units	4	6.78	dwelling units	2	4	dwelling units	1	0	dwelling units	1																
			Apartments — Low-Rise (220)	0.41	102	dwelling units	42	24	dwelling units	10	11.62	dwelling units	5	35	dwelling units	14	16.86	dwelling units	7	0	dwelling units	0	9	dwelling units	4																
Pre-Stress / Port Marigny Trips					293			69			34			99			49			36			14																		
Sucette Harbor / Mariner's Village	Total	17.16	Multifamily — Mid-Rise (221)	0.38	201	dwelling units	76	47	dwelling units	18	23	dwelling units	9	153	dwelling units	58	74	dwelling units	28	Single-Family Units (SFU) Not anticipated			7	dwelling units	3																
			Hotel (310)	0.34	82	rooms	28	19	rooms	7	9	rooms	3	63	rooms	21	30	rooms	10		3	rooms	1																		
	Developable Area (≥ 5 ft Elevation)	12.95	Restaurant (930)	0.00158	9,231	sq. ft.	15	2,177	sq. ft.	3	1,051	sq. ft.	2	7,047	sq. ft.	11	3,381	sq. ft.	5		304	sq. ft.	0																		
			Retail (814)	0.00304	3,917	sq. ft.	12	924	sq. ft.	3	446	sq. ft.	1	2,990	sq. ft.	9	1,435	sq. ft.	4		129	sq. ft.	0																		
			Sucette Harbor / Mariner's Village Trips					131			31			15			99				47			0																	
Total Trips (Both Developments Combined)					424			100			49			N/A			N/A			36			18																		
Section A2				Section B2				Section C2				Section D2				Section E2				Section F2				Section G2				Section H2													
Development	Size (acres)		Land Use	PM Trip Rate (trips / unit)	Appendix E			Comp Plan Low Traffic Mixed Use (max 100 trips in the AM Peak Hour)			Comp Plan Low Traffic Mixed Use (max 100 trips in the PM Peak Hour)			Comp Plan Low Traffic Mixed Use (max 100 trips AM - 1st site to develop)			Comp Plan Low Traffic Mixed Use (max 100 trips PM - 1st site to develop)			Proposed Ord 26-27 (Scenario 1: SFU Exception)			Proposed Ord 26-27 (Scenario 2: No SFU)																		
					Quantity	Unit	PM Trips	Quantity	Unit	PM Trips	Quantity	Unit	PM Trips	Quantity	Unit	PM Trips	Quantity	Unit	PM Trips	Quantity	Unit	PM Trips	Quantity	Unit	PM Trips	Quantity	Unit	PM Trips													
Pre-Stress / Port Marigny	Total	76.4	Retail (814)	0.00670	25,000	sq. ft.	168	5,896	sq. ft.	40	2,847	sq. ft.	19	8,532	sq. ft.	57	4,132	sq. ft.	28	0	sq. ft.	0	2,306	sq. ft.	15																
			Restaurants (930)	0.01435	12,000	sq. ft.	172	2,830	sq. ft.	41	1,367	sq. ft.	20	4,096	sq. ft.	59	1,983	sq. ft.	28	0	sq. ft.	0	1,107	sq. ft.	16																
	Developable Area (≥ 5 ft Elevation)	50.94	Single-Family Units (210)	0.93	207	dwelling units	193	49	dwelling units	45	24	dwelling units	22	71	dwelling units	66	34	dwelling units	32	51	dwelling units	47	0	dwelling units	0																
			Patio Homes (210)	0.47	41	dwelling units	19	10	dwelling units	5	5	dwelling units	2	14	dwelling units	7	7	dwelling units	3	0	dwelling units	0	4	dwelling units	2																
			Apartments — Low-Rise (220)	0.52	102	dwelling units	53	24	dwelling units	13	12	dwelling units	6	35	dwelling units	18	17	dwelling units	9	0	dwelling units	0	9	dwelling units	5																
Pre-Stress / Port Marigny Trips					605			144			69			207			100			47			38																		
Sucette Harbor / Mariner's Village	Total	17.16	Multifamily — Mid-Rise (221)	0.38	201	dwelling units	76	47	dwelling units	18	23	dwelling units	9	153	dwelling units	58	74	dwelling units	28	Single-Family Units (SFU) Not anticipated			7	dwelling units	3																
			Hotel (310)	0.47	82	rooms	39	19	rooms	9	9	rooms	4	63	rooms	29	30	rooms	14		3	rooms	1																		
	Developable Area (≥ 5 ft Elevation)	12.95	Restaurant (930)	0.01435	9,231	sq. ft.	132	2,177	sq. ft.	31	1,051	sq. ft.	15	7,047	sq. ft.	101	3,381	sq. ft.	49				304	sq. ft.	0																
			Retail (814)	0.00670	3,917	sq. ft.	26	924	sq. ft.	6	446	sq. ft.	3	2,990	sq. ft.	20	1,435	sq. ft.	10				129	sq. ft.	1																
Sucette Harbor / Mariner's Village Trips					273			64			31			208			101			0			9																		
Total Trips (Both Developments Combined)					878			208			100			N/A			N/A			47			49																		

CASE SUMMARY SHEET

CASE NUMBER: V26-09-32
DATE RECEIVED: August 17, 2026
DATE OF MEETING: September 8, 2026 and September 22, 2026

Address: 2424 Florida Street
Subdivision: Old Town of Mandeville, Square 41
Zoning District: B-2 - Highway Business District
Property Owner: Burns Real Estate Holdings, LLC

REQUEST: V26-09-32 – Burns Real Estate Holdings, LLC, represented by Beier Construction requests a variance to CLURO Section 9.2.5.5. Landscape Requirements in Districts Other than Low-Density Residential (1) Periphery Landscape (Greenbelt) Requirements, Old Town of Mandeville, Square 41, B-1 - Neighborhood Business District, 2424 Florida

CASE SUMMARY:

The applicant owns the property located 2424 Florida St. The property is currently under construction for a new commercial office building. The applicant is requesting a variance to perform underground utility work within the required greenbelt. In addition to the utility work, the contractor needs to tie into the subsurface drainage system.

Public Works stated in order for the City to service the property, both water and sewer lines will need to be run parallel along the south side of Florida St. The City has extensive landscaping between the curb and the sidewalk and a portion of the landscaping bed arcs towards the property line narrowing the amount of space available. Title 51 - LADHH requires a minimum separation of 6’ between a sewer force main and a water distribution main. Given the existing location of the gas main and alignment of the sidewalk, a slight inclusion of 7’ is requested into the greenbelt. With this request a sewer and water servitude will need to be executed for the City of Mandeville.

The applicant reached out to CLECO regarding the placement of a new power pole. CLECO stated they needed a pine tree removed in order to place that pole. The tree is located within the green belt on the northeast side of the property.

The applicant is requesting to remove a 12” gum tree, 8” gum tree, 18” pine tree, 6” gum tree , 30” Pine Tree. A 10” gum and 14” pine was removed by right for the placement of the driveway.

The greenbelt requires 1 class A and 1 Class B for every 25 linear feet of frontage. 150’ of frontage requires 6 Class A and 6 Class B trees to be planted.

CLURO SECTION 9.2.5.5(1) Periphery Landscape (Greenbelt) Requirements

- e. Preservation of Trees in Greenbelts - Except in accessways as described above, all trees and shrubs shall be preserved or replaced if diseased or dead. In addition, if the number of trees six (6) inches or more dbh which are in the front periphery do not equal the required number of Class A and Class B trees (one (1) per twenty-five (25) linear feet), then Class A and Class B trees must be planted to the extent necessary to comply with the requirements of this Article. In addition to the above, the following requirements will apply:
- (1) Dead trees and shrubs may be removed and shall be replaced from the list of native plants that has been approved by the Zoning Commission and is available from the City of Mandeville Department of Planning and Development.
 - (2) Invasive species may be removed subject to the approval from the Landscape Inspector.



From: Kale Scheuermann [REDACTED]
Subject: RE: Burns Office Bldg 2450 Florida Street Mandeville
Date: August 27, 2026 at 2:56 PM
To: Brian McLawchlin [REDACTED]

KS

Hey Brian,

Per our on-site meeting yesterday, we need the corner tree removed (see attached photo) to install your new utility pole. We must cross the highway with our primary line, perpendicular to the roadway, to get the DOT crossing permit. See attached plan for reference.

Thanks,

Kale Scheuermann
Engineer II-Distribution
Mobile: [REDACTED]



From: Brian McLawchlin [REDACTED]
Sent: Monday, August 24, 2026 3:29 PM
To: Kale Scheuermann [REDACTED]
Subject: Re: Burns Office Bldg 2450 Florida Street Mandeville

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

I am not aware of any changes since design was completed.

Brian McLawchlin
Project Manager/ Business Development
Beier Construction, LLC
1150 N Causeway Blvd
Mandeville, LA 70471

C: [REDACTED]
O: 985.951.7405
[REDACTED]

On Aug 24, 2026, at 3:27 PM, Kale Scheuermann
[REDACTED] wrote:

Sounds good. Does this old load sheet still apply for this building?

From: Brian McLawchlin [REDACTED]
Sent: Monday, August 24, 2026 3:20 PM
To: Kale Scheuermann [REDACTED]
Subject: Re: Burns Office Bldg 2450 Florida Street Mandeville

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Yes sir that is perfect. See you then!

Brian McLawchlin
Project Manager/ Business Development
Beier Construction, LLC
1150 N Causeway Blvd
Mandeville, LA 70471

[REDACTED]
O: 985.951.7405
[REDACTED]

On Aug 24, 2026, at 3:01 PM, Kale Scheuermann
[REDACTED] wrote:

How about 9AM Wednesday?

From: Brian McLawchlin [REDACTED]
Sent: Monday, August 24, 2026 2:34 PM
To: Kale Scheuermann [REDACTED]
Cc: [REDACTED]
Subject: Re: Burns Office Bldg 2450 Florida Street Mandeville

This message has originated from an **External Source**. Please use proper judgment and caution when opening attachments, clicking links, or responding to this email.

Kale,

Thanks for the response. Wednesday morning is best for us.
What time works for you?

Brian McLawchlin
Project Manager/ Business Development

Project manager/ Business Development
Beier Construction, LLC
1150 N Causeway Blvd
Mandeville, LA 70471

[REDACTED]
O: 985.951.7405
[REDACTED]

On Aug 24, 2026, at 2:01 PM, Kale Scheuermann
[REDACTED] wrote:

Good Afternoon Brian,

Kemp passed this one along to me since I was working with the engineer on it a while back. I can meet you on-site tomorrow afternoon (8/25) or Wednesday (8/26) morning.

Thanks,

Kale Scheuermann
Engineer II-Distribution
Mobile: [REDACTED]

From: Brian McLawchlin
[REDACTED]
Sent: Thursday, August 20, 2026 10:15 AM
To: Kemp Hartzog <[REDACTED]>
Cc: Chris Fernandez
[REDACTED]
Subject: Burns Office Bldg 2450 Florida Street
Mandeville

This message has originated from an **External Source**.
Please use proper judgment and caution when opening
attachments, clicking links, or responding to this email.

Kemp,

We have a new project just starting located at 2450 Florida Street Mandeville. I have attached the site plan and electrical plans for your initial review and information.

Chris Fernandez with Paramount Electric is the electrical contractor and is copied on this email. We would like to schedule a site coordination meeting to get the ball rolling on where Cleco will bring in power for the site as well as setting up temp power for construction purposes. Please let us know when you or your team may be available to meet us at your earliest convenience.

Thank you!

Brian McLawchlin
Project Manager/ Business Development
Beier Construction, LLC
1150 N Causeway Blvd
Mandeville, LA 70471

[REDACTED]
O: 985.951.7405
[REDACTED]





7

COORDINATE WITH CLIENT FOR
THE INSTALLATION OF NEW
SERVICES (1.000)

PROVIDE TWO (2) INCH CONDUIT
WITH TELL TAPS FOR TELEPHONE
AND DATA SERVICE.

LOW VOLTAGE SERVICE EQUIPMENT.



REFERENCE BEARING:
Louisiana State Plane Coordinate
System (South Zone)
NAD 83 (2011) (EPOCH 2010)

Requesting trees in this area to be removed for utilities, drainage,
landscaping, etc.

Pine tree to be
removed per Cleco
request for pole.

LEGEND
D = DOTTED SPIKE FOUND
B = DOTTED MARKER FOUND
1/2" = 1/2" IRON PIPE FOUND
1/2" = 1/2" IRON ROD FOUND
F = FENCE
ECC = EDGE OF CONCRETE
BOC = BACK OF CURB
GL = GUTTER LINE
HQ = GROUND SPOT
GAS = GAS PILE
F/B = FLOWER BED
H/V = H/V

NOTES:

1. This property is located in Flood Zones X & Related, per F.E.M.A. Map No. 22000004270, dated May 16, 2012.
2. Building Setback Lines must be determined by City of Mandeville Planning Department.

REFERENCE SURVEYS:

1. Survey of Square 41 for the Town of Mandeville by E.J. Champagne, Surveyor, dated December 17, 1956, Drawing No. 1558.
2. Survey for Various Owners in the North Half of Square 41, by Russell P. Morgan, Surveyor, No. 1000.
3. Survey for Arthur & Vivian Fount, Jr. by Eddie J. Champagne, Surveyor, dated October 25, 1971.
4. Louisiana Department of Transportation and Development Right of Way Map, State Project No. 015-12-044, Federal and Project No. 51P-362-1(020), Sheet No. 35 by John Teagarden, Surveyor, dated May 2, 2001, latest revision November 25, 2002.

TOPOGRAPHIC SURVEY
ELEVATION DATUM = NAD 1988 GEOID 128

John D. Cummings & Associates

PROFESSIONAL LAND SURVEYORS - LOUISIANA & MISSISSIPPI

610 N. ATTENTION AVE. PHONE: (504) 882-1544

TERREBONNE, LA 70302 FAX: (504) 882-8250

PLC PREPARED FOR: Burns Real Estate Holdings, LLC

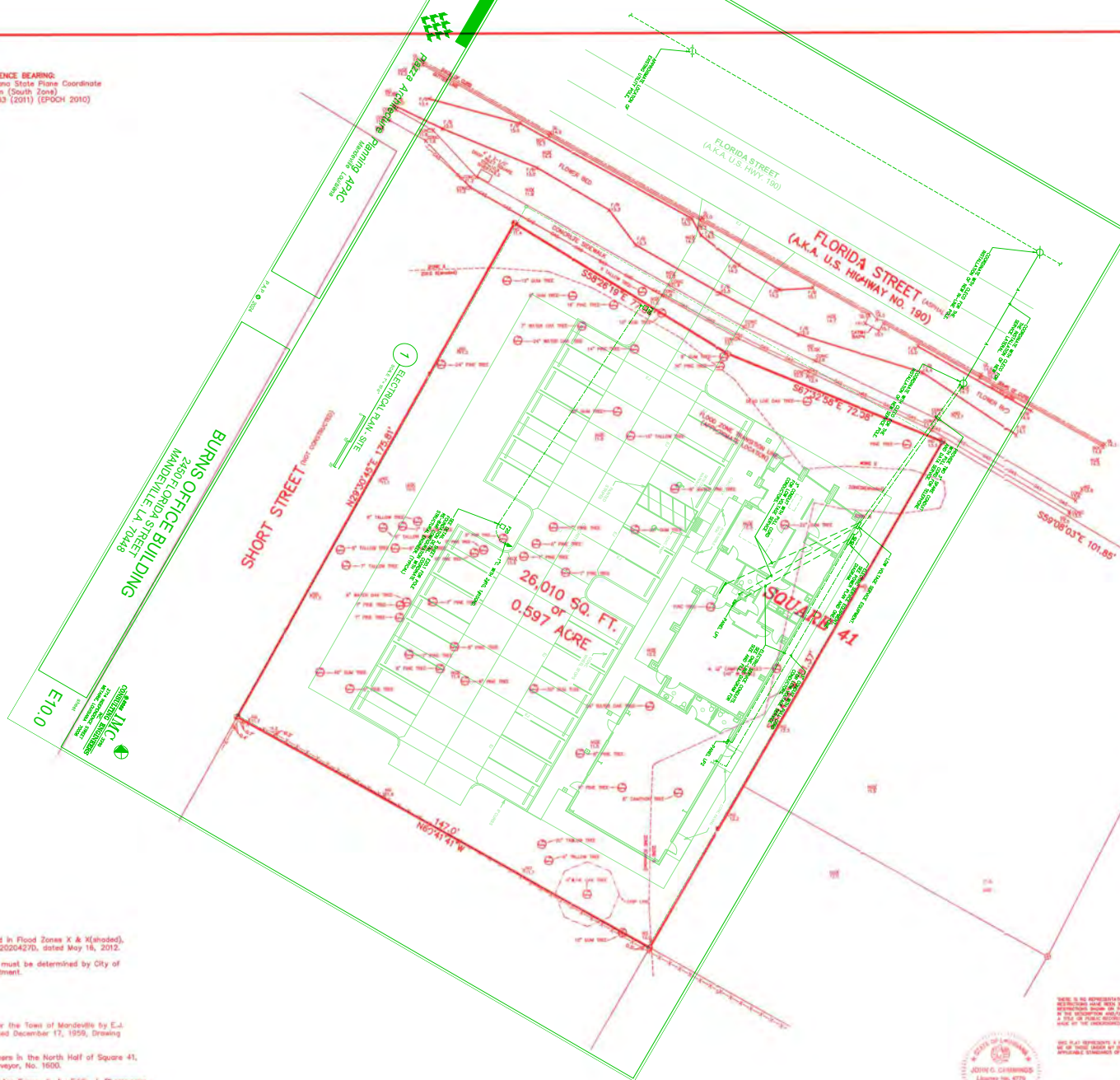
SHOWING A SURVEY OF: A PORTION OF THE NORTH HALF OF SQUARE 41, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA.

A02.1

SCALE: 1" = 15' DATE: 5/21/2025 JOB NO.: 25120-TOPO REVISED:



REFERENCE BEARING:
Louisiana State Plane Coordinate
System (South Zone)
NAD 83 (2011) (EPOCH 2010)



LEGEND

- DOT = DOTTED SPIKE FOUND
- DOT = DOTTED MARKER FOUND
- 1/2" = 1/2" IRON PIPE FOUND
- 1/2" = 1/2" IRON ROD FOUND
- F = FENCE
- EOC = EDGE OF CONCRETE
- BOC = BACK OF CURB
- GL = GUTTER LINE
- NG = GROUND SHOT
- GAS = GAS PANT
- F/B = FLOWER BED
- INV = INVERT

NOTES:

1. This property is located in Flood Zones X & Y (shaded), per F.E.M.A. Map No. 22020004270, dated May 14, 2012.
2. Building Setback Lines must be determined by City of Mandeville Planning Department.

REFERENCE SURVEYS:

1. Survey of Square 41 for the Town of Mandeville by E.J. Champagne, Surveyor, dated December 17, 1959, Drawing No. 1588.
2. Survey for Various Owners in the North Half of Square 41, by Russell R. Morgan, Surveyor, No. 1650.
3. Survey for Arthur & Vivian Faine, Jr. by Eddie J. Champagne, Surveyor, dated October 25, 1971.
4. Louisiana Department of Transportation and Development Right of Way Map, State Project No. 013-12-044, Federal and Proj. No. 57P-362-1(020), Sheet No. 33 by John G. Cummings, Surveyor, dated May 2, 2001, latest revision November 22, 2002.

THIS IS NO REPRESENTATION THAT ALL APPLICABLE DISTRICT AND/OR
LOCAL ORDINANCES HAVE BEEN REVIEWED AND THAT THE SURVEY
INFORMATION SHOWN ON THIS MAP IS CORRECT TO THE BEST OF THE
SURVEYOR'S KNOWLEDGE AND BELIEF. THE SURVEYOR ASSUMES NO
RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SURVEY
INFORMATION SHOWN ON THIS MAP. THE SURVEYOR ASSUMES NO
RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE SURVEY
INFORMATION SHOWN ON THIS MAP.



John G. Cummings, PLS

TOPOGRAPHIC SURVEY
ELEVATION DATUM = NAD 1988 GEOID 128

John G. Cummings & Associates

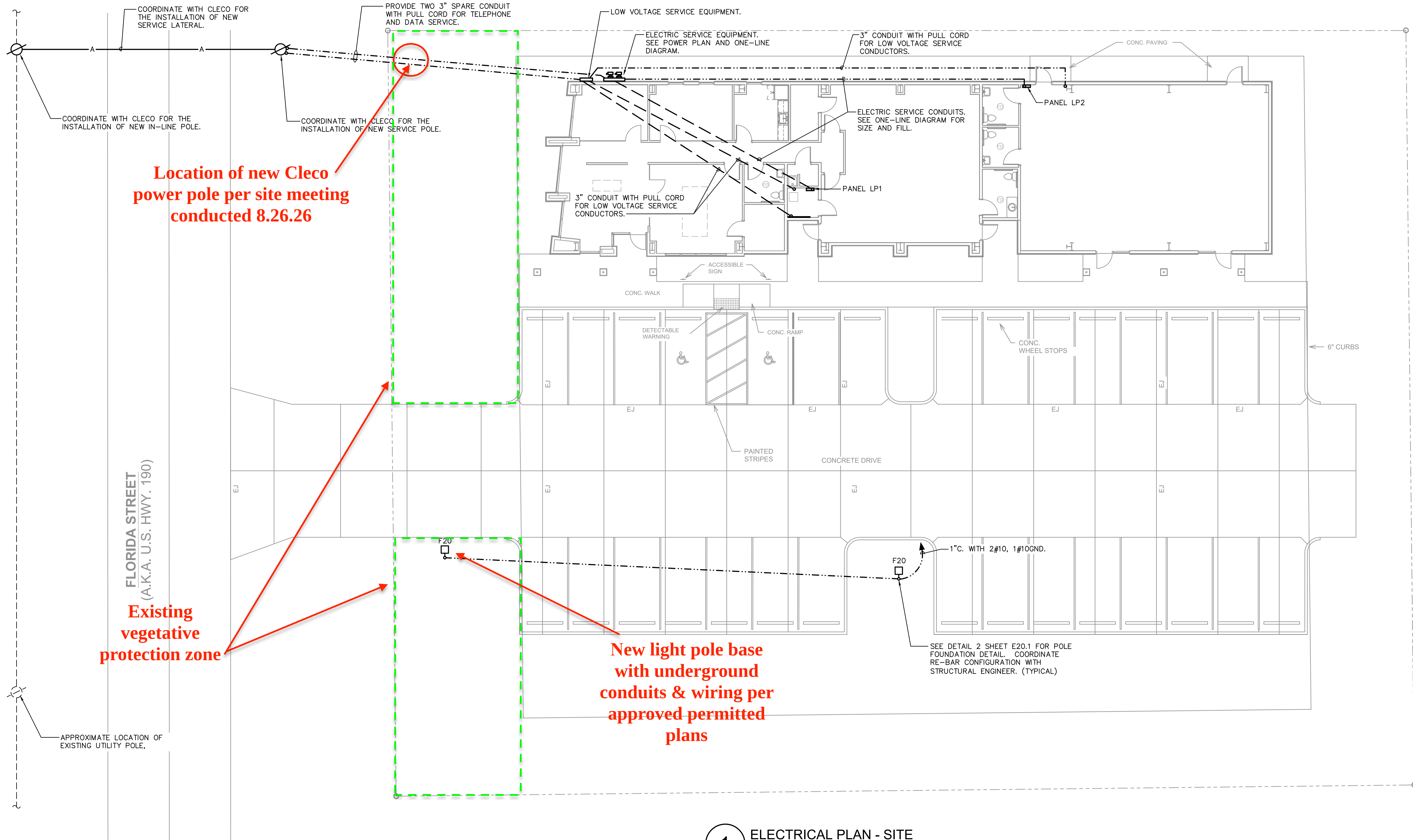
PROFESSIONAL LAND SURVEYORS - LOUISIANA & MISSISSIPPI
503 N. JEFFERSON AVE. PHONE: (504) 893-1549
COVINGTON, LA 70435 FAX: (504) 893-8250

PLP PREPARED FOR: Burns Real Estate Holdings, LLC

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SQUARE 41, CITY OF MANDEVILLE,
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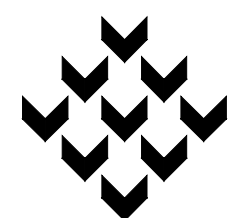
SCALE: 1" = 15' DATE: 5/21/2025 JOB NO.: 25120-TOPQ REVISION:



1 ELECTRICAL PLAN - SITE
SCALE: 1" = 10'-0"

SHEET SIZE 24" X 36"
M:\3390 SERIES\3390-ELEC\3390-E10.0-ELEC PLAN - SITE
6/11/2025 3:06 PM
kmcintee

project 4124
date 04.2.2025
revisions



Piazza Architecture Planning APAC
Mandeville Louisiana

P.A.P. © 2024

BURNS OFFICE BUILDING
2450 FLORIDA STREET
MANDEVILLE, LA. 70448

© 2025 IMC 3390
CONSULTING ENGINEERS
INC.
2714 INDEPENDENCE STREET
METAIRIE, LOUISIANA 70006

sheet

E10.0



1. This property is located in Flood Zones X & K (shaded), per F.E.M.A. Map No. 2203020437D, dated May 16, 2012.

1. Survey of Source #1 for the Town of Mandeville by Ed. Champagné, Surveyor, dated December 17, 1936, drawing No. 1668.
2. Survey by Various Owners in the North Half of Source #3, by Russell P. Morgan, Surveyor, No. 1800.
3. Survey for Arthur & Vivian Fauré, Jr. by Eddie J. Champagné, Surveyor, dated October 25, 1971.
4. Louisiana Department of Transportation and Development Right of Way Map, State Project No. 013-1-044, Federal and Project No. 51P-362-1(2001), Sheet No. 35 by John Teegarden, Surveyor, dated May 1, 2001, latest revision November 22, 2002.

SCALE: 1" = 15'	DATE: 5/21/2025	JOB NO. 25120-TOP0	REVISED
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THESE DATA REPRESENT THAT ALL APPLICABLE NOTICES AND/OR
REVISIONS HAVE BEEN FORWARDED. ANY SIGNATURE AND/OR
DATE REQUIRED BY THE AGENCY SHOULD BE FORWARDED WITH
THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THE ADDRESSEE.
A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION MAY BE
MADE BY THE ADDRESSEES IN CARRYING OUT THIS DUTY.

THE H.G.T. INDEPENDENT & PHYSICAL QUALITY MARK ON THE GROUND
OF THE HOUSE UNDER CONSTRUCTION. AN "E" IS ASSOCIATED WITH THE
APPROPRIATE STANDARD OF FINISHES & IS MARKED A CLASS C SURFACE.

John G. Williams, P.L.S.

CASE SUMMARY SHEET

CASE NUMBER: SUP26-09-02/V26-09-33
DATE RECEIVED: August 21, 2026
DATE OF MEETING: September 8, 2026 and September 22, 2026

Address: 312 Lafitte Street
Subdivision: Old Town of Mandeville, Square 34, Sq. 11 Lots 8-17, Sq. 18 Lots 1 and 18-20, Sq. 25B Lots 19B & 20
Zoning District: B-3 - Old Mandeville Business District
Property Owner: Our Lady of the Lake Roman Catholic Church

Previous Cases: Z99-2-4 – Approved the Site Plan for the Multi-purpose building, expansion of the cafeteria,
Z11-06-03 – Approved Modification of Parking/Loading requirements and location of modular buildings
Denied construction of new church.

REQUEST: SUP26-09-02/V26-09-33 – Our Lady of the Lake requests Special Use approval for modification of a site plan including variances to CLURO Section 7.5.10.3. B-3 Site Development Regulation (max floor area), 9.2.5.7. Key Native Tree Species Protection Requirements and 10.8.2.2. Nonresidential Uses in Residential Zoning Districts (signage), Old Town of Mandeville, Square 34 Lot 13-A, B-3 - Old Mandeville Business District, 312 Lafitte

CASE SUMMARY:

Our Lady of the Lake Catholic Church is requesting a modification to the approved site plan. The Church is requesting approval for a 3 phase modification. Part of the modification of the site plan include 3 types of variances from the regulations.

Variance Section 7.5.10.3. B-3 Site Development Regulation:

The B-3 District restricts building sizes to a 5,500 sq ft maximum ground floor area. Ground floor area consists of the footprint of the building not the total square footage. Currently there are 6 structures out of 14 with a ground floor area that exceeds 5500 sq ft. The existing ground floor area of all building is 105,908 sq ft. The final phase is a total of 10 structure with 6 structure being over the 5500 sq ft, of those 4 are existing. The variance requested is to construct 2 new structures. The final square footage of all buildings is 97,463 sq ft.

The applicant is requesting a new 12,749 sq ft pre-K building. This building consolidates four existing buildings into one. The new building is smaller in square footage than the total of the existing. The existing buildings do not meet the BFE+2 and therefore can not be modified unless they are elevated to the required BFE.

The second new construction is for a new K-5 building, this building is to replace the existing 15,244 sq ft building that is also located below the required BFE+2. The new building is a total of 14,160 sq.

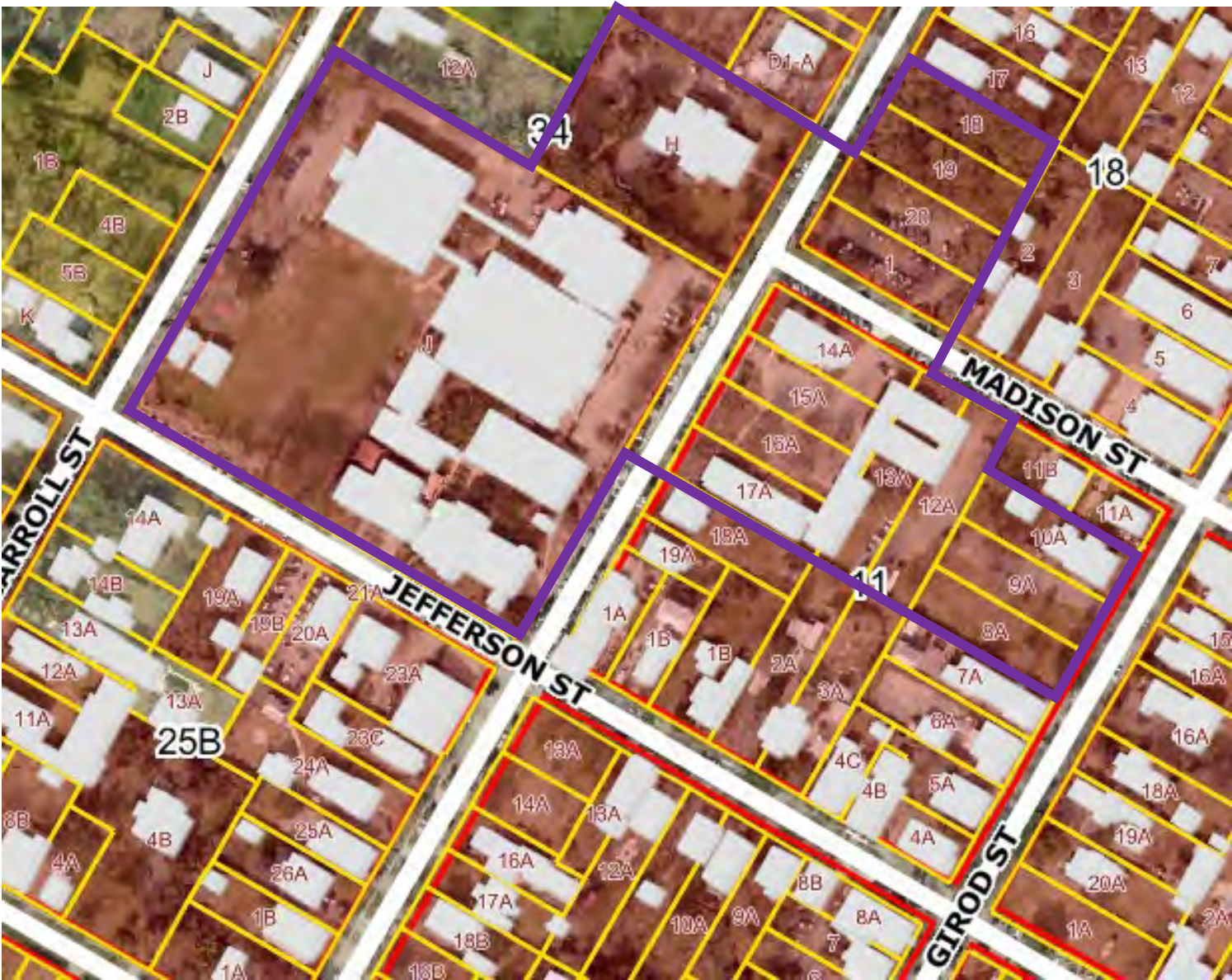
The 3rd request is for the expansion of the existing 7,995 sq ft church. The expansion is 3000 sq ft at the rear of the existing church. The proposal allows the interior floor to be raised to the BFE without impacting the exterior of the existing historic structure.

Variance Section 9.2.5.7 Key Native Tree Species Protection Requirements:

Ord 26-XX included cypress trees as protected species. The applicant is requesting to remove 11 existing cypress trees and to replace these trees with 16 new trees. The request for removal is to create more on-site parking and re-route carline and bus queing from the surrounding streets to the interior of the site. 4 of the 11 trees are at the request of the Dept. of Public Works. The trees have grown into the sewer and water systems creating the need to replace these lines often. The trees have also compromised the fire suppression system.

Variance Section 10.8.2.2. Nonresidential Uses in Residential Zoning Districts (signage)

The applicant is requesting a variance to the Sign Code to place a monument sign on Sq. 34. The sign code allows for one monument per lot. There is an existing monument sign in front of the cafeteria, the additional monument placement is proposed in between the chapel and existing classrooms.



A Proposed Site Plan for Our Lady of the Lake Catholic Church and School

Mandeville, Louisiana
Archdiocese of New Orleans



Who We Are



Sainte-Chapelle Studios



Specialize in Restoration,
Renovation, and Creation
of Catholic Churches,
Schools, and Ministry Sites



Full Service
Architecture Firm
(Mandeville, LA)



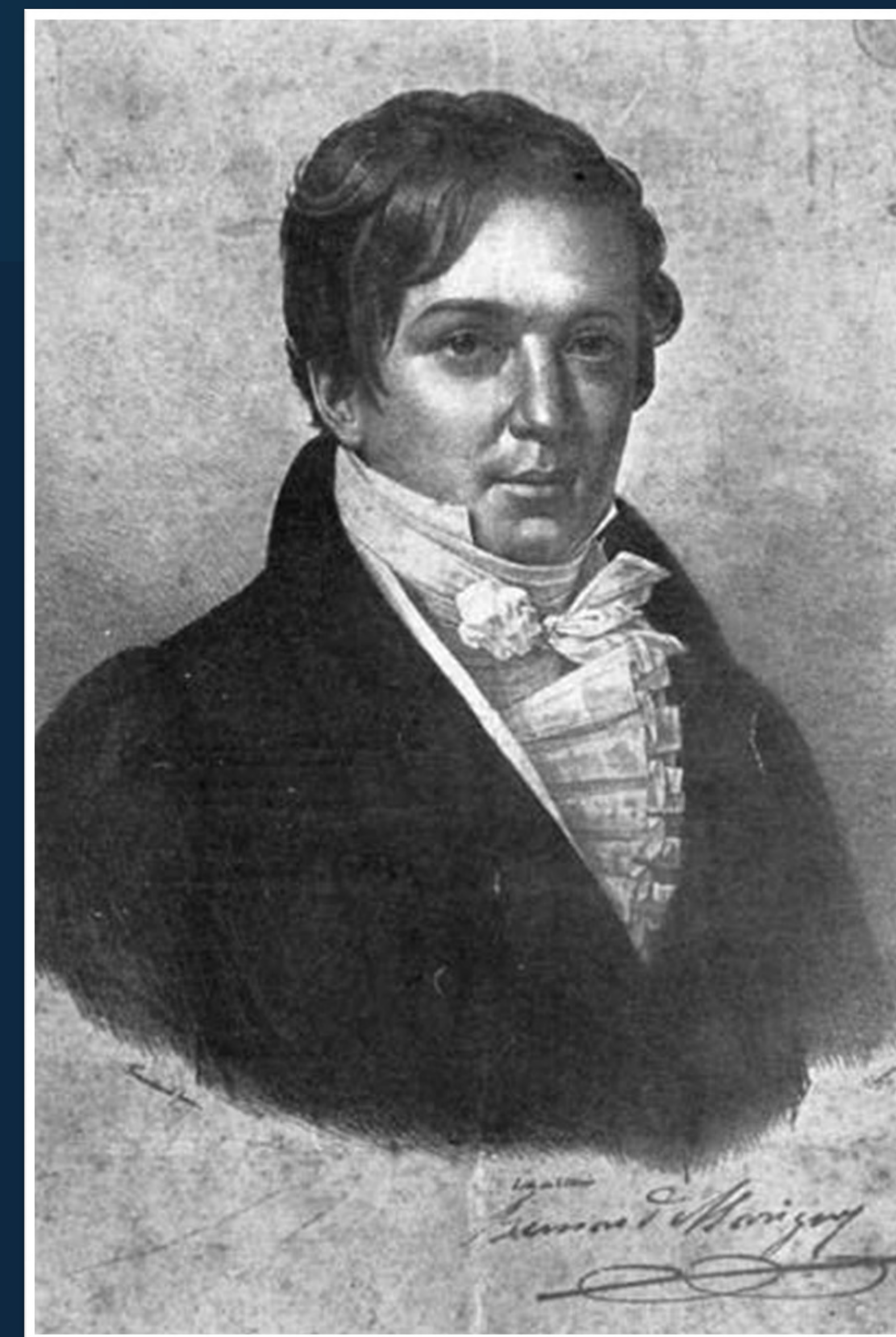
Uniquely Equipped to
respond to theological and
practical demands of all
Church related projects.



Background

The Founding Vision of Mandeville

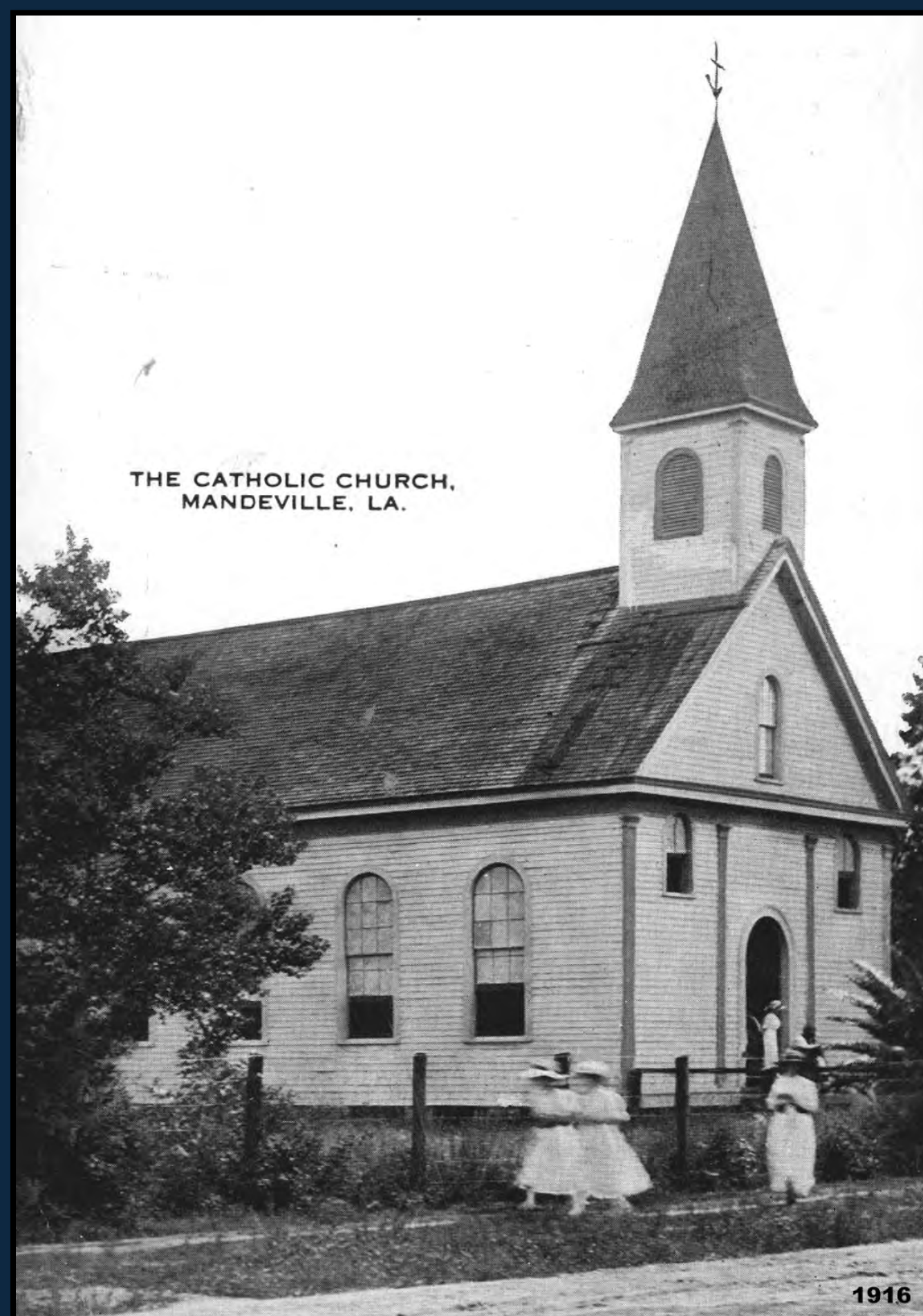
- Untouched greenspace fronting the Lake
- Open Air Market for Local Farmers and Merchants
- Land reserved for a Catholic Church



Bernard de Marigny
Founder of Mandeville, whose sixth-generation descendant remains a parish member today.



Background



The original church St. Teresa was established in 1850; and after it was destroyed by a storm, a second church (pictured above) was built by 1891 and later renamed Our Lady of the Lake.

Current Our Lady of the Lake Church
1953 - Present

SITE PLAN FOR APPROVAL

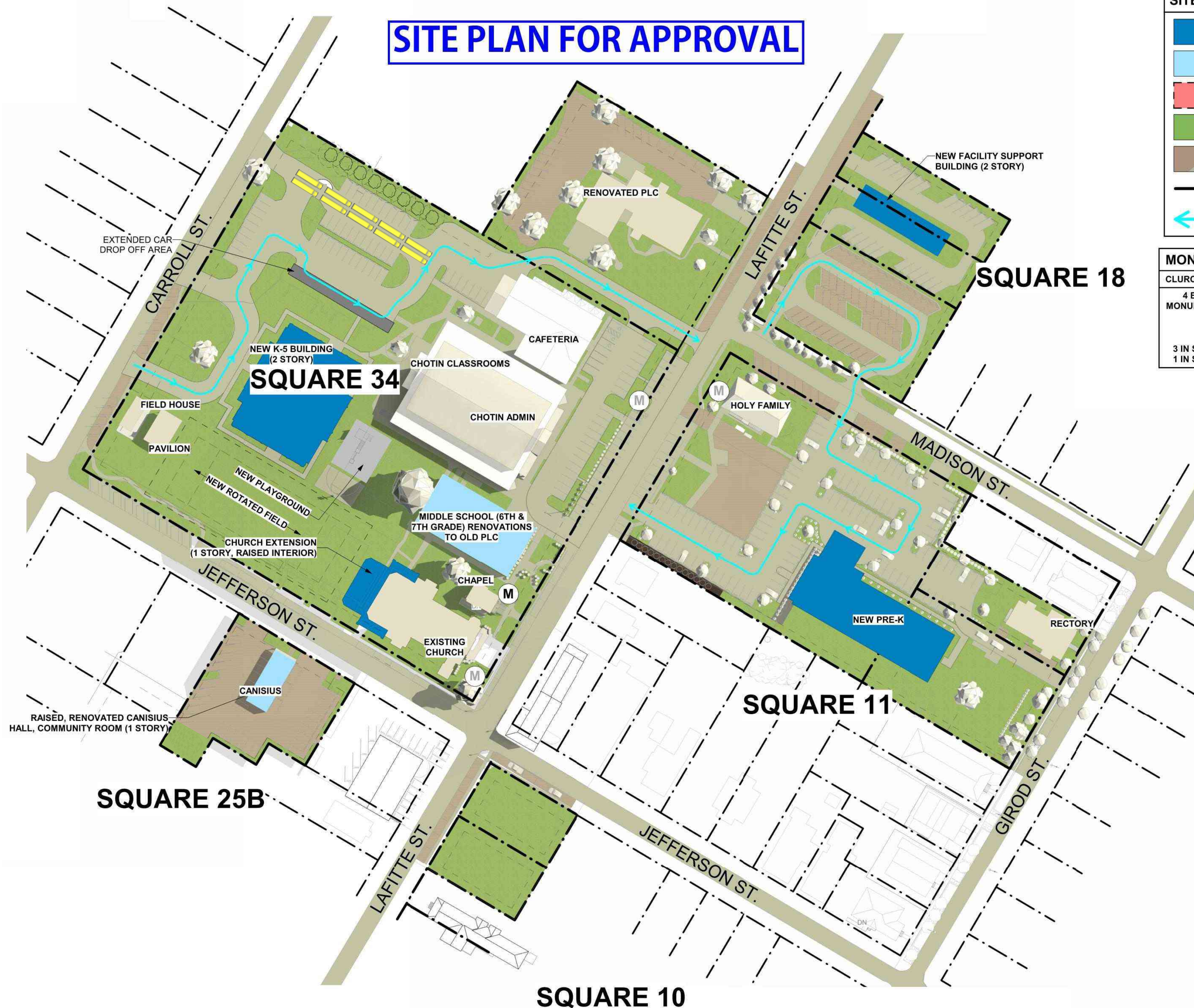
SITE LEGEND

- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- CONCRETE/GRAVEL
- PROPERTY LINE
- CAR ROUTE

MONUMENT SIGNS

CLURO 10.8.2.4

4 EXISTING MONUMENT SIGNS	1 PROPOSED MONUMENT SIGNS
	
3 IN SQUARE 34 1 IN SQUARE 11	IN SQUARE 34





Project Objectives & Variances

1. Parking and Traffic Circulation

- Relocate bus and car pickup lines off of Lafitte and Carroll to interior campus routes.
- Reduce the need for on-street parking. Plan includes surplus parking at each phase and results on a total surplus of 59 spots.

2. Health, Safety, and Welfare

- Consolidate school facilities and reduce the number of classrooms below BFE (currently 36 of 42)
- Eliminate the need for young students to cross busy streets between facilities

3. Overall Building Footprints

- Reduce the campus's total ground-floor building area.

To fully achieve the project objectives, the proposed plan requires variances in three categories:

1. Building Size

- Three variances for buildings exceeding 5,000 sq. ft.

2. Tree Removal and Mitigation

- Variances for the removal and replacement of 11 cypress trees.

3. Signage

- One variance for a proposed new monument sign.

EXISTING SITE PLAN

SITE LEGEND	
	NEW BUILDING
	RENOVATED BUILDING
	BUILDING DEMOLITION
	PERVIOUS LANDSCAPING
	GRAVEL/CONCRETE
	PROPERTY LINE
	CAR ROUTE

MONUMENT SIGNS	
CLURO 10.8.2.4	
4 EXISTING MONUMENT SIGNS	1 PROPOSED MONUMENT SIGN
	
3 IN SQUARE 34 1 IN SQUARE 11	IN SQUARE 34



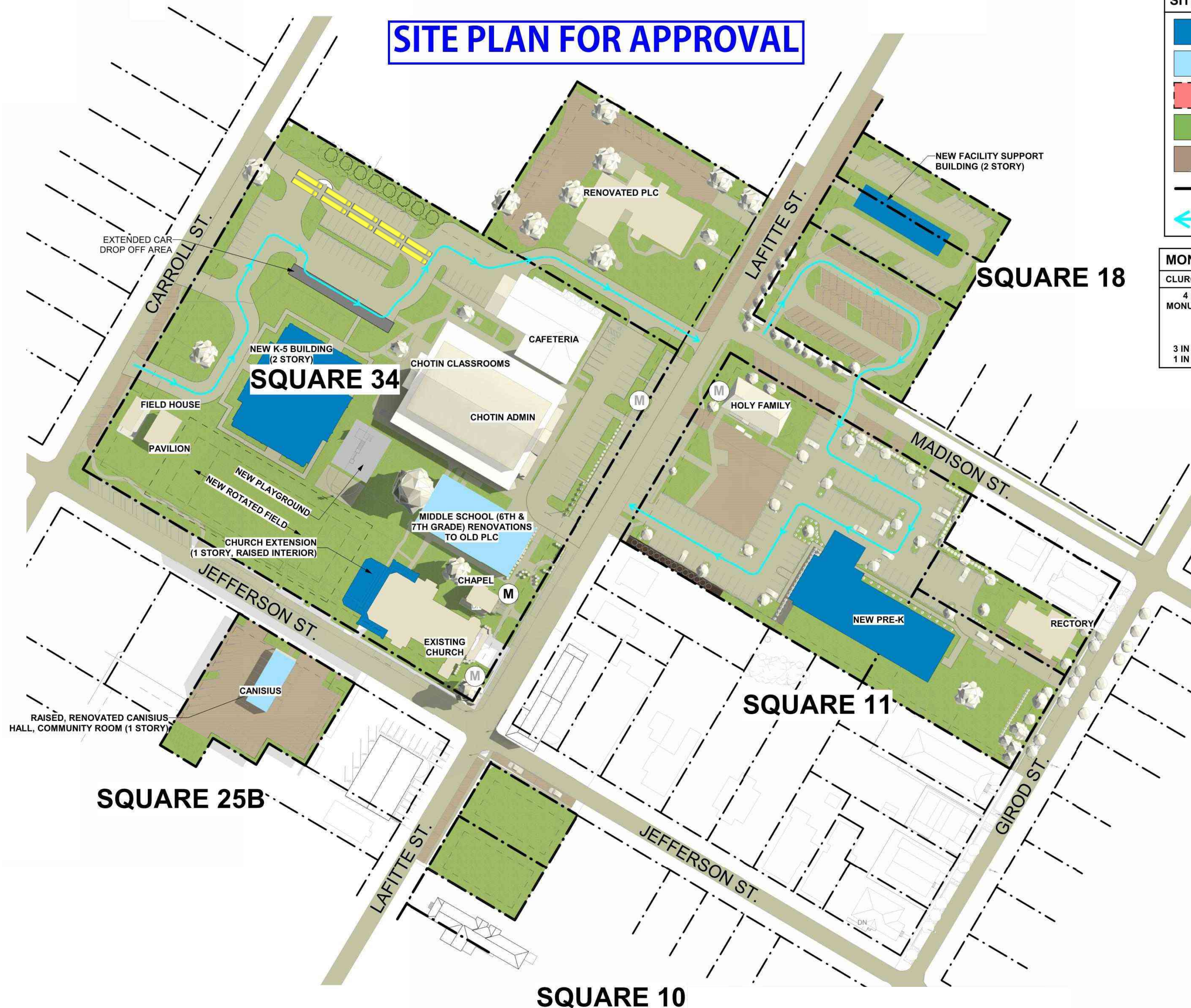
- Vulnerable to flooding
- Programs divided among multiple parcels
- Aging and fragmented facilities
- Car and bus routes dispersed across campus

SITE PLAN FOR APPROVAL

SITE LEGEND

- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- CONCRETE/GRAVEL
- PROPERTY LINE
- CAR ROUTE

MONUMENT SIGNS	
CLURO 10.8.2.4	
4 EXISTING MONUMENT SIGNS	1 PROPOSED MONUMENT SIGNS
3 IN SQUARE 34 1 IN SQUARE 11	IN SQUARE 34



Proposed Site Plan for Our Lady of the Lake Catholic Church and School

- 1: Building Area & Monument Signage
- 2: Parking & Circulation
- 3: Landscaping & Tree Mitigation



EXISTING BUILDING AREAS & DEFINITIONS

TOTAL BUILDING GROUND FLOOR AREA (BGFA):	105,908	SQFT
TOTAL GROSS FLOOR AREA (GFA):	96,744	SQFT
TOTAL UNDER BEAM AREA (BGFA + 2ND FLOORS):	124,900	SQFT

PHASE 3 BUILDING AREAS & DEFINITIONS

TOTAL BUILDING GROUND FLOOR AREA (BGFA):	97,463	SQFT
	(+/- 5,000 SQ FT)	
TOTAL GROSS FLOOR AREA (GFA):	96,326	SQFT
TOTAL UNDER BEAM AREA (BGFA + 2ND FLOORS):	118,878	SQ FT
	(+/- 5,000 SQ FT)	

CLURO DEFINITIONS

BUILDING GROUND FLOOR AREA. FOR PURPOSES OF CALCULATING GROUND FLOOR AREA OF ELEVATED STRUCTURES, THE AREA SHALL INCLUDE ALL SQUARE FOOTAGE UNDER THE BEAM OF THE BUILDING, BUT EXCLUDE CANTILEVERED PORCHES, DECKS AND OTHER UNENCLOSED AREAS.

FLOOR AREA, GROSS. THE SUM OF THE TOTAL HORIZONTAL AREAS OF THE SEVERAL FLOORS OF ALL BUILDINGS ON A LOT, MEASURED FROM THE INTERIOR FACES OF EXTERIOR WALLS. THE TERM GROSS FLOOR AREA SHALL INCLUDE: BASEMENTS; ELEVATOR SHAFTS; STAIRWELLS AT EACH STORY; FLOOR SPACE USED FOR MECHANICAL EQUIPMENT WITH STRUCTURAL HEAD ROOM OF SIX FEET, SIX INCHES (6'6") OR MORE; PENTHOUSES; ATTIC SPACE, WHETHER OR NOT A FLOOR HAS ACTUALLY BEEN LAID, PROVIDING STRUCTURAL HEADROOM OF SIX FEET, SIX INCHES (6'6") OR MORE; INTERIOR BALCONIES; AND, MEZZANINES.

OTHER DEFINITIONS

TOTAL UNDER BEAM AREA. TOTAL BUILDING AREA UNDER BEAM SHALL INCLUDE THE BUILDING GROUND FLOOR AREA, AS CALCULATED UNDER CLURO, PLUS THE AREA OF ANY SECOND FLOOR OR UPPER FLOOR ENCLOSED BUILDING AREA MEASURED TO THE OUTSIDE FACE OF THE SUPPORTING BEAM/BUILDING LINE. THIS MEASUREMENT IS PROVIDED FOR SITE PLANNING AND MASSING INFORMATION ONLY AND IS NOT INTENDED TO REPLACE CLURO BUILDING GROUND FLOOR AREA OR GROSS FLOOR AREA CALCULATIONS.

MONUMENT SIGNS

CLURO 10.8.2.4

4 EXISTING MONUMENT SIGNS 	1 PROPOSED MONUMENT SIGNS 
3 IN SQUARE 34 1 IN SQUARE 11	IN SQUARE 34

SITE LEGEND

	NEW BUILDING
	RENOVATED BUILDING
	BUILDING DEMOLITION
	PERVIOUS LANDSCAPING
	GRAVEL/CONCRETE
	PROPERTY LINE
	CAR ROUTE

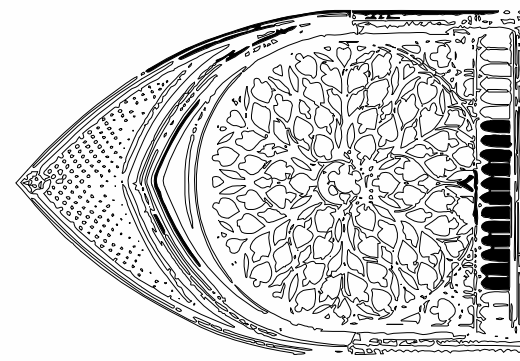
PRELIMINARY SITE PLAN

OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH

312 LAFITTE STREET,
MANDEVILLE, LA 70448

SAINTE-CHAPELLE
STUDIOS

SAINTE-CHAPELLESTUDIOS.COM 985.231.4057 1080 W CAUSEWAY APPROACH MANDEVILLE LA



PRELIMINARY

DATE 03/16/2026

DRAWN BY JSB

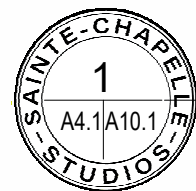
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SCS PROJECT NO. 23-01E

MASTER PLAN - EXISTING

A10.1

INSTRUMENTS OF SERVICE PREPARED BY SAINTE-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



PROPOSED VISION - EXISTING

SCALE: 1" = 60'-0"



PHASE 1 BUILDING AREAS & DEFINITIONS

TOTAL BUILDING GROUND FLOOR AREA (BGFA): 99,098 SQFT
(+/- 5,000 SQ FT)

CLURO DEFINITIONS

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MONUMENT SIGNS

CLURO 10.8.2.4

4 EXISTING
MONUMENT SIGNS



3 IN SQUARE 34
1 IN SQUARE 11

1 PROPOSED
MONUMENT SIGNS



IN SQUARE 34

SITE LEGEND

- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE

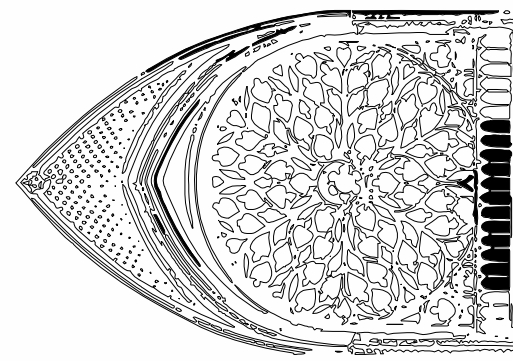
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STUDIOS

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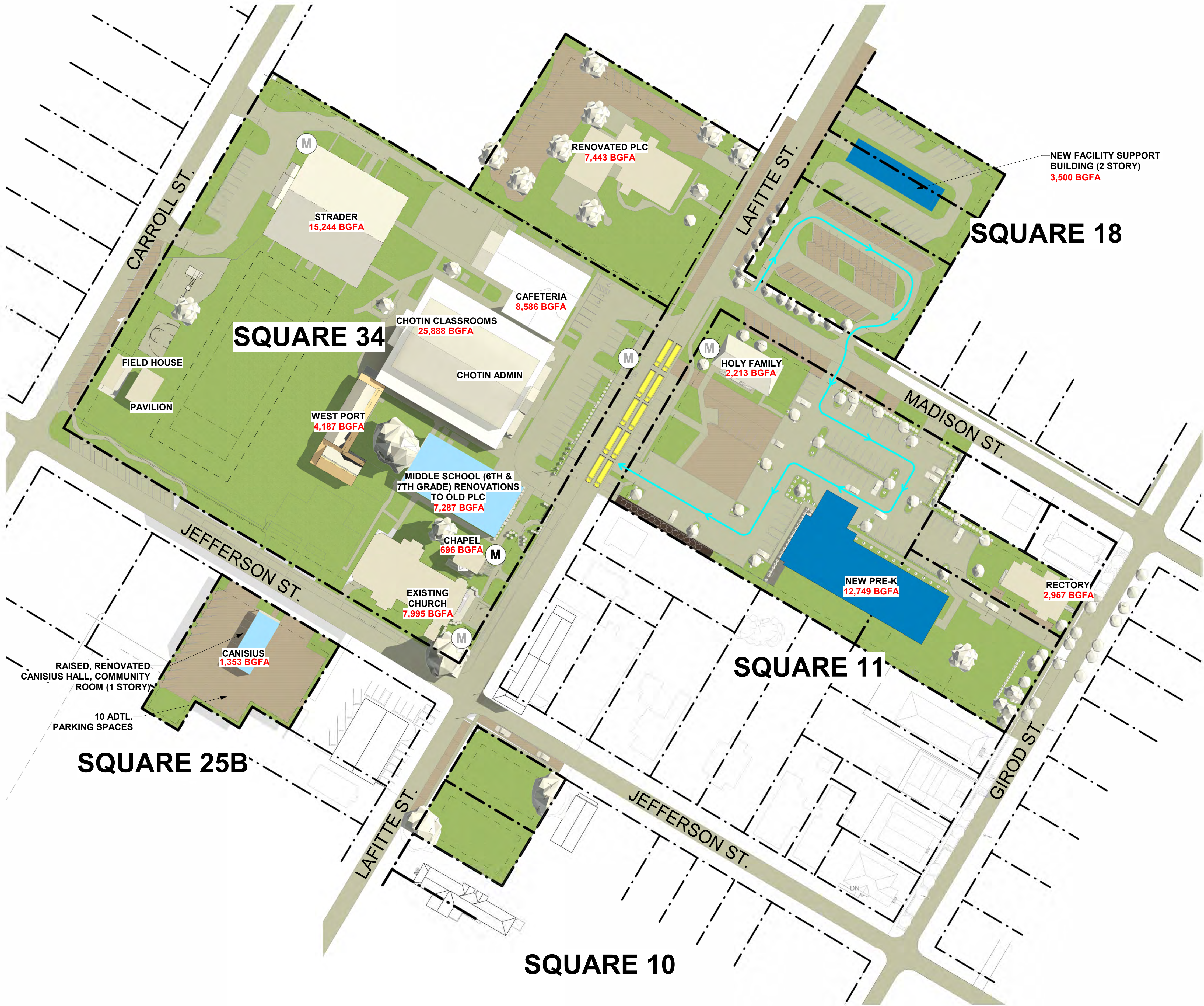
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MASTER PLAN - PHASE 1

A10.3

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PHASE 2 BUILDING AREAS & DEFINITIONS		
TOTAL BUILDING GROUND FLOOR AREA (BGFA): 102,598 SQFT (+/- 5,000 SQ FT)		
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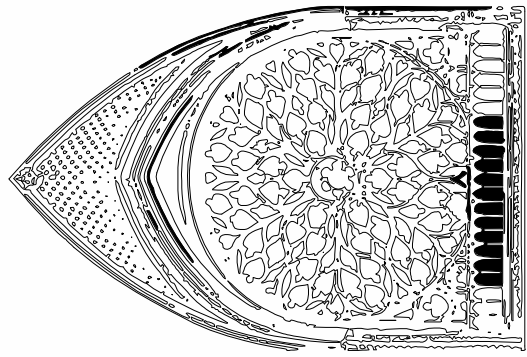
MONUMENT SIGNS	
CLURO 10.8.2.4	
4 EXISTING MONUMENT SIGNS	1 PROPOSED MONUMENT SIGNS
3 IN SQUARE 34 1 IN SQUARE 11	IN SQUARE 34

SITE LEGEND	
	NEW BUILDING
	RENOVATED BUILDING
	BUILDING DEMOLITION
	PERVIOUS LANDSCAPING
	GRAVEL/CONCRETE
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	CAR ROUTE

REVISION NO.	DATE	REMARKS

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PRELIMINARY	
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SCS PROJECT NO.	23-01E
MASTER PLAN - PHASE 2	

A10.4
INSTRUMENTS OF SERVICE PREPARED BY SAINTE-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



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CLURO DEFINITIONS

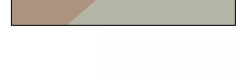
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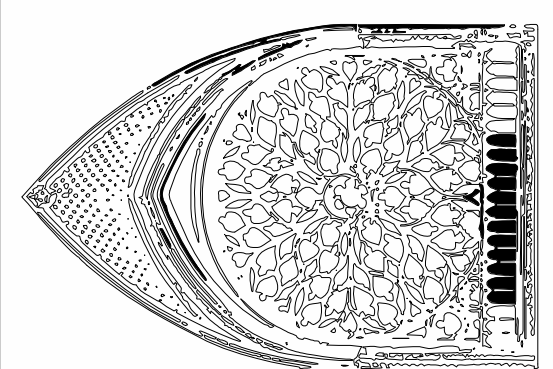
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SITE LEGEND	
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	RENOVATED BUILDING
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	PERVIOUS LANDSCAPING
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	CAR ROUTE

REVISION NO.	DATE	REMARKS

PRELIMINARY SITE PLAN
OVERVIEW
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PRELIMINARY	
DATE	03/16/2026
DRAWN BY	JSB
CHECKED BY	NSF
SCS PROJECT NO.	23-01E
MASTER PLAN - PHASE 3	
A10.6	
INSTRUMENTS OF SERVICE PREPARED BY SAINTE-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.	

NO VARIANCES REQUIRED
FOR PARKING OR PERVIOUS
SURFACE REQUIREMENTS.

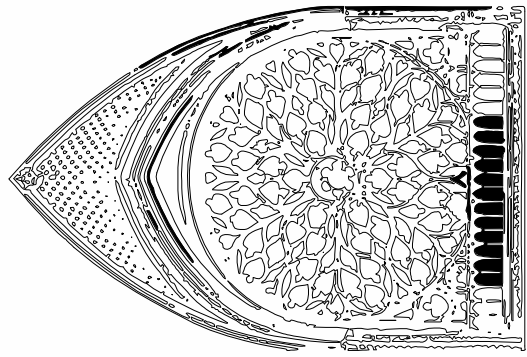
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SAINTE-CHAPELLE
STUDIOS

SAINTE-CHAPELLESTUDIOS.COM 985.231.4057 1080 W CAUSEWAY APPROACH MANDEVILLE LA



PRELIMINARY

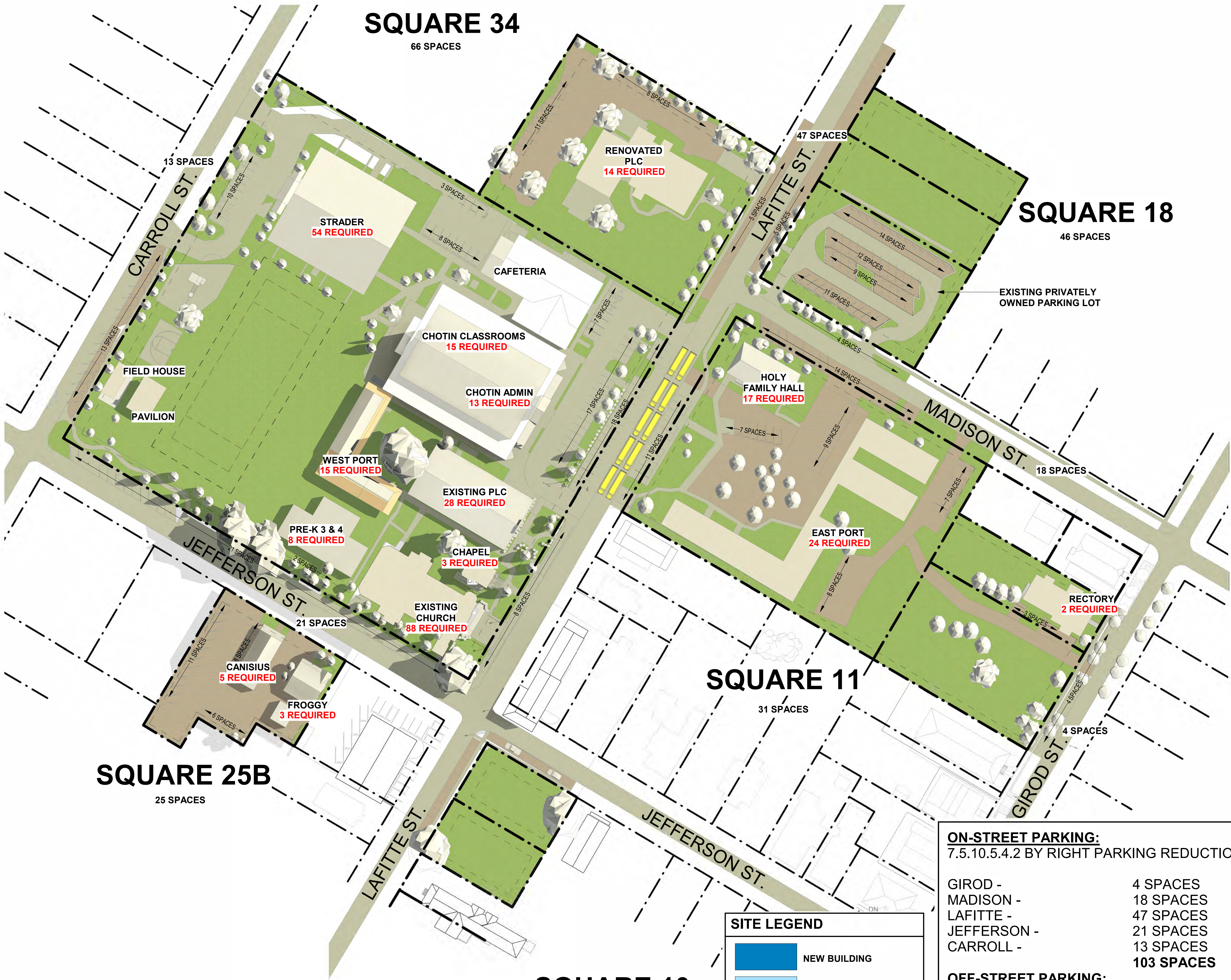
DATE 03/16/2026
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CHECKED BY NSF

SCS PROJECT NO. 23-01E

MASTER PLAN - EXISTING

A10.1

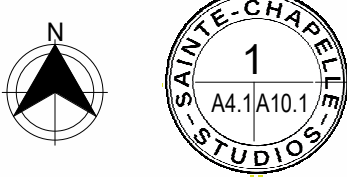
INSTRUMENTS OF SERVICE PREPARED BY SAINT-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



PARKING CALCULATIONS PER CLURO 9.1.4 (SUBSECTIONS LISTED BELOW)	
STRADER BUILDING (2 per class + 1 teacher) 6.3.1.19	
# OF CLASSROOMS =	18 (36)
# OF TEACHERS =	18 (18)
TOTAL SPACES REQUIRED =	54
CHOTIN CLASSROOMS (2 per class + 1 teacher) 6.3.1.19	
# OF CLASSROOMS =	5 (10)
# OF TEACHERS=	5 (5)
TOTAL SPACES REQUIRED =	15
WEST PORTABLES (2 per class + 1 teacher) 6.3.1.19	
# OF CLASSROOMS =	5 (10)
# OF TEACHERS=	5 (5)
TOTAL SPACES REQUIRED =	15
EAST PORTABLES (2 per class + 1 teacher) 6.3.1.19	
# OF CLASSROOMS =	8 (16)
# OF TEACHERS=	8 (8)
TOTAL SPACES REQUIRED =	24
PREK 3 & 4 (1 per 350 of care space) 6.3.7	
# OF SQUAREFEET=	2800 (8)
TOTAL SPACES REQUIRED =	8
CANISIUS (1 per 350 of space) 6.4.1	
# OF SQUAREFEET=	1750 (5)
TOTAL SPACES REQUIRED =	5
FROGGY (1 per 350 of care space) 6.3.7	
# OF SQUAREFEET=	1050 (3)
TOTAL SPACES REQUIRED =	3
HOLY FAMILY HALL (1 space per 250 SF) 6.4.1	
# OF SQUAREFEET =	4048 (17)
TOTAL SPACES REQUIRED =	17
CHURCH BUILDING (1 per 4 fixed seats) 6.3.23	
# OF FIXED SEATS =	354 (88)
TOTAL SPACES REQUIRED =	88
CHOTIN ADMINISTRATION & STAFF (1 per admin/staff) 6.3.1.9	
# OF ADMINS =	5 (5)
# OF STAFF =	8 (8)
TOTAL SPACES REQUIRED =	13
EXISTING PLC (1 space per 250 SF) 6.4.1	
# OF SQUAREFEET =	6950 (28)
TOTAL SPACES REQUIRED =	28
ADO CHAPEL (1 space per 4 fixed) 6.3.23	
# OF SQUAREFEET =	12 (3)
TOTAL SPACES REQUIRED =	3
RENOVATED PLC (1 space per 250 SF) 6.4.1	
# OF SQUAREFEET =	3507 (14)
TOTAL SPACES REQUIRED =	14
RECTORY (2 spaces per dwelling unit) 6.2.11	
# OF UNITS =	1 (2)
TOTAL SPACES REQUIRED =	2
TOTAL SPACES REQUIRED =	289

ON-STREET PARKING: 7.5.10.5.4.2 BY RIGHT PARKING REDUCTIONS	
GIROD -	4 SPACES
MADISON -	18 SPACES
LAFITTE -	47 SPACES
JEFFERSON -	21 SPACES
CARROLL -	13 SPACES
	103 SPACES
OFF-STREET PARKING:	
SQUARE 10 -	0 SPACES
SQUARE 11 -	31 SPACES
SQUARE 18 -	44 SPACES
SQUARE 25B -	25 SPACES
SQUARE 34 -	66 SPACES
	166 SPACES
TOTAL PROVIDED:	269 SPACES
TOTAL NEEDED:	289 SPACES
UNDER BY 20 SPACES	

SITE LEGEND	
	NEW BUILDING
	RENOVATED BUILDING
	BUILDING DEMOLITION
	PERVIOUS LANDSCAPING
	GRAVEL/CONCRETE
	PROPERTY LINE
	CAR ROUTE



PROPOSED VISION - EXISTING
SCALE: 1" = 60'-0"

NO VARIANCES REQUIRED
FOR PARKING OR PERVIOUS
SURFACE REQUIREMENTS.

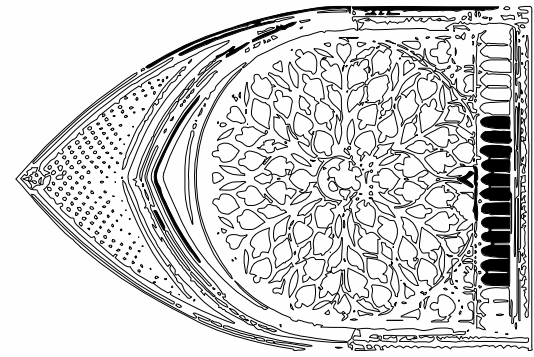
REVISION NO.	DATE	REMARKS

PRELIMINARY SITE PLAN
OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH

312 LAFITTE STREET,
MANDEVILLE, LA 70448

SAINTE-CHAPELLE
STUDIOS

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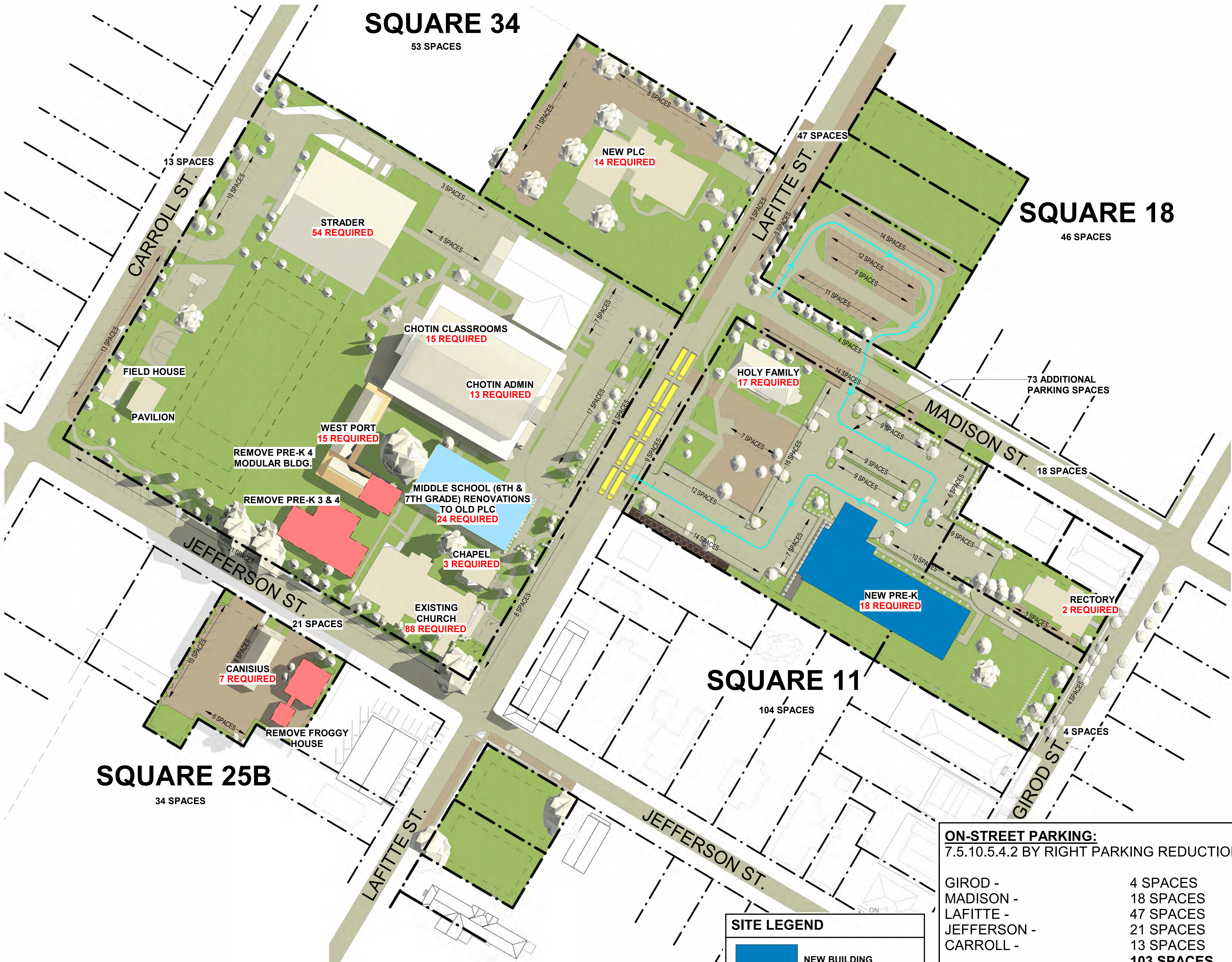
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SCS PROJECT NO. 23-01E

MASTER PLAN - PHASE 1

A10.3

INSTRUMENTS OF SERVICE PREPARED BY SAINT-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



PARKING CALCULATIONS 9.1.4 SEE SUBSECTIONS BELOW

STRADER BUILDING (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 18 (36)
OF TEACHERS = 18 (18)
TOTAL SPACES REQUIRED = 54

CHOTIN CENTER CLASSROOMS (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 4 (8)
OF TEACHERS = 4 (4)
TOTAL SPACES REQUIRED = 12

WEST PORTABLES (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 5 (10)
OF TEACHERS = 5 (5)
TOTAL SPACES REQUIRED = 15

CANISIUS (1 per 250 sf) 6.4.1
OF SQUAREFEET = 1750 (7)
TOTAL SPACES REQUIRED = 7

HOLY FAMILY HALL (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 4048 (17)
TOTAL SPACES REQUIRED = 17

CHURCH BUILDING (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 354 (88)
TOTAL SPACES REQUIRED = 88

ADMINISTRATION & STAFF (1 per admin/staff) 6.3.1.9
OF ADMINS = 5 (5)
OF STAFF = 8 (8)
TOTAL SPACES REQUIRED = 13

MIDDLE SCHOOL 6TH & 7TH GRADE BLDG (2 per class + 1 teacher) 6.3.7
OF CLASSROOMS = 8 (16)
OF TEACHERS = 8 (8)
TOTAL SPACES REQUIRED = 24

NEW PRE-K (1 per 350 of care space) 6.3.7
OF CLASSROOMS = 6068 (18)
TOTAL SPACES REQUIRED = 18

ADO CHAPEL (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 12 (3)
TOTAL SPACES REQUIRED = 3

RENOVATED PLC (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 3507 (14)
TOTAL SPACES REQUIRED = 14

RECTORY (2 spaces per dwelling unit) 6.2.11
OF UNITS = 1 (2)
TOTAL SPACES REQUIRED = 2

TOTAL SPACES REQUIRED = 276

ON-STREET PARKING:
7.5.10.5.4.2 BY RIGHT PARKING REDUCTIONS

GIROD - 4 SPACES
MADISON - 18 SPACES
LAFITTE - 47 SPACES
JEFFERSON - 21 SPACES
CARROLL - 13 SPACES
103 SPACES

OFF-STREET PARKING:

SQUARE 10 - 0 SPACES
SQUARE 11 - 104 SPACES
SQUARE 18 - 44 SPACES
SQUARE 25B - 24 SPACES
SQUARE 34 - 53 SPACES
225 SPACES

TOTAL PROVIDED: 328 SPACES
TOTAL NEEDED: 276 SPACES
OVER BY 52 SPACES

SITE LEGEND	
	NEW BUILDING
	RENOVATED BUILDING
	BUILDING DEMOLITION
	PERVIOUS LANDSCAPING
	GRAVEL/CONCRETE
	PROPERTY LINE
	CAR ROUTE

PROPOSED VISION - PHASE 1
SCALE: 1" = 60'-0"

NO VARIANCES REQUIRED
FOR PARKING OR PERVIOUS
SURFACE REQUIREMENTS.

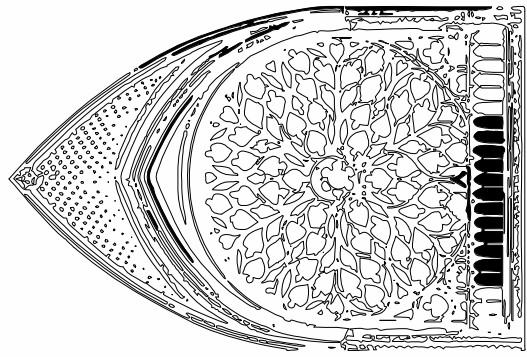
REVISION NO.	DATE	REMARKS

PRELIMINARY SITE PLAN
OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH

312 LAFITTE STREET,
MANDEVILLE, LA 70448

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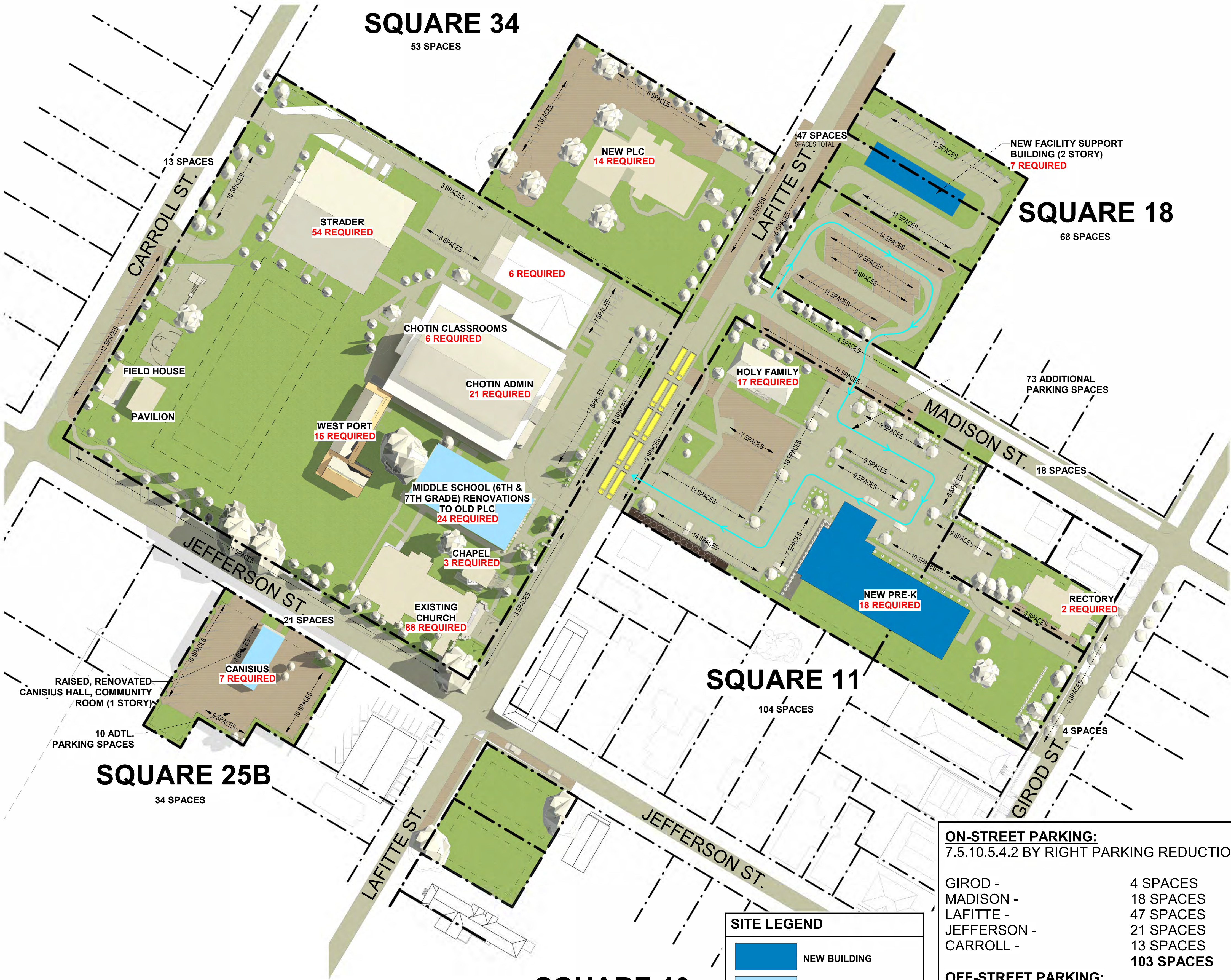
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SCS PROJECT NO. 23-01E

MASTER PLAN - PHASE 2

A10.4

INSTRUMENTS OF SERVICE PREPARED BY SAINT-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



PARKING CALCULATIONS RE: 9.1.4
SEE SUBSECTIONS BELOW

STRADER BUILDING (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 18 (36)
OF TEACHERS = 18 (18)
TOTAL SPACES REQUIRED = 54

CHOTIN CENTER CLASSROOMS (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 2 (4)
OF TEACHERS = 2 (2)
TOTAL SPACES REQUIRED = 6

WEST PORTABLES (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 4 (8)
OF TEACHERS = 4 (4)
TOTAL SPACES REQUIRED = 12

CANISIUS (1 per 250 sf) 6.4.1
OF SQUAREFEET = 1750 (7)
TOTAL SPACES REQUIRED = 7

HOLY FAMILY HALL (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 4048 (17)
TOTAL SPACES REQUIRED = 17

CHURCH BUILDING (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 354 (88)
TOTAL SPACES REQUIRED = 88

ADMINISTRATION & STAFF (1 per admin/staff) 6.3.1.9
OF ADMINS = 5 (5)
OF STAFF = 16 (16)
TOTAL SPACES REQUIRED = 21

MIDDLE SCHOOL 6TH & 7TH GRADE BLDG (2 per class + 1 teacher) 6.3.7
OF CLASSROOMS = 8 (16)
OF TEACHERS = 8 (8)
TOTAL SPACES REQUIRED = 24

NEW PRE-K (1 per 350 of care space) 6.3.7
OF SQUAREFEET = 6068 (18)
TOTAL SPACES REQUIRED = 18

ADO CHAPEL (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 12 (3)
TOTAL SPACES REQUIRED = 3

402 LAFITTE (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 3507 (14)
TOTAL SPACES REQUIRED = 14

FACILITY SUPPORT BUILDING (1 space per 1,000 SF) 6.3.7
OF SQUAREFEET = 7000 (7)
TOTAL SPACES REQUIRED = 7

RECTORY (2 spaces per dwelling unit) 6.2.11
OF UNITS = 1 (2)
TOTAL SPACES REQUIRED = 2

TOTAL SPACES REQUIRED = 282

ON-STREET PARKING:
7.5.10.5.4.2 BY RIGHT PARKING REDUCTIONS

GIROD - 4 SPACES
MADISON - 18 SPACES
LAFITTE - 47 SPACES
JEFFERSON - 21 SPACES
CARROLL - 13 SPACES
103 SPACES

OFF-STREET PARKING:

SQUARE 10 - 0 SPACES
SQUARE 11 - 104 SPACES
SQUARE 18 - 66 SPACES
SQUARE 25B - 34 SPACES
SQUARE 34 - 53 SPACES
257 SPACES

TOTAL PROVIDED: 360 SPACES
TOTAL NEEDED: 282 SPACES
OVER BY 78 SPACES

SITE LEGEND

- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE

NO VARIANCES REQUIRED
FOR PARKING OR PERVIOUS
SURFACE REQUIREMENTS.

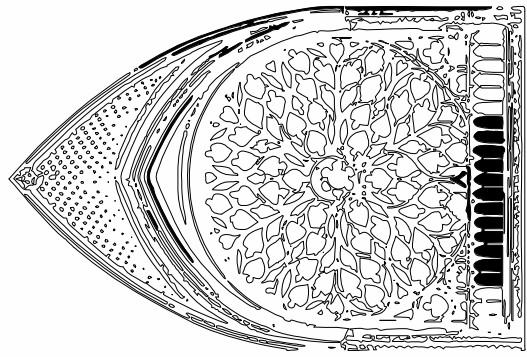
REVISION NO.	DATE	REMARKS

PRELIMINARY SITE PLAN
OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH

312 LAFITTE STREET,
MANDEVILLE, LA 70448

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STUDIOS

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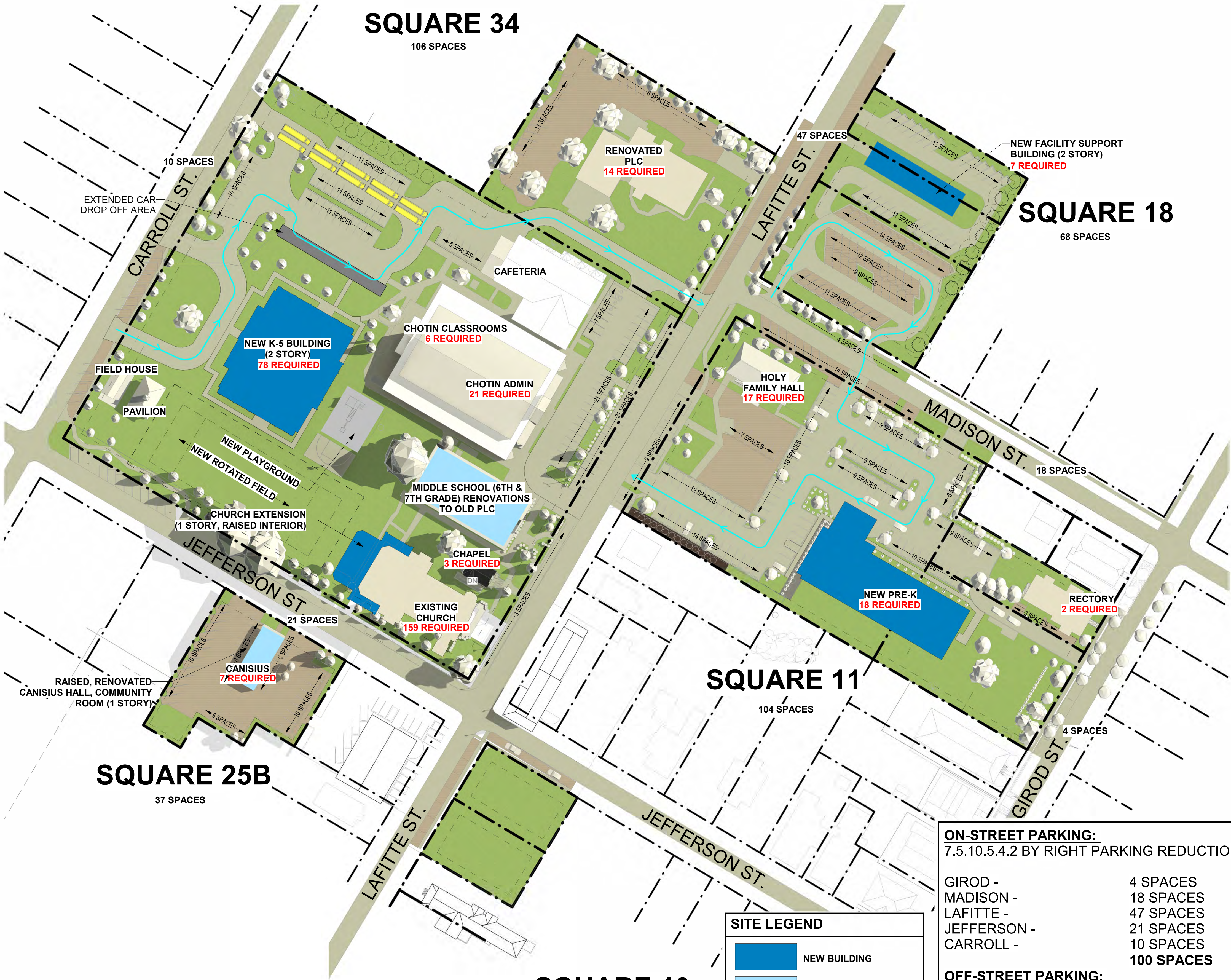


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SCS PROJECT NO.	23-01E
MASTER PLAN - PHASE 3	

A10.6

INSTRUMENTS OF SERVICE PREPARED BY SAINT-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



PARKING CALCULATIONS (CHECKED)

NEW K-5 BUILDING (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 26 (52)
OF TEACHERS = 26 (26)
TOTAL SPACES REQUIRED = 78

CHOTIN CENTER CLASSROOMS (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 2 (4)
OF TEACHERS = 2 (2)
TOTAL SPACES REQUIRED = 6

CANISIUS (1 per 250 sf) 6.4.1
OF SQFT = 1750 (7)
TOTAL SPACES REQUIRED = 7

HOLY FAMILY HALL (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 4048 SF (17)
TOTAL SPACES REQUIRED = 17

CHURCH BUILDING (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 634 (159)
TOTAL SPACES REQUIRED = 159

ADMINISTRATION & STAFF (1 per admin/staff) 6.3.1.9
OF ADMINS = 5 (5)
OF STAFF (Including Cafeteria) = 16 (16)
TOTAL SPACES REQUIRED = 21

MIDDLE SCHOOL 6TH & 7TH GRADE BLDG (2 per class + 1 teacher) 6.3.7
OF CLASSROOMS = 8 (16)
OF TEACHERS = 8 (8)
TOTAL SPACES REQUIRED = 24

NEW PRE-K (1 per 350 of care space) 6.3.7
OF SQUAREFEET = 6068 (18)
TOTAL SPACES REQUIRED = 18

ADO CHAPEL (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 12 (3)
TOTAL SPACES REQUIRED = 3

RENOVATED PLC (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 3507 (14)
TOTAL SPACES REQUIRED = 14

FACILITY SUPPORT BUILDING (1 space per 1,000 SF) 6.3.7
OF SQUAREFEET = 7000 (7)
TOTAL SPACES REQUIRED = 7

RECTORY (2 spaces per dwelling unit) 6.2.11
OF UNITS = 1 (2)
TOTAL SPACES REQUIRED = 2

TOTAL SPACES REQUIRED = 356 SPACES

ON-STREET PARKING:
7.5.10.5.4.2 BY RIGHT PARKING REDUCTIONS

GIROD - 4 SPACES
MADISON - 18 SPACES
LAFITTE - 47 SPACES
JEFFERSON - 21 SPACES
CARROLL - 10 SPACES
100 SPACES

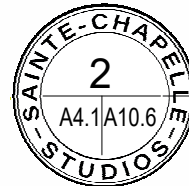
OFF-STREET PARKING:

SQUARE 10 - 0 SPACES
SQUARE 11 - 104 SPACES
SQUARE 18 - 68 SPACES
SQUARE 25B - 37 SPACES
SQUARE 34 - 106 SPACES
315 SPACES

TOTAL PROVIDED: 415 SPACES
TOTAL NEEDED: 356 SPACES
OVER BY 59 SPACES

SITE LEGEND

- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE



PROPOSED VISION - PHASE 3
SCALE: 1" = 60'-0"

SQUARE 34

SQUARE 34			
TOTAL SITE AREA	311,932	SQFT	
VEHICULAR USE AREA	52,053	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	233,949	SQFT	75%
MAX IMPERVIOUS PROVIDED	167,700	SQFT	54% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	24,954	SQFT	8%
LANDSCAPING PROVIDED	111,912	SQFT	36% OK

LANDSCAPING LEGEND & DEFINITIONS

PERVIOUS AREA
CLURO DEFINITION 3.3.178: SURFACE MATERIALS THAT ALLOW FOR THE INFILTRATION OF SURFACE RUNOFF INTO THE EARTH AND NOT OTHERWISE CLASSIFIED HEREIN AS IMPERVIOUS SURFACES.



PERVIOUS AREA: INTERIOR LANDSCAPE AREA
CLURO DEFINITION 3.3.6: ANY LANDSCAPED AREA WITHIN THE INTERIOR OF A DEVELOPMENT SITE AND BEYOND THE REQUIRED PERIPHERY LANDSCAPE AREA THAT IS PLANTED WITH TREES, SHRUBS AND GROUND COVERING MATERIAL TO PROVIDE FOR INFILTRATION OF RUNOFF, SHADE OF PARKING AREAS OR AESTHETIC ENHANCEMENT OF THE SITE.



IMPERVIOUS AREA
CLURO DEFINITION 3.3.112: ANY MATERIAL THAT SUBSTANTIALLY REDUCES OR PREVENTS THE INFILTRATION OF STORM WATER INTO PREVIOUSLY UNDEVELOPED LAND. IMPERVIOUS SURFACES SHALL INCLUDE GRAVELED DRIVEWAYS AND PARKING AREAS.



PARKING AREA
CLURO DEFINITION 3.3.170: ANY PUBLIC OR PRIVATE LAND AREA NOT A PART OF A STREET RIGHT-OF-WAY WHICH IS USED FOR TEMPORARY PARKING OF AUTOMOBILES AND OTHER VEHICLES, INCLUDING DRIVEWAYS AND ACCESS WAYS. ALSO REFERRED TO AS A VEHICULAR USE AREA.



SQUARE 18

SQUARE 18			
TOTAL SITE AREA	50,775	SQFT	
VEHICULAR USE AREA	17,094	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	38,081	SQFT	75%
MAX IMPERVIOUS PROVIDED	17,094	SQFT	34% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	4,062	SQFT	8%
LANDSCAPING PROVIDED	23,219	SQFT	46% OK

NO VARIANCES REQUIRED FOR PARKING OR PERVIOUS SURFACE REQUIREMENTS.

EXISTING PROTECTED TREE TYPES		
TYPE	ABBREVIATION	COUNT
LIVE OAKS	-	13
MAGNOLIAS	MAG	3
CYPRESS TREES	CYP	68
TOTAL	-	84

PHASED PROTECTED TREE IMPACTS

PHASE	REMOVED	ADDED	TOTAL	NOTES
EXISTING	-	-	84	NO CHANGES
PHASE 2	1 CYP	-	83	SQUARE 11: REMOVED 1 CYPRESS TREE
PHASE 3	-	-	83	NO CHANGES
PHASE 4	10 CYP	16 CYP	89	SQUARE 34: REMOVED 10 CYPRESS TREES, ADDED 16

NOTE: MAXIMUM CUMULATIVE PROTECTED TREE REMOVAL PRIOR TO REPLACEMENT: 11 OF 84 TREES, OR 13.1%. FINAL PROTECTED TREE COUNT AFTER REPLACEMENT: 89.

EXISTING PROTECTED CYPRESS TREES	LOCATION OF REMOVED CYPRESS TREES	NEW CYPRESS TREES

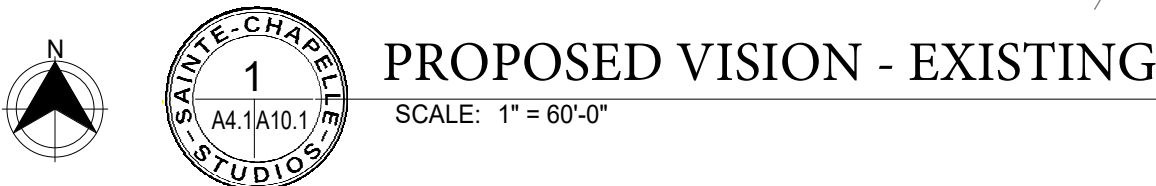
SQUARE 25B

SQUARE 25B			
TOTAL SITE AREA	23,095	SQFT	
VEHICULAR USE AREA	15,796	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	17,321	SQFT	75%
MAX IMPERVIOUS PROVIDED	21,522	SQFT	93%
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	1,848	SQFT	8%
LANDSCAPING PROVIDED	0	SQFT	0%

SQUARE 11

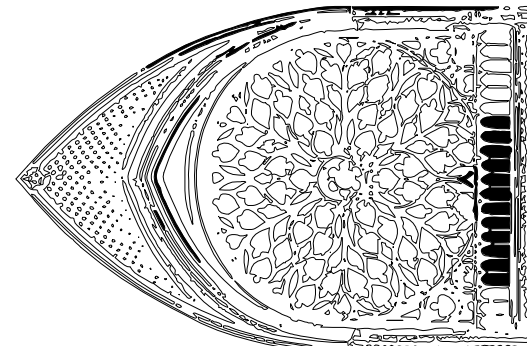
SQUARE 11			
TOTAL SITE AREA	123,352	SQFT	
VEHICULAR USE AREA	20,734	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	92,514	SQFT	75%
MAX IMPERVIOUS PROVIDED	58,480	SQFT	47% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	9,868	SQFT	8%
LANDSCAPING PROVIDED	50,567	SQFT	41% OK

SQUARE 10



PRELIMINARY SITE PLAN
OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH
312 LAFITTE STREET,
MANDEVILLE, LA 70448

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PRELIMINARY
DATE 03/16/2026
DRAWN BY JSB
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SCS PROJECT NO. 23-01E
MASTER PLAN - EXISTING

A10.1
INSTRUMENTS OF SERVICE PREPARED BY SAINTE-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.

SQUARE 34

SQUARE 34			
TOTAL SITE AREA	311,932	SQFT	
VEHICULAR USE AREA	76,168	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	233,949	SQFT	75%
MAX IMPERVIOUS PROVIDED	181,968	SQFT	58% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	24,954	SQFT	8%
LANDSCAPING PROVIDED	97,511	SQFT	31% OK

LANDSCAPING LEGEND & DEFINITIONS

PERVIOUS AREA
CLURO DEFINITION 3.3.178: SURFACE MATERIALS THAT ALLOW FOR THE INFILTRATION OF SURFACE RUNOFF INTO THE EARTH AND NOT OTHERWISE CLASSIFIED HEREIN AS IMPERVIOUS SURFACES.

LANDSCAPING

PERVIOUS AREA: INTERIOR LANDSCAPE AREA
CLURO DEFINITION 3.3.6: ANY LANDSCAPED AREA WITHIN THE INTERIOR OF A DEVELOPMENT SITE AND BEYOND THE REQUIRED PERIPHERY LANDSCAPE AREA THAT IS PLANTED WITH TREES, SHRUBS AND GROUND COVERING MATERIAL TO PROVIDE FOR INFILTRATION OF RUNOFF, SHADE OF PARKING AREAS OR AESTHETIC ENHANCEMENT OF THE SITE.

INTERIOR LANDSCAPING

IMPERVIOUS AREA
CLURO DEFINITION 3.3.112: ANY MATERIAL THAT SUBSTANTIALLY REDUCES OR PREVENTS THE INFILTRATION OF STORM WATER INTO PREVIOUSLY UNDEVELOPED LAND. IMPERVIOUS SURFACES SHALL INCLUDE GRAVELED DRIVEWAYS AND PARKING AREAS.

EXISTING IMPERVIOUS AREA

NEW IMPERVIOUS AREA

NEW BUILDING AREA

PARKING AREA
CLURO DEFINITION 3.3.170: ANY PUBLIC OR PRIVATE LAND AREA NOT A PART OF A STREET RIGHT-OF-WAY WHICH IS USED FOR TEMPORARY PARKING OF AUTOMOBILES AND OTHER VEHICLES, INCLUDING DRIVEWAYS AND ACCESS WAYS. ALSO REFERRED TO AS A VEHICULAR USE AREA.

PARKING LOT

SQUARE 18

SQUARE 18			
TOTAL SITE AREA	50,775	SQFT	
VEHICULAR USE AREA	29,054	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	38,081	SQFT	75%
MAX IMPERVIOUS PROVIDED	32,974	SQFT	65% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	4,062	SQFT	8%
LANDSCAPING PROVIDED	7,025	SQFT	14% OK

NO VARIANCES REQUIRED FOR PARKING OR PERVIOUS SURFACE REQUIREMENTS.

EXISTING PROTECTED TREE TYPES		
TYPE	ABBREVIATION	COUNT
LIVE OAKS	-	13
MAGNOLIAS	MAG	3
CYPRESS TREES	CYP	68
TOTAL	-	84

PHASED PROTECTED TREE IMPACTS

PHASE	REMOVED	ADDED	TOTAL	NOTES
EXISTING	-	-	84	NO CHANGES
PHASE 2	1 CYP	-	83	SQUARE 11: REMOVED 1 CYPRESS TREE
PHASE 3	-	-	83	NO CHANGES
PHASE 4	10 CYP	16 CYP	89	SQUARE 34: REMOVED 10 CYPRESS TREES, ADDED 16

NOTE: MAXIMUM CUMULATIVE PROTECTED TREE REMOVAL PRIOR TO REPLACEMENT: 11 OF 84 TREES, OR 13.1%. FINAL PROTECTED TREE COUNT AFTER REPLACEMENT: 89.

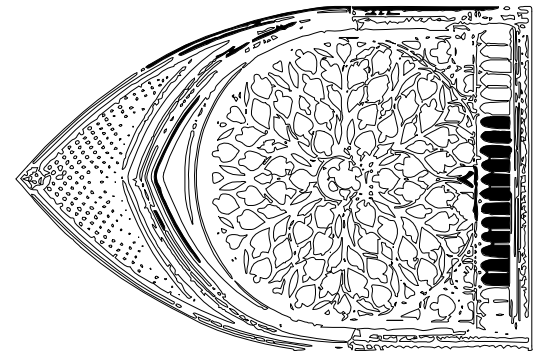
EXISTING PROTECTED CYPRESS TREES	LOCATION OF REMOVED CYPRESS TREES	NEW CYPRESS TREES

REVISION NO.	DATE	REMARKS

PRELIMINARY SITE PLAN
OVERVIEW
FOR
OUR LADY OF
THE LAKE
CATHOLIC
CHURCH

312 LAFITTE STREET,
MANDEVILLE, LA 70448

SAINTE-CHAPELLE
STUDIOS
SAINTE-CHAPELLESTUDIOS.COM 985.231.4057 1080 W CAUSEWAY APPROACH MANDEVILLE LA



PRELIMINARY
DATE 03/16/2026
DRAWN BY JSB
CHECKED BY NSF
SCS PROJECT NO. 23-01E
MASTER PLAN - PHASE 3

A10.6
INSTRUMENTS OF SERVICE PREPARED BY SAINT-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



SQUARE 25B

SQUARE 25B			
TOTAL SITE AREA	23,095	SQFT	
VEHICULAR USE AREA	17,678	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	17,321	SQFT	75%
MAX IMPERVIOUS PROVIDED	18,617	SQFT	81%
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	1,848	SQFT	8%
LANDSCAPING PROVIDED	1,307	SQFT	6%

SQUARE 11

SQUARE 11			
TOTAL SITE AREA	123,352	SQFT	
VEHICULAR USE AREA	20,734	SQFT	
IMPERVIOUS AREA (X ≤ 75%)			
MAX IMPERVIOUS ALLOWED	92,514	SQFT	75%
MAX IMPERVIOUS PROVIDED	79,298	SQFT	64% OK
INTERIOR LANDSCAPE AREA (X ≥ 8%)			
LANDSCAPING REQUIRED	9,868	SQFT	8%
LANDSCAPING PROVIDED	30,042	SQFT	24% OK

SQUARE 10

SAINTE-CHAPELLE STUDIOS

Sainte Chapelle Studios
1080 W Causeway Approach
Mandeville, LA 70471
office@sl9art.com
985.231.4057

August 20, 2026

City of Mandeville
3101 E Causeway Approach
Mandeville, LA 70448

To Whom it may Concern,

Please see below for the summary of requested variances.

Variance #1

The first variance is to allow three buildings to exceed the 5,000-square-foot maximum building footprint. These improvements replace and consolidate existing facilities, all of which are below Base Flood Elevation (BFE), while reducing the overall ground-floor building area on campus.

- The proposed work includes a new 12,750-square-foot pre-K facility consolidating programs currently located in four buildings on opposite sides of Jefferson Street that are below BFE and subject to periodic inundation. The new building will have a smaller building ground floor area than the existing combined four buildings
- A new 14,160-square-foot K-5 building constructed above BFE to replace the existing 15,244-square-foot Strader Building, which is below BFE and in disrepair
- An approximately 3,000-square-foot extension to the existing church to improve flood resiliency and preservation of the historic structure by raising the interior floor.

Variance #2

The second variance is to allow the removal of 11 existing cypress trees and replacing with 16 new trees, to accommodate new interior parking creating a parking surplus and creating a parking buffer for the surrounding neighborhood. This will also allow for circulation improvements that will relocate bus loading from Lafitte and carline operations from Jefferson to interior campus lots. This will also improve the loading/unloading sequence for Carroll Street by bringing the car line further into an interior lot.

Variance #3

The third variance is to allow a monument sign on Square 34, which is limited under the B-3 provisions of the CLURO to one monument sign per lot. For additional context, the adjacent Square 11 is the same size but composed of 18 lots.

Respectfully,



Nathaniel S. Frank, AIA, NCARB
Sainte-Chapelle Studios
Principal Architect



Joseph Bass, MA, MBA
Sainte-Chapelle Studios
Design Director



NO VARIANCES REQUIRED
FOR PARKING OR PERVIOUS
SURFACE REQUIREMENTS.

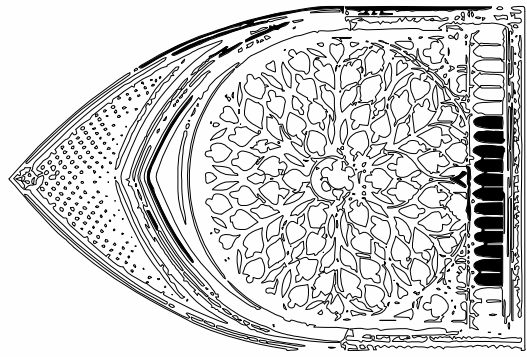
REVISION NO.	DATE	REMARKS

PRELIMINARY SITE PLAN
OVERVIEW
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SAINTE-CHAPELLE
STUDIOS

SAINTE-CHAPELLESTUDIOS.COM 985.231.4057 1080 W CAUSEWAY APPROACH MANDEVILLE LA

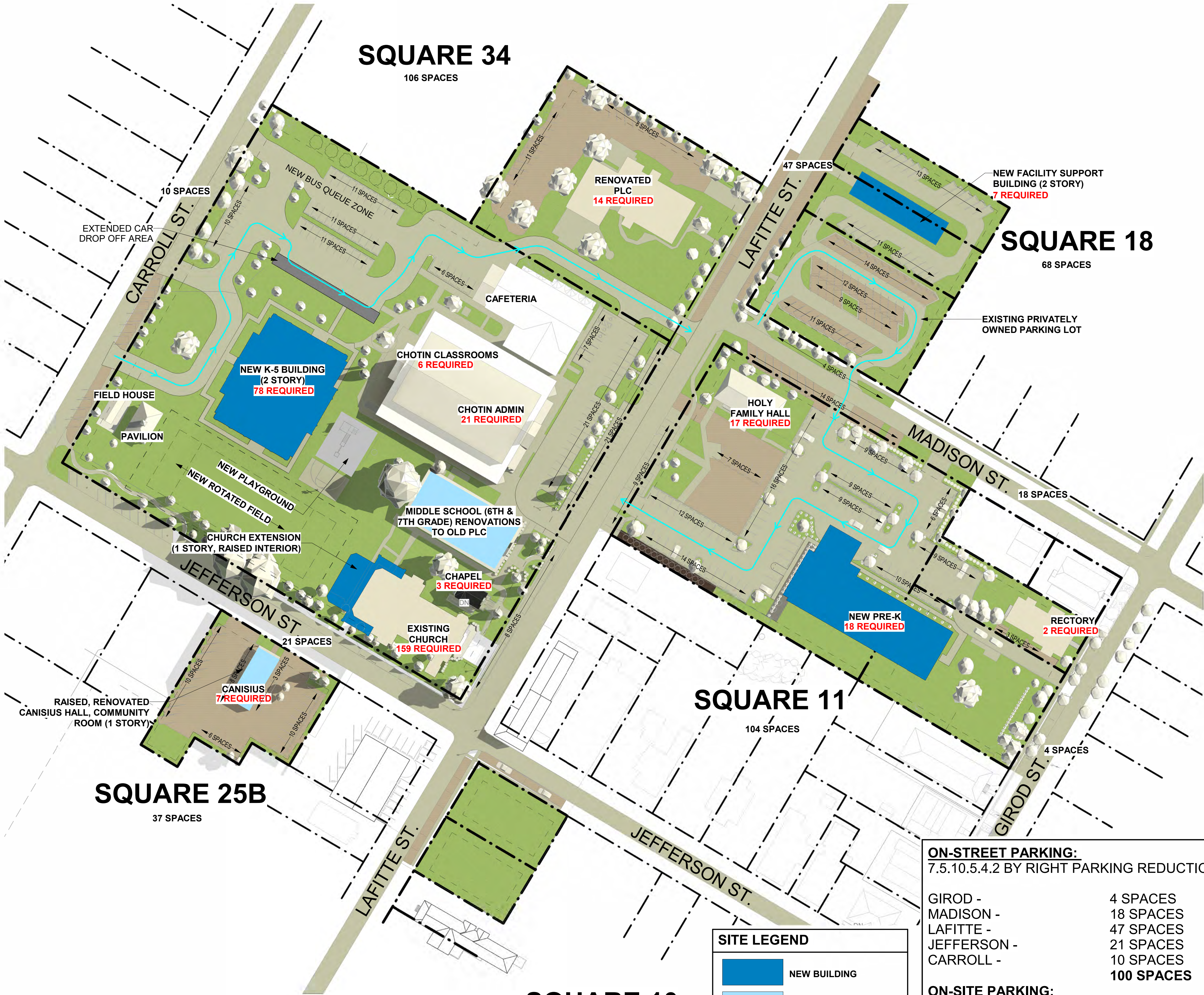


PRELIMINARY

DATE	03/16/2026
DRAWN BY	JSB
CHECKED BY	NSF
SCS PROJECT NO.	23-01E
MASTER PLAN - PHASE 3	

A10.6

INSTRUMENTS OF SERVICE PREPARED BY SAINT-CHAPELLE STUDIOS FOR THE ABOVE-REFERENCED PROJECT. THE ARCHITECT IS NOT RESPONSIBLE FOR THE USE OR MODIFICATION OF THESE DOCUMENTS BY OTHERS WITHOUT THE ARCHITECT'S PARTICIPATION.



PARKING CALCULATIONS (CHECKED)

NEW K-5 BUILDING (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 26 (52)
OF TEACHERS = 26 (26)
TOTAL SPACES REQUIRED = 78

CHOTIN CENTER CLASSROOMS (2 per class + 1 teacher) 6.3.1.19
OF CLASSROOMS = 2 (4)
OF TEACHERS = 2 (2)
TOTAL SPACES REQUIRED = 6

CANISIUS (1 per 250 sf) 6.4.1
OF SQFT = 1750 (7)
TOTAL SPACES REQUIRED = 7

HOLY FAMILY HALL (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 4048 SF (17)
TOTAL SPACES REQUIRED = 17

CHURCH BUILDING (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 634 (159)
TOTAL SPACES REQUIRED = 159

ADMINISTRATION & STAFF (1 per admin/staff) 6.3.1.9
OF ADMINS = 5 (5)
OF STAFF (Including Cafeteria) = 16 (16)
TOTAL SPACES REQUIRED = 21

MIDDLE SCHOOL 6TH & 7TH GRADE BLDG (2 per class + 1 teacher) 6.3.7
OF CLASSROOMS = 8 (16)
OF TEACHERS = 8 (8)
TOTAL SPACES REQUIRED = 24

NEW PRE-K (1 per 350 of care space) 6.3.7
OF SQUAREFEET = 6068 (18)
TOTAL SPACES REQUIRED = 18

ADO CHAPEL (1 space per 4 fixed) 6.3.23
OF FIXED SEATS = 12 (3)
TOTAL SPACES REQUIRED = 3

RENOVATED PLC (1 space per 250 SF) 6.4.1
OF SQUAREFEET = 3507 (14)
TOTAL SPACES REQUIRED = 14

FACILITY SUPPORT BUILDING (1 space per 1,000 SF) 6.3.7
OF SQUAREFEET = 7000 (7)
TOTAL SPACES REQUIRED = 7

RECTORY (2 spaces per dwelling unit) 6.2.11
OF UNITS = 1 (2)
TOTAL SPACES REQUIRED = 2

TOTAL SPACES REQUIRED = 356 SPACES

ON-STREET PARKING:
7.5.10.5.4.2 BY RIGHT PARKING REDUCTIONS

GIROD - 4 SPACES
MADISON - 18 SPACES
LAFITTE - 47 SPACES
JEFFERSON - 21 SPACES
CARROLL - 10 SPACES
100 SPACES

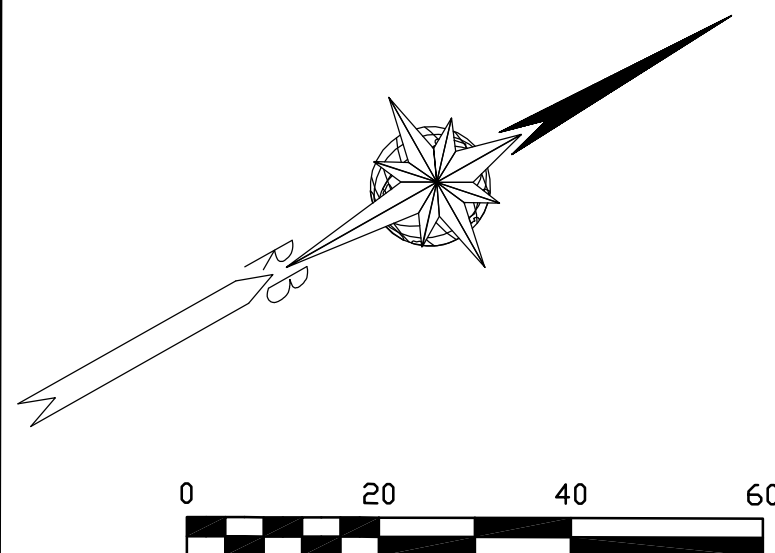
ON-SITE PARKING:

SQUARE 10 - 0 SPACES
SQUARE 11 - 104 SPACES
SQUARE 18 - 68 SPACES
SQUARE 25B - 37 SPACES
SQUARE 34 - 106 SPACES
315 SPACES

TOTAL PROVIDED: 415 SPACES
TOTAL NEEDED: 356 SPACES
OVER BY 59 SPACES

SITE LEGEND

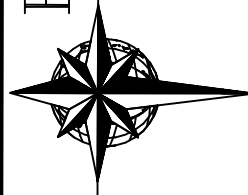
- NEW BUILDING
- RENOVATED BUILDING
- BUILDING DEMOLITION
- PERVIOUS LANDSCAPING
- GRAVEL/CONCRETE
- PROPERTY LINE
- CAR ROUTE



Topographic Survey of
A PORTION OF SQUARE 34
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BROWN & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 * INFO@BROWNSURVEYS.COM



TOPOGRAPHIC SURVEY OF
A PORTION OF SQUARE 34
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

SURVEY No.

24423

SHEET

JEFFERSON STREET

LAFITTE STREET

NOTE:
ELEVATIONS SHOWN HEREON ARE
REFERENCED TO
NAVD83(EGD12A)

NOTE:
NO ARBORIST WAS PRESENT DURING THIS
TREE SURVEY. TREE SPECIES SHOWN HEREON
WERE IDENTIFIED TO THE BEST OF THIS FIRM'S
ABILITIES. THIS FIRM MAKES NO GUARANTEE
THAT THE SPECIES SHOWN HEREON ARE CORRECT.

NOTE:
BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
DESIGN OR CONSTRUCTION BEGINS.

LEGEND

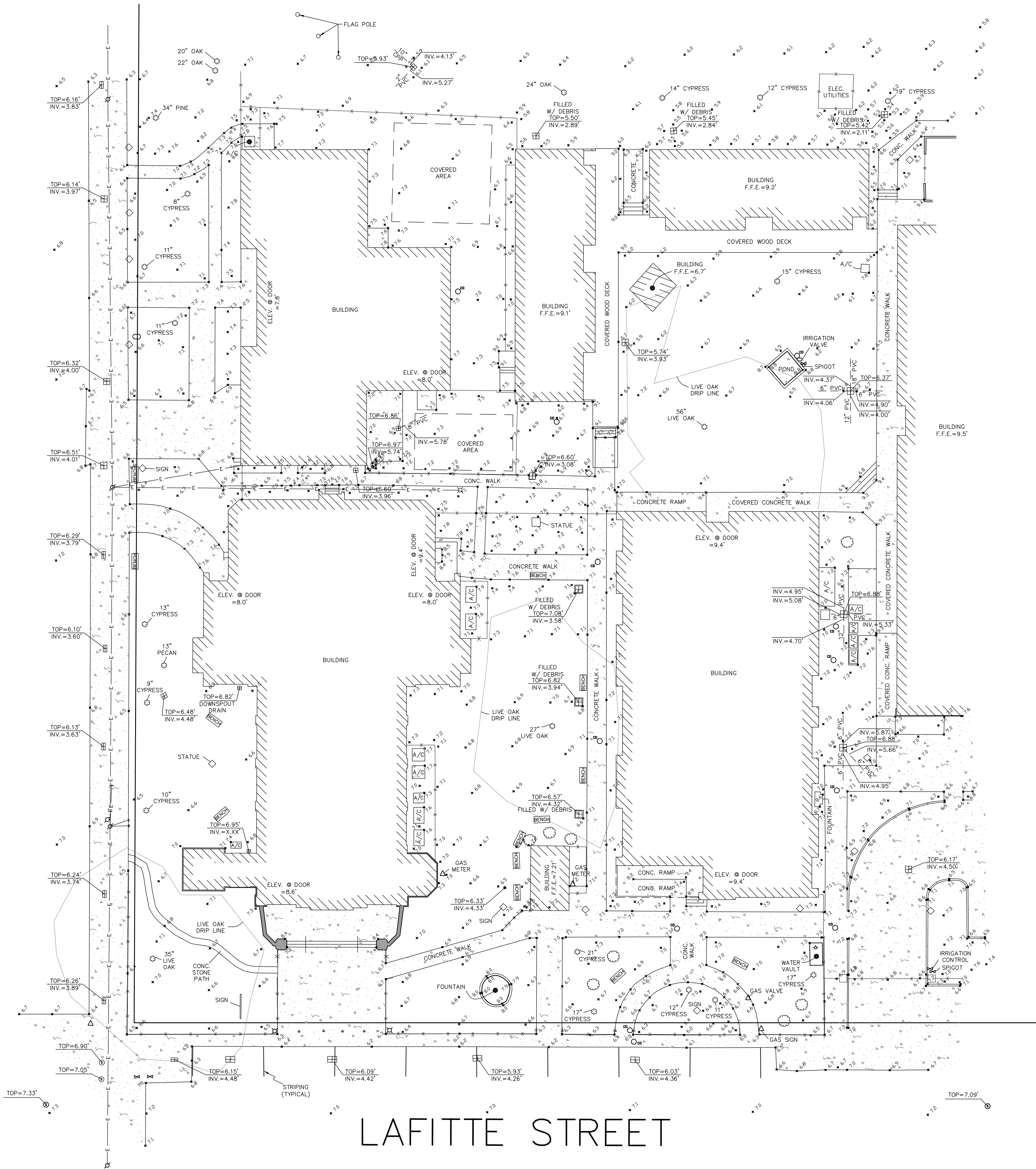
- GRAPE MYRTLE
- ⊗ LIGHT STANDARD
- ⊗ DROP INLET
- ⊗ TELE. RISER
- ⊗ CABLE RISER
- ⊗ SEWER CLEANOUT
- ⊗ SEWER MANHOLE
- ⊗ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ UTILITY POLE
- ⊗ GAS VALVE
- ⊗ DRINK MANHOLE
- ⊗ EXISTING ELEVATION
- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE:
RESUB. By Bruce M. Butler III, PLS
Map File No: 63034
Date Filed: 4-12-2024

REFERENCE:
RESUB. By John E. Borneau, PLS
Map File No: 1830
Date Filed: 6-8-2000

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.



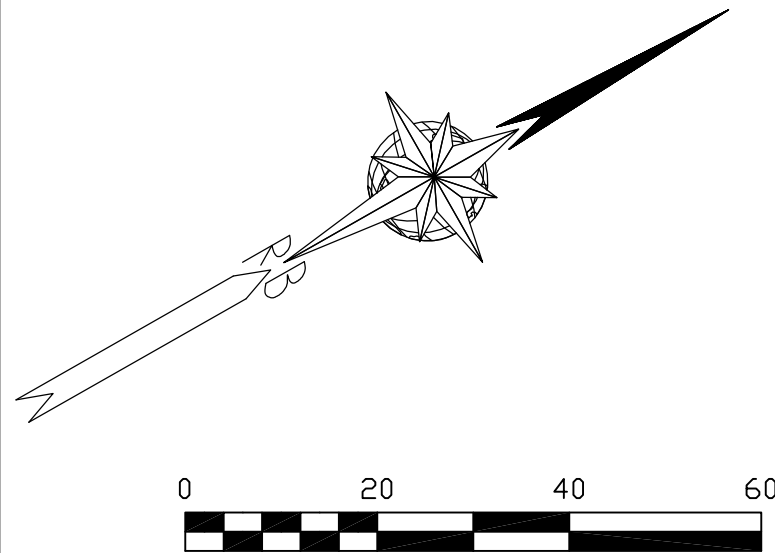
Randall W. Brown, PLS.
REGISTERED
PROFESSIONAL
LAND SURVEYOR
LA Registration No. 04586

CALL "LOUISIANA ONE-CALL"
BEFORE DIGGING
PH. 1-(800)-272-3020

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND/OR VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property located in a special flood hazard area, it is located in Flood Zone AE.

FIRM Panel# 2202020427D Rev. 5-16-2012



Topographic Survey of
LOT 13A * SQUARE 34
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
OUR LADY OF THE LAKE ROMAN CATHOLIC CHURCH, MANDEVILLE, LOUISIANA
WESTCOR LAND TITLE INSURANCE COMPANY
SURETY LAND TITLE, LLC; DENECHAUD AND DENECHAUD, LLC

CARROLL STREET (SIDE)

JEFFERSON STREET (SIDE)

MONROE STREET

OUR LADY OF THE LAKE CHURCH
(316 LAFITTE STREET)
(ZONED B-3)
(ASSESSMENT NO. 57170)

AREA OF NEW ELEVATIONS
ADDED 7-16-2026

NOTE:
PROPERTY LOCATED ON OPPOSITE
SIDE OF LAFITTE STREET RIGHT OF WAY
ZONED AS B-3.

NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR VERIFYING SETBACKS BEFORE
DESIGN OR CONSTRUCTION BEGINS.

BLDG. SETBACKS PER B-3 ZONING
FRONT - 15'
SIDE - 20'
REAR - 20'

NOTE:
ELEVATIONS SHOWN HEREON
ARE REFERENCED TO
NAVD88(GEOD12A)

NOTE:
NO ARBORIST WAS PRESENT DURING THIS
TREE SURVEY. TREE SPECIES SHOWN HEREON
WERE IDENTIFIED TO THE BEST OF THIS FIRMS
ABILITIES. THIS FIRM MAKES NO GUARANTEE
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NOTE:
BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.

LEGEND

- ⊠ LIGHT STANDARD
- ⊞ DROP INLET
- ⊞ TELE RISER
- ⊞ CABLE RISER
- ⊞ SEWER CLEANOUT
- ⊞ SEWER MANHOLE
- ⊞ FIRE HYDRANT
- ⊞ WATER VALVE
- ⊞ WATER METER
- ⊞ GUY WIRE
- ⊞ UTILITY POLE
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- ⊞ DRAIN MANHOLE
- ⊞ EXISTING ELEVATION
- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE:
RESUB. By Bruce M. Butler III, PLS
Map File No.: 6303A
Date Filed: 4-12-2024

REFERENCE:
RESUB. By John E. Bonneau, PLS
Map File No.: 1830
Date Filed: 6-8-2000

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ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, SUBSURFACE UTILITIES, RIGHTS OF WAY,
DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON
THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS ___ C ___ SURVEY.

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586



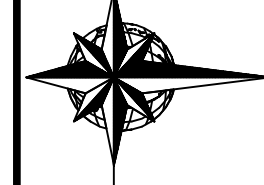
Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described _____ is _____ located in a special flood hazard area,
it is located in Flood Zone _____ AE _____
FIRM Panel# 2202020427D Rev. 5-16-2012

LA ONE CALL LISTED UTILITIES:	
-CLECO POWER, LLC	1-800-622-6537
-AT&T	1-800-924-9420
-UNITI FIBER	1-877-319-6747
-ATMOS ENERGY	1-888-266-6700
-XPONE	1-855-507-0717
-CITY OF MANDEVILLE	1-985-624-3169

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED
FROM LA ONE CALL TICKET AND/OR VISIBLE UTILITY
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RANDALL W. BROWN & ASSOCIATES, INC.



TOPOGRAPHIC SURVEY OF
LOT 13A * SQUARE 34
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:
12-18-2024
7-16-2026
ADDED ELEV.

DRAWN BY:
J.E.D.
CHECKED BY:
RWB
DATE:
10-7-2024
SCALE:
1" = 20' ±
SURVEY No.
24428

SHEET