



MEMORANDUM

TO: Zoning Commission
FROM: Woodrow Muhammad AICP, Planning & Zoning Director
SUBJECT: **CUP-3-14, CONDITIONAL USE PERMIT (FINDINGS OF FACT)**

LOCATION This property is located at 14861 Denham Road which is on the north side of Denham Road west of the Wilmington Drive intersection in Sections 48, 47, 21 T5S, R2E, GLD, EBR, LA. The applicant is requesting a conditional use permit for a school.

EXISTING LAND USE	Rural/Residential
MASTER PLAN	Rural/Agriculture
PRESENT ZONING	Rural
PROPOSED USE	Educational institution (One middle school classroom, one high school classroom)
APPLICANT	Terri Carney

STAFF COMMENTS

1. **Existing land use** is Rural/Residential.
2. **Surrounding land uses** include Residential.
3. **Existing zoning** is Rural.
4. **Surrounding zoning** is Rural and R-1 (Single-Family Residence District).
5. **Size of Subject Property** is approximately 0.75 acres.
6. **Master Plan Statement.** The City of Central Master Use Plan specifies Rural/Agriculture at this property. Staff notes that this conditional use permit may be consistent with the Master Plan if developed in accordance with the Comprehensive Zoning Code and Staff's recommended conditions.
7. **Parking requirements.** 16 parking spaces are required per the Comprehensive Zoning Code. Per the attached site plan, the applicant has proposed approximately 13 spaces, which is 3 spaces lower than the requirement.



8. **Staff Recommendation.** Staff recommends approval of the Conditional Use Permit if the property is developed with the following conditions:
 - a. The applicant shall provide the required number of parking spaces.
 - b. Unloading and loading of children should be provided on the subject property, not in the public right-of-way.
 - c. The applicant shall meet all permitting requirements as required by the City of Central, the Building Official and State Fire Marshal prior to obtaining a Certificate of Occupancy.

9. **Schedule**
Scheduled for Zoning Commission on **May 22, 2014.**



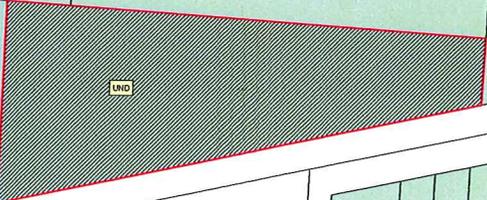


39

30°35'20.63" N 91°0



Lot 251250443
CUP-3-14

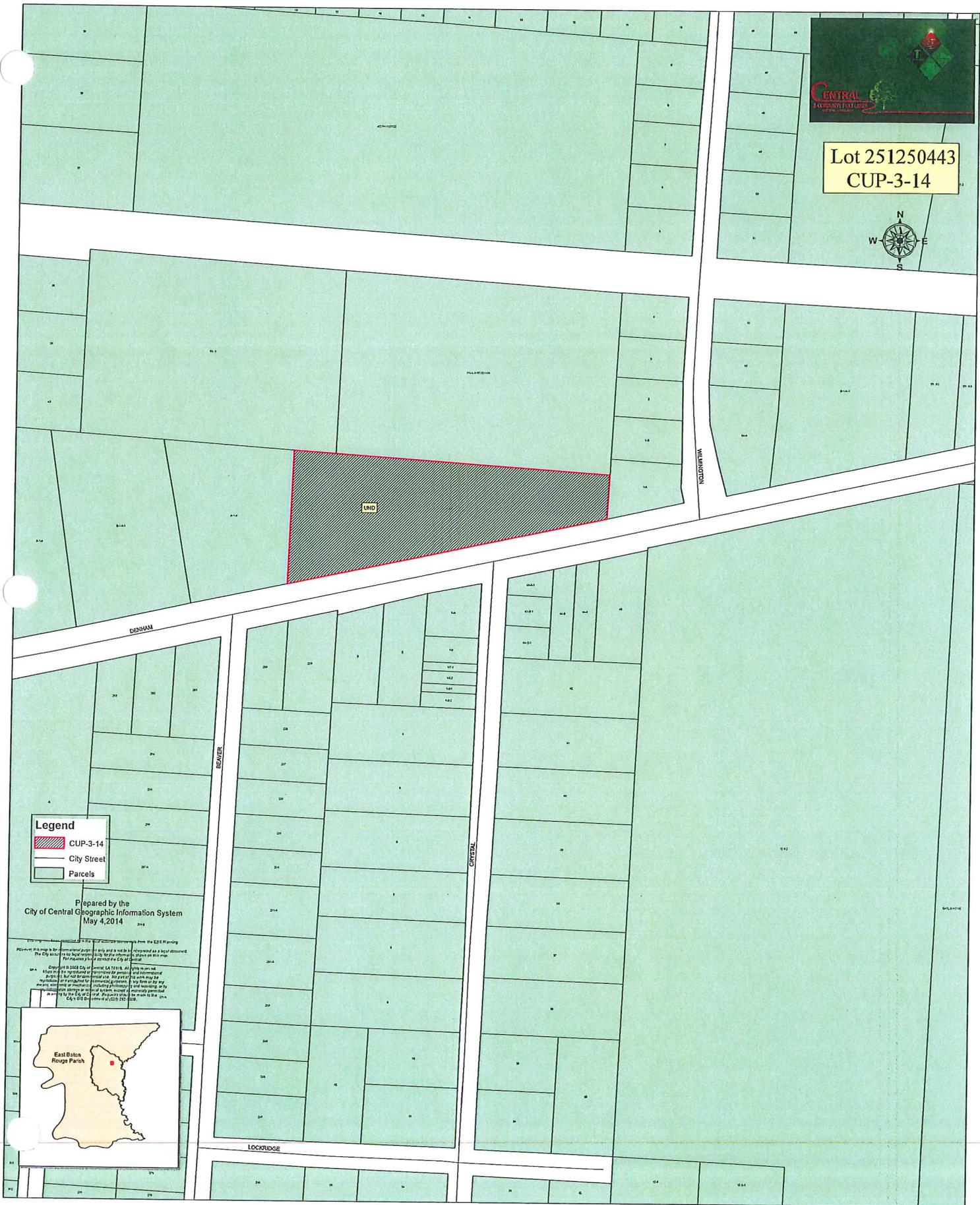
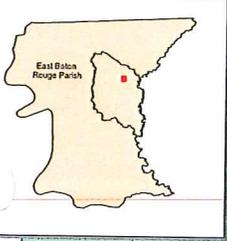


Legend	
	CUP-3-14
	City Street
	Parcels

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

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PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: MAY 22, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: CUP-3-14

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST

CONDITIONAL USE PERMIT For Home School

For More Information Contact
City of Central 262-5000

04/29/2014 09:54