

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7298

ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_

COUNCIL SPONSOR: MR. BINDER

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. CANULETTE

SECONDED BY: MS. TANNER

ON THE 13<sup>TH</sup> DAY OF JULY, 2023

Ordinance to extend for six (6) months the moratorium on the submissions of subdivisions to the Parish Planning 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, or A-8 in Council District 12.

WHEREAS, on February 03, 2023, the Parish Council adopted Ordinance C.S. No. 23-5078, extending a six (6) month moratorium on the 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, or A-8 in Council District 12; and

WHEREAS, there are a large number of multi-family dwellings, which are defined under St. Tammany Parish Code of Ordinances, Sec. 130-5 as three or more dwelling units on a lot, throughout District 12; and

WHEREAS, the City of Slidell, which abuts District 12, has had in place since August of 2020 a moratorium on the review, construction, permitting, and approval of new multi-family dwellings within its municipal limits in order to develop a comprehensive master plan and ensure responsible development throughout the City and to further evaluate the impact of additional multi-family dwellings on City roads, drainageways, water and sewerage infrastructure, and the ability of City government to meet demand for service.

WHEREAS, similarly, St. Tammany Parish Government is in the process of developing a comprehensive plan for the Parish entitled New Directions 2040, as well comprehensive drainage and transportation plans; and

WHEREAS, these studies will help guide public and private decisions about future growth and necessary infrastructure improvements, especially in high density residential 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, traffic improvement plans of residential developments in progress in District 12 should be completed before permitting new high density residential projects; 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/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) on property located District 12, pending completion of the St. Tammany Parish Comprehensive Plan 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 July 7, 2022, 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 it extends for six (6) months the moratorium on the submissions of subdivisions to the Parish Planning 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, or A-8 in Council District 12.

BE IT FURTHER ORDAINED, that the ordinance shall be effective immediately upon final adoption and shall remain in effect through February 01, 2024.

BE IT FURTHER ORDAINED, that the moratorium imposed may be vacated, in whole or in part, by resolution of this governing body pursuant to Chapter 2, Article XVI, Section 2-264 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 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:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3<sup>RD</sup> DAY OF AUGUST, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-\_\_\_\_\_.

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JACOB "JAKE" A. AIREY, COUNCIL CHAIR

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

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MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JUNE 28, 2023

Published Adoption: \_\_\_\_\_, 2023

Delivered to Parish President: \_\_\_\_\_, 2023 at \_\_\_\_\_

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