

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 4479

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. HAMAUEI

ON THE 6 DAY OF JANUARY, 2011

(ZC10-12-144) AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE SOUTH SIDE OF LA HIGHWAY 36, EAST OF BARBEE ROAD, BEING 21084 LA HIGHWAY 36, ABITA SPRINGS AND WHICH PROPERTY COMPRISES A TOTAL 6.41 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-3 (SUBURBAN DISTRICT) TO AN I-2 (INDUSTRIAL DISTRICT), (WARD 3, DISTRICT 3). (ZC10-12-144)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC10-12-144, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-3 (Suburban District) to an I-2 (Industrial District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as I-2 (Industrial District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-3 (Suburban District) to an I-2 (Industrial District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

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MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF February, 2011; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MARTIN W. GOULD, JR., COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: December 30, 2010

Published Adoption: _____, 2011

Delivered to Parish President: _____, 2011 at _____

Returned to Council Clerk: _____, 2011 at _____

EXHIBIT "A"

ZC10-12-144

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, together with all the building and improvements thereon and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, and more fully described as follows, to-wit:

From the corner common to Sections 26, 35 and 42 of the above Township and Range, run South 0 degrees 15 minutes East 2672 feet to a stake on the South side of the Covington-Abita Springs Highway, thence along the South side of said Highway North 86 degrees 50 minutes East 2779 feet to a stake set for the Northwest corner of the property herein conveyed and the point of beginning.

From the above point of beginning run along Highway North 86 degrees 50 minutes East 108.9 feet to a stake; thence South 3 degrees 10 minutes East 200 feet to a stake; thence South 86 degrees 50 minutes West 108.9 feet to a stake; thence North 3 degrees 10 minutes West 200 feet to the point of beginning, containing one-half acre as per map of C. R. Schultz, Surveyor,

ALSO

ONE ACRE OF LAND, in SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, together with all the building and improvements thereon and all of the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, more fully described as follows, to-wit:

Commencing at an iron corner which is located 957.5 feet North 83 degrees 15 minutes East of the Quarter Section corner common to Sections 35 and 36, Township 6 South, Range 11 East, thence East 109 feet; thence South 399.7 feet; thence West 109 feet; thence North 399.7 feet to the point of beginning and containing 1.00 acre as per map of Lowell E. Cummings, Registered Surveyor, under date of August 23, 1949.

LESS AND EXCEPT:

One certain tract or parcel of land, situated in Section 36, Township 6 South, Range 11 East, Greensburg Land District, Parish of St. Tammany, State of Louisiana, and identified as PARCEL NO. 8-5 on the right-of-way map for the COVINGTON-ABITA SPRINGS HIGHWAY, STATE PROJECT NO. 280-01-05, STATE ROUTE LA. 36, ST. TAMMANY PARISH, LOUISIANA, prepared by Phillip G. Holland, Registered Land Surveyor, dated March 23, 1973, said map being on file in the office of the Department of Highways in the City of Baton Rouge, Louisiana, the boundary lines of which tract are more particularly described as follows:

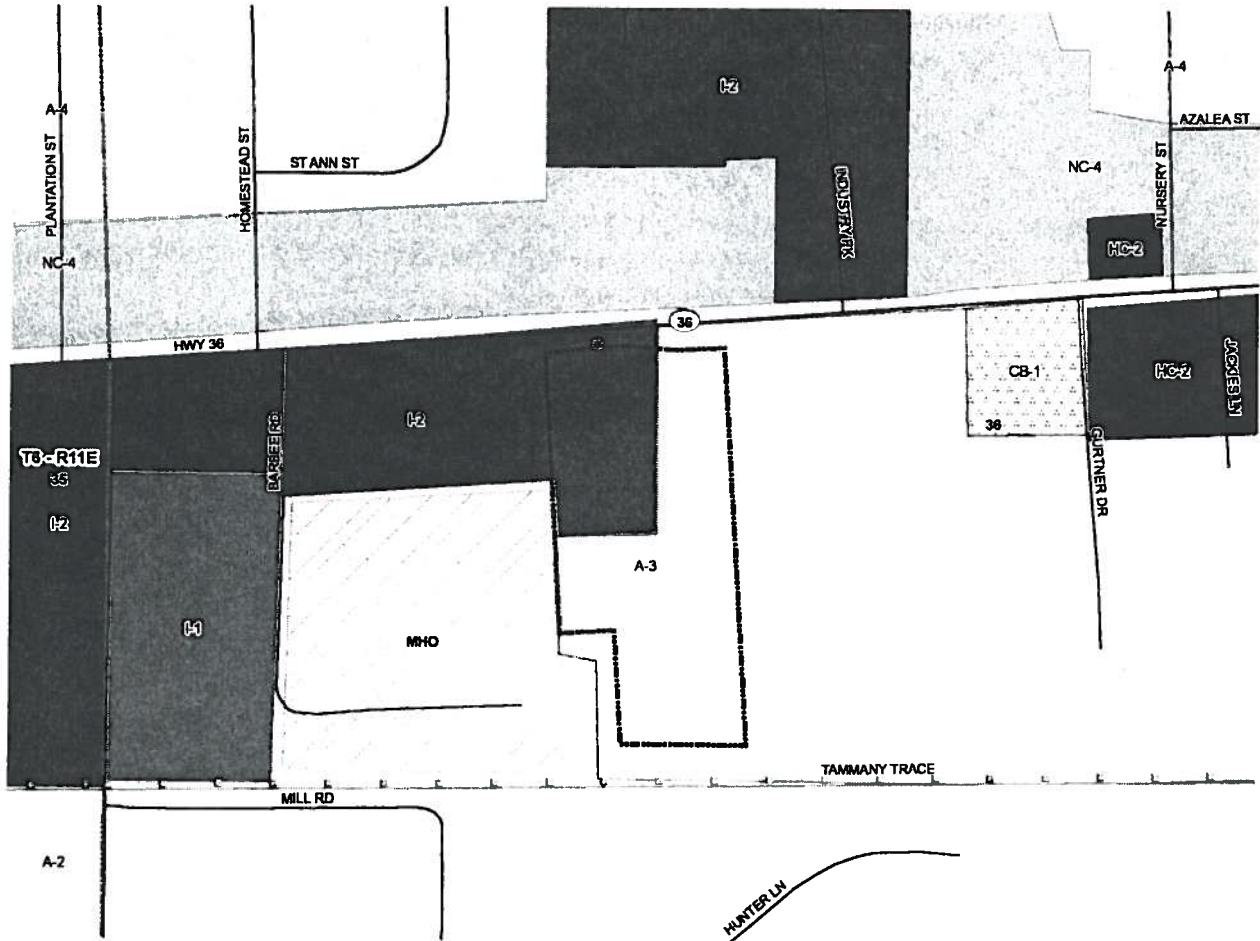
PARCEL 8-5:

Being all that portion of Vendor's property lying within approximately 43 feet to the right or southerly side of the surveyed project centerline, at Vendor's westerly boundary line, the extension of which intersects the said project centerline at Highway Survey Station 195+30.50; and extending in an easterly direction and gradually decreasing in width to 40 feet at Highway Survey Station 196+00; thence continuing in an easterly direction at a width of 40 feet to Vendor's easterly boundary line, the extension of which intersects the said project centerline at Highway Survey Station 196+39.40; and containing a net area of 1,168 square feet.

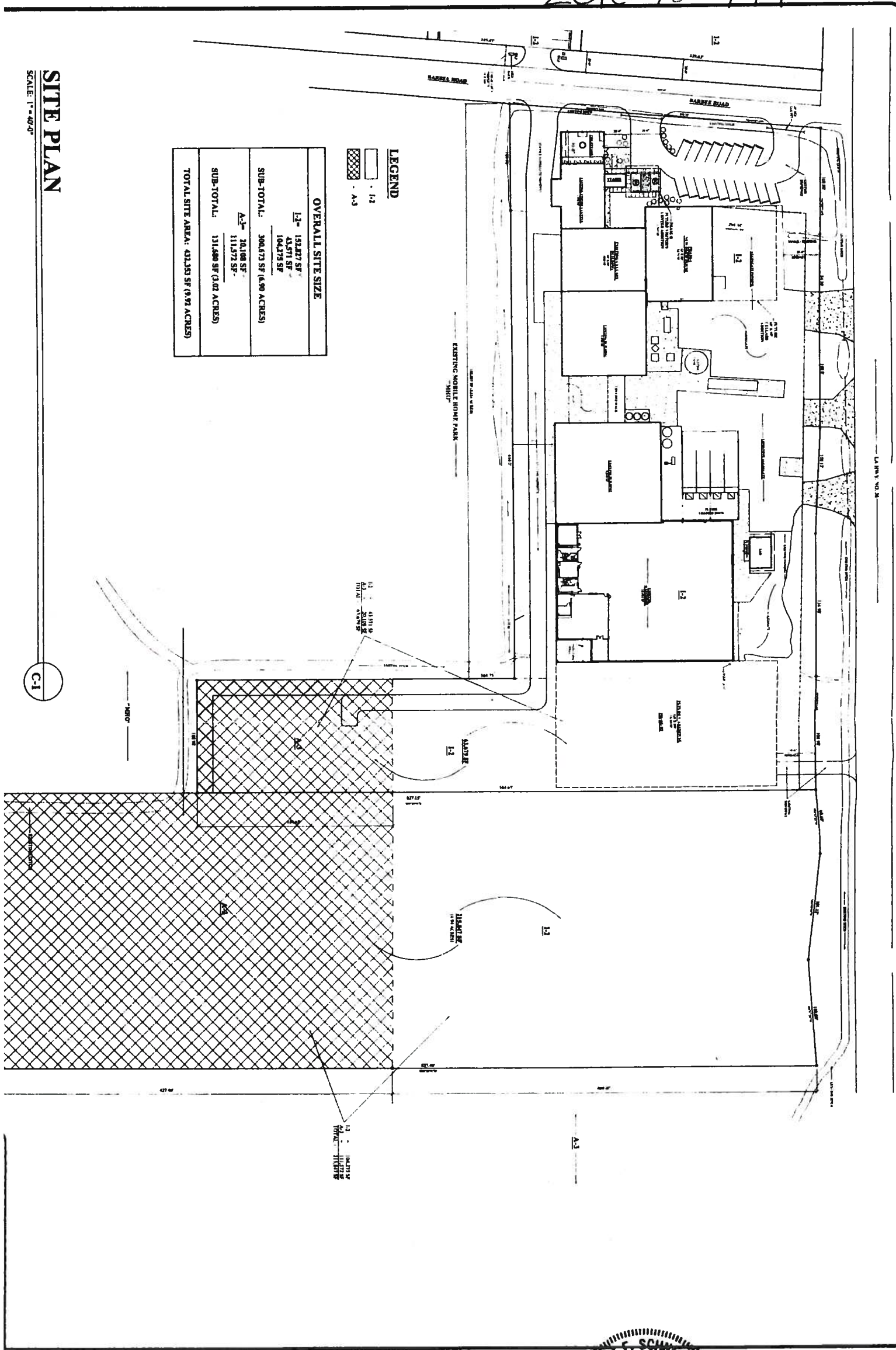
ONE CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon and all attachments thereto, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in Section 36, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and in accordance with survey by Fontcuberta Surveys, Inc., Thomas J. Fontcuberta, Registered Land Surveyor, dated May 4, 2007, print of which is annexed hereto, the property contains 4.94 acres and is described as follows:

Commencing from the quarter section corner between Sections 35 and 36, Township 6 South, Range 11 East, measure thence North a distance of 254 feet; thence measure N 86 degrees 30 minutes East a distance of 1045 feet; thence South 03 degrees 29 minutes 51 seconds East a distance of 9.45 feet to a point on the southerly right-of-way line of LA. Highway 36, the Point of Beginning; thence, leaving said right-of-way, measure South 03 degrees 29 minutes 51 seconds East a distance of 827.15 to a point on the northerly right-of-way of Tammany Trace (formerly G.M. & O. Railroad); thence measure along said right-of-way, South 89 degrees 51 minutes 42 seconds East a distance of 261.05 feet to a point; thence measure North 03 degrees 29 minutes 51 seconds West a distance of 827.40 to a point on the southerly right-of-way line of LA Hwy. 36; thence measure along the right-of-way of LA. Hwy. 36, South 86 degrees 47 minutes 25 seconds West a distance of 100.00 feet to a point; thence continue along said right-of-way, North 84 degrees 40 minutes 45 seconds West a distance of 101.12 feet to a point; thence continue along said right-of-way, South 86 degrees 47 minutes 25 seconds West a distance of 60.60 feet to the Point of beginning.

CASE NO.: ZC10-12-144
PETITIONER: Jeffrey D Schoen
OWNER: Abita Brewing CO., LLC
REQUESTED CHANGE: From A-3 (Suburban District) to I-2 (Industrial District)
LOCATION: Parcel located on the south side of La Highway 36, east of Barbee Road, being 21084 LA Highway 36, Abita Springs; S36, T6S,R11E; Ward 3, District 3
SIZE: 6.41 acres



2010-12-144



LEGEND

□ 1-2
 □ 1-3
 ▨ A-3

OVERALL SITE SIZE

L-2	152,877 SF
	43,971 SF
	104,779 SF
SUB-TOTAL:	306,673 SF (6.90 ACRES)
A-3	20,108 SF
	11,272 SF
SUB-TOTAL:	131,400 SF (3.02 ACRES)
TOTAL SITE AREA:	432,353 SF (9.92 ACRES)

SITE PLAN

SCALE: 1" = 40'-0"

C-1

DRAWN H. SCHNEIDER CHECKED J. SCHNEIDER DATE	JOSEPH F. SCHNEIDER JR., AIA ARCHITECT 105 EVANGELINE DRIVE, SLIDELL, LOUISIANA 70460 (985) 847-8714 jschneid@charter.net	MASTER SITE PLAN FOR ABITA BEER 21084 HIGHWAY 36 ABITA SPRINGS, LOUISIANA	REVISIONS BY
			[Empty Revisions Table]