

CITY OF ST. GEORGE

BY COUNCIL MEMBER \_\_\_\_\_:

PROPOSED ORDINANCE NO. 2026-\_\_\_\_\_

TO ZONE MULTIPLE PARCELS, TOTALING APPROXIMATELY 60.67 ACRES OF THE LEON R. KLEINPETER PROPERTY TO MX-3 (MIXED USE COMMUNITY) AND TO PROVIDE FOR RELATED MATTERS (Kleinpeter Property)

WHEREAS, on April 28, 2026, the City Council adopted Ordinance No. 2026-11, To Amend Title 7, Unified Development Code, To Establish New Base Zoning Districts, Update Allowed Uses And Dimensional Standards And Reorganize Some Sections; Rezone All Property In The City To The New Base Zoning Districts And To Provide For Related Matters; and

WHEREAS, prior to the Council’s vote to adopt that ordinance, it was amended to remove the designation of any zoning district for the Subject Property, a set of parcels, approximately 60.67 acres in size, legally described in Exhibit A attached hereto; and

WHEREAS, the Council is now ready to designate a zoning district to the Subject Property; and

WHEREAS, a public hearing was held on the zoning map changes on February 2, 2026, before the City of St. George Zoning Commission in accordance with the notice requirements set forth in La.R.S. §33:4724 and was discussed at the public hearing before the City Council on April 28, 2026, and again with the approval of this ordinance.

NOW THEREFORE, BE IT ORDAINED by the St. George City Council, State of Louisiana, as follows:

Section 1: Subject Property. The Subject Property is the parcel described in Exhibit A attached hereto and made a part hereof.

Section 2: Zoning. As part of the rezoning of all property in the City to the new base zoning districts the Subject Property is hereby zoned MX-3 (Mixed Use Community).

Section 3: Conflicts. The specific terms and conditions of this Ordinance shall prevail against other ordinances of the City to the extent that there may be any conflict. Except for the foregoing, the use of the subject property is subject to the terms of all applicable ordinances and regulations of the City of St. George, including any amendment thereto.

Section 4: Severability. If any provision of this Ordinance is declared invalid by a court of competent jurisdiction, the other provisions shall remain in full force and effect.

Section 5: Effective Date. This ordinance shall be effective upon publication.

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This ordinance having been submitted to a vote; the vote thereon was:

For:

Against:

Absent / Abstaining / Recused:

Adopted this \_\_\_ day of \_\_\_\_\_, 2026

Signed this \_\_\_ day of \_\_\_\_\_, 2026

Delivered to the Mayor on the \_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Lorraine Beaman, City Clerk

Approved:

\_\_\_\_\_  
Dustin Yates, Mayor

Received from the Mayor on the \_\_\_ day of \_\_\_\_\_, 2026

\_\_\_\_\_  
Lorraine Beaman, City Clerk

Adopted Ordinance published in The Advocate on the \_\_\_ day or \_\_\_\_\_, 2026.

**EXHIBIT A**

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TRACT X AND LOTS LRK LLC-1, LRK LLC-2, LRK LLC-3, LRK LLC-4, 9-A, 9-B AND 9-C OF THE LEON R. KLEINPETER PROPERTY, IN SEC. 49, T8S, R2E, GREENSBURG LAND DISTRICT, CITY OF ST. GEORGE, EAST BATON ROUGE PARISH, LOUISIANA