

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3640

ORDINANCE COUNCIL SERIES NO. 07-

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BURKHALTER

ON THE 6TH DAY OF SEPTEMBER 2007

ORDINANCE TO ENTER AND CROSS THE TAMMANY TRACE
BY ST. TAMMANY PARISH AT THE FAR WESTERN END OF KOOP
DRIVE LOCATED IN WARD 4, DISTRICT 7; AND TO PROVIDE FOR
REPEAL, SEVERABILITY AND DATE OF ENACTMENT

WHEREAS, the Parish of St. Tammany has petitioned to enter and cross the Tammany Trace for the exclusive purpose of providing access to Parish property and to facilitate access to a new subdivision development known as Koop Office Park; and

WHEREAS, upon review and consideration by the St. Tammany Parish Planning Commission at a regularly scheduled public hearing, and only after hearing testimony from all concerns, hereby recommends that the Parish Council approve the proposed request subject to the stipulations as referred to below.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that the Parish of St. Tammany is hereby granted approval to enter and cross the Tammany Trace at the above captioned location for the exclusive purposes of accessing Parish property and to facilitate access to the new development known as Koop Office Park, subject to the following stipulations:

- a.) As-built drawings will be required certifying the construction of the crossing; and
- b.) the crossing shall be constructed by the developer of Koop Office Park Subdivision and shall be credited from the developer's mandatory impact fees.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

3640

ENTERING THE TAMMANY TRACE
STAFF ANALYSIS REPORT
(As of August 7, 2007)

REQUEST AND PURPOSE:

The Parish of St. Tammany is requesting to enter and cross the Tammany Trace for the purpose of gaining access to and developing a parcel of land owned by the Parish, as well facilitating access for the Koop Drive Development which is a mixed Planned Unit Development (PUD).

WARD: 4 PARISH COUNCIL DISTRICT: 7

TRACE CROSSING LOCATION: The proposed crossing is located at the far western end of Koop Drive north of the St. Tammany Parish Government Complex, and south of Abita Springs, Louisiana.

PETITIONER/REPRESENTATIVE: The Parish of St. Tammany

STAFF COMMENTARY:

Department of Planning

The planning staff has no objections to the proposed Tammany Trace crossing since said crossing will facilitate development of public property as well as to provide access to a mixed Planned Unit Development Community, that would otherwise have no means of access.

Department of Engineering

None

Department of Public Works

None

GENERAL NOTES

1. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "C" ACCORDING TO THE FEDERAL MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL REVISED 10-17-86. BASE FLOOD ELEVATION IS N/A. FLOOD ZONE IS DETERMINED ONLY.

2. ALL LOTS WILL BE STAKED WITH 1/2" IRON RODS.

A CERTAIN TRACT OF LAND SITUATED IN SECTION 24, TOWNSHIP 7 SOUTH, RANGE 11 LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND RUN S01 D9 SECONDS WEST FOR A DISTANCE OF 1222.36 FEET TO A POINT; THENCE RUN N01 D3 SECONDS WEST FOR A DISTANCE OF 357.27 FEET TO A POINT ON THE WEST RIBBON TRACE ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY INTERSTATE 12; THENCE OF TAMMANY TRACT AND RUNNING ALONG SAID RIGHT-OF-WAY OF INTERSTATE 12 RUN MINUTES 03 SECONDS WEST FOR A DISTANCE OF 196.20 FEET TO A POINT; THENCE 1 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 109.76 FEET TO THE POINT OF BEG

FROM THE POINT OF BEGINNING CONTINUE NORTH 83 DEGREES 06 MINUTES 08 SECO OF 843.50 FEET TO A POINT; THENCE RUN NORTH 87 DEGREES 49 MINUTES 03 SECO OF 1349.06 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 89 SECONDS EAST FOR A DISTANCE OF 779.60 FEET TO A POINT; THENCE RUN NORTH 8 SECONDS EAST (TITLE: SOUTH 89 DEGREES 48 MINUTES 23 SECONDS EAST) FOR A D (TITLE: 1358.72 FEET) TO A POINT ON THE WEST RIGHT-OF-WAY OF TAMMANY TRACT; RIGHT-OF-WAY SOUTH 10 DEGREES 20 MINUTES 51 SECONDS WEST FOR A DISTANCE THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 89 DEGREES 12 MINUTES 20 SECO OF 80.86 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 29 MINUTES 51 SECO OF 202.92 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 11 MINUTES 42 SECO DEGREES 54 MINUTES 30 SECONDS WEST) FOR A DISTANCE OF 231.06 FEET TO A PO DEGREES 29 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 533.71 FEET BACK TO

SAID TRACT OF LAND CONTAINS 26.278 ACRES MORE OR LESS.

BY:

OWNER: KOOP DRIVE DEVELOPMENT

- MAXIMUM BUILDING HEIGHT - 45' RESIDENTIAL, 80' OFFICE AND WATER & SEWER - CENTRAL SYSTEM (SELA)
- STREET WIDTHS - KOOP DRIVE = 30' TRAILHEAD DRIVE = 21'
- TOTAL STREET LENGTH - 1897' L.F.
- ROAD SURFACE - CONCRETE OR ASPHALT
- EXISTING ZONING - PUD
- ULTIMATE SURFACE WATER DISPOSAL - LAKE PONTCHARTRAIN
- KOOP DRIVE AND TRAILHEAD DRIVE TO BE DEDICATED TO ST. TAMMANY PARISH GOVERNMENT
- SETBACKS AS SHOWN. NO SIDE YARD SETBACK IS REQUIRED BUT IF PROVIDED, SHALL BE A MINIMUM OF 10'.
- NO. OF PHASES - 4 (RETAIL, RESIDENTIAL, OFFICE BUILDINGS IN PHASING; THE STREETS AND INFRASTRUCTURE WILL ALL BE CONSTRUCTED IN INITIAL PHASE.
- CONSTRUCTION ON EACH LOT WILL BE MARKET DRIVEN BUT TO BE CONSTRUCTED AS FOLLOWS:
 - LOT 4: RETAIL BUILDING
 - LOT 5: MULTIFAMILY CONDOMINIUMS
 - LOTS 2 & 3: OFFICES
 - LOT 1: CONSTRUCTION TO BE DETERMINED BY PARISH

CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH THE SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE ENGINEER AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE LOUISIANA RS: 33-5051 AND LAWS AND ORDINANCES OF THE STATE OF LOUISIANA.

JOHN E. BONNFALL

