

ORDINANCE NO. 106

AN ORDINANCE TO AMEND AND REENACT THE CHOUDRANT COMPREHENSIVE PLAN AND THE ZONING MAP OF THE VILLAGE OF CHOUDRANT; TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED IN THE VILLAGE OF CHOUDRANT, LOUISIANA; TO PROVIDE FOR THE EFFECTIVE DATE THEREOF; AND OTHERWISE TO PROVIDE WITH RESPECT THERETO.

NOW, THEREFORE, BE IT ORDAINED, by the Board of Aldermen of the Village of Choudrant, Louisiana, convened in Regular Session this 7th day of December, 2009, that the following Ordinance is hereby enacted:

SECTION 1.

Ordinance No. 62 of the Code of Ordinances of the Village of Choudrant and the Choudrant Comprehensive Plan and the Zoning Map of the Village of Choudrant, Louisiana are hereby amended and reenacted as follows:

The property set forth hereinafter shall be zoned as a Planned Unit Development, and used exclusively as a take-out restaurant and catering facility, in accordance with the special plan for said property which is attached hereto and made a part hereof:

Township 18 North, Range 1 West

Section 19 A parcel of land in the NE ¼ of SE ¼, more particularly described as follows:

Beginning at the SE corner of the NE ¼ of SE ¼, Section 19, Township 18 North, Range 1 West, Lincoln Parish, Louisiana, run thence in a Northerly direction to the centerline of U.S. Highway 80 a distance of 59 feet, thence in a Westerly direction along centerline of U.S. Highway 80 a distance of 1234 feet to POINT OF BEGINNING; from point of beginning run thence North 200 feet, thence run East 135 feet to POINT OF BEGINNING.

SECTION 2.

No alcohol of any kind, whether of high or low alcoholic content, shall be served, sold, possessed or consumed on the property

SECTION 3.

All terms, conditions, safeguards and stipulations set forth on the special plan attached hereto and made a part hereof shall be binding upon the applicant and any successors in interest and shall limit, restrict and control the use and operation of all land and structures within the area designated in such special plan. Deviations from the special plan attached hereto or failure to comply with any requirements, conditions or safeguards contained thereon or in this Ordinance shall constitute a violation of the zoning regulations of the Village of Choudrant and may be enforced in any manner provided by law.

SECTION 4.

If no construction has begun or no use established in the planned unit development in accordance with this Ordinance and the special plan attached hereto and made a part hereof within one year from the date of approval of this Ordinance, this Ordinance shall lapse and be of no further force and effect. However, in the discretion of the Village of Choudrant and for good excuse, the period of beginning of construction or the establishment of the planned use may be extended for one or more additional years.

SECTION 5.

Except as amended hereinabove, all other provisions and zoning designations set forth on the Choudrant Comprehensive Plan and the Zoning Map of the Village of Choudrant, Louisiana, shall remain in full force and effect without change or alteration.

SECTION 6.

If any section, paragraph, sentence, clause and/or phrase of this Ordinance or the application thereof is declared unconstitutional, unenforceable or invalid by the valid judgment of any court of competent jurisdiction such unconstitutionality, unenforceability or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses and/or phrases of this Ordinance, since the same would have been enacted by the Village of Choudrant without the incorporation in this Ordinance of any such unconstitutional, unenforceable or invalid section, paragraph, sentence, clause or phrase. To that end, the provisions of this Ordinance are hereby declared severable.

SECTION 7.

All other ordinances, or any parts thereof, which are in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 8.

This Ordinance shall become effective after final adoption and publication in the manner prescribed by law.

The above and foregoing Ordinance was introduced on November 2, 2009, at a regular meeting of the Board of Aldermen of the Village of Choudrant, Louisiana, a public hearing having thereafter been held, title having been read, and a motion to adopt said ordinance was made by Alderman Aswell. The motion was seconded by Alderwoman Morrison, and after having been considered by title was adopted as a whole by the following YEA and NAY vote:

YEAS: Aswell, Morrison, O’Neal

NAYS:

ABSENT:

WHEREUPON, the Ordinance was declared duly adopted this 7th day of December, 2009.

CELESTE H. BUTLER, Clerk
VILLAGE OF CHOUDRANT

BILL SANDERSON, Mayor
VILLAGE OF CHOUDRANT