



CITY OF ST. GEORGE MUNICIPAL SERVICES

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Staff Report Case No. Z24-02

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

Location: 16251 Perkins Rd, Tracts B and F, Johnson, Lee & Mary Tract

Owner: New Land Holdings, LLC

Applicant: Picou Brothers Construction Company, LLC

Site Area: 6.81 acres

Zoning: R Rural and C2 Heavy Commercial

Character Area: Suburban

Flood Zone: AE

Conveyance Zone: Yes

Existing Use: Undeveloped

Request: Rezone to HC1 Heavy Commercial One or HC2 Heavy Commercial Two

Zoning Commission:

January 6, 2025

City Council (tentative)

Introduction: January 14, 2025

Public Hearing: January 28, 2025

Staff Recommendation: Approval of HC1

Findings

1. The subject property is comprised of two through lots with frontage on Perkins Rd (LA 427) and Old Perkins Rd. Ward Creek crosses the property near Old Perkins Rd and in the southeast (Figure 1).
2. The property is split-zoned, with R comprising most and C2 a small portion fronting Old Perkins Rd (Figure 2).
3. C2 is an inactive district, with rezoning to C2 not permitted after July 21, 1999.
4. In 2017, the R district was amended to restrict uses to those typical of a residential zoning district (EBR Ord. No. 16444).

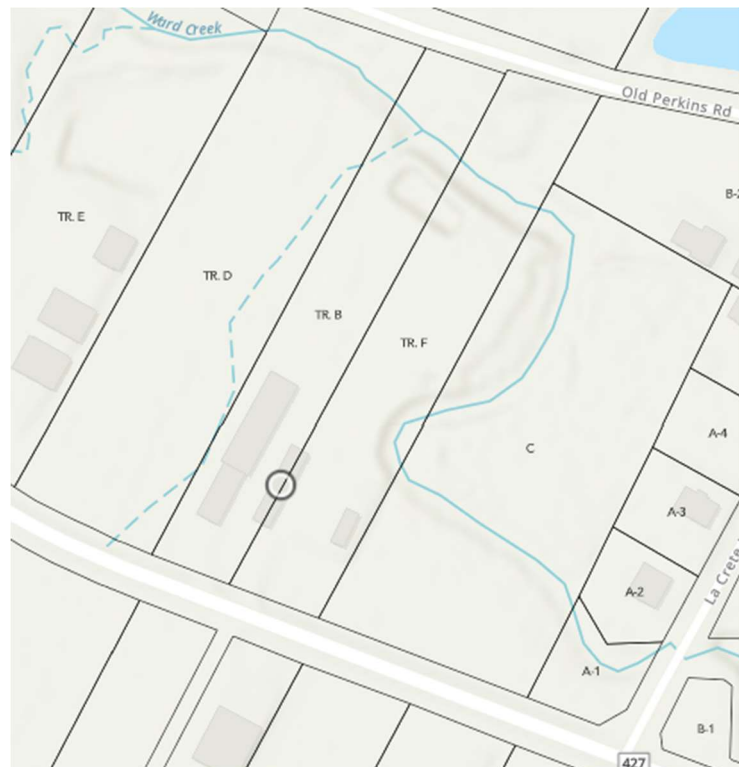


Figure 1. Location of Tracts B and F

5. Most commercial uses are not allowed in the R district.
6. The subject property had nonconforming commercial buildings that were recently demolished, which appear to have been built before February 1998 (Source: Google Earth).
7. The applicant wishes to construct new commercial buildings.
8. Nearby properties:
 - Zoning: R, C2, M1, HC1, HC2, and LC1.
 - Existing uses: commercial, industrial, undeveloped
9. Perkins Rd is a State road, classified as an Urban Minor Arterial. It is two lanes with no paved shoulders, open ditches, no sidewalks, and a 45 mph speed limit.
10. The applicant requests to rezone to either the HC1 or HC2 district. The purpose of both is to “permit a variety of commercial activities and multi-family residential uses.” The HC1 limits buildings to no more than 250,000 gross square feet per lot. The use and dimensional regulations are the same for both districts.
11. Both Tract B (137,214sqft) and Tract F (159,430sqft) meet the HC1 and HC2 minimum lot size of 7,500sqft.
12. The subject property is in the AE flood zone and in a floodplain conveyance zone. This, along with the required stream setback from Ward Creek, will restrict the extent and location of development on the property.

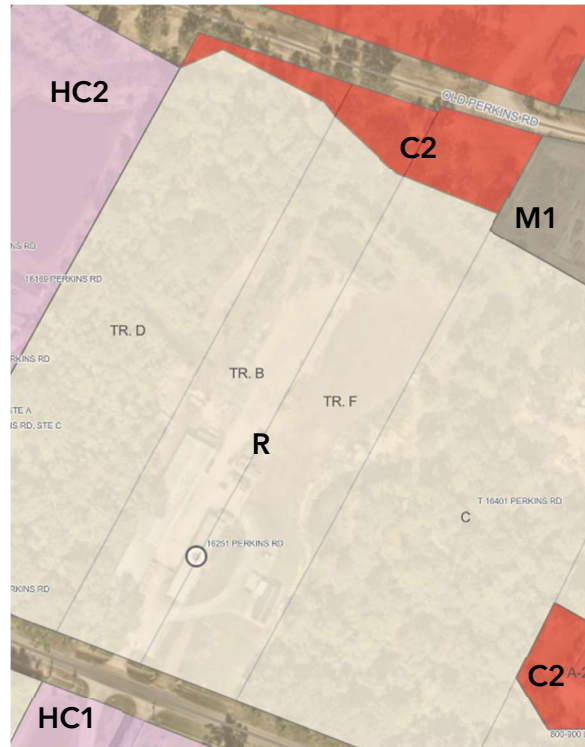


Figure 2. Current zoning

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 Employment Center (EC)
- “Employment Centers are primarily business districts that host professional and support jobs in a range of service-oriented fields that benefit from being close to one another... Located near highways and transit stops for easy access, employees and customers will enjoy attractive and convenient pedestrian connections to and within the district.”
- Staff finds that both the HC1 and HC2 district are consistent with the EC future land use.

Zoning Change Criteria (UDC Sec. 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.

The property across the street is zoned HC1. A property one lot to the west is zoned HC2.

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

The rezoning will not result in a land use change. The property has been in commercial use since at least February 1998.

C3. The proposed zoning change...does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.

See response to B above.

C4. The proposed zoning change...does not create a spot zone, that is, an incompatible or unrelated use that would prevent the normal maintenance and enjoyment of adjacent properties.

See response to A1 and B above.

Public Notification

- The subject property sign was posted on December 18, 2024.
- Letters were mailed to owners of property within 300 feet on December 20, 2024.
- Legal advertisement was published on December 22 and 29, 2024, and January 6, 2025.