



MEMORANDUM

TO: Planning Commission
FROM: Woodrow Muhammad AICP, Planning & Zoning Director
SUBJECT: **PV-1-15 PAVING WAIVER**

LOCATION This property is located at 17043 Joor Road which is located on the west side of Joor Road south of the Greenwell Springs-Port Hudson Road intersection on Tract H-6 of the Womack Place Subdivision in Section 18, T5S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	ORD (Office, Research, & Development) District
LOT ID NUMBER	251770049
APPLICANT	Brennan Easley

STAFF COMMENTS

1. **Size** of subject property is approximately 12.616 acres.
2. **Background** The applicant is requesting a paving waiver for a commercial driveway and parking area/laydown yard for the expansion of an alloy fabrication shop.
3. **Waiver Request** The applicant is requesting a paving waiver of **Section 16.2(1)(2)** of the **Comprehensive Zoning Code** which requires all open off-street parking areas and driving aisles to be a minimum of 4" thick concrete or a comparable hard-surfaced, all-weather, dustless material.

Proposal The applicant is proposing a limestone laydown yard/parking area and driveway to the proposed alloy pipe fabrication facility. The applicant previously received a waiver from the City-Parish for the existing shop on the premises. **See Attachment A**

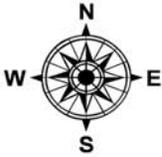
Justification The applicant states that is not practical to pave a pipe laydown yard and that the proposed building is 1500 feet away from Joor Road. Additionally, the main entrance driveway is paved at least 300 feet from the Joor Road entrance.

4. Scheduled for Planning Commission Meeting on **April 23, 2015**.





CHARLES DEC



X-1-E X-1-F-2

I-D
X-1-C
X-1-B-2-B
X-1-B-3
TR. X-1-A-1-C
TR. X-1-A-1-B
TR. X-1-B-1-A
LENWOOD
X-1-A-1

X-2-B

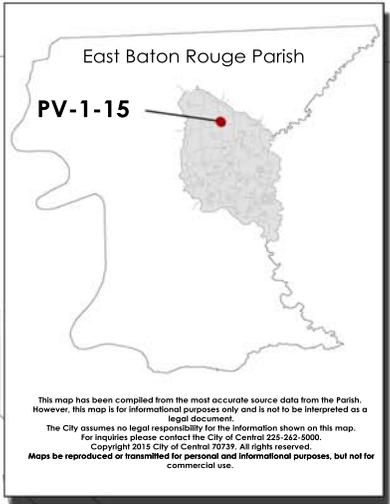
TR. D
TR. E
TR. F
TR. G
TR. H-1
PV-1-15
251770049
TR. H-2
TR. H-3
TR. H-4
TR. H-5
TR. H-6
TR. H-8A

6-D-7
6-D-6
6-D-5-B
6-D-4
6-D-3
6-C
6-D-1
6-D-2
A-2
A-3
B
JOOR
TR. A-1-A
TR. B-1-A-1-C
B-1

UND
A
TR. B-2-E-2
TR. B-2-D
TR. B-2-C
TR. B-2-B
TR. B-2-A
TR. B-2-E-1

TR. A

JOOR



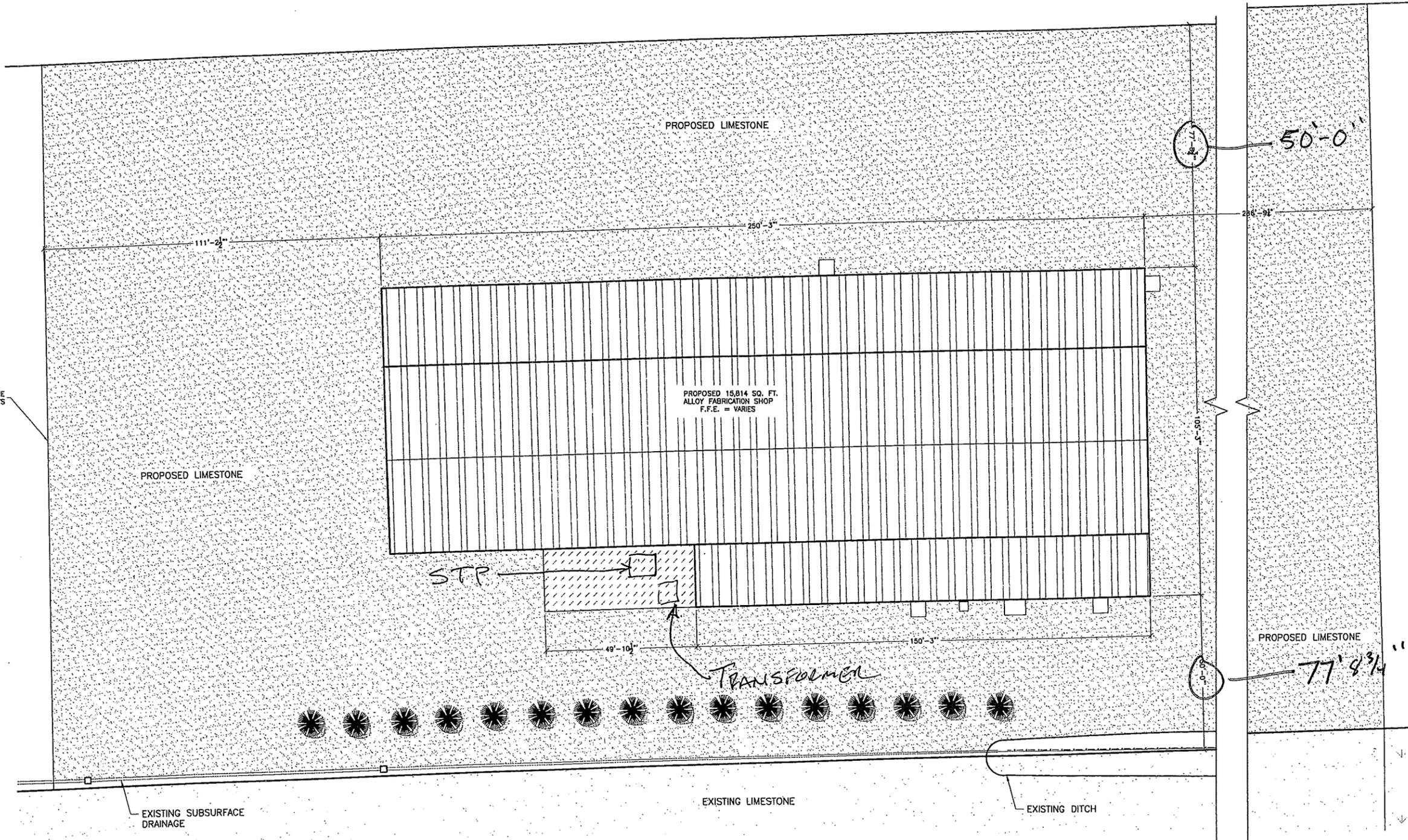
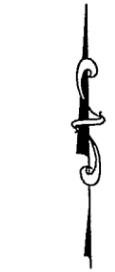
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TR. H-9

D
C
B-1-A-1

3



ENLARGED SITE LAYOUT
SCALE: 1/8" = 1'-0"

MICHAEL M. SMITH
License No. 30279
PROFESSIONAL ENGINEER
02/16/2015

C.A.S.E.
LAFAYETTE, LOUISIANA
(337) 232-3336
WWW.CASENGR.COM

NO.	DATE	REVISION DESCRIPTION	BY	APPR. BY
2-16-15		ISSUED FOR CONSTRUCTION	JDS	MMS

TRADE
CONSTRUCTION COMPANY, LLC

TRADE CONSTRUCTION
FABRICATION SHOP
ZACHARY, LA

ALLOY FABRICATION SHOP
ENLARGED SITE LAYOUT

DRAWN BY: JDS
DESIGNED BY: MMS

DRAWING NO. 14333-02-01-0002

REV.

36. **Case 29-05** This property is located on the west side of Joor Road north of McCullough Road, south of Greenwell Springs - Port Hudson Road on a portion of Tract H-7 the Womack Place Subdivision to amend the "2010 Land Use Plan" from Low Density Residential to Industrial and to rezone from R (Rural) to M1 (Light Industrial), Section 18, T5S, R2E, GLD, EBRP, LA. (Council District 1 - Carter)

Planning Commission Staff Recommendation The proposed rezoning to M1 (Light Industrial) is not consistent with the Horizon Plan and with the adjacent land use character. However, the proposed rezoning is to accommodate an ingress/egress to a property previously zoned as Case 98-04 to M1 (Light Industrial) property. Therefore, the Planning Commission Staff recommends to amend the Horizon Plan from Low Density Residential to Industrial and to approving rezoning from R (Rural) to M1 (Light Industrial).

PW-1-05

17043 Joor Road This Property is located on the west side of Joor Road, south of the intersection of Greenwell Springs Port Hudson Road. (Council District 1 - Carter)

Planning Commission Staff Recommendation The Planning Commission Staff recommends that the applicant pave the first fifty (50) feet of the driveway with the remaining paved with limestone aggregate to minimum construction standards established by the Unified Development Code.

This is a companion case to Case 29-05, a rezoning from Rural to M1 (Light Industrial).

Will Early spoke in favor of application.

COMMISSION ACTION Motion by Ellender and seconded by Jackson to approve.

9 yeas (Ellender, Gomez, Jackson, Kelley, Muscarello, Spencer, Tassin, Walker, and Winfield), 0 Nays, 0 Absent, and motion carried.

37. **Case 30-05** This property is located on the east side of Staring Lane southwest of Chandler Drive, northeast of Boone Drive on Lots 41-B and 40-A-1 of the Dr. H.L. Staring Subdivision to rezone from A1 (Single Family Residential) to A2.7 (Single Family Residential) Section 67, T8S, R1E, GLD, EBRP, LA. (Council District 12 - Skyring)

Planning Commission Staff Recommendation The proposed rezoning to A2.7 (Single Family Residential) is consistent with the Horizon Plan and with the adjacent land use character. Therefore, the Planning Commission Staff recommends to approve rezoning from A1 (Single Family Residential) to A2.7 (Single Family Residential).

COMMISSION ACTION Motion by Gomez and seconded by Spencer to approve.

9 yeas (Ellender, Gomez, Jackson, Kelley, Muscarello, Spencer, Tassin, Walker, and Winfield), 0 Nays, 0 Absent, and motion carried.

38. **Case 31-05** This property is located on the southeast corner of Hoo Shoo Too Road and Jefferson Highway on Lot C-1 of the Dr. E.J. Herpich Property to amend the "2010 Land Use Plan" from Neighborhood Commercial to Light Commercial and to rezone from C1 (Light Commercial) to LC-3 (Light Commercial Three), Section 39, T8S, R2E, GLD, EBRP, LA. (Council District 9 - Ourso)

COMMISSION ACTION Motion by Muscarello and seconded by Jackson to defer until May 23, 2005.

9 yeas (Ellender, Gomez, Jackson, Kelley, Muscarello, Spencer, Tassin, Walker, and Winfield), 0 Nays, 0 Absent, and motion carried.

PUBLIC HEARING

CITY OF CENTRAL
PLANNING AND ZONING COMMISSION

Date: 4/23/2015 Time: 6pm
Location: Kristenwood, 14025 Greenwell Springs Rd.
Case Number: PV-1-15

REQUEST TO REZONE
FROM: _____
TO: _____

OTHER REQUEST
Paving Waiver for a
Commercial Driveway & Parking

For more information, contact
City of Central 262-5000
17013 Door Rd

**WAIVER OF
ZONING
ORDINANCE**

U.D.C Section: 11.5

REASON: Mobile Home Hardship Request
 Accessory Bldg. Larger than 1000 Sq. Ft.
 Other: O.B.D. Additional Req's

The City of Central
Board of Adjustments
will hold a public hearing on:

Date: 4/23/2015 Time: 5:00 P.M.

Location: Kristenwood Meeting Facility
14025 Greenwell Springs Road

For Information
Call the City of Central
262-5000
www.centralgov.com

Box 11-15
17013 Door Rd

04/02/2015 15:01