



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

Location: 17240 Perkins Rd

Owner: The Church of Highlands

Applicant: Lance Hahn, Pastor, and Lance Bourgeois, Administrator

Site Area: 11± acres

Zoning: R Rural

Character Area: Suburban

Flood Zone: AE and X

Conveyance Zone: Partial

Existing Use: Religious Institution

Request: Rezone to GOL General Office Low Rise

Received: March 26, 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 portions of Lots 10-A-1-A and X-3, Highland Road Acres.
2. Lot 10-A-1-A is developed with a religious institution whose driveway accesses Perkins Rd across Lot X-3.
3. Both lots are split-zoned, with their northern portions zoned GOL and the rest zoned R (Figure 1).
4. Nearby properties:
 - Zoning: GOL, R, A1 Single Family Residential, C2 Heavy Commercial, C-AB-1 Commercial Alcoholic Beverage (restaurant)
 - Existing uses: Residential, Office, Governmental facility, Retail Sales, Personal service establishment, Commercial, Undeveloped
5. The applicant’s stated reason for rezoning is: “To match current usage and proposed usage.”

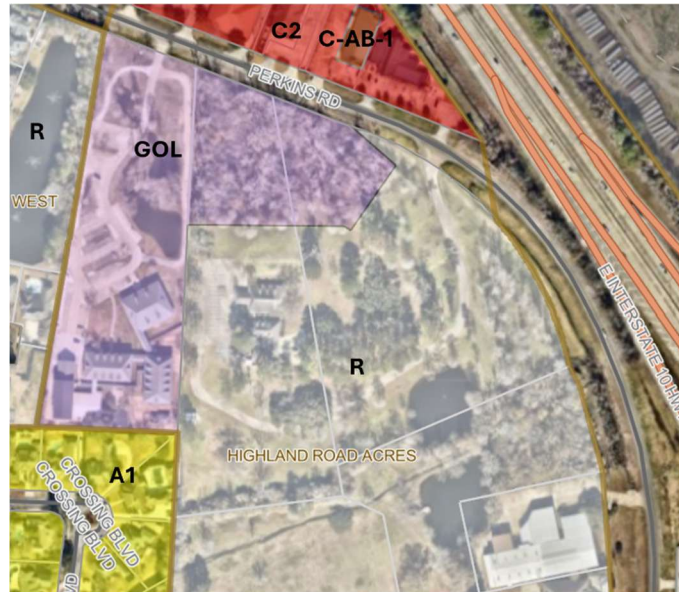


Figure 1. Zoning.

6. The purpose of GOL is to permit a range of office uses, including employment and community service activities, of moderate intensity. Some residential and/or commercial uses may be permitted, provided that at least 50 percent of the building area is utilized for office purposes.
7. The existing religious institution use is nonconforming in the R zoning district as it requires a conditional use permit and does not have one. Religious institution is a permitted use in the GOL district.
8. Both Lots 10-A-1-A and X-3 meet the GOL minimum lot size of 7,500 sqft and minimum lot width of 60 ft.
9. This section of Perkins Rd is classified as a Minor Arterial and has two lanes (one in each direction), no sidewalks, and a 45 mph speed limit. Perkins Rd is on the Major Street Plan for 4 lanes with a 100 ft right-of-way; additional right-of-way may be needed.
10. The subject property is partially in the AE flood zone and partially in a floodplain conveyance zone, which will restrict development on the property.

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 Office (O).
- "Office areas are characterized by activities conducted in an office setting that focus on the provision of services, usually by professionals."
- Staff finds that the GOL district is consistent with the O future land use.

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.

Lot 10-A-1-A directly abuts GOL-zoned property to the west, and a portion of each lot is already zoned GOL.

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 office uses on this partially developed 11-acre property that fronts on a 2-lane minor arterial roadway.

Case History

- EBR Case 19-23, zoning change of the northern portions of the subject lots (3 acres), Rural to GOL, approved by the Metropolitan Council on 5/17/2023

- Nearby Case: EBR Case 29-19, zoning change of 17170 Perkins Road, Rural to GOL, approved by the Metropolitan Council on 6/19/2019

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.