

THE FOLLOWING RESOLUTION WAS INTRODUCED BY CITY COUNCIL MEMBER MCGUIRE; AND SECONDED FOR INTRODUCTION BY COUNCIL MEMBER _____

ORDINANCE NO. 23-35

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MANDEVILLE TO REZONE A PORTION OF LOT 1, ALL OF LOTS 2 & 3 OF SQUARE 59 OF THE CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, FROM R-1 SINGLE FAMILY RESIDENTIAL DISTRICT TO I – INSTITUTIONAL DISTRICT; AND PROVIDING FOR FURTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the property to be rezoned is described as a portion of lot 1, all of lots 2 & 3 of Sq. 59, City of Mandeville, St. Tammany Parish, State of Louisiana, containing approximately 39,375 square feet as per the survey prepared by Randall W. Brown & Associates – Exhibit A dated February 17,2023; and

WHEREAS, St. Tammany Parish School Board, a political subdivision of the State of Louisiana, acquired a Portion of Lot 1 on February 7, 2023; Lot 2 on November 4, 2022, and Lot 3 on March 17, 2011, and;

WHEREAS, the St. Tammany School Board has requested to rezone the Property from its current zoning of R-1, Single Family Residential to I - Institutional District; and

WHEREAS, the property is across the north side of Livingston from Woodlake Elementary School;

WHEREAS, St. Tammany Parish is requesting to construct an overflow parking lot; currently the school does not have the ability to contain vehicles within the property.

WHEREAS, the rezoning of a portion of Lot 1, Lots 2 & 3 would allow the St. Tammany Parish School Board to construct a parking lot.

BE IT ORDAINED by the City Council of the City of Mandeville that a portion of Lot 1, All of Lot 2 & 3 of Square 59 as described below shall hereafter be zoned as I-Institutional District:

PORTION OF LOT 1:

A CERTAIN PIECE OR A PORTION OF GROUND, situated in the Town of Mandeville in the Parish of St. Tammany, State of Louisiana, described as part of Lot No. One (1), Square Fifty Nine (59) of said Town of Mandeville, measuring sixty two and a half (62 ½) feet fronting on Livingston Street by a depth of one hundred and twenty (120) feet, being a portion of the same lands acquired by William B. Lancaster from Mrs. Maggie Prieto, wife of lawful age of John Cuni, as per deed recorded in Conveyance Book 55, Page 299 of the official Records of St. Tammany

LOT 2:

ALL THAT CERTAIN TRACT OR PORTION OF LAND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Square 59, Town of Mandeville, City of Mandeville, St. Tammany Parish, Louisiana, wherein subject property is more fully described as follows, to-wit:

Lot 2, Square 59, Town of Mandeville, City of Mandeville, St. Tammany Parish, Louisiana. Said Lot 2 measures

62.5 feet front on Livingston Street, having an equal width across the rear, by a depth of 250 feet, all between equal and parallel lines.

LOT 3:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, and its component parts, together with all buildings and improvements thereon; also. all rights, ways, means, privileges, servitudes, prescriptions, advantages, and appurtenances thereunto belonging or in anywise appertaining thereto designated and described as LOT 3, SQUARE 59, TOWN OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, and being more fully described as follows:

Lot 3, Square 59 commences at a distance of 62.50 feet from the intersection of the westerly right of way line of Clausel and the northerly right of way line of Livingston Street and measures 62.50 feet front along Livingston Street, the same width in the rear by a depth of 255.0 feet (Title-250.0 feet) between equal and parallel lines. Square 59 is bounded by Livingston Street, Foy Street, Villere Street and Clausel Street.

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:

NAYS:

ABSENT:

ABSTENTIONS:

and the ordinance was declared adopted this ____ day of _____ 2023

Kristine Scherer
Clerk of Council

Jason Zuckerman
Council Chairman

CITY OF MANDEVILLE PLANNING AND ZONING COMMISSION MEMORANDUM

TO: CITY COUNCIL

FROM: CARA BARTHOLOMEW, DIRECTOR OF PLANNING AND DEVELOPMENT

SUBJECT: ORDIN. 23-35 REZONING

DATE: OCTOBER 30, 2023

St. Tammany Parish School board submit a request for the rezoning of Sq. 59 a portion of Lot 1 and all of lots 2 & 3. The Planning and Zoning Commission held a work session on October 10th and a voting meeting on October 24th. The St. Tammany Parish School Board, being represented by Attorney Jeff Schoen stated Woodlake Elementary School is in dire need of overflow parking. The property is currently zoned R-1 Single Family Residence, this zoning district does not allow for surface parking lots. The applicant is requesting to change the zoning from R-1 Single Family Residential District to I-Institutional District to allow for the construction of an overflow parking lot for the Elementary School.

The Commission voted 7-0 to recommend approval of the request to the City Council.

Attachments:

Ordinance 23-35

Case Summary Z-23-10-04

Survey

CASE SUMMARY SHEET

CASE NUMBER: Z23-10-04

DATE RECEIVED: September 15, 2023

DATE OF MEETING: October 3, 2023 and October 24, 2023

Address: Square 59 Portion of Lot 1, All of Lots 2 & 3

Subdivision: Old Town of Mandeville, Square 59 Portion of Lot 1, All of Lots 2 & 3

Zoning District: R-1 Single Family Residential District

Property Owner: St. Tammany Parish School Board

REQUEST: Z23-10-04 – St. Tammany Parish School Board requests the rezoning of two lots and a portion of a third lot designated R-1 Single Family Residential District to I Institutional District, Old Town of Mandeville, Square 59 Portion of Lot 1, All of Lots 2 & 3, R-1 Single Family Residential District, Square 59 Portion of Lot 1, All of Lots 2 & 3

CASE SUMMARY:

The applicant owns the property being a portion of Lot 1 and all of Lots 2 and 3 in Square 59, located on the north side of Livingston Street, east of Foy Street, west of Clausel Street, and south of Villere Street. The property is irregular in shape, measuring 187.5' along Livingston St., 255' along the Clausel St. side, 125' along the north property line, then south for 135', west for 62.5', and south for 120' and has a square footage of 39,375 per a survey prepared by Randall Brown & Associates dated 2.17.23. The property is currently unimproved.

The applicant is requesting to rezone the property to Institutional to construct additional school parking for Woodlake Elementary School across the street. The parking requirements for Public and Private Primary and Educational Facilities are 2 per classroom plus 1 per faculty including administrative staff member, or the required kindergarten, elementary, parking spaces for any auditorium or middle & junior high schools gymnasium facility on the site, whichever is greater. A site plan showing the number of spaces has not been submitted. The site will be required to follow all parking and landscaping provisions regulated within the CLURO.

CLURO SECTIONS:

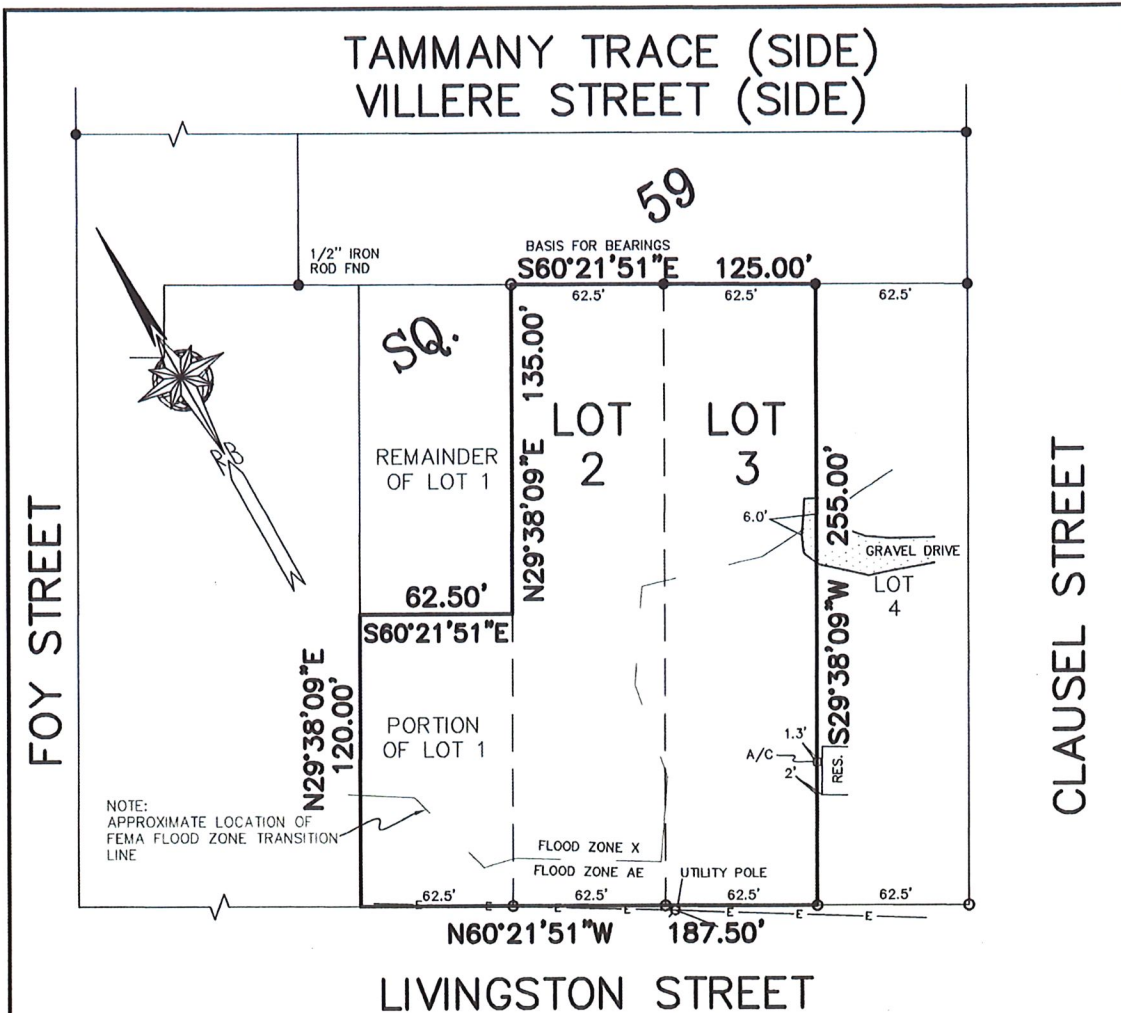
7.5.1.1. Purpose of the R-1 District

The R-1 Single-Family Residential Zoning District shall be for the purpose of providing low-density residential neighborhoods where single families occupy single-family detached dwelling units on individual lots in a healthy, safe and peaceful environment in combination with accompanying accessory uses and community oriented recreation and service facilities while being protected from the adverse impacts of incompatible land uses which belong in non-residential areas.

7.5.6.1. Purpose of the Institutional District

The purpose of the institutional district shall be to accommodate uses of a civic, religious, educational, institutional or public nature in areas that provide maximum accessibility for the public to utilize the facilities provided in the institutional district.





REFERENCE 1:
SURVEY By Thomas J. Fontcuberto, PLS
Job No.: 453356
Dated: 8-4-2005
REFERENCE 2:
SURVEY By Land Surveying INC.
Dated: 5-8-2009

- DENOTES 1/2" IRON ROD SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE FND UNLESS OTHERWISE NOTED

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 & X.

FIRM Panel# 2202020431D Rev. 5-16-2012

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.

Survey of
LOTS 2, 3 & A PORTION OF LOT 1 * SQUARE 59
TOWN OF MANDEVILLE * CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR: ST. TAMMANY PARISH SCHOOL BOARD

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.

Advance

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

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

Date: FEBRUARY 17, 2023
Survey No. 23042
Project No. (CRS) A23042.TXT
Scale: 1" = 60' ±
Drawn By: RJB
Revised:

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