

ST. TAMMANY PARISH COUNCIL  
ORDINANCE

ORDINANCE CALENDAR NO. 4179 ORDINANCE COUNCIL SERIES NO. 09-

COUNCIL SPONSOR MR. HAMAUEI PROVIDED BY COUNCIL ATTORNEY

INTRODUCED BY \_\_\_\_\_ SECONDED BY \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009

ORDINANCE TO AMEND THE UNIFIED DEVELOPMENT CODE  
SECTIONS GOVERNING TND-1 AND TND-2 TRADITIONAL  
NEIGHBORHOOD DEVELOPMENT ZONING DISTRICTS,  
SPECIFICALLY SECTION 5.3503, SECTION 5.3503A, SECTION 5.3523  
AND SECTION 5.3523A.

WHEREAS, during the ongoing comprehensive rezoning process, it became apparent that procedures should be established for the designation of property as TND-1 Concept and TND-2 Concept within a limited period of time following the adoption of an ordinance establishing the comprehensive rezoning of a specific area under the Unified Development Code.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it amends and reenacts the following Sections of the Unified Development Code governing the Traditional Neighborhood Development Zoning Districts:

Section 5.3503 TND District Definitions.

For the purposes of this Section only, the following definitions shall be observed and applied, except when the context clearly indicates otherwise. Words used in the present tense shall include the future tense. Words used in the singular form shall include the plural form. Words used in the plural form shall include the singular.

Traditional Neighborhood or Traditional Neighborhood Development - a compact, walkable, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other as contemplated under this ordinance.

a) "TND-1 CONCEPT" – The designation of property for development as a Traditional Neighborhood Development through the comprehensive rezoning process or in accordance with the time limitations and procedures set forth in Section 5.3523 herein below.

b) "TND-1 PLANNED" – The designation of property for development as a Traditional Neighborhood Development following approval of the General Implementation Plan.

c) "TND-1" – The redesignation of property for "TND PLANNED" on the official map, upon approval of a Specific Implementation Plan and the Final Plat.

Section 5.3523 Comprehensive Rezoning and subsequent designation procedure.

(1) Any property designated as Traditional Neighborhood Development as part of the comprehensive rezoning process shall be designated as "TND-1 CONCEPT", until said property has undergone the Application Procedure and Approval Process as outlined in Section 5.3508 of these regulations, except that in such cases, the Commission decision relative to the General Implementation Plan will be considered the final determination, subject to Appeal to the Parish Council in accordance with Section 5.3520 of these regulations.

(2) Other than through the comprehensive rezoning process set forth in paragraph one (1) of this Section, a parcel of property may only be designated as TND-1 Concept when, within one year following the effective date of an ordinance establishing the comprehensive rezoning of a specific area under the Unified Development Code, the process of amending or changing the designation of the property to TND-1 Concept has been initiated in accordance with Section 3.0202 of these

regulations. The review of any amendment or change shall be conducted in accordance with Section 3.02 of these regulations.

Section 5.3503A TND District Definitions.

For the purposes of this Section only, the following definitions shall be observed and applied, except when the context clearly indicates otherwise. Words used in the present tense shall include the future tense. Words used in the singular form shall include the plural form. Words used in the plural form shall include the singular.

Traditional Neighborhood or Traditional Neighborhood Development - a compact, walkable, mixed-Use neighborhood where residential, commercial and civic buildings are within close proximity to each other as contemplated under this ordinance.

a) "TND-2 CONCEPT" - The designation of property for development as a Traditional Neighborhood Development through the comprehensive rezoning process or in accordance with the time limitations and procedures set forth in Section 5.3523A herein below.

b) "TND-2 PLANNED" - The designation of property for development as a Traditional Neighborhood Development following approval of the General Implementation Plan.

c) "TND-2" - The redesignation of property for "TND PLANNED" on the official map, upon approval of a Specific Implementation Plan and the Final Plat.

Section 5.3523A Comprehensive Rezoning and subsequent designation procedure.

(1) Any property designated as Traditional Neighborhood Development as part of the comprehensive rezoning process shall be designated as "TND-1 CONCEPT", until said property has undergone the Application Procedure and Approval Process as outlined in Section 5.3508 of these regulations, except that in such cases, the Commission decision relative to the General Implementation Plan will be considered the final determination, subject to Appeal to the Parish Council in accordance with Section 5.3520 of these regulations.

(2) Other than through the comprehensive rezoning process set forth in paragraph one (1) of this Section, a parcel of property may only be designated as TND-2 Concept when, within one year following the effective date of an ordinance establishing the comprehensive rezoning of a specific area under the Unified Development Code, the process of amending or changing the designation of the property to TND-2 Concept has been initiated in accordance with Section 3.0202 of these regulations. The review of any amendment or change shall be conducted in accordance with Section 3.02 of these regulations.

REPEAL: To the extent that any other provision of the Unified Development Code may be inconsistent with, or in conflict with, the provisions of this Ordinance and amended Sections, the provisions of this Ordinance and amended Sections shall govern.

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 fifteen (15) days 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 ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2009; AND BECOMES ORDINANCE COUNCIL SERIES NO. 09-\_\_\_\_\_.

\_\_\_\_\_  
JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
KEVIN DAVIS, PARISH PRESIDENT

Published introduction: October 29, 2009

Published adoption on: \_\_\_\_\_, 2009

Delivered to Parish President: \_\_\_\_\_, 2009 @ \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2009 @ \_\_\_\_\_