

THE
COMPREHENSIVE
REZONING
PROCESS
DELIBERATIVE
DISCUSSION



TOWN OF ABITA SPRINGS

Presentation
April 21, 2026

DESIRE LINE

PRESENTATION OUTLINE

Review of changes made to Code and Map	10 Minutes
Review of Decision Points Remaining	20 minutes
Consider motion to substitute and reintroduce the updated ordinance and map	5 Minutes



TIMELINE

3/17 Council Meeting

Discussed proposed code and map, public comments & Council concerns.

4/7 Council Meeting

Goal: Consider comments and align on direction of possible amendment to ordinance under consideration.

Outcome: Revised map and code for re-introduction today, where existing commercial properties retain commercial zoning, clarifies treatment of existing uses, and use standards.

4/21 Today's Meeting

Objective: Re-introduce ordinance and map with changes per last meeting.



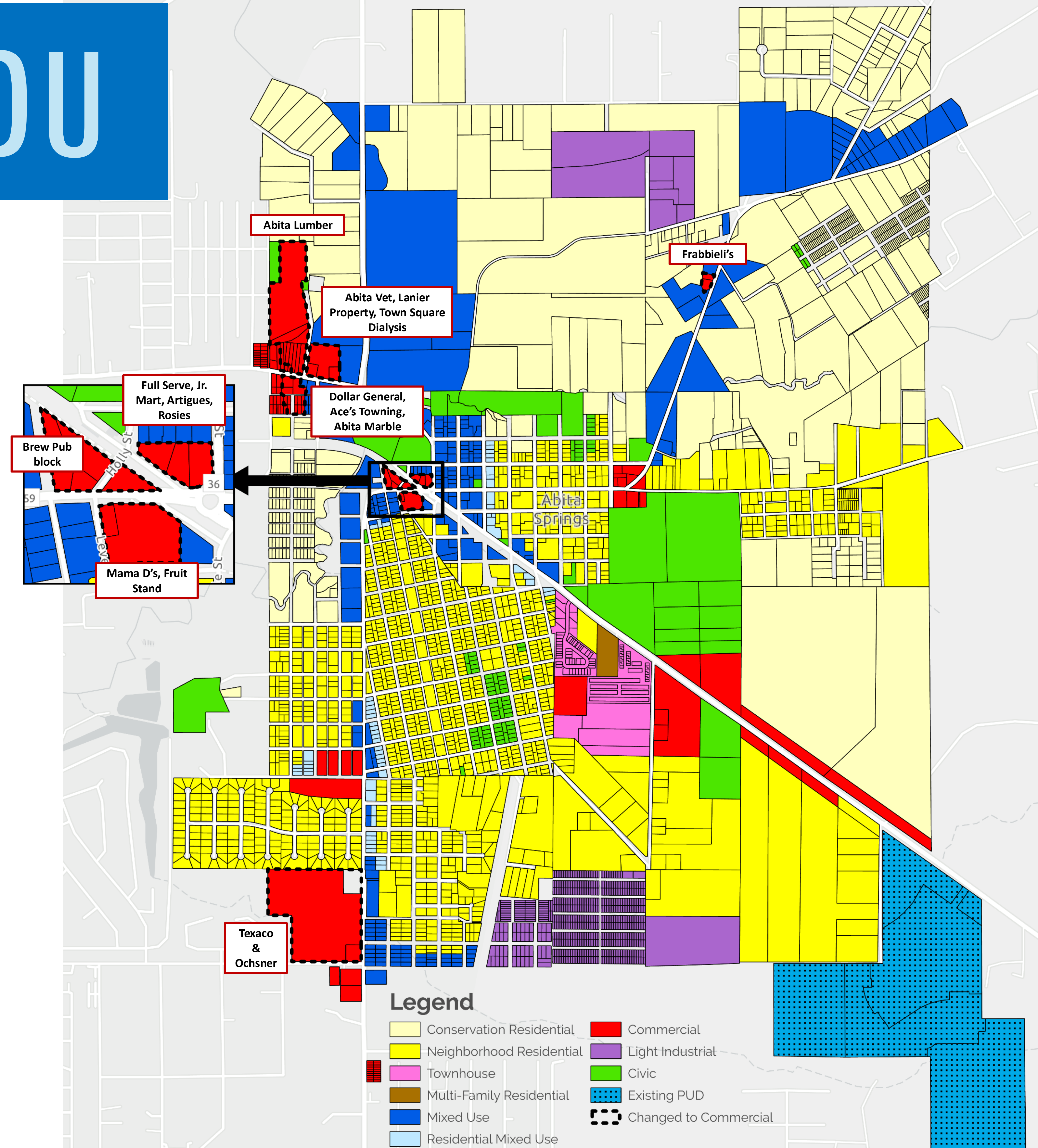
WE HEARD YOU

FEEDBACK

Existing businesses should remain commercial.

Sites impacted:

- Abita Lumber
- Abita Vet, Lanier property, and Town Square Dialysis Clinic
- Dollar General, Abita Marble, and Ace's Towing
- Abita Full Serve, Jr Mart, Frabbieli's, Texaco
- Artigue's, Rosie's and Brew Pub block
- Mamma D's and Fruit Stand
- Ochsner Clinic



DECISION POINT MAP

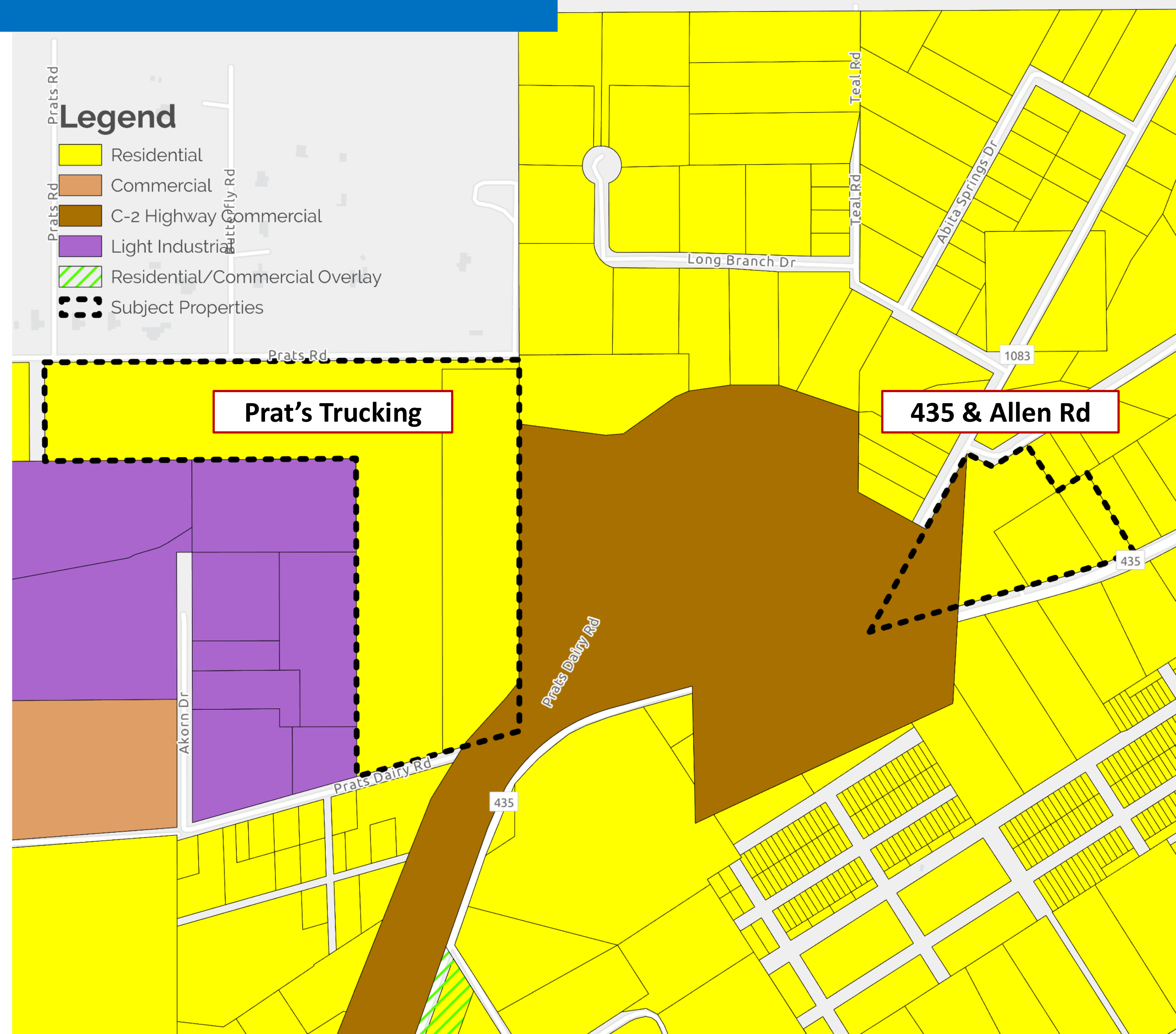
CURRENT ZONING

Prat's Trucking Property

- Split zoned majority Residential with some C-2 Highway Commercial

435 & Allen Rd

- Split zoned majority Residential with some C-2 Highway Commercial



DECISION POINT MAP

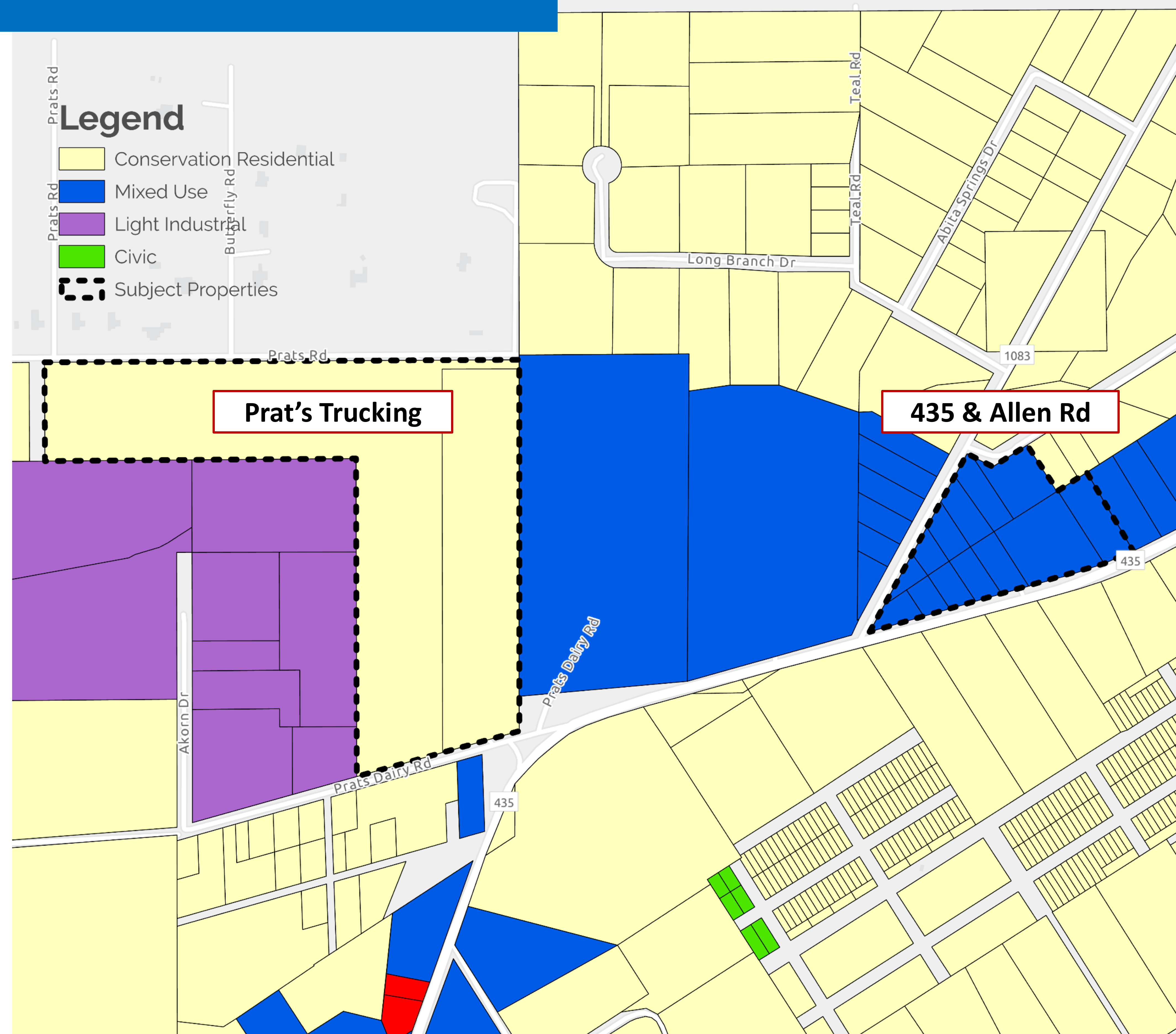
CURRENT DRAFT MAP

Prat's Trucking Property

- Located off Highway 435 on Prat's Dairy Road
- Current draft district is Conservation Residential
- Used as a site for truck and heavy equipment storage and rentals since approximately the 1960's
- Owner would like zoning to be Light Industrial

435 & Allen Rd Property

- Located at the intersection of Highway 435 and Allen Road
- Current draft district is Commercial Mixed Use
- Owner would like it to be Commercial



DECISION POINT MAP

CURRENT USES



DECISION POINT MAP

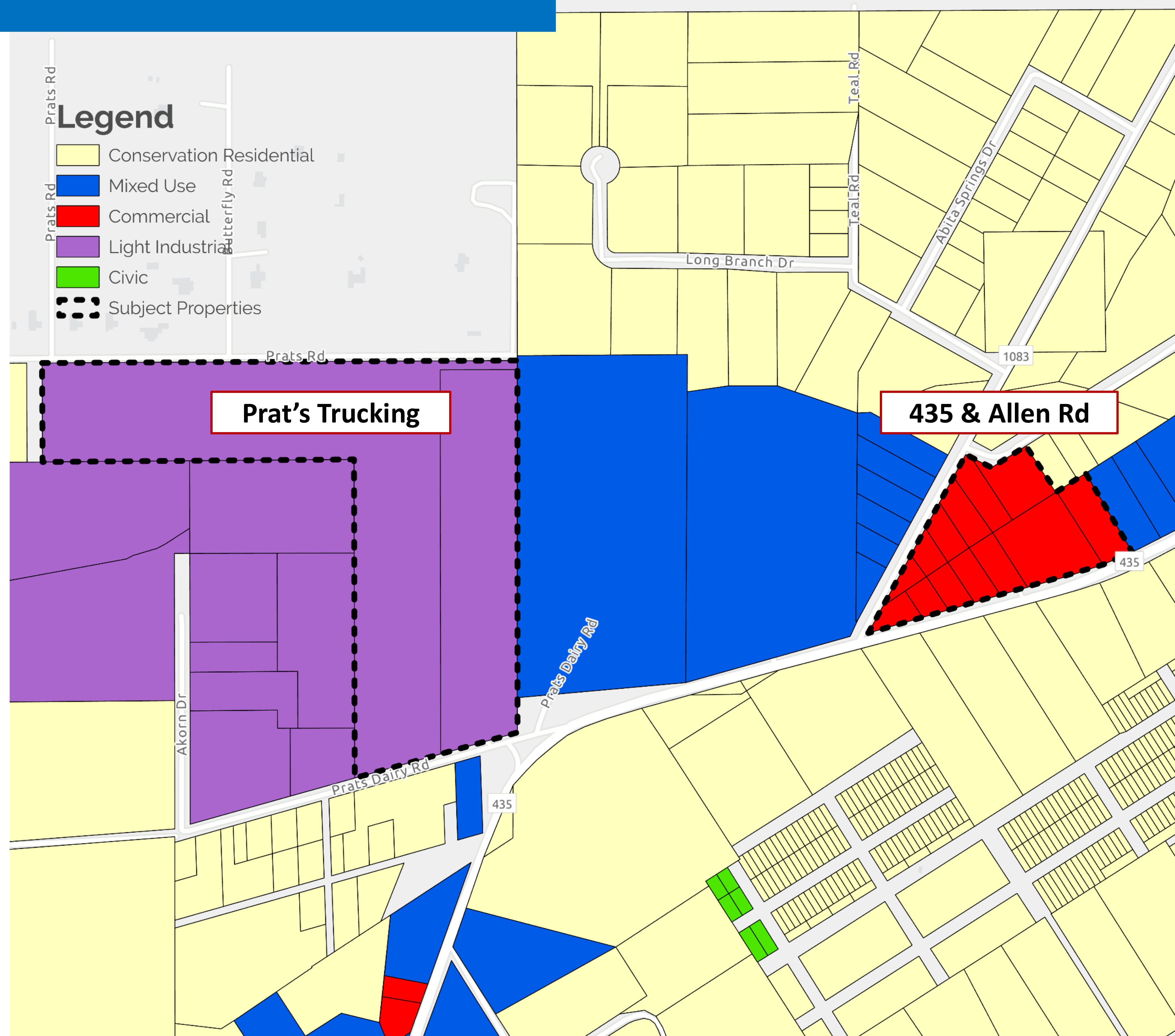
ZONING REQUEST TO CHANGE INTRODUCED MAP

Prat's Trucking Property

Conservation Residential to Industrial
(Purple)

435 & Allen Rd

Mixed Use to Commercial (Red)

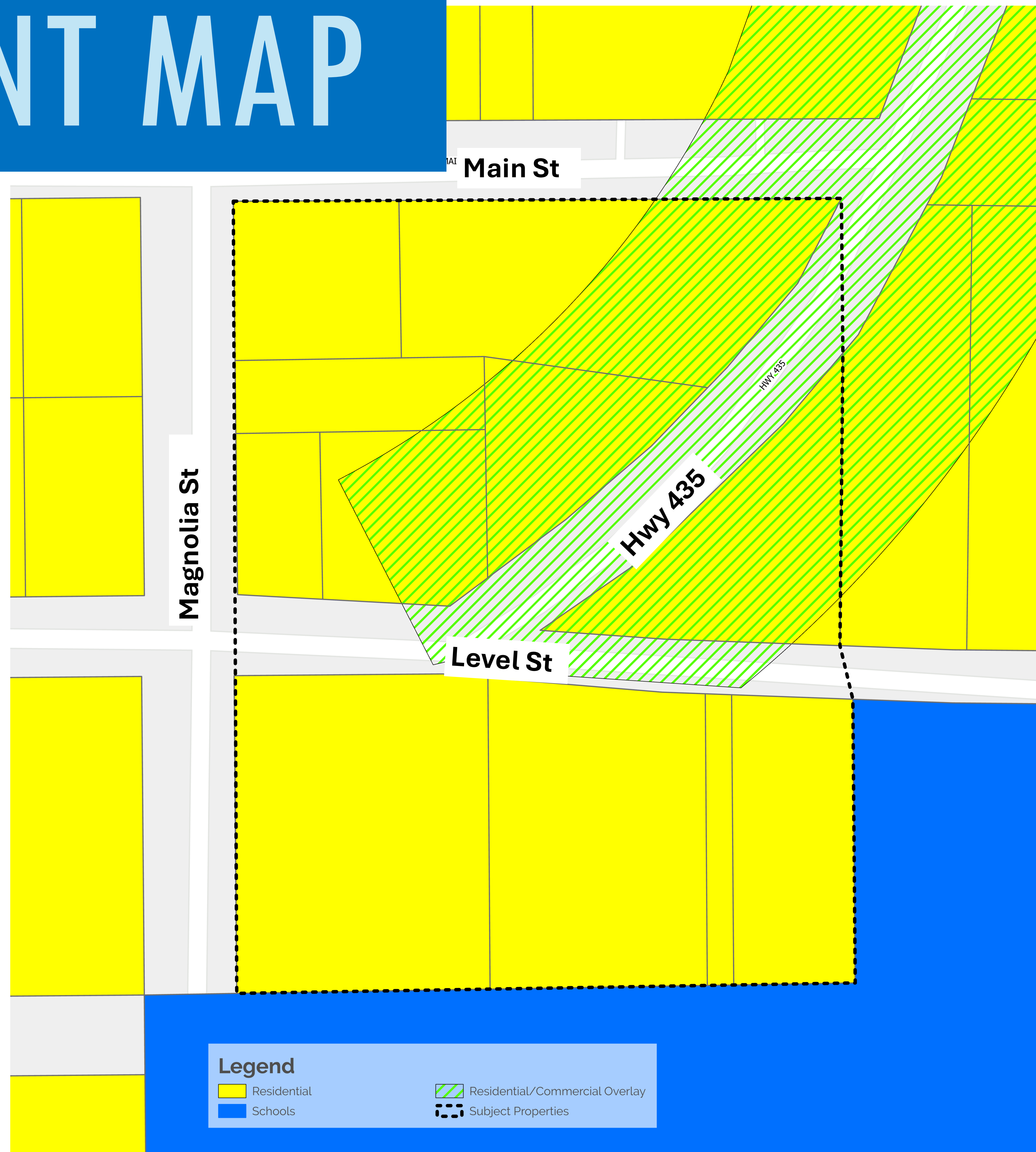


DECISION POINT MAP

CURRENT ZONING MAP

Intersection of Level & 435

- Currently zoned Residential with properties fronting on Highway 435 designated Residential/Commercial Overlay.

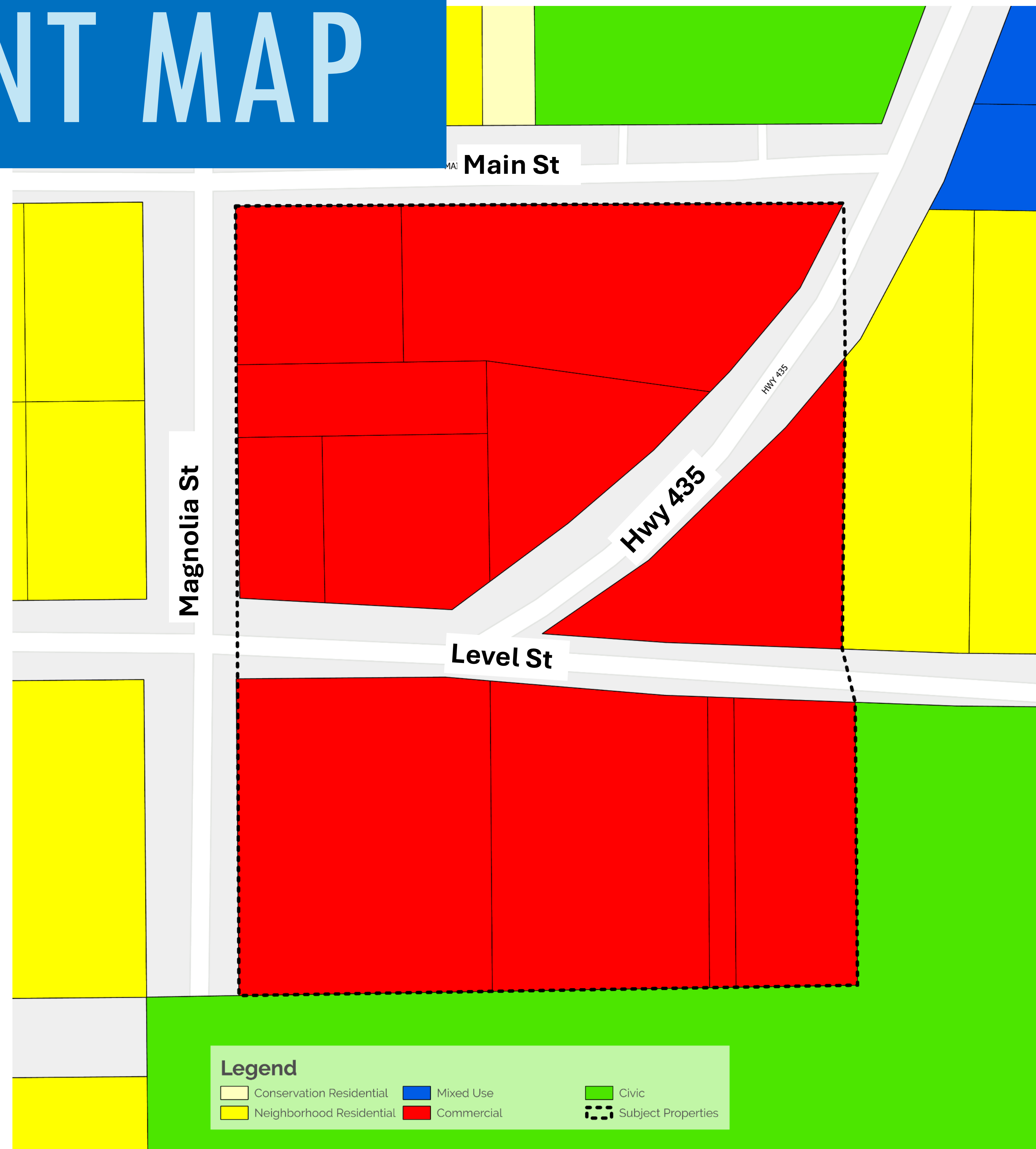


DECISION POINT MAP

CURRENT DRAFT MAP

Intersection of Level & 435

- Major intersection near Abita Springs Elementary School and Post Office
- Current draft shows area as proposed Commercial consistent with the “nodal” concept drawn from the Master Plan.

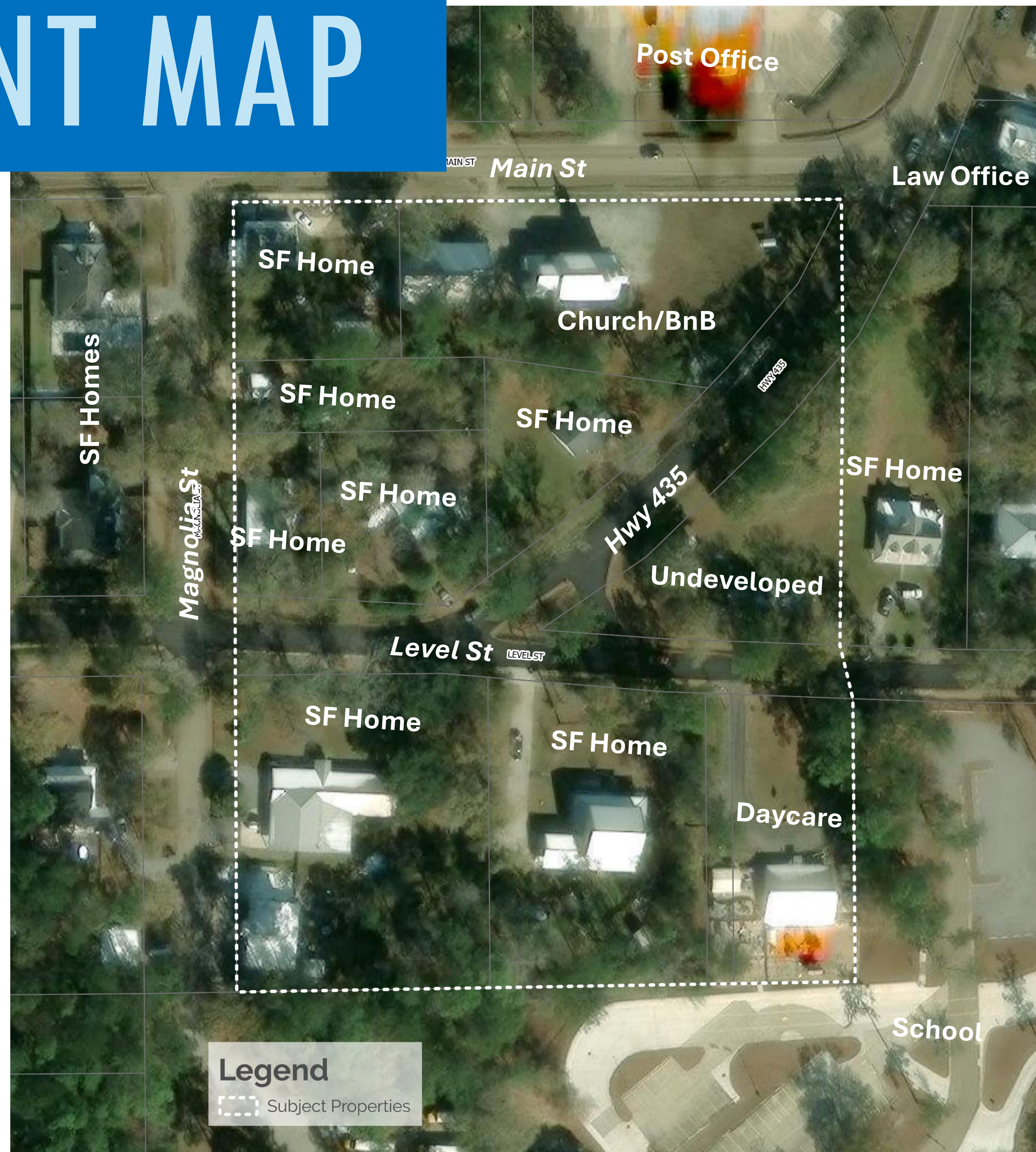


DECISION POINT MAP

CURRENT LAND USE MAP

Intersection of Level & 435

- Properties in the area are majority single family homes with a mix of other uses including a school, daycare, post office, law office, and historic church/AirBnB space.

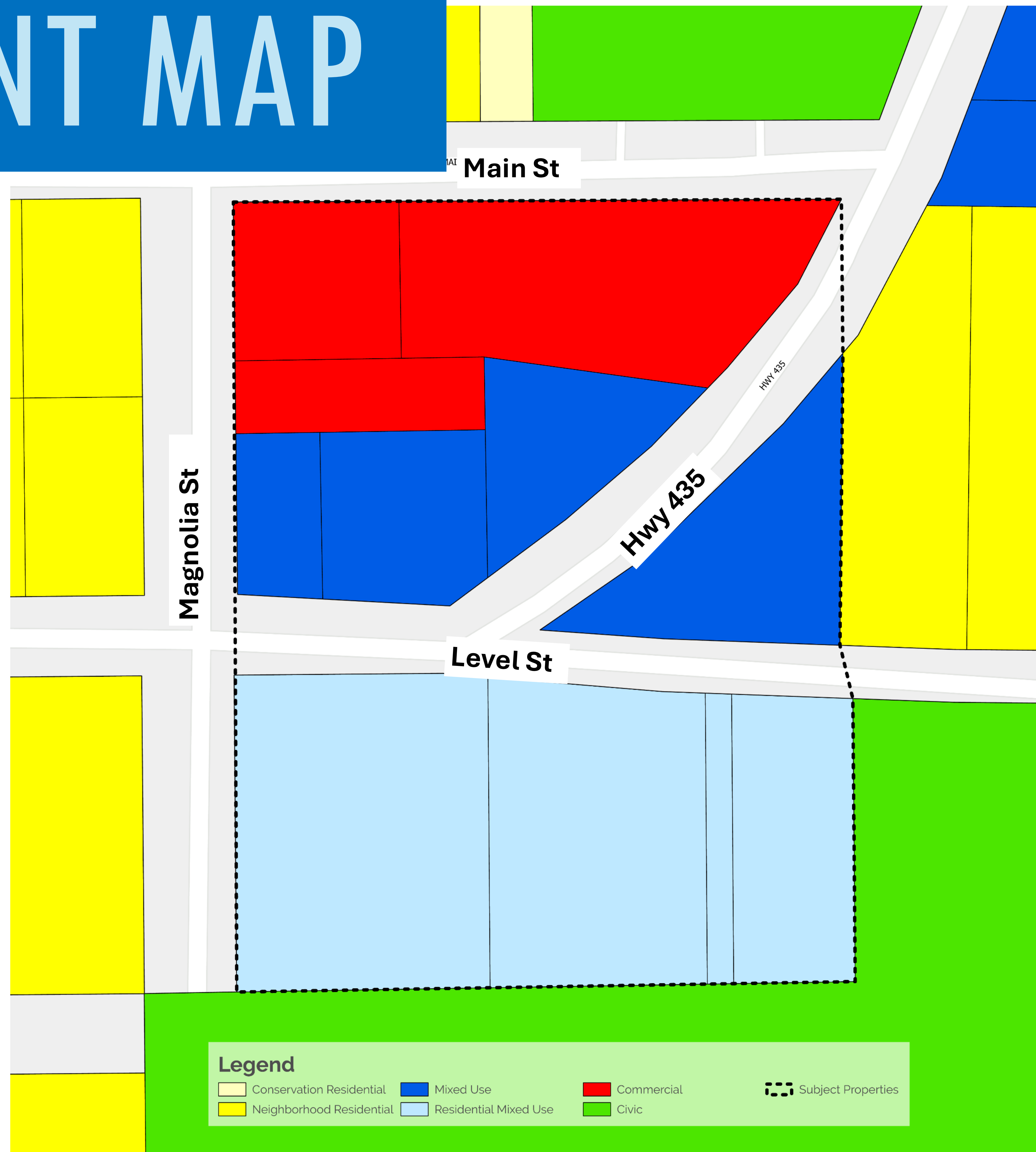


DECISION POINT MAP

POTENTIAL CHANGES

Intersection of Level & 435

- Layered approach
- Maintain some commercial along Main Street and stepping down intensity towards the school.



Legend

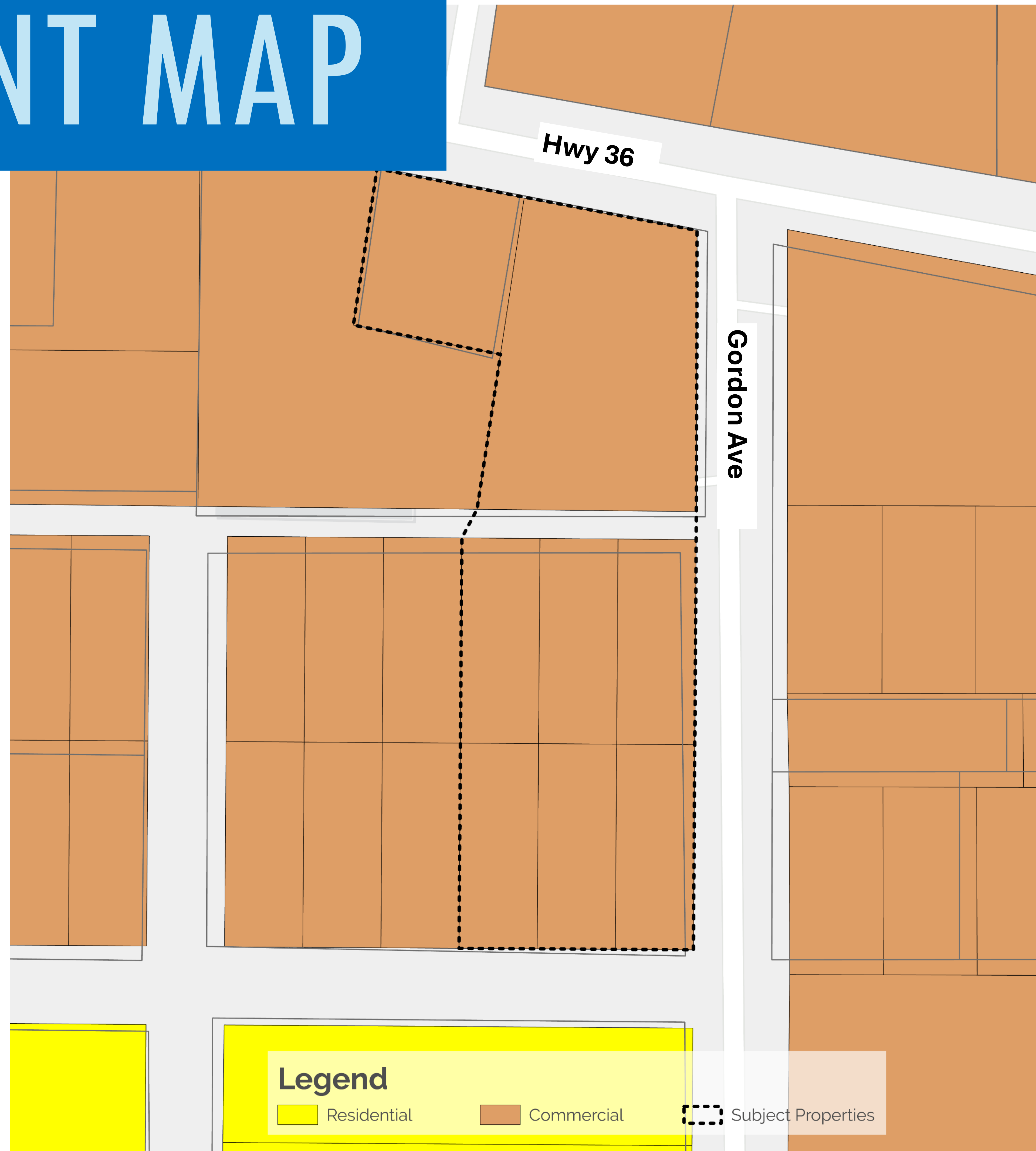
- | | | | |
|--------------------------|-----------------------|------------|--------------------|
| Conservation Residential | Mixed Use | Commercial | Subject Properties |
| Neighborhood Residential | Residential Mixed Use | Civic | |

DECISION POINT MAP

CURRENT ZONING MAP

Highway 36 at Gordon Ave

- Current Zoning Map shows this area as commercial

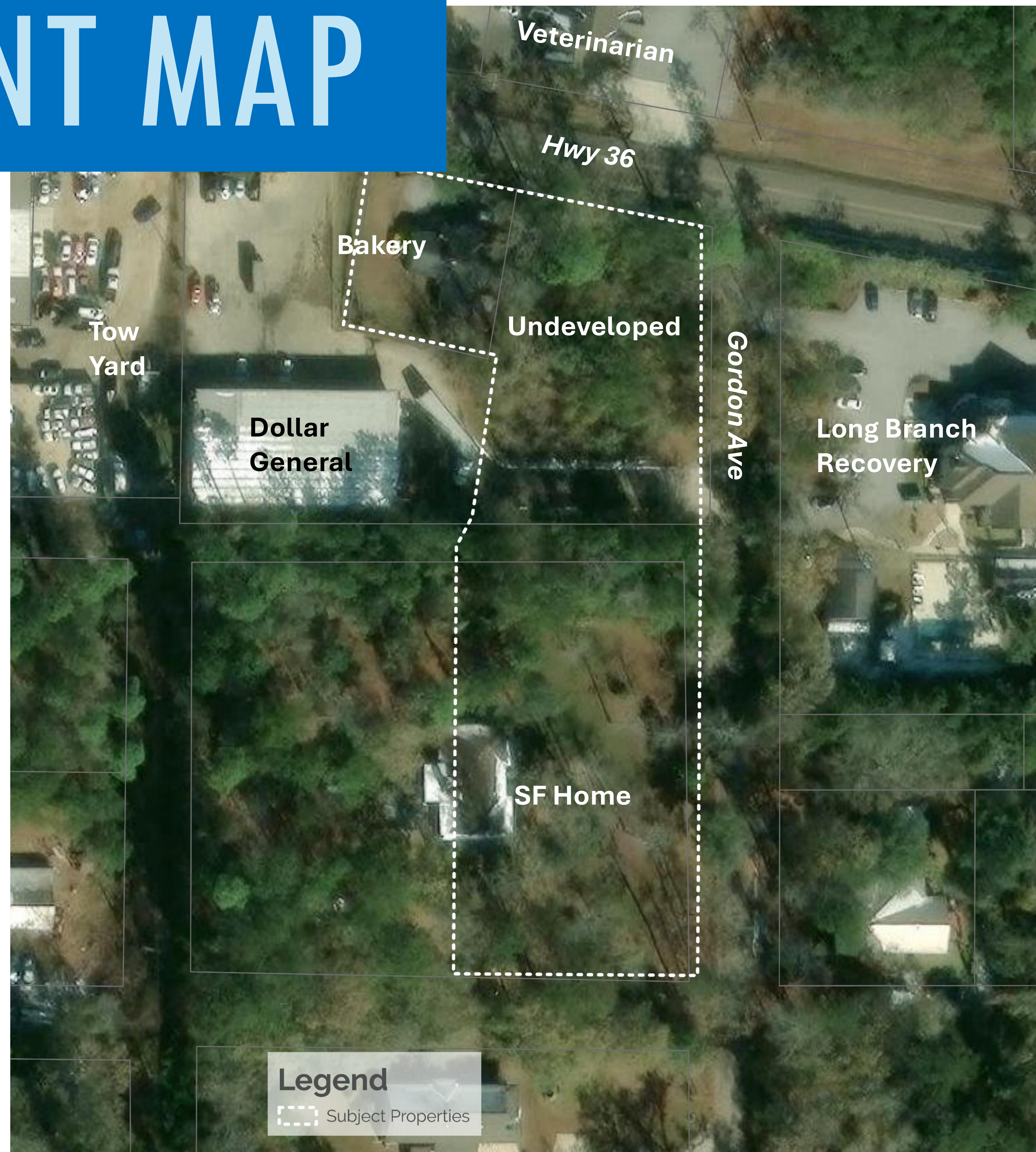


DECISION POINT MAP

CURRENT LAND USE MAP

Highway 36 at Gordon Ave

- Subject properties currently include a bakery, an undeveloped lot, and a SF Home
- Surrounding properties include a dollar store, tow yard, veterinarian, and drug rehabilitation.

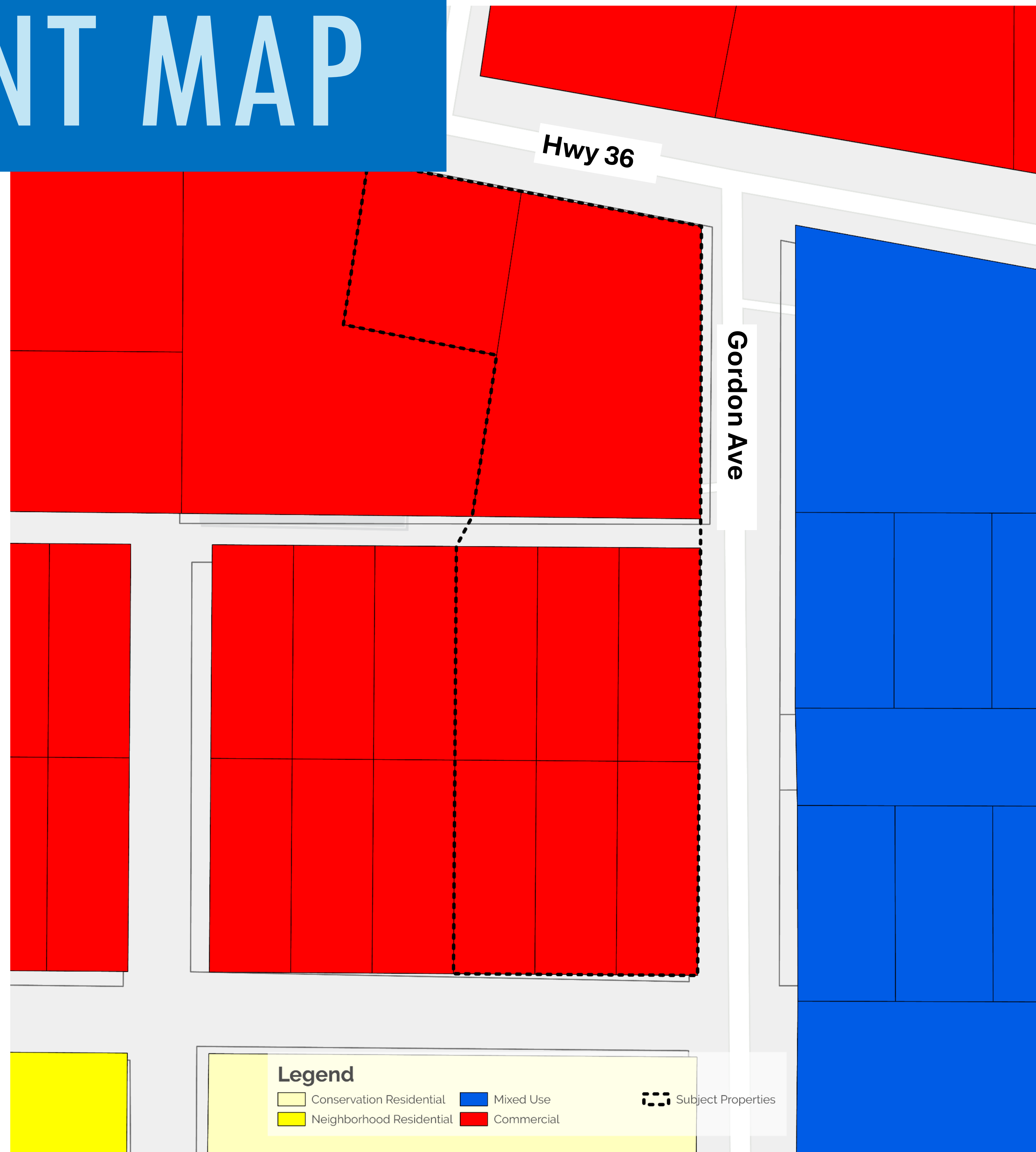


DECISION POINT MAP

POTENTIAL MAP

Highway 36 at Gordon Ave

- Propose making entire area commercial for consistency

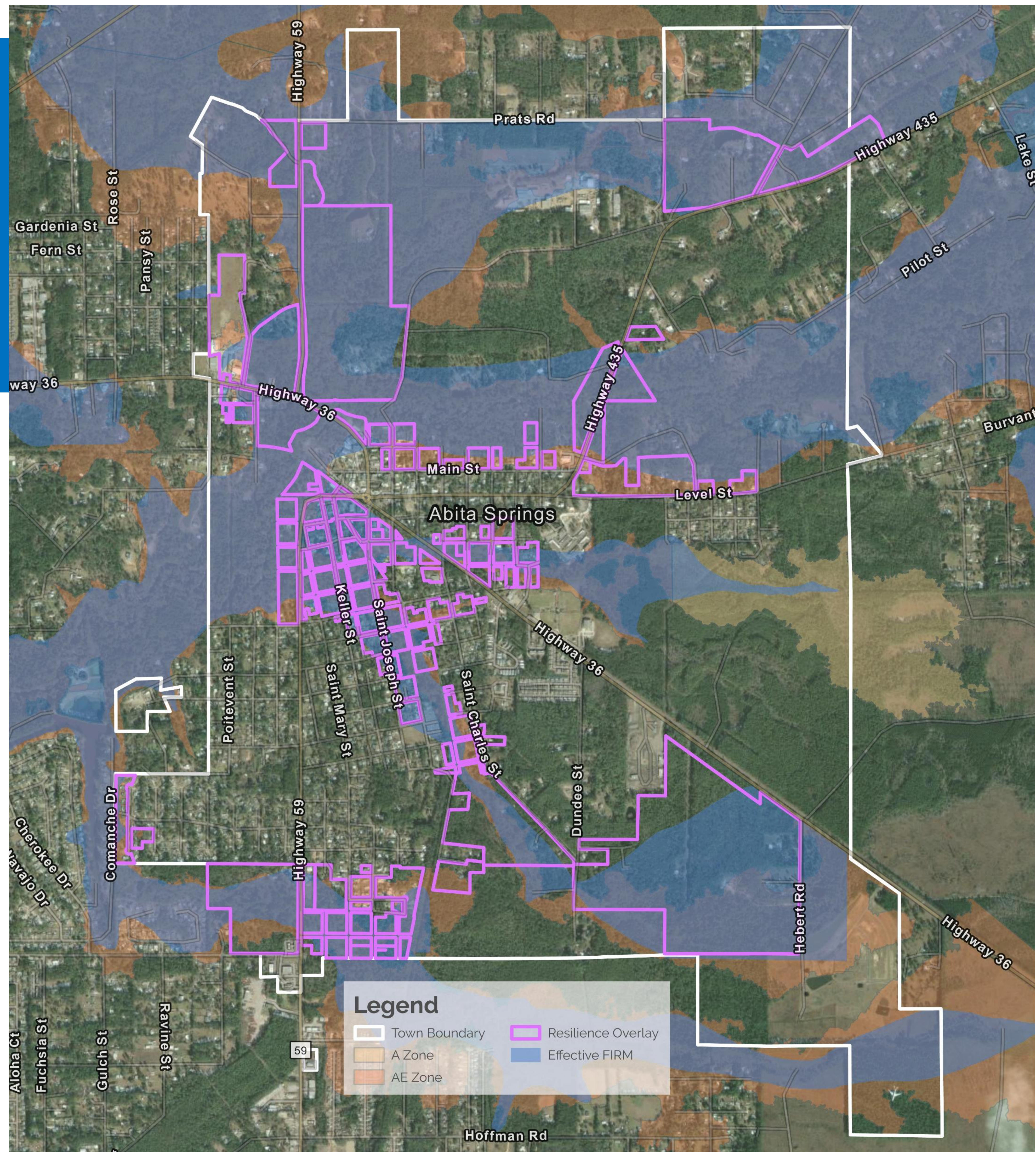


DISCUSS: OVERLAY

RECOMMENDATIONS

Consolidate flood protection measures into 1 Resilience Overlay, which:

- Allows areas to be rezoned without losing flood mitigation standards.
- Applied to all sites previously mapped AMU.
- Includes a 2-acre minimum lot size for sites not having access to public sewer and water systems.



DISCUSS: POLICY / MAP APPROACH

Refer to MEMO

MEMO

To: Town of Abita Springs Board of Aldermen
From: Alexandra G. Carter, President & CEO, Desire Line
Date: April 21, 2026 (Added)
RE: Council Action – Proposed Land Development Code and Zoning Map

I. PURPOSE OF THIS MEMO. This memo is intended to support Council action on the proposed Land Development Code and Zoning Map. Specifically, it:

- Confirms that major policy issues raised since February 24, 2026 have been addressed
- Identifies whether any remaining material decisions are required
- Positions the Council to determine readiness for adoption

Key Question for Council: Are there any remaining material changes the Council wishes to make, or is the ordinance ready to proceed to adoption?

II. SUMMARY OF CHANGES SINCE INTRODUCTION (FEBRUARY 24). The April 21 draft reflects substantial revisions based on public input and Council feedback, including:

- Targeted restoration and expansion of Commercial zoning in key areas.
- Simplification of zoning districts (removal of AMU; consolidation through Resilience Overlay).
- Adjusted development thresholds (e.g., allowing 4,000–6,000 sf uses in Mixed-Use).
- Consolidation and clarification of land use categories (gas stations, event venues).
- Addition and refinement of specific uses (drive-thrus, boutique retail, small-scale theaters).
- Updated Resilience Overlay standards addressing flood risk and infrastructure constraints.

III. STATUS OF POLICY ISSUES.

Issues Addressed and Incorporated: the following topics have been reviewed extensively and are incorporated into the April 21 draft:

- Commercial vs. Mixed-Use zoning balance
- Economic development and tax base considerations
- Resilience Overlay and flood risk standards
- Land use category consolidations
- Retail and building size thresholds
- Hotel/motel room limits
- Permitted and conditional use adjustments

These items are considered resolved unless reopened by Council motion.

Issues Requiring Final Council Direction:

- Consider changing property at HWY 435 and Allen Rd. from Mixed Use to Commercial
- Consider changing Prat's Trucking Property from Conservation Residential to Light Industrial
- Consider changing 22411 Level St, 22391 Hwy 435, 22369 Level St, and 72150 Magnolia St from Commercial to Mixed Use
- Consider changing 22364 Level St - 22382 Level St – Preschool: 22400 Level St from Commercial to Neighborhood Residential
- Consider extending Commercial zoning along Hwy. 36 to include property at 75321 Gordon Avenue to create a more continuous commercial corridor along Hwy. 36, changing from Mixed Use to Commercial.
- Clarify Planning and Zoning Authority related to Land Use determinations (added to Code).
- Clarify Planning Commission's authority and decision-making related to appeals of administrative official decisions (added to Code)

THANK YOU!



RECAP OF DECISION POINTS

