

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 7764

ORDINANCE COUNCIL SERIES NO: 25-_____

COUNCIL SPONSOR: IMPASTATO/LAUGHLIN

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. IMPASTATO

SECONDED BY: MS. SEIDEN

ON THE 5TH DAY OF DECEMBER, 2024

ORDINANCE TO EXTEND A SIX (6) MONTH MORATORIUM WITHIN THE BOUNDARIES OF COUNCIL DISTRICT 7 AND WITHIN COUNCIL DISTRICT 11 ABOVE INTERSTATE 12 AND BELOW HWY 36 ON THE RECEIPT OF SUBMISSIONS BY THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING AND/OR THE ISSUANCE OF PERMITS BY THE DEPARTMENT OF PERMITS AND INSPECTIONS FOR THE REZONING AND/OR SUBDIVISION/RE-SUBDIVISION AND/OR ANY CONSTRUCTION OR PLACEMENT FOR ANY OF THE FOLLOWING: (1) ANY PARCEL OF LAND TEN (10) ACRES OR LARGER WHICH WOULD RESULT IN AN ALLOWABLE DENSITY OF ANY SINGLE-FAMILY OR TWO-FAMILY ZONED PARCEL GREATER THAN A-2 SUBURBAN DISTRICT (ONE [1] UNIT PER ACRE); OR (2) ANY RESIDENTIAL PERMITTED USE IN A PLANNED UNIT DEVELOPMENT (PUD); OR (3) ANY RESIDENTIAL PERMITTED USE IN A TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND); OR (4) ANY SINGLE FAMILY DWELLING UNIT AND/OR LODGING PERMITTED USE IN A HIGHWAY COMMERCIAL (HC) ZONING DISTRICT; OR (5) ANY RESIDENTIAL OR HOTEL OR MOTEL PERMITTED USE IN A PLANNED BUSINESS CAMPUS (PBC) ZONING DISTRICT; OR (6) NEW MULTIFAMILY STRUCTURE(S) ON ANY PARCEL OF LAND ZONED A-6, A-7, OR A-8.

WHEREAS, in Ordinance Council Series No. 24-5359, the St. Tammany Parish Council imposed a six (6) month moratorium for Council District 7 and within Council District 11 above Interstate 12 and below Highway 36 with an effective date of February 8, 2024; and,

WHEREAS, the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, Section 2-620 provides for the issuances of moratoriums in the Parish when necessary to protect and preserve the health, safety and property interests of residents; and,

WHEREAS, the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, Section 2-619 specifically allows for a moratorium in the submission of rezoning requests to the St. Tammany Parish Zoning Commission and Planning Commission; and,

WHEREAS, the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVI, Section 2-619 specifically allows for a moratorium in the issuance of building permits for the construction and/or placement of structures by the St. Tammany Parish Permits and Inspection Department; 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, high density residential developments within the Parish are rapidly expanding to outpace the Parish's current infrastructure, including roads, bridges, and highways; drainage; water and sewerage utilities; schools; and fire, law enforcement, and recreational resources; and,

WHEREAS, in order to maintain such stability, it is necessary to suspend receipt of high-density residential rezoning applications while the Parish's studies are performed and plans are formulated.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it extends, for a period of six (6) months from the effective date of this ordinance, within the boundaries of Council District 7 and within Council District 11 above Interstate 12 and below Highway 36, there shall be a moratorium on the receipt of submissions by the Parish Planning and Zoning Commission and/or the issuance of permits by the St. Tammany Parish Department of Permits and Inspections for the rezoning and/or subdivision/resubdivision and/or any construction or placement for any of the following: (1) any parcel of land ten (10) acres or larger which would result in an allowable density of any single-family or two-family zoned parcel greater than A-2 suburban District (one [1] unit per acre); or any residential permitted use in a Planned Unit Development Overlay ("PUDs"), or (3) any residential permitted use in a Traditional Neighborhood Development ("TNDs"), or (4) any single family dwelling and/or lodging permitted use in a Highway Commercial (HC) zoning district, or (5) any residential permitted use in a Planned Business Campus ("PBC") zoning district, or (6) new multi-family structure(s) on a parcel of land zoned A-6, A-7, or A-8.

BE IT FURTHER ORDAINED that this moratorium shall not apply to property zoned for nonresidential uses.

BE IT FURTHER ORDAINED that any requests to rezone from commercial to residential zoning on tracts of property ten (10) acres or greater shall be limited to an allowable density of any single-family or two-family zoned parcel no greater than A-2 suburban District, resulting in no greater density than one (1) unit per acre.

BE IT FURTHER ORDAINED that nothing in this moratorium shall prevent the Parish Zoning and Planning Commission from considering matters for which an application has been received by the Department of Planning and Development prior to the effective date of this moratorium.

BE IT FURTHER ORDAINED that this ordinance shall be effective immediately upon final adoption and shall remain in effect for six (6) months at which time it may be extended.

BE IT FURTHER ORDAINED that the moratorium herein imposed may be vacated, in whole or in part, either by resolution or ordinance of the governing body pursuant to 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 be effective upon adoption and signature of the Council Chairman and Parish President.

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 9TH DAY OF JANUARY, 2025; AND BECOMES ORDINANCE COUNCIL SERIES NO. 25-_____.

JOE IMPASTATO, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: NOVEMBER 27, 2024

Published Adoption: _____, 2025

Delivered to Parish President: _____, 2025 at _____

Returned to Council Clerk: _____, 2025 at _____