



# MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

## MEMORANDUM

TO: Zoning Commission  
FROM: Woodrow Muhammad AICP, Planning & Zoning Director  
SUBJECT: **CUP-4-14, CONDITIONAL USE PERMIT (FINDINGS OF FACT)**

LOCATION This property is located at 14754 Frenchtown Road, on the south side between the Central Thruway and Richardson Drive intersections on Tract B of the Alton R. Ashford Property in Sections 43 and 51, T6S, R2E, GLD, EBR, LA. The applicant is requesting a conditional use permit for a church.

EXISTING LAND USE	Residential
MASTER PLAN	Rural/Agriculture
PRESENT ZONING	R/A (Rural/Agriculture)
PROPOSED USE	Church
APPLICANT	Joshua L. Hoffpauir

## BACKGROUND

The applicant previously applied for a conditional use permit, Case Number CUP-1-11, which was approved by the Central City Council on May 10, 2011. The Planning Commission approved a six month extension on May 24, 2012. Due to no building permits being obtained, the conditional use permit expired on November 24, 2012 pursuant to the Unified Development Code. Now that the Voice of Pentecost Church has sold their old church building, they are ready to proceed with construction at the Frenchtown Road site.

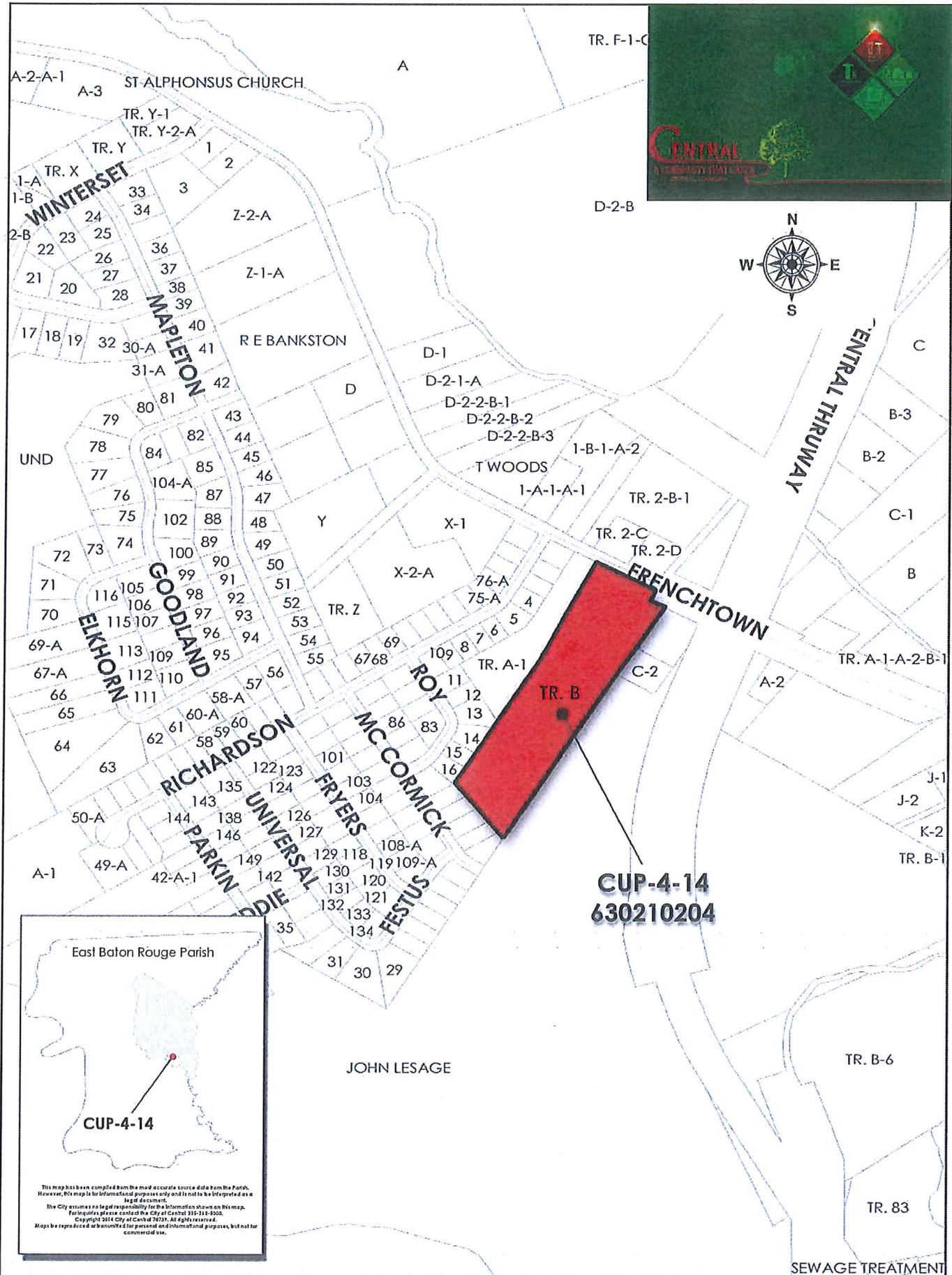
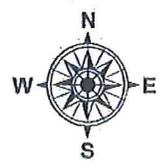
## STAFF COMMENTS

1. **Existing land use** is Residential. The existing house is to be removed.
2. **Surrounding land uses** include Residential.
3. **Existing zoning** is R/A (Rural/Agriculture).
4. **Surrounding zoning** is R/A (Rural/Agriculture).
5. **Size of Subject Property** is approximately 8 acres.

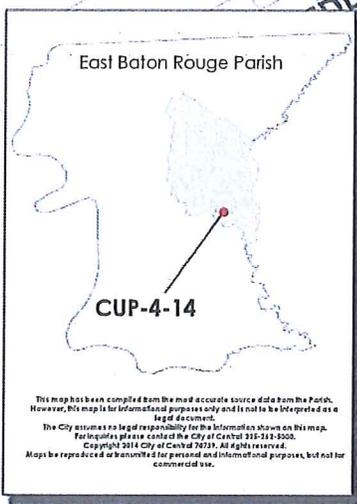


6. **Master Plan Statement.** The City of Central Master Use Plan specifies Rural/Agriculture at this property. Staff notes that the proposed use is consistent with the Master Plan if approved as a conditional use.
7. **Parking requirements.** 111 parking spaces are required per the Comprehensive Zoning Code. It appears that the applicant exceeds the requirement by 9 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 conditional use permit.
9. **Schedule**  
Scheduled for Zoning Commission on **November 20, 2014.**





**CUP-4-14**  
**630210204**



SEWAGE TREATMENT

**PROJECT DIRECTORY**

**OWNER:** VOICE OF PENTECOST  
ROBERT W. MARTIN  
14485 GREENWELL SPRINGS ROAD  
SUITE 070  
CENTRAL, LOUISIANA 70739  
T225.324.8461 vopnbr@aol.com

**ARCHITECT:** HOFFPAURstudio, LLC  
1669 LOBDELL AVENUE, SUITE H1  
BATON ROUGE, LOUISIANA 70806  
T225.924.7406 F225.926.7408

**SURVEYOR:** PROFESSIONAL LAND SURVEYOR  
7826 MENLO DRIVE  
BATON ROUGE, LOUISIANA 70808  
T225.938.2282  
CONTACT: PHIL THOMAS

**PLANNING SUMMARY**

**EXISTING ZONING:** RURAL (R/A)  
**MASTER PLAN LAND USE:** RURAL / AGRICULTURE  
**EXISTING ZONING OF ADJOINING PARCELS:** RURAL (R/A)  
**ACREAGE:** 8.00 ACRES  
**BUILDING SQUARE FOOTAGE:** 17,000 SF  
**PROPOSED USE:** CHURCH  
**NO. OF NEW BUILDINGS:** ONE (1)  
**BUILDING HEIGHT:** 35'-0"  
**NO. OF STORIES:** ONE (1)

**LEGAL DESCRIPTION**

**TRACT "B", ALTON R. ASHFORD PROPERTY, EAST BATON ROUGE PARISH, LOUISIANA**

TRACT "B", ALTON R. ASHFORD PROPERTY, CONTAINING 8.00 ACRES, HAVING A MUNICIPAL ADDRESS OF 14754 FRENCHTOWN ROAD, GREENWELL SPRINGS, LOUISIANA, LOCATED IN SECTIONS 43 AND 51, T-6-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT "B", COMMON TO THE CORNER OF TRACT "A", WHICH IS ON THE SOUTH RIGHT-OF-WAY LINE OF FRENCHTOWN ROAD PROCEED S 62° 54' 47" E A DISTANCE OF 325.00 FEET TO A POINT AND CORNER; THENCE, PROCEED S 39° 53' 40" W A DISTANCE OF 1,236.87 FEET TO A POINT AND CORNER; THENCE, PROCEED N 39° 35' 01" W A DISTANCE OF 307.56 FEET TO A POINT AND CORNER; THENCE, PROCEED N 30° 53' 40" E A DISTANCE OF 644.08 FEET TO A POINT AND CORNER; THENCE, PROCEED N 28° 41' 37" E A DISTANCE OF 469.69 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: COMMENCING AT THE SOUTHWEST CORNER OF TRACT "B", COMMON TO THE CORNER OF TRACT "A", WHICH IS ON THE SOUTH RIGHT-OF-WAY LINE OF FRENCHTOWN ROAD PROCEED S 62° 54' 47" E A DISTANCE OF 254.44 FEET TO THE POINT OF BEGINNING; THENCE, PROCEED S 62° 54' 47" E A DISTANCE OF 70.56 FEET TO A POINT AND CORNER; THENCE, PROCEED S 30° 53' 40" W A DISTANCE OF 51.17 FEET TO A POINT AND CORNER; THENCE, PROCEED N 62° 54' 47" W A DISTANCE OF 66.88 FEET TO A POINT AND CORNER; THENCE, PROCEED N 27° 05' 13" E A DISTANCE OF 51.04 FEET TO THE POINT OF BEGINNING.

**WRITTEN DESCRIPTION**

TO THE BEST OF OUR KNOWLEDGE THIS PROPERTY MEETS ALL REQUIRED CONDITIONS DEEMED BY THE CITY OF CENTRAL AND EAST BATON ROUGE PARISH. THE FACILITY WILL BE A PLACE OF WORSHIP AND SERVE AS A COMMUNITY CENTER FOR ITS MEMBERS.

**COPYRIGHT**

THE DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY THE ARCHITECT (HOFFPAURstudio, LLC) FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED IN WRITING, THE ARCHITECT SHALL BE DEEMED THE SOLE AND EXCLUSIVE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN, WITHOUT LIMITATION, ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT HEREOF. NO PERSON, WHETHER HAVING COME RIGHTLY INTO POSSESSION HEREOF OR OTHERWISE, SHALL EMPLOY THESE DOCUMENTS ON ANY OTHER PROJECT. NOR FOR ADDITIONS TO THIS PROJECT NOR FOR THE COMPLETION OF THIS PROJECT BY OTHERS, UNLESS WITH THE PRIOR EXPRESS WRITTEN CONSENT OF THE ARCHITECT AND UPON APPROPRIATE COMPENSATION TO THE ARCHITECT IN AN AMOUNT AND KIND SATISFACTORY TO THE ARCHITECT. THE ARCHITECT EXPRESSLY CLAIMS ALL PROPRIETARY RIGHTS IN THE MATERIAL WHICH IS ISSUED IN CONFIDENCE FOR DESIGN AND / OR CONSTRUCTION PURPOSES OF THIS PROJECT AS NOTED. THESE MATERIALS MAY NOT BE COPIED, MODIFIED, NOR EMPLOYED IN ANY WAY WITHOUT THE SPECIFIC PRIOR WRITTEN CONSENT AND PERMISSION OF THE ARCHITECT. HOFFPAURstudio, LLC. ALL RIGHTS RESERVED.

T 225.926.7408  
F 225.926.7408  
joshua@hoffpaurstudio.com

1669 lobdell avenue, suite h1  
baton rouge, louisiana 70806

**HOFFPAURstudio**



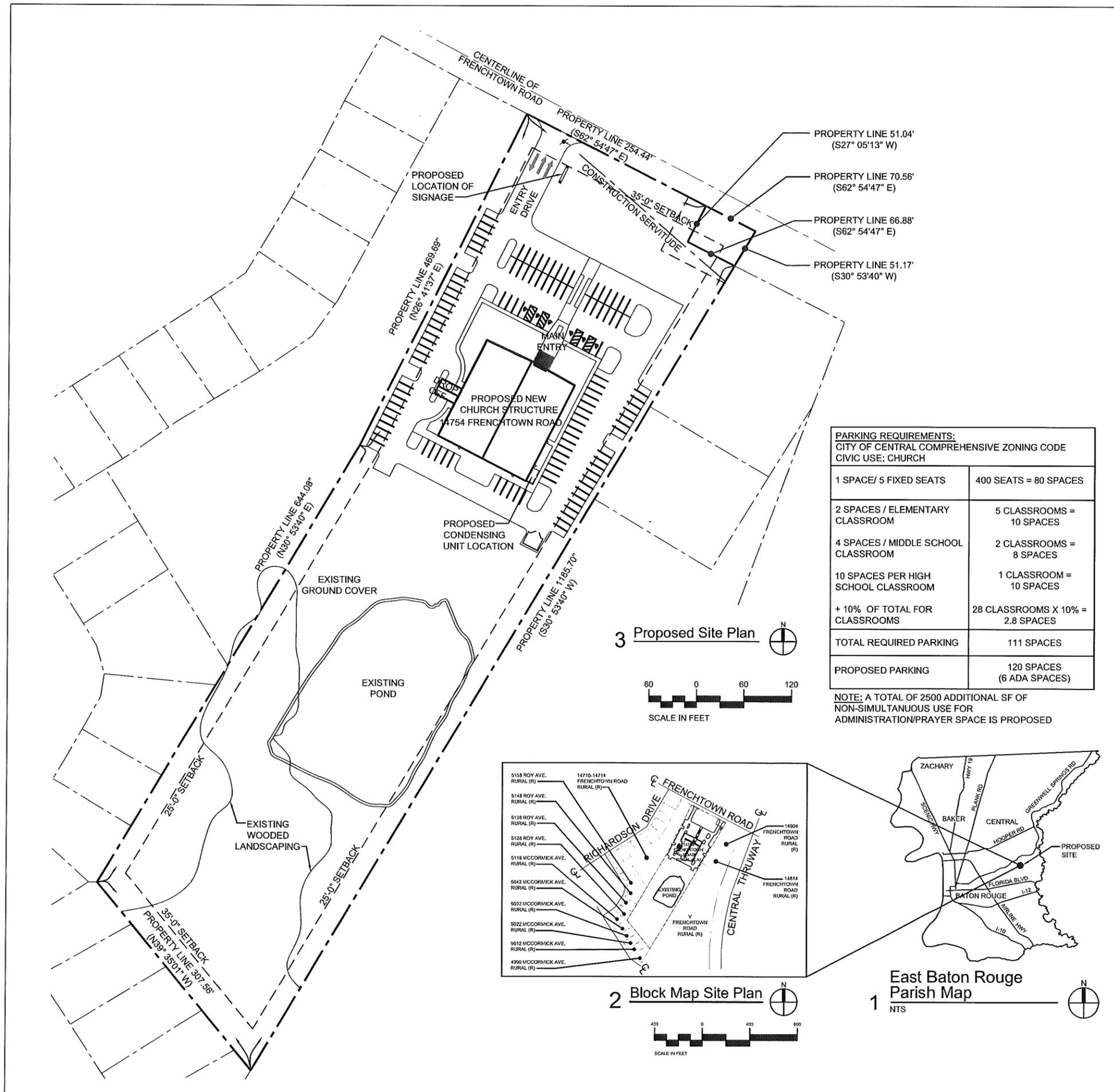
14754 Frenchtown Road  
Central, Louisiana 70739

**Voice of Pentecost**

11.011

Issue date: 20 November 2014  
revisions:  
drawing name:

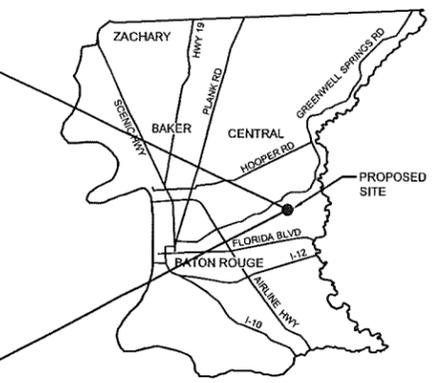
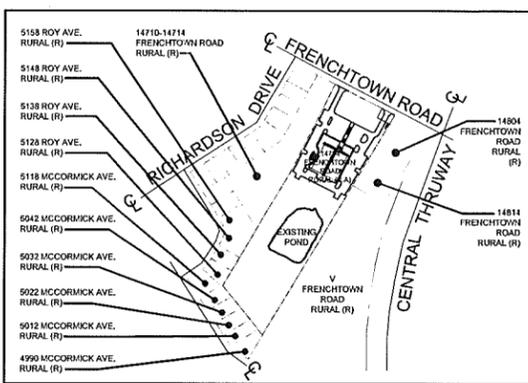
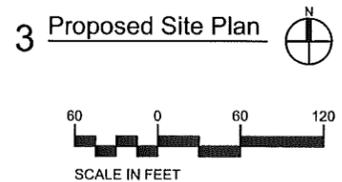
**A0.1**

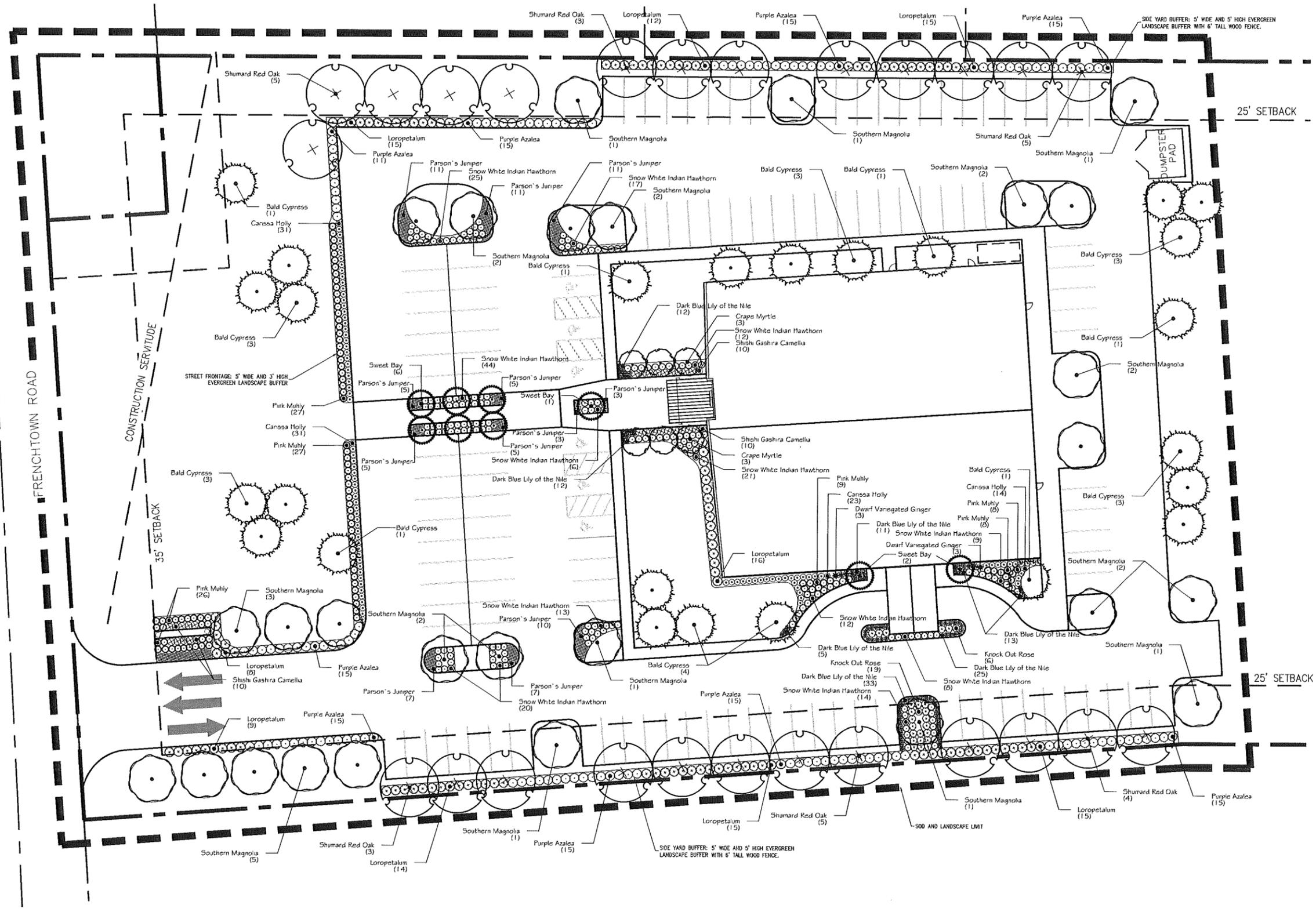


**PARKING REQUIREMENTS:**  
CITY OF CENTRAL COMPREHENSIVE ZONING CODE  
CIVIC USE: CHURCH

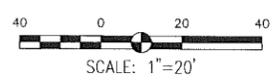
1 SPACE/ 5 FIXED SEATS	400 SEATS = 80 SPACES
2 SPACES / ELEMENTARY CLASSROOM	5 CLASSROOMS = 10 SPACES
4 SPACES / MIDDLE SCHOOL CLASSROOM	2 CLASSROOMS = 8 SPACES
10 SPACES PER HIGH SCHOOL CLASSROOM	1 CLASSROOM = 10 SPACES
+ 10% OF TOTAL FOR CLASSROOMS	28 CLASSROOMS X 10% = 2.8 SPACES
<b>TOTAL REQUIRED PARKING</b>	<b>111 SPACES</b>
<b>PROPOSED PARKING</b>	<b>120 SPACES (6 ADA SPACES)</b>

**NOTE:** A TOTAL OF 2500 ADDITIONAL SF OF NON-SIMULTANEOUS USE FOR ADMINISTRATION/PRAYER SPACE IS PROPOSED





**PROPOSED LANDSCAPE PLAN**  
ENLARGEMENT



**UTILITY NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

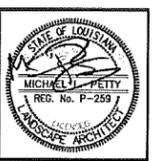


1-800-272-3020



18350 Hwy 42 Port Vincent, LA 70726  
TEL: 225-698-1600 FAX: 225-698-3367  
www.QESLA.com

1669 Iobdell Avenue, Suite H1  
Baton Rouge, Louisiana 70806



14754 Frenchtown Road  
Central, Louisiana 70739

Voice of Pentecost

Issue date: 20 November 2014  
Revisors:  
Drawing name: Landscape Plan

L2

HOFFPAUR studio  
1.225.926.7408  
1.225.926.7409  
joshua@HOFFPAURstudio.com

# PUBLIC HEARING

CITY OF CENTRAL  
PLANNING AND ZONING COMMISSION

Date: Nov. 20, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: CUP-4-14

REQUEST TO REZONE

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

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

OTHER REQUEST

Conditional Use for a  
CHURCH

For More Information Contact  
City of Central 262-5000

10/30/2014 10:06