

ST. TAMMANY PARISH COUNCIL
ORDINANCE

ORDINANCE CALENDAR NO. 3001 COUNCIL ORDINANCE SERIES NO. _____

COUNCIL SPONSOR BRISTER/PRESIDENT PROVIDED BY: PLANNING

INTRODUCED BY _____, SECONDED BY _____, ON THE
_____ DAY OF _____, 2004

AN ORDINANCE TO ADOPT A VOLUNTARY DEVELOPMENTAL AGREEMENT BETWEEN THE PARISH OF ST. TAMMANY AND NORTHPOINTE DEVELOPMENT, THE DEVELOPER OF NORTHPOINTE BUSINESS PARK SUBDIVISION, LOCATED IN WARD 1, DISTRICT 1

WHEREAS, Northpointe Development, developer of Northpointe Business Park Subdivision, has agreed in principle to enter into a voluntary developmental agreement with the Parish of St. Tammany; and

WHEREAS, the St. Tammany Parish Planning Commission and Council have held public hearings concerning said agreement and do hereby concur and conclude that said agreement is mutually acceptable, binding on all parties, and shall derive benefits for the development and to the Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that it hereby accepts and enters into said voluntary developmental agreement with the developer of Northpointe Business Park Subdivision, as well as any other boards, commissions, organizations or districts duly created or endorsed by the Parish Council that may be a party hereto.

BE IT FURTHER ORDAINED, that this agreement shall be recorded within the records of the St. Tammany Parish Clerk of Courts Office, if applicable, and this ordinance shall serve as an attachment thereto.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance is held to be invalid, such invalidity shall not affect other parts or provisions 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.

MOVED FOR ADOPTION BY _____, SECONDED BY _____.

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

AND THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____, 2004; AND BECOMES COUNCIL ORDINANCE SERIES NO. _____

PATRICIA BRISTER, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

KEVIN C. DAVIS, PARISH PRESIDENT

Published introduction _____, 2004

Published adoption _____, 2004

Delivered to the Parish President on _____, 2004 @ _____

Returned to the Council Clerk on _____, 2004 @ _____

**DEVELOPMENTAL AGREEMENTS
DISPOSITION REPORT
(for the December 14, 2004 Planning Commission Meeting)**

Oak Plain, Ward 8, District 13

3500
The developer has agreed in principle to participate in the Parish's voluntary developmental agreement process by donating a \$500.00 per lot cash impact fee to be used for infrastructure improvements within the council district.

This agreement was successfully negotiated between the developer and the council district representative, therefore the staff recommends approval.

Northpointe Business Park, Ward 1, District 1

3001
The developer has agreed in principle to participate in the Parish's voluntary developmental agreement process by donating a 10 acre tract of land within the subdivision to the parish for economic development purposes.

Madisonville Trace, Ward 1, District 1

3502
The developer has agreed in principle to participate in the Parish's voluntary developmental agreement process by donating the following: (a.) \$500.00 per lot cash impact fee, (b.) extend a waterline from Madison Gardens on LA Highway 1077 to Madisonville Trace, or whatever is deemed appropriate to provide for an adequate water supply and provide additional fire hydrants as required, (c.) allocation of land for the expansion of the sewerage treatment facility to serve future needs of the region, and (d.) provide additional drainage retention/detention.

As of this writing, it is not known if the developer has entered into negotiations with the council district representatives regarding the proposal; therefore, the staff recommends tabling.

Wadsworth, Ward 4, District 7

2999
The developer has agreed in principle to participate in the Parish's voluntary developmental agreement process by donating a \$1,000.00 per lot cash impact fee. Additionally, the Azby Fund and the McEnery Family is working with the parish to effectuate the donation of a 40 acre tract of land to be used for public purposes. The Azby fund will provide the parish with the necessary 100' wide right-of-way to the 40 acre tract.

Note: All developmental agreements are subject to additional negotiations and or amendment prior to the final agreements being recorded for public record, if applicable.