

THE
COMPREHENSIVE
REZONING
PROCESS



TOWN OF ABITA SPRINGS

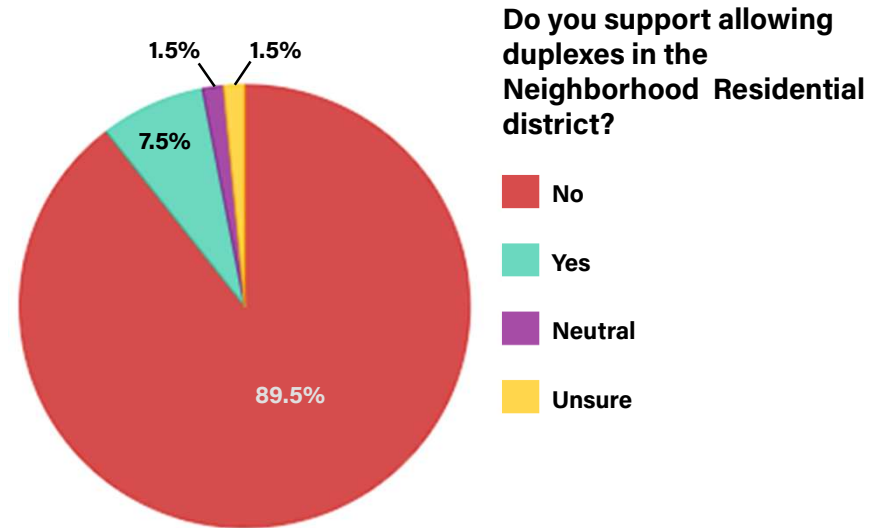
Special Planning & Zoning Commission
Meeting
July 31, 2025

Tonight's Update Includes:

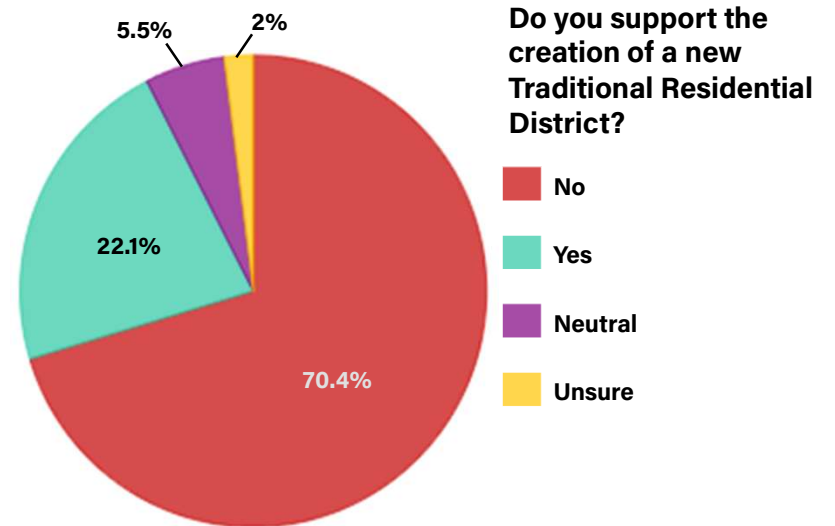
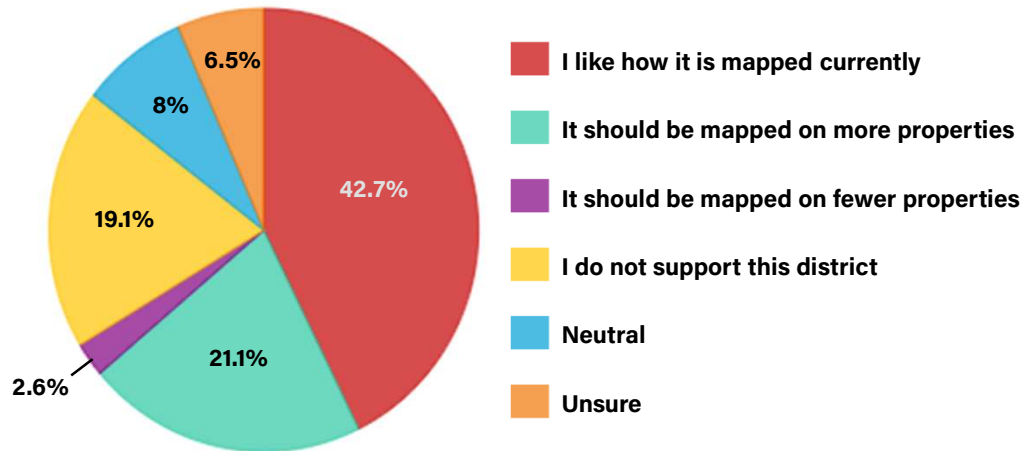
1. Micro Survey Results
2. Survey Impact on Work Underway
3. Summary of 7/18 Q&A Working Session
4. Draft Zoning Map Discussion Areas
5. Next Steps

MICRO SURVEY RESULTS

- **Posted to Town Social Media**
- **Poll Open May 29 - June 26**
- **199 Respondents**

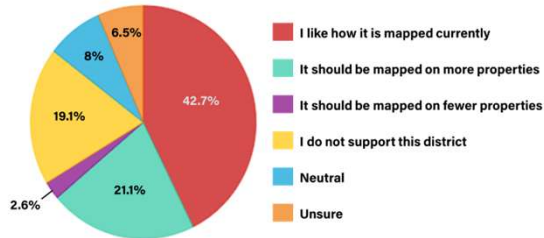


Based on the map shown, do you support the location of the proposed Conservation Residential?



SURVEY IMPACT ON WORK UNDERWAY

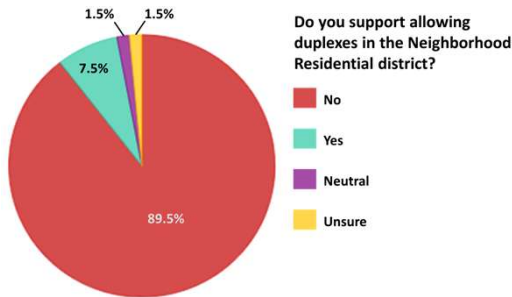
Based on the map shown, do you support the location of the proposed Conservation Residential?



Result: Most either supports current mapping (42.7%) of the Conservation Residential District or expanding to additional areas in Town (21.1%).

Action: Slightly increased the number of properties zoned for Conservation Residential on the North and Northeast end of the Town.

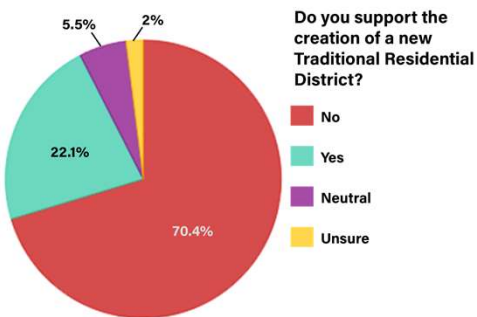
Do you support allowing duplexes in the Neighborhood Residential district?



Result: Majority (89.5%) opposed to duplexes being permitted in Neighborhood Residential.

Action: Removed duplexes as a proposed permitted use in the Neighborhood Residential District and Conservation Residential Areas; only allowed in the THR, MR, MU and C districts.

Do you support the creation of a new Traditional Residential District?



Result: Majority (70%) opposed to the creation of a new Traditional Residential District.

Action: Scaled back the proposed extent of the district to area currently shown on map (pending further discussion with Planning & Zoning Commission).

7/18 Q&A SESSION OVERVIEW

Participation:

- 100 residents attended in person working session on July 18th
- 76 written comments submitted in person and electronically

Comment themes:

- Concerns about flooding, Traditional Residential District, specific permitted uses
- Map change requests

Decision Points:

- Refer to Handout 1: Public Comment Tracking Matrix
- Refer to Handout 2: Updated Permitted Use Table
- Refer to Handout 3: Discussion Map

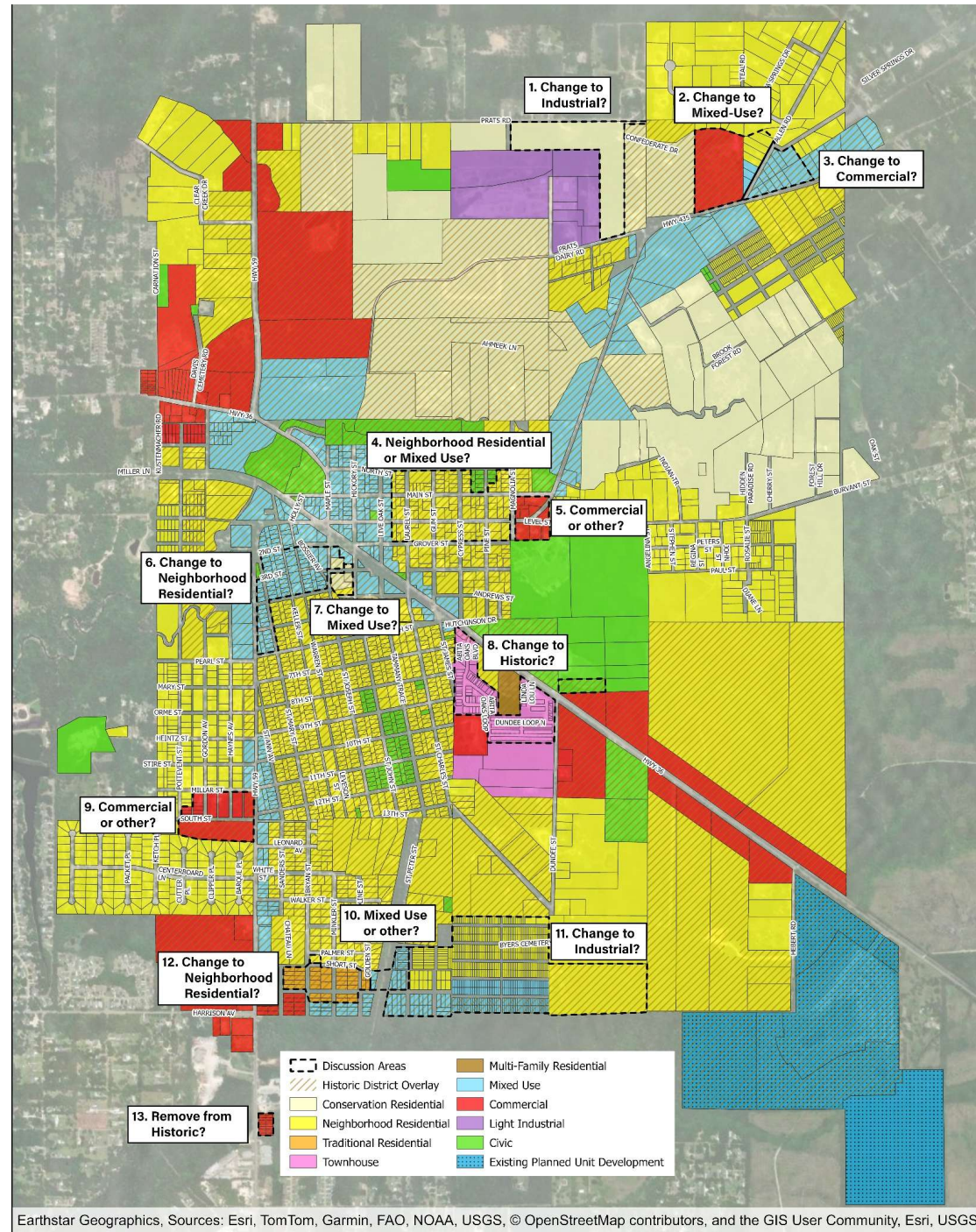


DRAFT ZONING MAP DISCUSSION AREAS

Refer to Updated DRAFT Zoning Map
(handout 3).

Handout 3: Discussion Map

- Highway 435
- Historic District clarifications
- Traditional Residential discussion
- Commercial / Mixed Use discussion



NEXT STEPS

August 5 Council

- Brief Council on contents
- Advise updated Draft Map and Code will be shared with P&Z before end of August

August 28 P&Z

- P&Z Meeting
- Staff report, Map, and Code reviewed as Final Draft
- P&Z Commissioner input and public comment

September 25 P&Z

- P&Z Public Hearing
- P&Z Commissioner and public input
- Potential P&Z action

Oct - Nov Council

- Council Public Hearing
- Aldermen and public input
- Potential action to adopt