

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

ORDINANCE NO. 24-04

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MANDEVILLE TO REZONE SQUARES 91 & 92 OF THE CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, FROM R-1 SINGLE FAMILY RESIDENTIAL & 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 SQ 91 & 92, City of Mandeville, St. Tammany Parish, State of Louisiana; and

WHEREAS, the City of Mandeville acquired the property on July 20, 2023, and;

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

WHEREAS, the property is located west of Soult Street, east of Colbert Street, north of Montgomery Street, and south of Florida Street; 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 Squares 91 & 92 would allow the City of Mandeville to utilize the property for drainage and absorption purposes and to create additional recreational and green space; and

BE IT ORDAINED by the City Council of the City of Mandeville that Squares 91 & 92 as described below shall hereafter be zoned as O – Open Space/Recreation District:

Parcel 1:

All that piece or parcel of ground, together with all the buildings and improvements thereon and all of the rights, ways, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Town of Mandeville, Parish of St. Tammany, State of Louisiana, and designated on the official map of said town as Square 92 (ninety-two). Said Square 92 is bounded by Florida Street (State Highway), Montgomery Street, Louval Street and Soult Street.

Parcel 2:

All that certain square of ground, with all the buildings and improvements thereon, and

all rights ways, privileges, prescriptions, servitudes and appurtenances thereunto belonging or appertaining, situated in the Town of Mandeville, Parish of St. Tammany, State of Louisiana. designated by the No. 91 (ninety-one), and bounded by Florida, Montgomery, Louval and Colbert Streets.

Parcel 3:

All that certain tract of land, together with all the buildings and improvements thereon, and all rights, ways, privileges, prescriptions, servitudes and appurtenances thereunto belonging or appertaining, situated in the Town of Mandeville, Parish of St. Tammany, State of Louisiana, and being more particularly described as that portion of Louval Steet between Squares 91 and 92 of said Town of Mandeville, bounded on the North by extensions of the North lines of Squares 91 and 92 and bounded on the South by extensions of the South lines of Squares 91 and 92.

This property became part of said Squares 91 and 92 by virtue of the revocation of the dedication of said street dated May 10, 1938, recorded in COB 140, folio-44 of the records of St. Tammany Parish Louisiana.

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 SQUARES 91 & 92, CITY OF MANDEVILLE

The City Council introduced Ordinance 24-04 on February 8, 2024, to rezone Squares 91 & 92. The property is currently zoned B-1 – Neighborhood Business District on the Northern portion of Sq. 91 & 91, and R-1 Single Family Residential District on the southern portion of Sq. 91 & 91. The property is undeveloped. The property was purchased by the City in July 2023. Ordinance 23-23 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.

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: Z24-03-04

DATE RECEIVED:

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

Address: Section 51 Squares 91 & 92

Subdivision: Old Town of Mandeville, Section 51 Squares 91 & 92

Zoning District: R-1 Single Family Residential & B-1 Neighborhood Business District

Property Owner: City of Mandeville

REQUEST: Z24-03-04 – A petition from the City Council of the City of Mandeville to amend the official zoning map of the City of Mandeville to rezone two squares designated R-1 Single Family Residential & B-1 Neighborhood Business District to O Open Space/Recreation District, Old Town of Mandeville, Section 51 Squares 91 & 92

CASE SUMMARY:

The City of Mandeville purchased the property described as SQ 91 & 92 in July 2023. The property is located south of Florida St. west of Soutl St., north of Montgomery St., east of Colbert St, being described as Squares 91 & 92 in the act of sale dated 7.20.2023. The property is currently unimproved.

The City of Mandeville was authorized to purchase the property by Ordinance 23-23, and desires to rezone the property from its current zoning of R-1 Single Family Residential & B-1 Neighborhood Business District to O Open Space/Recreation District.

The Villere/Montgomery ditch that drains into Bayou Castine runs through the middle of the property.

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.

