

THE FOLLOWING ORDINANCE WAS MOVED FOR INTRODUCTION BY COUNCIL MEMBER BUSH; SECONDED FOR INTRODUCTION BY COUNCIL MEMBER MCGUIRE.

ORDINANCE 23-16

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE WITH RESPECT TO PARCEL D, MARINERS VILLAGE SECTION 46, T-8-S, R-11-E, GREENSBURG LAND DISTRICT, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA, MORE PARTICULARLY DESCRIBED ON THE LEGAL DESCRIPTION PREPARED BY KELLY J. MCHUGH & ASSOCIATES, INC., CIVIL ENGINEERS & LAND SURVEYORS, DATED 08/04/95, CONTAINING 15.012 ACRES; CONDITIONALLY APPROVING THE SITE PLAN FOR SUCETTE HARBOR, PREPARED BY TRAPOLIN PEER ARCHITECTS (HOTEL & EVENT SPACE), ARRIVE ARCHITECTURE GROUP (ACTIVE ADULT BUILDINGS), WITH URBAN AND LANDSCAPE SITE PLANNING FROM DESIGN WORKSHOP; REQUIRING THAT THE SUBJECT PROPERTY BE ZONED PLANNED COMBINED USE DISTRICT(“PCUD”); GRANTING A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF THE ENTIRE SITE; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

RECITALS:

WHEREAS, Woodward Harbor, L.L.C. (“Woodward Harbor”), on behalf of LSU Health Foundation, New Orleans, has applied for the approval of site development plans and a conditional use permit for a project on Parcel D, Mariners Village Section 46, T-8-S, R-11-E, Greensburg Land District, City of Mandeville, St. Tammany Parish, Louisiana, more particularly described on the legal description prepared by Kelly J. Mchugh & Associates, Inc., Civil Engineers & Land Surveyors, Dated 08/04/95, containing 15.02 acres of land (Parcel “D”), attached hereto as Exhibit “1; and

WHEREAS, the City of Mandeville’s Comprehensive Plan, dated 2007 (“Comprehensive Plan”), identifies Parcels D **and Parcel U** for future use as a “Planned/Marina District” (see Comprehensive Plan – Map 2); and

WHEREAS, the Comprehensive Plan classifies the subject parcel of land as ones suitable for “mixed use” (see Map 5c – West Marina Issues); and

WHEREAS, the Comprehensive Plan establishes that “Mandeville is a lakefront community that provides access to Lake Pontchartrain for residents and visitors” and that “marinas, located on the east and

west ends of Old Mandeville, provide unique opportunities for the establishment of mixed-use neighborhoods with a maritime focus,” with a goal “to provide diverse mixed-use marina environments and easy marine access for residents and visitors” (see Comprehensive Plan - Goal 11, page 35); and

WHEREAS, Article 3.3, entitled *General Definitions of the Land Use Regulations*, of the Comprehensive Land Use Regulations Ordinance (“CLURO”) defines a planned development as “land under a unified control to be planned and developed as a whole in a single development operation or a definitely programmed series of development operations or phases” (see definition 183) and contains no further definitions or subclassifications of a planned development; and

WHEREAS, Article 7.5.15, entitled *PD- Planned District*, of the CLURO outlines that the Planned District allows for “design flexibility in conjunction with a site plan review procedure for the approval of residential, commercial, industrial or a combination of these uses on one unified development site by ordinance of the City Council subsequent to the recommendation of the Planning Commission,” and further, that “Development sites approved by ordinance under the site plan review procedures of a Planned District shall be approved as a Planned Residential District (PRD), a Planned Commercial District (PCD), a Planned Industrial District (PID), or a Planned Combined Use District (PCUD) in accordance with the classification of the use or uses proposed and/or existing”; and

WHEREAS, in conformity with the procedures established in Article 4.3.3, entitled *Procedures and Fees for Conditional Use Permits and Planned District Zoning*, of the CLURO, Woodward Harbor has submitted an Application for Planned District and Conditional Use Approval for Sucette Harbor, a mixed-use development, with designs and drawings prepared by Trapolin Peer Architects (Hotel) dated March 15, 2022, revised on September 23, 2022, Arrive Architecture Group (Active Adult Buildings), dated August 1, 2018, revised on August 31, 2022, and Design Workshop (Urban and Landscape Site Planning), dated February 18, 2022, revised on August 26, 2022, attached hereto *in globo* as Exhibit “2”;

WHEREAS, Article 9.1.1.11, entitled *Provisions for “Parking Bank,”* of the CLURO allows for “parking spaces to be held in reserve as landscaped open space” for the potential future benefit of the public and the applicant/owner (see Exhibit “3”); and

WHEREAS, the City of Mandeville Planning and Zoning Commission (“Planning and Zoning Commission”), after giving proper notice, conducted public hearings for the proposed Sucette Harbor project on September 21, 2022, October 12, 2022, February 13, 2023, March 7, 2023, March 20, 2023, and April 17, 2023 and reported its findings and recommendations to the City Council of the City of Mandeville (“City Council”) on or about April 25, 2023 for a Conditional Use Permit and Planned District Zoning Approval; **The Planning & Zoning recommendations are to include a pedestrian and bike path in the plans, to have the city inspect the landscaping to ensure health and viability, and to have the plans reviewed by the Design Review committee; and**

WHEREAS, the City Council has considered Article 4.3.3.8, entitled *Review and Evaluation Criteria*, of the CLURO with regards to the subject project and has reviewed the favorable recommendations of the Planning and Zoning Commission, attached hereto as Exhibit “4,” as well as the site development plans for Sucette Harbor; and

WHEREAS, the City Council of the City of Mandeville shall require the applicant to resubdivide Parcels D and Parcel U into one parcel prior to the permitting process: and

WHEREAS, Parcel D is undeveloped **and Parcel U is designated as a marina** ; and

WHEREAS, the City Council intends herein with this Ordinance to approve the site and development plans for Parcel D **and Parcel U**, to approve a conditional use permit for the subject project, and to authorize the land uses set forth below in Table 1; and

NOW THEREFORE, BE IT ORDAINED by the City Council, acting as the governing authority of the City of Mandeville, that the site development plans for **Sucette Harbor**, as well as all other drainage, landscape, parking, tree mitigation, marina, and building plans as contained in Exhibit “2,” are approved. The site plans, as contained in Exhibit “2,” for Sucette Harbor are specifically made a part of this ordinance and are incorporated herein by reference.

BE IT FUTHER ORDAINED by the City Council that the following land uses and intensities shown in Table 1 are approved, and a conditional use permit is granted to the applicant and the owner, for the development of the subject parcels of land as follows:

Table 1: Authorized Land Uses and Development Limits.

Land Use/Building Type	Limits
Residential Uses:	
Multi-family/Age Restricted Housing	90 Units
Commercial Uses:	
Hotel	84 Rooms 108,813 sf
Retail and Office Restaurant Marina retail/boat rental	11,700 sf total 9,700 sf 2,000 sf
Marina	103 Boat slips
Parking Spaces, including parking bank	622 spaces

BE IT FURTHER ORDAINED by the City Council that the subject parcel of land be approved for use as a Planned Combined Use District (PCUD) and re-zoned to the extent necessary.

BE IT FURTHER ORDAINED by the City Council that variances and departures from the CLURO are granted for the subject project consistent with the attached site plans for Sucette Harbor.

BE IT FURTHER ORDAINED by the City Council that the Clerk of the Council be authorized and empowered to take any and all actions, within her discretion, deemed necessary to promulgate the provisions of this Ordinance.

The ordinance having been submitted to a vote; the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this ____ day of _____, 2023.

Kristine Scherer
Clerk of Council

Rick Danielson
Council Chairman