ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 8204 ORDINANCE COUNCIL SERIES NO: 26-____

COUNCIL SPONSOR: MS. CAZAUBON PROVIDED BY: CIVIL DIVISION/COUNCIL

INTRODUCED BY: _____ SECONDED BY: _____

ON THE 5TH DAY OF NOVEMBER, 2026

ORDINANCE TO IMPOSE A SIX (6) MONTH MORATORIUM ON RECEIPT OF SUBMISSIONS BY THE PARISH PLANNING AND ZONING COMMISSION FOR THE RE-SUBDIVISION OR RE-ZONING OF CERTAIN PROPERTY AND/OR ON THE ISSUANCE OF CERTAIN PERMITS BY THE PARISH DEPARTMENT OF PLANNING AND DEVELOPMENT/PERMITS FOR THE CONSTRUCTION OR PLACEMENT OF CERTAIN BUILDING STRUCTURES ON PROPERTY IN THE AREA BOUNDED BY LA. HWY. 190, ROUSSEAU RD., LA. HWY. 1085, TURNPIKE RD., I-12, AND THE WESTERN PARISH BOUNDARY, ALL AS MORE PARTICULARLY DESCRIBED HEREIN AND ON THE ATTACHED MAP. (WARD 2, DISTRICT 3).

WHEREAS, an area of unincorporated St. Tammany Parish bounded by La. Hwy. 190, Rousseau Rd., La. Hwy. 1085, Turnpike Rd., I-12, and the western parish boundary, has experienced steady growth and is likely to see further development of lots of record; and

WHEREAS, there are engineering concerns regarding the traffic and drainage infrastructure that services the moratorium area; and

WHEREAS, certain pending improvements to schools in or near the area are anticipated to result in increased traffic strain; and

WHEREAS, certain projects, including but not limited to both the Coquille Pond and a proposed La 1077 at W. Ochsner Blvd. Roundabout, are pending evaluation, investigation, design, and completion to address drainage and traffic concerns in the area; and

WHEREAS, these projects are necessary to alleviate drainage and traffic concerns and further residential development needs to be paused to avoid compounding strains on the drainage and road systems; and

WHEREAS, it is necessary to temporarily suspend receipt of submissions by the Parish Planning and Zoning Commissions for the re-subdivision or re-zoning of property and/or on the issuance of permits for residential developments on property bounded by La. Hwy. 190, Rousseau Rd., La. Hwy. 1085, Turnpike Rd., I-12, and the western parish boundary, pending improvements to drainage and road infrastructure; 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, this moratorium will not affect the development of property for which the issuance of permits has already been approved by the Parish Department of Planning and Development or Department of Permits prior to adoption of this ordinance, nor to commercially-zoned property.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that in accordance with St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, the Parish Council imposes a Six (6) Month Moratorium on receipt of submissions by the Parish Planning and Zoning Commissions for the re-

subdivision or re-zoning of property and/or on the issuance of permits for residential developments on property bounded by La. Hwy. 190, Rousseau Rd., La. Hwy. 1085, Turnpike Rd., I-12, and the western parish boundary; excluding the development of property for which the issuance of permits has already been approved by the Parish Department of Planning & Development or Department of Permits prior to adoption of this ordinance; nor the re-zoning or subdivision of property that has received approval from the St. Tammany Parish Zoning Commission prior to November 5, 2026, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; nor to commercially-zoned property, all as more particularly described herein and on the attached map, Ward 2, District 3:

PROPERTY BOUNDED BY LA. HWY. 190, ROUSSEAU RD., LA. HWY. 1085, TURNPIKE RD., I-12, AND THE WESTERN PARISH BOUNDARY, WARD 2, DISTRICT 3.

Commence at the section corner common to Section 31, T6S, R10E and Section 6, T7S, R10E and proceed in a northerly direction along the western boundary line of Section 31, T6S, R10E to a point at the intersection of said section line and the centerline of I-12 East, said point being the Point of Beginning.

Thence proceed along the centerline of I-12 East for a distance of 22,649 feet to a point at the intersection of I-12 East and the centerline of Hwy 1077;

Thence proceed in a northerly direction along the centerline of Hwy 1077 for a distance of 3,589 feet to a point at the intersection of said centerline and the centerline of Hwy 1085;

Thence proceed along the centerline of Hwy 1085 for a distance of 11,575 feet to a point at the intersection of said centerline and the centerline of Rousseau Rd.

Thence proceed in a northerly direction along the centerline of Rousseau Rd. for a distance of 5,371 feet to a point at the intersection of said centerline and the south boundary of the River Forest Country Club subdivision;

Thence proceed in an easterly direction along the south boundary of the River Forest Country Club subdivision for a distance of 1,059 feet to a point at the intersection of said boundary line and the centerline of the Tchefuncte River;

Thence follow the meanderings of the Tchefuncte River in a northwesterly direction for a distance of 6,450 feet to a point at the intersection of said river and the south boundary line of Section 25, T6S, R10E;

Thence proceed in an easterly direction along the south boundary line of Section 25, T6S, R10E for a distance of 1,155 feet to a point at the intersection of said boundary line and western boundary of the River Forest Country Club Subdivision;

Thence proceed in a northerly direction along the River Forest Country Club Subdivision boundary line for a distance of 1,283 feet to a point at the intersection of said boundary line and the south boundary of the Ronald Reagan Hwy Right of Way;

Thence proceed in a westerly direction along the Ronald Reagan Hwy Right of Way for a distance of 6,021 feet to a point at the intersection of said right of way and the Tchefuncte River;

Thence prodded in a northerly direction along the Tchefuncte River for a distance 53 feet to a point at the intersection of said river and the centerline of Ronald Reagan Hwy;

Thence proceed in a westerly direction along the centerline of Ronald Reagan Hwy for a distance of 10,295 feet to a point at the intersection of said highway and the centerline of Hwy 1077;

Thence continue to proceed in a northwesterly direction along Hwy 1077 for a distance of 13,948 feet to a point at the intersection of said highway and the western boundary of T6S, R10E;

Thence proceed in a southerly direction along the western boundary of T6S, R10E for a distance of 8,671 feet to a point, said point being the Point of Beginning.

BE IT FURTHER ORDAINED that this moratorium will not affect the development of property for which the issuance of permits for construction or placement of any building structures has already been approved prior to the adoption of this ordinance, accessory structure building permits, nor the re-zoning or subdivision of property that has received approval from the St. Tammany Parish Zoning Commission prior to November 5, 2026, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; nor to commercially-zoned property.

BE IT FURTHER ORDAINED that the moratorium imposed herein may be vacated, in whole or in part, by resolution of this governing body pursuant to Part I, Chapter 2, Article XVI, Section 2-624 of the Parish Code of Ordinances.

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 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 AN DRESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3RD DAY OF DECEMBER, 2026; AND BECOMES ORDINANCE COUNCIL SERIES NO. 26-_____.

_____
CHERYL TANNER, COUNCIL CHAIR

ATTEST:

_____
KATRINA L. BUCKLEY, COUNCIL CLERK

_____
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: OCTOBER 28, 2026

Published Adoption: _____, 2026

Delivered to Parish President: _____, 2026 at _____

Returned to Council Clerk: _____, 2026 at _____

