

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3491

ORDINANCE COUNCIL SERIES NO. 07-

COUNCIL SPONSOR: MR. BINDER

PREPARED BY: COUNCIL ATTORNEY

INTRODUCED BY MR. BINDER

SECONDED BY MR. THOMAS

ON THE 4TH DAY OF JANUARY 2007

ORDINANCE TO IMPOSE A SIX (6) MONTH MORATORIUM ON THE SUBMISSION AND REVIEW OF ZONING AND CONDITIONAL USE PERMIT APPLICATIONS, PLANNING COMMISSION REVIEW AND ON THE ISSUANCE OF BUILDING PERMIT APPLICATIONS, FOR THE PURPOSE OF CONSTRUCTION OR PLACEMENT OF MULTI-FAMILY STRUCTURES ON PROPERTY WITHIN UNINCORPORATED AREAS OF COUNCIL DISTRICT 12 AND COUNCIL DISTRICT 13

WHEREAS, immediately following the devastation caused by Hurricane Katrina there was an overwhelming demand for multi-family units as a result of displaced residents seeking to return to the area to repair or replace their homes. As the recovery has progressed, the demand for multi-family units has subsided and the number of vacant multi-family units has significantly increased. Construction of additional multi-family units has the potential to dramatically increase the number of vacancies in existing older multi-family properties, which would then be allowed to deteriorate or become abandoned, thereby causing an adverse impact on surrounding areas. Further, such an increase in the construction of multi-family properties has the potential to alter the character of the area, adversely impacting the recovery of single-family residential neighborhoods, roads, drainage ways, water and sewage infrastructure, and the ability of local government to meet the demand for services; and

WHEREAS, in order to immediately protect and preserve the health, safety and property interests of residents from the adverse effects of continued development and construction of multi-family properties, and in order to provide Parish Government with a reasonable opportunity to address the legitimate concerns related to such development,

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that, in accordance with Section 2-14 of the Home Rule Charter, the Parish Council imposes a six (6) month moratorium on the submission and review of zoning and conditional use permit applications, planning commission review, and on the issuance of building permits, for construction or placement of multi-family structures on property located in the following described area:

All that property located within the unincorporated are of Council District 12 and Council District 13.

BE IT FURTHER ORDAINED that final adoption of this Moratorium shall operate to immediately prohibit the submission and review of zoning and conditional use permit applications, planning commission review, and the issuance of building permits, for construction or placement of multi-family structures on property located within the area described herein above.

BE IT FURTHER ORDAINED that this Ordinance shall be effective immediately upon final adoption and remain in effect through August 2, 2007.

REPEAL: Upon the effective date of this ordinance, this ordinance shall supercede all prior Ordinances that are in conflict herewith.

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.