



PLANNING & ZONING COMMISSION AGENDA

November 18, 2021, 6:00pm

Abita Springs Town Hall

- **Welcome / Introduction**
- **Pledge of Allegiance**
- **Roll Call**
- **Acceptance of Minutes from October 28, 2021, Meeting**

PLANNING:

ZONING:

PUBLIC HEARING:

- **Proposed rezoning 71000 block of Dundee Street**

DISCUSSION:

- **22014 2nd St. Garage Setback Variance**

- **Public Comment**
- **Announcements**
- **Adjournment**

In accordance with the Americans with Disabilities Act, if you need special assistance, please contact us at (985) 892-0711. Please contact Town Hall at the same number for additional information regarding this agenda.

The following minutes are from the Planning & Zoning Commission meeting on Thursday, October 28, 2021 in the Abita Springs Town Hall at 6:00 p.m.

Commissioner Gruning called the meeting to order, and all stood for the Pledge of Allegiance. Commissioners in attendance included Chad Hall, Eric Templet, and John Pierce. Bryan Gowland was absent. Kristin Tortorich and Mark Fancey were also present.

The Commission reviewed the draft minutes from the September 30, 2021 meeting. Commissioner Gruning referenced the summary of the long discussion with Ray Pasqua near the end of the meeting. He noted that the minutes are not meant to be a stereographic record but rather a summary of the proceedings. He noted the importance of the last sentence of the summary that if the Mayor and Council direct the Commission to discuss the contiguous lot law then it should be included on the agenda.

Commissioner Templet motioned to accept the minutes of the September 30, 2021 meeting. Commissioner Pierce seconded the motion. All commissioners were in favor.

Planning Commission

No agenda items.

Zoning Commission

PUBLIC HEARING:

Proposed resubdivision of 71458 Hickory Street

The public hearing opened. The proposal is to subdivide a 2.061-acre property into two lots. Lot 1A would be 0.615 acres in size and Lot 3A would be 1.446 acres in size. Both lots would have frontage and access on Hickory Street. The property is zoned Residential District. Commissioner Gruning asked about the adjacent streets – Live Oak Street and Andrews Street that are undeveloped. He also noted that a portion of the property abuts the Tammany Trace. Kristin Tortorich said the property has adequate available access on Hickory Street.

No public comments were received. The Commission did not have any questions or comments.

Commissioner Templet motioned to approve the subdivision as presented. Commissioner Hall seconded the motion. All commissioners were in favor.

Discussion:

Draft Stormwater Management Ordinance

The Commission reviewed the October 21, 2021 draft ordinance. Mark Fancey noted the definitions added to the draft ordinance to clarify the phrase “litter or debris” in Section 9-906 – Specific Prohibition. The definitions added are from the Town Code chapter regarding litter. He noted the clarification that exempts trash or debris resulting from a storm event. Commissioner Templet said he like the proposed changes. Commissioner Hall asked about storm event trash or debris that was not removed in a timely manner. Mark Fancey said it would be difficult to legislate a specific time period for removal. He suggested that if a reasonable time period had passed after a storm event this might be an enforcement issue.

Commissioner Pierce motioned to bring the ordinance to a public hearing at the next available meeting. Commissioner Templet seconded the motion. All commissioners were in favor. The public hearing will be scheduled for the December 30, 2021 meeting.

Public Comment

Lovelle Blich said she is trying to obtain a map showing the Historic District boundaries. She is doing research in advance of the proposed rezoning on November 18, 2021 and needs to know the district boundaries. Mark Fancey said he would provide her with the information.

Ray Pasqua said he objects to not being able to place the contiguous lot law on the agenda for discussion. He said the Town Council referred him to the Planning and Zoning Commission. Kristin Tortorich said that in order for an item to be placed on the Commission agenda a commissioner must ask for the item to be added. Without that request, Mr. Pasqua is limited to the two-minute time limit for public comments.

Mr. Pasqua said that a smart growth committee would be meeting in Baton Rouge. He said this is the way to build a stable community and that a smart growth plan is needed for his property. He said the Harrison Avenue extension will be built and the plan is needed.

Mr. Pasqua said the Town’s Planning Department needs to be a planning department. He said the ordinance he objects to was not brought about by anyone who has anything to do with planning. He referenced a smart growth manual that describes everything he is talking about.

He said the contiguous lot rules only allow him to build on six (6) lots where 10 lots were originally platted. He said this creates sprawl. He read from the purpose statement of the adopting ordinance and said it is not valid. He said if the purpose statement is not valid then the ordinance it not valid.

Commissioner Gruning told Mr. Pasqua that his comments have been received.

Kristin Tortorich said the schedule of 2022 Commission meetings will be presented at the November 18, 2021 meeting for review.

Commissioner Templet motioned to adjourn the meeting. Commissioner Pierce seconded the motion. All commissioners were in favor. The meeting adjourned at 6:35 p.m.

Kristin M. Tortorich, Planning Director

Date



PLANNING AND ZONING DEPARTMENT

Request for Zone Change

Landowner: Jeremy and Jasmine McClain

Phone Number: [REDACTED]

Email: [REDACTED]

Property Address: 71000 Block of Dundee Street

Property Size: 2 Acres

Size of the Area Subject to Zone Change: 2 Acres

Current Zoning: Historic Residential

Proposed Zoning: Residential

Scheduled Planning & Zoning Meeting Date & Time: November 18, 2021, 6:00pm

Location: Town of Abita Springs Town Hall

Please include a letter requesting the zone change, the survey, legal description and your deed or cash sale. Town staff will attach zoning map.

Contact Kristin Tortorich with any questions: (985) 892-0711 ext. 3959, Ktortorich@abitaspringsla.gov

-----DO NOT WRITE BELOW THIS LINE-----

Notes from Planning & Zoning:

Move Forward: Favorably Unfavorably

Motion: _____ Second: _____

Signature: _____

Planning & Zoning Chairman



November 10, 2021

To: Planning and Zoning Commission

From: Kristin Tortorich, and Mark Fancey

Subject: Proposed rezoning 71000 block of Dundee Street

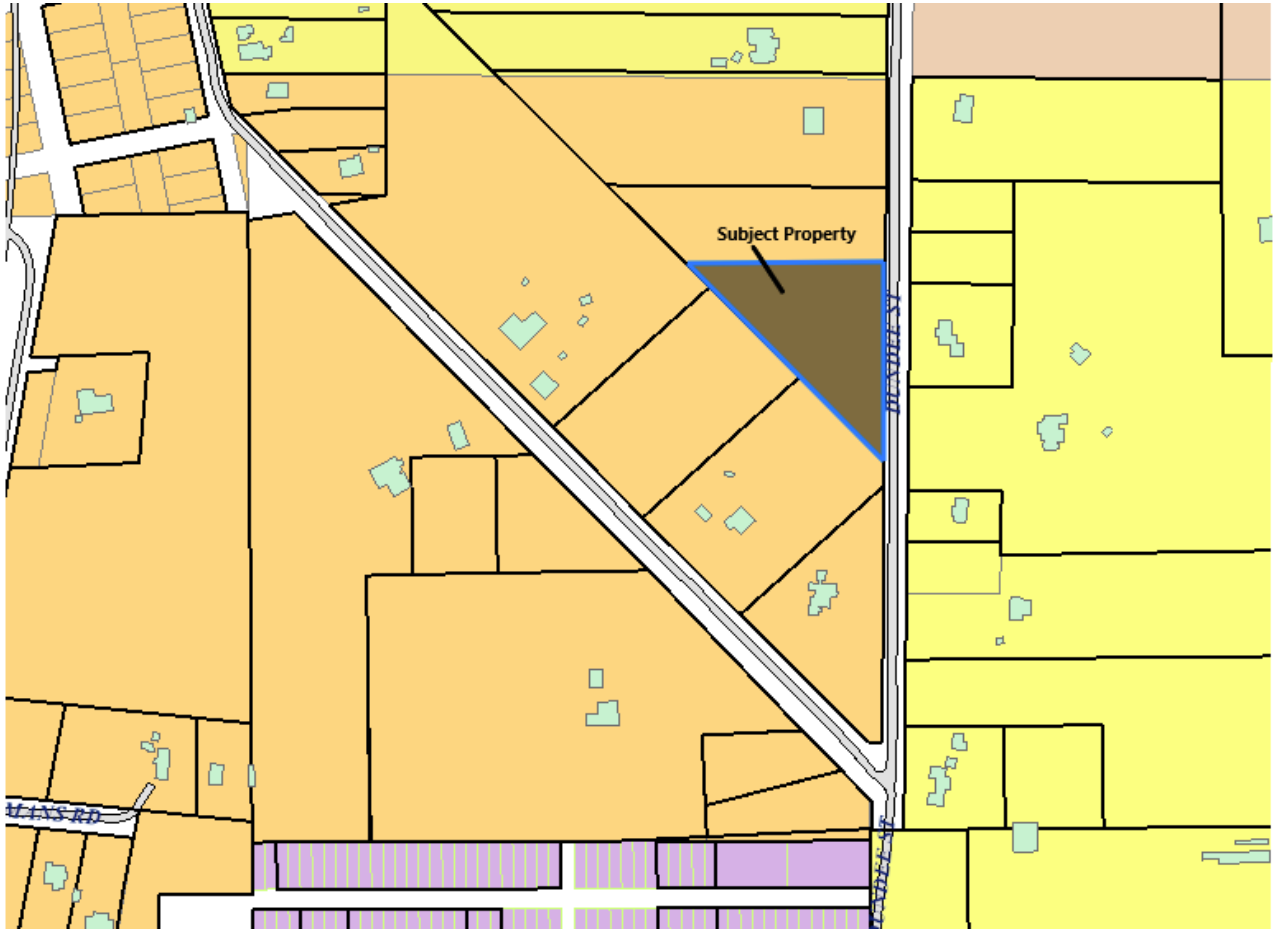
The subject property is two (2) acres in size and is vacant. The property was part of a 4-acre parcel that was recently subdivided – the map on the following page shows the property location and surrounding zoning. The subject property is zoned Historic – Residential District. The property owner has requested that the zoning be changed so that the property is no longer zoned Historic District.

The property was originally zoned Residential District and was added to the Historic District when the district was expanded in 2004 (Ordinance 267). The expansion of the Historic District included the portion of the west side of Dundee Street where the property is located. The area on the east side of Dundee Street is zoned Residential District (shown in yellow on the map on page 2). The map on page 3 was part of Ordinance 267 with the outlined area being added to the Historic District. The map shows the approximate location of the subject property.

Town Code Section 9-225 allows property owners to request a zone change by presenting a petition of support from property owners representing at least 50 percent of the owners of property within 200 feet from boundaries of the area proposed for rezoning. The applicants submitted the required signatures from property owners to the Board of Alderman. The Board of Alderman has referred the request to the Planning and Zoning Commission for a recommendation as required under Section 9-225 (a).

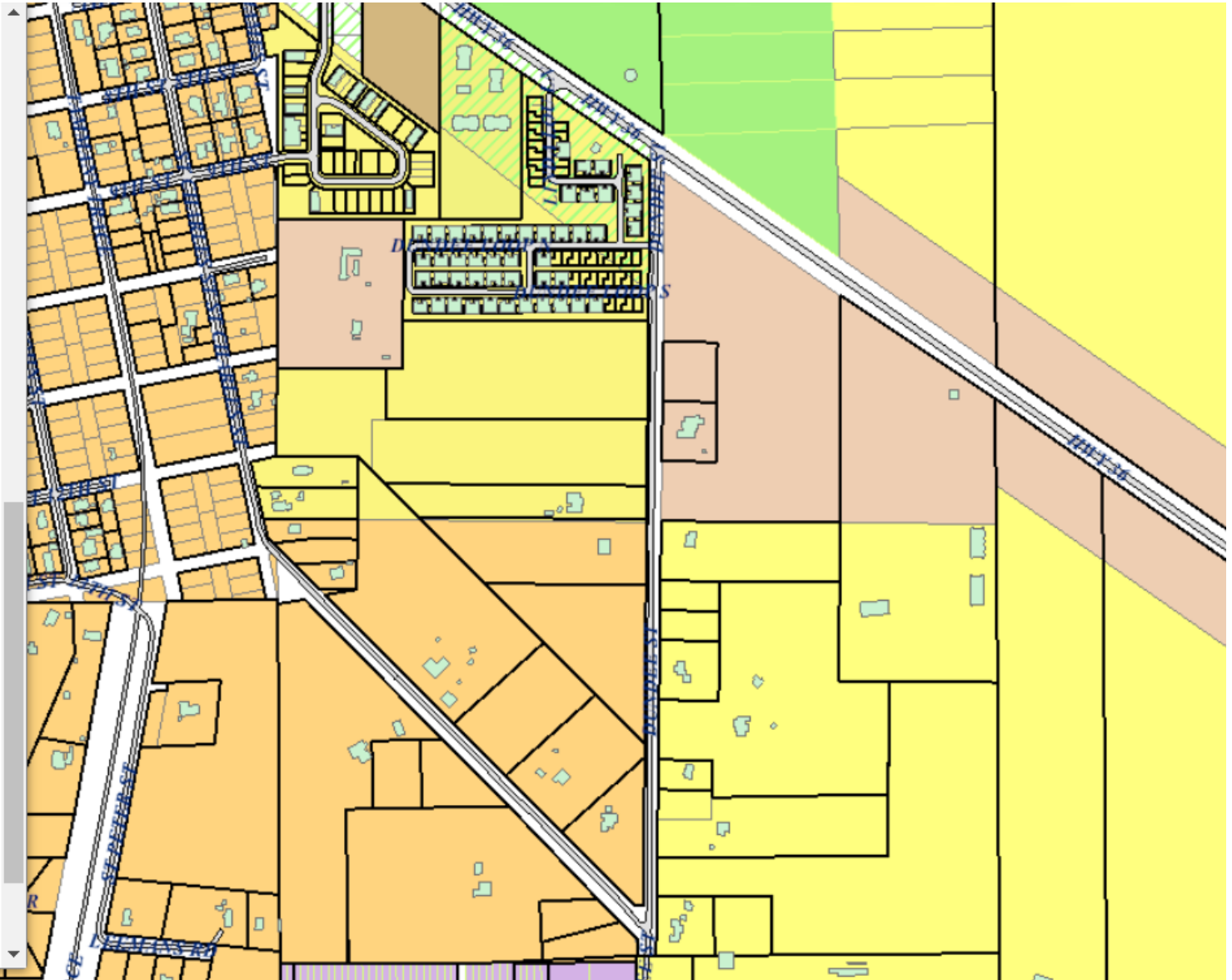
Section 9-225 (b) requires that the Planning and Zoning Commission consider the following factors when making its recommendation to the Board of Alderman regarding a rezoning request:

- (1) Lessening the congestion in public streets;
- (2) Securing safety from fire;
- (3) Promoting health and general welfare;
- (4) Providing adequate light and air;
- (5) Avoiding undue concentration of population;
- (6) Facilitating adequate transportation, water supply, sewerage, schools, parks, and other public requirements;
- (7) Reasonable consideration of the character of the district, and its particular suitability for particular uses; or
- (8) Reasonable consideration with a view to conserving the value of the buildings and encouraging the most appropriate use of land throughout the town.



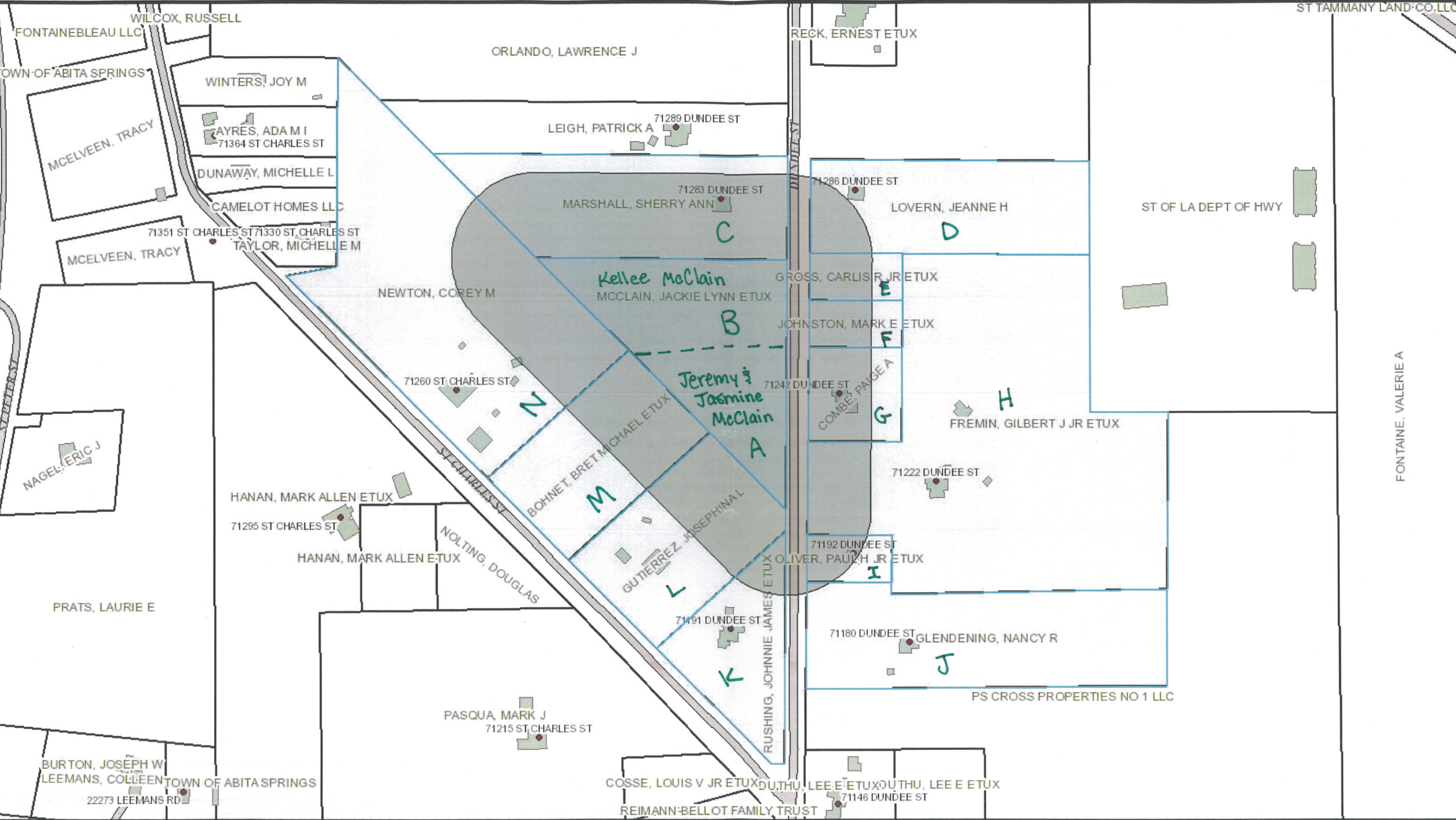
Zoning

- Low Density Residential District
- Residential District
- Multi_Family Residential District
- Townhouse/Condominium District
- Mobile Home District
- Residential-Historic District
- Commercial - Historic District
- C-1 Commercial - Historic District
- C-2 Commercial - Historic District
- Residential - Commercial Overlay
- District
 - Commercial District
 - C-1 Commercial - District
 - C-2 Highway Commercial District
 - Light Industrial District
 - Light Industrial District II
 - Parks District
 - Schools District
 - PUD Planned Unil Development (PUD)



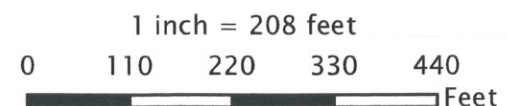
Abita Springs

ST TAMMANY LAND CO. LLC



DISCLAIMER: Any user of this map product accepts its faults and assumes all responsibility for the use thereof, and further agrees to hold The City of Mandeville harmless from and against any damage, loss or liability arising from any use of the map product. Users are cautioned to consider carefully the provisional nature of the maps and data before using it for decisions that concern personal or public safety or the conduct of business that involves monetary or operational consequences. Conclusions drawn from, or actions undertaken, on the basis of such maps and data, are the sole responsibility of the user.

October 14, 2021



CODE	AREA	PROPERTY	NAME	MAILING	ADDRESS 2	CITY ST ZIP
A	2	0 DUNDEE ST	MCCLAIN, JEREMY & JASMINE			
B	2	0 DUNDEE ST	MCCLAIN, JACKIE LYNN ETUX	MCCLAIN, IRMA PENN, 73125 UNITED CHURCH RD, COVINGTON, LA 70435	73125 UNITED CHURCH RD	COVINGTON, LA 70435
C	4	71283 DUNDEE ST	MARSHALL, SHERRY ANN	71283 DUNDEE ST, ABITA SPRINGS, LA 70420	71283 DUNDEE ST	ABITA SPRINGS, LA 70420
D	3.33	71286 DUNDEE ST	LOVERN, JEANNE H	71286 DUNDEE ST, ABITA SPRINGS, LA 70420	71286 DUNDEE ST	ABITA SPRINGS, LA 70420
E	0.56	71262 DUNDEE ST	GROSS, CARLIS R JR ETUX	FINCH-GROSS, TINA M, 71262 DUNDEE ST, ABITA SPRINGS, LA 70420	71262 DUNDEE ST	ABITA SPRINGS, LA 70420
F	0.56	71254 DUNDEE ST	JOHNSTON, MARK E ETUX	JOHNSTON, SUZANNE, 71254 DUNDEE ST, ABITA SPRINGS, LA 70420	71254 DUNDEE ST	ABITA SPRINGS, LA 70420
G	1.11	71242 DUNDEE ST	COMBE, PAIGE A	71242 DUNDEE ST, ABITA SPRINGS, LA 70420	71242 DUNDEE ST	ABITA SPRINGS, LA 70420
H	10.99	71222 DUNDEE ST	FREMIN, GILBERT J JR ETUX	71222 DUNDEE RD, ABITA SPRINGS, LA 70420	71222 DUNDEE RD	ABITA SPRINGS, LA 70420
I	0.51	71192 DUNDEE ST	OLIVER, PAUL H JR ETUX	OLIVER, ANDREA TERRELL, 71192 DUNDEE ST, ABITA SPRINGS, LA 70420	71192 DUNDEE ST	ABITA SPRINGS, LA 70420
J	4.49	71180 DUNDEE ST	GLENDENING, NANCY R	71180 DUNDEE ST, ABITA SPRINGS, LA 70420	71180 DUNDEE ST	ABITA SPRINGS, LA 70420
K	2	71191 DUNDEE ST	RUSHING, JOHNNIE JAMES ETUX	RUSHING, FLORENCE A W, 71191 DUNDEE ST, ABITA SPRINGS, LA 70420	71191 DUNDEE ST	ABITA SPRINGS, LA 70420
L	2.99	71230 ST CHARLES	GUTIERREZ, JOSEPHINA L	71230 ST CHARLES ST, ABITA SPRINGS, LA 70420	71230 ST CHARLES ST	ABITA SPRINGS, LA 70420
M	2.79	0 ST CHARLES ST	BOHNET, BRET MICHAEL ETUX	BOHNET, CHRISTINE K, 22469 HWY 435, ABITA SPRINGS, LA 70420	22469 HWY 435	ABITA SPRINGS, LA 70420
N	7.76	71260 ST CHARLES	NEWTON, COREY M	71260 ST CHARLES ST, ABITA SPRINGS, LA 70420	71260 ST CHARLES ST	ABITA SPRINGS, LA 70420
TOTAL	45.09					
	Acres		Total Signed Off			
A	2		2			
B	2		2			
C	4		4			
D	3.33		3.33			
E	0.56		0.56			
F	0.56		0.56			
G	1.11		1.11			
H	10.99		10.99			
I	0.51		0.51			
J	4.49		4.49			
K	2		2			
L	2.99		2.99			
M	2.79		0	<i>Could not be reached</i>		
N	7.76		0	<i>Property sold; could not reach new owner</i>		
	45.09		34.54			
	50% of Acreage:		76.6 % of support received			
Needs	22.54		34.54 / 45.09			



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy & Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 0 Dundee St

1ST PROPERTY OWNER

Name: Jeremy McClain

Date: 9/20/21

Signature: Jeremy McClain

2ND PROPERTY OWNER

Name: _____

Date: _____

Signature: _____

A 2 Acres

14MKT



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy + Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: _____

1ST PROPERTY OWNER

Name: Kellee McClain

Date: 10/14/2021

Signature: [Handwritten Signature]

2ND PROPERTY OWNER

Name: _____

Date: _____

Signature: _____

B 2Acres

KWT



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jasmine & Jeremy McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 71283 Dundee Street

1ST PROPERTY OWNER

Name: Sherry MARSHALL

Date: 9/23/21

Signature: [Handwritten Signature]

2ND PROPERTY OWNER

Name: _____

Date: _____

Signature: _____

C H Acres

KMS



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy + Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 71286 Dundee Street Abita Springs, LA 70421

1ST PROPERTY OWNER

Name: Jeanne Carson

Date: 9/23/2021

Signature: [Handwritten Signature]

2ND PROPERTY OWNER

Name: _____

Date: _____

Signature: _____

D

3.33 Acres

KMT



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy & Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 71262 Dundee St.

1ST PROPERTY OWNER

Name: Carlis Groes

Date: 9/23/21

Signature: Carlis Groes

2ND PROPERTY OWNER

Name: _____

Date: _____

Signature: _____

E .56 Acres

KMT



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy + Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 71254 DUNDEE ST

1ST PROPERTY OWNER

Name: MARK JOHNSTON

Date: 9/20/21

Signature: [Handwritten Signature]

2ND PROPERTY OWNER

Name: _____

Date: _____

Signature: _____

F .56 Acres

KMT



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy + Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 71242 Dundee St.

1ST PROPERTY OWNER

Name: Faige Combe

Date: 9/22/2021

Signature: Faige Combe

2ND PROPERTY OWNER

Name: _____

Date: _____

Signature: _____

G 1.11 Acres

[Handwritten initials]



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy + Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 71222 Dundee St.

1ST PROPERTY OWNER

Name: Gil Fromm

Date: 20 sept 21

Signature: _____

2ND PROPERTY OWNER

Name: _____

Date: _____

Signature: _____

H 10.99 Acres

KMT



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy & Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 71192 DUNNLEE ST, ABITA ~~CHEROKEE~~ ^{SPRING} LA

1ST PROPERTY OWNER PAUL H. OLIVER, JR Date: 9-20-2001

Name: _____
Signature: Paul H. Oliver

2ND PROPERTY OWNER Andrea Oliver Date: 9-20-2001

Name: _____
Signature: Andrea Oliver

I .51 Acres

KMT



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy + Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 71180 Dundee St.

1ST PROPERTY OWNER

Name: Nancy Glendening

Date: 9/22/21

Signature: Nancy Glendening

2ND PROPERTY OWNER

Name: _____

Date: _____

Signature: _____

J 4.49 Acres

KMT



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy & Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 71191 DUNDEE ST.

1ST PROPERTY OWNER

Name: JOHNNIE J. RUSHING

Date: 9-20-21

Signature: Johnnie J. Rushing

2ND PROPERTY OWNER

Name: F. ANN RUSHING

Date: 9-20-21

Signature: F. Ann Rushing

K 2 Acres

1216



Under Section 9-225 of the Abita Springs Town Code if property owners wish to change the zoning for their property, they can present a petition in support signed by the owners of 50 percent or more of the area within 200 feet of the property proposed for the zone change. The Town Council will then refer the proposed change to the Planning and Zoning Commission to review.

See the attached map for the area within 200 feet of the property proposed for the zone change.

LANDOWNER/PETITIONER NAME: Jeremy & Jasmine McClain

ADDRESS FOR CHANGE OF ZONING:

The Petitioner named above respectfully requests the Board of Aldermen of the Town of Abita Springs to rezone the property-described below.

Address or Legal Description of Property to be Re-zoned: _____

REQUESTED ZONING CHANGE:

Current Zoning: Historic Residential Request Zone Change to: Residential

PROPERTY OWNERS IN SUPPORT OF ZONE CHANGE:

ADDRESS: 71230 St. Charles St.

1ST PROPERTY OWNER

Name: Josephina Gaterrez

Date: 9/22/21

Signature: 

2ND PROPERTY OWNER

Name: _____

Date: _____

Signature: _____

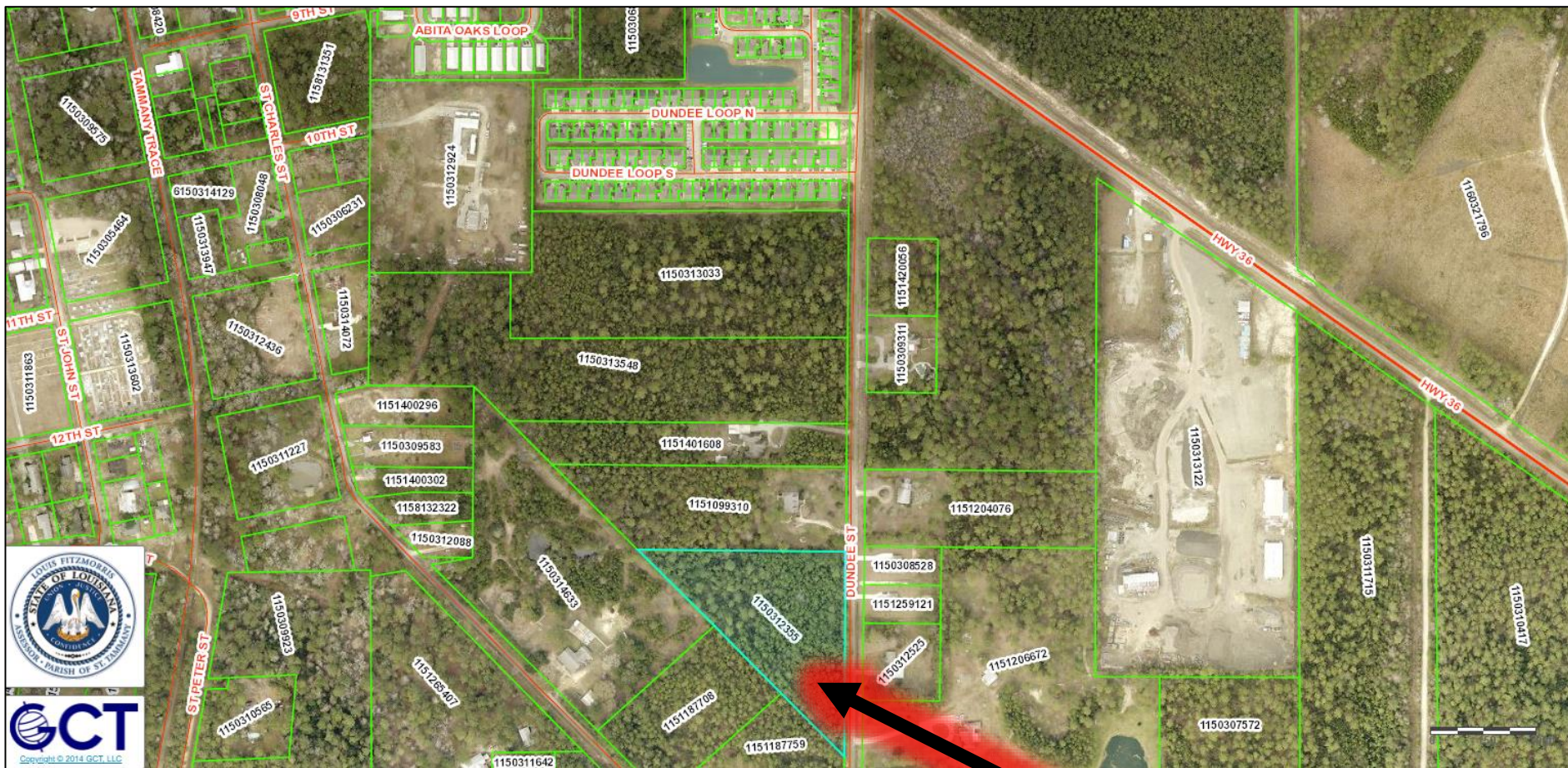
L 2.99 Acres

Handwritten initials

We are approaching the board for the consideration of a rezoning of a 2 acre parcel of land on Dundee Street.

We are seeking a zone change for this parcel of land from historic residential to residential for a future home build.

Turning off Highway 36, traveling down Dundee Street, and focusing on the right side of the road, there is a 2 acre parcel of land that we own.



Here is a closer view of the land.

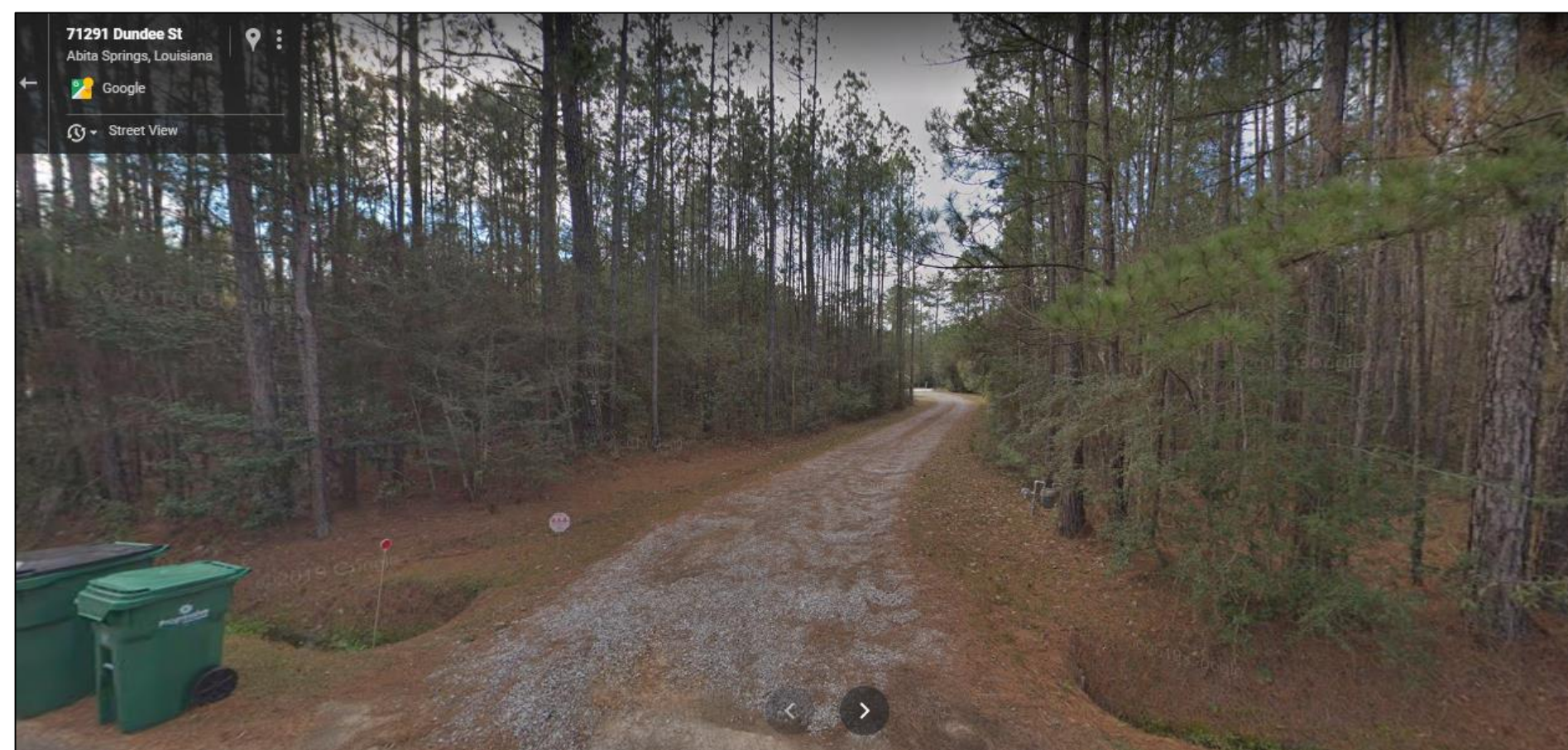


According to the zoning map, our land is zoned HR or historic residential.



If you observe the houses that are currently on Dundee Street (right side), they do not all meet every guideline for houses built in historic residential areas.

This is the first house on the right side of Dundee Street located at 71289 Dundee Street. It is not visible from the road, but it is mostly bricked and sits on a slab foundation. The house appears to be a fairly newer-built home.



This is the second house on the right side of Dundee Street located at 71283 Dundee Street. It is a raised house that does meet a couple of the historic residential guidelines but largely has its own style and charm.



This is the third house on the right side of Dundee Street located at 71191 Dundee Street. The house features bricked and stucco outer walls, and appears to be on a slab foundation.



The remaining land on Dundee Street (right side) is zoned I.



Similarly to the right side of Dundee Street, the beginning and end of the street is zoned differently. The first area of land on Dundee Street (left side) is zoned C. The end of Dundee (left side) is zoned I. The area in the middle is zone residential.



None of the houses on the left side of Dundee Street are required to follow the historic residential guidelines because of the zoning; however, some of the houses do have historic residential features.

Here are some of the homes that are currently on the left side of Dundee Street.



71324 Dundee Street



71242 Dundee Street

Much like the houses on the right side of Dundee, these houses have their own design, look, and charm.



71286 Dundee Street

That being said, there is no cohesiveness as is seen among the houses on Minkler, Golden, and Palmer Street.

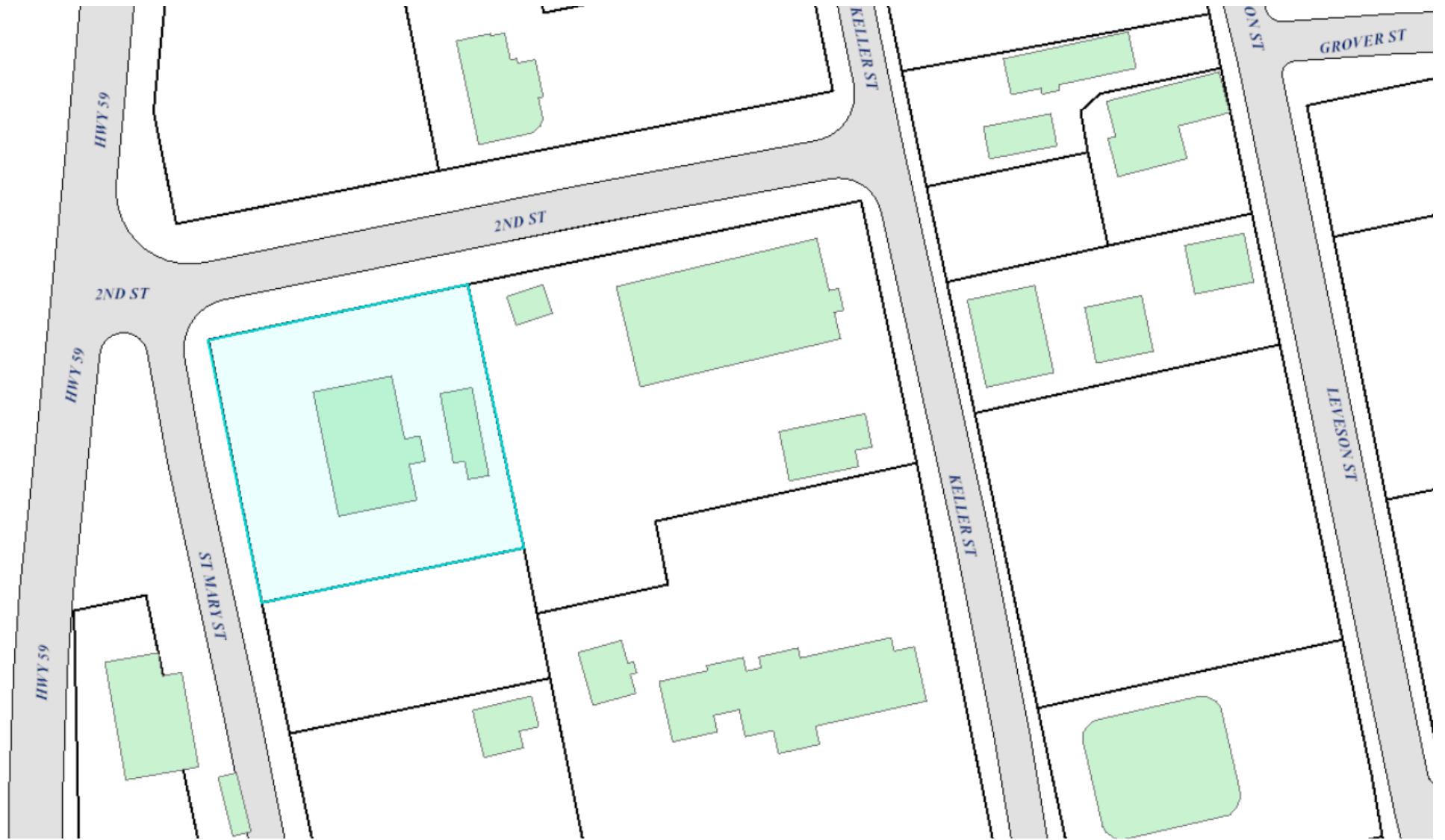


71262 Dundee Street

We believe that a zone change of our land from historic residential to residential will allow us to build a house to our liking; that home will not disrupt any type of neighborhood cohesiveness or impede upon the styles and designs of homes that currently exist on either side of Dundee Street.



Respectfully submitted,
Jeremy and Jasmine McClain





Google

siana
ADS



DRAFT FOR INQUIRY

OWNER INFORMATION:
22014 2ND STREET
KELLY COLLEY
504-559-1682
KELLY.COLLEY@GMAIL.COM

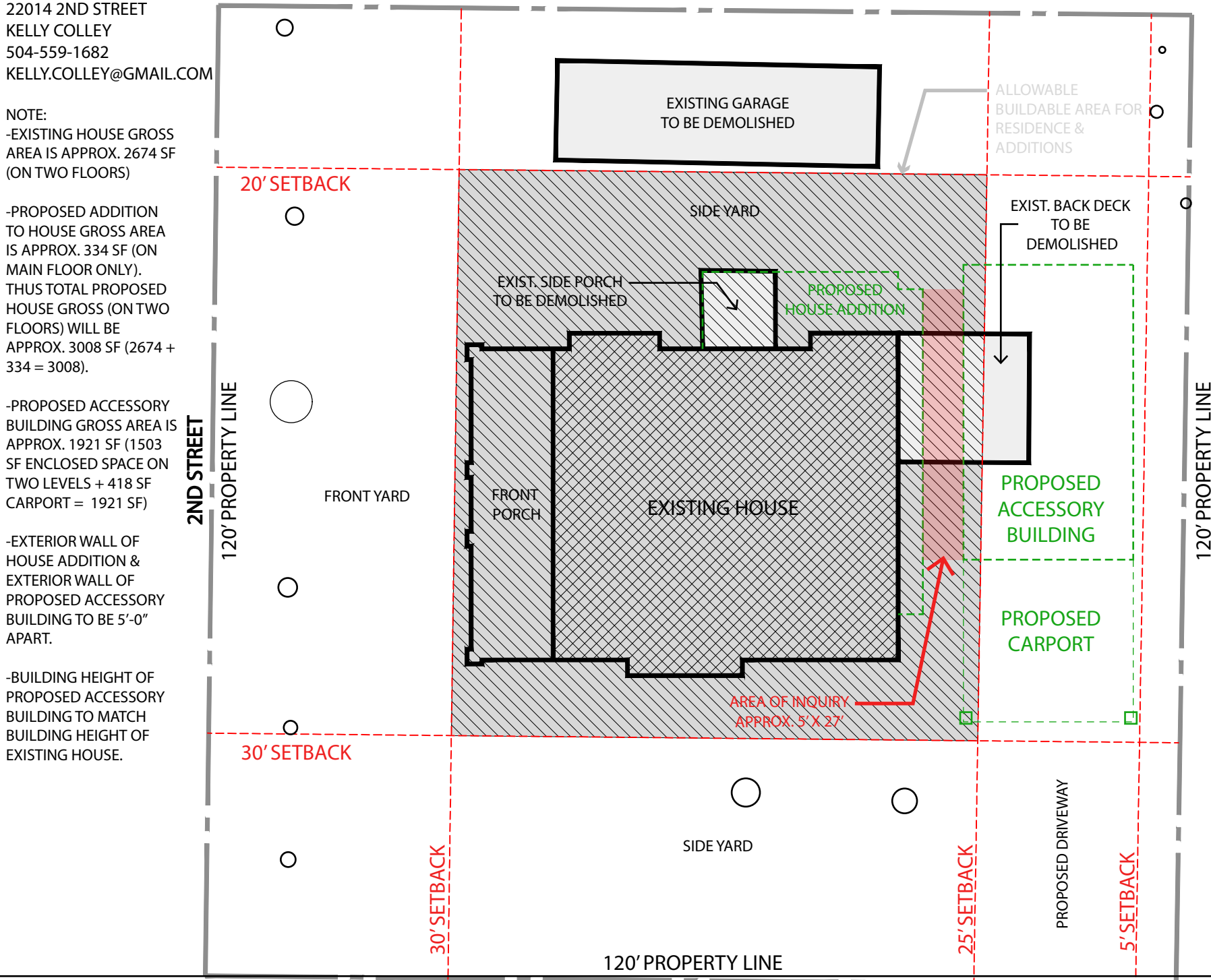
NOTE:
-EXISTING HOUSE GROSS AREA IS APPROX. 2674 SF (ON TWO FLOORS)

-PROPOSED ADDITION TO HOUSE GROSS AREA IS APPROX. 334 SF (ON MAIN FLOOR ONLY).
THUS TOTAL PROPOSED HOUSE GROSS (ON TWO FLOORS) WILL BE APPROX. 3008 SF (2674 + 334 = 3008).

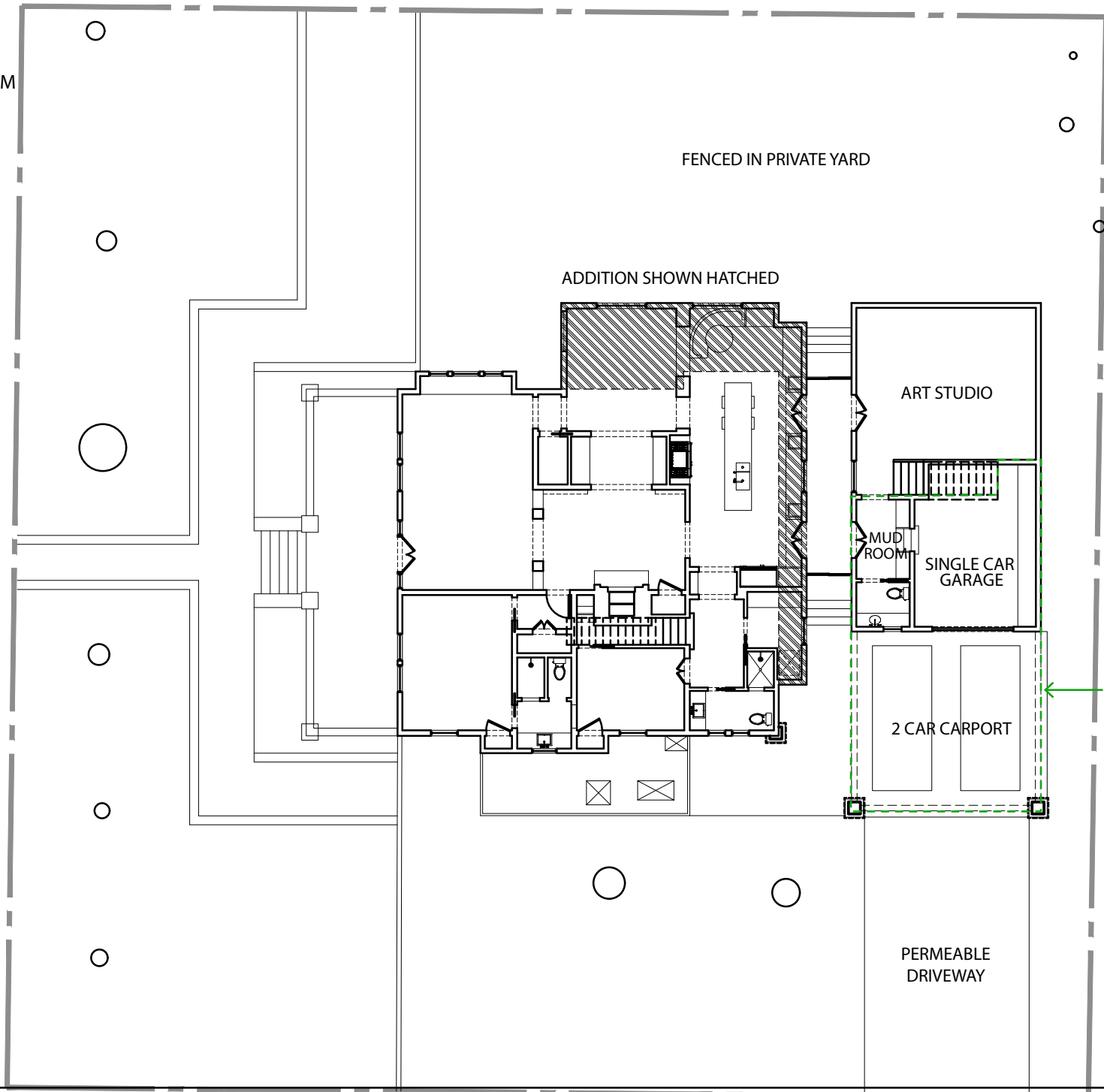
-PROPOSED ACCESSORY BUILDING GROSS AREA IS APPROX. 1921 SF (1503 SF ENCLOSED SPACE ON TWO LEVELS + 418 SF CARPORT = 1921 SF)

-EXTERIOR WALL OF HOUSE ADDITION & EXTERIOR WALL OF PROPOSED ACCESSORY BUILDING TO BE 5'-0" APART.

-BUILDING HEIGHT OF PROPOSED ACCESSORY BUILDING TO MATCH BUILDING HEIGHT OF EXISTING HOUSE.

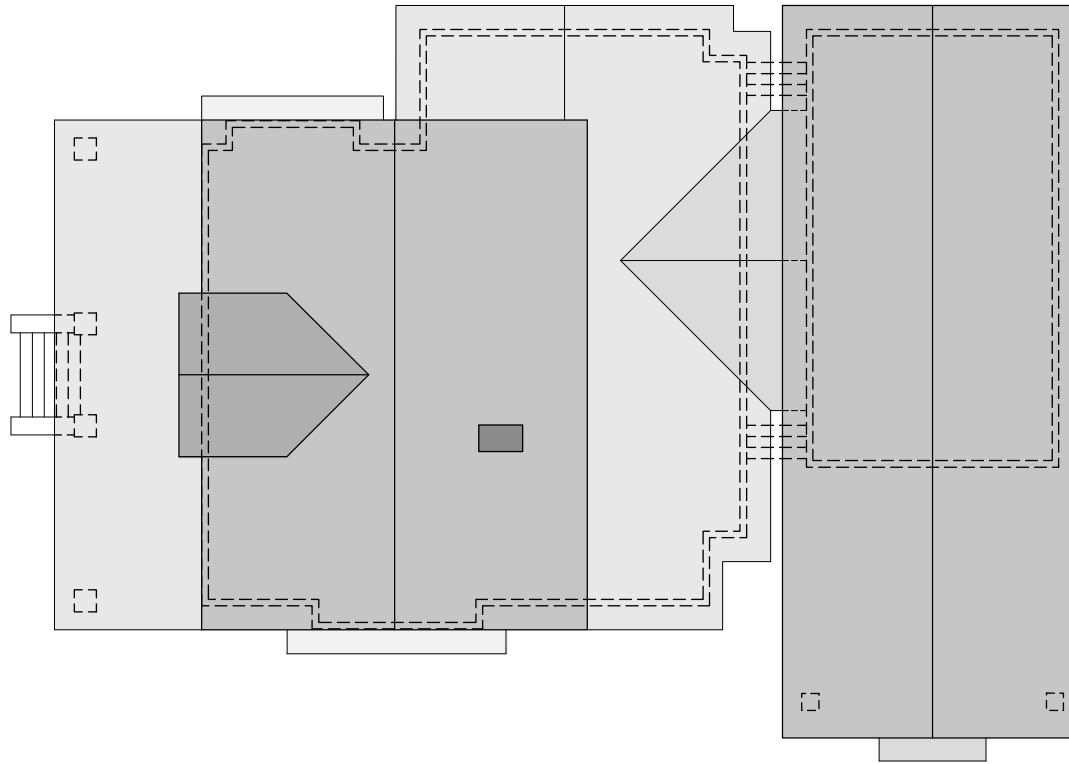


OWNER INFORMATION:
22014 2ND STREET
KELLY COLLEY
504-559-1682
KELLY.COLLEY@GMAIL.COM



DRAFT FOR INQUIRY

OWNER INFORMATION:
22014 2ND STREET
KELLY COLLEY
504-559-1682
KELLY.COLLEY@GMAIL.COM

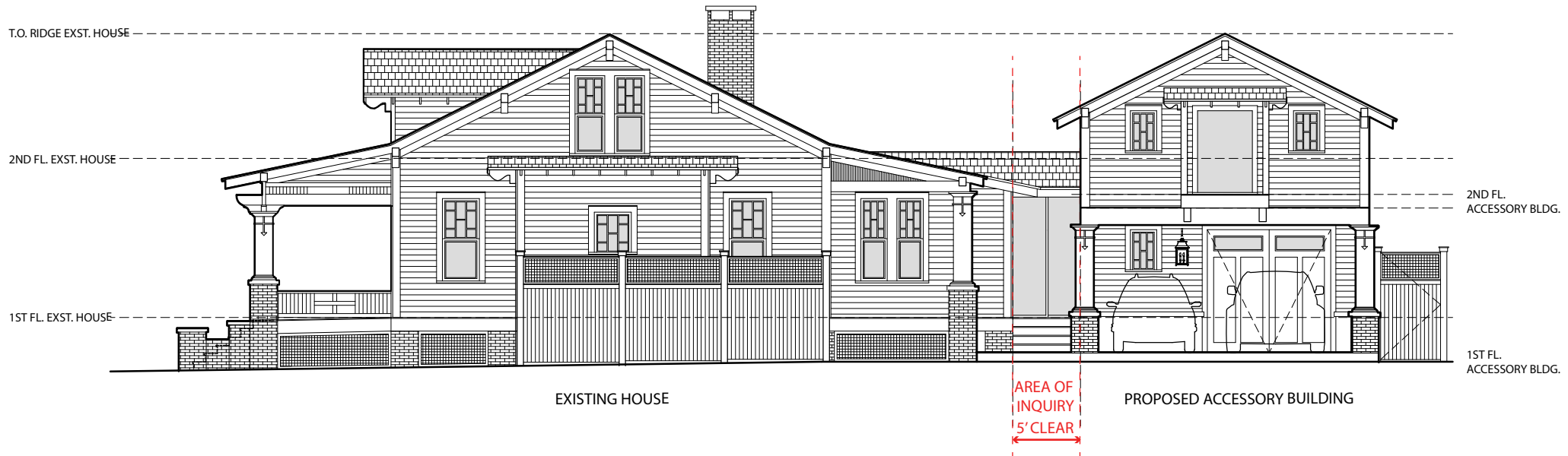


PROPOSED ROOF PLAN + ELEVATION

SCALE: 1/16" = 1'-0"

DRAFT FOR INQUIRY

OWNER INFORMATION:
22014 2ND STREET
KELLY COLLEY
504-559-1682
KELLY.COLLEY@GMAIL.COM



DRAFT FOR INQUIRY

OWNER INFORMATION:
22014 2ND STREET
KELLY COLLEY
504-559-1682
KELLY.COLLEY@GMAIL.COM

