



Town of Abita Springs Planning & Zoning Public Hearing

THURSDAY, August 28, 2025

Notice is hereby given that the Planning & Zoning Commission of the Town of Abita Springs will hold two public hearings on Thursday, August 28, 2025, at 6:00 PM at Abita Springs Town Hall, located at 22161 Level Street, Abita Springs, LA.

The purpose of the hearings is to consider the following:

- Final Planned Unit Development (PUD) approval
- Final Subdivision approval

for the proposed Abita Meadows Subdivision on Hwy. 36 in Abita Springs, Louisiana.

All residents, property owners, and interested parties are invited and encouraged to attend and provide comments.

For more information, contact Abita Springs Town Hall at (985) 892-0711, Option 4.



PLANNING AND ZONING COMMISSION STAFF REPORT

July 25, 2025; **Updated August 26, 2025**

To: Planning and Zoning Commission

From: Kristin Tortorich, Planning and Zoning Director

Subject: Abita Meadows Compliance with **PUD Ordinance Sec. 9-804**

Purpose: To provide the Commission with an update on which required application checklist items have been submitted to date for the Abita Meadows Subdivision, located on Hwy. 36 in Abita Springs **specifically related to the PUD Ordinance Sec. 9-804.**

A. FINAL DETAILED PLAN

<input checked="" type="checkbox"/>	Legal description of development area		
<input checked="" type="checkbox"/>	PUD plat and subdivision plat		
<input checked="" type="checkbox"/>	Legal description of unsubdivided use areas	Requested 7/25/2025	Submitted 8/12/2025
<input checked="" type="checkbox"/>	Building pad/setback locations		
<input checked="" type="checkbox"/>	Required certificates, seals, and signatures	Waiting on plat with stamp and signature	
<input checked="" type="checkbox"/>	Land use tabulation (area , buildings, units, bedrooms, density)		
<i>Available information can be viewed on Final Plat & Construction Plans</i>			
Follow Up Questions/Comments: Where can I find legal desc. of unsubdivided use areas? Comment: We are working with Engineers for required certificates, seals, and signatures.			

B. COMMON OPEN SPACE DOCUMENTS

<input checked="" type="checkbox"/>	Legal documentation for conveyance of common open space to: <ul style="list-style-type: none"> • A municipal/public corporation, or • A nonprofit entity established by the developer • Must include guarantees approved by the town attorney ensuring permanent preservation of the open space. 	<i>Most items addressed in second draft. 8/25/2025 Comments emailed to Developer</i>
<i>Available information can be viewed on Final Plat & Construction Plans</i>		
Follow Up Questions/Comments: Mr. Henning said, "An example copy has been provided. The final version will be completed once plat is approved and HOA has been established. Please provide the language you refer to as "guarantees approved by town attorney" that you want included."		

C. FINAL SYSTEMS PLAN

<input checked="" type="checkbox"/>	Sewer and water plans	42-59 Both; Sewer: 4, 60; Water: 4A
<input checked="" type="checkbox"/>	Lighting plans	4C
<input checked="" type="checkbox"/>	Drainage and stormwater plans	3, 3A, 3B, 5, 6
<input checked="" type="checkbox"/>	Road plans & traffic improvements (<i>Curbs & gutters, On-site/off-site signalization, Acceleration/deceleration lanes, Any other required transportation details</i>)	41 Harrison Ext. connection only Turn lane plans submitted along with email from DOTD
<input checked="" type="checkbox"/>	Sidewalks, paths, and trails	Page 3 <i>Sidewalks to be installed by homebuilder</i>
	Landscaping plans (<i>Plant material, Berms, Other aesthetic elements</i>)	Landscape plans for entrance only

Follow Up Questions/Comments:

Mr. Henning said, *"Link to Final Plat in draft form: <https://acrobat.adobe.com/id/urn:aaid:sc:US:ef9dc473-13ac-4e26-9e04-6597c0f997c1> "*

Any planned paths or trails?
Landscaping Plans?

Final review of plans are still in review with our town engineer.

D. CONSTRUCTION PLANS

<input checked="" type="checkbox"/>	Detailed plans for buildings, landscaping, lakes, and other site improvements.	
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Follow Up Questions/Comments:

Mr. Henning said, *"See link to Final Systems Plan. No buildings are included, but all other aspects are."*

E. CONSTRUCTION SCHEDULE

<input checked="" type="checkbox"/>	A final construction schedule for the specific phase/portion of the PUD being approved.	Pg. 1
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Follow Up Questions/Comments:

Mr. Henning said, *"Development schedule is on the Title Sheet of the plans in the Final Systems Plan link. While the dates are old, the schedule logic is valid. These cannot be reasonably updated until the first phase of the development is approved."*

DEVELOPMENT SCHEDULE	
PHASE 1 CONTAINS 27.2 ACRES.	CONSTRUCTION IS ANTICIPATED TO START IN 2018.
PHASE 2 CONTAINS 24.7 ACRES.	CONSTRUCTION IS ANTICIPATED TO START IN 2021.
PHASE 3 CONTAINS 6.8 ACRES.	CONSTRUCTION IS ANTICIPATED TO START IN 2024.
PHASE 4 CONTAINS 57.3 ACRES.	CONSTRUCTION IS ANTICIPATED TO START IN 2027.
PHASE 5 CONTAINS 5.1 ACRES.	CONSTRUCTION IS ANTICIPATED TO START IN 2030.
PHASE 6 CONTAINS 11.8 ACRES.	CONSTRUCTION IS ANTICIPATED TO START IN 2033.
THE ADDITIONAL 30.2 ACRES (LOTS 317-390 AND TRACT CA-6) SHALL BE CONSTRUCTED UPON ISSUANCE OF A UNITES STATES ARMY CORP. OF ENGINEERS 404 WETLANDS PERMIT.	

F. GUARANTEE DEPOSIT

<input checked="" type="checkbox"/>	15% deposit or approved bond/letter of credit.	
Follow Up Questions/Comments: Mr. Henning said, <i>"Not applicable since improvements were constructed."</i>		

G. DELINQUENT TAXES CERTIFICATE

<input checked="" type="checkbox"/>	Certificate of no delinquent taxes or liens	
Follow Up Questions/Comments: Mr. Henning said, <i>"Attached"</i>		

H. COVENANTS

<input checked="" type="checkbox"/>	Must be approved by the Town. Must be recorded concurrently with the final plat.	
Follow Up Questions/Comments: Mr. Henning said, <i>"A preliminary set of subdivision restrictions is attached."</i>		

As of today, Tuesday, August 26, 2025, only one item of the total required PUD checklist is in question or in review. We are also awaiting final engineer review by town engineers.



PLANNING AND ZONING COMMISSION STAFF REPORT

August 26, 2025

To: Planning and Zoning Commission
From: Kristin Tortorich, Planning and Zoning Director
Subject: Abita Meadows Compliance with Subdivision Regulations

Purpose: To provide the Commission with an update on which required application checklist items have been submitted to date for the Abita Meadows Subdivision, located on Hwy. 36 in Abita Springs specifically related to the Subdivision Regulations.

Final Submission Checklist: Subdivision Regulations Sec. 5.6

General Requirements

<input type="checkbox"/>	Final plat must substantially conform to the approved preliminary plat	
<input type="checkbox"/>	Partial submissions are allowed if fully compliant with regulations	

Submission Requirements

<input type="checkbox"/>	Submit 6 sets of final plats at least 15 days before meeting. Plat must be 24" x 36", drawn at a scale of 1" = 100' or larger Index sheet if multiple sheets used	Not submitted
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Review and Approval

<input type="checkbox"/>	Public hearing will be held	Scheduled 8/28
<input type="checkbox"/>	Planning Commission approval contingent on: <input type="checkbox"/> Town Engineer confirmation of 100% (or substantially) complete construction <input type="checkbox"/> Payment of all review and inspection fees	Waiting on Engineers final report.
<input type="checkbox"/>	All review and inspection fees must be paid in full	Town gathering final billing information
<input type="checkbox"/>	Planning Commission will issue approval, disapproval, or conditional approval	

Distribution of Approved Plat

<input type="checkbox"/>	One copy each to:
<input type="checkbox"/>	<input type="checkbox"/> Subdivider <input type="checkbox"/> Planning Commission <input type="checkbox"/> Tax Assessor <input type="checkbox"/> Health Unit <input type="checkbox"/> Clerk of Court (must file within 90 days) <input type="checkbox"/> Town Engineer

Final Plat Content

<input checked="" type="checkbox"/>	Control points and ties for referencing dimensions
<input checked="" type="checkbox"/>	Boundary lines, street ROWs, servitudes, and lot lines with accurate bearings and curves
<input checked="" type="checkbox"/>	Street names and ROW widths
<input checked="" type="checkbox"/>	Servitude locations and purposes
<input checked="" type="checkbox"/>	Lot or site numbers
<input checked="" type="checkbox"/>	Setback lines
<input checked="" type="checkbox"/>	FEMA flood limits
<input checked="" type="checkbox"/>	Permanent monuments and corner markers
<input checked="" type="checkbox"/>	Names of adjacent landowners
<input checked="" type="checkbox"/>	Contact list for hearing notice recipients
<input checked="" type="checkbox"/>	References to adjacent recorded plats
<input checked="" type="checkbox"/>	Title, scale, north arrow, and date
<input checked="" type="checkbox"/>	Zoning districts

Required Certificates*

	Landowner dedication certificate	
	Surveyor/engineer accuracy certificate	
	Health officer sewer/water certification	
	Compliance certificate by Town Engineer/Clerk for: <input type="checkbox"/> All improvements completed <input type="checkbox"/> Deposit <input type="checkbox"/> Performance bond or letter of credit <input type="checkbox"/> No developer liability for public property damage	
	Certification of compliance with: <input type="checkbox"/> Landscape Ordinance <input type="checkbox"/> Erosion Control <input type="checkbox"/> Soil Preservation (Sec. 3.805)	
	Maintenance bond for 2 years approved	
	Final approval signed by Planning Commission Chair	

**All attached certificates will need to be fully executed.*

H. Building Permit Restriction

	No permits until 100% completion or Engineer approval	
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PLANNING AND ZONING COMMISSION STAFF REPORT

August 26, 2025

To: Planning and Zoning Commission
From: Kristin Tortorich, Planning and Zoning Director
Subject: Abita Meadows Engineer Review

I. Purpose

The purpose of this report is to update the Commission on the status of required field investigations and infrastructure reviews related to the Abita Meadows Subdivision. These reviews are necessary prior to consideration of final plat and Planned Unit Development (PUD) approval.

As part of this process, the Town Engineer is reviewing the developer's submission for completeness, accuracy, and proper working order of all infrastructure systems.

II. Engineer's Progress Update (as of August 20, 2025)

1. Completed Items

- **Gas System:** Initial pressure test of distribution system failed.
- **Sewer Force Main:** Initial pressure test from development pump station to Town system failed.
- **Gravity Sewer Manholes:** Initial vacuum test passed.
- **Gravity Sewer Mains:**
 - Low pressure air test passed.
 - Mandrel test for line B/B-0 initially failed; repair was made, and retest passed.
- **Water System:**
 - Pressure test of main line to Town connection passed.
 - Pressure test of distribution system within development passed.

2. In Progress

- Retest of gas distribution system (24-hour test; review pending).
- Review of final system plans to confirm constructed infrastructure matches approved plans.
- Review of drainage as-builts submitted by the developer.

3. Items Remaining

- Retest of sewer force main from development pump station to Town system.
- Field inspection to verify drainage system integrity.
- Reinspection of mechanical and electrical equipment at sewer pump station.

- Witness functional test of sewer pump station.
 - Review of as-builts for gas, water, and sewer infrastructure. (Has not been provided by Developer.)
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III. System Capacity Concern

It is important to note that the Town does not have capacity within the portion of the sewer collection system from the Abita Meadows discharge point to the Pearl Street lift station. This issue is extensively documented in:

- The March 2023 Engineering Report;
- Testimony provided in related court hearings; and
- The presentation given to Town Council in January 2025.

There is one solution to this capacity issue, and the Town is actively working to secure funding to undertake the capital improvements. A copy of the presentation provided by the Town Engineer in January 2025 can be found here: [Town of Abita Springs Sewer Capacity Assessment \(PDF\)](#).

IV. Status of Engineering Review

The full engineering review is not yet complete but is expected to be finalized next week. Once all outstanding items are addressed, the Town Engineer will issue a summary of deficiencies that require resolution by the Developer. Thereafter, a conference with the Developer will be scheduled to review and answer any questions the Developer may have on items that require resolution.

At that time, a public hearing will be rescheduled to allow for Commission and community review prior to final consideration of plat approval.