

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7468

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: MR. COUGLE

PROVIDED BY: CIVIL DA

INTRODUCED BY: MR. COUGLE

SECONDED BY: MR. IMPASTATO

ON THE 11<sup>TH</sup> DAY OF JANUARY, 2024

ORDINANCE TO IMPOSE A SIX (6) MONTH MORATORIUM WITHIN THE BOUNDARIES OF COUNCIL DISTRICT 9, AS ESTABLISHED BY ORDINANCE COUNCIL SERIES NO. 22-5061, ON THE RECEIPT OF SUBMISSIONS BY THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING & DEVELOPMENT AND/OR THE ISSUANCE OF PERMITS BY THE ST. TAMMANY PARISH DEPARTMENT OF PERMITS AND INSPECTIONS FOR THE REZONING AND/OR SUBDIVISION/RESUBDIVISION AND/OR ANY CONSTRUCTION OR PLACEMENT FOR ANY OF THE FOLLOWING: (1) ANY PARCEL OF LAND TEN (10) ACRES OR LARGER WHICH WOULD RESULT IN AN ALLOWABLE DENSITY OF ANY RESIDENTIALLY ZONED PARCEL GREATER THAN OR MORE DENSE THAN A-2 SUBURBAN DISTRICT (ONE [1] SINGLE FAMILY UNIT PER ACRE); OR (2) ANY PARCEL OF LAND LESS THAN OR SMALLER THAN TEN ACRES (10) WHICH WOULD RESULT IN AN ALLOWABLE DENSITY GREATER THAN OR MORE DENSE THAN A-3 SUBURBAN DISTRICT (TWO (2) SINGLE FAMILY UNITS PER ACRE); OR (3) ANY RESIDENTIAL PERMITTED USE IN A PLANNED UNIT DEVELOPMENT OVERLAY ("PUDS") OR; (4) ANY RESIDENTIAL PERMITTED USE IN A TRADITIONAL NEIGHBORHOOD DEVELOPMENT ("TNDS"); OR (5) ANY SINGLE FAMILY DWELLING AND/OR LODGING PERMITTED USE IN ANY HIGHWAY COMMERCIAL ZONING DISTRICT OR; (6) ANY RESIDENTIAL PERMITTED USE IN A PLANNED BUSINESS CAMPUS ("PBC") ZONING DISTRICT OR; (7) ANY RESIDENTIAL PROPERTIES ONE ACRE OR GREATER ON ALL ROADS WITHOUT A LAND CLEARING PERMIT.

WHEREAS, the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, Section 2-620 provides for the issuances of moratoriums in the Parish when necessary to protect and preserve the health, safety and property interests of residents; and,

WHEREAS, the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, Section 2-619 specifically allows for a moratorium on the submission of rezoning requests to the St. Tammany Parish Zoning Commission; and,

WHEREAS, the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, Section 2-619 specifically allows for a moratorium on the submission of subdivision/resubdivision requests to the St. Tammany Parish Planning Commission; and,

WHEREAS, the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, Section 2-619 specifically allows for a moratorium in the issuance of building permits for the construction and/or placement of structures by the St. Tammany Parish Permits and Inspection Department; and,

WHEREAS, in accordance with the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, Section 2-620, a copy of this proposed ordinance has been placed on the Parish website for a period of thirty (30) days prior to its introduction, and all other requirements of said section have been met prior to its introduction; and,

WHEREAS, high density residential developments within the Parish are rapidly expanding to outpace the Parish's current infrastructure, including roads, bridges, and highways; drainage; water and sewerage utilities; schools; and fire, law enforcement, and recreational resources; and,

WHEREAS, St. Tammany Parish Government is currently conducting multiple studies and drafting long-range plans in order to accommodate this extensive growth including, but not limited to, revisions to the Unified Development Code (UDC), updates to the St. Tammany Parish Comprehensive Plan (New Directions 2040), development of the Parishwide Comprehensive Drainage Plan, development of a Parishwide Comprehensive Transportation Plan, and development of a Parish Wetlands Plan, and,

WHEREAS, the State and Federal Governments are currently addressing and planning infrastructure improvements, such as improvements to local, state, and federal highways; improvements in drainage; and improvements to water distribution and sewerage collection and treatment; and,

WHEREAS, the data on which these plans and studies are based must be relatively stable in order to provide the most accurate means to address the parish's infrastructure needs; and,

WHEREAS, in order to maintain such stability, it is necessary to suspend receipt of high density applications for rezoning or subdivision/resubdivision and/or construction or placement of structures on certain lot/parcels while the Parish's studies are performed and plans are formulated; and,

WHEREAS, in order to maintain such stability, it is necessary to suspend receipt and/or issuance of certain clear cutting permits on a lot or parcel greater than one-half (1/2) acre, where such a tree has a diameter greater than 6 inches at the height of six feet or more above existing grade, while the Parish's studies are performed and plans are formulated.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, for a period of six (6) months from the effective date of this ordinance, there shall be a moratorium on the receipt of submissions by the Parish Planning and Zoning Commission and/or the issuance of permits by the St. Tammany Parish Department of Permits and Inspections for the rezoning and/or subdivision/resubdivision and/or any construction or placement for any of the following: (1) any parcel of land ten (10) acres or larger which would result in an allowable density of any residentially zoned parcel greater than or more dense than A-2 suburban District (one [1] unit per acre; or (2) any parcel of land less than or small than ten acres (10) which would result in an allowable density of any residentially zoned parcel, suburban or suburban agricultural, greater than or more dense than A-3 suburban district [two (2) single family units per acre]; or (3) any residential permitted use in a Planned Unit Development Overlay ("PUDs"); or (4) any residential permitted use in a Traditional Neighborhood Development ("TNDs"); or (5) any single family dwelling and/or lodging permitted use in a Highway Commercial (HC) zoning district; or (6) any residential permitted use in a Planned Business Campus ("PBC") zoning district; or (7) any residential properties one acre or greater on all roads without a land clearing permit, within the boundaries of Council District 9 as established by Ordinance Council Series No. 22-5061.

BE IT FURTHER ORDAINED that this moratorium shall not apply to any property under the jurisdiction and boundaries of the Township of Pearl River, Louisiana.

BE IT FURTHER ORDAINED that any requests to rezone from commercial to residential zoning on tracts of property ten (10) acres or greater shall be limited to an allowable density of any residentially zoned parcel no greater than A-2 suburban District, resulting in no greater density than one (1) single family unit per acre.

BE IT FURTHER ORDAINED that, prior to the expiration of this moratorium, the Department of Planning and Development shall provide an update on the progress of the Parish Wetlands Plan,



THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 8<sup>TH</sup> DAY OF FEBRUARY, 2024; AND BECOMES ORDINANCE COUNCIL SERIES NO 24-\_\_\_\_\_ .

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ARTHUR LAUGHLIN, COUNCIL CHAIR

ATTEST:

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KATRINA L. BUCKLEY, COUNCIL CLERK

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MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JANUARY 03, 2024

Published Adoption: \_\_\_\_\_, 2024

Delivered to Parish President: \_\_\_\_\_, 2024 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2024 at \_\_\_\_\_