

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5853                      ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER                      PROVIDED BY: PLANNING DEVELOPMENT

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

ON THE 3 DAY OF AUGUST , 2017

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY PARISH, LA, TO RECLASSIFY A CERTAIN PARCEL LOCATED ON THE NORTHWEST CORNER OF ANTLER STREET & STICKER STREET, BEING LOT 30, DEER HAVEN SUBDIVISION AND WHICH PROPERTY COMPRISES A TOTAL OF 1.74 ACRES OF LAND MORE OR LESS, FROM ITS PRESENT A-2 (SUBURBAN DISTRICT) TO AN A-3 (SUBURBAN DISTRICT), (WARD 6, DISTRICT 11). (2017-664-ZC)

WHEREAS, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. 2017-664-ZC, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present A-2 (Suburban District) to an A-3 (Suburban District) see Exhibit "A" for complete boundaries; and

WHEREAS, the St. Tammany Parish Council has held its public hearing in accordance with law; and

WHEREAS, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as A-3 (Suburban District).

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present A-2 (Suburban District) to an A-3 (Suburban District).

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.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 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 DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 7 DAY OF SEPTEMBER , 2017 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

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

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 26 , 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_

## **Exhibit "A"**

**2017-664-ZC**

ALL THAT CERTAIN PIECE OR PARCEL OF GROUND, together with all buildings and improvements thereon; and all rights, ways, means, privileges, servitudes, appurtenances, advantages and component parts thereunto belonging or in anywise appertaining, lying and being situated in St. Tammany Parish, Louisiana and more particularly described as follows, to wit:

Being situated in Section 29, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana, in the subdivision known as Deer Haven and being more fully described as follows to-wit:

Being Lot 30 as per map by Robert A. Berlin, Registered Land Surveyor, dated July 9, 1965, copy of which is of record in the office of the Clerk of Court, St. Tammany Parish, Louisiana

Case No.: 2017-664-ZC

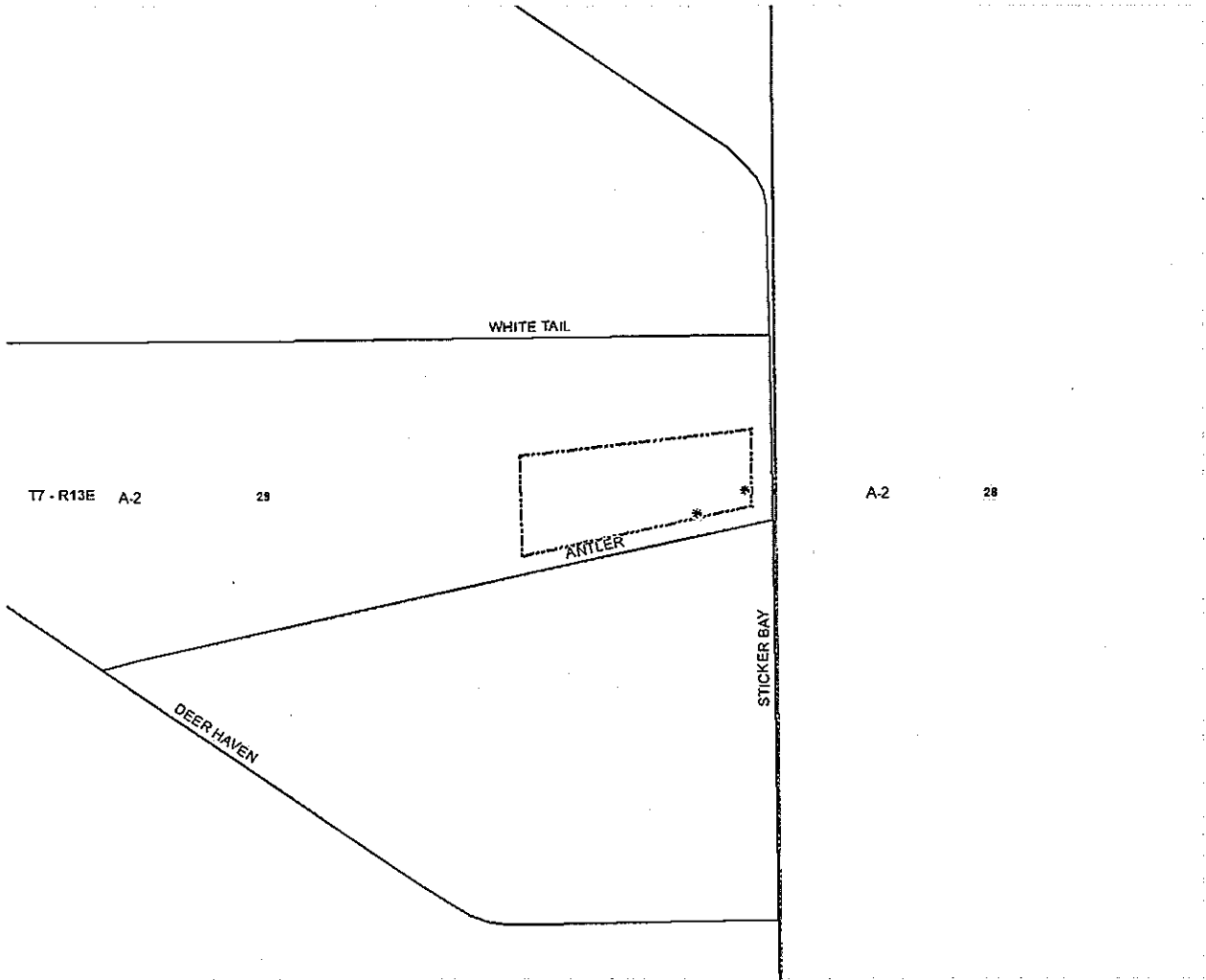
PETITIONER: Katrina Stigler

OWNER: Victoria & Brian Minto

REQUESTED CHANGE: From A-2 Suburban District to A-3 Suburban District

LOCATION: Parcel located on the northwest corner of Antler Street & Sticker Street, being lot 30, Deer Haven Subdivision; S29, T7S, R13E; Ward 6, District 11

SIZE: 1.74 acres



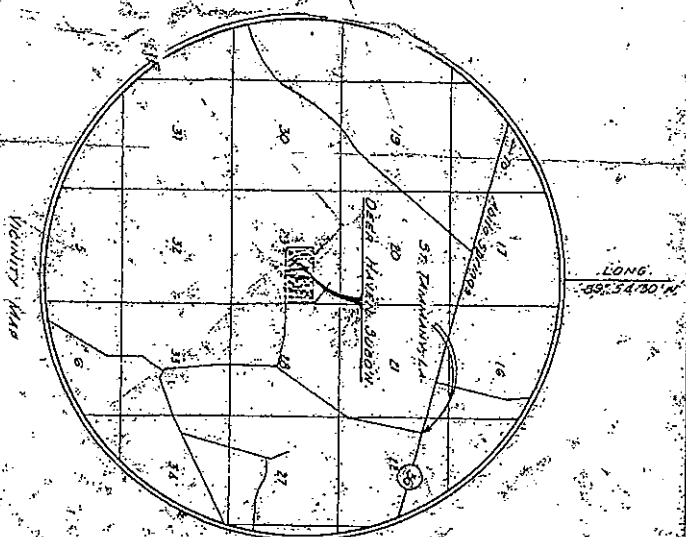
MAY NOT PRINT TO SCALE

[illegible]

Number of lots 34  
Number of blocks 6  
Afferways 0  
Public Port Area 0  
Type of Roads, Aggregate  
Length of Roadway 6,512.0 lin.ft. or 121 Mi.

Note: It is recommended that finish floor elevation be consistent of not less than 33.0 A.S.L. elevation

WARD 6



# DEFER HAVEN

U B D J V I S I C  
\*Being located in section 19, Township 7 South, Range 15 East,  
St. Lawrence, Pennsylvania.

# 851  
FILED FOR RECEIPT MAR 19 66  
APR 17 1966  
MAY 10 1966  
DOD

Regarding the Quarter Section corner on the between Section 24 and 29, T15S, R13E, 5E, Township 24N, Co. Moorehead, R33E, to an iron post, thence N60°11'E, 333.75 to an iron post, thence S69°50'E, 263.17 to an iron post, thence S60°11'E, 333.75 to the point of beginning.



2017-664-ZC

WHITE TAIL

A-2

T7-R13E

29

ANTLER

28

DEER HAVEN

STICKER BAY

A-3





**ADMINISTRATIVE COMMENT  
ZONING STAFF REPORT**

**Date:** 6/26/2017  
**Case No.:** 2017-664-ZC  
**Posted:** 06/20/17

**Meeting Date:** 7/5/2017  
**Determination:** Approved

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**GENERAL INFORMATION**

**PETITIONER:** Katrina Stigler  
**OWNER:** Victoria & Brian Minto  
**REQUESTED CHANGE:** From A-2 Suburban District to A-3 Suburban District  
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**GENERAL INFORMATION**

**ACCESS ROAD INFORMATION**

**Type:** Parish                                      **Road Surface:** 2 lane asphalt                                      **Condition:** Good

**LAND USE CONSIDERATIONS  
SURROUNDING LAND USE AND ZONING:**

<u>Direction</u>	<u>Surrounding Use</u>	<u>Surrounding Zone</u>
North	Residential	A-2 Suburban District
South	Residential	A-2 Suburban District
East	Undeveloped	A-2 Suburban District
West	Residential	A-2 Suburban District

**EXISTING LAND USE:**

**Existing development:** Yes                                      **Multi occupancy development:** Yes

**COMPREHENSIVE PLAN:**

**Residential** - Areas that provide for dwelling units. Such areas may vary in site design, structure design, and in the density of units per acre. Certain areas such as “village or town residential” may include mixed uses and would have the highest number of units per acre, while “Rural residential” would have the lowest number of units per acre, and may include agricultural or open space uses as well. In between these two types of residential areas would be varying levels of single-family detached dwellings, multi-family attached residential, and planned subdivisions for manufactured homes.

**STAFF COMMENTS:**

The petitioner is requesting to change the zoning from A-2 Suburban District to A-3 Suburban District. This site is located on the northwest corner of Antler Street & Sticker Street, being lot 30, Deer Haven Subdivision. The 2025 future land use plan calls for the area to be developed with residential uses. Staff does not see any compelling reason to recommend approval, considering that the site is surrounded by parcels of land zoned A-2 Suburban District.

Note that there are 2 existing residences on the 1.74 acre parcel of land. The objective of the zoning change request is to allow for the site to be subdivided into 2 parcels of land.

**STAFF RECOMMENDATION:**

The staff recommends that the request for an A-3 Suburban District designation be denied.