

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

ORDINANCE NO. 24-02

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MANDEVILLE TO REZONE PARCELS A, B, C, & D OF SQUARE 57 OF THE CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, FROM B-1 NEIGHBORHOOD BUSINESS DISTRICT TO O – OPEN SPACE/RECREATION DISTRICT; AND PROVIDING FOR FURTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the property to be rezoned is described as Parcels A, B, C, & D of Square 57, City of Mandeville, St. Tammany Parish, State of Louisiana, containing approximately 3.965 acres as per the appraisal prepared by Scoggin Appraisal & Consulting and dated February 9, 2022; and

WHEREAS, the City of Mandeville acquired the property on June 6, 2022, and;

WHEREAS, the City of Mandeville has requested to rezone the Property from its current zoning of B-1, Neighborhood Business District to O – Open Space/Recreation District; and

WHEREAS, the property is located east of Foy Street, north of Montgomery Street, west of Jackson Avenue, and south of Florida Street; and

WHEREAS, the City of Mandeville is desirous of utilizing the property for drainage and absorption purposes, creating recreational and green space and/or reserving the space for expansion of the cemetery; and

WHEREAS, the rezoning of Parcels A, B, C, & D of Square 57 to O - Open Space/Recreational District would allow the City of Mandeville to utilize the property for drainage and absorption purposes, create recreational and green space and/or reserve the space for expansion of the cemetery; and

BE IT ORDAINED by the City Council of the City of Mandeville that Parcels A, B, C, & D of Square 57 as described below shall hereafter be zoned as O – Open Space/Recreation District:

Parcels A, B, C:

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the buildings and improvements thereon, and all rights, ways, means, privileges, servitudes, prescriptions, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in and being a part of SQUARE NO. 57 of the Town of Mandeville, St. Tammany Parish, Louisiana,

and more fully described in accordance with map and plan of survey of J.L. Fontcuberta, Surveyor, dated June 13, 1973, as follows, to-wit:

Being the North Half (½) of said Square No. 57, more fully described according to the above referred to map and plan of survey as follows:

From the corner formed by the intersection of the South line of Florida Street (U.S. Highway 190) and the West line of Clausel Street, which is the Northeast corner of said Square, as the point of beginning, go South along the West line of Clausel Street a distance of 237.3 feet to an iron corner; thence go in a Westerly direction, in the direction of Foy Street, parallel to Florida Street, a distance of 533.01 feet to an iron corner on the East line of Foy Street, thence go in the Northerly direction along the East line of Foy Street, a distance of 237.3 feet to an iron corner at the intersection of the East line of Foy Street and the South line of Florida Street; (U.S. Highway 190); thence go in an Easterly direction, in the direction of Clausel Street, along the South line of Florida Street, (U.S. Highway 1900, a distance of 533.01 feet to the point of beginning heretofore set, and said portion of ground is designated as PARCELS A, B and C on a print survey made by J.L. Fontcuberta, a Surveyor, dated June 19, 1973, revised January 3, 1985

Parcel D:

A certain portion of ground in the City of Mandeville, Parish of St. Tammany, Louisiana, situated in Square No. 57 on the plan of mid city, that forms the corner of Clausel and Montgomery Streets, fronting 177.63 feet on Montgomery Street, the same in width across the rear, by a depth and front along Clausel Street of 253.12 feet, all between equal and parallel lines.

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 _____ 2024

Kristine Scherer
Clerk of Council

Jason Zuckerman
Council Chairman



MANDEVILLE

A Historic Lakefront Community

Planning and Zoning Commission

CLAIRE DURIO, CHAIRWOMAN
PLANNING COMMISSION

BRIAN RHINEHART, CHAIRMAN
ZONING COMMISSION

CARA BARTHOLOMEW, AICP
DIRECTOR, DEPT. OF PLANNING & DEVELOPMENT

MEMBERS:
SCOTT QUILLIN
SIMMIE FAIRLEY
NIXON ADAMS
KAREN GAUTREUX
MIKE PIERCE

CITY OF MANDEVILLE PLANNING AND ZONING COMMISSION RECOMMENDATION TO THE CITY COUNCIL REGARDING A REQUEST TO REZONE PARCELS A, B, C & D OF SQUARE 57, CITY OF MANDEVILLE

The City Council introduced Ordinance 24-02 on February 8, 2024, to rezone parcels A, B, C, & D of Square 57 containing 3.96 acres per the appraisal by Scoggin Appraisal & Consulting, dated February 9, 2022. The property is currently zoned B-1– Neighborhood Business District and undeveloped. The property was purchased by the City in June 2022. Ordinance 22-10 Council authorized the Mayor to purchase the property.

The Zoning Commission held a work session on Tuesday, March 12, 2024, and a voting meeting on Tuesday, March 26, 2024, for case Z24-03-05. The Commission discussed the importance of rezoning the property to reflect its intended use and the continued conservation of the urban forest. The 2024 adopted Park and Recreation Master Plan identified this site as a flood prone parcel adjacent to Bayou Castine, Historic Mandeville Cemetery, and the Jackson Avenue Bike Path.

As part of the procedure for Zoning Amendments, the Commission is required to submit its recommendation and report to the City Council. The Commission voted 7-0 in favor of the rezoning.

Attachments:
P&Z Staff Report

CASE SUMMARY SHEET

CASE NUMBER: Z24-03-05

DATE RECEIVED:

DATE OF MEETING: March 12, 2024 and March 26, 2024

Address: Square 57 Parcels A, B, C, & D

Subdivision: Old Town of Mandeville, Square 57 Parcels A, B, C, & D

Zoning District: B-1 Neighborhood Business District

Property Owner: City of Mandeville

REQUEST: Z24-03-05 – A petition from the City Council of the City of Mandeville to amend the official zoning map of the City of Mandeville to rezone four parcels designated B-1 Neighborhood Business District to O Open Space/Recreation District, Old Town of Mandeville, Square 57 Parcels A, B, C, & D

CASE SUMMARY:

The City of Mandeville purchased the property described as Parcels A, B, C, & D of Square 57 in June 2022. The property is located south of Florida St., west of Jackson Ave., east of Foy St., north of Montgomery St., and contains approximately 3.965 acres as per the appraisal prepared by Scoggin Appraisal & Consulting and dated February 9, 2022. The property is currently unimproved.

The City of Mandeville was authorized to purchase the property by Ordinance 22-10, and desires to rezone the property from its current zoning of B-1 Neighborhood Business District to O Open Space/Recreation District.

This property is across the street from the current site of the Mandeville Cemetery.

Rezoning the property to reflect the intended use will also give the City additional points toward FEMAs Community Rating System.

CLURO SECTIONS:

6.3.21. Public Recreation and Park Services

Publicly owned and operated parks, playgrounds, recreation facilities and open space.

7.5.7.1. Purpose of the Open Space/Recreational District

The purpose of the open space/recreational district is to provide for open space, parks and recreational areas; for uses that are accessory thereto, as well as certain facilities that are generally associated with recreational uses; and for such other uses as are specifically permitted in this district under the provisions of these regulations.

