

MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **CUP-1-14, CONDITIONAL USE PERMIT (FINDINGS OF FACT)**

LOCATION This property is located at 14790 Wax Road Suite 108 which is between the Willowbrook and Brookside Drive intersections on Lot Y in Sections 8 & 9, T6S, R2E, GLD, EBR, LA. The applicant is requesting a conditional use permit to serve a complimentary alcoholic beverage within a barber shop.

EXISTING LAND USE	Commercial Shopping Center
MASTER PLAN	Medium Density Residential
PRESENT ZONING	LC-2 (Light Commercial Two District)
PROPOSED USE	Barber shop to serve complimentary alcoholic beverages
APPLICANT	Dean Rivere, Just 4 Him Central

STAFF COMMENTS

1. **Existing land use** is Commercial Shopping Center.
2. **Surrounding land uses** include Residential and Commercial. Staff notes that there are two existing tenants within the same shopping center that are permitted to serve alcohol (Johnny’s Pizza & Las Palmas). Staff also notes that Sammy’s Grill, which is the abutting property to the east, is permitted to serve alcohol as well.
3. **Existing zoning** is LC-2.
4. **Surrounding zoning** is Rural to the west, south, and north; and Commercial Alcoholic Beverage One District (C-AB-1) to the east.
5. **Size of Subject Property** is approximately 3.355 acres. However, Staff notes that the requested conditional use permit is for Suite 108. (**See Attached Legal Description**)
6. **Master Plan Statement.** The City of Central Master Use Plan specifies Medium Density Residential at this property. The Medium Density Residential classification is intended for site-built single family residential construction with a maximum density of 4 units per acre. Staff



notes that the existing shopping center was approved prior to the adoption of the Master Plan.

7. **Staff Recommendation.** Staff recommends approval of the Conditional Use Permit. Staff further notes that if approved, the Conditional Use Permit approval would be valid for a period of longer than 180 days from the date it was granted unless a building permit or certificate of occupancy is obtained within such period, or the use is legally commenced within such period. The discontinuance of a Conditional Use for a period of 180 days shall cause the expiration of the Conditional Use Permit and said use shall not be restarted without approval of a new Conditional Use Permit.

8. **Schedule**

Scheduled for Zoning Commission on March 27, 2014.



S 03°23'06" W 489.93'

N 03°26'39" E 489.35'

7/25/12

N 89°24'03" E 298.97'

WAX ROAD

TRASH

TRASH

24 SPACES

22' DRIVE

24 SPACES

23 SPACES

22' DRIVE

12 SPACES

27'
CONNECTING
DRIVEWAY

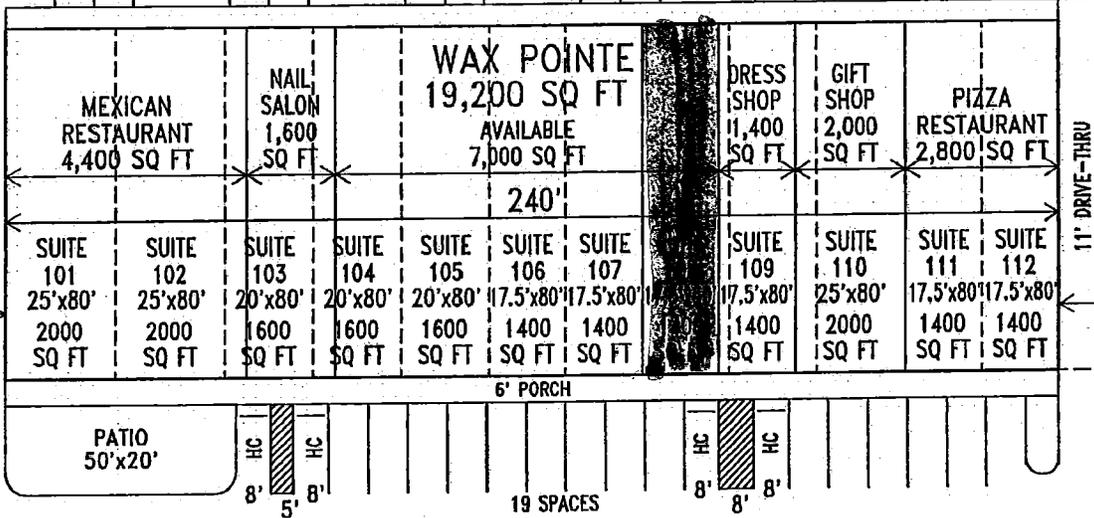
22' DRIVE

24'

22' DRIVE

33'

11' DRIVE-THRU



19 SPACES

22' DRIVE

22 SPACES

9'x20' TYP

21 SPACES

21' DRIVE

GREEN SPACE

GREEN SPACE

GREEN SPACE

SIGN

GREEN SPACE

GREEN SPACE

36'
DRIVE

Matt Zyjewski - CoC

From: Scot Guidry <scot@mfacre.com>
Sent: Thursday, February 27, 2014 3:19 PM
To: Matt Zyjewski - CoC; gumman0206@yahoo.com; Deanrivere@realtyexecutives.com
Cc: Woodrow Muhammad - COC
Subject: RE: A-17 Application Dean Rivere

Matt, Please see the Legal Description for Dean Rivere (Just4Him) below as provided by the landlord:

A CERTAIN PIECE OF PROPERTY BEING DESCRIBED AS A 0.032 ACRE PORTION OF LOT Y, CENTRAL PARKE AS SHOWN ON THE MR ENGINEERING & SURVEYING, LLC MAP, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTHWEST CORNER OF LOT Y, CENTRAL PARKE AND THE SOUTHERN R/W OF WAX RD., PROCEED SOUTH 03 DEGREES 26 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 120.97 FEET TO A POINT; THENCE PROCEED SOUTH 86 DEGREES 33 MINUTES 21 SECONDS EAST FOR AS DISTANCE OF 110.50 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING.

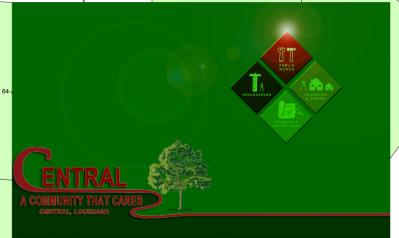
THENCE PROCEED SOUTH 86 DEGREES 33 MINUTES 21 SECONDS EAST FOR A DISTANCE OF 17.50 FEET TO A POINT; THENCE PROCEED SOUTH 03 DEGREES 26 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 80.42 FEET TO A POINT; THENCE PROCEED NORTH 86 DEGREES 33 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 17.50 FEET TO A POINT; THENCE PROCEED NORTH 03 DEGREES 26 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 80.42 FEET BACK TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 0.032 ACRES (1,407 SQ. FT.)

Scot Guidry, CCIM
Licensed in Louisiana
Mike Falgoust and Associates, LLC
10311 Jefferson Hwy., Ste A-1
Baton Rouge, LA 70809
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Cell: 225.405.9400
Email: scot@mfacre.com

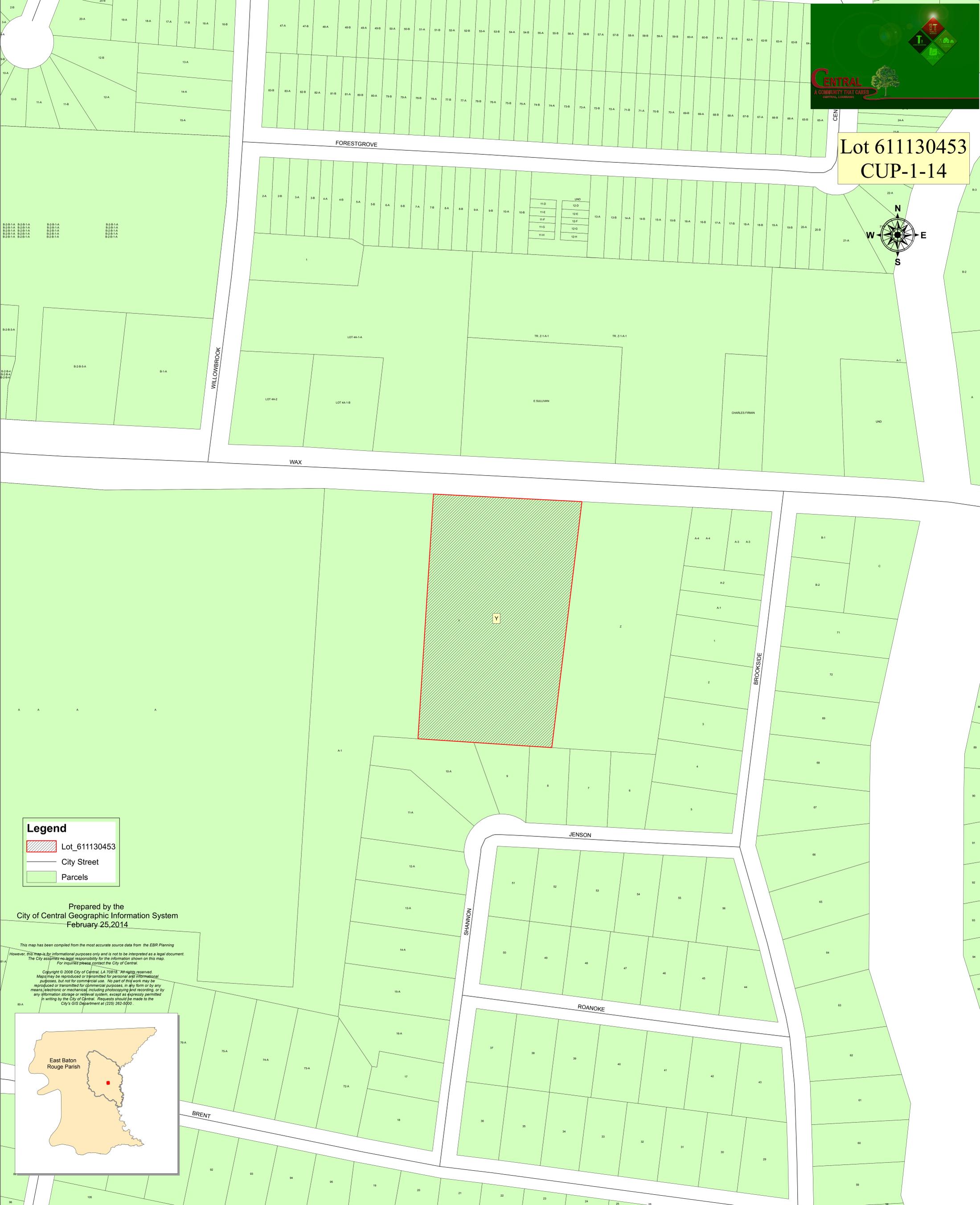
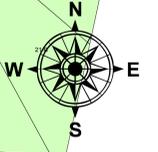


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From: Matt Zyjewski - CoC [mailto:Matt.Zyjewski@central-la.gov]
Sent: Wednesday, February 26, 2014 1:19 PM
To: Scot Guidry; gumman0206@yahoo.com; Deanrivere@realtyexecutives.com
Cc: Woodrow Muhammad - COC
Subject: RE: A-17 Application Dean Rivere



Lot 611130453
CUP-1-14



B-2-B-1A B-2-B-1A B-2-B-1A B-2-B-1A
B-2-B-1A B-2-B-1A B-2-B-1A B-2-B-1A
B-2-B-1A B-2-B-1A B-2-B-1A B-2-B-1A
B-2-B-1A B-2-B-1A B-2-B-1A B-2-B-1A

B-2-B-3A B-2-B-3A B-2-B-3A B-2-B-3A
B-2-B-4 B-2-B-4 B-2-B-4 B-2-B-4

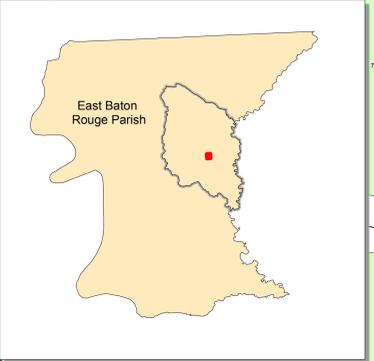
UND
11-D 12-D
11-E 12-E
11-F 12-F
11-G 12-G
11-H 12-H

Legend

-  Lot_611130453
-  City Street
-  Parcels

Prepared by the
City of Central Geographic Information System
February 25, 2014

This map has been compiled from the most accurate source data from the EBR Planning
However, this map is for informational purposes only and is not to be interpreted as a legal document.
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PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: MARCH 27, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: CUP-1-14

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST

ALCOHOLIC BEVERAGE IN BARBER SHOP

For More Information Contact
City of Central 262-5000

03/05/2014 15:18