

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3704 COUNCIL ORDINANCE SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR BAGERT/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY MR. BURKHALTER SECONDED BY MR. STEFANCIK

ON THE 6<sup>TH</sup> DAY OF DECEMBER, 2007

**AN ORDINANCE TO ADOPT A VOLUNTARY DEVELOPMENTAL AGREEMENT BETWEEN THE PARISH OF ST. TAMMANY AND CHAPEL CREEK DEVELOPMENT, L.L.C., THE DEVELOPER OF CHAPEL CREEK CONDOMINIUMS AND RETAIL DEVELOPMENT SUBDIVISION, LOCATED IN WARD 4, DISTRICT 4**

**WHEREAS**, Chapel Creek Development, L.L.C., developer of Chapel Creek Condominiums and Retail Development 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 Chapel Creek Condominiums and Retail Development 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**REPEAL:** All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

11/13/07

**DEVELOPMENTAL AGREEMENTS  
DISPOSITION REPORT  
(As of November 13, 2007)**

**Chapel Creek Condominiums and Retail Development Subdivision, Ward 4, District 4**

The developer has agreed in principle to participate in the Parish's voluntary developmental agreement process by donating a one-time developmental cash impact fee in the amount of \$104,924.50 to St. Tammany Parish, upon substantial completion of the improvements and acceptance by the Parish, to cover his pro-rated share of costs associated with road improvements to LA Highway 22, between Marina Beau Chene and the subdivision, relative to the Parish's LADOTD driveway permit.

This proposal has been reviewed and approved by administration. Therefore, the staff recommends approval.

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

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