



Date: March 6, 2025

To: Community Planning & Development Committee Chairman, Regan Contois

From: Director of Planning and Zoning, Kristin Tortorich

Subject: March Planning and Zoning Update

PLANNING AND ZONING'S FEBRUARY 27th MEETING RECAP

- The Safe Streets Plan was successfully adopted.
- A development clearing permit was issued to Ochsner for proposed development at the corner of Hwy. 59 and Harrison Ave.
- The Commission voted to favorably forward a revocation/land swap to Town Council.
- The discussion about potential new zones was presented.

WHAT'S ON PLANNING AND ZONING'S UPCOMING MEETING

As of 3/6/2025

Planning and Zoning March 27th Meeting

1. Two Public Hearings:

1. A variance on a side/rear yard setback for 22201 Level Street.
2. The swap and/or sale of a portion of unopened Haynes Avenue and South Street, approximately 45,000 square feet, for an approximately 41,000 square feet of property along the north side of the subject property for drainage. (see attached)

2. Review of proposed draft zoning classifications

3. Review of proposed Residential Draft Zoning (will send you a copy when avail.)

TOWN COUNCIL AGENDA – March 11, 2025

Pertaining to Planning and Zoning

1. ORDINANCE & MAP AMENDMENT VOTE

AMENDMENTS TO THE CODE OF ORDINANCES

- Prohibit commercial uses in areas currently mapped Residential – Historic District.
- Add definitions, clarify permitted uses, and incorporate Master Plan recommended general development standards in the Commercial districts

to improve the interpretation of the Code and the quality of future commercial development in the Town.

AMENDMENTS TO THE ZONING MAP

- Clarify the Historic district's function as an overlay district by separating the overlay from the base commercial and residential zoning districts.

2. REQUEST FOR LAND SWAP/REVOICATION- 13TH ST BETWEEN ST. CHARLES & THE TRACE

- At the February 27th Planning and Zoning meeting, the Commission voted to recommend the revocation of the underdeveloped 13th Street right-of-way, located between Block 45 and Block 46 of the Bosier City Addition, to the Town Council for review.
- The vote: Yeas: 4 (Commissioners Hall, LeBlanc, Lanaux, and Guidry) Absent: 1 (Commissioner Pierce)



The full staff report can be found on the P&Z Meeting page in the meeting packet however here are the key factors in a favorable recommendation from staff:

1. **LAND USE PATTERNS** The land use pattern in the area along St. Charles Street has developed into larger residential lots (0.5 acres and larger) with a more rural character than a platted block development. This reduces the need for as many connecting streets.
2. **GRIDDED STREETS** The St. Tammany Trace limits the number of connections through the area. The Abita Springs Comprehensive Master Plan emphasizes increasing connectivity, including extending 12th Street across the Tammany Trace.

3. **WETLANDS** National Wetland Inventory shows a forested wetland area near the site, which has hindered further street extensions.
4. **APPLICANT** The applicant has provided evidence of practical difficulties in reconstructing a house due to the presence of a pond and required building setbacks. Expanding the applicant's property to allow for new construction should not negatively impact neighboring properties, including those along the Tammany Trace and larger residential lots. Relocating the house will help preserve the existing Live Oak Tree, which should be safeguarded.



If you would like any more information, please reach out to the P&Z Office, or visit the Planning & Zoning Meeting page on our website for agendas and meeting packets.

NOTES

SHORT TERM RENTAL PERMITS

We have 10 of the 15 short term rental permits applied for.

UPCOMING PROJECTS

Ochsner has applied for a building permit to build an 11,000 sqft office on Harrison Ave., inside town limits, across from AutoZone. Plans are in this packet.

- Since Harrison Ave. is a Parish Road, the Parish is the governing agency. Ochsner has applied for an Enter the Parish Right-of-Way Permit. They are on the March 11, 2025, agenda:

Request to Enter the Parish Right-of-Way for Harrison Ave. for the purpose of installing water and sewer improvements.

The property is north of Harrison Ave., west of LA Highway 59, Abita Springs, Louisiana. Ward 10, District 11

ON THE HORIZON

As of 3/6/2025

COMMUNITY MEETING PLANNED FOR WEDNESDAY, APRIL 2ND

- This is a great opportunity to look at potential new zones and get a feel for proposed changes. Planning and Zoning Staff and Desire Line Consultants will be attendance. If you can attend, we would love to have you be a part of the discussion and get your feedback.
- Keep your eyes open for surveys that will be emailed to Alderman and posted on Facebook and our website for feedback from the community.

TOWN OF ABITA SPRINGS

Let's Talk about Land Use

PRESENTATION | DISCUSSION | PLANNING

Community Meeting Open House

AT ABITA SPRINGS TOWN HALL

A 2-Hour Open House

Free & Open to the Public

Wednesday April 2

5:00pm - 7:00pm
at Abita Springs Town Hall

22161 Level Street
Abita Springs, LA 70420

We invite you to join us for an open house to learn more about property zoning, discuss its impact on our community, and collaborate on future planning. This meeting is an opportunity to understand zoning regulations, share your thoughts, and help shape our community's future.

OFFICE OUTREACH

I invite any Alderman or constituent to visit the office if they have questions. A conversation can often help clarify any confusion about zoning or permissible uses.