

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7440AA

ORDINANCE COUNCIL SERIES NO.: 23-_____

COUNCIL SPONSOR MR. DEAN

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. FITZGERALD

ON THE 2ND DAY OF NOVEMBER, 2023

ORDINANCE TO AMEND AND EXTEND FOR AN ADDITIONAL SIX (6) MONTHS THE 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 STRUCTURE ON PROPERTY ZONED A-6, A-7, A-8, OR HIGHWAY COMMERCIAL ZONING CLASSIFICATIONS WITH LODGING (INCLUDING APARTMENTS, HOTELS, MOTELS), OR ANY RESIDENTIAL PERMITTED USE IN PLANNED BUSINESS CAMPUS DISTRICT - 1 OR PLANNED BUSINESS CAMPUS DISTRICT - 2 ZONING CLASSIFICATIONS IN WARDS 1, 2, AND 3, DISTRICTS 1 AND 2.

WHEREAS, on June 01, 2023, the Parish Council adopted Ordinance C.S. No. 23-5152, imposing a six (6) month moratorium on the 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 structure 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; and

WHEREAS, the above-referenced ordinance should be amended to add the rezoning and/or on the issuance of permits for new construction or placement of any new residential permitted use in Planned Business Campus District- 1 or Planned Business Campus District - 2 zoning classifications; and

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 existing residential permitted uses in Planned Business Campus District - 1 zoning classifications, residential permitted uses in Planned Business Campus District - 2 zoning classifications, Highway Commercial zoning classifications with lodging, and multi-family developments disproportionately impact 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 that will 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/or Highway Commercial zoning classification with lodging (including apartments, hotels, motels), and on the issuance of permits for new construction or placement of any new residential structures in a multi-family residential district (A-6 through A-8), and/or Highway Commercial zoning classification with lodging (including apartments, hotels, motels), and/or on the issuance of permits for new construction or placement of any new residential permitted use in Planned Business Campus District - 1 or Planned Business Campus District - 2 zoning classifications 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, or has received zoning approval for residential permitted use in PBC-1 and/or PBC-2 zoning classifications prior to December 7, 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

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 amends and extends 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 buildings or structures in a multi-family residential district (A-6 through A-8) and/or Highway Commercial zoning classifications with lodging (including apartments, hotels, motels) and/or any new residential permitted use in Planned Business Campus District - 1 or Planned Business Campus District - 2 zoning classification on property located in Wards 1, 2 and 3, Districts 1 and 2.

BE IT FURTHER ORDAINED, that the ordinance shall be effective immediately upon final adoption and shall remain in effect through June 06, 2024.

BE IT FURTHER ORDAINED that the moratorium imposed/extended 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

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7TH DAY OF DECEMBER, 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: NOVEMBER 15, 2023

Published Adoption on: _____, 2023

Delivered to Parish President: _____, 2023 @

Returned to Council Clerk: _____, 2023 @