



# CITY OF ST. GEORGE MUNICIPAL SERVICES

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## Staff Report Case No. Z25-02

13646 Perkins Rd, 70810 | 225-228-3200 | [planning@stgeorgela.gov](mailto:planning@stgeorgela.gov) | [StGeorgeLA.gov](http://StGeorgeLA.gov)

**Location:** 15324 Airline Hwy, Lot DSCR-1 of the Rossie Cain property, and a portion of Lot E of Plummer Cann Estate

**Owner:** Deep South Crane & Rigging Investments, LLC and Camille J. Landry

**Applicant:** Jeremy Landry, Regina Landry

**Site Area:** 20.11 acres

**Zoning:** R Rural and C-AB-2 Commercial Alcoholic Beverage (bar and lounge)

**Character Area:** Suburban

**Flood Zone:** AE and X

**Conveyance Zone:** Partial

**Existing Use:** Industrial, Office and Undeveloped

**Request:** Rezone to M1 Light Industrial

**Received:** February 26, 2025

**Zoning Commission:**  
April 7, 2025

**City Council (tentative)**

**Introduction:** April 22, 2025

**Public Hearing:** May 13, 2025

**Staff Recommendation:** Approval

### Findings

1. The subject property consists of Lot DSCR-1 (19.37 acres) and a portion of Lot E (0.74 acres). Both lots have frontage on Airline Hwy.
2. There is a property identification discrepancy for Lot E between St. George GIS and the Tax Assessor's system, which lists Lot E as three portions of Tract K.
3. Lot DSCR-1 is primarily zoned Rural (R), with a small portion zoned C-AB-2.
4. Most of Lot E was rezoned M1 (Light Industrial) in 1992 (EBR Case No. 35-92), with a small Rural-zoned portion fronting Airline Hwy (which is the subject of this request).

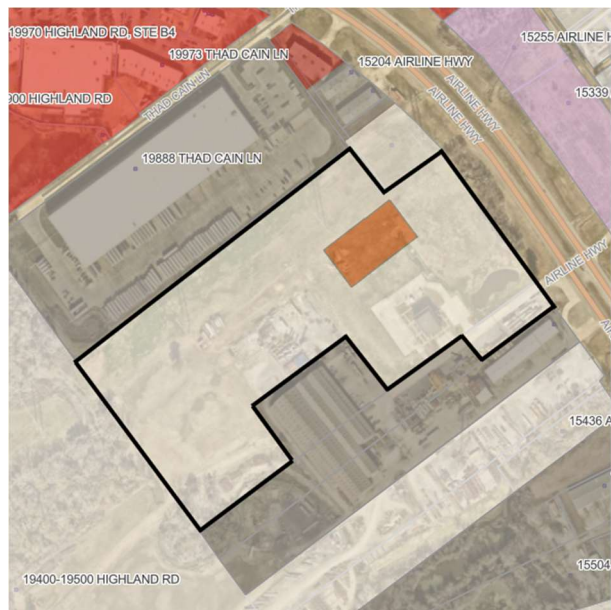


Figure 1: Current zoning of the subject property (black outlined) and its surrounding

5. The applicant proposes to construct a new office building for company headquarters on Lot DSCR-1, utilizing the existing driveway access on Lot E.
6. Most commercial uses are not allowed in the R district.
7. The existing office building at 15324 Airline Hwy was permitted to be constructed on Lot DSCR-1 in the R Rural district in 2016. At the time, Rural zoning had a grandfather provision that allowed properties with certificates of occupancy for a commercial or office use to continue. The Metro Council removed this provision in 2017 and rezoned certain industrial/commercial subdivisions in Rural to appropriate districts.
8. Nearby properties:
  - Zoning: R Rural, M1 Light Industrial, LC2 Light Commercial Two, HC2 Heavy Commercial Two
  - Existing uses: Industrial, Commercial, Office, Undeveloped, Utility
9. Airline Hwy (U.S. Highway 61) is a State/Federal road, classified as a Principal Arterial. It has four lanes (two in each direction with a median) with right paved shoulders, open ditches, no sidewalks, and a 65 mph speed limit. Airline Hwy is in the Major Street Plan for future expansion to 6 lanes with a 200 ft right-of-way.
10. Both Lot DSCR-1 (843,757 sqft) and LOT E (151,545 sqft) meet the M1 minimum lot size of 15,000 sqft and minimum lot width of 100 ft.
11. The subject property is partially in the AE flood zone and partially in a floodplain conveyance zone. This will restrict the extent and location of development on the property.

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### **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 the M1 district is consistent with the EC future land use.

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### **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 DSCR-1 directly abuts M1-zoned properties, and the majority of Lot E is already zoned M1.*

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

*The property has been utilized for industrial purposes since at least 1989 and has included an office use since 2016.*

- 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 responses to A1 and B above.*

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### **Public Notification**

- The subject property sign was posted on March 20, 2025.
- Letters were mailed to owners of property within 300 feet on March 21, 2025.
- Legal advertisement was published on March 21, 28, and April 4, 2025.

00 HIGHLAND RD

THAD CAIN LN

P.S. SITE

19888 THAD CAIN LN

RC-1

TR, D

AIRLINE HWY

B-2

DSCR-1

AIRLINE HWY

AIRLINE HWY

15436 AIRLINE HWY

H-1

15470 AIRLINE HWY

G

H-2

15504 AIRLINE HWY

19400-19500 HIGHLAND RD