

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6904AA

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: MR. AIREY

PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: MR. AIREY

SECONDED BY: MR. DAVIS

ON THE 3 DAY OF MARCH , 2022

ORDINANCE TO IMPOSE A SIX (6) MONTH MORATORIUM ON RECEIPT OF SUBMISSIONS BY THE PARISH ZONING COMMISSION FOR THE REZONING OF MULTI-FAMILY PROPERTY AND/OR ON THE ISSUANCE OF CERTAIN PERMITS BY THE PARISH DEPARTMENT OF PLANNING AND DEVELOPMENT/PERMITS FOR THE CONSTRUCTION OR PLACEMENT OF NEW MULTI-FAMILY BUILDING STRUCTURES ON PROPERTY ZONED A-6, A-7, OR A-8 IN WARDS 8 AND 9, DISTRICT 13.

WHEREAS, there are a large number of multi-family dwellings, which are defined under St. Tammany Parish Code of Ordinances, Sec. 130-5 as three or more dwelling units on a lot, throughout District 13; and

WHEREAS, the City of Slidell, which abuts District 13, has had in place since August of 2020 a moratorium on the review, construction, permitting, and approval of new multi-family dwellings within its municipal limits in order to develop a comprehensive master plan and ensure responsible development throughout the City and to further evaluate the impact of additional multi-family dwellings on City roads, drainageways, water and sewerage infrastructure, and the ability of City government to meet demand for service.

WHEREAS, similarly, St. Tammany Parish Government is in the process of developing a comprehensive plan for the Parish entitled New Directions 2040, as well comprehensive drainage and transportation plans; and

WHEREAS, these studies will help guide public and private decisions about future growth and necessary infrastructure improvements, especially in high density residential areas; and

WHEREAS, additional traffic created by the high density of multi-family developments disproportionately impacts the already overburdened roads in the moratorium area; and

WHEREAS, traffic improvement plans of residential developments in progress in District 13 should be completed before permitting new high density residential projects; and

WHEREAS, it is necessary to temporarily suspend receipt of submissions by the Parish Zoning Commission for the re-zoning of property to multi-family residential zoning districts A-6 through A-8 and/or on the issuance of permits for new construction or placement of any new residential building structures in a multi-family residential district (A-6 through A-8) on property located in Wards 8 and 9, District 13, less and except Lakeshore Villages Phase 4-A-3 and Rigolets Estates, pending completion of the St. Tammany Parish Comprehensive Plan and the implementation of traffic plan improvements; and

WHEREAS, this moratorium will not affect the development of property for which the issuance of permits has been approved by the Parish Department of Planning & Development prior to adoption of this ordinance; nor the development of property that has received multi-family zoning approval from the St. Tammany Parish Zoning Commission prior to April 7, 2022, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; nor the rezoning or development of single or two-family residential properties (A-1 through A-5) or non-residential commercial properties; 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.

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 Zoning Commission for the re-zoning of property to multi-family residential zoning districts A-6 through A-8 and/or on the issuance of permits for new construction or placement of any new building structures in a multi-family residential district (A-6

through A-8) on property located in Wards 8 and 9, District 13, less and except Lakeshore Villages Phase 4-A-3 and Rigolets Estates.

BE IT FURTHER ORDAINED that this moratorium will not affect the development of property for which issuance of permits has been approved by the Parish Department of Planning & Development and/or Department of Permits prior to adoption of this ordinance; nor the development of property that has received multi-family zoning approval from the St. Tammany Parish Zoning Commission prior to March 3, 2022, unless said approval was subsequently overturned or not adopted by the St. Tammany Parish Council; nor the rezoning or development of single or two-family residential properties (A-1 through A-5) or non-residential commercial properties.

BE IT FURTHER ORDAINED that the moratorium imposed may be vacated, in whole or in part, by resolution of this governing body pursuant to Part I, 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 become effective immediately upon final 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 7 DAY OF APRIL , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

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

ATTEST:

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

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

Published Adoption: \_\_\_\_\_, 2022

Delivered to Parish President: \_\_\_\_\_, 2022 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2022 at \_\_\_\_\_