

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3640

ORDINANCE COUNCIL SERIES NO. 07-

COUNCIL SPONSOR BAGERT/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY _____

SECONDED BY _____

ON THE ____ DAY OF _____ 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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

1. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "C" ACCORDING TO THE FEDERAL EM
MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NC
REVISED 10-17-80. BASE FLOOD ELEVATION IS N/A. FLOOD ZONE IS DETERMINED BY
ONLY.

2. ALL LOTS WILL BE STAKED WITH $\frac{1}{2}$ " IRON RODS.

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

COMMENCING FROM THE SOUTHEAST CORNER OF THE SOUTH HALF OF THE SOUTHEAST
 1/4 SECTION 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND THENCE
 09 SECONDS WEST FOR A DISTANCE OF 1222.34 FEET TO A POINT; THENCE RUN NORTH
 03 SECONDS WEST FOR A DISTANCE OF 357.23 FEET TO A POINT ON THE WEST RIGHT-
 OF-WAY INTERSTATE 12; THENCE 12
 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 186.20 FEET TO A POINT; THENCE RUN
 59 SECONDS WEST FOR A DISTANCE OF 108.76 FEET TO THE POINT OF BEGIN
 FROM THE POINT OF BEGINNING CONTINUE NORTH 57 DEGREES 08 MINUTES 56 SECOND
 OF 843.50 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 89 DE
 09 SECONDS EAST FOR A DISTANCE OF 775.00 FEET TO A POINT; THE RUN NORTH 88 DE
 09 SECONDS EAST (TITLE: SOUTH 89 DEGREES 48 MINUTES 23 SECONDS EAST) FOR A DIS
 TANCE OF 1308.72 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF TAMMANY TRACT; Y
 THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 28 MINUTES 51 SECONDS WEST FOR A DISTANCE O
 F 60.88 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 29 MINUTES 51 SECON
 D OF 202.92 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 11 MINUTES 42 SECON
 D DEGREES 54 MINUTES 30 SECONDS WEST) FOR A DISTANCE OF 231.06 FEET TO A P
 OINT; THENCE RUN NORTH 01 SECONDS WEST FOR A DISTANCE OF 533.71 FEET BACK TO IT

SAD TRACT OF LAND CONTAINS 26.276 ACRES MORE OR LESS.

BY:

OWNER: KOOP DRIVE DEVELOPMENT

MAXIMUM BUILDING HEIGHT - 45' RESIDENTIAL, 80' OFFICE AND (

WATER & SEWER - CENTRAL SYSTEM (SELA)

STREET WIDTHS - KNOOP DRIVE = 30' TRAILHEAD DRIVE = 26'

TOTAL STREET LENGTH - 1897 LF.

ROAD SURFACE - CONCRETE OR ASPHALT

EXISTING ZONING - PUD

ULTIMATE SURFACE WATER DISPOSAL - LAKE PONTCHARTRAIN

LOOP DRIVE AND TRAILHEAD DRIVE TO BE DEDICATED TO ST. TAMM

SETBACKS AS SHOWN. NO SIDE YARD SETBACK IS REQUIRED FOR 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

CONSTRUCTION ON EACH LOT WILL BE MARKET DRIVEN BUT IS
TO BE CONSTRUCTED AS FOLLOWS:

LOT 4: RETAIL BUILDING
LOT 5: MULTIFAMILY CONDOMINIUMS
LOTS 2 & 3: OFFICES
LOT 1: CONSTRUCTION TO BE DETERMINED BY PARIS

CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE
SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF
AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE
LOUISIANA RS: 33-5031 AND LAWS AND ORDINANCES OF THE
TAMMANY.

JOHN E. BONNEFANT

