



13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

Location: 12663 Perkins Rd
Owner: Saint Margaret’s Episcopal Church
Applicant: Jack Warner, Church Treasurer
Site Area: 2.99 acres
Zoning: A1 Single Family Residential
Character Area: Suburban
Flood Zone: X
Conveyance Zone: No
Existing Use: Religious Institution

Request: Rezone to LC3 Light Commercial Three
Received: March 21, 2025
Zoning Commission: May 5, 2025
City Council (tentative)
Introduction: May 13, 2025
Public Hearing: May 27, 2025
Staff Recommendation: Approval

Findings

1. The subject property consists of Tract D-2, Louis B. Kleinpeter property and is developed with a religious institution.
2. Nearby properties:
 - Zoning (Figure 1): C1 Light Commercial, C2 Heavy Commercial, SPUD Small Planned Unit Development, A3.3 High Density Multi-Family Residential
 - Existing uses: School, Commercial, Office, Undeveloped, Low-Density Residential
3. The applicant’s stated reason for rezoning is: “To provide the ability to expand revenue sources such as a Christmas Tree Sales lot and associated sales possibilities (Festival Market, Snowball Stand & Food Truck) both during that time and throughout the year. The church already provides rental space to a Montessori School and a KidCamp Summer Program.”

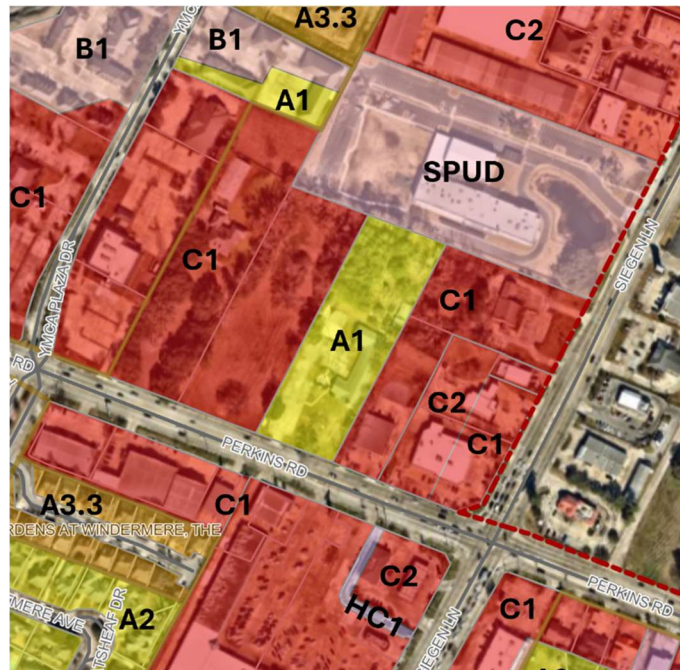


Figure 1. Zoning.

4. The purpose of LC3 is to permit a variety of commercial activities and multi-family residential uses that serve surrounding local areas. Buildings within this district are limited to 150,000 gross square feet of floor area per lot.
5. The existing religious institution use is nonconforming in the A1 zoning district as it requires a conditional use permit and does not have one. Religious institution is a permitted use in the LC3 district.
6. Tract D-2 (130,301 sqft) meets the LC3 minimum lot size of 7,500 sqft and minimum lot width of 60 ft.
7. This section of Perkins Rd is classified as a Principal Arterial and has four lanes (two in each direction with a two-way center turn lane), sidewalks on both sides, and a 45 mph speed limit. Perkins Rd is on the Major Street Plan for 4 lanes with a 100 ft right-of-way.

Consistency with Comprehensive Plan

St. George has not adopted a comprehensive plan, but this section refers to FuturEBR, which is the Parish's comprehensive plan that covered St. George prior to its incorporation.

- Future Land Use is Commercial (C).
- "Commercial areas primarily function as service and job destinations."
- Staff finds that the LC3 district is consistent with the C future land use, and that the existing A1 district is not consistent.

Zoning Change Criteria (Sec. 7:3.4.2)

The proposed change is consistent with the comprehensive plan and satisfies the technical requirements of the Unified Development Code.

A1. The requested designation is the same as, or similar to, that existing on properties next to, or across the street from, the site under consideration.

Tract D-2 is next to and across the street from properties zoned similar commercial districts.

B. The proposed zoning change, and the potential of a resulting land use change, will comply with the general public interest and welfare.

The proposed zoning change will not change the existing religious institution. It will allow additional commercial uses on this already-developed 3 acre property that fronts on an existing 4-lane principal arterial roadway and commercial corridor.

Public Notification

- The subject property sign was posted on April 17, 2025.
- Letters were mailed to owners of property within 300 feet on April 18, 2025.
- Legal advertisement was published on April 20, 28, and May 5, 2025.