



## MEMORANDUM

TO: Zoning Commission  
FROM: Woodrow Muhammad AICP, Planning & Zoning Director  
SUBJECT: **CUP-2-14, CONDITIONAL USE PERMIT (FINDINGS OF FACT)**

LOCATION This property is located at the northwest corner of the Joor and Hooper Road intersection on Tract F-2-B-1 of the former E.S. Morgan Estate Property in Section 1 T6S, R1E, EBR, GLD, LA. The applicant is requesting to rezone from C2 (Heavy Commercial Two) to B5 (Large Scale Commercial/ Business District) with a conditional use permit for a fast food restaurant with a drive-thru.

EXISTING LAND USE	Commercial – Storage buildings for sale
MASTER PLAN	General Commercial/City Center
PRESENT ZONING	C2 (Heavy Commercial Two District)
OVERLAY DISTRICT	Corridor Overlay District
PROPOSED ZONING	B5 (Large Scale Commercial/Business District)
PROPOSED USE	Fast food restaurant with a drive-thru
APPLICANT	David Gregory

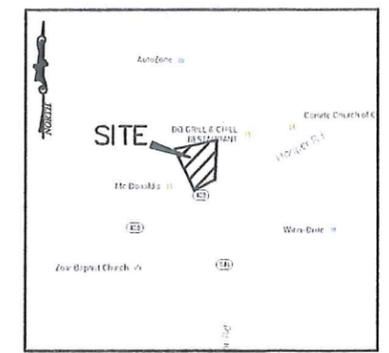
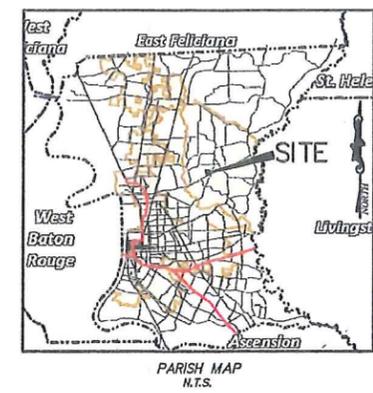
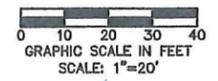
## STAFF COMMENTS

1. **Existing land use** is Commercial – Storage buildings for sale.
2. **Surrounding land uses** include Commercial.
3. **Existing zoning** is C2 (Heavy Commercial Two District).
4. **Surrounding zoning** is Rural and C2 (Heavy Commercial Two District).
5. **Size of Subject Property** is approximately 0.966 acres.
6. **Master Plan Statement.** The City of Central Master Use Plan specifies General Commercial/City Center at this property. Staff notes that this rezoning is consistent with the Master Plan.



7. **Parking requirements.** 25 parking spaces are required per the Comprehensive Zoning Code. It appears that the applicant exceeds this requirement by 11 spaces. To assist with stormwater management, Staff recommends permeable pavement for the 11 excess parking spaces. Staff further notes that the applicant has met landscape screening requirements for the parking areas per the attached site plan.
  
8. **Staff Recommendation.** Staff notes that this proposal is consistent with the Master Plan and recommends approval of the rezoning and conditional use permit with the following condition(s):
  - a. Permeable pavement should be required for the excess parking spaces.
  
9. **Schedule**  
Scheduled for Zoning Commission on **May 22, 2014.**





**LEGEND**

Ⓢ SHRUB - 3.5' TALL AT PLANTING

**PLANNING SUMMARY**

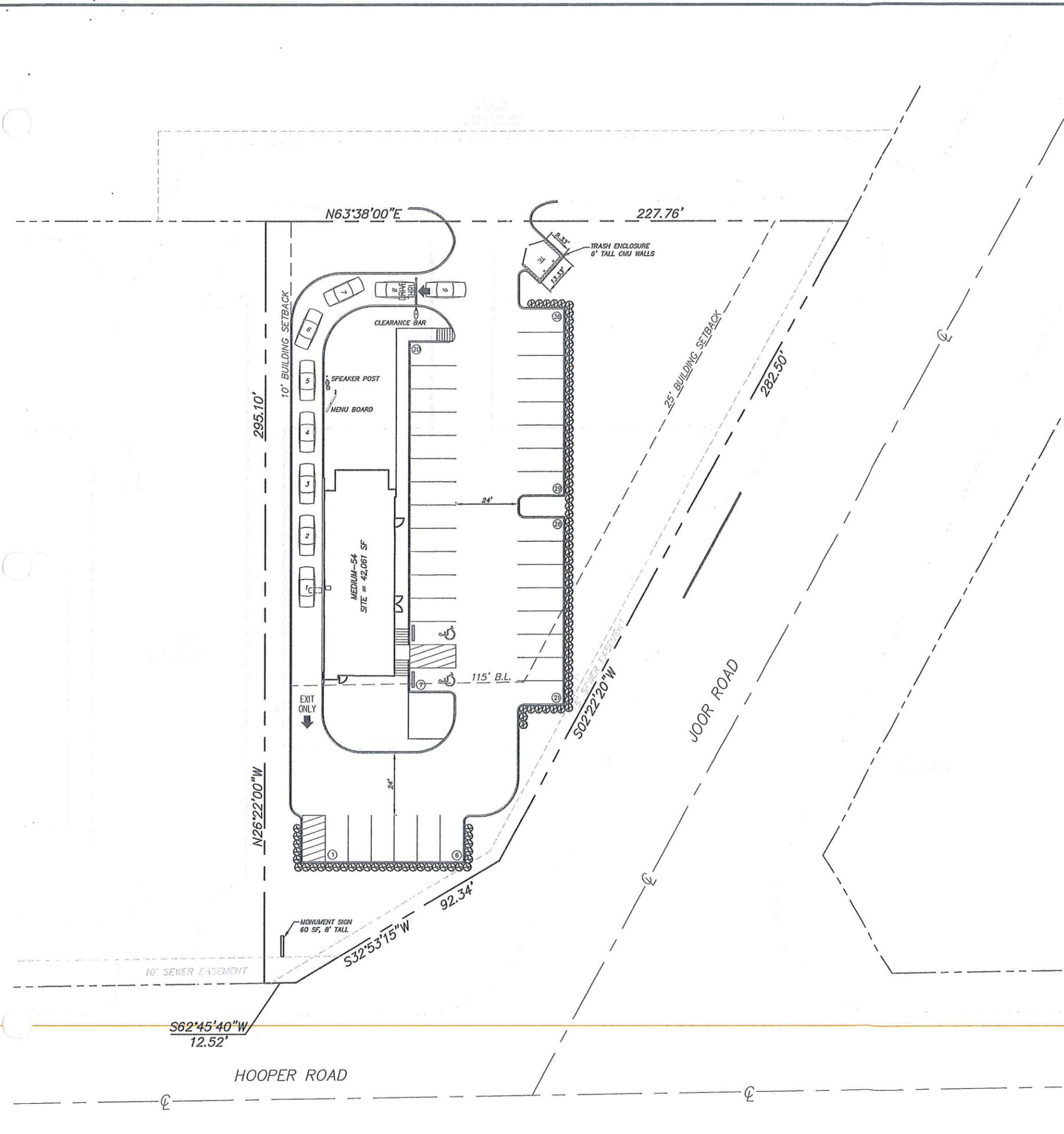
EXISTING ZONING	C-2 / CORRIDOR OVERLAY DISTRICT
PROPOSED ZONING	B-5 / CORRIDOR OVERLAY DISTRICT
MP LAND USE CATEGORY	GENERAL COMMERCIAL
ACERAGE	0.986 AC, 42,061 SF
BUILDING AREA	2,159 SF
PROPOSED USAGE	RESTAURANT W/ DRIVE THRU
NUMBER OF BUILDINGS	1
BUILDING HEIGHT	22'-1"
NUMBER OF STORIES	1

**NOTES**

- PROPOSED SITE FEATURES:
  - A) SITE LIGHTS WILL BE 25'-0" OR LESS. FULL PHOTOMETRIC PLAN WILL BE SUBMITTED WITH DETAILED CONSTRUCTION DOCUMENTS.
  - B) SEE PLAN
  - C) SEE PLAN
  - D) UTILITY PLAN TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS.
  - E) AIR CONDITIONERS, EXHAUST FANS, ETC. ARE LOCATED ON THE ROOF TOP.
- LANDSCAPE PLAN PREPARED BY A REGISTERED LANDSCAPE ARCHITECT WILL BE SUBMITTED WITH THE CONSTRUCTION DOCUMENTS. PLAN WILL BE ADJUSTED TO CONFORM WITH CITY REGULATIONS.
- TRAFFIC IMPACT STUDY IS BEING PERFORMED. APPLICANT ACKNOWLEDGES THE REQUIREMENT OF COMPLETION PRIOR TO PLAN COMMISSION.



**Cup-2-14**



OWNER: PSP, LLC  
 10504 COURSEY BLVD.  
 BATON ROUGE, LOUISIANA 70816  
 PHONE: (225) 315-0103  
 FAX: (225) 753-3572  
 CONTACT: DREW DAY

ENGINEER: DUNNE ENGINEERING, INC.  
 250 W. SOUTHLAKE BLVD., SUITE 117  
 SOUTHLAKE, TEXAS 76092  
 PHONE: (817) 552-6210  
 FAX: (817) 778-4845  
 CONTACT: DAVID G. GREGORY, P.E.

SITE PLAN  
 FOR  
 TACO BELL  
 0.986 ACRES  
 LOCATED AT  
 NW CORNER OF HOOPER & JOOR  
 LOT F-2-B-1  
 OF THE  
 E.S. MORGAN ESTATE  
 EAST BATON ROUGE PARISH  
 CENTRAL, LOUISIANA



Lot 251120255  
CUP-2-14



F2-B1

HOOVER

JUDE

**Legend**

-  CUP-2-14
-  City Street
-  Parcels

Prepared by the  
City of Central Geographic Information System  
May 4, 2014

This map is for informational purposes only and is not to be interpreted as a legal document.  
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contact the City of Central. Prepared by the staff to the  
City of Central, Department of GIS, 2014.



# PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: MAY 22, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: CUP-2-14

REQUEST TO REZONE

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

OTHER REQUEST

CONDITIONAL USE PERMIT RESTAURANT

For More Information Contact  
City of Central 262-5000

04/22/2014 13:21