

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7855

ORDINANCE COUNCIL SERIES NO. 25-_____

COUNCIL SPONSOR: MR. LAUGHLIN

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. LAUGHLIN

SECONDED BY: MR. COUGLE

ON THE 3RD DAY OF APRIL, 2025

ORDINANCE TO EXTEND 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 AND/OR ON THE ISSUANCE OF CERTAIN PERMITS BY THE PARISH DEPARTMENT OF PLANNING AND DEVELOPMENT/PERMITS FOR THE CONSTRUCTION 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 NORTHSORE BLVD. AND HWY. 433 SOUTH OF INTERSTATE 12, TO BAYOU LIBERTY RD., JEFFERSON AVE., NAPOLEON AVE., FLORIEN RD., LAURENT RD. AND TO LAKE PONTCHARTRAIN, BEING A PORTION OF PARISH COUNCIL DISTRICT NO. 11. (WARDS 7 AND 9, DISTRICT 11)

WHEREAS, on May 18, 2023, the Parish Council adopted Ordinance C. S. No. 23-5151, imposing a six (6) month moratorium which was subsequently extended on November 02, 2023, May 02, 2024, and November 03, 2024 on the 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 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 Interstate 12, to Bayou Liberty Rd., Jefferson Ave., Napoleon Ave., Florien Rd., Laurent Rd. and to Lake Pontchartrain, being a portion of Parish Council District No. 11 to protect and preserve the health, safety and property interests of residents from the adverse effects of continued development of property within the defined area that will worsen drainage problems and impact sensitive wetlands placing an increased burden on the drainage and already heavily impacted road infrastructure; and

WHEREAS, to protect and preserve the health, safety and property interests of residents from the adverse effects of sustained flooding and a lack of adequate infrastructure to support further development, it is necessary to extend the moratorium on the receipt of submissions by the Parish Planning and Zoning Commission for the re-subdivision or re-zoning of certain 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 said area until a study is completed to determine what improvements are necessary to support long term growth and responsible development of the area.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it extends the six (6) month moratorium the 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 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 Interstate 12, to Bayou Liberty Rd., Jefferson Ave., Napoleon Ave., Florien Rd., Laurent Rd. and to Lake Pontchartrain, being a portion of Parish Council District No. 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 NORTHSORE 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 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.

BE IT FURTHER ORDAINED that this ordinance shall be effective immediately upon final adoption and shall remain in effect until November 06, 2025.

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 1ST DAY OF MAY, 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: MARCH 26, 2025

Published Adoption: _____, 2025

Delivered to Parish President: _____, 2025 at _____

Returned to Council Clerk: _____, 2025 at _____