

**PLANNING &
ZONING
MEETING**



TOWN OF ABITA SPRINGS

Planning Commission Meeting

August 29, 2024

MEETING AGENDA

- 1. Overview: FLU Map & Rezoning Project**
- 2. What is Future Land Use Map (FLUM)?**
- 3. Current Draft FLU Map**
- 4. Key Map Attributes**
- 5. Discussion/Potential Changes**
- 6. Additional Project Updates**
- 7. Next Steps**
- 8. Closing**

Thursday, August 29, 2024



PART I: CURRENT
PROJECT AND FLU
PRINCIPLES



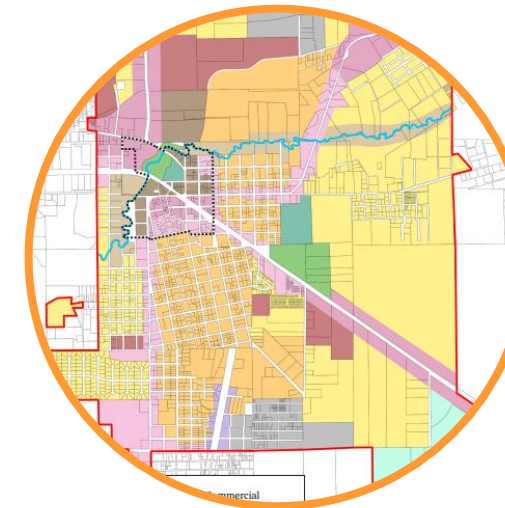
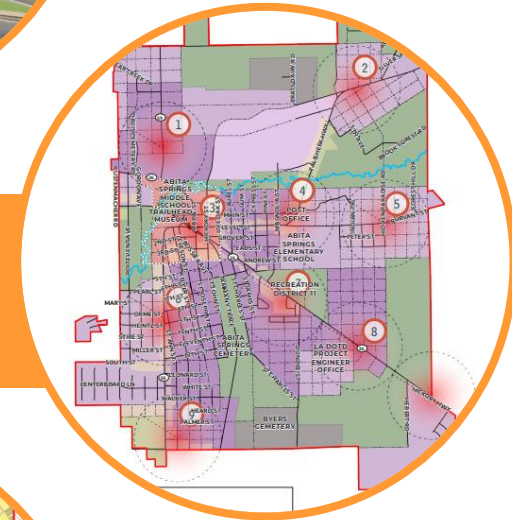
OVERVIEW FLU & ZONING

- **Comprehensive Master Plan:** Included a Future Character Area (in the Plan) and a proposed zoning map (in the original Plan Appendix), but not a Future Land Use Map.
- **Future Character Area Map:** Map based on a “node” concept that provides a form-based vision for future development within specific areas. Useful for Targeted Area Studies but offers limited regulatory guidance to staff or elected officials when processing permits.
- **Proposed Zoning Map:** Required more public input and was removed from the Master Plan Appendix to develop a traditional Future Land Use Map and engage the public more in the city-wide rezoning process.
- **Current Project:** To better reflect the Town’s future goals and needs, develop and adopt a FLU map as an appendix to the Master Plan and use the FLU map (and public engagement) to guide changes to the previous proposed zoning map.



COMPREHENSIVE MASTER PLAN

FUTURE CHARACTER AREA MAP



ZONING MAP

FUTURE LAND USE CATEGORIES

- Provide a generalized vision for how the Town desires to see areas developed in the future.
- Act as a guide for future recommendations by P&Z and decisions by the Board of Aldermen.
- Help to provide legal justification for potential approval or denial of zoning requests.
- DO NOT apply rules or regulations to individual properties.
- Amended as part of Comprehensive Planning efforts but can be altered via resolution of the Planning Commission.
- General, a vision for future development, not legally binding.

ZONING DISTRICTS

- Zoning comes AFTER future land use.
- Zoning districts may or may not be compatible with certain FLU categories.
 - Ex: An industrial zoning district would not be compatible with Residential FLU.
 - Ex. Highway Commercial could potentially be compatible with Industrial FLU, while a Suburban Residential Zoning district would not be compatible.
- Zoning DOES apply rules and regulations to individual properties.
- Specific, prescriptive, and legally binding.

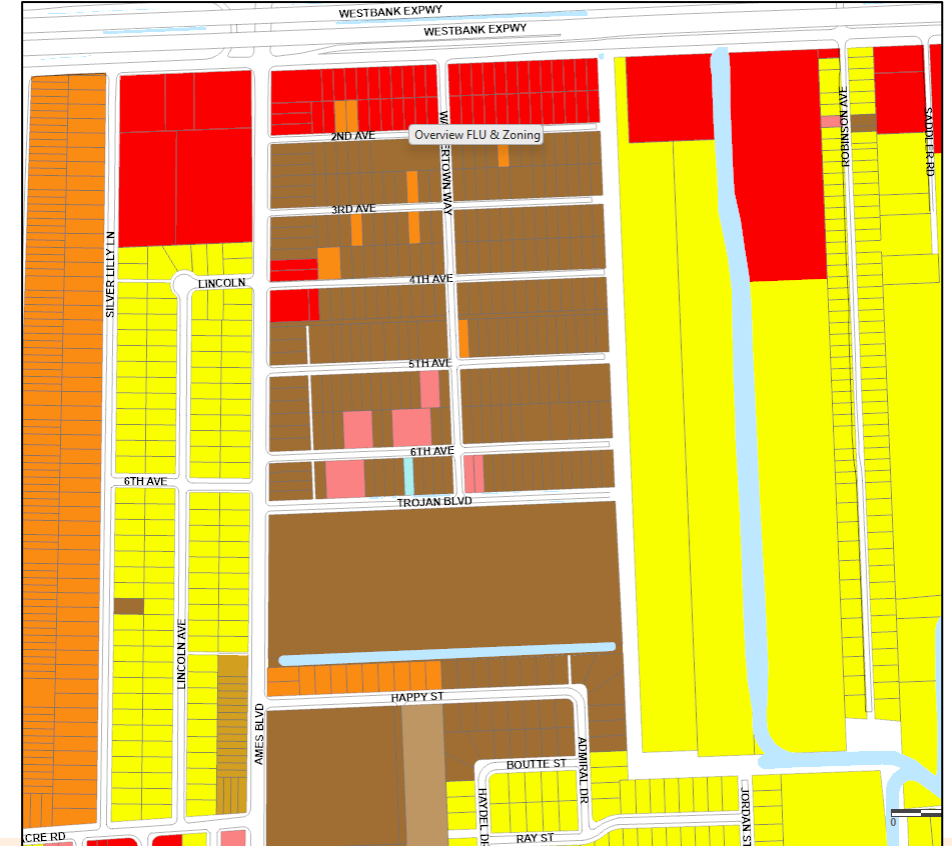
FUTURE LAND USE V. ZONING

FUTURE LAND USE



(Jeffparish.gov)

ZONING



(Jeffparish.gov)

PLANNING V. ZONING: COMMUNITY COMPARISON EXAMPLE

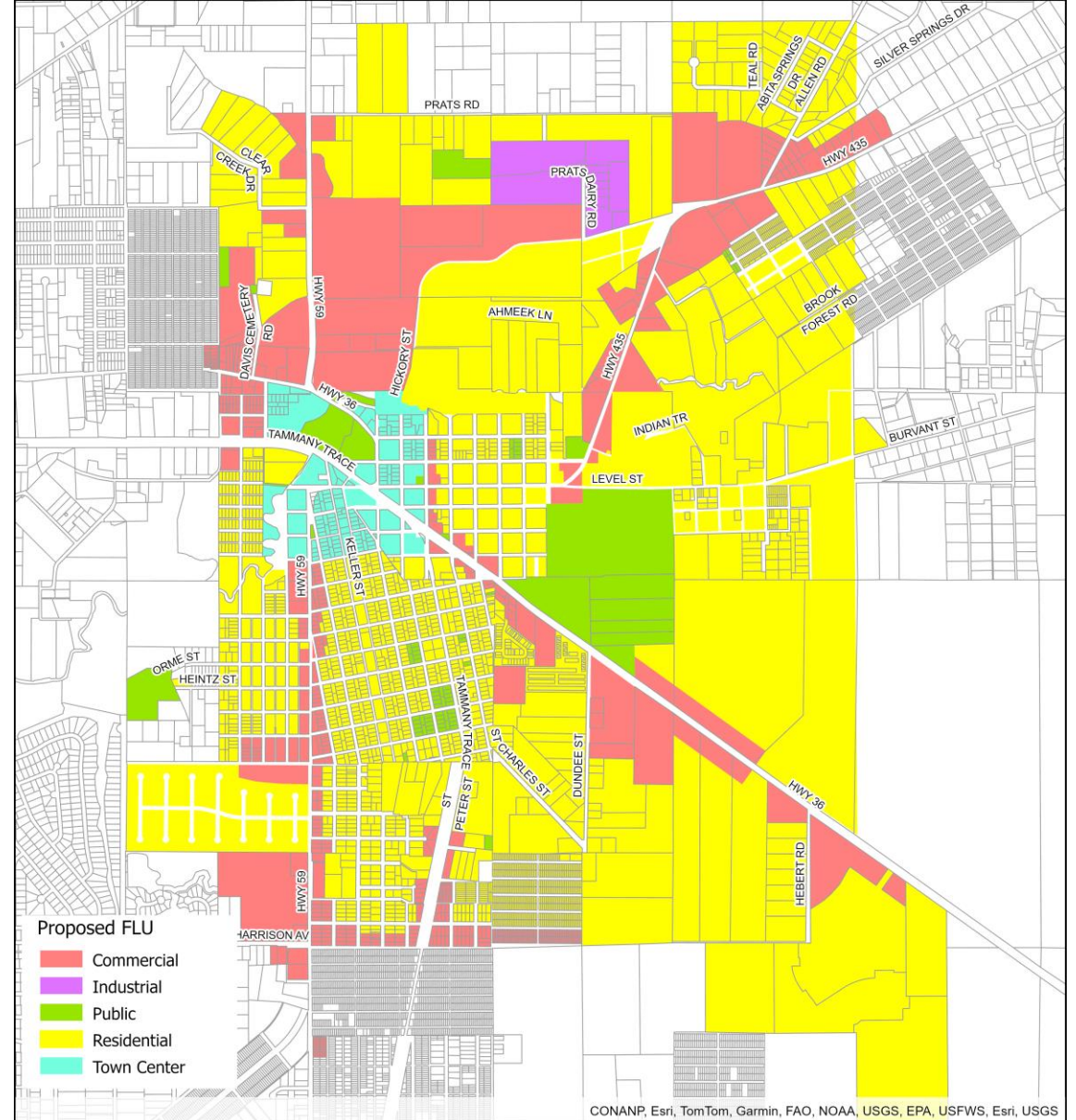
An aerial photograph of a long, multi-span wooden bridge crossing a river. The bridge has a decorative railing and is supported by numerous wooden pilings. The water in the river is a muddy brown color. The surrounding area is lush with green trees and vegetation. A dark blue rectangular box is overlaid on the left side of the image, containing white text.

PART II: CURRENT DRAFT FLU MAP

Overview, Recommendations, Discussion

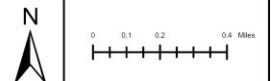
CURRENT DRAFT

- Includes 5 FLU categories including:
 - Commercial
 - Industrial
 - Public
 - Residential
 - Town Center
- Developed based on generalizing the proposed zoning districts into broader categories
- Additional alterations made in collaboration with Town staff.
- NOT the final version.



Produced by:
Matthew Wilson
Desire Line LLC
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Town of Abita Springs, LA Draft Future Land Use



Data Source(s): ESRI, Geographic Computer Technologies LLC,
St. Tammany Parish Assessor's Office

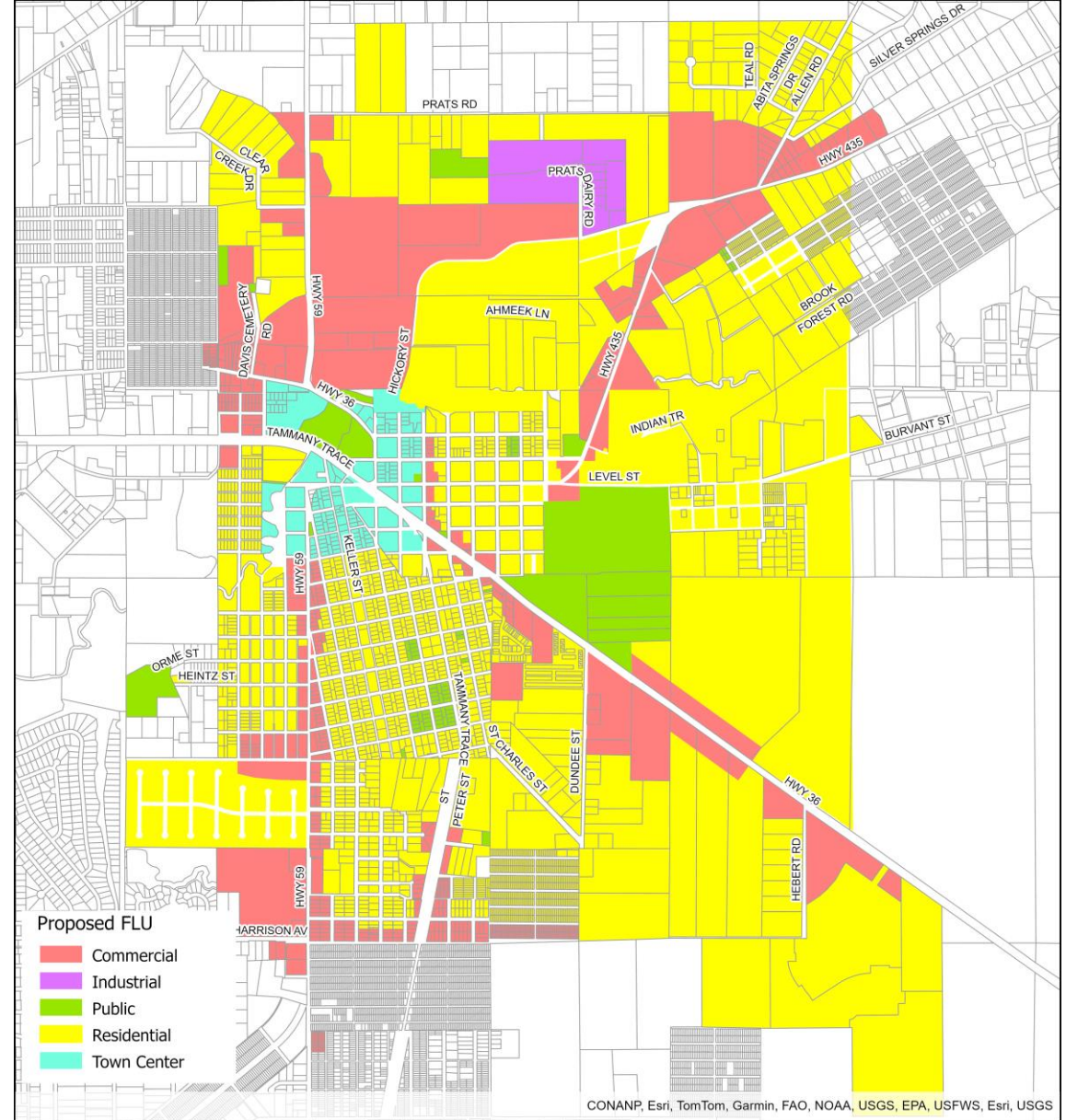
Map Date:
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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

FLU CATEGORIES

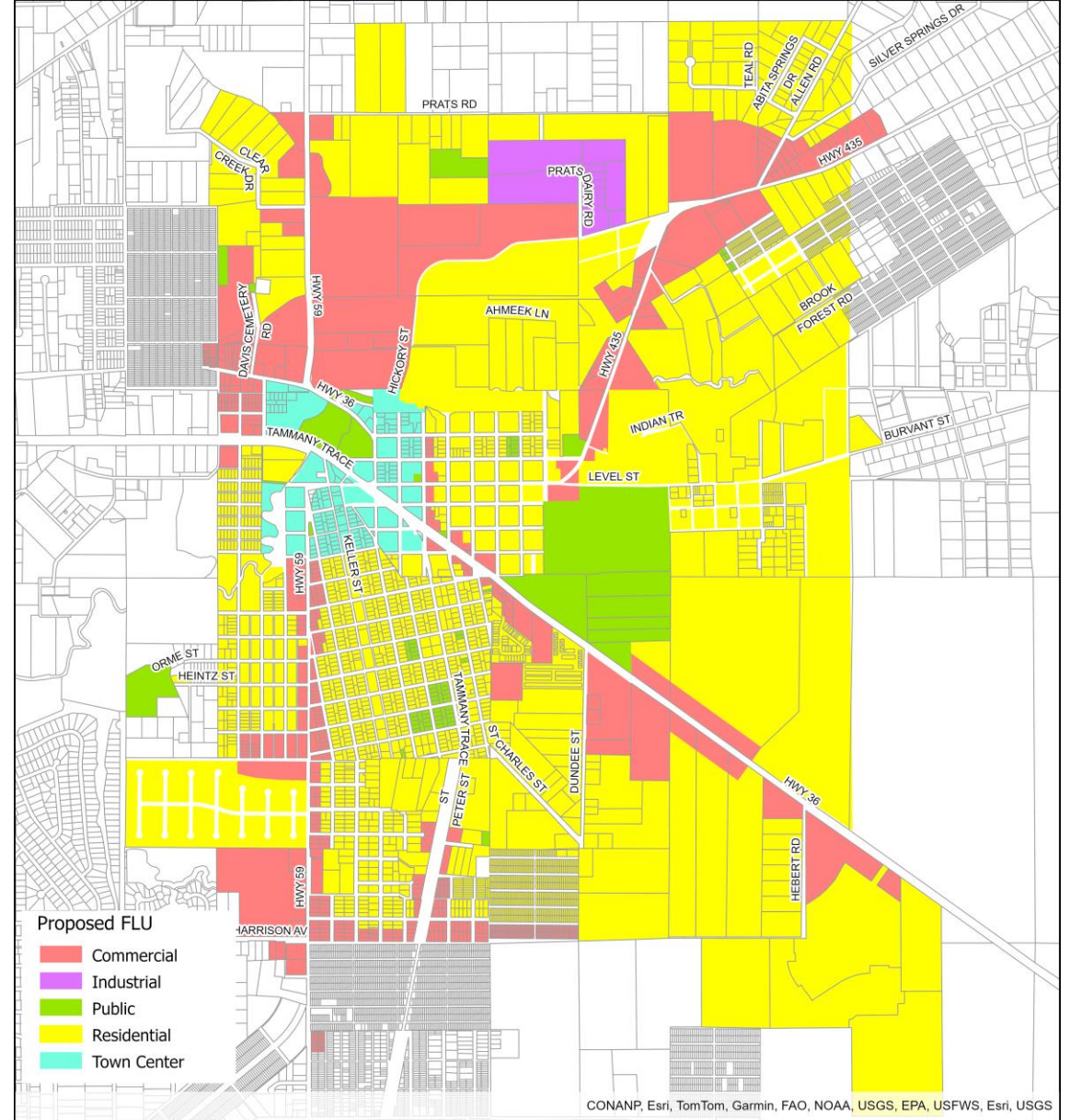
- **Town Center**: Refers to areas developed with a mix of low-intensity commercial and residential
- **Public**: Covers any government owned land (Parish, State or Federal).
- **Residential**: Covers all residential zoning districts
- **Commercial**: Covers all commercial zoning districts
- **Industrial**: Only applied to current active industrial uses on Prats Dairy Rd.



Produced by: Matthew Wilson Desire Line LLC matt@desire-line.com	Town of Abita Springs, LA Draft Future Land Use	N
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Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere		

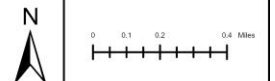
FOR CONSIDERATION

- **Additional Categories:** Categories could be added to provide further density guidance in future decision making. May increase complexity and reduce potential flexibility.
- **General Mixed-Use:** Consider in areas like the Hwy 59 corridor that currently have a mix of uses.
- **Historic Overlay:** Consider including the extent of the Historic Overlay for ease of reference and to ensure consideration in decision-making.



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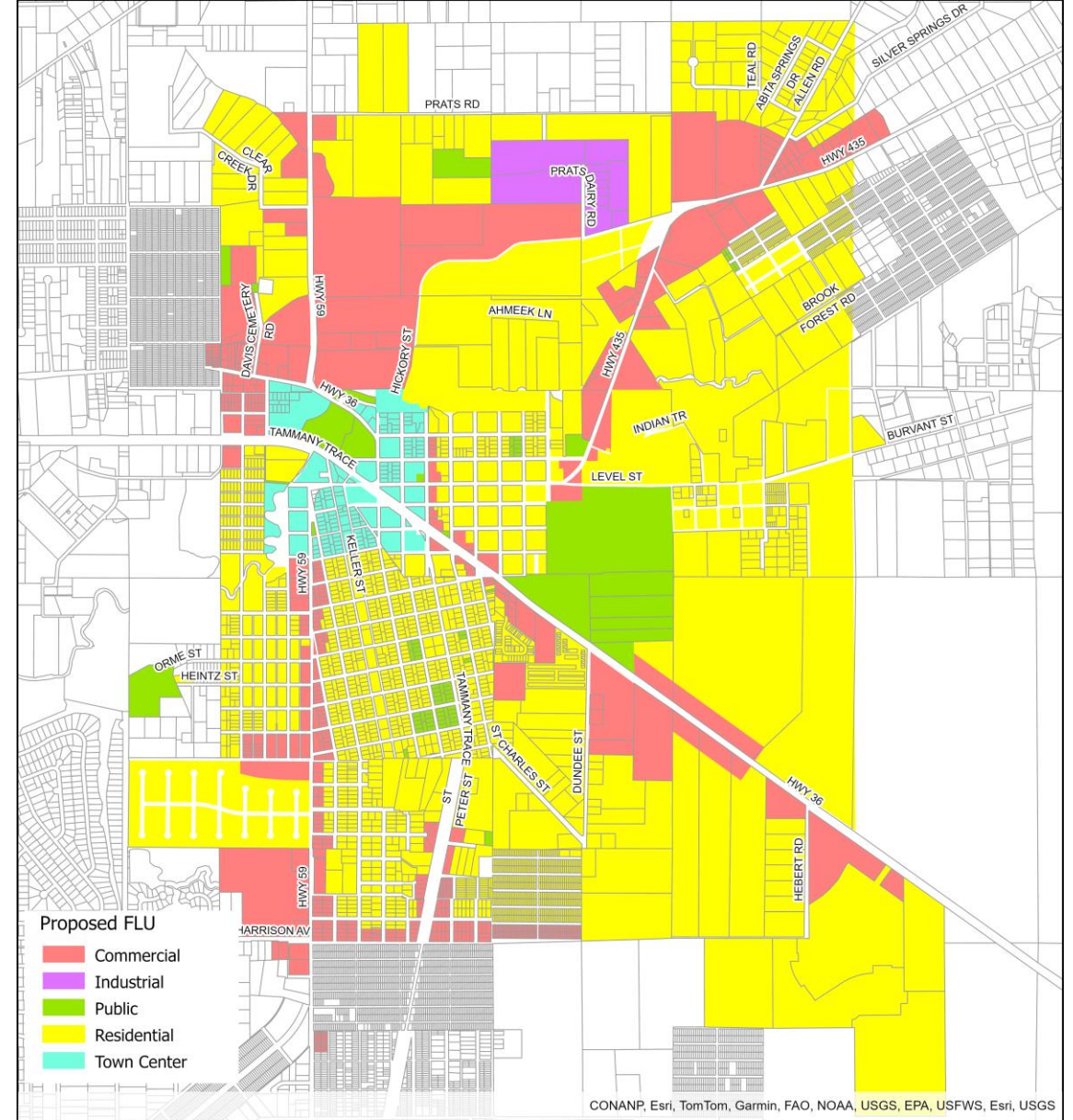
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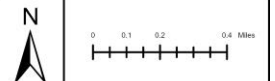
NEXT STEPS

1. **Public Open House on 9/4/2024**
 - Introduce the project, discuss and gather public feedback on considerations and any other land use considerations.
 - Meeting will be a joint outreach event with the Safe Streets for All Initiative.
2. Revise and refine FLU map based on public input.
3. Present revised map for P&Z review.
4. Vote on final map version.



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PART III: ADDITIONAL PROJECT UPDATES

TOWN OF
ABITA SPRINGS

An aerial photograph of a green water tower with the text 'TOWN OF ABITA SPRINGS' on its side. The tower is supported by four green legs. In the background, there is a dense green forest. To the left, a paved road runs parallel to the tower. In the foreground, there is a school bus lot with several yellow buses and a green sports field with a goal. A yellow building and a red fire truck are also visible near the tower.

HISTORIC DISTRICT UPDATE

- Clarifies how existing historic districts and other overlays work with base zoning districts prior to action on comprehensive rezoning to avoid confusion.
- Incorporates standards to improve building design in historic commercial areas consistent with the Master Plan Vision.

Abita Springs Design Review Guidelines Abita Springs, Louisiana

Historic District Commission
Town of Abita Springs, Louisiana



Adopted January 22, 2019

SUBDIVISION EDITS

- Short-term amendments adopted on March 28th.
- Proposed long-term amendments address:
 - Section numbering and ordering
 - Clarification of definitions
 - Updated road classifications
 - Sewer standards
 - Floodplains & drainage updates
 - Contiguous lots
 - Performance bonds, impact fees, maintenance provisions, etc.
- Initial draft anticipated this Fall.



STAFF REPORT: Proposed Short-Term Subdivision Amendments

1. Background.

- a. On December 21, 2021, the Board of Alderman adopted a resolution in support of the Planning Commission establishing a moratorium on the resubdivision of large tracts of land until the completion of the Town's Master Plan, re-examination of existing subdivision regulations, and infrastructure capacity.
- b. The Planning Commission passed Resolution No. PR2022-0001 on January 26, 2022, establishing a moratorium on the resubdivision of land consisting of more than ten lots in the corporate limits of the Town of Abita Springs.

2. Findings.

- a. The Town has pursued and continues to advance a state grant that would support improvements to the Town's water and waste-water treatment plant capacity.
- b. It is important to note that water and wastewater system limitations prompting the need to limit subdivisions involving more than ten lots continue to persist and will continue to persist until the state grant is implemented and more water and wastewater treatment system capacity is available to support future development.
- c. The Town recently concluded its Master planning process to guide future development in the Town and with the conclusion of Master planning process, very limited subdivision activity may be appropriate in the Town of Abita Springs, provided additional planning expertise is involved in the careful review and approval of subdivision applications in order to access consistency with the Town's Master Plan.
- d. Short-term subdivision amendments can provide increased protection and predictability in the review and approval of limited subdivision applications—while the state grant is being implemented to increase water treatment plant capacity—provided:
 - Unclear flexibility in the Planning Commission's decision-making processes is removed;
 - Subdivision application review by a Professional Planner occurs prior to Planning Commission review and decision-making; and
 - Block and lot standards are aligned with the long-term vision of the Master Plan.

3. **Recommendation.** The Planning Commission immediately adopt and make effective short-term amendments to the subdivision regulations for the Town of Abita Springs, with the intent to comprehensively amend regulations in the long-term in coordination with the Town Planner, Town Engineer, Board of Alderman, and community input. Short-term recommendations and long-term items to continue to address are described below in Table 1, as well as detailed as tracked changes to the subdivision regulation in **Attachment A**. A

SAFE STREETS FOR ALL ACTION PLAN

- **Plan Goal:** an improved roadway network for all modes of transportation and a reduced number of traffic crashes.
- Planning efforts include:
 - Data collection & analysis
 - Community engagement and collaboration
 - Project identification, cost estimates, and prioritization
- Community engagement kicked off this month.
- Joint open house with FLU outreach this coming Wednesday.
- For more information please visit: AbitaSpringsSafeStreets.com

Safe Streets for All Action Plan



Town of Abita Springs

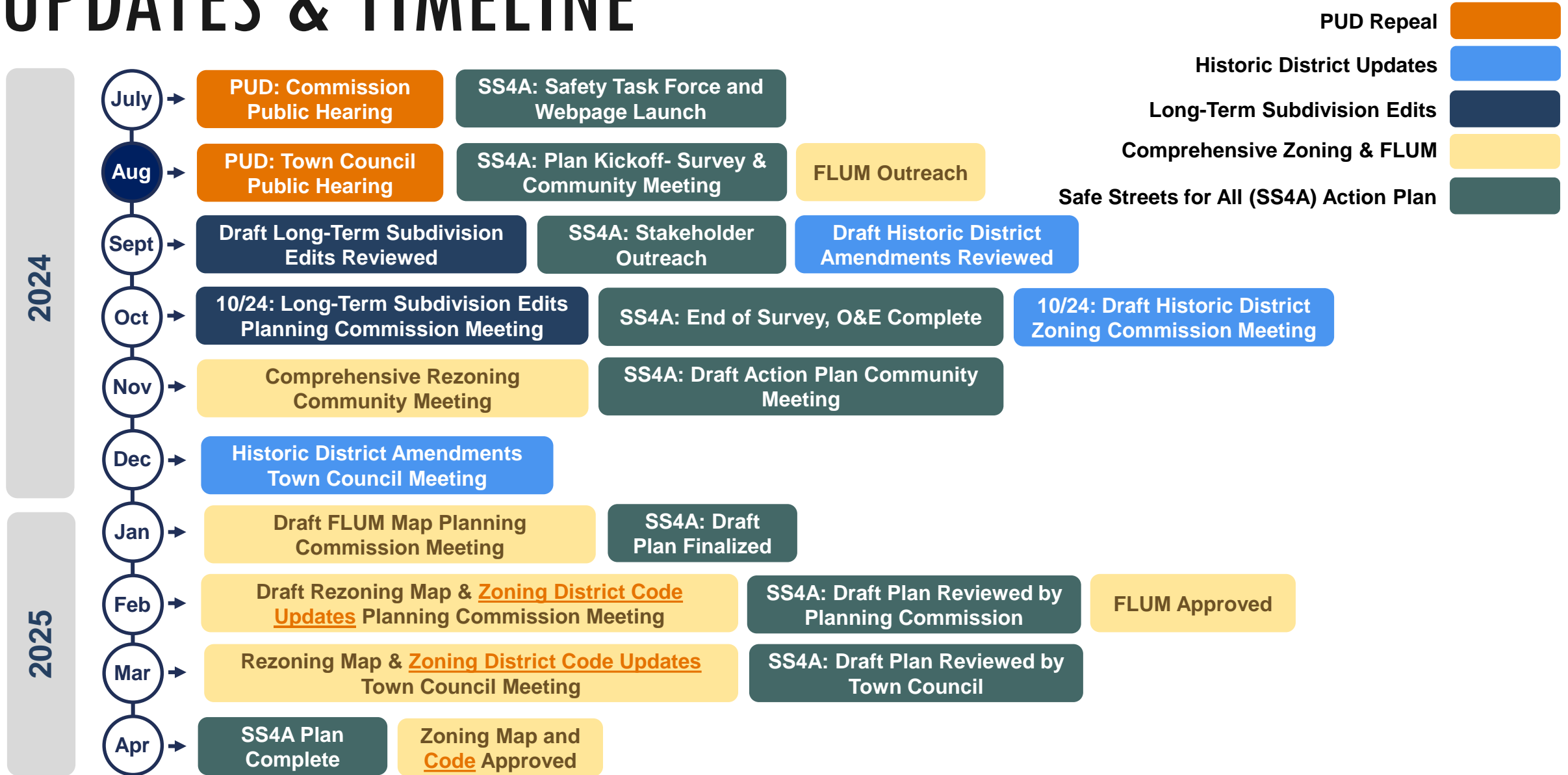
Please Scan the QR Code to provide your input on the Plan!



<https://arcg.is/1ybq8S0>

UPDATES & TIMELINE

Project



DISCUSSION



Arrival of Train at Abita Springs, La.



THANK YOU!

Questions:

Matt Wilson

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