



# COMMERCIAL CONDITIONAL USE REQUEST

DISCUSSION 3/28/2024  
PUBLIC HEARING 4/25/2024

The Applicant is requesting a public hearing to move Quality Plumbing, Inc. to an existing building on 10th Street.

This location, 22278 10th St Abita Springs, is zoned Commercial.

This use of "Plumbing Office" is not specifically listed as an allowable use in the Commercial Zone.

CURRENTLY the property is being used by BEI.

### ***Found Online***

*Founded in 1992, BEI General Contractors is a full-service commercial, residential and industrial contractor for the greater New Orleans area. Over the last twenty years, BEI General Contractors has completed a swath of projects varying from roofing jobs all the way to large scale new building and facility construction.*

*BEI General Contractors is a licensed Louisiana commercial contractor but has done projects in Mississippi, Tennessee and Texas. As such, BEI General Contractors covers most of the Gulf Coast and everywhere in between.*

*No matter the project, small or large, BEI General Contractors will be able to accommodate your needs. Each project will receive a project manager who will ensure a quick and on-budget construction. BEI General Contractor's senior team members each have at least 20 years experience in the construction business and will ensure that your project is done right and on time.*



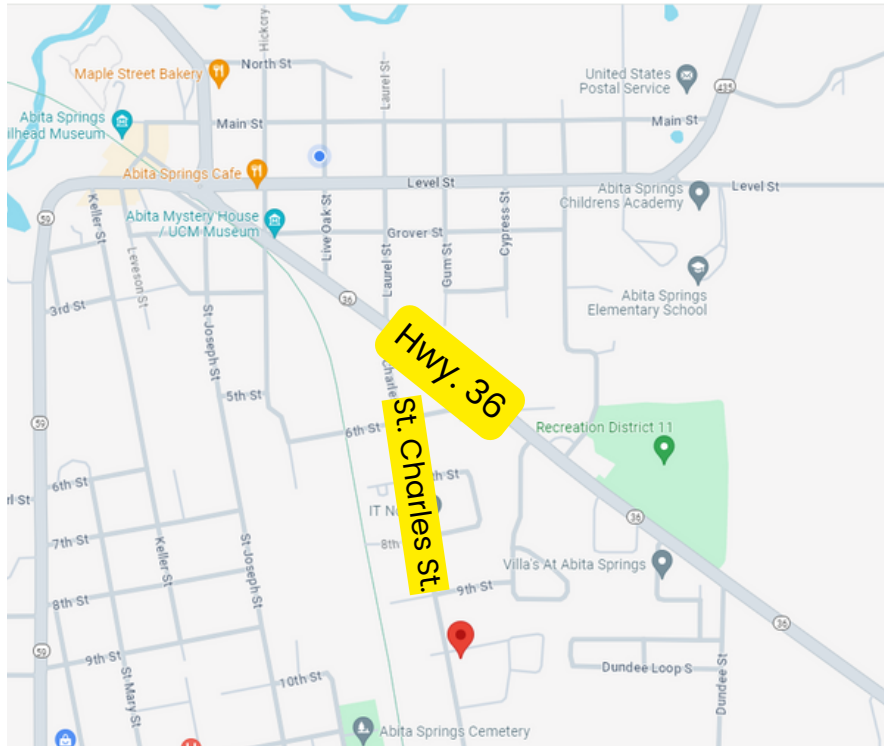
Quality Plumbing, Inc. was established in 1986.



**CURRENT OFFICE LOCATION:**

863 Carroll Street  
Mandeville, LA

# 22278 10TH ST, Abita Springs, LA 70420



# 22278 10TH STREET





**Office Building**









## **SEC. 9-218. COMMERCIAL DISTRICT.**

a.) In the commercial district, no building or premises shall be used and no building shall be hereinafter erected or structurally altered, unless otherwise provided in this chapter, except for one or more of the following uses:

- (1) Any use permitted in residential district and multifamily district;
- (2) Bakeries (products sold retail on premises);
- (3) Banks;
- (4) Barbershops, beauty parlors, chiroprapist and similar personal service shops;
- (5) Bicycle sales and repair shops;
- (6) Camera shops;
- (7) Clothes pressing and repair;
- (8) Clothing stores;
- (9) Delicatessens;
- (10) Drugstores and pharmacies;
- (11) Dry cleaning pickup station;
- (12) Filling stations;
- (13) Florists;
- (14) Garages, parking;
- (15) Garages, storage;
- (16) Grocery stores, including meats, fruits and vegetables;
- (17) Hardware stores;
- (18) Laundromats;
- (19) Laundry pickup stations;
- (20) Liquor stores;
- (21) Locksmith shops;
- (22) Medical and dental clinics for human patients only;
- (23) Messenger and telegraph offices;
- (24) Offices;
- (25) Parking lots;
- (26) Photographers' studios;
- (27) Restaurants and cafes;
- (28) Shoe repairing shops;
- (29) Shops for the repair of radios, televisions, and similar commodities;
- (30) Shoe stores;
- (31) Signs and billboards;
- (32) Stationery and book stores;
- (33) Tailoring, millinery and custom dress making shops;
- (34) Theaters (not drive-in);
- (35) Variety stores;
- (36) Bowling alleys;
- (37) Bus depots;
- (38) Dancing studios;
- (39) Funeral homes;
- (40) Garages, public;
- (41) Gift shops;
- (42) Hotels;
- (43) Nightclubs;
- (44) Antique shops;
- (45) Art shops;
- (46) Beer gardens;

- (47) Book shops;
- (48) Broadcasting and recording stations;
- (49) Candy stores;
- (50) Caterers;
- (51) Cigar stores;
- (52) Dry good stores;
- (53) Department stores;
- (54) Express offices;
- (55) Fish markets;
- (56) Gyms;
- (57) Hat stores;
- (58) Furniture stores;
- (59) Jewelry stores;
- (60) Leather goods shops;
- (61) Musical instrument shops;
- (62) Newsstands;
- (63) Newspaper and printing offices;
- (64) Pawnbrokers;
- (65) Pool halls;
- (66) Paint stores;
- (67) Shoe shining parlors;
- (68) Appurtenant structures and uses customarily incidental to above listed uses; or

(69) Mixed use—Multi-family/commercial, must be a two-story structure with residential on the second floor and commercial on the first floor, residential area not to exceed one-half of the total square footage of structure, each apartment must be 600 square feet or larger, and adequate parking as per the parking ordinance.

(b) Commercial growth shall be restricted to new construction on vacant land within the commercial district or to commercial uses in effect at the time of the adoption of this chapter or approved adaptive reuse of existing structures within the commercial district.

(c) No building shall be constructed in a commercial area of a height in excess of 35 feet.

(d) There shall be provided within the commercial district one parking space for each 300 square feet of commercial building.

(e) Commercial or industrial enterprises not specifically listed or enumerated in the zoning regulations and chapter must apply for a public hearing before the zoning commission to be held not earlier than the next scheduled zoning commission meeting. The nonlisted enterprises must submit information required by the zoning commission and answer questions for the public and the zoning commission relating to the proposed enterprise. The zoning commission shall make a determination of classification within 90 days of the public hearing.

(f) No mobile home, modular home, nor automobile sales business or trailer shall be located within the commercial district.

(g) Modular homes are prohibited in the commercial district.

(Ord. No. 108, § 19.26, 9-4-79; Ord. No. 156, 8-18-87; Ord. No. 175, 1-28-94; Ord. No. 223, 12-21-99; Ord. No. 318, 3-26-07; Ord. No. 323, 8-21-07; Ord. No. 336, 6-17-2008; Ord. No. 505, 11-19-2019)

# STAFF SUMMARY

3/28/2024

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**To:** Planning and Zoning Commission

**From:** Planning and Zoning Director Kristin Tortorich

**RE:** Proposed approved use in the Commercial Zone

- This Commercial zoned area in Abita Springs is surrounded by Residential Zone but the new proposed use is very similar to the current use.
- This proposed use is more appropriate than the majority of the approved uses for this space. (any retail space with customer traffic, restaurant, etc.)

## NEXT STEPS

- ✓1. Discussion item in Planning and Zoning- 3/28/2024
2. Advertise Public Hearing for next Meeting 4/25/2024



# Quality Plumbing, Inc.

REQUEST TO RELOCATE TO A COMMERCIAL  
ZONE IN ABITA SPRINGS

# OUR REQUEST



# OUR REQUEST

- Abita Springs is my wife's hometown and we would like to relocate our business here from Mandeville and be an asset to the community.
- Quality Plumbing is a well-established plumbing company that has been in business since the 1980s.
- The proposed property we have under contract is perfect for our needs in its current form



# THE PROPERTY – 22278 10TH STREET

- A gated and improved property comprised of approximately 5.87 acres.
- The property already has improvements including an office, several storage buildings, and a metal warehouse.
- The property is perfect for our business in its current form! We are not asking to change the property. We Simply want to relocate our business to this property without any changes.



# THE PROPERTY – 22278 10TH STREET

- The property is currently zoned Commercial District with allowable uses including but not limited to hardware stores, liquor stores, restaurants, funeral homes, and even a nightclub, but not a plumbing company.
- It is currently occupied by a general contractor and has been for almost twenty years. We are simply asking for approval to use it as it is currently being used.

# WHY ARE WE A GOOD COMMUNITY PARTNER?

- Except for on-call employees to support our business, we are closed on the weekend.
- Minimum Noise. Our employees work through southeast Louisiana and only our office staff will be present most of the day. Employees are dispatched in the morning and some return to close out the day. Many times, our employees are dispatched remotely!
- We perform minimum work activities on site. We will store our trucks and assets on site, but most of our work is performed at remote job site locations.

# WHY ARE WE A GOOD COMMUNITY PARTNER?

- We will support the local economy such as hardware stores, gas stations, and restaurants.
- We will be paying taxes to the town of Abita Springs.
- We would be a good resource for both the town and its property owners because plumbing is a primary need.
- By allowing us to occupy the property, you protect against it being sold to someone who desires far more density than our plumbing business.

# CONCLUSION

- Because the current occupant is a non-conforming use, we are simply requesting no more or no less than what you are currently allowing.
- Once again, we are not requesting changes to the property or adding new buildings. We simply want to occupy the property in its current state.
- Many of the listed Commercial District usages are far more invasive to the local community than our plumbing business.

THANK YOU!

Questions?