

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7251AA

ORDINANCE COUNCIL SERIES NO.

COUNCIL SPONSOR: MR. LAUGHLIN

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. LAUGHLIN

SECONDED BY: MR. BINDER

ON THE 4<sup>TH</sup> DAY OF MAY, 2023

Ordinance to impose for six (6) months a 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 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 to the north by Interstate 12, to the west by Old Todd Rd and Transmitter Rd, and bounded to the east by Northshore Blvd and Hwy 433 south of I-12, to Bayou Liberty, Jefferson Ave, Napoleon Ave, Florien Rd, Laurent Rd, and to Lake Pontchartrain, being a portion of Parish Council District 11. (Wards 7 and 9, District 11).

WHEREAS, an area of unincorporated St. Tammany Parish bounded to the north by Interstate 12, to the west by Old Todd Rd and Transmitter Rd, and bounded to the east by Northshore Blvd and Hwy 433 south of I-12 to Lake Pontchartrain, being a portion of Parish Council District 11, has sustained flooding and is experiencing a lack of adequate infrastructure to support further development; and

WHEREAS, continued development of property within the defined area will worsen drainage problems and impact sensitive wetlands placing an increased burden on the drainage and already heavily impacted road infrastructure, adversely impacting the health, safety, and general welfare of parish citizens; and

WHEREAS, a study is necessary to determine what improvements are necessary to support long term growth and responsible development of the area; 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 zoned A1-A8 Residential and/or on the issuance of permits for residential construction or placement of any residential building structures on property zoned A1-A8 Residential, subject to the exclusions described below, on property bounded to the north by Interstate 12, to the west by Old Todd Rd and Transmitter Rd, and bounded to the east by Northshore Blvd and Hwy 433 south of I-12, to Bayou Liberty, Jefferson Ave, Napoleon Ave, Florien Rd, Laurent Rd, and to Lake Pontchartrain, being a portion of Parish Council District 11, pending completion of the above referenced study; and

WHEREAS, the six (6) month moratorium on the receipt of submissions by the Parish Planning and Zoning Commissions for the re-subdivision or re-zoning of property zoned A1-A8 Residential and/or on the issuance of permits for residential construction or placement of any residential building structures zoned A1-A8 Residential in the portion of District 11 described above shall exclude the development of property in any zoning district other than A1-A8 Residential, including commercial zoning districts and mixed used zoning districts; any property for which issuance of permits for construction or placement of any building structures has already been approved prior to the adoption of this ordinance; the development of property that has received a PUD 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; accessory structure building permits; or building permits for single lot residential construction on parcels which do not require re-zoning or re-subdivision; and,

WHEREAS, in accordance with the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, Section 2-620, all requirements of said section have been met prior to the introduction of this ordinance; 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 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 zoned A1-A8 Residential and/or on the issuance of permits for residential construction or placement of any residential building structures on property zoned A1-A8 Residential, excluding the development of property, issuance of permits, and/or resubdivision of property in any zoning district other than A1-A8 Residential; any property for which the issuance of permits has already been approved by the Parish Department of Planning & Development prior to adoption of this ordinance; the development of property that has received a PUD 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; commercially zoned construction; accessory building permits; and building permits for single lot construction which does not require re-zoning or re-subdivision, on property bounded to the north by Interstate 12, to the west by Old Todd Rd and Transmitter Rd, and bounded to the east by Northshore Blvd and Hwy 433 south of I-12, to Bayou Liberty, Jefferson Ave, Napoleon Ave, Florien Rd, Laurent Rd, and to Lake Pontchartrain, being a portion of Parish Council District 11, all as more particularly described herein and on the attached map, Wards 7 and 9 , District 11:

A CERTAIN AREA OF LAND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, WARDS 7 AND 9, DISTRICT 11, DESCRIBED AS THE AREA BOUNDED TO THE NORTH BY INTERSTATE 12, TO THE WEST BY OLD TODD RD AND TRANSMITTER RD, AND BOUNDED TO THE EAST BY NORTHSHORE BLVD AND HWY 433 SOUTH OF I-12, TO BAYOU LIBERTY, JEFFERSON AVE, NAPOLEON AVE, FLORIEN RD, LAURENT RD, AND TO LAKE PONTCHARTRAIN, ALL AS INDICATED ON THE MAP ATTACHED HERETO AND MADE A PART HEREOF.

BE IT FURTHER ORDAINED that this moratorium will not affect the development of property in any zoning district other than A1-A8 Residential, including commercial zoning districts and mixed used zoning districts; any property for which issuance of permits for construction or placement of any building structures has already been approved prior to the adoption of this ordinance; the development of property that has received a PUD 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; accessory structure building permits; or building permits for single lot residential construction on parcels which do not require re-zoning or re-subdivision.

BE IT FURTHER ORDAINED that this ordinance shall be effective immediately upon final adoption and shall remain in effect until October 5, 2023.

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 5, Article II, Section 5-056.00 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 18<sup>TH</sup> DAY OF MAY, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_.

\_\_\_\_\_  
JACOB "JAKE" A. AIREY, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: MAY 17, 2023

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

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

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