

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

ORDINANCE NO. 24-05

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF MANDEVILLE TO REZONE LOTS 7A-1 & 7A-2 OF SQUARE 34 OF THE CITY OF MANDEVILLE, ST. TAMMANY PARISH, STATE OF LOUISIANA, FROM R-1X SINGLE FAMILY RESIDENTIAL EXISTING SMALL LOTS DISTRICT TO O – OPEN SPACE/RECREATION DISTRICT; AND PROVIDING FOR FURTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the property to be rezoned is described as Lots 7A-1 & 7A-2, Sq 34, City of Mandeville, St. Tammany Parish, State of Louisiana, containing approximately 56,572 square feet as per the survey prepared by Randall W. Brown & Associates dated August 16, 2018; and

WHEREAS, the City of Mandeville acquired the property on January 12, 2024, and;

WHEREAS, the City of Mandeville has requested to rezone the Property from its current zoning of R-1X, Single Family Residential Existing Small Lots District to O – Open Space/Recreation District; and

WHEREAS, the property is located on the east side of Carroll Street, north side of Jefferson Street, and south side of Monroe 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 Lots 7A-1 & 7A-2 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 Lots 7A-1 & 7A-2, situated in Square 34 as described below shall hereafter be zoned as O – Open Space/Recreation District:

Lot 7A-1:

Commencing from the southern right of way line of Monroe Street and the eastern right of way line of Carroll Street go along said right of way of Carroll Street south 30 degrees 39 minutes 56 seconds west a distance of 266.28 feet to the point of beginning.

From the Point of Beginning go south 59 degrees 39 minutes 32 seconds east a distance of 266.45 feet, thence south 30 degrees 09 minutes 55 seconds west a distance of 105.99 feet, thence north 59 degrees 33 minutes 21 seconds west a distance of 267.37 feet, thence north 30

degrees 39 minutes 56 seconds east a distance of 105.51 feet back to the Point of Beginning, having an area of 28225.65 square feet, 0.648 acres

LOT 7A-2:

Commencing from the southern right of way line of Monroe Street and the eastern right of way line of Carroll Street go along said right of way of Carroll Street south 30 degrees 39 minutes 56 seconds west a distance of 371.79 feet to the point of beginning.

From the point of beginning go south 59 degrees 33 minutes 21 seconds east a distance of 267.37 feet, thence south 30 degrees 09 minutes 55 seconds west a distance of 1.87 feet, thence south 30 degrees 33 minutes 25 seconds west a distance of 104.59 feet, thence north 59 degrees 21 minutes 02 seconds west a distance of 267.59 feet, thence north 30 degrees 39 minutes 56 seconds east a distance of 105.50 feet back to the point of beginning. Having an area of 28347.81 square feet, 0.651 acres

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 LOTS 7A-1 & 7A-2, SQUARE 34, CITY OF MANDEVILLE

The City Council introduced Ordinance 24-05 on February 8, 2024, to rezone lots 7A-1 & 7A-2, Square 34. The property is currently zoned R-1X Single Family Residential District – Existing Small Lots. The property is approximately 1 acre, in accordance to a survey by Randall Brown & Associates dated August 16, 2018. The property was purchased by the City in January 2024. Ordinance 23-37 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 Z24-03-02. The Lots were identified in the 2024 Park & Recreation Master Plan as being located just upstream of where Ravine aux Coquilles disappears into an underground culvert, the Carroll Street property is a site of frequent flooding. Re-naturalizing this relatively small property is a big idea: restoring the natural flow of the historic bayous is a key initiative of this master plan.

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: Z24-03-02

DATE RECEIVED:

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

Address: Square 34 Lots 7A-1 & 7A-2

Subdivision: Old Town of Mandeville, Square 34 Lots 7A-1 & 7A-2

Zoning District: R-1X Single-Family Residential-Existing Small Lots District

Property Owner: City of Mandeville

REQUEST: Z24-03-02 – 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 lots designated R1-X Single-Family Residential-Existing Small Lots District to O Open Space/Recreation District, Old Town of Mandeville, Square 34 Lots 7A-1 & 7A-2

CASE SUMMARY:

The City of Mandeville purchased the property described as Lots 7A-1 & 7A-2 in Sq 34 in January 2024. The property is located south of Monroe St. west of Lafitte St., north Jefferson St., and east of Carroll St., containing 56,572 square feet per the survey prepared by Randall W. Brown & Associates and dated 8.16.2018. The property is currently unimproved.

The City of Mandeville was authorized to purchase the property by Ordinance 23-37, and desires to rezone the property from its current zoning of R-1X Single-Family Residential-Existing Small Lots District to O Open Space/Recreation District.

The property is adjacent to Ravine Aux Coquilles and provides a significant benefit to the drainage of the area. The property is in Flood Zone AE10 with a ground elevation of 4.4' MSL. The rear of the property is below the 5' contour line, and all land determined to be below the 5' contour is defined as an Area of Periodic Inundation.

Rezoning the property to reflect the intended use will also give the City additional points toward FEMA's 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

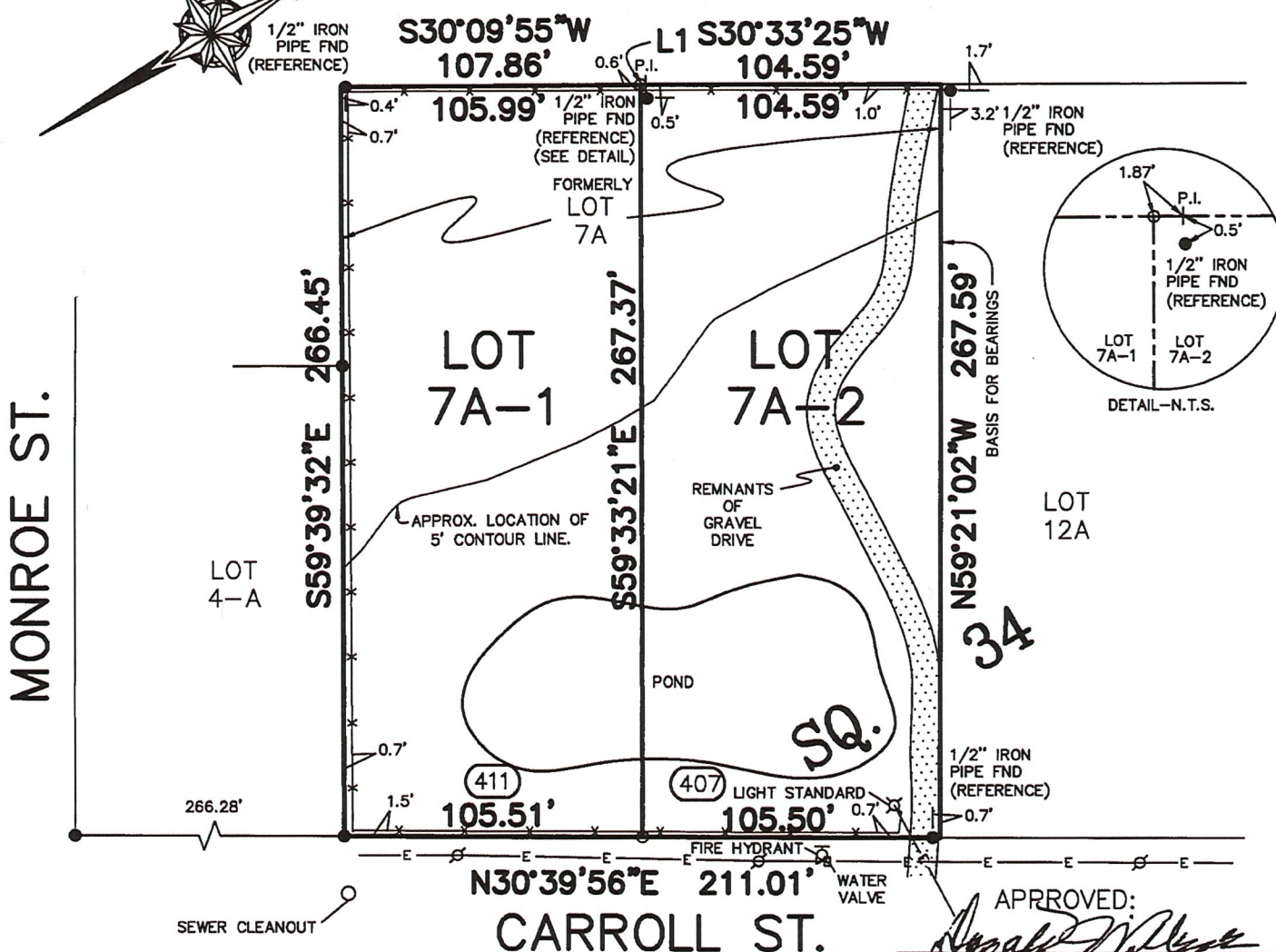
The purpose of the open space/recreational district is to provide for open space, parks and recreational areas; for uses that are accessory thereto, as well as certain facilities that are generally associated with recreational uses; and for such other uses as are specifically permitted in this district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

Area of Periodic Inundation. All land areas that are determined to be below the 5' Mean Sea Level (MSL) contour, or lands determined to be jurisdictional wetlands by the U.S. Army Corps of Engineers pursuant to the Clean Water Act.



AREA TABLE

LOT	AREA TOTAL	AREA ABOVE 5' CONTOUR LINE
7A-1	28,225 SQFT	14,723 SQFT
7A-2	28,347 SQFT	7,729 SQFT



LINE	BEARING	DISTANCE
L1	N30°09'55"E	1.87'

NOTE:
OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON PIPE TO BE SET
- DENOTES 1/2" IRON PIPE FND UNLESS OTHERWISE NOTED
- (411) MUNICIPAL ADDRESS

REFERENCE:
Resub. By John E. Bonneau
Map File No.: 1830
Date Filed: 6-8-2000
PLAT DID NOT CLOSE BY 0.6'

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

FIRM Panel# 2202020427D Rev. 5-16-12

Resubdivision of
LOT 7A * TOWN OF MANDEVILLE * SQUARE 34
CITY OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
INTO
LOT 7A-1 & LOT 7A-2

PG 1 of 2

NO ATTEMPT HAS BEEN MADE BY BROWN & 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 ESTABLISHED BY THE CLIENT.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

RANDALL W. BROWN
 REG. NO. 04586
 REGISTERED PROFESSIONAL LAND SURVEYOR
 RANDALL W. BROWN, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Geodetic • Forensic • Consultants
 2388 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309
 E-MAIL: info@brownsurveys.com

Date: AUGUST 16, 2018
 Survey No. 18505
 Project No. (CR5) B18387.TXT
 Scale: 1" = 60' ±
 Drawn By: J.E.D.
 Revised:

ADM 18-09-07

PROPERTY DESCRIPTIONS

LOT 7A-1

COMMENCING FROM THE SOUTHERN RIGHT OF WAY LINE OF MONROE STREET AND THE EASTERN RIGHT OF WAY LINE OF CARROLL STREET GO ALONG SAID RIGHT OF WAY OF CARROLL STREET SOUTH 30 DEGREES 39 MINUTES 56 SECONDS WEST A DISTANCE OF 266.28 FEET TO THE POINT OF BEGINNING.
 FROM THE POINT OF BEGINNING GO SOUTH 59 DEGREES 39 MINUTES 32 SECONDS EAST A DISTANCE OF 266.45 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 55 SECONDS WEST A DISTANCE OF 105.99 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 21 SECONDS WEST A DISTANCE OF 267.37 FEET; THENCE NORTH 30 DEGREES 39 MINUTES 56 SECONDS EAST A DISTANCE OF 105.51 FEET BACK TO THE POINT OF BEGINNING.
 HAVING AN AREA OF 28225.65 SQUARE FEET, 0.648 ACRES

LOT 7A-2

COMMENCING FROM THE SOUTHERN RIGHT OF WAY LINE OF MONROE STREET AND THE EASTERN RIGHT OF WAY LINE OF CARROLL STREET GO ALONG SAID RIGHT OF WAY OF CARROLL STREET SOUTH 30 DEGREES 39 MINUTES 56 SECONDS WEST A DISTANCE OF 371.79 FEET TO THE POINT OF BEGINNING.
 FROM THE POINT OF BEGINNING GO SOUTH 59 DEGREES 33 MINUTES 21 SECONDS EAST A DISTANCE OF 267.37 FEET; THENCE SOUTH 30 DEGREES 09 MINUTES 55 SECONDS WEST A DISTANCE OF 1.87 FEET; THENCE SOUTH 30 DEGREES 33 MINUTES 25 SECONDS WEST A DISTANCE OF 104.59 FEET; THENCE NORTH 59 DEGREES 21 MINUTES 02 SECONDS WEST A DISTANCE OF 267.59 FEET; THENCE NORTH 30 DEGREES 39 MINUTES 56 SECONDS EAST A DISTANCE OF 105.50 FEET BACK TO THE POINT OF BEGINNING.
 HAVING AN AREA OF 28347.81 SQUARE FEET, 0.651 ACRES

Resubdivision of

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**LOT 7A * TOWN OF MANDEVILLE * SQUARE 34
 CITY OF MANDEVILLE
 ST. TAMMANY PARISH, LOUISIANA
 INTO
 LOT 7A-1 & LOT 7A-2**

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