

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7254AA

ORDINANCE C. S. NO. \_\_\_\_\_

COUNCIL SPONSOR MR. DEAN

PROVIDED BY: CIVIL DISTRICT ATTORNEY

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. FITZGERALD

ON THE 18<sup>TH</sup> DAY OF MAY, 2023

ORDINANCE TO IMPOSE A SIX (6) MONTH MORATORIUM ON RECEIPT OF SUBMISSIONS BY THE PARISH ZONING COMMISSION FOR THE REZONING OF MULTI-FAMILY PROPERTY AND/OR ON THE ISSUANCE OF CERTAIN PERMITS BY THE PARISH DEPARTMENT OF PLANNING AND DEVELOPMENT/PERMITS FOR THE CONSTRUCTION OR PLACEMENT OF NEW MULTI-FAMILY BUILDING STRUCTURES ON PROPERTY ZONED A-6, A-7, A-8, OR HIGHWAY COMMERCIAL ZONING CLASSIFICATIONS WITH LODGING (INCLUDING APARTMENTS, HOTELS, MOTELS) IN WARDS 1, 2, AND 3, DISTRICTS 1 AND 2.

WHEREAS, multi-family dwellings are defined under St. Tammany Parish Code of Ordinances, Sec. 130-5 as three or more dwelling units on a lot; and

WHEREAS, the population growth in Districts 1 and 2 have outpaced improvements to traffic and drainage infrastructure in those areas; and

WHEREAS, additional traffic created by the high density of multi-family developments disproportionately impacts the already overburdened roads in the moratorium area; and

WHEREAS, ongoing improvements to traffic and drainage infrastructure in the moratorium area will help alleviate traffic and drainage concerns when completed; and

WHEREAS, additionally, St. Tammany Parish Government is in the process of drafting a new development code, as well as developing comprehensive drainage and transportation plans; and

WHEREAS, the revised development code and the drainage and transportation plans help guide public and private decisions about future growth and necessary infrastructure improvements, especially in high density residential areas; and

WHEREAS, it is necessary to temporarily suspend receipt of submissions by the Parish Zoning Commission for the re-zoning of property to multi-family residential zoning districts A-6 through A-8, and Highway Commercial zoning classifications with lodging (including apartments, hotels, motels), and/or on the issuance of permits for new construction or placement of any new residential building structures in a multi-family residential district (A-6 through A-8), or Highway Commercial zoning classifications with lodging (including apartments, hotels, motels), on property located in Wards 1, 2 and 3, Districts 1 and 2, pending completion of the new development code and the implementation of traffic plan improvements; and

WHEREAS, this moratorium will not affect the development of property for which the issuance of permits has been approved by the Parish Department of Planning & Development prior to adoption of this ordinance; nor the development of property that has received multi-family zoning approval from the St. Tammany Parish Zoning Commission prior to June 1, 2023, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; nor the rezoning or development of single or two-family residential properties (A-1 through A-5) or non-residential commercial properties; 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.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that in accordance with the 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 Zoning Commission for the re-zoning of property to multi-family residential zoning districts A-6 through A-8 and/or on the issuance of permits for new construction or placement of any new building structures in a multi-family residential district (A-6 through A-8) or Highway Commercial zoning classifications with lodging (including apartments, hotels, motels) on property located in Wards 1, 2 and 3, Districts 1 and 2.

BE IT FURTHER ORDAINED that this moratorium will not affect the development of property for which issuance of permits has been approved by the Parish Department of Planning & Development and/or Department of Permits prior to adoption of this ordinance; nor the development of property that has received multi-family zoning approval from the St. Tammany Parish Zoning Commission prior to June 1, 2023, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; nor the rezoning or development of single or two-family residential properties (A-1 through A-5) or non-residential commercial properties.

BE IT FURTHER ORDAINED that the moratorium imposed 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 to be severable.

EFFECTIVE DATE: This Ordinance shall become effective immediately upon final adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_                      SECONDED BY \_\_\_\_\_

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

Returned to Council Clerk: \_\_\_\_\_, 2023 at \_\_\_\_\_