

**THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER MCGUIRE; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER \_\_\_\_\_**

**ORDINANCE NO. 22-32**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MANDEVILLE TO REZONE LOT 11, SQUARE 82 OF THE CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, FROM B-1 NEIGHBORHOOD BUSINESS DISTRICT TO R-1 SINGLE FAMILY RESIDENTIAL DISTRICT,; AND PROVIDING FOR FURTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the property to be rezoned is described as Lot 11, Square 82, City of Mandeville, St. Tammany Parish, State of Louisiana, measuring 53.37' x 263.58', with a square footage of 14,067 per the survey prepared by Kelly McHugh & Assoc., Inc. dated September 19, 2022; and

**WHEREAS**, the property owner requested to rezone the property to R-1 single family residential, as they also own the adjacent lot 12 currently zoned R-1 and want to build a new residence on the two lots;

**WHEREAS**, single family residence is not permitted in the B-1 District, and rezoning would allow for a 106' x 263' lot.

**WHEREAS**, the request to rezone was first reviewed by the Zoning Commission on October 11, 2022 and recommended for approval by the Zoning Commission on October 25, 2022;

**WHEREAS**, the Zoning Commission found the down zoning of a parcel from B-1 to R-1 in order to construct a single family residence on Lot 11 & 12 to be compatible with the surrounding area;

**BE IT ORDAINED** by the City Council of the City of Mandeville that Lot 11, Square 82 as described below shall hereafter be zoned as R-1, Single Family Residential District

**A CERTAIN PARCEL OF LAND** together with all the buildings and improvements thereon, and all the rights, ways, means, privileges, servitudes, prescriptions and appurtenances thereunto belonging or in anywise appertaining being situated in the City of Mandeville, Parish of St. Tammany, State of Louisiana and being described as lot 11 of Square 82 of the Town of Mandeville and more fully described as follows to wit:

Commence at the Southeast Corner of Square 82 and the intersection of the Westerly Right of Way of Colbert Street and the Northerly Right of Way of Colbert Street a distance of 252.84 feet to the Point of Beginning.

From the Point of Beginning and leaving said Westerly Right of Way North 59°37'20" West a distance of 263.58 feet to a point Thence North 29°07'25" East a distance of 53.58 feet to a point Thence South 59°34'47" East a distance of 264.56 feet to a point on said Westerly Right Way Thence Southerly along said Westerly Right of Way South 30°10'39" West a distance of 53.37 feet to the Point of Beginning, and containing 14,119.56 square feet or .32 acres of land more or less.

All as more fully shown on the survey by Kelly McHugh & Associates dated September 19, 2022 attached hereto and made part hereof.

**BE IT FURTHER ORDAINED** that the Clerk of this Council be and she 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:

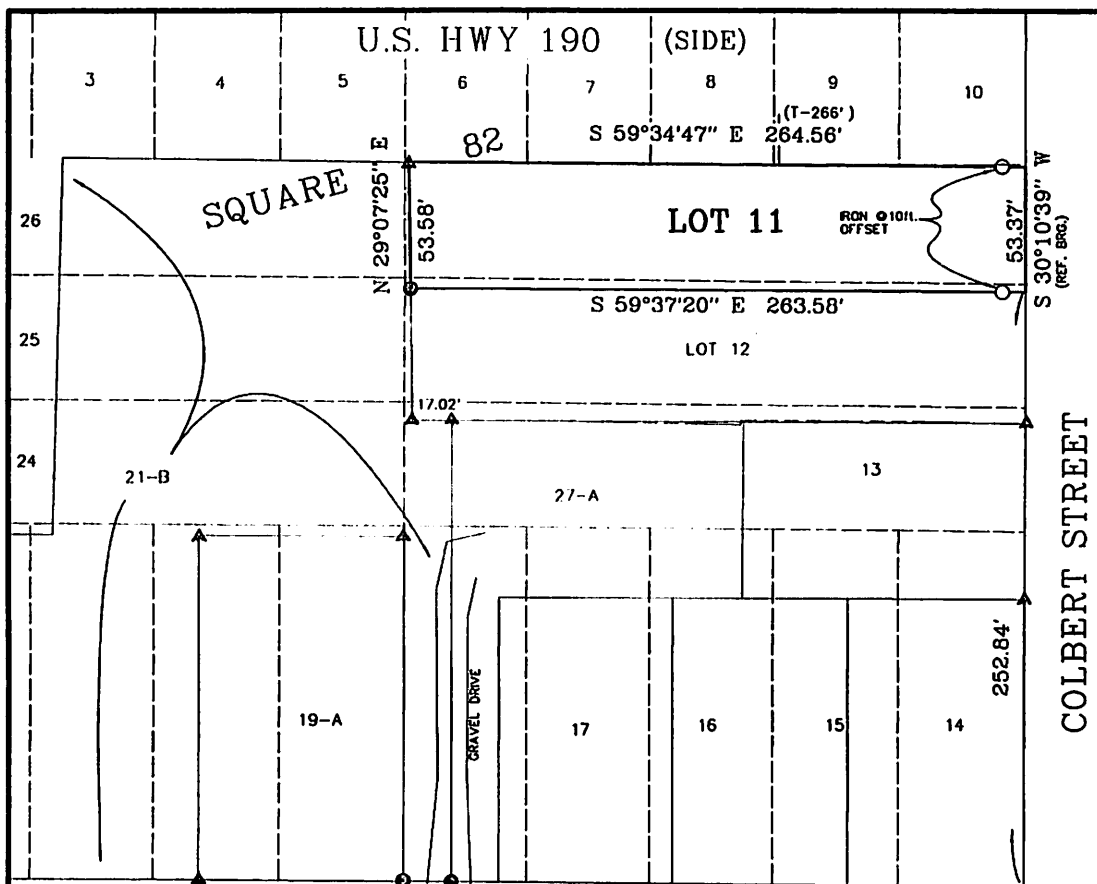
ABSTENTIONS:

ABSENT:

and the ordinance was declared adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Kristine Scherer  
Council Clerk

\_\_\_\_\_  
Rick Danielson  
Council Chairman



Legal Description of Lot 11, Square 82,  
City of Mandeville, Louisiana

Commence at the Southeast corner of Square 82 and the intersection of the Westerly Right of Way of Colbert Street and the Northerly Right of Way of Montgomery Street and measure Northerly along said Westerly Right of Way of Colbert Street a distance of 252.84 feet to the POINT OF BEGINNING

From the POINT OF BEGINNING and leaving said Westerly Right of Way North 59°37' 20" West a distance of 263.58 feet to a point Thence North 29°07' 25" East a distance of 53.58 feet to a point Thence South 59°34' 47" East a distance of 264.56 feet to a point on said Westerly Right of Way Thence Southerly along said Westerly Right of Way South 30°10' 39" West a distance of 53.37 feet to the POINT OF BEGINNING, and containing 14,119.56 square feet or 0.32 acre(s) of land, more or less.

-- LEGEND --

- ▲ = 1/2" IRON PIPE FOUND
- ⊕ = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD ZONE X (SHADED); BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 2202020431D; REV. 05-16-2012

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

Professional seal for Kelly McHugh, License No. 4443, Professional. Includes a signature and the date 09-19-22. Below the seal, it reads: 'KELLY J. McHUGH REG. NO. 4443' and 'CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFES CORRECT PLAT.'

MONTGOMERY STREET

REFERENCES:

1. PLAT OF A SURVEY BY THIS FIRM DATED 10-06-2016, JOB NO. 16-223
2. PLAT OF A SURVEY BY JOHN E. BONNEAU REVISED 07-07-1997, SURVEY NO. 96055-A
3. PLAT OF A SURVEY OF SQUARE 82 BY J.W. HYMEL DATED 05-01-1926

ZONING PLAT OF:

LOT 11, SQUARE 82,  
TOWN OF MANDEVILLE,  
CITY OF MANDEVILLE,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

JERILYN SCHMIDT

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

SCALE:	1" = 60'	DATE:	09-19-22
DRAWN:	DRJ	JOB NO.:	21-227
REVISED:			