



ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE

PLANNING & ZONING
COMMISSION
MEETINGS

November 14, 2014
5:00 pm

AGENDA

1. Project Context
2. Draft UDC Under Review
 - Organization
 - Significant Changes
3. Project Timeline - Where we are today
4. How to Participate
5. Questions & Closing

Tuesday, November 14, 2023



The background of the slide features a soft-focus photograph of numerous colorful pom-poms in shades of yellow, orange, blue, and green. Some are hanging from above, while others are scattered on a light-colored surface in the foreground. A window with white trim is visible in the upper left corner. A semi-transparent dark grey rectangle is overlaid on the image, containing the title and a list of topics.

PROJECT CONTEXT

- Consistency with the Comprehensive Plan
- What is a UDC?
- Why Update the UDC?
- How does this Affect Local Residents & Businessowners?

A photograph of a desk with various items: a white desk lamp, a wooden tape dispenser, a small white bowl with pens, a wooden geometric object, a white cloth with tools hanging on the wall, a wooden box with pens, a small wooden box with a spool of thread, and a wooden box with a spool of thread. The background is a solid orange color.

THE ST. TAMMANY COMPREHENSIVE PLAN...

Includes updating the Unified Development Code as a priority action item in support of the Parish's goal for "orderly, carefully planned, and predictable development."



A UNIFIED DEVELOPMENT CODE...

Consolidates all rules and regulations for development in one place, in a single code.

Makes code updates and improvements simpler to consider, manage, and implement in response to changing conditions.



WHY UPDATE THE UDC?

As the Parish grows, managing traffic, enhancing drainage, and promoting strategic growth has become more and more of a challenge.

This is partially because the current development code was drafted with different challenges in mind than those currently faced and has become outdated.



STREAMLIND



BALANCED



EFFICIENT



MODERN

PROJECT FOCUS

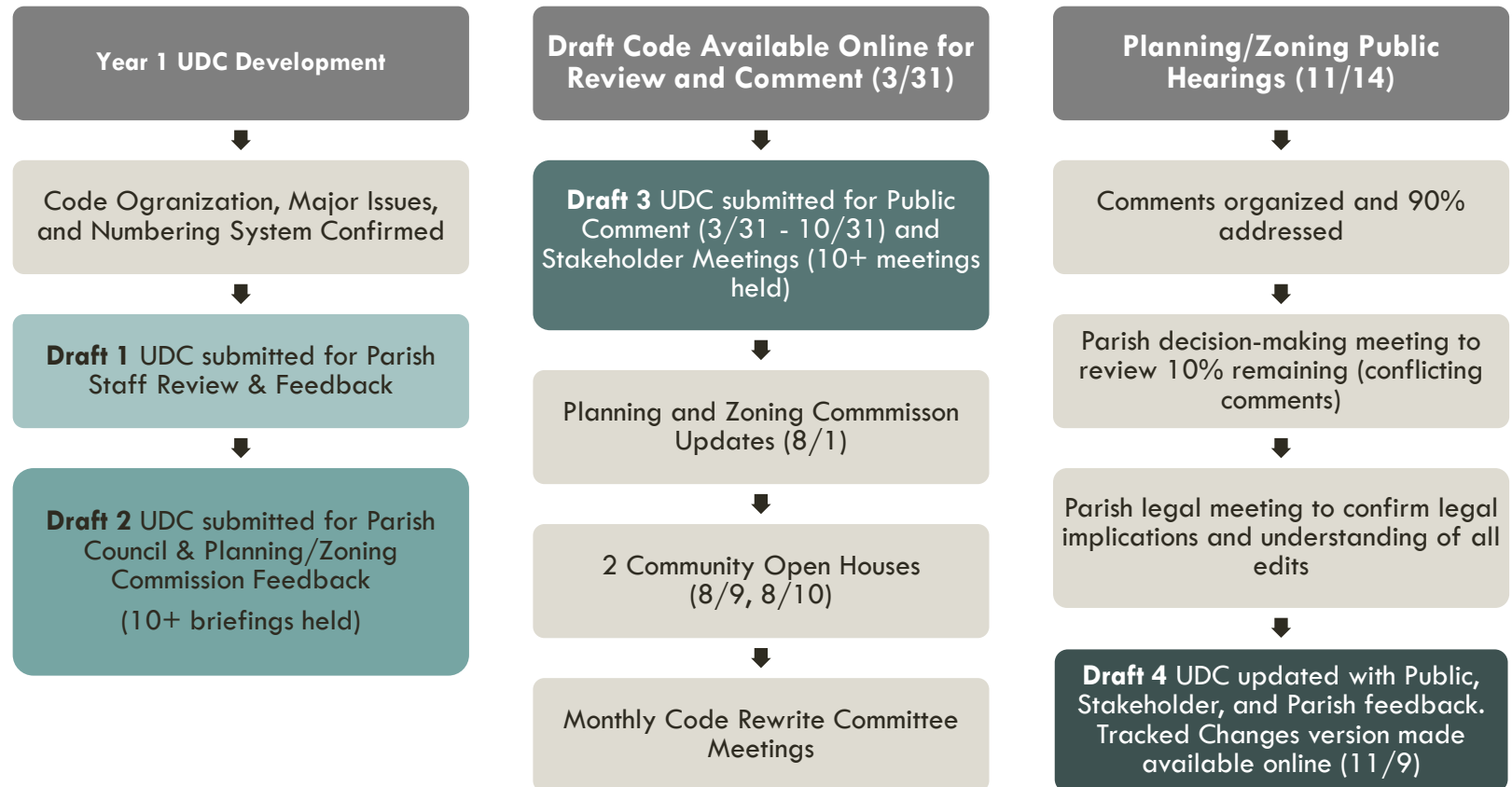
To improve land development procedures, respond to modern development needs, and provide a balanced approach to new development with resident's best interests and values in mind.

To shape St. Tammany Parish's future, fostering a vibrant, sustainable community.

WHERE WE ARE TODAY: Public Hearings



AN ITERATIVE DEVELOPMENT PROCESS



DRAFT REORGANIZATION

Rename Part II – Land Development Code (LDC) to Part II – Unified Development Code (UDC)

Chapter 100 – Administration

Chapter 200 – Procedures

Chapter 300 – Buildings and Construction

Chapter 400 – Zoning

Chapter 500 – Nonconformities

Chapter 600 – General Development Standards

Chapter 700 – Coastal Management

Chapter 800 – Subdivision Regulations

Chapter 900 – Infrastructure

UDC Amendment Summary

RELATIONSHIP TO CURRENT ORDINANCE

The following table outlines where sections of the current code broadly fit into the Draft Unified Development Code. Note that many new chapters contain amended language and do not necessarily contain the sections in the current code verbatim. The new chapters contain amended language to consolidate repetitive language in the current code or additional language to help simplify requirements.

<u>NEW CHAPTER</u>	<u>CURRENT ORDINANCE</u>
Chapter 100 Administration	Chapter 100 General Administrative Provisions Chapter 120, Article II Regional Planning Commission Chapter 120, Article III Parish Planning Commission Chapter 120, Article IV Parish Zoning Commission Chapter 130 Unified Development Code, Article I In General Chapter 130 Unified Development Code, Article II Administration and Enforcement Chapter 125 Subdivision Regulations, Article I Definition of Terms
Chapter 200 Procedures	Chapter 130 Unified Development Code, Article II Administration and Enforcement Chapter 125 Subdivision Regulations, Article IV Standards of Design
Chapter 300 Buildings and Construction	Chapter 105 Buildings and Construction
Chapter 400 Zoning	Chapter 130 Unified Development Code, Article IV Zoning Districts Chapter 130 Unified Development Code, Article V Overlays Chapter 130 Unified Development Code, Article VII Minimum Standards for Specific Uses
Chapter 500 Nonconformities	Chapter 130 Unified Development Code, Article III Nonconformities
Chapter 600 General Development Standards	Chapter 130 Unified Development Code, Article VI Supplemental Standards Chapter 130 Unified Development Code, Article VII Minimum Standards for Specific Uses Chapter 130 Unified Development Code, Article VII, Division 2 Land Clearing Permit
Chapter 700 Coastal Management	Chapter 110 Coastal Zone Management Regulations
Chapter 800 Subdivision Regulations	Chapter 125 Subdivision Regulations
Chapter 900	Chapter 30 Parks, Recreation and Scenic Neighborhoods, Article XIV Tammany Trace Chapter 40 Utilities Chapter 115 Drainage and Flood Control Chapter 125 Subdivision Regulations, Article III Street Regulations Chapter 125 Subdivision Regulations, Article IV Standards of Design Chapter 125 Subdivision Regulations, Article VI Traffic Impact Analysis Chapter 125 Subdivision Regulations, Article VII Studies, Plans, and Review Procedures Chapter 130 Unified Development Code, Article VII, Division 45 Sidewalk Standard

<http://stpgov.org/files/2023/PlanningandDevelopment/DocumentsandPDFs/UDC/2023.3.31UDCAmendmentSummary.pdf>

SIGNIFICANT CHANGES

ADMINISTRATION

All provisions related to the administration and enforcement of the UDC in one place.

Clarifies the powers, roles, and responsibilities of decision-making entities, agency heads, or UDC administrators.

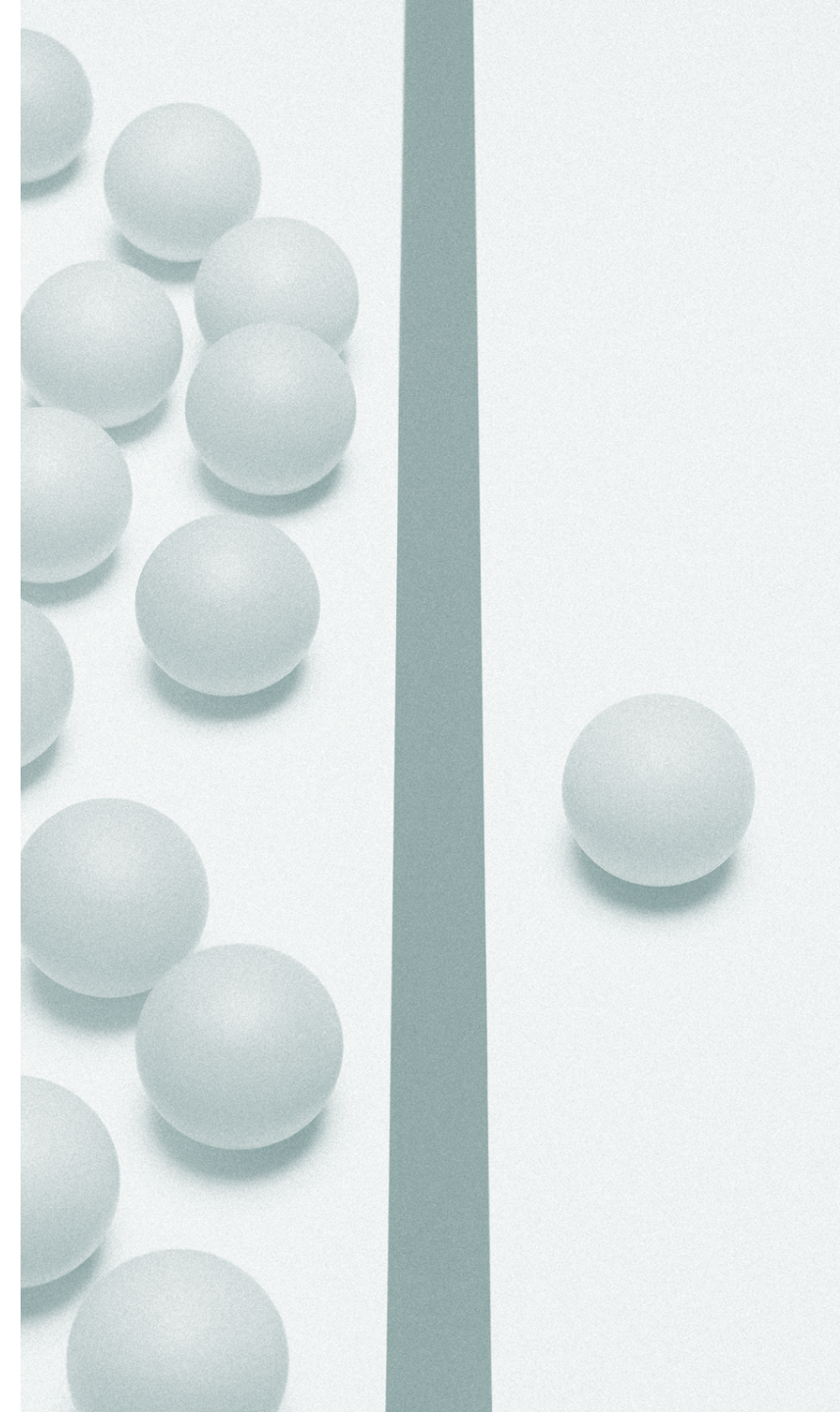
Merges the powers of the current Planning Commission and Zoning Commission into one public body: the Planning and Zoning Commission.

PROCEDURES

Includes specific procedures for each type of development application and clarifies the level of review required by each agency for each type of development application.

Renames the “Administrative Use Permit” to “Development Plan Review” and outlines approval process.

Relocates Finance and Economic Development Districts not having an impact on development standards or permitting to Part 1, Chapter 2 - Administration, Article XI – Special District Budgets so to align relevant information.



SIGNIFICANT CHANGES (CON'T)

ZONING DISTRICTS

Zoning district consolidation to reduce redundancies.

Group zoning districts and include permitted use tables across residential, commercial, etc. categories.

Clarify purpose & minimum standards for a Planned Unit Development (PUD) as a Zoning District, approved as a Major Subdivision.

Include special use standards for certain use types.

SUBDIVISION & INFRASTRUCTURE REGULATIONS

Subdivision types modified and approval procedures clarified.

New content to support procedures on where to file applications, how to determine application completeness, and processes for interdepartmental review.

New chapter focused on infrastructure requirements and flood prevention.

DEVELOPMENT STANDARDS

Sign Regulations – content neutral.

Update to land clearing and landscape requirements – includes more illustrations for planting requirements.

Updates to parking requirements to promote low impact development.

Standards for use of permeable pavement in parking areas.

Limitation on total impervious surface area.

ONLINE PUBLIC COMMENT SUMMARY (3/31-10/31)

Eighty-three (83) total comments were received from thirty-five (35) residents. Areas of concern included:

- Drainage, floodplain management, and wetland preservation.
- Zoning and permit approval process, specifically short-term rentals and subdivisions regulations.
- Tree preservation.
- Public meeting processes.
- Code enforcement.

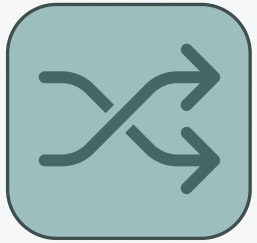
Each comment was addressed, and a response from the Project Team is available as part of the UDC comment Resolution Matrix.



MAJOR THEMES & OUTCOMES PUBLIC COMMENTS

1. Manufactured Housing Overlay (MHO) and Rural Overlay (RO).
2. Infrastructure.
3. Planned Unit Developments or PUDs.
4. Conditional Uses.
5. Tree Preservation and Land Clearing.





COMMENTS: MAJOR THEMES

MANUFACTURED HOMES & SHORT-TERM RENTALS

CURRENT CODE

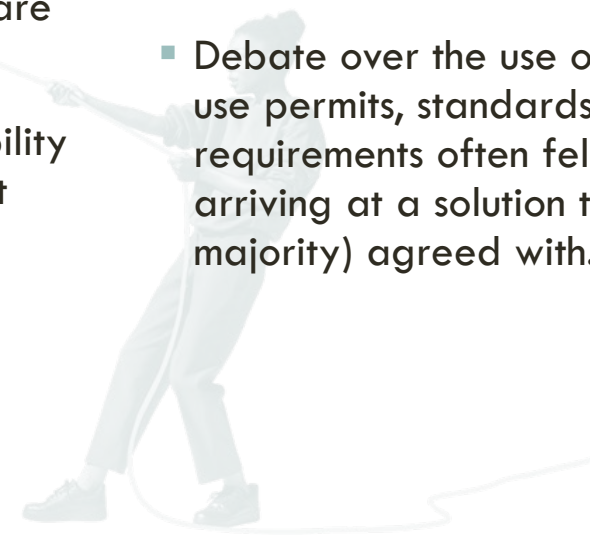
Zoning Overlay Districts currently permit the placement and location of **mobile homes** (a permitted use in the Manufactured Housing Overlay or MHO) and **short-term rentals** (a permitted use in the Rural Overlay or RO).

COMMENTS

- Some wanted to see broader ability to permit these uses outside of the overlays.
- Others wished to see additional restrictions placed on these used in the existing overlays where they are permitted.
- All wanted to see more predictability in terms of where and under what conditions these uses would be allowed.

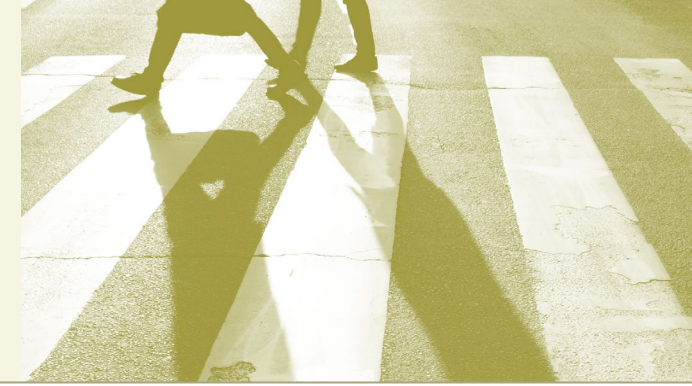
THE UDC

- Draft 3 of the UDC permitted mobile homes and short-term rentals in existing base zoning districts by-right or through the issuance of a conditional use permit, coupled with use standards included in Sec. 400-8.
- Debate over the use of conditional use permits, standards, and siting requirements often fell short of arriving at a solution that all (or a majority) agreed with.





COMMENTS: MAJOR THEMES INFRASTRUCTURE



CURRENT CODE

- Has contradictory or unclear standards.
- Is difficult to navigate and understand what is required for new construction or redevelopment applications.
- Relies heavily on interpretation, which reduces predictability.
- Is out of date and in need of an assessment against best practices.

COMMENTS

- Requests for enhanced predictability and detailed procedures.
- Requests that standards be reduced to ensure the construction industry that has driven growth in St. Tammany Parish continues.
- Need for a balance between opposing perspectives, compromising where the public's interest is not impacted significantly and retaining new standards that will support the future development and character of the Parish.

THE UDC

- In support of issue resolution, significant time and effort was spent by the Parish to genuinely understand perspectives, support compromise, and help all stakeholders articulate their concerns in a nonconfrontational manner.
- Overly detailed standards removed from draft 3 with the intent to incorporate into a technical companion manual to the Code.



COMMENTS: MAJOR THEMES PLANNED UNIT DEVELOPMENT (PUD)



CURRENT CODE

- PUD overlay allows for increase residential density.
- Does not require a mix of uses.
- Is used in a similar way as the Traditional Neighborhood Development (TND) Overlay.
- Proven difficult to manage as an overlay, with partially approved sites mapped but not fully developed.
- Creates confusion and mistrust regarding the intent of development.

COMMENTS

- Some want the PUD removed due to misuse as a density boost and resultant strain on traffic, infrastructure, flooding, etc.
- PUDs are a necessary lever to provide smaller lots that are more affordable.
- Clustered development has positive outcomes for the environment.
- Need to better establish the purpose and minimum requirements of the PUD.

THE UDC

- Purpose is to advance more innovative development approaches that are not currently permitted in any existing zoning district in the Code.
- Maintains that a PUD is a “flexibility lever” for great ideas that are by their very nature “out of the box.”
- Adds standards to this effect to avoid misuse of this district in the future.



COMMENTS: MAJOR THEMES CONDITIONAL USES



CURRENT CODE

- Removed from the Code in 2007.
- Without appropriate standards and conditions, can become arbitrary and capricious and open the Parish, it's civic leaders who serve on boards and commissions, and the public to costly litigation, time lost, and limited progress on land use decisions.

COMMENTS

- Can create much needed authority to consider very site-specific circumstances and impose conditions to reduce or mitigate negative impacts to nearby properties.
- Many would like to see Conditional Uses return provided they include clear criteria
- Need for a clear process for approvals and associated definitions

THE UDC

- Adds definitions, procedures, and criteria for limited application of Conditional Uses, including for:
- Home Office serving more than 1 person at a time music, art, or dance.
- Restaurant, dine-in with lounge (bar) in the NC-2, GC-1, GC-2, and PBC districts.
- Certain industrial uses in I-3.
- Permanent occupancy of a site by seasonal produce stands (other than seafood peddlers and Christmas tree sales) in the MHO District.



COMMENTS: MAJOR THEMES

TREE PRESERVATION & LAND CLEARING



CURRENT CODE

- Land clearing practices have inconsistent treatment of residential subdivisions and commercial development, allowing for the clearing and removal of a significant portion of the Parish's tree canopy.
- Standards need to be updated, re: invasive species, usability, terminology, graphics, and organization.

COMMENTS

- Need to better preserve the Parish's tree canopy, natural landscape, and heritage trees.
- Concern over extensive land clearing practices for residential subdivisions, and the negative flooding impacts and stormwater runoff associated with new development.

THE UDC

- Implements a Natural Area requirements, which requires the preservation of a 50' area around new subdivisions in its natural state to both retain the tree canopy and provide enhanced water storage capacity between new development and existing adjacent uses.
- Land clearing, tree preservation standards and processes have also been strengthened in response to these concerns and in accordance with best practices.

Balances
construction
impacts

Simplifies permit
process

Clarifies
development
standards

Aligns
overlapping
procedures

Eliminates
duplicate rules

Bolsters tree
preservation
policies

PROJECT EFFECT

On Local Residents and Business Owners

- Influences what landowners can do with their properties.
- Clarifies many existing allowable uses and adds standards to improve land use predictability.

RECOMMENDATIONS

ESTABLISH THE UDC

Rename and reorganize existing Part II – Land Development Code (LDC) of the St. Tammany Parish Code of Ordinances to establish a Unified Development Code within Part II, in which traditional zoning and subdivision regulations are combined with other parish regulations such as sign requirements, design guidelines, and water management to assist with review of development applications and permitting requirements.

UPDATE STANDARDS

Update standards within and across Part II: Unified Development Code—consistent with Parish Administration, Parish Council, the Planning and Zoning Commission, public and stakeholder feedback, and best planning and engineering practices—to streamline, simplify and improve overall code navigation in support of reducing permitting confusion, removing redundancy, and aligning application procedures and similar processes, consistent with the Proposed draft UDC dated November 2023 and included herein as Appendix C.

RELOCATE TO PART I...

Relocate existing Finance and Economic Development Districts not having an impact on development standards or permitting to Part 1, Chapter 2 - Administration, Article XI – Special District Budgets; retitle Article XI. “Special District Budgets” to “Special Districts;” and treat elements like board creation, boundaries, authority and budgets comprehensively, consistent with the proposed changes included herein as Appendix D.



THANK YOU!
QUESTIONS?

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www.stpgov.org/UDC