

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

**ORDINANCE NO. 24-03**

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MANDEVILLE TO REZONE PLOT 12X SITUATED IN SECTION 46 PART OF TRACT C OF THE CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, FROM PD PLANNED DISTRICT TO O – OPEN SPACE/RECREATION DISTRICT; AND PROVIDING FOR FURTHER MATTERS IN CONNECTION THEREWITH**

**WHEREAS**, the property to be rezoned is described as a remainder of Plot 12-X Section 46, City of Mandeville, St. Tammany Parish, State of Louisiana, containing approximately eight acres per the survey prepared by Kelly McHugh & Associates dated June, 19, 2023 and stamped on September 20, 2023; and

**WHEREAS**, the City of Mandeville acquired the property on August 2, 2023, and;

**WHEREAS**, the City of Mandeville has requested to rezone the Property from its current zoning of PD, Planned District to O – Open Space/Recreation District; and

**WHEREAS**, the property is located to the west of North Causeway Blvd along the service road; and

**WHEREAS**, the City of Mandeville is desirous of utilizing the property for drainage and absorption purposes and creating recreational and green space; and

**WHEREAS**, the rezoning of Plot 12X would allow the City of Mandeville to utilize the property for drainage and absorption purposes and create additional recreational and green space; and

**BE IT ORDAINED** by the City Council of the City of Mandeville that Plot 12X, Part of Tract C as described below shall hereafter be zoned as O – Open Space/Recreation District:

*PORTION OF LOT 1:*

A Certain parcel of ground situated in Section 46, T-8-S, R- 11-E, G.L.D. St. Tammany Parish, Louisiana and more fully described as follows,

Commence at the corner common to lots 202, 204. 205, Golden Shores, sect. A as the Point of Beginning

From the Point of Beginning measure

North 68 degrees 35 minutes 20 seconds East a distance of 204.51 feet to a point; Thence

South 38 degrees 13 minutes 54 seconds East a distance of 124.14 feet to a point; Thence

South 21 degrees 2 1 minutes 35 seconds East a distance of 704.41 feet to a point;

Thence

South 68 degrees 38 minutes 07 seconds West a distance of 240.00 feet to a point;  
Thence  
South 21 degrees 35 minutes 31 seconds East a distance of 497 .88 feet to a point;  
Thence  
South 77 degrees 01 minutes 28 seconds West a distance of 88.68 feet to a point; Thence  
South 82 degrees 31 minutes 47 seconds West a distance of 185.32 feet to a point;  
Thence  
North 23 degrees 25 minutes 17 seconds West a distance of 592.44 feet to a point;  
Thence  
North 66 degrees 34 minutes 43 seconds East a distance of 115.00 feet to a point; Thence  
North 29 degrees 06 minutes 4 1 seconds East a distance of 223.60 feet to a point;  
Thence  
North 21 degrees 28 minutes 10 seconds West o distance of 525.00 feet to a point which  
is the POINT OF BEGINNING, and containing 8.750 acre(s) of land, more or less.

**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

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Kristine Scherer  
Clerk of Council

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Jason Zuckerman  
Council Chairman



# MANDEVILLE

A Historic Lakefront Community

## Planning and Zoning Commission

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CLAIRE DURIO, CHAIRWOMAN  
PLANNING COMMISSION

BRIAN RHINEHART, CHAIRMAN  
ZONING COMMISSION

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

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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 12X IN SECTION 46 PART OF TRACT C, CITY OF MANDEVILLE

The City Council introduced Ordinance 24-03 on February 8, 2024, to rezone parcel 12x in Section 46, part of Tract C containing 8 acres per the survey by Kelly McHugh & Associates dated June 19, 2023. The property is currently zoned PD – Planning District and undeveloped. The property was purchased by the City in August 2023. Ordinance 23-24 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 Z24-03-03. 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 the West Toll Plaza site. This site has several special features including beautiful views of the lake. Ecologically, the site is notable because it spans two plant communities: Longleaf Pine Flatwoods and High Salt Marsh. Given its ecological importance and sensitivity, this site could serve as an excellent demonstration site for sustainable landscaping and coastal restoration through living shoreline practices.

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  
Survey

**CASE SUMMARY SHEET**

**CASE NUMBER: Z24-03-03**

**DATE RECEIVED:**

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

**Address: Plot 12X Tract C**

**Subdivision: Old Golden Shores, Plot 12X Tract C**

**Zoning District: PD Planned District**

**Property Owner: City of Mandeville**

**REQUEST: Z24-03-03 – A petition from the City Council of the City of Mandeville to amend the official zoning map of the City of Mandeville to rezone a lot designated PD Planned District to O Open Space/Recreation District, Old Golden Shores, Plot 12X Tract C, PD Planned District**

**CASE SUMMARY:**

The City of Mandeville purchased the property designated as Plot 12X in August 2023. The property is located south of Copal St. east of Laurel St., north of Lake Pontchartrain and west of N. Causeway Approach to the east containing 8.75 acres according to the survey by Kelly McHugh & Associates, Inc dated 6.19.23. The property is currently unimproved.

The City of Mandeville was authorized to purchase the property by Ordinance 23-24, and desires to rezone the property from its current zoning of PD Planned District to O Open Space/Recreation District.

The property borders Lake Pontchartrain and provides significant benefits to the neighboring Old Golden Shores subdivision for drainage and storm protection. The property contains both AE and VE flood zones and has a ground elevation varying from 4.7' to 8.8' MSL.

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

**CLURO SECTIONS:**

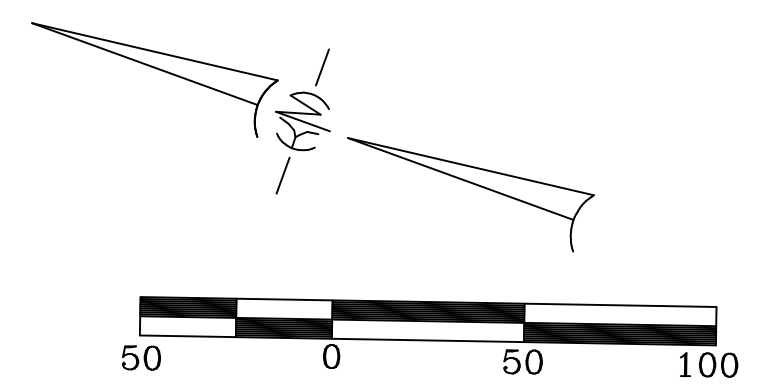
**6.3.21. Public Recreation and Park Services**

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

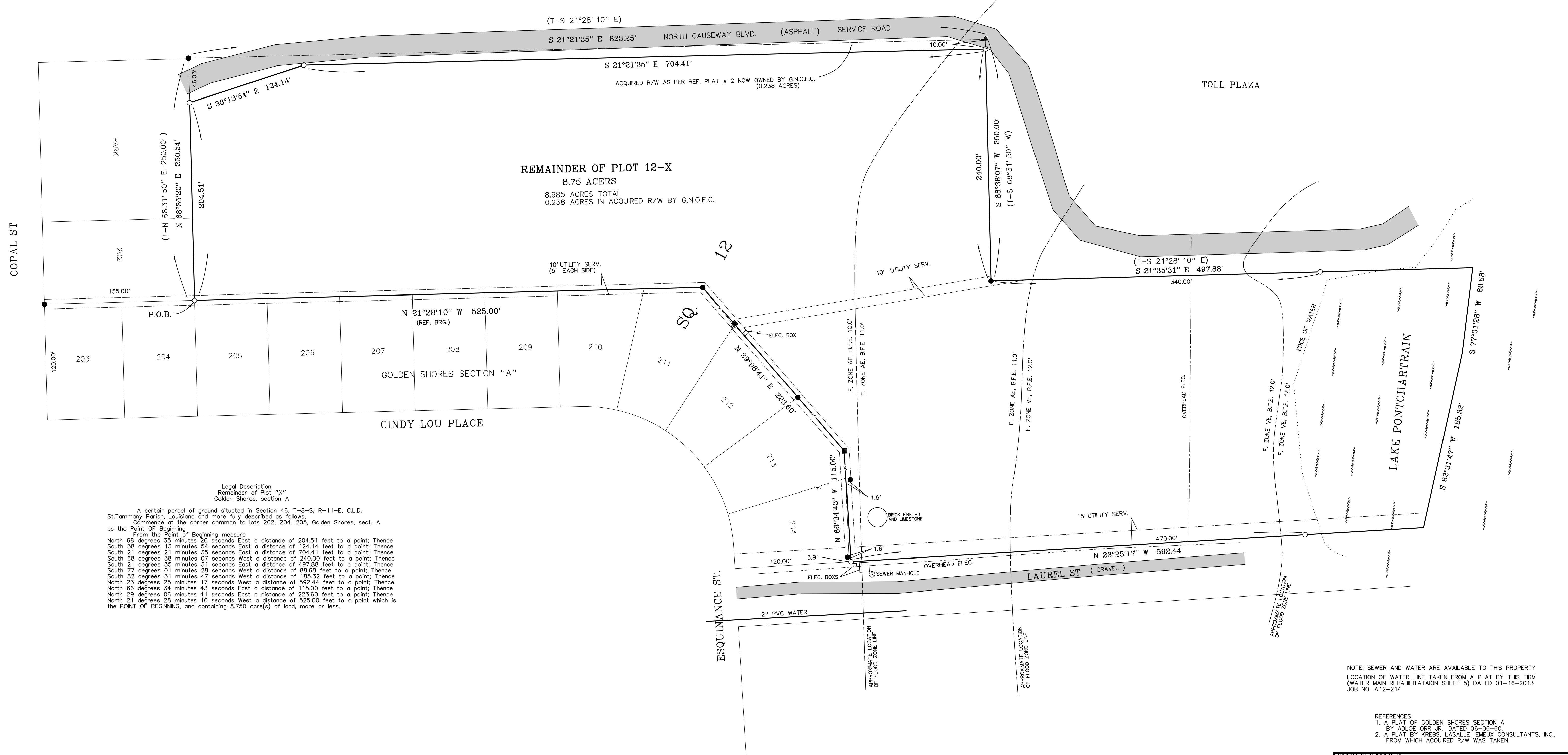
**7.5.7.1. Purpose of the Open Space/Recreational District**

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.





G.N.O.E.C.  
NORTH CAUSEWAY APPROACH (U.S. 190)



**Legal Description**  
Remainder of Plot "X"  
Golden Shores, section A

A certain parcel of ground situated in Section 46, T-8-S, R-11-E, G.L.D. St. Tammany Parish, Louisiana and more fully described as follows:  
Commence at the corner common to lots 202, 204, 205, Golden Shores, sect. A as the Point Of Beginning  
From the Point of Beginning measure  
North 68 degrees 35 minutes 20 seconds East a distance of 204.51 feet to a point; Thence South 38 degrees 13 minutes 54 seconds East a distance of 124.14 feet to a point; Thence South 21 degrees 21 minutes 35 seconds East a distance of 704.41 feet to a point; Thence South 68 degrees 38 minutes 07 seconds West a distance of 240.00 feet to a point; Thence South 21 degrees 35 minutes 31 seconds East a distance of 497.88 feet to a point; Thence South 77 degrees 01 minutes 28 seconds West a distance of 88.88 feet to a point; Thence South 82 degrees 31 minutes 47 seconds West a distance of 185.32 feet to a point; Thence North 23 degrees 25 minutes 17 seconds West a distance of 592.44 feet to a point; Thence North 66 degrees 34 minutes 43 seconds East a distance of 115.00 feet to a point; Thence North 29 degrees 06 minutes 41 seconds East a distance of 223.60 feet to a point; Thence North 21 degrees 28 minutes 10 seconds West a distance of 525.00 feet to a point which is the POINT OF BEGINNING, and containing 8.750 acre(s) of land, more or less.

NOTE: SEWER AND WATER ARE AVAILABLE TO THIS PROPERTY  
LOCATION OF WATER LINE TAKEN FROM A PLAT BY THIS FIRM  
(WATER MAIN REHABILITATION SHEET 5) DATED 01-16-2013  
JOB NO. A12-214

- REFERENCES:
1. A PLAT OF GOLDEN SHORES SECTION A BY ADLOE ORR JR., DATED 06-06-60.
  2. A PLAT BY KREBS, LASALLE, EMEUX CONSULTANTS, INC., FROM WHICH ACQUIRED R/W WAS TAKEN.

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.  
NO BUILDING SETBACKS SHOWN HEREON.

THIS PROPERTY IS LOCATED IN  
FLOOD ZONE AE & VE  
BASE FLOOD ELEV. AS-SHOWN  
F.I.R.M. PANEL NO. 22020204260, 22020204270.  
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 CLIENT.

09-20-23

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 SIGNIFIES CERTIFIED PLAT.

BOUNDARY SURVEY OF:  
**REMAINDER OF PLOT 12-X  
GOLDEN SHORES, SECT. A  
CITY OF MANDEVILLE,  
ST. TAMMANY PARISH, LA.**

PREPARED FOR:  
**CITY OF MANDEVILLE**

MARK	REVISIONS	DATE

KELLY McHUGH & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
SCALE: 1" = 50'	DATE: 06-19-23
DRAWN: MDM	JOB NO.: 23-123
CHECKED: KJM	DWG. NO.: 23-123-PLAT