CITY OF ST. GEORGE

BY COUNCIL MEMBER EDMONDS

ORDINANCE NO. 2026-032

TO REZONE TRACT X, LOTS LRK, LLC – 3 AND LOT 9-A-1 OF THE LEON R. KLEINPETER PROPERTY TO THE NEW BASW ZONING DISTRICT AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, on April 28, 2026, the St. George City Council enacted Ordinance No. 2026-11 amending Title 7, Unified Development Code, to establish new base zoning districts, to update allowed uses and dimensional standards, to reorganize some sections, to rezone all properties with within St. George to the new base zoning districts and to provide for related matters; and

WHEREAS, an amendment to the proposed ordinance enacted as Ordinance No. 2026-11 removed certain properties from the provisions rezoning all properties within St. George to the new base zoning districts, specifically, the tracts owned by LRK, LLC near the intersection of Pecue Lane and Reiger Road;

WHEREAS, LRK, LLC obtained a preliminary injunction in the matter of *LRK, LLC v. The City of St. George, et al.*, Docket No. C-779530 in the Nineteenth Judicial District Court prohibiting the St. George City Council rezoning of its properties to the new base zoning districts;

WHEREAS, LRK, LLC agreed to the proposed rezoning of Lots LRK, LLC – 3 and Lot 9-A-1 to the new base zoning districts for development of a clinic for the Veterans Administration consistent with plans approved by the St. George Planning Commission;

WHEREAS, a public hearings were held on the proposed rezoning of properties within St. George to the proposed base zoning districts on February 2, 2026 before the City of St. George Zoning Commission in accordance with the notice requirements set forth in La. R.S. 333:4724 and before the St. George City Council on April 28, 2026; and

WHEREAS, a public hearing will be held on this proposed ordinance on September 30, 2026.

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

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

Section 2: Zoning. As part of the rezoning of all property in St. George to the new base zoning districts, the Subject Property designated as Lot LRK, LLC – 3 is hereby zoned as

MX-3 (Mixed Use Community) and the Subject Property designated as Lot 9-A-1 is hereby zoned as RC (Resource Conservation).

Section 3: Conflicts. The specific terms and conditions of this Ordinance shall prevail against other ordinances of the City to the extent there is a 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 subsequent 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.

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

For: Cook, Edmonds, Himmel, Murrell, Talbot
Against:
Absent: Dellucci, Monachello

Adopted this 30th day of September, 2026.

Signed this 30th day of September, 2026.

Delivered to the Mayor on the 30th day of SEPTEMBER, 2026.

Lorraine Beaman

Lorraine Beaman, City Clerk

Approved:

Dustin Yates

Dustin Yates, Mayor

Received from the Mayor on the 30th day of SEPTEMBER, 2026.

Lorraine Beaman

Lorraine Beaman, City Clerk

Adopted Ordinance published in The Advocate on the ____day of October, 2026.

EXHIBIT A

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