



PLANNING & ZONING COMMISSION AGENDA

May 29, 2025, 5:00 pm

Abita Springs Town Hall

TOWN OF ABITA SPRINGS YOUTUBE CHANNEL

- Welcome / Introduction
- Pledge of Allegiance
- Roll Call
- Call for Agenda Modifications
- Acceptance of Minutes from April 24, 2025, meetings

PLANNING:

Public Hearings:

- Hwy. 435 and Indian Trail Land Resub and Variance Request

Visit for more information: <https://www.townofabitasprings.com/planningzoning>

ZONING:

- Review of proposed Commercial Zoning (Packet 2)
- Commercial PowerPoint Presentation
- Review draft Zoning Map
- Review of proposed Residential Draft Zoning (Packet 1)

DISCUSSION:

- Public Comments
- Announcements
- Adjournment

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact us at (985) 892-0711. Please contact Town Hall at the same number for additional information regarding this agenda.



Town of Abita Springs
May 29, 2025, 5:00PM

PLANNING & ZONING COMMISSION

Notice is hereby given that the Town of Abita Springs Planning & Zoning Commission will hold two public hearings during its regularly scheduled meeting on Thursday, May 29, 2025, at 5:00 PM, at Abita Springs Town Hall, 22161 Level St., Abita Springs. This notice also serves to announce a new meeting start time of 5:00 PM for this May meeting.

Hearing 1 – Comprehensive Zoning Update: A presentation and public hearing will be held to collect public input and provide information regarding the Comprehensive Zoning Update currently underway. All residents and stakeholders are encouraged to attend and participate in the discussion.

Hearing 2 – Subdivision Request and Variance: A public hearing will also be held to receive public comments regarding a request to subdivide property located at 22468 Hwy. 435, at the corner of Hwy. 435 and Indian Trail. The parcel is currently 0.81 acres and is proposed to be divided into: Parcel A: 17,867 sq ft and Parcel B: 15,345 sq ft. A variance is requested for Parcel B, which proposes a rear lot width of 67 feet, where 90 feet is the minimum required. A map of the proposed subdivision is available at townofabitasprings.com/planningzoning.

All interested parties and members of the public are encouraged to attend.

A RESUBDIVISION OF A 0.762 ACRE PARCEL OF LAND, INTO PARCELS A & B, LOCATED IN SECTION 31, T-6-S, R-12-E, TOWN OF ABITA SPRINGS, ST. TAMMANY PARISH, LOUISIANA

This property is located in Flood Zones Shaded X & AE, per Fema Map No. 220199 0001 C, Dated 5-17-1988



FINAL APPROVAL

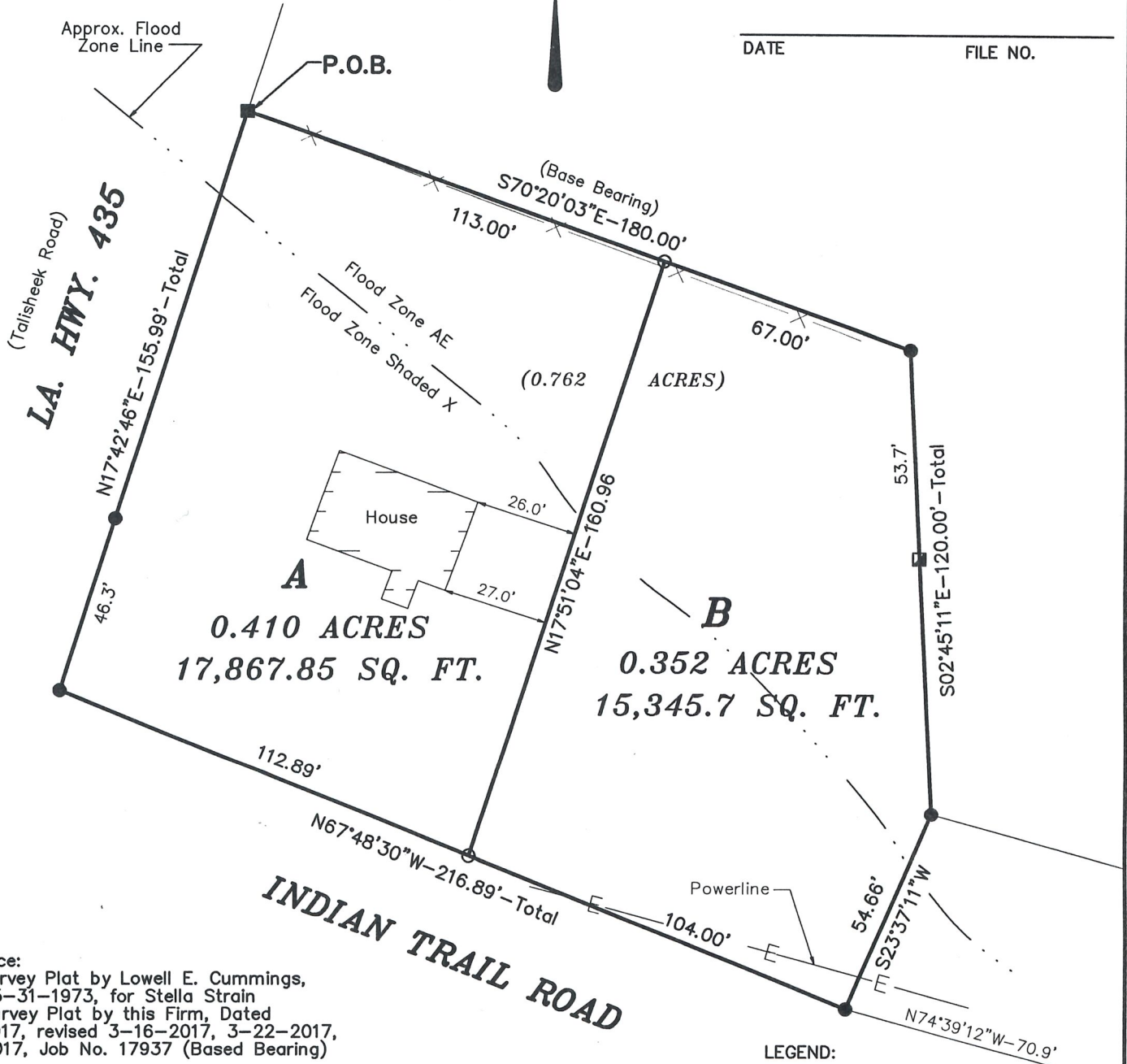
MAYOR

PLANNING & ZONING COMMISSION

CLERK OF COURT

DATE

FILE NO.



Reference:

1. A Survey Plat by Lowell E. Cummings, Dated 5-31-1973, for Stella Strain
2. A Survey Plat by this Firm, Dated 3-1-2017, revised 3-16-2017, 3-22-2017, 4-4-2017, Job No. 17937 (Based Bearing)

The P.O.B. is described as being North-665.0'; S70°00'E-173.0'; N17°42'46"E-109.69' from the SW Corner of NE 1/4 of SE 1/4 of Section 31 T-6-S, R-12-E, St. Tammany Parish, Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:

- = Fnd. 1/2" Iron Pipe
- ▣ = Fnd. 1" Iron Pipe
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod

—X— = Fence

(Must verify prior to Construction)
Building Setbacks

Front:
Side:
Rear:
Side Street:

MAP PREPARED FOR **CHRISTOPHER J. O'REGAN & ALICE B. O'REGAN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 31, T-6-S, R-12-E, TOWN OF ABITA SPRINGS, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com

CERTIFIED CORRECT

Bruce M. Butler, III

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:

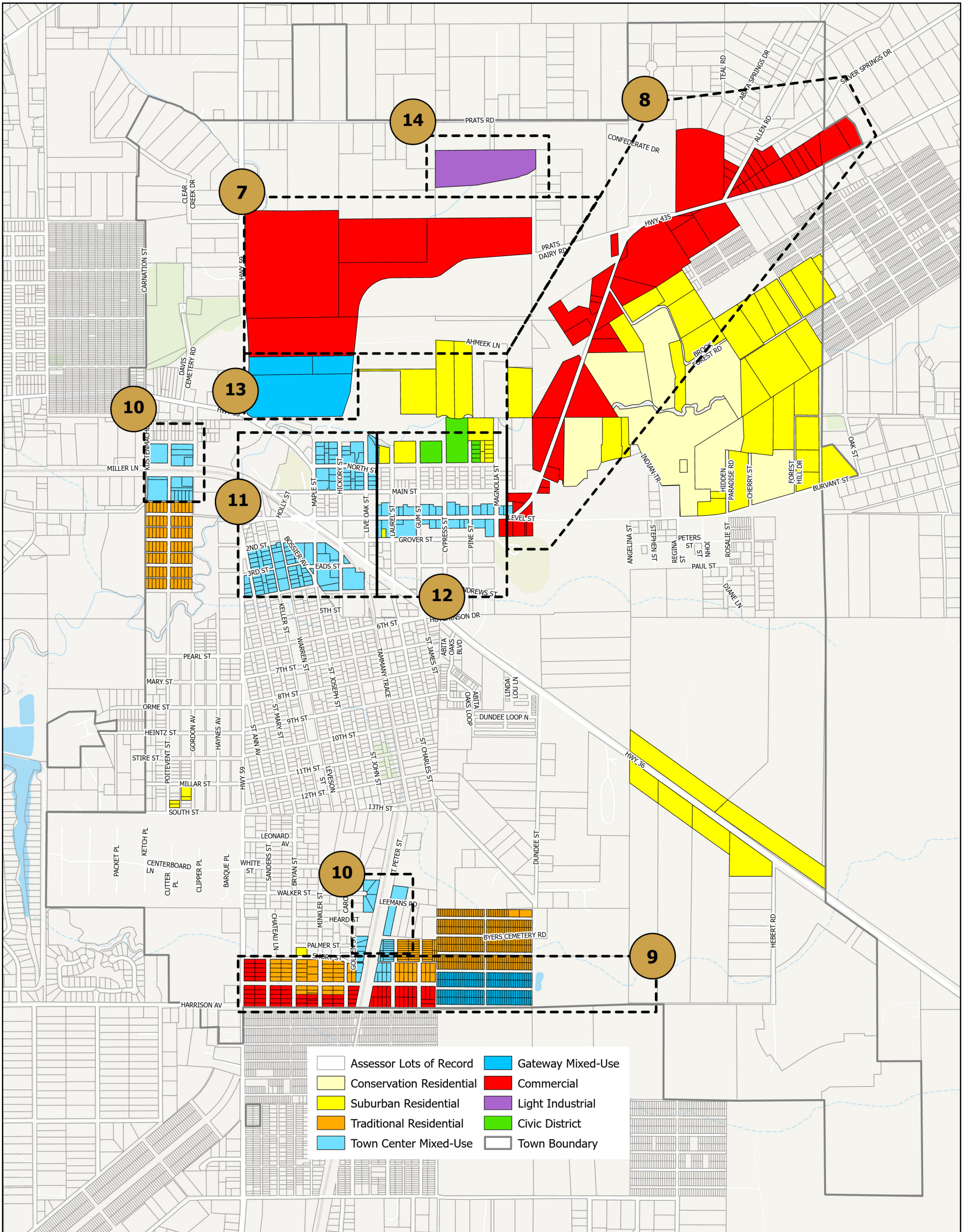
1" = 40'

DATE:

4-10-2025

NUMBER:

21969



Produced by:
 Matthew Wilson
 Desire Line LLC
 matt@desire-line.com

Town of Abita Springs, LA Draft Zoning Map Comment Areas



0 0.1 0.2 0.4 Miles



Data Source(s): ESRI, Geographic Computer Technologies LLC,
 St. Tammany Parish Assessor's Office

Map Date:
 05/23/2025



Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Draft Zoning Map Commercial District Comments

- 7 Largely undeveloped, comments suggested this area be rezoned from Commercial to Conservation Residential District zoning.
- 8 Currently zoned Highway Commercial (north), and Residential/Commercial (south), comments suggested this area be zoned Town Center Mixed Use District until Hwy 435 is improved to better handle traffic.
- 9 Contrasting comments in this area included: Commercial zoning is inappropriate vs. need to extend the Commercial zoning further east in the area currently proposed as Gateway Mixed Use.
- 10 Questioned whether areas abutting trailhead should be zoned for non-residential.
- 11 Questioned whether Town Center Mixed use density would be appropriate in areas on the edge of town center.
- 12 Contrasting responses on whether mixed use in this area should be expanded further to blocks around Level Street or if it should be strictly residential.
- 13 Contrasting comments that this should be Town-Center Mixed Use or Residential.
- 14 Cleared and undeveloped land currently zoned industrial and owned by the abutting heavy equipment business. Comments that this should be changed to Conservation Residential.

THE
COMPREHENSIVE
REZONING
PROCESS

PACKET 2: COMMERCIAL &
SPECIAL DISTRICTS,
PROCEDURES



TOWN OF ABITA SPRINGS

Planning & Zoning Commission Meeting

May 29, 2025

PRESENTATION OUTLINE

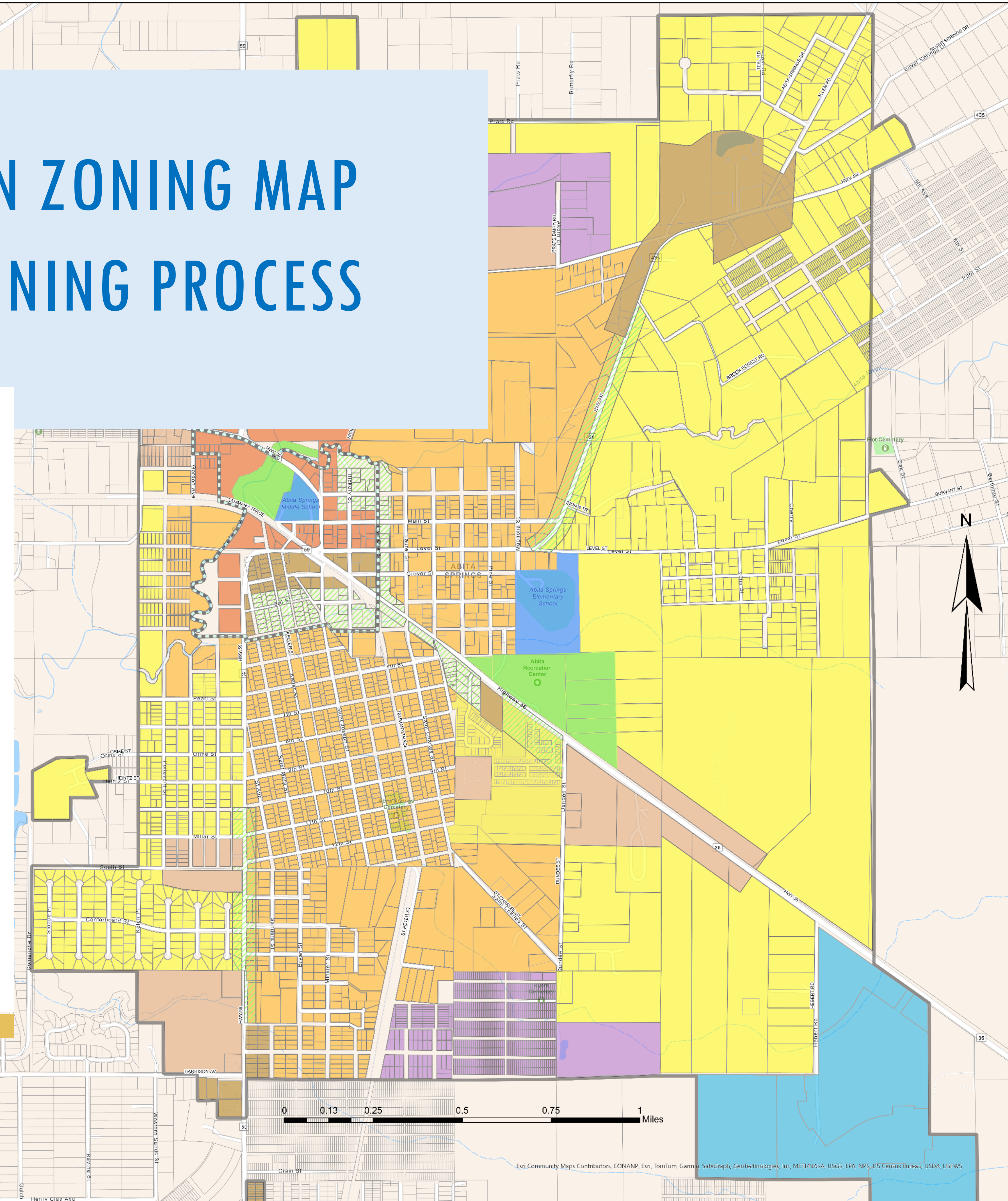
- Goals for tonight's meeting (*5 minutes*)
- Code Packet #2 survey findings and key policy points (*25 minutes*)
- Overview of map and areas for discussion (*25 minutes*)
- Next Steps (5 minutes)
- Code Packet 1 Recap (*15 minutes*)



PROJECT GOAL: UPDATE THE TOWN ZONING MAP CONSISTENT WITH THE MASTER PLANNING PROCESS

ADDITIONAL GOALS:

- Correct long-standing issues with current zoning map.
- Align district regulations with best practices.
- Implement goals of the Comprehensive Master Plan.
- Streamline code administration.
- Increase public understanding of land use practices.
- Improve predictability and development outcomes in the land management process.



TONIGHT'S GOALS

PUBLIC INPUT COLLECTED
AS PART OF AN **ITERATIVE**
PROCESS

TODAY

MAY 29 – P&Z

- Discuss Ongoing Draft Zoning Map Comments
- Review Code Amendment Packet No. 2, Commercial and Special districts, Procedures
- **Close Community Survey and shift towards micro polls**
- Questions and discussion
- Review edits to Packet 1 and results of Facebook polls

JUNE 26 – P&Z

- Review Packet No. 3
- Discuss final policy decisions
- Questions and discussion
- Determine if ready for Council briefing

**JULY 31 – P&Z or
Council (?)**

- Brief Council on code contents
- Take potential feedback from Council Members
- Determine if ready for hearing and vote

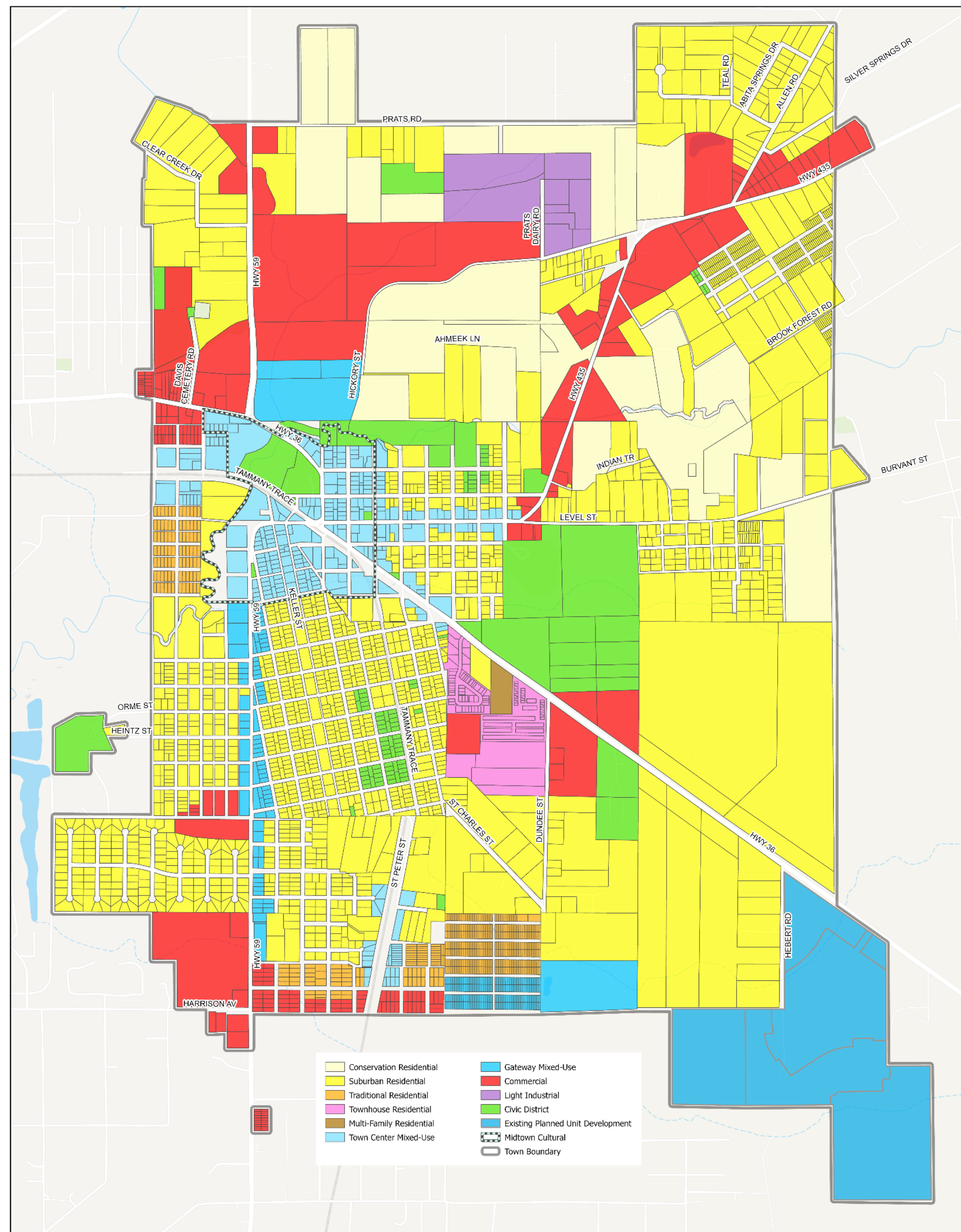
GET INVOLVED!

Scan the QR code or visit the following link to provide your input on our community survey!



<https://www.townofabitasprings.com/landuse>

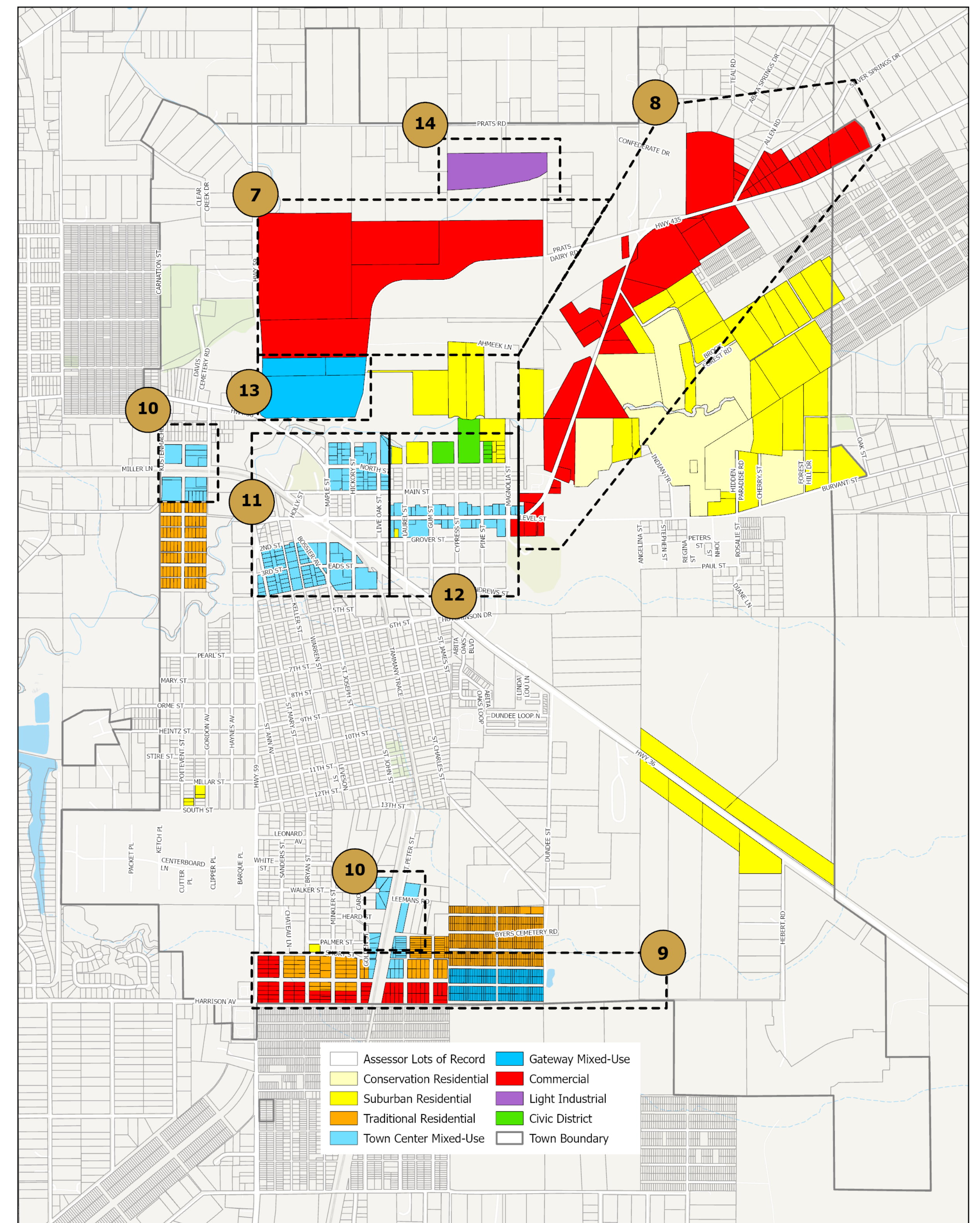
UPDATED MAP # 2 DRAFT IN PROGRESS



PROPOSED ZONING MAP DRAFT #1

Presented at March Planning & Zoning Commission meeting, and to the public during the community open house.

Feedback from Community Open House is being used as basis for ongoing development of draft map.



CONTINUING DISCUSSION

Discussion today will focus on comments related to Commercial and Mixed Use Districts.

COMMUNITY SURVEY: UPDATE


Open: April 2nd – May 29th (2 months)

Shared: 4/2 Community Open House, April Planning & Zoning Commission meeting, flyers, Town website, and Facebook

85 Responses (as of 5/16/2025)

Key topic areas:

- Preferred land uses in the Town center and along corridors
- Desired form and character of housing development types
- Density and use types of potential mixed-use buildings
- Comments on initial draft zoning map



Zoning Context and Familiarity

If zoning is new to you, some context is provided below on how these tools can shape current and future development in the Town.

Zoning has 2 parts: the zoning code and the official zoning map.

- The **Zoning Code** establishes minimum land development standards for every site and includes specific regulations and processes on how land may be used and developed.
- The **Zoning Map** divides land into different districts or “zones” that shape and reflect the various land development patterns in a community.

Together the code and the map function to manage land development to preserve community character, prevent incompatible development patterns, protect property values, reduce nuisance activities, and support more predictable land use patterns. Each community's zoning is different and ideally reflective of the long-term goals and Future Land Use Map (FLUM) described in a Master Plan.

1. How familiar are you with the Town's zoning processes and regulations?*

Please select 1.

○ ————— ○ ————— ○ ————— ○ ————— ○

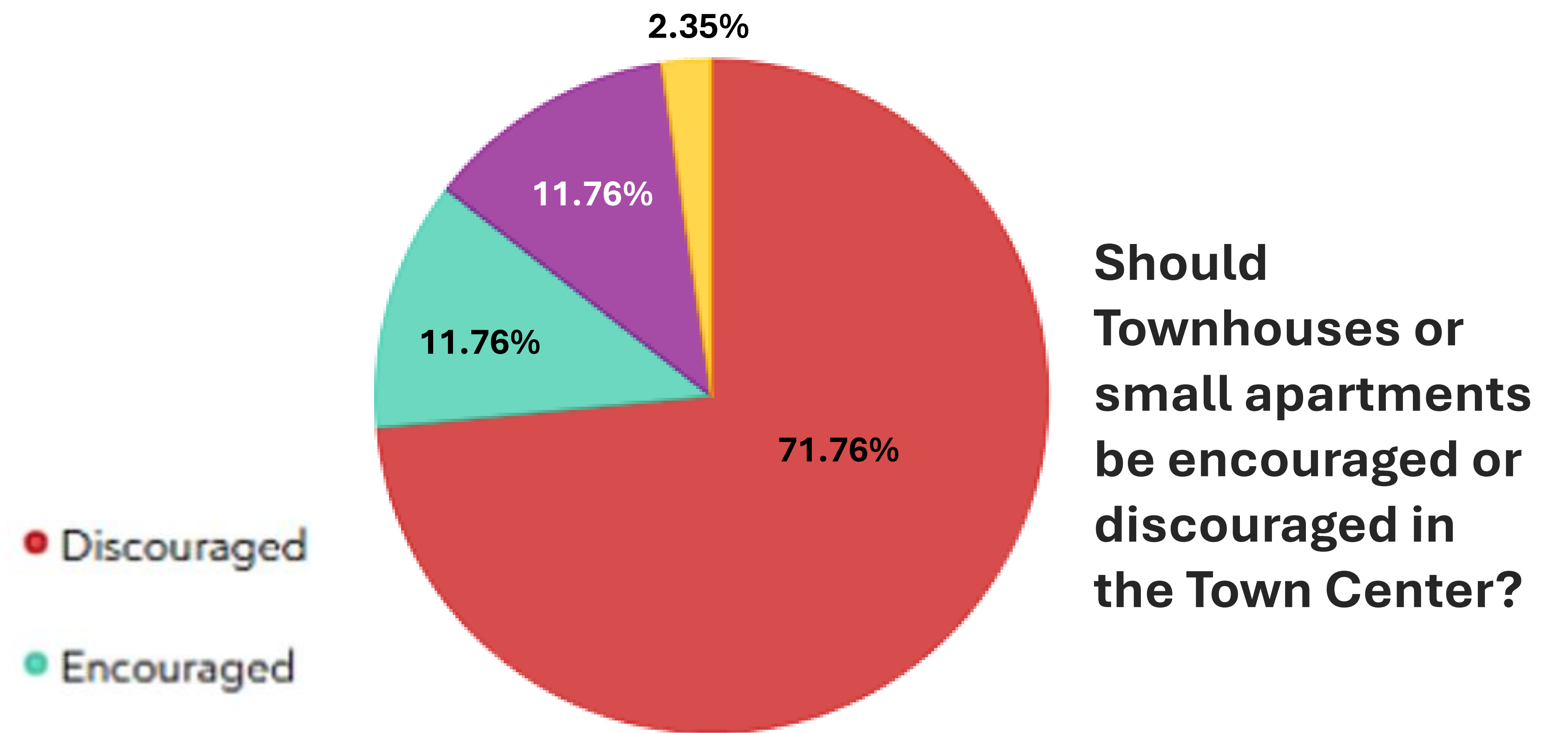
Not familiar Somewhat familiar Unsure Familiar Very Familiar

2. Which response below describes your view of the Town's current zoning?*

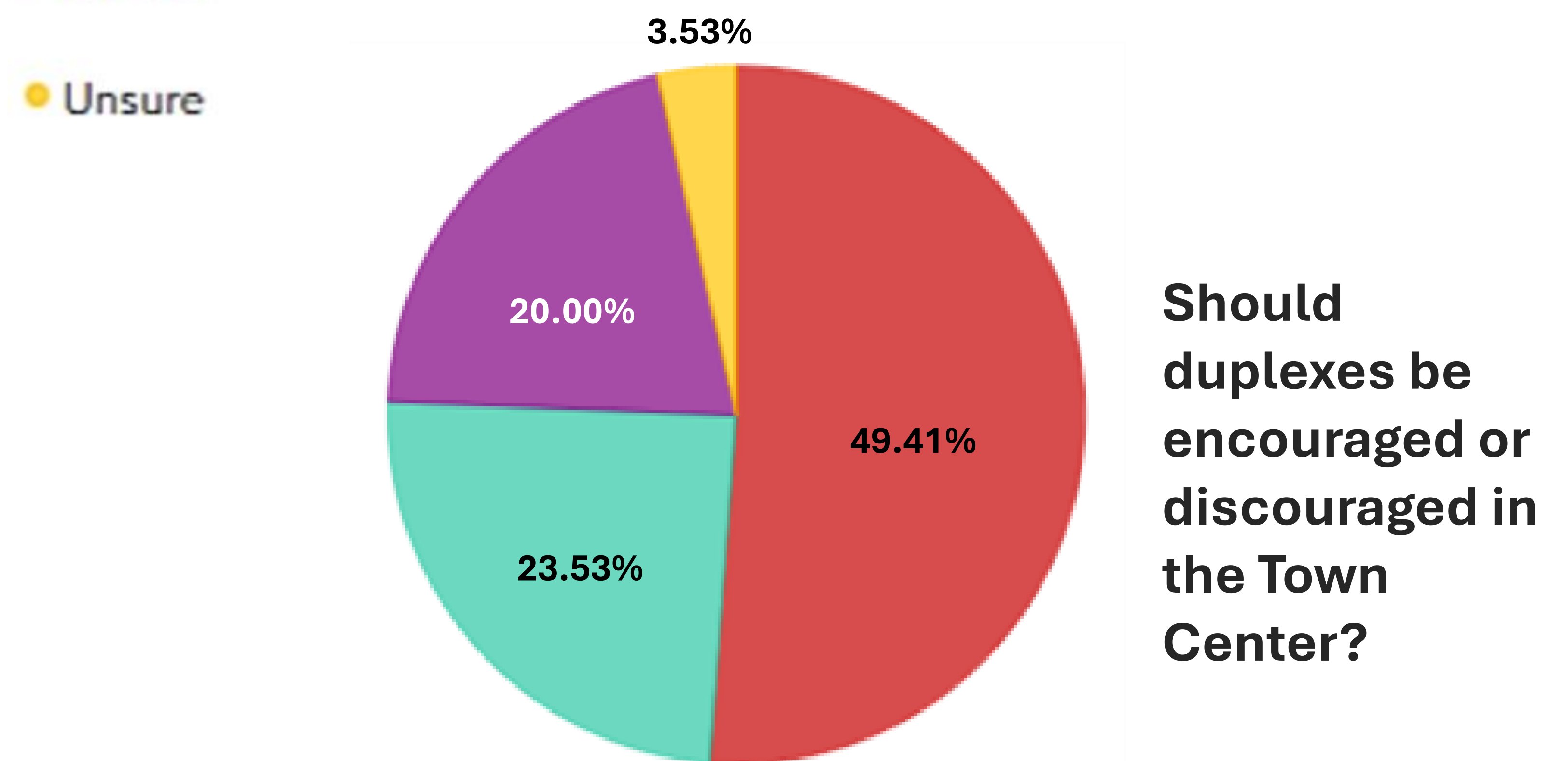
COMMUNITY SURVEY: TOWN CENTER MIXED USE

Permitted Uses

- **71.6%** say townhouses/small apartments should be **discouraged**
- 23.5% support duplexes vs. 11.76% support townhouses or small apartments in Town Center
- **Majority against** large gas stations and vehicle repair shops
- **Opinion split** on small (2 pump) gas stations



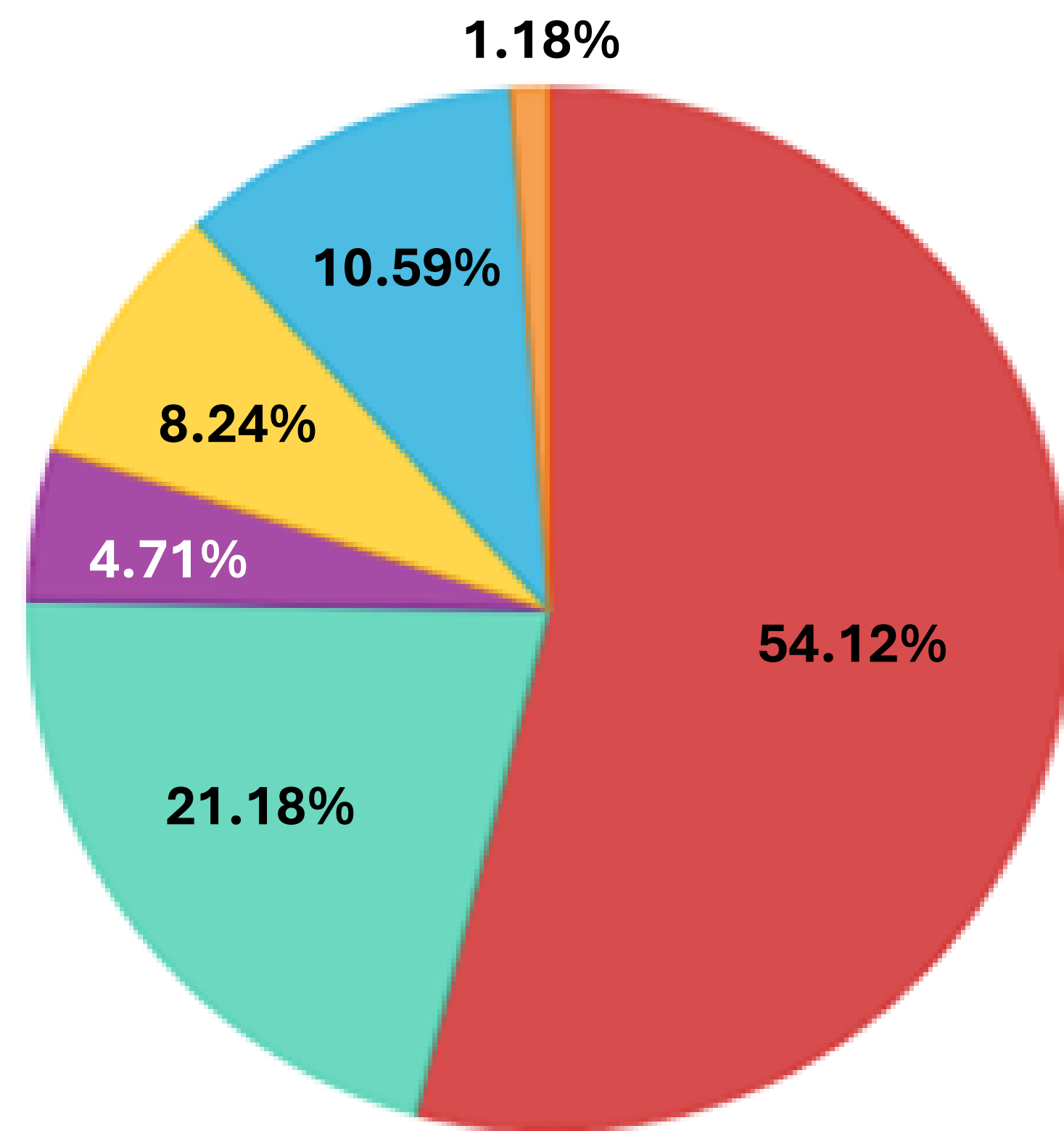
Should Townhouses or small apartments be encouraged or discouraged in the Town Center?



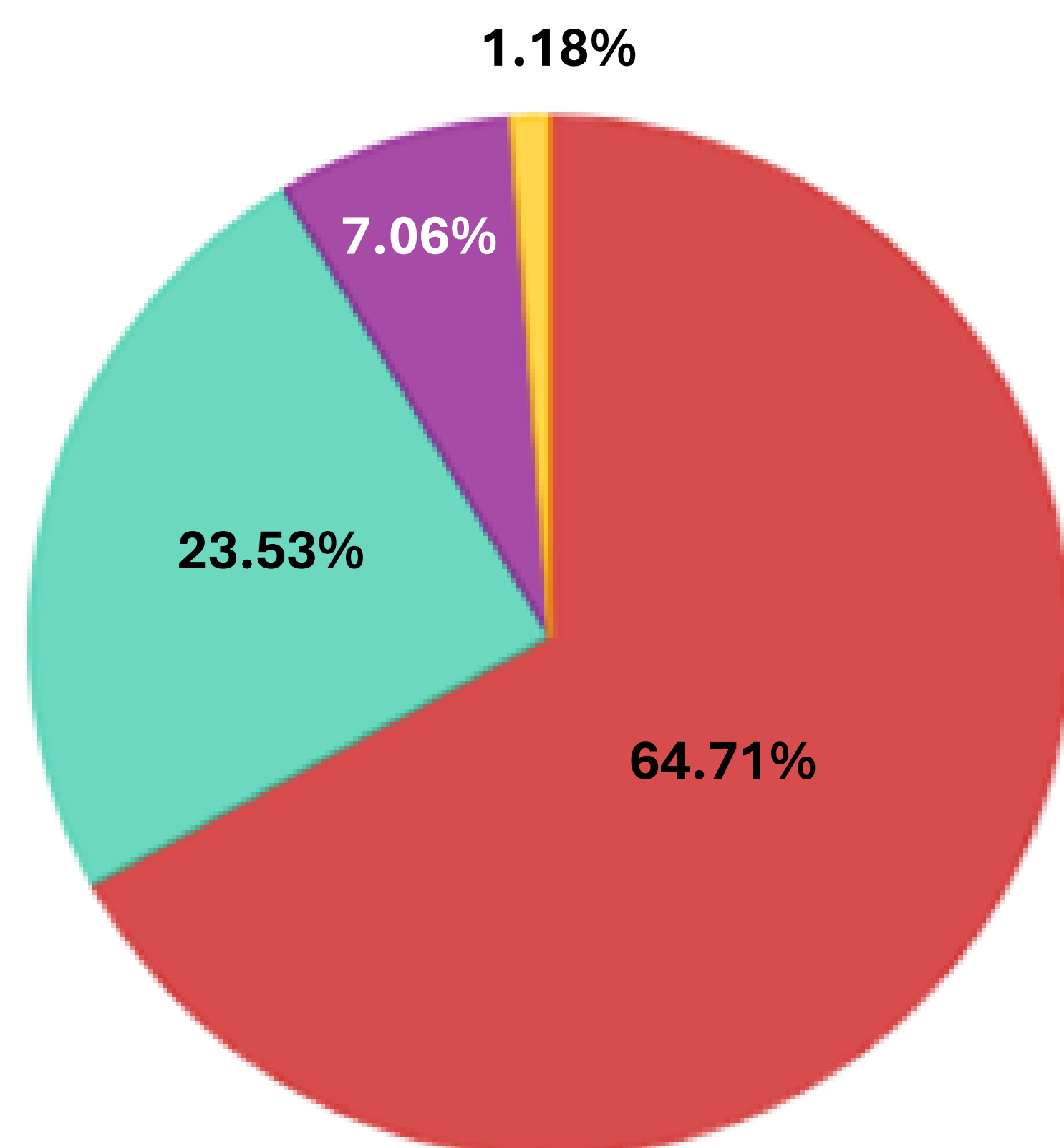
Should duplexes be encouraged or discouraged in the Town Center?

COMMUNITY SURVEY: MIXED USE DEVELOPMENT

The Town should limit mixed-use buildings to two stories in the town center.



The Town should allow residential uses and commercial uses with foot traffic on the ground floor of mixed-use buildings in the Town center.



- **75.3% strongly or somewhat agree** that Town Center mixed use structures should be limited to 2 stories.
- **65% strongly agree** that residential and commercial uses generating foot traffic should be permitted on the ground floor in the TCM.
- Results were similar for gateway mixed uses located along Town corridors.
- 47% support restricting ground floor uses to commercial.

DRAFT CODE DISCUSSION — PACKET 2

CHAPTER 2 — PROCEDURES

Sec. 9-201. — GENERAL REQUIREMENTS AND APPLICATIONS

CHAPTER 3 — ZONING REGULATIONS

SEC. 9-302. — ZONING DISTRICTS

SEC. 9-302.2. — COMMERCIAL AND SPECIAL PURPOSE ZONING DISTRICTS.

SEC. 9-302.2.1 — DISTRICT LAND USE SUMMARY AND APPLICABLE USE STANDARDS..

SEC. 9-302.2.2. — DIMENSIONAL LOT STANDARDS SUMMARY.

SEC. 9-302.2.3. — COMMERCIAL (C).

SEC. 9-302.2.4. — TOWN CENTER MIXED USE (TCM).

SEC. 9-302.2.5. — GATEWAY MIXED USE (GM).

SEC. 9-302.2.6. — LIGHT INDUSTRIAL (LI).

SEC. 9-302.2.7. — CIVIC (CV).

KEY FINDINGS & ACTIONS: PACKET 2

1. Finding: General land development code update overdue.

Action: Updated numbering, improved navigation, added use matrices and dimensional standards tables, provided for clear and more modern terminology.

2. Finding: General use standards and processes are conflated with district regulations and use standards.

Action: Moved use standards out of individual zoning districts and into a use standards section (coming in Packet #3) .

3. Finding: Procedures are not streamlined and difficult to understand.

Action: New procedures section created aligned with best planning practice and current state law.

4. Finding: Multiple base districts and overlays set competing standards and create circular references.

Action: Simplify overlay districts and rely on base zoning districts to set permitted use standards.

DRAFT CODE DISCUSSION — PACKET 2

CHAPTER 2 — PROCEDURES

SEC. 9-201. — GENERAL REQUIREMENTS AND APPLICATIONS

SEC. 9-202. — NOTICE.

SEC. 9-203. — PUBLIC HEARING.

SEC. 9-204. — PLANNING, ZONING, AND DEVELOPMENT REGULATIONS TEXT AMENDMENTS.

SEC. 9-205. — ZONING MAP AMENDMENTS.

SEC. 9-206. — CONDITIONAL USE PERMIT (CUP).

SEC. 9-207. — CERTIFICATE OF APPROPRIATENESS.

SEC. 9-208. — VARIANCES, APPEALS, AND WAIVERS.

SEC. 9-209. — SUBDIVISION PROCEDURES.

Newly
organized
sections

CHAPTER 3 — ZONING REGULATIONS

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SEC. 9-302.2.6. — LIGHT INDUSTRIAL (LI).

SEC. 9-302.2.7. — CIVIC (CV).

Reworked
existing
Code!

DRAFT CODE DISCUSSION — PACKET 2

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SEC. 9-201. — GENERAL REQUIREMENTS AND APPLICATIONS

SEC. 9-202. — NOTICE.

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New Code!

COMMERCIAL AND SPECIAL PURPOSE DISTRICTS



- **Commercial (C): Updated** from existing Commercial district, allows a range of uses that are a higher intensity than allowed in the TCM or GM, such as auto-repair, car / boat dealerships, building materials / heavy equipment sales, or warehousing commercial uses.
- **Town Center Mixed Use (TCM): New district** that reflects community survey results and Master Plan. Promotes small-scale commercial and residential units in proximity or in the same building with attractive spaces for pedestrians, residents, and visitors; incentivizes innovative re-use of existing buildings.
- **Gateway Mixed Use (GM): New district** that elevates the aesthetics of commercial and mixed uses to foster welcoming gateways to the Town. Includes residential, mixed-use, retail, offices, restaurants, and entertainment venues. Site standards include setbacks, landscaping, and parking requirements not required in the Commercial (C) district.

AMENDED CODE DISTRICTS

- **Light Industrial (LI): Consolidated** with the Light Industrial District 2 to remove confusion and **updated** list of permitted uses. Prohibits hazardous materials and sets screening and buffer requirements.
- **Civic (CV): Consolidated** parks, open space, schools, or any other public use or district on publicly owned land.



STREAM-LINED PROCEDURES

New comprehensive, *but simple*, table of land management applications and processes.

Key:

- R** Review
- RR** Review & Recommendation
- D** Final Decision
- A** Appeal

APPLICATION TYPE	PUBLIC HEARING REQUIRED	REVIEW BODY				FURTHER INFORMATION LOCATED IN
		PLANNING AND ZONING DEPART.	PLANNING COMMISSION	HISTORIC COMMISSION	BOARD OF ALDERMEN	
Comprehensive Plan Amendment or New Comprehensive Plan Adoption	Yes	RR	D		A	Sec. 9-204.
Amendments to the Code of Ordinances, Part 9	Yes	RR	RR		D	Sec. 9-205.
Zoning map amendments	Yes	RR	RR		D	Sec. 9-206.
Conditional Use	Yes	RR	D		A	Sec. 9-207.
Development review	No	D				Sec. 9-208.
Certificate of Appropriateness	Yes	R		D		Sec. 9-120.4.
Variances	Yes	R	D			Sec. 9-210.
Appeals of Administrative Decisions	Yes		D			Sec. 9-211.
Minor Subdivisions	No	D				Sec. 9-212.2.
Major Subdivisions	Yes	R	D		A	Sec. 9-212.3.
Public Infrastructure Dedication or Revocation of Streets	Yes	RR	RR		D	Sec. 9-216.

PROCEDURE HIGHLIGHTS



- **General application requirements:** Enables P&Z Director to determine if an application is complete, and department has discretion to make application forms and determine fees.
- **Notice:** Enables consistent advertisement requirements across applications.
- **Amending Comp. Plan:** Clarifies Planning Commission and Board of Aldermen roles
- **Amending Part 9 of Code (Planning, Zoning, and Development):** Requires Planning Commission review and a recommendation before being sent to the Town Alderman for a decision.

PROCEDURE HIGHLIGHTS



- **Zoning map amendments:** Doesn't require Aldermen to vote on items when the Planning Commission votes to deny, requires 3/5 Aldermen vote if a protest of 20% or more of land owners within 500 feet of the rezoning.
- **Conditional use permit:** Planning Commission acts, Board of Aldermen serves as appeal body.
- **Development review:** Clarifies Planning & Zoning Director's role in permit review.
- **Certificate of Appropriateness:** Clarifies application to the Historic Overlay.

BUILDING SIZE CONTEXT

SMALL TO MID-SIZE



Town Hall – 22161 Level
Approximately 6,750 sqft



Copelands – 680 US-190, Covington
Approximately 8,475 sqft



St. Jane Annex - Corner of Hickory & Main
Approximately 10,000 sqft

MID-SIZE TO LARGE



Town Hall Rendering – Abita Master Plan
Approximately 13,500 sqft (2 stories)
Approximately 16,875 sqft (2 stories + half 3rd story)



Movie Taven - 201 US-190, Covington
Approximately 41,630 sqft



Walmart - 880 N Hwy 190, Covington
Approximately 200,400 sqft

COMMERCIAL DISTRICTS: PERMITTED USES

Planning Director Authority Expanded consistent with best practices

“When a land use is not specifically listed, the Planning Director may, in accordance with best planning practice, utilize the rules and standards associated with a land use that is listed, provided the land uses are demonstrably similar in their land use activity and impacts.”

District Abbreviations

C – Commercial

TCM – Town Center Mixed Use

GM – Gateway Mixed Use

LI – Light Industrial

CV – Civic

USE	ZONING DISTRICTS				
	C Commercial	TCM Town Center	GM Gateway	LI Light Industrial	CV Civic
RESIDENTIAL USES					
Single-family dwelling	P	P	P	—	P
Group home	P	C	P	—	P
Duplex	P	P	P	—	P
Townhouse	P	P	P	—	P
Multi-family dwelling	—	C	P	—	P
Church or house of worship	P	P	P	P	P
Rehabilitative care center	—	—	—	P	—
Accessory structure	P	P	P	P	P
Accessory dwelling unit	P	P	P	—	P
Home occupation	P	P	P	—	P
Garden or agriculture	P	P	P	P	P
Fishing, forestry, wildlife preserve	P	-	P	P	P
Public and private utilities such as electric transformer stations, natural gas, water, stormwater, and sewer system components (not including telecommunications towers)	P	P	P	P	P
Bed and breakfast	P	P	P	—	—
Short-term rental	P	P	P	—	—
Childcare center	P	P	P	—	P
Timber harvesting	P	-	P	P	P
School	P	P	P	—	P
Dormitories or group living facilities	P	—	—	—	P
Museums, libraries, parks, playgrounds, community centers	P	P	P	—	P
Outdoor recreational facilities including golf courses, tennis courts, or a community pool	P	C	P	—	P
Government or public safety facilities and services such as fire stations, police stations, and similar uses	P	P	P	P	P
Modular homes	C	C	C	—	C
Mobile homes or manufactured homes	—	—	—	—	—
Recreational vehicles used for long term housing as a residential unit	—	—	—	—	—
“Container homes” or structures using a shipping container as a dwelling unit	—	—	—	—	—
EV charging station - level 1 & level 2	P	P	P	P	P
EV charging station - level 3	P	—	C	P	P

COMMERCIAL DISTRICTS: PERMITTED USES

Planning Director Authority Expanded consistent with best practices

“When a land use is not specifically listed, the Planning Director may, in accordance with best planning practice, utilize the rules and standards associated with a land use that is listed, provided the land uses are demonstrably similar in their land use activity and impacts.”

District Abbreviations
C – Commercial
TCM – Town Center Mixed Use
GM – Gateway Mixed Use
LI – Light Industrial
CV – Civic

USE	ZONING DISTRICTS				
	C	TCM	GM	LI	CV
CIVIC OR PUBLIC USES					
Government buildings and facilities	P	P	P	P	P
Airports and related facilities	—	—	—	C	C
Cemeteries or mausoleums, excluding crematoria	P	C	C	P	P
Farmer’s markets	P	P	P	—	P
Hospitals	P	—	C	P	P
Standalone parking lots or garage structures	C	—	C	P	P
Lodges or civic organizations	P	P	P	P	P
Bus or railway stations	P	P	P	P	P

USE	ZONING DISTRICTS				
	C Commercial	TCM Town Center	GM Gateway	LI Light Industrial	CV Civic
COMMERCIAL USES					
Event venues or banquet halls – any size	P	—	P	P	P
Event venues or banquet halls – under 30,000 square feet of building area	P	C	P	P	P
Auditoriums – any size	P	—	P	P	P
Auditoriums – under 30,000 square feet of building area	P	C	P	P	P
Mixed use buildings with at least one residential unit and at least one office or retail unit – maximum 2 stories	P	P	P	—	P
Mixed use buildings with at least one residential unit and at least one office or retail unit – maximum 3 stories	P	C	P	—	P
Mixed use buildings with at least one residential unit and at least one office or retail unit – under 10,000 square feet of building area	P	P	P	—	P
Boutique hotel (10 rooms or less)	P	P	P	—	—
Motel / hotel	P	—	—	—	—
Movie theaters – any size	P	—	P	P	P
Movie theaters under 30,000 square feet of building area	P	P	P	P	P
Indoor and outdoor amusement parks or playgrounds	P	P	P	—	P
Pocket parks under 10,000 sq ft	P	P	P	P	P
Restaurants not requiring an alcohol permit	P	P	P	P	P

COMMERCIAL DISTRICTS: PERMITTED USES

Streamlined and clarified land patterns across commercial districts

District Abbreviations
C – Commercial
TCM – Town Center Mixed Use
GM – Gateway Mixed Use
LI – Light Industrial
CV – Civic

USE	ZONING DISTRICTS				
	C Commercial	TCM Town Center	GM Gateway	LI Light Industrial	CV Civic
COMMERCIAL USES					
Retail stores over 10,000 square feet of building area – this does not include wholesale trade, warehouse clubs, supercenters, or small box discount stores	P	—	P	P	P
Retail stores under 10,000 square feet of building area	P	P	P	P	P
Small box discount stores	C	—	—	P	—
Wholesale trade, warehouse clubs, or supercenters under 50,000 square feet of building area	P	—	C	P	—
Shopping centers or multi-tenant retail, service, or office buildings	P	—	P	P	P
Business park or research campus	P	—	P	P	P
Vehicle dealers	C	—	—	P	—
Vehicle tires / parts sales with no outdoor storage	P	—	P	P	P
Vehicle service / auto repair facilities with only indoor service bays and no vehicles stored outside, or outdoor storage	C	—	—	P	P
Vehicle service / auto repair facilities with outdoor service bays and/or with vehicles stored outside	—	—	—	P	P
Construction materials sales	P	—	—	P	—
Lawn, garden, or farm supply sales	P	C	P	P	P
Professional service establishments or offices (with in-person or remote services)	P	P	P	P	P
In-patient clinics, nursing homes, long-term care facilities, rehabilitation centers, or similar uses	P	C	C	P	P
Instructional studios, including dance, martial arts, personal fitness, or skills	P	P	P	P	P
Gas stations or convenience stores with 3+ pumps	P	—	—	P	P
Gas stations or convenience stores with 2 or fewer gas pumps	P	C	P	P	P
Truck stops and related service centers	C	—	—	P	—
Offices under 30,000 square feet in building area. Note: This does NOT include medical offices, outpatient clinics, veterinarian offices, kennels, or pet boarding facilities.	P	P	P	P	P
Offices – any size	P	—	P	P	P
Medical offices or outpatient clinics	P	C	P	P	P
Veterinarian offices, kennels, or pet boarding facilities	P	—	P	P	P

COMMERCIAL DISTRICTS: PERMITTED USES

Streamlined and clarified land patterns across commercial districts

District Abbreviations
C – Commercial
TCM – Town Center Mixed Use
GM – Gateway Mixed Use
LI – Light Industrial
CV – Civic

USE	ZONING DISTRICTS				
	C Commercial	TCM Town Center	GM Gateway	LI Light Industrial	CV Civic
COMMERCIAL USES					
Fireworks sale and storage – Permanent storefront	—	—	—	C	—
Fireworks sale and storage – Temporary stand	—	—	—	P	—
Towing establishments, vehicle storage lots, or junkyards	—	—	—	—	—
Ministorage or self-storage facilities	P	—	—	P	P
Food trucks and food truck compounds	P	P	P	P	P
Bars and restaurants that require an alcohol permit	P	—	P	P	P
Car washes	P	—	—	P	P
Funeral homes, excluding crematory services	P	C	P	P	—
Adult uses or businesses	—	—	—	P	—
Retail stores primarily selling age restricted inventory including package sale of alcohol, vaping, or smoking-related goods	P	—	—	P	—
Drive-through businesses	P	—	—	P	P
Commercial kitchens or industrial kitchens for food production	P	—	C	P	P
WAREHOUSING OR INDUSTRIAL USES					
Crematory facility	—	—	—	—	—
Microbrewery, distillery for alcoholic beverages, or brewery	P	—	C	P	—
Artisan manufacturing	P	C	P	P	P
Warehousing	P	—	—	P	P
Automotive race tracks or drag strips including golf cart or go-cart tracks	C	—	—	P	C
Distributing and logistics centers	C	—	—	P	C
Packaging and assembly facilities	C	—	—	P	—
Asphalt or concrete batching plants	—	—	—	C	C
Atomic energy generation	—	—	—	—	—
Chemical manufacturing, paint manufacturing, or fertilizer manufacturing	—	—	—	—	—
Chemical or fuel storage facilities	—	—	—	—	—
Chemical or petrochemical refining facilities	—	—	—	—	—
Iron or metal working or foundry	—	—	—	—	—
Paper or pulp manufacturing	—	—	—	—	—
Poultry or meat processing plants, dressing of animal products, tanning or rendering facilities	—	—	—	C	—
Recycling facilities	—	—	—	C	—
Rubber products manufacturing	—	—	—	—	—
Landfills or disposal of solid waste, hazardous waste, or toxic substances	—	—	—	—	—
Pyrotechnics, ammunition, or explosives manufacturing	—	—	—	—	—
Grain storage or production, grain or sugar refineries, crop storage for off-site agriculture	—	—	—	—	—
Building and repair of boats in excess of 90 feet in length	—	—	—	P	—

COMMERCIAL DISTRICTS: DIMENSIONS

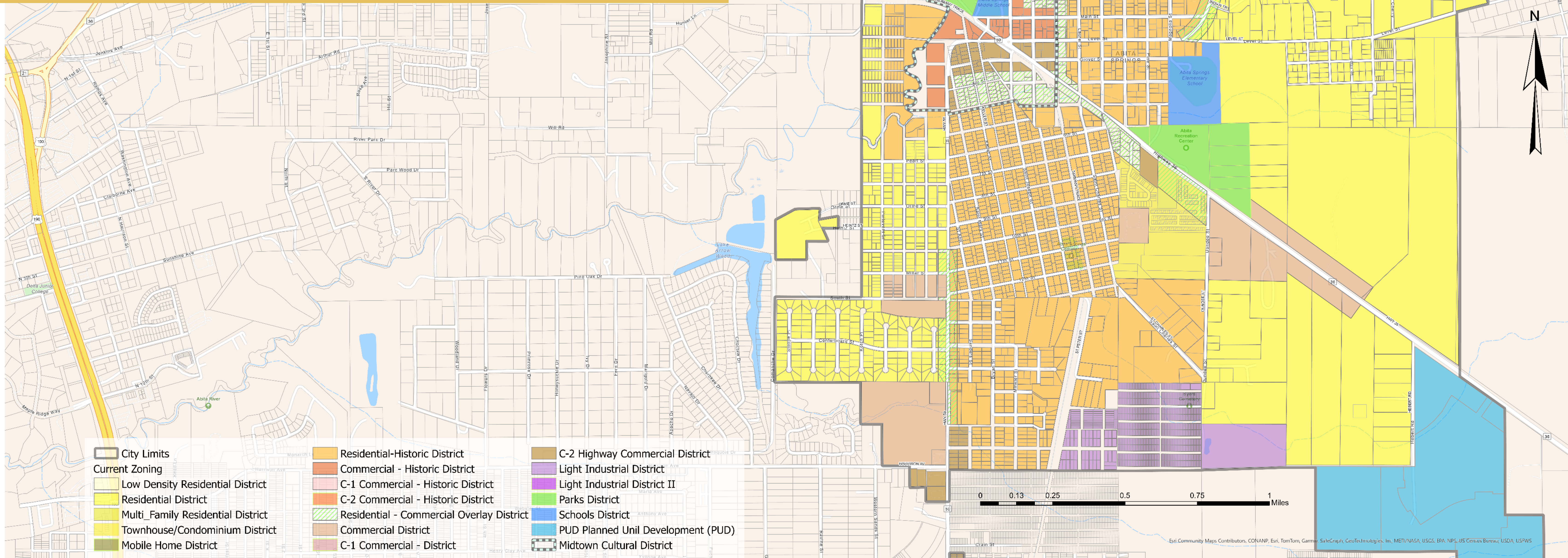
Discussion: Setbacks for gateway mixed use

District Abbreviations
C – Commercial
TCM – Town Center Mixed Use
GM – Gateway Mixed Use
LI – Light Industrial
CV – Civic

Dimensional Requirement	Districts				
	C	TCM	GM	LI	CV
Min. lot area	10,800 sq. ft.	10,800 sq. ft.	10,800 sq. ft.	50,000 sq. ft.	—
Min. lot width (feet)	90	90	90	—	—
Min. lot depth (feet)	120	120	120	—	—
Min. front yard setback (feet)	10 ft. or overlay district requirement, whichever is greater	5 ft. or overlay district requirement, whichever is greater	10 ft. or overlay district requirement, whichever is greater	50 ft.	20 ft. or overlay district requirement, whichever is greater
Min. rear yard setback	10 ft. or overlay district requirement, whichever is greater	10 ft. or overlay district requirement, whichever is greater	10 ft. or overlay district requirement, whichever is greater	50 ft.	20 ft.
Min. side yard setbacks	5 ft. or overlay district requirement, whichever is greater	5 ft. or overlay district requirement, whichever is greater	5 ft. or overlay district requirement, whichever is greater	20 ft.	10 ft.
Max. building height	35 ft.	35 ft.	60 ft.	60 ft.	60 ft.
Min. primary building setback	5 ft. or overlay district requirement, whichever is greater	5 ft. or overlay district requirement, whichever is greater	5 ft. or overlay district requirement, whichever is greater	20 ft.	5 ft.
Minimum corner side yard	10 ft. or overlay district requirement, whichever is greater	5 ft. or overlay district requirement, whichever is greater	10 ft. or overlay district requirement, whichever is greater	50 ft.	20 ft. or overlay district requirement, whichever is greater

EXISTING ZONING

- Colors Could Be Easier To Read
- District boundaries inconsistent With Master Plan Future Land Use Map



DRAFT ZONING MAP

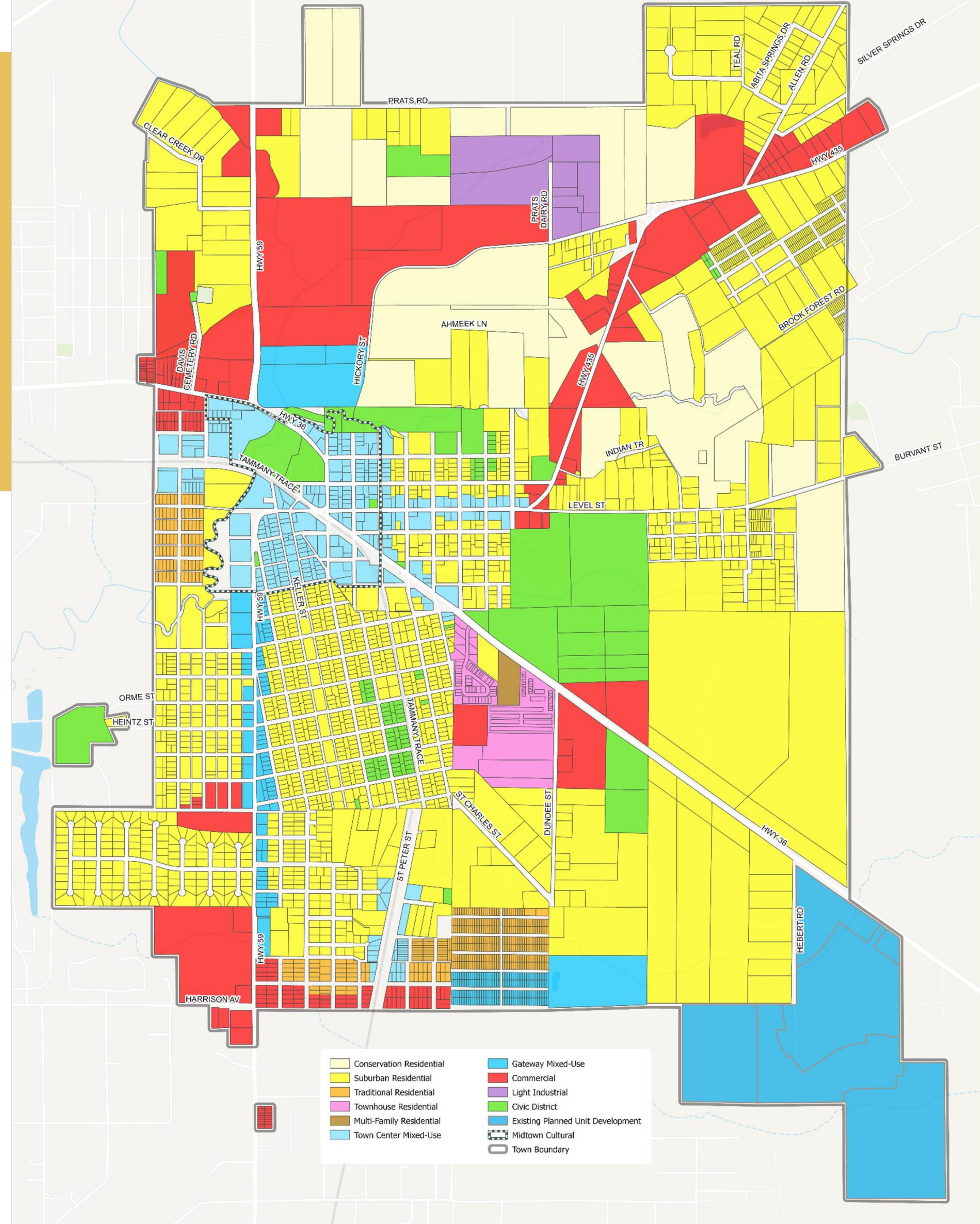
Discussion focused on COMMERCIAL and SPECIAL DISTRICTS tonight

- Colors updated to improve legibility
- District Boundaries were amended to be consistent with Master Plan Future Land Use Map.
- A link to explore the Map in more detail is included in the online Community Survey.



Link to community survey!

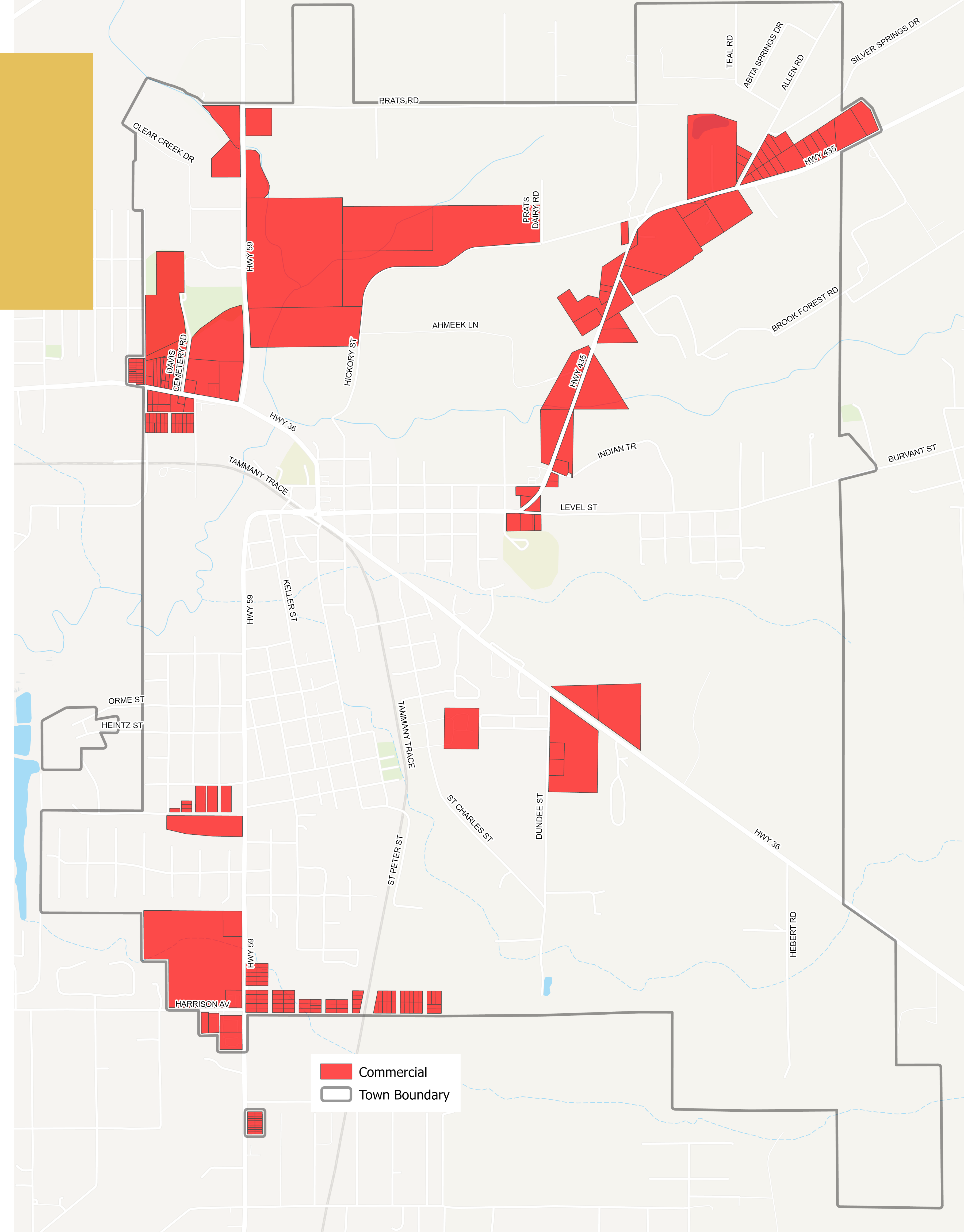
<https://www.townofabitasprings.com/landuse>



DRAFT COMMERCIAL

DISTRICT PURPOSE *(in development)*:

The **Commercial (C) District** aims to provide a range of uses that are higher intensity than allowed in the TCM or GM, including uses such as auto-oriented commercial uses, retail sales of building materials or heavy equipment, or warehousing commercial uses.

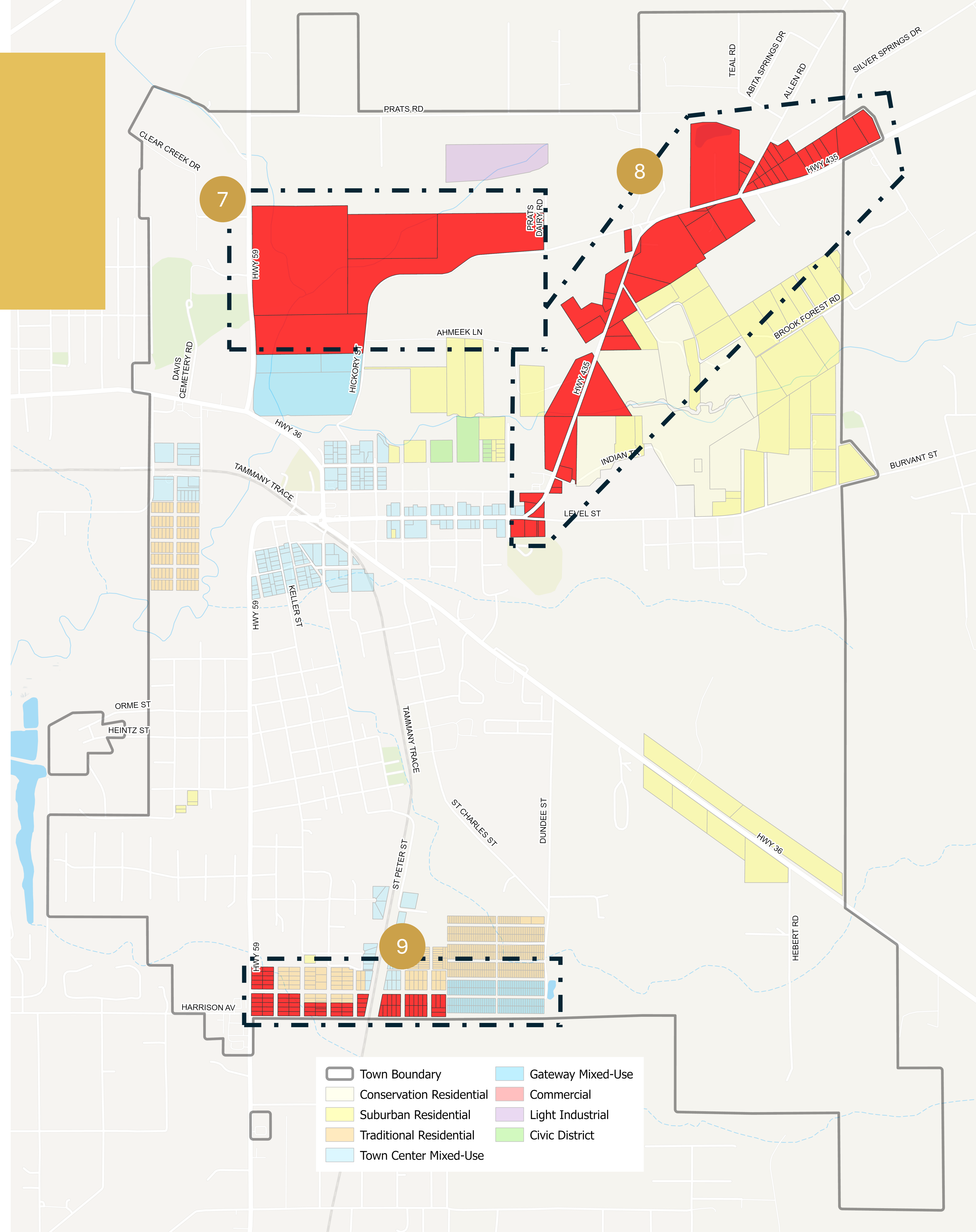


DRAFT COMMERCIAL

DISTRICT PURPOSE *(in development)*:

The **Commercial (C) District** aims to provide a range of uses that are higher intensity than allowed in the TCM or GM, including uses such as auto-oriented commercial uses, retail sales of building materials or heavy equipment, or warehousing commercial uses.

- 7 Largely undeveloped, comments suggested this area be rezoned from Commercial to Conservation Residential District zoning.
- 8 Currently zoned Highway Commercial (north), and Residential/Commercial (south), comments suggested this area be zoned Town Center Mixed Use District until Hwy 435 is improved to better handle traffic.
- 9 Contrasting comments in this area included: Commercial zoning is inappropriate vs. need to extend the Commercial zoning further east in the area currently proposed as Gateway Mixed Use.



DRAFT TOWN CENTER MIXED USE

DISTRICT PURPOSE *(in development)*:

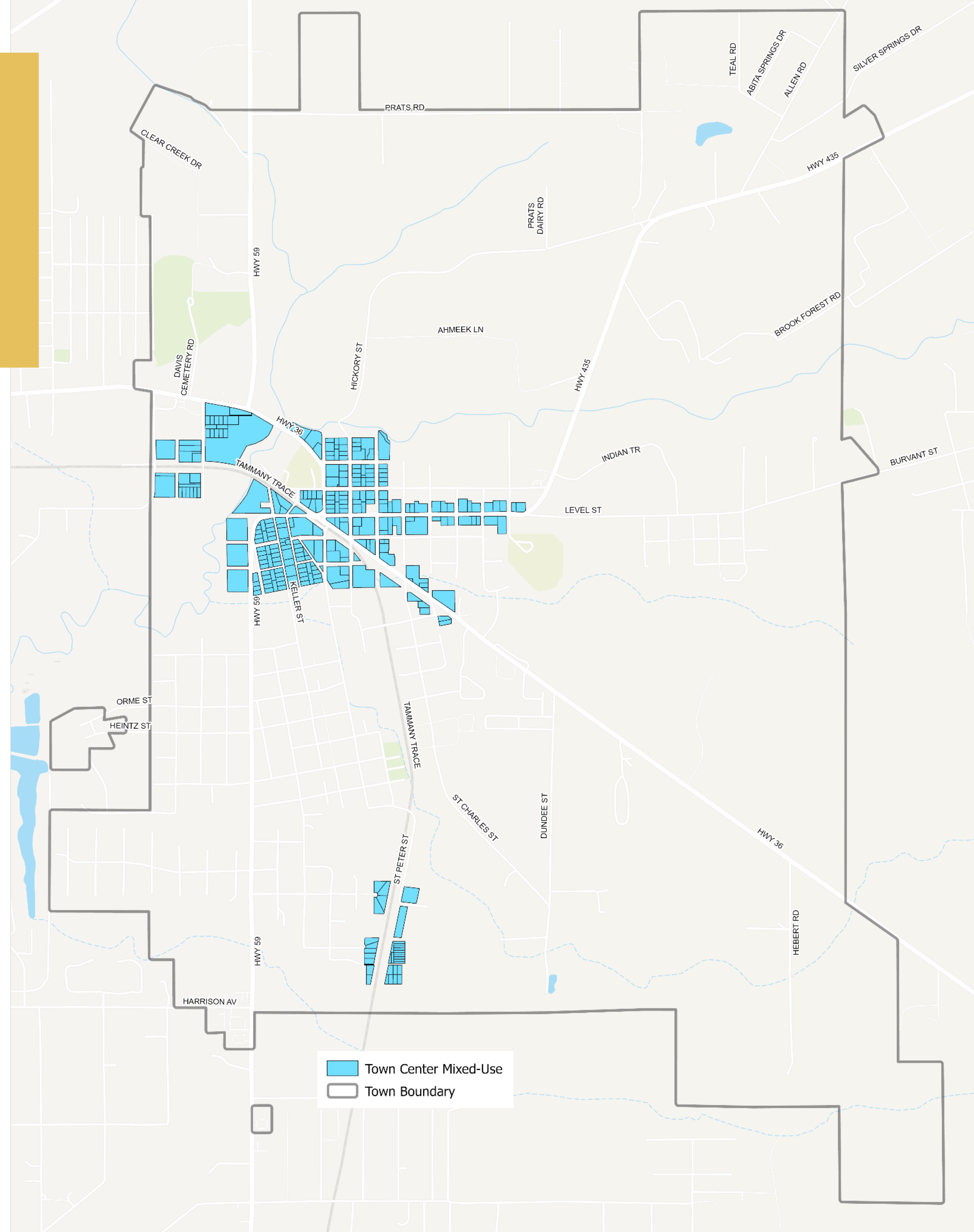
The **Town Center Mixed Use District** is meant to provide opportunities for the development of commercial and residential units in proximity or in the same building. This district aims to provide attractive commercial and community spaces for pedestrians, residents, and visitors, and should incentivize innovative re-use of existing buildings.

Comprehensive Plan Support:

NR4.2 – Reduce carbon emissions through planning and design (p. 5.27)

LU7.1 - Maintain and improve the highly walkable character, diverse mix of land uses, and historic building stock in the historic neighborhood that were laid out in a grid, specifically around the South of Downtown (p. 3.34)

LU3.1 - Place the highest priority on the continued reinvigoration of downtown, whose strategic location, walkable blocks, and historic buildings make it a vibrant destination and center of culture, shopping, and the arts. *This goal and its associated policies apply to land designated as the Downtown Future Character Area on the Future Character Areas Map.*

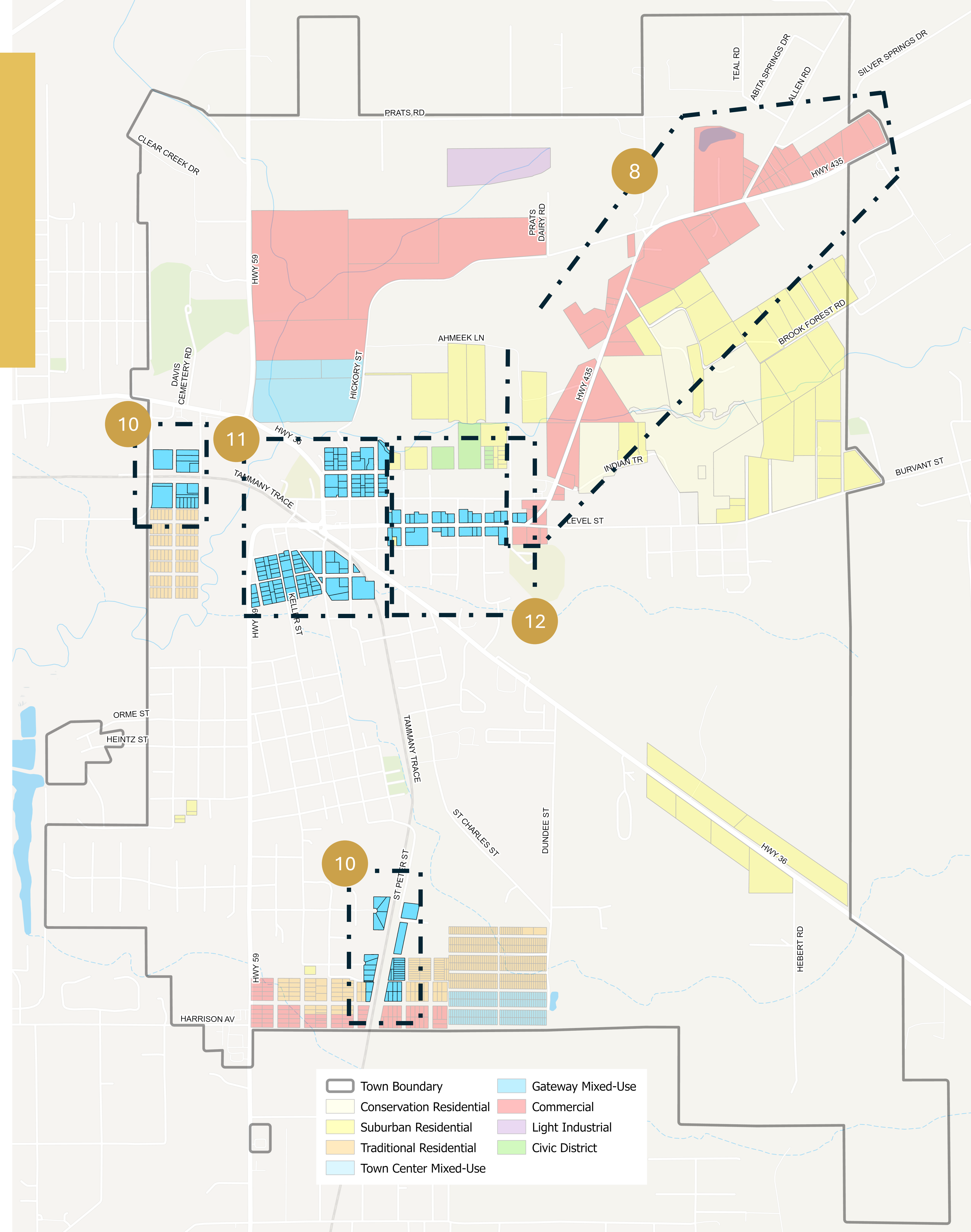


DRAFT TOWN CENTER MIXED USE

DISTRICT PURPOSE *(in development)*:

The **Town Center Mixed Use (TCM) District** is meant to provide opportunities for the development of commercial and residential units in proximity or in the same building. This district should provide attractive commercial and community spaces for pedestrians, residents, and visitors, and should incentivize innovative re-use of existing buildings.

- 8 Consider altering from proposed commercial to TCM
- 10 Questioned whether areas near trailhead should be zoned for non-residential
- 11 Questioned whether Town Center Mixed Use density would be appropriate in areas on the edge of town center
- 12 Contrasting responses on whether mixed use in this area should be expanded further to blocks around Level or if it should be strictly residential



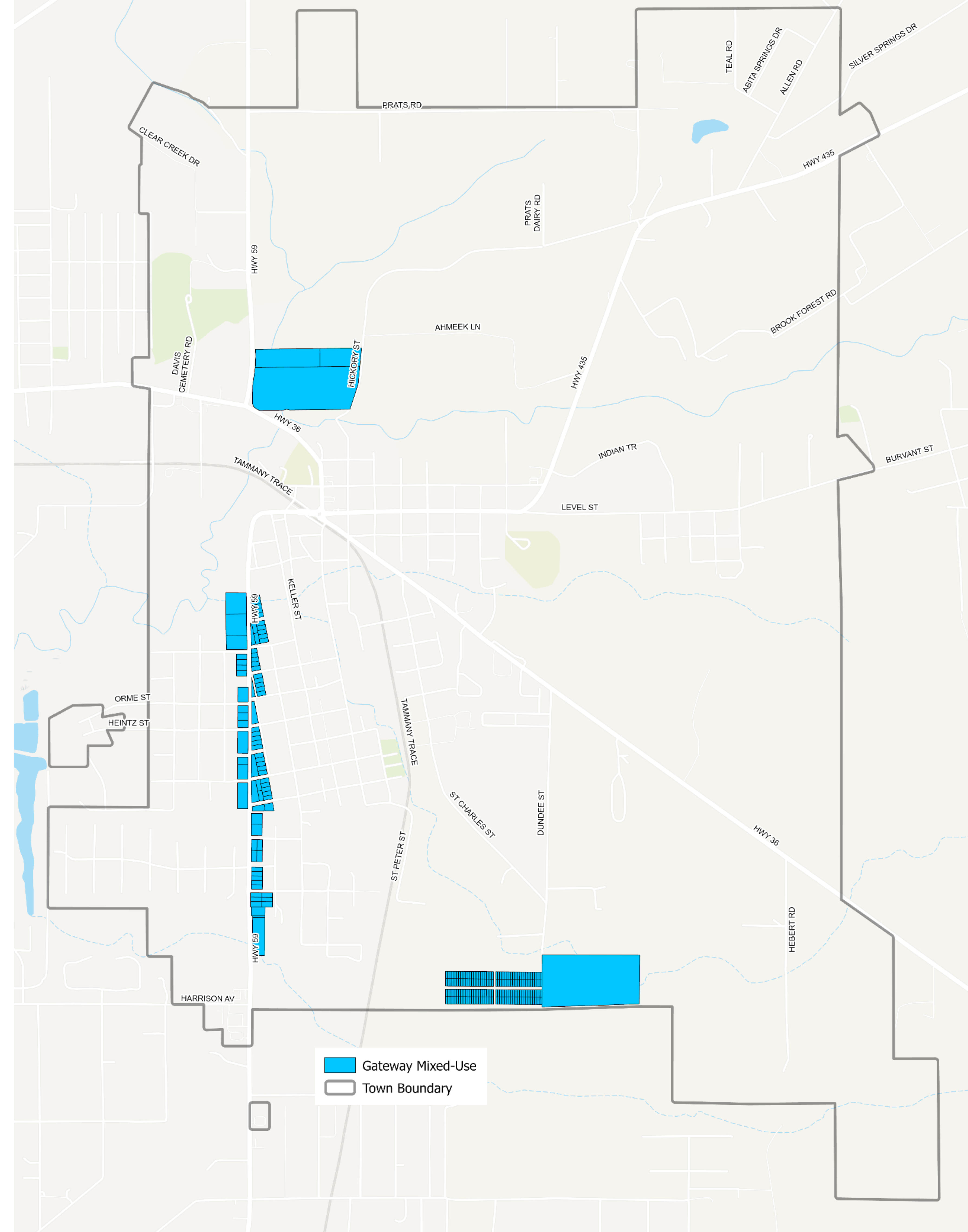
DRAFT GATEWAY MIXED USE

DISTRICT PURPOSE *(in development)*:

The **Gateway Mixed Use (GM) District** aims to elevate the aesthetic for commercial and mixed uses and reflect the Town's character to foster welcoming gateways to the Town. Permitted uses include medium intensity residential housing, medium intensity mixed-uses, retail shops, offices, restaurants, and entertainment venues. Site standards include additional setbacks, landscaping, and parking requirements.

Comprehensive Plan Support:

LU 6.1 - Diversify the Town of Abita Springs' neighborhoods in strategic locations to increase the variety of housing options (including townhomes, apartments, and condominiums), ***create new gateways to the Town, and expand opportunities for employment and neighborhood shopping without requiring long car trips.*** (Pg. 3.33)

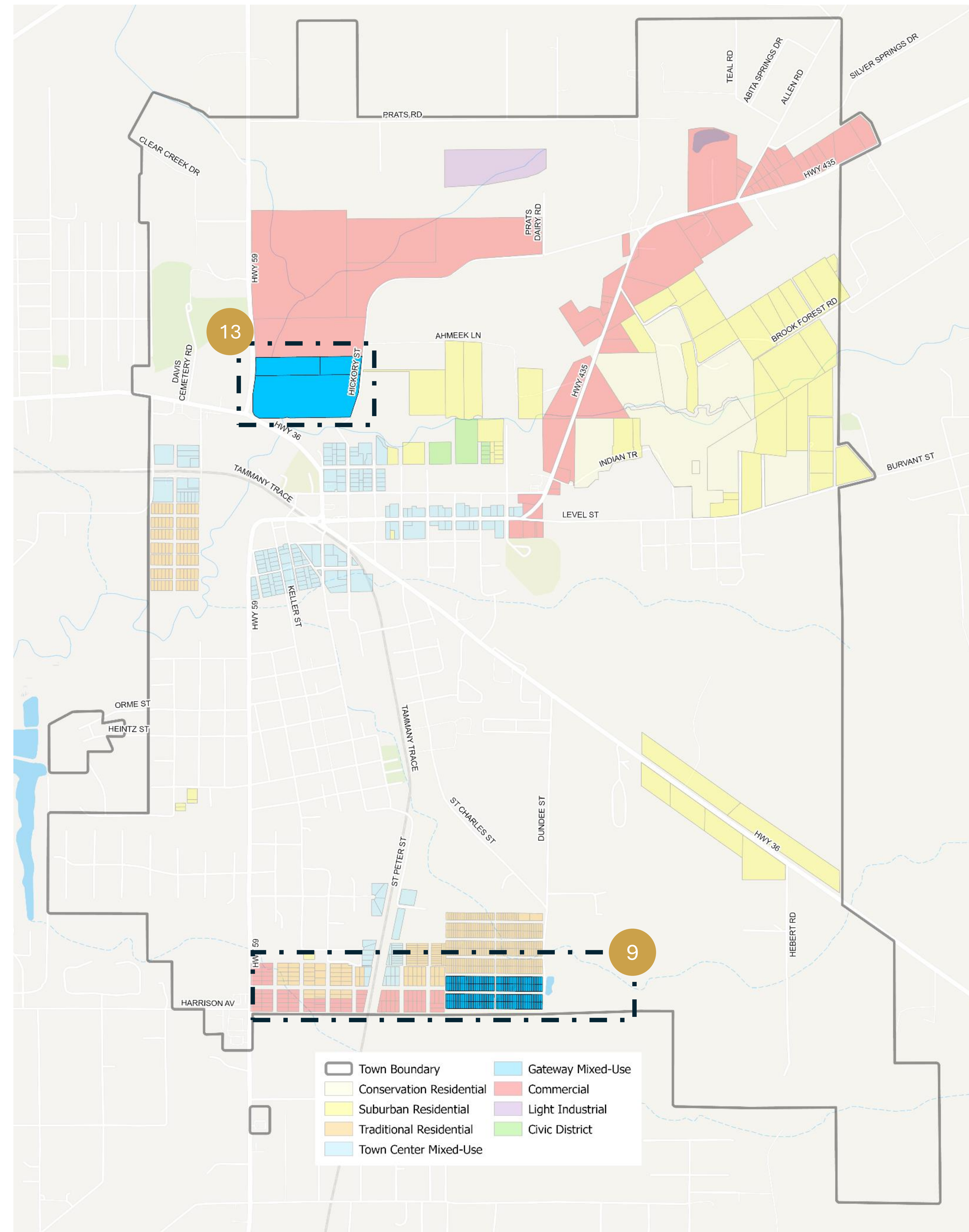


DRAFT GATEWAY MIXED USE

DISTRICT PURPOSE *(in development)*:

The **Gateway Mixed Use (GM) District** aims to elevate the aesthetic for commercial and mixed uses and reflect the Town's character to foster welcoming gateways to the Town. Permitted uses include medium intensity residential housing, medium intensity mixed-uses, retail shops, offices, restaurants, and entertainment venues. Site standards include additional setbacks, landscaping, and parking requirements.

- 9 Contrasting comments in this area included: Commercial zoning is inappropriate vs. need to extend the Commercial zoning further east in the area currently proposed as Gateway Mixed Use.
- 13 Contrasting comments that this should be Town Center Mixed Use or Residential.



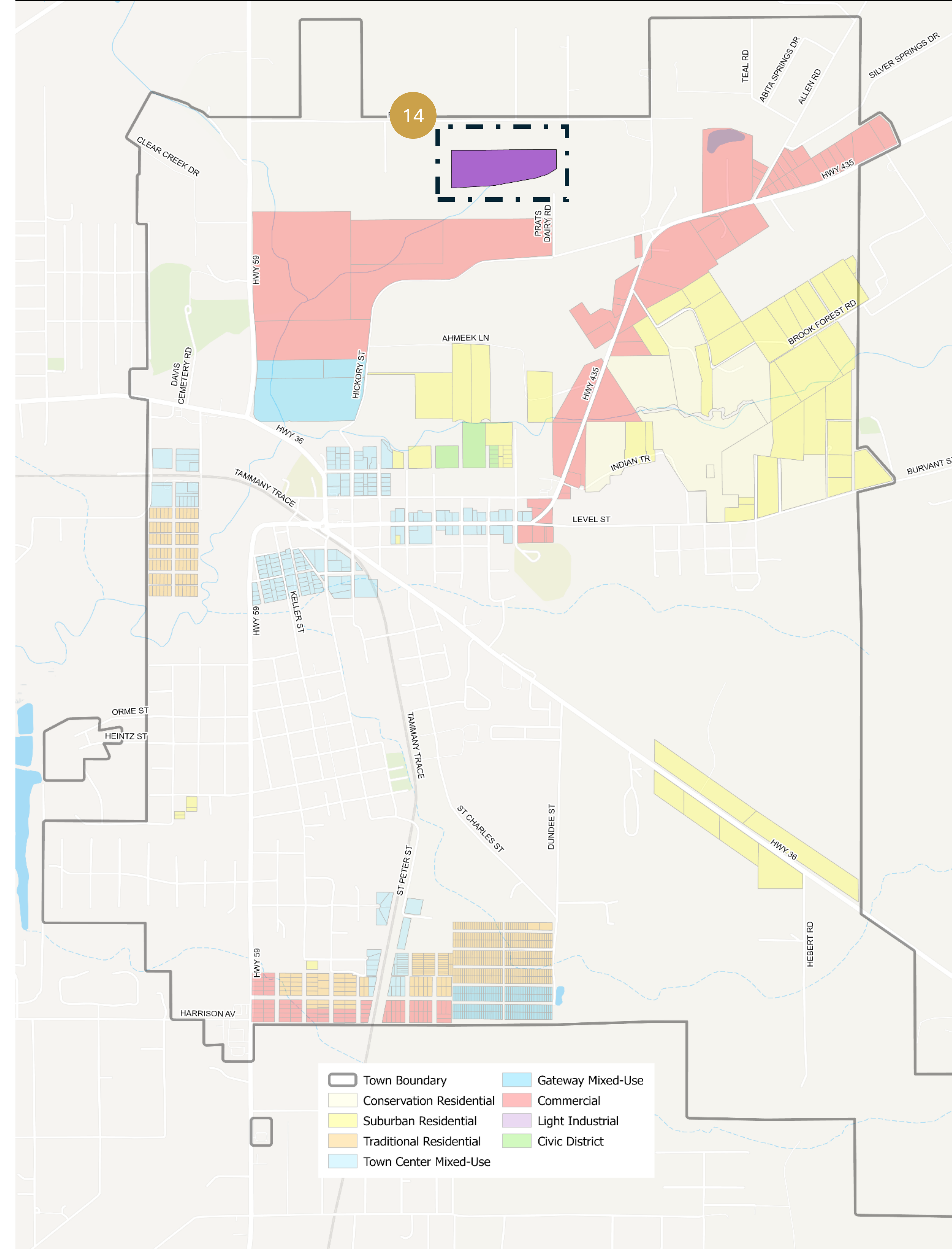
DRAFT LIGHT INDUSTRIAL

DISTRICT PURPOSE *(in development)*:

The **Light Industrial (LI) District** provides limited space for low-intensity industrial uses away from residential and mixed use districts. District standards, such as adequate screening, buffering, and setbacks, aim to reduce potential nuisances to nearby properties.

14

Cleared and undeveloped land currently zoned industrial and owned by the abutting heavy equipment business. Comments that this should be changed to Conservation Residential.

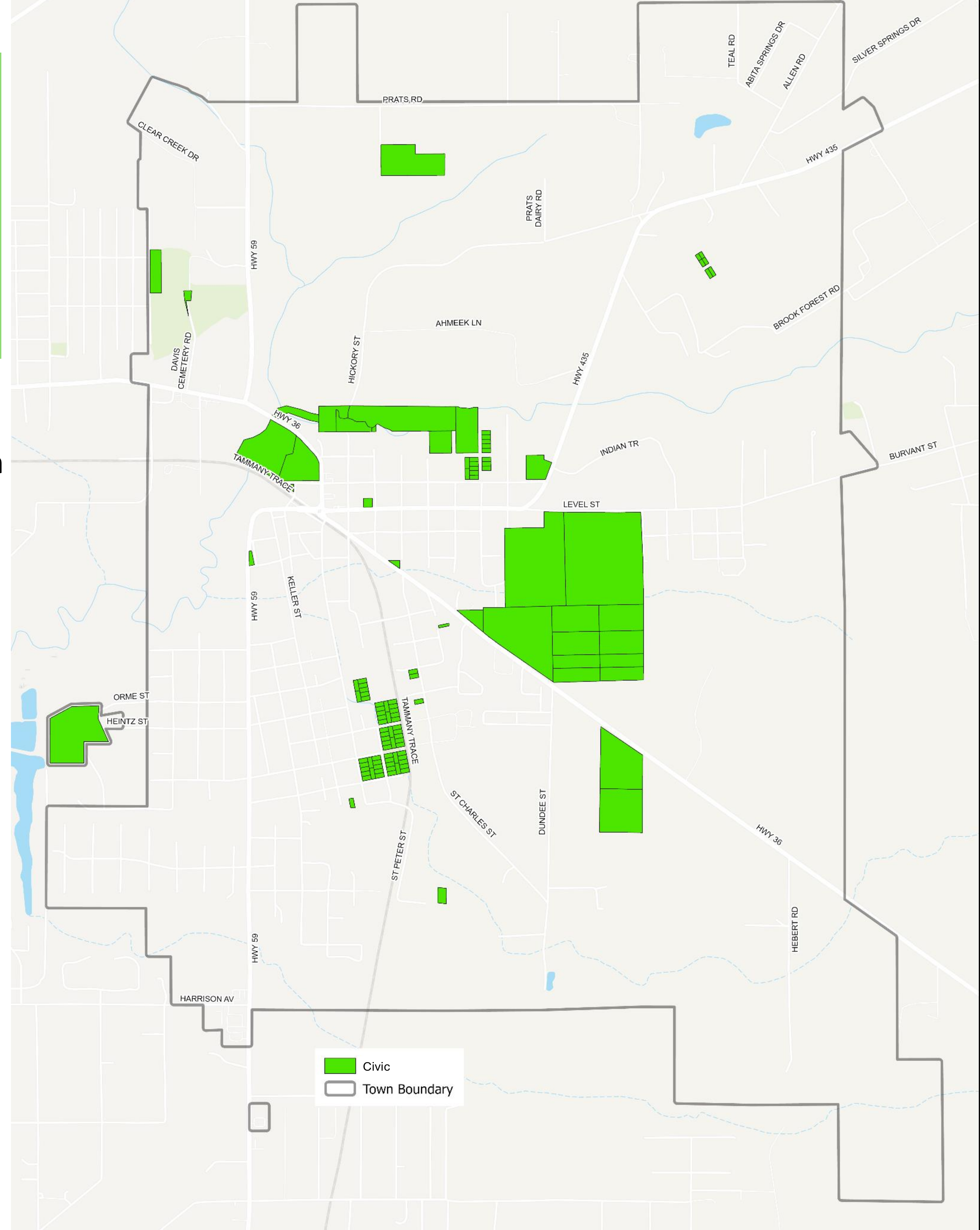


DRAFT CIVIC

DISTRICT PURPOSE *(in development)*:

The **Civic (C) District** aims to provide space for parks, open space, schools, or any other public use on publicly owned land.

New district combines parks district and schools district into single district.



NEXT STEPS

PUBLIC INPUT COLLECTED
AS PART OF AN **ITERATIVE**
PROCESS

TODAY

MAY 29 – P&Z

- Discuss Ongoing Draft Zoning Map Comments
- Review Code Amendment Packet No. 2, Commercial and Special districts, Procedures
- **Close Community Survey and shift towards Facebook polls**
- Questions and discussion
- Review edits to Packet 1 and results of Facebook polls

NEXT

JUNE 26 – P&Z

- Review Packet No. 3
- Discuss final policy decisions
- Questions and discussion
- Determine if ready for Council briefing

JULY– Council (TBD)

- Brief Council on code contents
- Take potential feedback from Council Members
- Determine if ready for hearing and vote

GET INVOLVED!

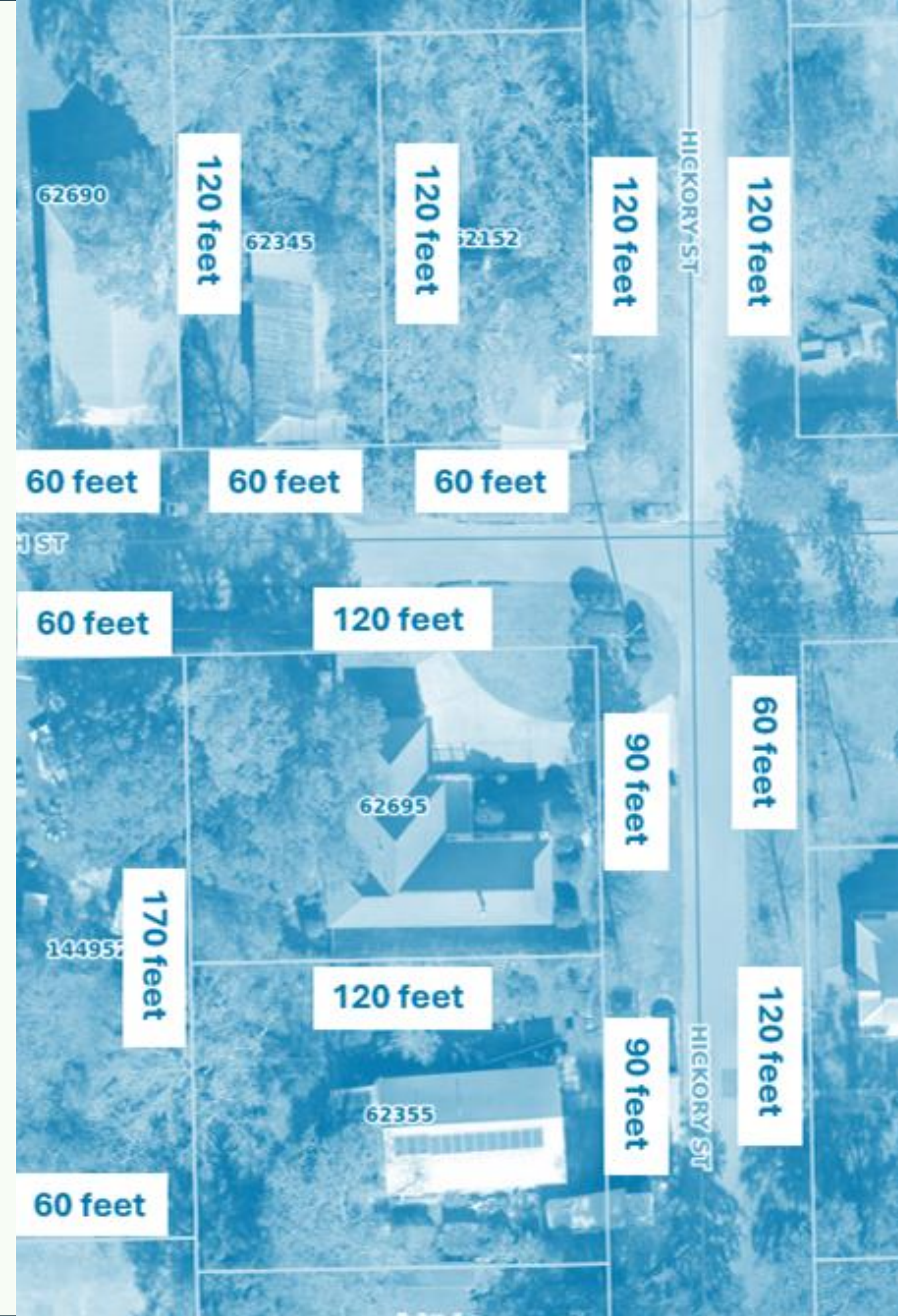
Scan the QR code or visit the following link to provide your input on our community survey!



<https://www.townofabitasprings.com/landuse>

CODE PACKET #1 RECAP

1. Includes updated Residential Districts and Overlays:
 - Conservation Residential
 - Suburban Residential
 - Traditional Residential
 - Multifamily Residential
 - Historic Overlay
 - Midtown Cultural Overlay
2. Updates completed based on P&Z feedback
3. Feedback gathered from survey and Facebook polling, lessons learned.



UPDATES TO PACKET #1



- Updated residential permitted uses to be consistent with existing practices for Bed & Breakfast and STRs
- Streamlined permitted uses across residential districts for schools, museums, libraries, parks playgrounds, outdoor recreational facilities, government or public safety facilities
- Added Modular homes as Conditional Use upon Planning Commission approval in Conservation Residential District.
- Removed hotels/motels as permitted use in multifamily residential.
- Streamlined district regulations by utilizing only summary tables and removing redundant lists.
- Removed 20% rear yard requirement from CR.

POTENTIAL CHANGES

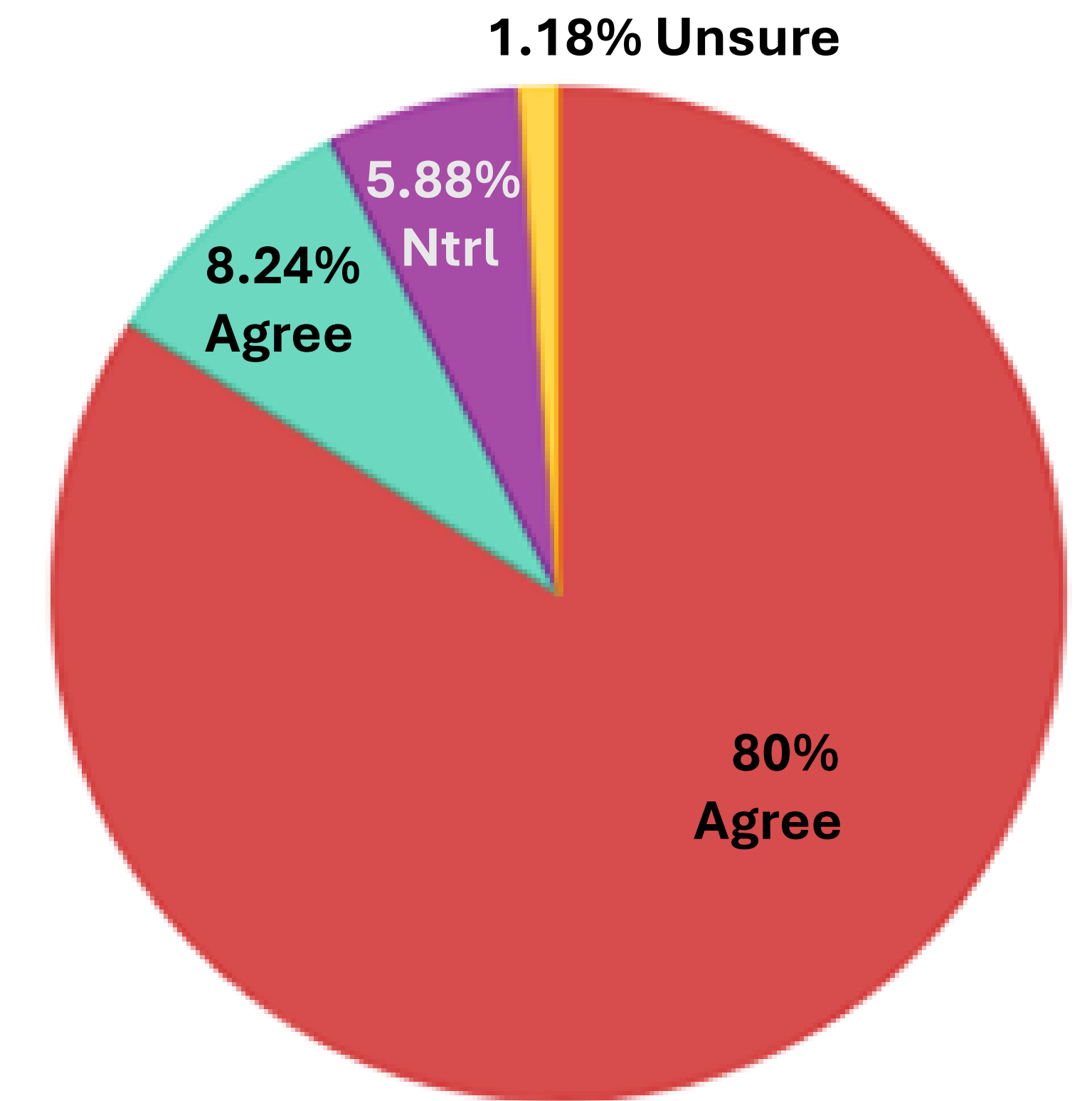
PACKET #1

- Allowing modular homes as a conditional use in the Suburban Residential district.
- Potentially update name of “Suburban Residential”

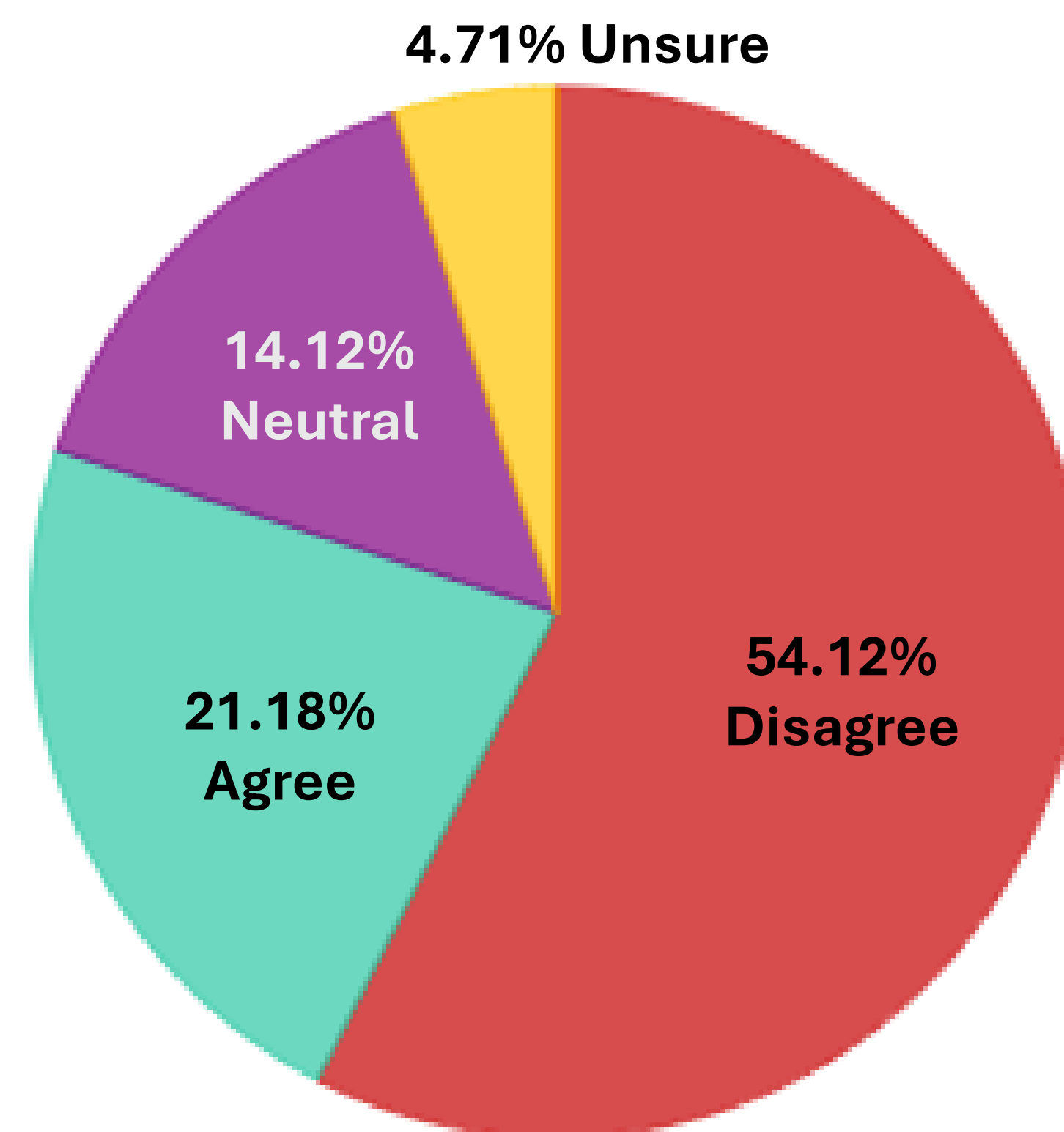
COMMUNITY SURVEY: HOUSING CHARACTERISTICS

- 80% prefer current suburban lot size requirements.
- 61% oppose a new district to accommodate traditionally-sized lots.
- 54% oppose allowing duplexes in residential areas.

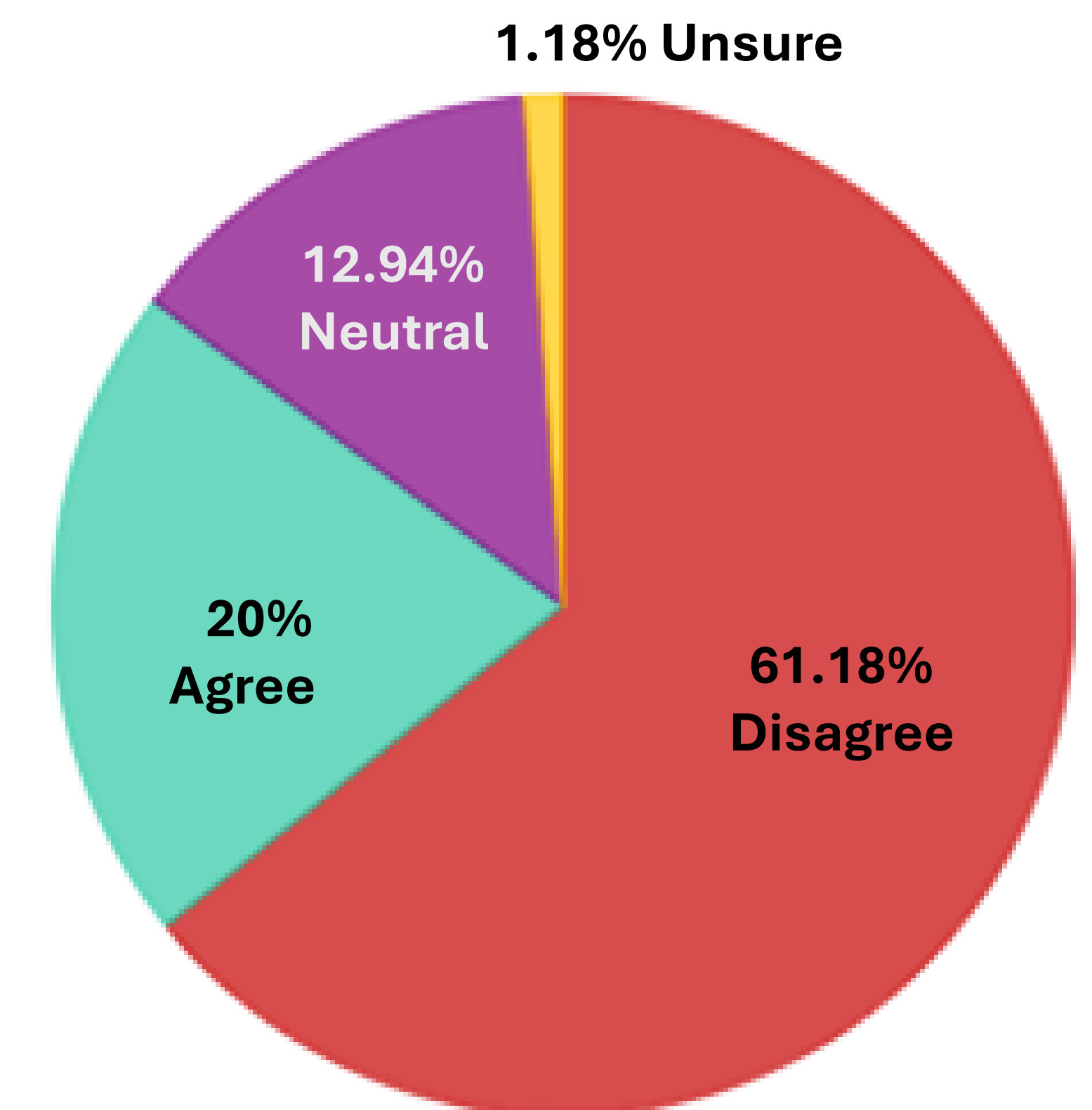
I like housing the way it is now: limited to single family homes on larger lots (90x120)



It would be nice to allow duplexes in some residential areas in town where single family homes are permitted



It would be nice to have some areas in Town where housing is built on more traditionally sized lots.



FACEBOOK POLL RESULTS

Polling Status

- 1 of 3 polls discussed during last meeting have gone live
- Outstanding poll questions:
 - Support for duplexes
 - Support for Conservation Residential
- Perception of small lots can be polarizing

Results of first poll

- 505 Responses
- 79% of respondents oppose the creation of a new zoning district to accommodate smaller lots



Town of Abita Springs

April 25 at 10:38 AM · 🌐

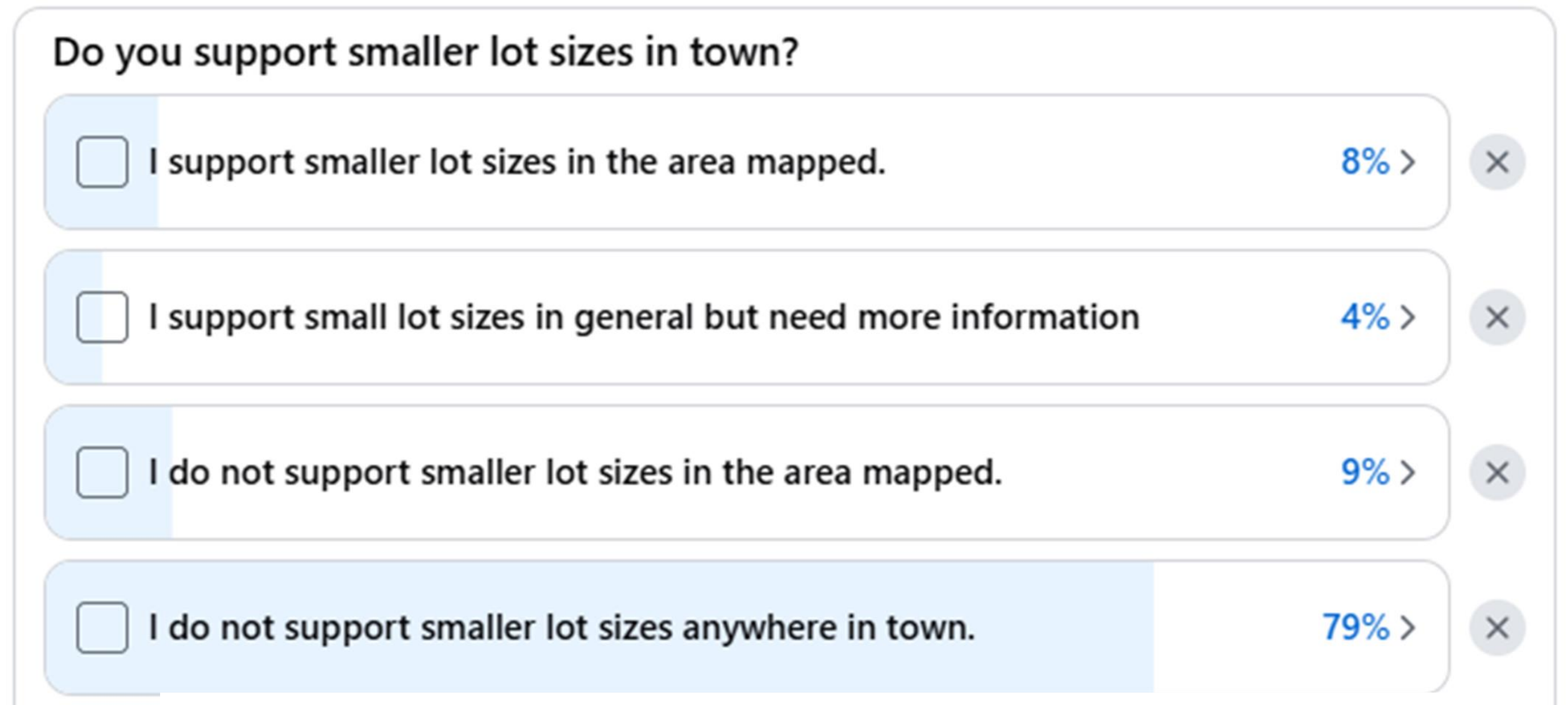
We need your feedback!

DISTRICT PURPOSE (in development):

To promote a more traditional neighborhood layout and support opportunities for more attainable housing in Town. It would allow limited development of single family detached homes on lots having a minimum lot width of 60' when a part of a previously approved plat that has not been developed.

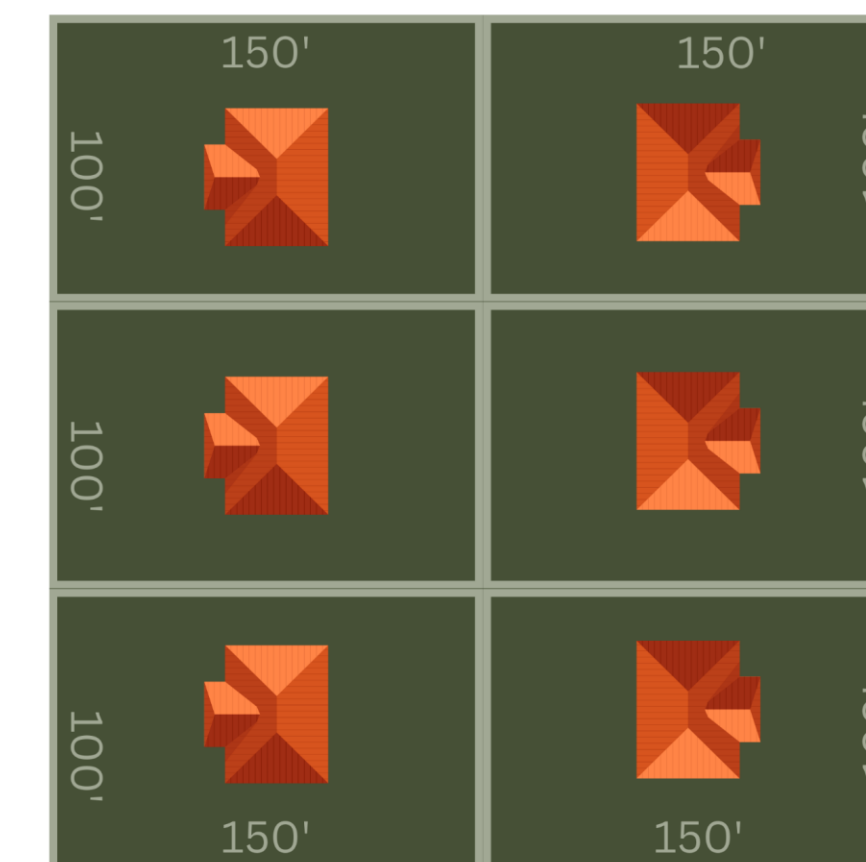
Question: Do you support the creation of a new Traditional Residential District (mapped in the attached photo), that would add a new minimum lot dimension allowed in the Town.

Bottom Line: In layman's terms, right now the required lot size is 90' x 150'. Do you support allowing a zoning district that allows development of lots that are 60' x 120'. See map and diagrams in comments. Click on original post to see map and diagrams in comments.



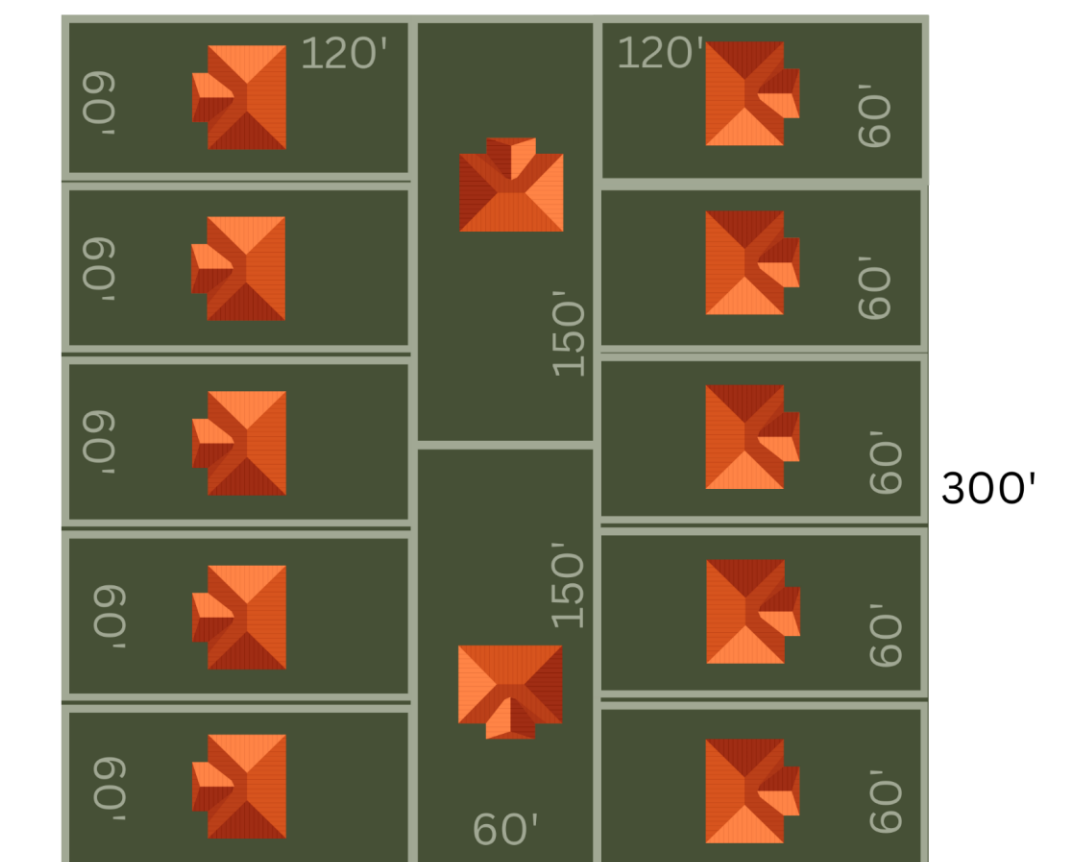
Potential New Name
SUBURBAN ZONE
CURRENT RESIDENTIAL LOT SIZE

TYPICAL BLOCK SIZE: 300' X 300'
LOT MINIMUM: 90' X 150'
DENSITY: 6 HOUSES PER BLOCK



Potential New Zone Named
TRADITIONAL RESIDENTIAL DISTRICT
We're seeking feedback from the public about this topic

TYPICAL BLOCK SIZE: 300' X 300'
LOT MINIMUM: 60' X 120'
DENSITY: 12 HOUSES PER BLOCK



ENGAGEMENT TAKEAWAYS

Key Takeaways

- Most survey respondents are opposed to allowing duplexes in residential districts and reducing minimum residential lot sizes.

Recommended Next Steps

- Discuss removal of the traditional residential district or further limiting its application on the draft zoning map.
- Consider permitting duplexes in the Conservation Residential District and the Mixed Use districts, not in the Suburban Residential District.

THANK YOU!

