

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO. C-1864

COUNCIL SPONSOR: STEFANCIK/DAVIS PROVIDED BY: CAO

RESOLUTION TO CONCUR/ NOT CONCUR WITH THE TOWN OF ABITA SPRINGS ANNEXATION AND REZONING OF 150.45 ACRES OF LAND MORE OR LESS FROM PARISH RURAL & SA SUBURBAN AGRICULTURE DISTRICT TO TOWN OF ABITA SPRINGS HIGHWAY COMMERCIAL & HISTORIC RESIDENTIAL PUD DISTRICT WHICH PROPERTY IS LOCATED SECT 5& 8 , T-7-S, R-12-E, WARD 10,4, DISTRICT 7 .

WHEREAS, the Town of Abita Springs is contemplating annexation of 150.45 acres of land more or less owned by Mr & Mrs Gerald Loyd, and located Sect 5 & 8, T7S, R12E , Ward 10/4 , District 7 (see attachments for complete description); and

WHEREAS, the proposed annexation is not consistent with the Annexation Agreement entered into by the Town of Abita Springs and St. Tammany Parish effective April 1, 2003; and

WHEREAS, the property requires rezoning from Parish RURAL & SA SUBURBAN AGRICULTURE District to Town of Abita Springs COMMERCIAL & HISTORIC RESIDENTIAL PUD District which is an intensification of zoning; and

WHEREAS, the property is not developed and the proposed annexation would not result in a split of the sales tax revenues, *all sales tax revenue accrues to the Parish of St. Tammany.*

THE PARISH OF ST. TAMMANY HEREBY RESOLVES to Concur/Not Concur with the Town of Abita Sprongs annexation and rezoning of 150.45 acres of land more or less, located Sect 5 & 8, T7S, R12E , Ward 10/4 , District 7 from Parish RURAL & SA SUBURBAN AGRICULTURE District to TOWN OF ABITA SPRINGS HIGHWAY COMMERCIAL & HISTORIC RESIDENTIAL PUD District in accordance with *the April 1, 2003 Annexation Agreement between the Parish and the The Town of Abita Springs.*

BE IT FURTHER RESOLVED that should this property be annexed, the St. Tammany Parish Council requires that the Town of Abita Springs review development proposals utilizing the applicable Parish Drainage Model and compliance with Parish Drainage Regulations.

BE IT FURTHER RESOLVED that the St. Tammany Parish Council requires that the Town of Abita Springs require a Traffic Impact Analysis be performed and that the Parish Department of Engineering be consulted on the traffic and access impacts of any proposed development.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS RESOLUTION WAS DECLARED ADOPTED ON THE _____ DAY OF _____, 2005, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, CLERK OF COUNCIL (AB2006-01)

C-1864



Kelly McHugh
& Associates, Inc.

LEGAL DESCRIPTION
OF
13.41 ACRES
(COMMERCIAL AREA)

A certain parcel of land situated in Sections 5 and 8, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 5, 6, 7 and 8, Township 7 South, Range 12 East and measure South 89 degrees 30 minutes 00 seconds East a distance of 2,010.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run NORTH a distance of 1,400.65 feet; thence South 54 degrees 23 minutes 00 seconds East a distance of 931.54 feet; thence South 36 degrees 07 minutes 27 seconds West a distance of 147.54 feet; thence South 35 degrees 11 minutes 24 seconds West a distance of 209.02 feet; thence South 29 degrees 58 minutes 27 seconds West a distance of 238.81 feet; thence South 41 degrees 46 minutes 00 seconds West a distance of 186.43 feet; thence South 48 degrees 51 minutes 58 seconds West a distance of 143.34 feet; thence South 56 degrees 16 minutes 57 seconds West a distance of 143.18 feet; thence South 58 degrees 33 minutes 41 seconds West a distance of 92.94 feet to the POINT OF BEGINNING, and containing 13.41 acres of land, more or less.

F:\RFD\My Documents\legal\ABITA MEADOWS-COMMERCIAL.doc

845 Galvez Street • P.O. Box 1207 • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors

C-1864



Kelly McHugh
& Associates, Inc.

LEGAL DESCRIPTION
OF
137.04 ACRES
(RESIDENTIAL AREA)

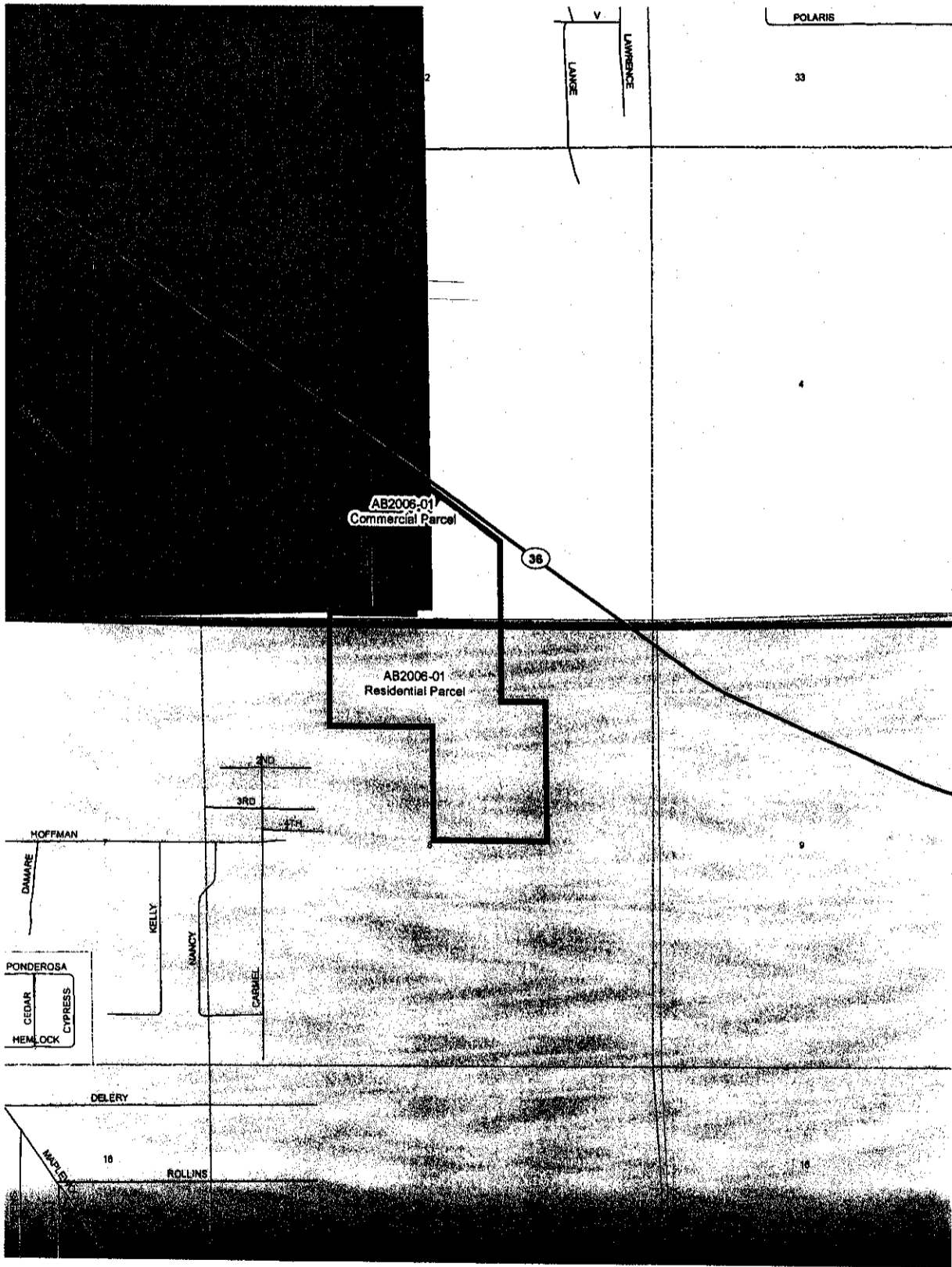
A certain parcel of land situated in Sections 5 and 8, Township 7 South, Range 12 East, St. Tammany Parish, Louisiana and more fully described as follows.

Commence at the Section Corner common to Sections 5, 6, 7 and 8, Township 7 South, Range 12 East and measure South 89 degrees 30 minutes 00 seconds East a distance of 2,010.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run NORTH a distance of 481.35 feet; thence North 58 degrees 33 minutes 41 seconds East a distance of 92.94 feet; thence North 56 degrees 16 minutes 57 seconds East a distance of 143.18 feet; thence North 48 degrees 51 minutes 58 seconds East a distance of 143.34 feet; thence North 41 degrees 46 minutes 00 seconds East a distance of 186.43 feet; thence North 29 degrees 58 minutes 27 seconds East a distance of 238.81 feet; thence North 35 degrees 11 minutes 24 seconds East a distance of 209.02 feet; thence North 36 degrees 07 minutes 27 seconds East a distance of 147.54 feet; thence South 54 degrees 23 minutes 00 seconds East a distance of 293.26 feet; thence South 54 degrees 32 minutes 00 seconds East a distance of 583.50 feet; thence South 00 degrees 26 minutes 16 seconds East a distance of 1,847.84 feet; thence North 89 degrees 52 minutes 00 seconds East a distance of 520.62 feet; thence South 00 degrees 11 minutes 50 seconds East a distance of 300.86 feet; thence South 00 degrees 41 minutes 00 seconds East a distance of 1,303.60 feet; thence South 89 degrees 57 minutes 00 seconds West a distance of 1,337.00 feet; thence North 00 degrees 45 minutes 00 seconds West a distance of 1,304.70 feet; thence South 89 degrees 50 minutes 00 seconds West a distance of 202.59 feet; thence South 89 degrees 52 minutes 00 seconds West a distance of 1,010.00 feet; thence NORTH a distance of 1,305.00 feet; thence EAST a distance of 1,008.00 feet; thence NORTH a distance of 20.00 feet; thence North 89 degrees 32 minutes 00 seconds West a distance of 466.80 feet to the POINT OF BEGINNING, and containing 137.04 acres of land, more or less.

C-1864

Proposed Annexation



St. Tammany Parish Government
 P.O. Box 628
 Covington, LA 70434

Kevin C. Davis,
 President



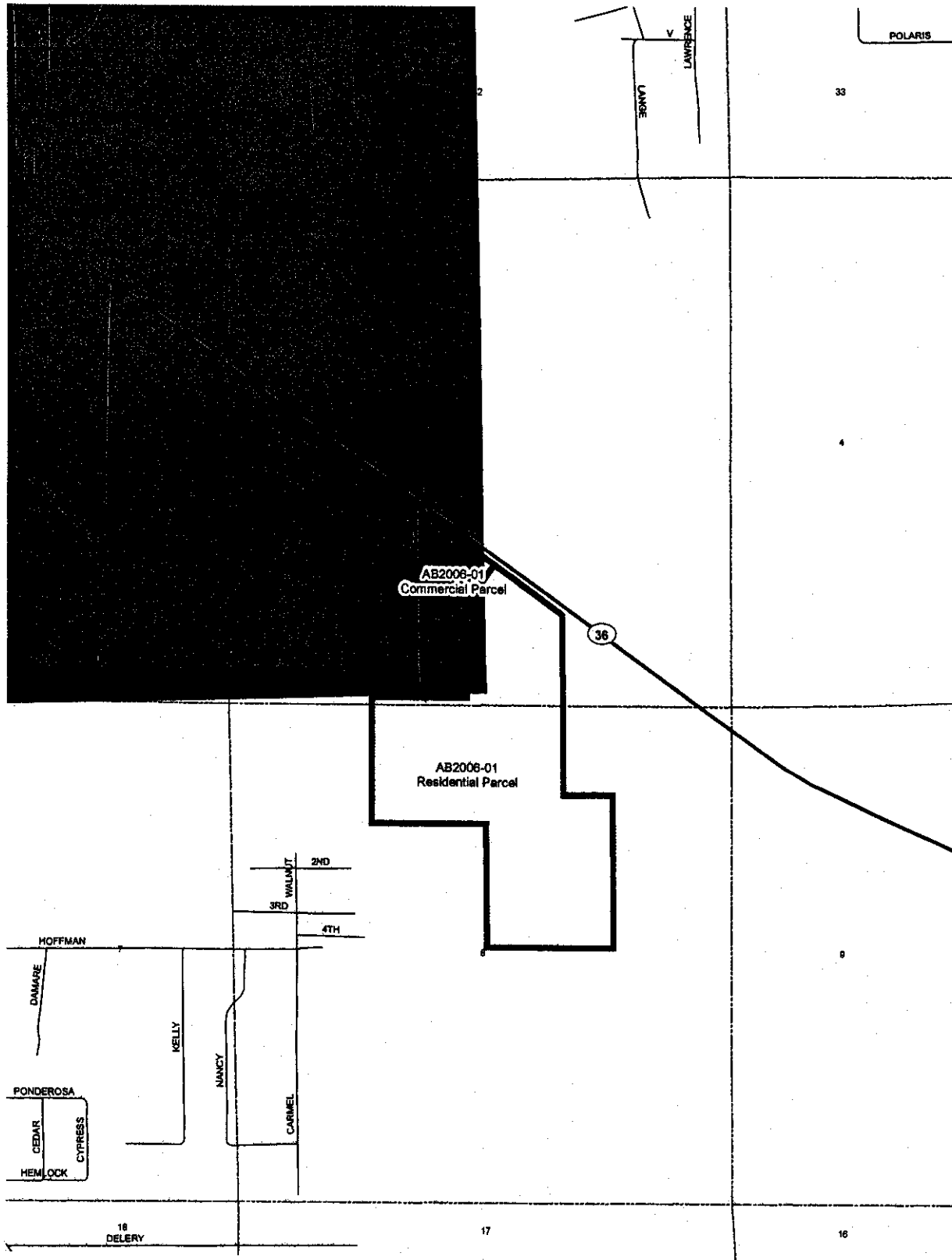
Legend	
Streets	Rural
Major Roads	SA Suburban Agriculture
Sections	A-1 Suburban
Abita_Springs	A-2 Suburban
GMA	A-3 Suburban
MIO	A-4 Single Family Residential
PCO	MH Mobile Home
SRO	A-5 Two Family Residential
BSO	A-6 General Multiple Family
	SD Special District
	RC Recreation/Conservation
	ID Institutional
	PUD Planned Unit Development
	LC Light Commercial
	C-1 Neighborhood Commercial
	C-2 Highway Commercial
	C-3 Planned Commercial
	M-1 Light Industrial
	M-2 Intermediate Industrial
	M-3 Heavy Industrial

This map was produced by St. Tammany Parish Information Services.
 Note: This map is for planning purposes only. It is not a legally recorded plan, survey, official tax map or engineering schematic, and it is not intended to be used as such. Map layers were created from different sources at different scales, and the actual or relative geographic position of any feature is only as accurate as the source information.
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Miles
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C-1864

Proposed Annexation



St. Tammany Parish Government
 P.O. Box 628
 Covington, LA 70434

Kevin C. Davis,
 President



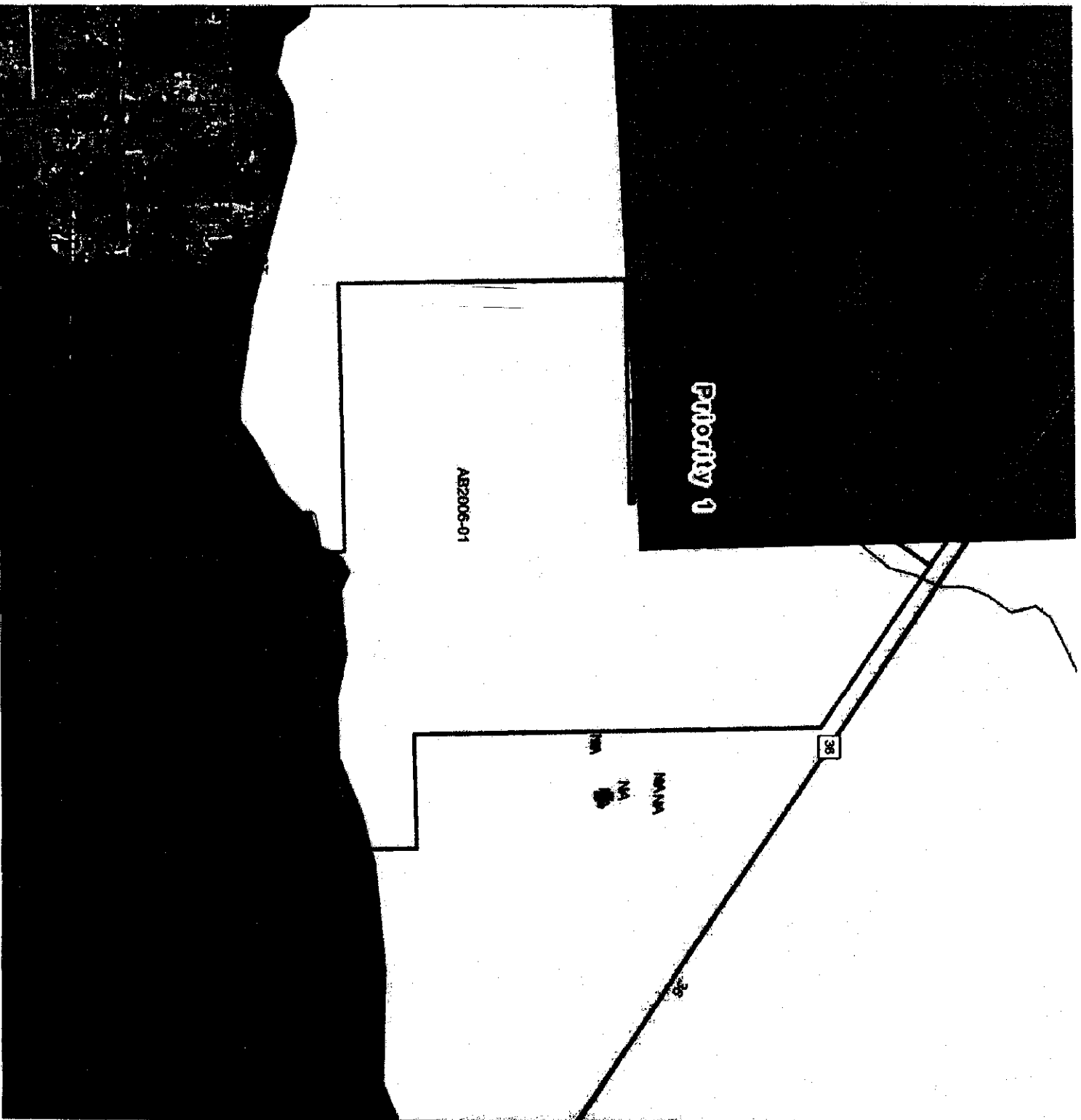
Legend

- ap-ab2006-01
- Streets
- Major Roads
- Abita_UG_Areas**
- TAX_TYPE**
- Priority 1
- Priority 2
- Growth Management

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Miles
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C-1864



Abita Springs

Legend

- ap-ab2006-01
- Abita_Springs

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C-1864

AB2006-01 Ework Departmental Notes

Date	Department	Author	Note
8/8/2006	Special Revenue	B Thompson	Annexation includes 2 parcels: 13.4 acres to be zoned for commercial use, 137.04 acres to be zoned for residential use.
8/8/2006	Special Revenue	B Thompson	Having much difficulty getting the Town of Abita Springs to submit annexation request in a timely manner. Received a copy of the Property Description and owner name from Jeff Schoen, the lawyer who is representing the owners. 6/30/2006 - Sent annex process to Cindy Murry. Numerous phone conversations with Donna Kilpatrick, Edward Deano, Jeff Schoen, Cindy Murry all in an effort to get annexation information from town of abita.
8/8/2006	Special Revenue	B Thompson	Something else to ponder in relation to Abita Annexation dilemma -in reading the legal notice describing the up coming annexations they read as 2 separate annexations, one 137 acres and the other 150 acres. In speaking to jeff Schoen, he says the 137 acres is part of the 150 acres. the 150 acres includes 13 acres to be zoning for commercial use. So, is Abita treating these as 2 separate ordinances - Spoke to Mike Sevante regarding this - we should be able to handle this as a single resolution, as long as we know property descriptions in relation to zoning.
8/14/2006	Public Works	B Westerfield	Half of Section 5 lies in the already incorporated city of Abita; Hebert Rd is not in the maintenance inventory. The Pontitalawa area in Section 8, including Marci Acres subdivision contains a number of streets in the Parish Maintained inventory. Please advise if these are to be declared inactive in the system.
8/14/2006	Special Revenue	B Thompson	currently there are no vendors located on this property.
8/15/2006	Environmental Services	T Brown	No DES Issues
8/16/2006	Special Revenue	B Thompson	Spoke to Jeff Schoen in an effort to get more information on annexation
8/18/2006	Planning	S Fontenot	Proposal Complies with Louisiana Revised Statutes for annexation Front 2/3 of proposal complies with Growth Management Agreement - Rear 1/3 does not comply with Growth Management Agreement



St. Tammany Parish

District 3 Coordinator
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2865
Fax: (985) 898-5238
e-mail: rthompson@stpgov.org

Kevin Davis
Parish President

C-1864

August 18, 2006

Please be advised that we have received the Annexation Request listed below.

City of Abita springs, submitted this annexation request on 8/8/2006. The city case number assigned is and the parish reference number is AB2006-01.