

# FOR SALE



## HIGHWAY 190 COMMERCIAL SITE NEAR FONTAINEBLEAU STATE PARK



- LOCATION: HIGHWAY 190, MANDEVILLE, LA A PORTION OF SQUARE 93  
(LOCATED BETWEEN SOULT AND MOLITOR STREETS)
- PRICE: \$950,000
- SIZE: 3.0 ACRES (532.90' X 244.82')
- ZONING: B-1, NEIGHBORHOOD BUSINESS DISTRICT
- COMMENTS: THE SELLER WILL CONSIDER SELLING ALL OR PART. THE SELLER ALSO OWNS TWO RESIDENTIAL ZONED LOTS BEHIND THIS PROPERTY SO PLEASE INQUIRE IF YOU NEED ADDITIONAL PROPERTY.

FOR MORE INFORMATION CONTACT:  
BOBBY TALBOT, CCIM  
(504) 525-9763  
btalbot@talbot-realty.com  
www.talbot-realty.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisor. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

June 2023

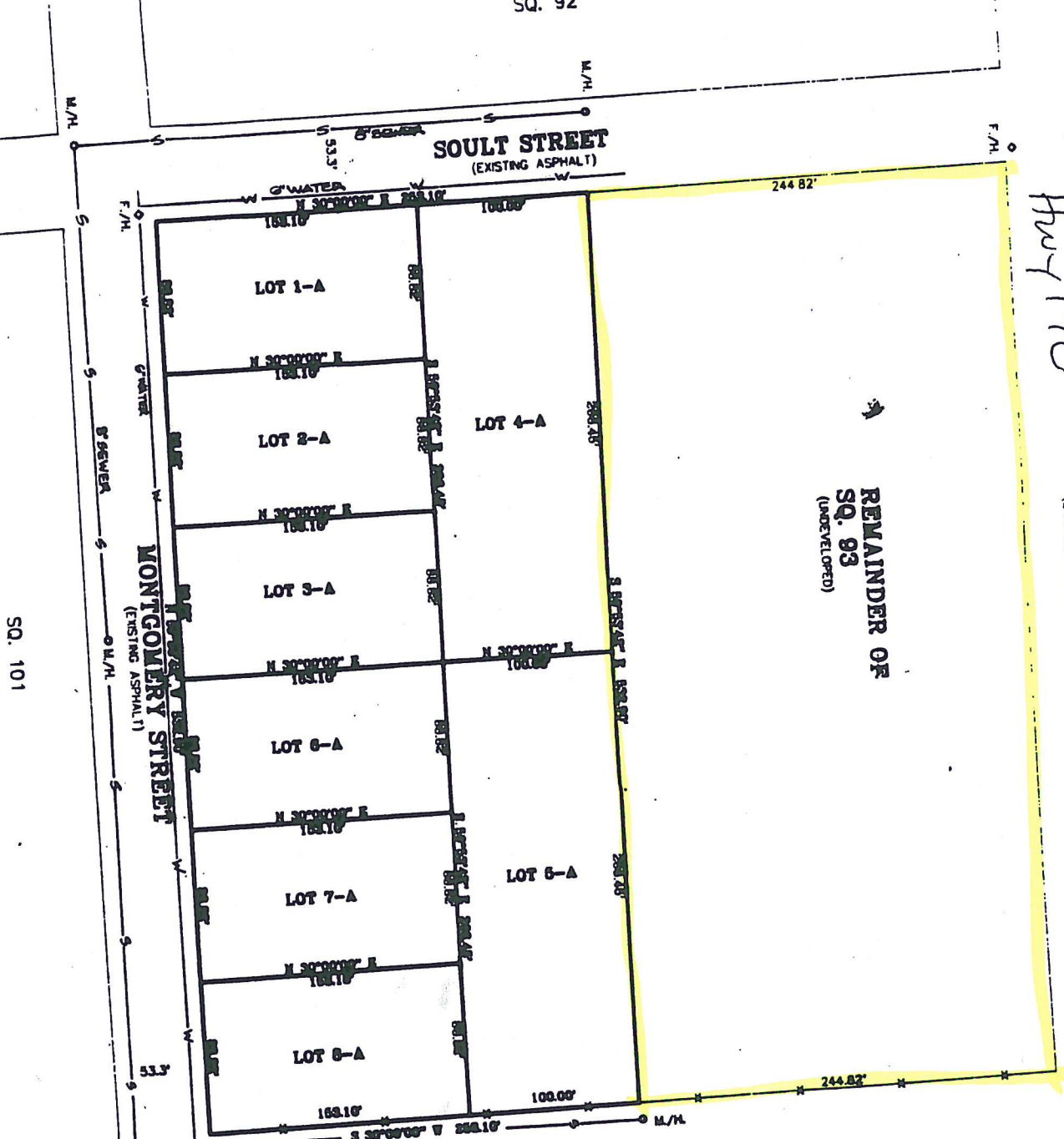
SQ. 92

**SOULT STREET**  
(EXISTING ASPHALT)

**REMAINDER OF**  
**SQ. 93**  
(UNDEVELOPED)

**MOLITOR STREET**  
(EXISTING ASPHALT)

SQ. 94



17  
190

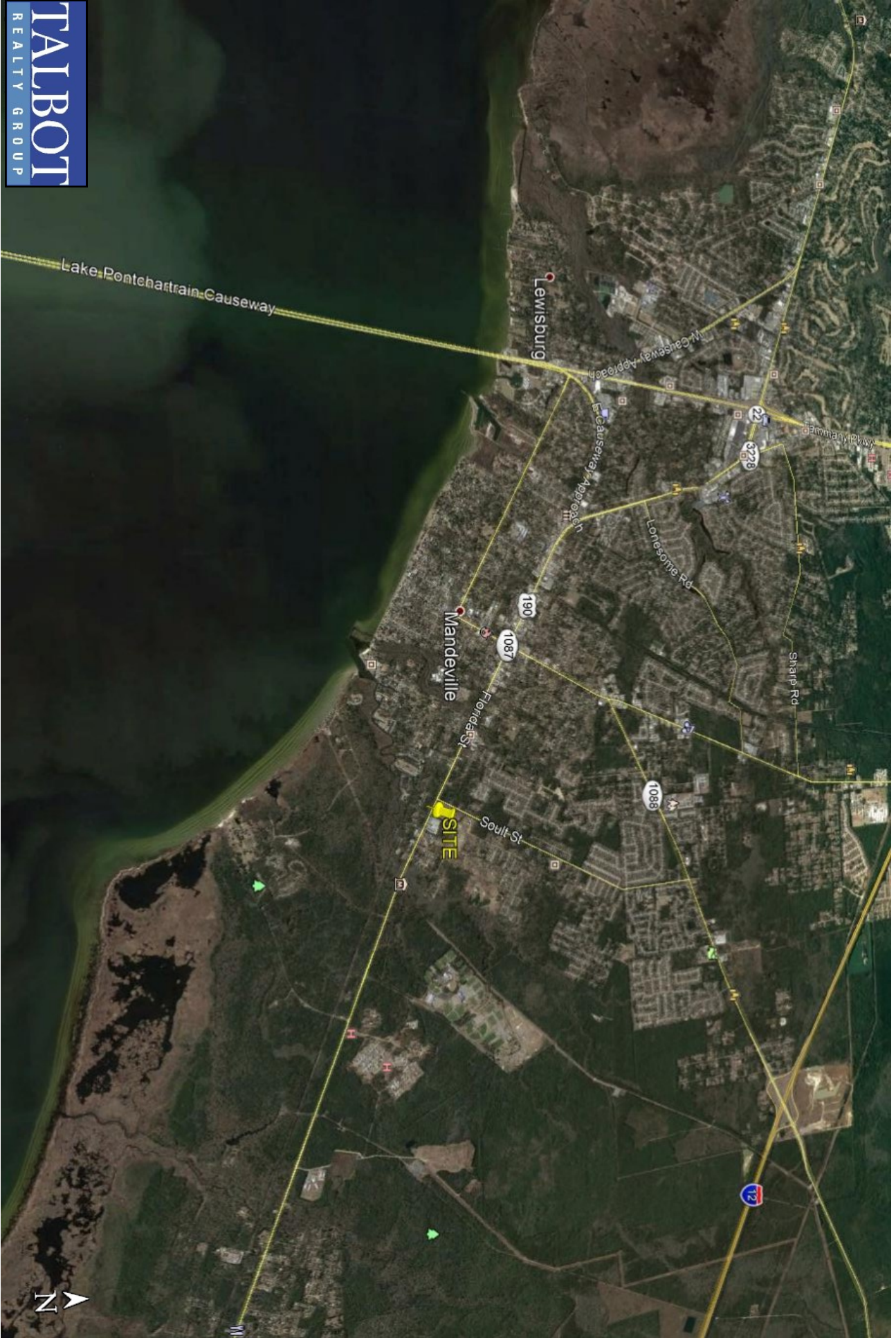
(EXISTING ASPHALT)

SQ. 101

SQ. 100

2011 SURVEY  
 KELLY MURPHY  
 REG. NO. 4448  
 REGISTERED  
 PROFESSIONAL SURVEYOR  
 STATE OF MISSISSIPPI  
 10/10/2011  
 10/10/2011

BY STATE OF MISSISSIPPI





1. Minimum Open Space Lot Area	2,000 Square feet
2. Minimum Buildable Lot Area	10,000 Square feet
3. Minimum Buildable Lot Width and Depth	100'
4. Minimum Yard Setback Requirements (For Buildings)	
a. Front Yard	25' or Required depth of greenbelt, whichever is greater
b. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever is greater
c. Interior Side or Rear Yard	
(1) Adjacent to Residential Districts	20'
(2) Adjacent to Other Districts	5' or
(3) With firewall at property line	0'
5. Maximum Height of Structures	35'
6. Maximum Impervious Site Coverage	75%

**7.5.7.4. *Parking and Landscaping Requirements***

Parking and landscaping requirements for this district shall be in accordance with the provisions of Article 9 of this Land Use Regulations Ordinance and any additional requirements as specified in the supplemental regulations or special use criteria as provided in Article 8.

**7.5.8. B-1 - Neighborhood Business District**

**7.5.8.1. *Purpose of the B-1 Neighborhood Business District***

The purpose of the B-1 neighborhood business district shall be to provide sites for small-scale service and retail establishments to support adjacent residential neighborhoods. This district includes personal service and retail or office establishments, which are 3,000 square feet or less, which conduct all business operations within an enclosed facility, and which do not present any adverse impact on the peace, appearance or value of adjacent residential areas.

**7.5.8.2. *B-1 Permitted Uses***

The uses permitted in this zoning district, including signage, shall be in accordance with those uses listed under this district in the Table of Permitted Uses By Zoning District found at the end of this Article and shall be subject to all applicable provisions of this Land Use Regulations Ordinance including any supplemental or special use criteria provided in Article 8 and the Sign Code in Article 10.

**7.5.8.3. *B-1 Site Development Regulations***

Each development site in the B-1 Neighborhood Business District shall be subject to the following site development regulations in addition to any other applicable regulations under the provisions of this Land Use Regulations Ordinance or any other laws of the City, state or federal government. The Planning Director may grant exceptions to the following standards pursuant to section 4.3.5.

1. Minimum Lot Area	10,000 Square feet
2. Maximum Lot Area	40,000 Square feet
3. Minimum Building Size	800 Square feet (1)
4. Maximum Building Size	15,000 Square feet
5. Minimum lot width and depth	100'(2)
6. Minimum Yard Setback Requirements	

a. Front Yard	25' or Required depth of greenbelt, whichever greater
b. Street Side or Rear Yard	15' or Required depth of greenbelt, whichever greater
c. Interior Side or Rear Yard	
(1) Adjacent to Residential Districts	20'
(2) Adjacent to Other Districts	5' or
(3) With firewall at property line	0'
7. Maximum Height of Structures	35'
8. Maximum Impervious Site Coverage	75%
(1) Minimum building size may be reduced subject to issuance of a Special Use Permit.	
(2) Minimum lot depth and width may be reduced by the Planning Commission through the subdivision process provided that the applicant demonstrates that the minimum lot area and setbacks can be met.	

**7.5.8.4. Parking and Landscaping Requirements**

Parking and landscaping requirements for this district shall be in accordance with the provisions of Article 9 of this Land Use Regulations Ordinance and any additional requirements as specified in the special district criteria below or Special Use Criteria as provided in Article 8.

**7.5.8.5. Special B-1 Neighborhood Business District Criteria**

1. **Access** - B-1 districts shall be located with frontage on major arterial or collector streets or on local streets in locations that do not require travel through existing or proposed residential districts to access the B-1 district.
2. **Special Requirements Adjacent to Residential Districts**  
 When a non-residential use abuts a lot or parcel in a R-1, R-1X, R-2, R-3 or MH district, hereinafter, "residentially zoned lot or parcel", the following provisions shall apply:
  - a. Outdoor speakers for drive-through goods or services shall not face a residentially zoned lot or parcel located within 150 feet of the speaker unless the speaker is screened by a solid masonry wall measuring at least twelve (12) feet long by eight (8) feet tall and located within twelve (12) feet of the speaker.
  - b. Other outdoor speakers are prohibited within 150 feet of a residentially zoned lot or parcel.
  - c. Dumpsters shall be screened on all sides facing residentially zoned property in accordance with section 9.2.5.8 and shall not be located within thirty (30) feet of a residentially zoned lot or parcel.
  - d. All outdoor lighting must be in accordance with section 8.1.10 Supplemental Regulations for Outdoor Lighting.
  - e. Outside Storage or Display - There shall be no display or storage of goods outside of the principal structure or any permitted accessory structures on the site.
3. **Applicability**
  - a. Design Guidelines shall apply to the new building construction, exterior renovations and modifications that require a building permit.
  - b. Provisions for Non-Conforming buildings are in accordance with section 4.2.4 of the CLURO.

- c. Prior to preparing design plans for any development, the applicant shall schedule a pre-application meeting with the Planning Director or designee to discuss the procedure for approval of design drawings and the development of properties within the B-1 Neighborhood Business District.
- d. Architectural Review shall be performed by the City's design consultants, which shall be designated by the Mayor, and which shall make recommendations to the Building Inspector prior to permits being issued.

**4. Building Design Elements:**

- a. Compatibility with the environment. Buildings shall exhibit the ability to provide protection from rain, sun, and high humidity.
- b. Entrances - each principle building shall have a clearly defined, inviting, highly visible customer entrance enhanced with distinguishing features such as canopies, galleries, and porticos.
- c. Facades of buildings visible to the public shall maintain the same standard of design as the front facade, including:
  - (1) Screening of utilities, equipment, and building services.
  - (2) Continuation of building design elements such as the quality of materials, galleries, cornices, and treatment of openings.
  - (3) Disruption of horizontal planes with vertical elements is required. This may include significant interruption by change in plane, material, opening, or design element, such as a tower or gable.
- d. Disciplined visible structural vocabulary must be maintained. Arcades, galleries, and roofs shall not appear to levitate in space, but shall have a visible means of support with columns and/or brackets. No overhangs in excess of 3' allowed without a visible means of support. Rafter tails are encouraged on smaller overhangs.
- e. Consistent design vocabulary for multiple structures on one property will be employed. A unifying design element such as material, color, or form should be used for all structures.
- f. No building with an industrial appearance is allowed, such as a pre-engineered metal building with metal siding and devoid of historic context.
- g. Service bays shall be oriented away from the principal street or screened.
- h. Smaller buildings should reflect the design of the historic styles, and larger buildings should be divided into smaller elements in order to incorporate historic design context.
- i. Buildings should maintain classic proportions. For example, smaller columns should be placed closer together for a more vertical proportion, and as the structure becomes more horizontal in scale the supports (columns) should have additional mass.
- j. Fascia of buildings not to exceed 16" in depth, including gutters; except for fascias used as a unifying element for multi-tenant buildings and for placement of signage for tenants. No backlit fascia. For purposes of this ordinance, fascia is defined as the horizontal plane just below the roof or coping and above the wall and/or supports.
- k. Mansard roofs used in conjunction with canopies, covered walkways and entries shall have a roof-like slope not greater than 12:12 or less than 4:12. Building should have substance -

design should include base, intermediate and cap. Changes in materials should have a clear line of demarcation either by offset, reveal, or border.

- l. Shadows shall be considered as a design element.
5. **Materials:** Materials shall be reviewed for compliance with historic context. The following materials have historic context:
    - a. Walls, Wood, Brick, Cement Plaster (stucco).
    - b. Roofing: Wood shakes, Slate/tile, Rigid Shingles with Ridge Tiles, Metal (Corrugated, V-crimp, and Standing Seam).
  6. **Color:** Colors shall be reviewed for compliance with historic context.
    - a. Facade colors shall be low reflective and subtle. The use of primary, high intensity or metallic color is prohibited outside of the sign face.
    - b. Any activity that involves changing color or refreshing color shall require a permit and shall be reviewed by the City's Design Consultants, who shall advise the Planning Director.
    - c. Accurate color drawings with a list of paint numbers and elevations of every building will be required to be submitted prior to any modification.
  7. **Canopies:**
    - a. Free (or semi-free) standing canopies, such as those used as shelters for pump islands in gas stations and porte cocheres, shall be of similar style and materials as the building. Canopies are not considered the principle structure.
    - b. Unless site conditions preclude, canopies shall be attached to and made an integral part of the main building.
    - c. Canopies shall have columns, beams, or brackets of sufficient scale give a visible means of support.
    - d. Clearance under canopies shall not exceed 16', and cantilevered overhangs shall not exceed 15 feet.
    - e. Task lighting shall be utilized to reduce light spillage. Intense general lighting under canopies in not allowed.
    - f. Fascia - refer to building design elements.
    - g. Disrupt long horizontal plains with vertical elements.

#### **7.5.9. B-2 - Highway Business District**

##### ***7.5.9.1. Purpose of the B-2 Highway Business District***

The purpose of the B-2 Highway Business District shall be to provide sites for office, retail and service establishments to serve the needs of the community as a whole. This district includes both multi-tenant shopping centers and individual development sites located typically on major arterial and collector streets.

##### ***7.5.9.2. B-2 Permitted Uses***

The uses permitted in this zoning district, including signage, shall be in accordance with those uses listed under this district in the Table of Permitted Uses By Zoning District found at the end of this



**TABLE OF PERMITTED USES BY ZONING DISTRICTS**

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.2 Residential Use Classification																		
6.2.1 Single Family	P	P	P	P	P					P		P	P	P	C			*
6.2.2 Cluster Resid. *			C	C	C					C		C	S	C	C			*
6.2.3 Duplex Resid.			P	P	P					P		S	P	P	C			*
6.2.4 Two Family *			S	S						P		S	S		C			*
6.2.5 Townhouse *				S						S		S	P	S	C			*
6.2.6 Condo. Res.			P	P						S		S	P	S	C			*
6.2.7 Multi-Family				P						S		S	S		C			*
6.2.8 Congregate * Living Residential				S		S			S	S	S	S	S	S	C			*
6.2.9 Commun. Res. *				S		S				S		S	S	S	C			*
6.2.10 Mobile Home					P													
6.2.11 Acces. Res.						S	S			P		P	P	S	C	S	S	P
6.2.12 Boathouse Res.													S					
6.3 Civic Use Classifications																		
6.3.2 Cemetery				P	P	P	P	P		P	S	S	S		C	P	P	
6.3.3 Club/Lodge						P	S	P	P	S	P	S	P	S	C	P		S
6.3.4 Educational Facilities						P		P	P	S	P	P	S	S	C	S	S	S
6.3.5 Commun. Parking -- surface						P		P	P	P	P	P	S		C	P	P	P
6.3.6 Commun. Parking - Multi-Story						C		C	C	C	C	C	C		C	C	C	C
6.3.7 Commun. Rec.	S	S	S	P	P	P	P	P	P	S	P	P	S	S	C	P	S	S
6.3.8 Convales. Ser.						P			P		P	S	S		C			
6.3.9 Cultural Serv.	S	S	S	P		P	C	S	P	S	P	P	S	S	C			S
6.3.10 Daycare Center (Public)						P	C	S	P	S	P	P	S		C	S		S

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC	
6.3.11 Essential Ser	P					P	P	P	P	P	P	P							P
6.3.12 Guidance Ser.						P			P	P	P	S							P
6.3.13 Group Care Facilities *						C			C		C			C	C				
6.3.14 Hospital (General)						S			S		S				C	S	S		
6.3.15 Hospital (limited)						P			P	S	P				C	S			S
6.3.16 Major Impact Utilities *						C			C		C				C			C	
6.3.17 Minor Impact Utilities *	S	S	S	S	S	S	S	S	P	S	P	S	S	S	S	S	P	P	S
Communication Towers	S	S	S	S		P	P	P	P	P	P	P	P		P	P	P	P	
6.3.18 Postal & Parcel Del. Ser.						P			P	S	P	S			C	P	P	P	S
6.3.19 Pub. & Priv. Primary Educ.*				S		P	S	S	S	S	S	S	S		C				S
6.3.20 Pub. & Priv. Secondary Educ. *						P	S	S	S	S	S	S			C				S
6.3.21 Public Rec. & Park Service	C	C	C	C	C	C	C	C	C	P	C	C	C	C	C	C	C	C	P
6.3.22 Pub. Safety Services						P		P	P	P	P	P	S	S	C	P	P	P	P
6.3.23 Religious						P		S	P	S	P	S	S	S	C				S
6.4 Commercial Use Classifications																			
6.4.1 Admin. and Bus. Offices								P	P	P	P	P	S	S	C	P	P	P	S
6.4.2 Adult Uses *																			P
6.4.3 Agr. Sales & Services								S	P	S	P	S			C	P	P	P	S
6.4.4 Art & Craft Studio (limited)								P	P	P	P	S	S	S	C	P	P	P	P
6.4.5 Art & Craft Studio (General)								S	P	P	P	S		S	C	P	P	P	P
6.4.6 Animal Ken.									P		P				C	P	P	P	P
6.4.7 Animal Sales & Ser. (Limited)								P	P	S	P				C	P			S
6.4.8 Animal Sales & Ser. (General)															C			P	
6.4.9 A&E-Wash									P		P				C	P	P	P	
6.4.10 A&E-Fuel *								P	P	P	P				C	P	P	P	

Article 7: Zoning District Regulations

City of Mandeville CLURO

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.4.12 A&E-Truck Service Station															C		P	
6.4.13 A&E Ser. Commercial Parking - Surface									P	C	P				C	P	P	C
6.4.14 A&E Ser. Commercial Parking – Multi-Story									C	C	C				C	C	C	C
6.4.15 A&E Ser. Sales & Rentals*									P		P				C	P	P	
6.4.16 A&E Ser. Equipment Sales															C		P	
6.4.17 A&E Ser.-Auto Repair (Enclosed)									P		P				C	P	P	
6.4.18 A&E Repair															C	C	P	
6.4.19 A&E Vehicle Storage (Enclosed)									P		P				C	P	P	
6.4.20 Building Maintenance								S	P	P	P				C	P	P	P
6.4.21 Business Support-General								S	P	P	P	S			C	P	P	P
6.4.22 Business Support-Limited								P	P	P	P	P			C	P		P
6.4.23 Business or Trade School						P		P	P	S	P	P			C	P	P	S
6.4.24 Comm. Rec. Indoor Sports								S	P	S	P				C	P		S
6.4.25 Comm. Rec. Outdoor Sports									P	S	P	S			C	P		S
6.4.26 Comm. Rec. Indoor Entertainment									P	S	P				C			S
6.4.27 Comm. Rec. Outdoor Entertainment									P		P				C	P		
6.4.28 Communications Services									P	S	P				C	P		S
6.4.29 Construction Sales & Services															C	P	P	
6.4.30 Construction Sales & Ser. (Encl.)									P		P				C	P	P	
6.4.31 Consumer Repair Services								P	P	P	P				C	P		P

Article 7: Zoning District Regulations

City of Mandeville CLURO

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.4.32 Convenience Mini-Storage*									S		S				C	P	P	
6.4.33 Daycare *				S		S		S	P	S	P	S			C	S		S
6.4.34 Extern. Ser.									P	S	P				C	P	P	S
6.4.35 Finan. Ser.						P		P	P	P	P	P			C	P		P
6.4.36 Food Sales								P	P	P	P		S		C	P		P
6.4.37 Funeral Ser.									P		P				C			
6.4.38 General Retail Sales Conven.								P	P	P	P		S		C	P		P
6.4.39 General Retail Sales General									P	P	P				C	P		P
6.4.40 General Retail Sales Bulk									P		P				C			
6.4.41 Lodging - *Bed & Breakfast lhn				S						P		S	P	S	C			P
6.4.42 Lodging - * Bed & Breakfast Res.	S***	S***	P	P						P		P	P	S	C			P
6.4.43 Lodging - * Campground							S		P		P				C	P	P	
6.4.44 Lodging. (Trans) Hotel Motel									P	S	P				C			S
6.4.45 Laundry Ser. Coin Operated								P	P	S	P				C	P		S
6.4.46 Laundry Ser. Neighborhood								P	P	S	P				C	P		S
6.4.47 Laundry Ser. Commercial									P		P		S		C	P	P	
6.4.48 Marine Ser. Boat Fuel Area															C			
6.4.49 Marine Ser. Boat Sales/Service									P		P		P		C			
6.4.50 Marine Ser. Boat Repairs									P		P		P		C			

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.4.51 Marine Ser. Comm. & Chart. Fish.													P		C			
6.4.52 Marine Ser. Incidental Storage								S			S		P		C			
6.4.53 Marine Ser. * Marinas													P		C			
6.4.54 Marine Ser. Retail								P			P		P		C			
6.4.55 Marine Ser. Rest./Lodging													S	C	C			
6.4.56 Marine Ser. Yacht Clubs													P	P	C			
6.4.57 Medical Ser.								P	P	P	P	S	S		C			S
6.4.60 Personal Improvement								P	P	P	P	S			C	P		S
6.4.61 Personal Ser.								P	P	P	P				C			P
6.4.62 Research Ser.									P	S	P				C	P	P	S
6.4.63 Rest. Drive-in									P		P				C	P		
6.4.64 Rest. Fast Food								S	S		S				C	S		
6.4.65 Restaurants Outdoor Fast Food								S	P	S	P		S		C	P	P	S
6.4.66 Restaurants Sit Down								P	P	S	P		P	S	C	P	P	S
6.4.67 Restaurants Sit Down with Lounge									P	S	P		S	S	C	P	P	S
6.4.68 Swap Meets Enclosed									P	S	P				C			S
6.4.69 Swap Meet Unenclosed															C		P	S
6.4.70.1 Shopping Center Neighborhood								P	P	P	P				C			S
6.4.70.2 Shopping Center Minor									P		P				C			
6.4.70.3 Shopping Center Major											S				C			
6.4.71 * Special Events Center									P	S	P				C			S
6.4.73 Tavern, * Bar or Lounge									P	S	P		S		C	P	P	S
6.4.74 Tavern * Nightclub									P	S	P				C			S

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC	
6.5 Industrial Use Classification																			
6.5.1 Basic Ind.																			
6.5.2 Custom Manuf.										S			S						S
6.5.3 Light Manuf. (Enclosed)											S								
6.5.4 Light Manuf. (Open)																			
6.5.5 Old Town Manuf																			S
6.5.6 Research Ser. Hazardous																			
6.5.7 Resource Ext.																			
6.5.8 Wholes. Stor. & Dist. Light																C	P	P	
6.5.9 Wholes. Stor. & Dist. Heavy																			C
6.6 Agricultural Use Classification																			
6.6.1 Animal Prod.																			C
6.6.2 Animal Waste Processing																			C
6.6.3 Aquaculture																			C
6.6.4 Horticulture Cultivation									P		P								C
6.6.5 Horticulture Storage																			C
6.6.6 Horticulture Storage (Encl.)									P		P								C
6.6.7 Packing & Processing – Limited																			C
6.6.8 Packing & Processing – General																			C
6.6.9 Row & Field Crops																			P
6.6.10 Tree Crops									P		P								C
6.7 Combined Use Classification																			
6.7.1 Comb. Uses - Residential/Office										P		S	S	S					C
6.7.2 Comb. Uses - Residential/Comm.										P			S	S					C
6.7.3 Planned Comb. Uses													C	C					C

Article 7: Zoning District Regulations

City of Mandeville CLURO

Use Classification	R.1	R.1X	R.2	R.3	MH	I	O	B.1	B.2	B.3	B.4	O/R	PM.1	PM.2	PD	M.1	M.2	TC
6.8 Accessory Use Classification																		
6.8.1 Accessory Uses (General)						P	P	P	P	P	P		P	S	C			P
6.8.2 Accessory * Uses (Home Occ)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P
6.8.3 Accessory Uses (Residential)	P	P	P	P	P					P		P	P	P	C			P
6.8.4 Acces. Uses ** Signs – On premise	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P
6.8.5 Acces. Uses ** Signs – Off prem.									P		P				C		P	
6.8.6 Accessory Outdoor Dining On-Site								S	S	S	S		S	S	C	S	S	
6.8.6 Accessory Outdoor Dining In Right-of Way								C	C	C	C		C	C	C	C	C	