

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO.: 7465

ORDINANCE COUNCIL SERIES NO.: 23-_____

COUNCIL SPONSOR: MR. DAVIS

PROVIDED BY: PARISH PRESIDENT'S OFFICE

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 29TH DAY OF NOVEMBER, 2023

ORDINANCE TO RENAME AND REORGANIZE EXISTING PART II – LAND DEVELOPMENT CODE (LDC) OF THE ST. TAMMANY PARISH CODE OF ORDINANCES TO RE-ESTABLISH PART II AS A UNIFIED DEVELOPMENT CODE (UDC), UPDATE STANDARDS WITHIN AND ACROSS PART II: UNIFIED DEVELOPMENT CODE IN KEEPING WITH BEST PRACTICES, AND TO STREAMLINE, SIMPLIFY AND IMPROVE OVERALL CODE NAVIGATION (PARISHWIDE).

WHEREAS, as the Parish grows, managing traffic, enhancing drainage, and promoting strategic growth has become increasingly more challenging because the current development code was drafted with different challenges in mind (i.e.; more rural development standards) than those currently faced, and has become outdated; and

WHEREAS, as a result, the Parish Council, the Planning and Zoning Commissions, and the public have become increasingly overburdened in their efforts to review, interpret, and anticipate the outcomes of land development processes; and

WHEREAS, streamlining, simplifying, and improving overall code navigation to reduce permitting confusion, remove redundancy, and align application procedures and similar processes is an important step to improving land management processed in the Parish; and,

WHEREAS, a Unified Development Code consolidates all local rules and regulations for land development in a single code to make code updates, improvements, and applications simpler to consider, manage, and implement in response to changing conditions; and,

WHEREAS, the 2040 Comprehensive Plan includes updating the Unified Development Code as a priority action item in support of the Parish's goal for "orderly, carefully planned, and predictable development;" and

WHEREAS, to update and streamline the Part II: Land Development Code of St. Tammany Parish Code of Ordinances, the Parish developed four (4) drafts of the proposed UDC, which were consecutively reviewed over the course of a year and a half by Parish staff, the Parish Council, Planning and Zoning Commissions, stakeholders and the public; and

WHEREAS, public review included two (2) community open houses, publicly noticed monthly meetings of the Code Rewrite Committee and monthly meetings with stakeholders during a period when Draft 3 of the UDC was posted online from March 31, 2023 to October 31, 2023; and

WHEREAS, eight-three (83) online comments were submitted alongside over 200+ comments from stakeholders and the Code Rewrite Committee, which focused on drainage, floodplain management, and wetland preservation, zoning and permit approval processes, tree preservation, public meeting processes, and code enforcement; and

WHEREAS, public comments were addressed in Draft 4 of the UDC (dated November 2023) with a focus on clarifying standards, balancing interests, and acknowledging areas of the Code where consensus had yet to be reached and tabling these items for later study, such as amendments to the Rural and Manufacturing Housing Overlays; and

WHEREAS, the Parish values all public comments shared and acknowledges they represent the lived experience of residents, civic leaders, and developers whose livelihood and quality of life are affected by amendments proposed; and

WHEREAS, the UDC is intended to be a living document, updated and amended as community values change and evolve; and

WHEREAS, the Parish acknowledges this amendment to Part II is not the last opportunity to resolve long-standing issues associated with land development standards in the Parish, but represents a critical step in creating a usable and clear code from which to continuously advance goals of the 2040 Comprehensive Plan; and

WHEREAS, the UDC (as amended) aims to create a balance between opposing perspectives, compromising where the public's interest is not impacted significantly and retaining new standards that will support the future development and character of the Parish; and

WHEREAS, on November 14, the Planning and Zoning Commissions unanimously recommended approval of the proposed UDC with two recently appointed members abstaining; and

NOW, THEREFORE, THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it (1) renames and reorganizes existing Part II – Land Development Code (LDC) of the St. Tammany Parish Code of Ordinances to re-establish Part II as a Unified Development Code (UDC); (2) updates standards within and across Part II: Unified Development Code in keeping with best practices; and (3) streamlines, simplifies, and improves overall code navigation (Parishwide).

BE IT FURTHER ORDAINED that Part II: Land Development Code is repealed and replaced with Part II: Unified Development Code provided herein as **Exhibit A**.

BE IT FURTHER ORDAINED that in those limited instances where land uses permitted under zoning districts removed from the Code of Ordinances as part of changes to Part II; upon the effective date of this ordinance, these land uses shall retain their zoning designation until such time as an updated zoning map is established; and

BE IT FURTHER ORDAINED that for zoning districts whose standards have been consolidated or renamed under a new zoning district title, the new title and standards shall apply to the land use and the zoning map to reflect the new zoning designation as amended in Part II: Unified Development Code upon the ordinance effective date.

EFFECTIVE DATE: This Ordinance shall be effective six (6) after adoption and signature of the Council Chairman and Parish President.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL
ON THE ____ DAY OF _____, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-_____.

JACOB "JAKE" A. AIREY, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: _____, 2023

Published Adoption: _____, 2023

Delivered to Parish President: _____, 2023 at _____

Returned to Council Clerk: _____, 2023 at _____

EXHIBIT A

Part II: Unified Development Code

(Draft 4 dated November 2023)