



MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **RZ-03-14, REZONING FROM RURAL to R-1 (SINGLE-FAMILY RESIDENCE DISTRICT ONE)(FINDINGS OF FACT)**

LOCATION This property is located on the north side of Denham Road near the Wilmington Drive and Crystal Place intersections on the former Keith Pierce Property in Sections 48, 47, 21 T5S, R2E, EBR, LA. The applicant is proposing to rezone for a single family residential subdivision consistent with the R-1 Zoning District.

EXISTING LAND USE	Rural/Undeveloped
PROPOSED LAND USE	Single-family residential
MASTER PLAN	Rural/Agriculture
PRESENT ZONING	Rural
PROPOSED ZONING	R-1 (Single-Family Residence District One)
APPLICANT	Casey Patterson

STAFF COMMENTS

1. **Existing land use** is Rural/Undeveloped.
2. **Surrounding land uses** include Residential and Rural/Undeveloped.
3. **Existing zoning** is Rural.
4. **Surrounding zoning** is Rural.
5. **Size of Subject Property** is approximately 15 acres.
6. **Master Plan Statement.** The City of Central Master Use Plan specifies Rural/Agriculture at the subject property (**See Attachment A**). This classification designates areas of minimum density development intended for agricultural and very low density residential uses with a maximum density of one unit per three acres. Residential and agricultural structures should be restricted to areas outside the 100 year flood plain and should not be placed or constructed in ways that reduce or impede the floodplain. Staff notes that the proposed rezoning is consistent in regard to use, but not the proposed lot sizes.



7. **Rezoning Criteria.** Land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponents' property and adjacent property. Reasonableness is defined as:
 - a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.

8. **Staff Recommendation.** Staff cannot fully support this rezoning request because the proposed rezoning is not consistent with the Master Plan. However, at the time of the adoption of the Master Land Use Plan in 2010, Staff notes that the Rural/Agriculture designation was intended at this location due to water/sewer infrastructure limitations (**See Attached Consultant's Opinion**). With the recent upgrading of the water line along Denham Road, public sewer availability, and compatibility to adjacent residential lots in Sherrington Place, Staff notes that these factors should be given consideration to the rezoning change.

9. **Schedule**
Scheduled for Zoning Commission on March 27, 2014.





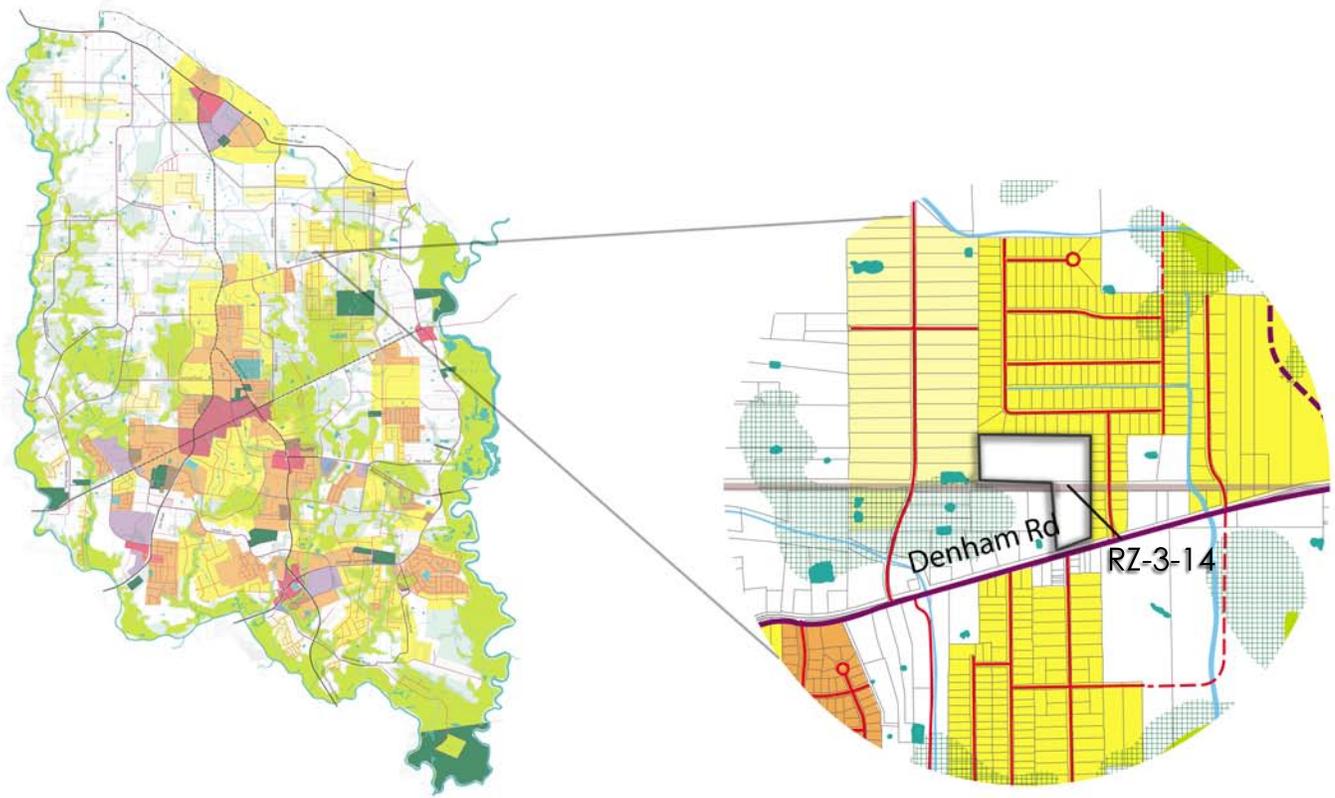
CRAIG ROUTH
14

PROCHE SUBDIVISION

ON DENHAM ROAD
CENTRAL, LA



MASTER PLAN- PHASE TWO LAND USE PLAN



-  Utility
-  Schools
-  Conservation Areas
-  Restricted Greenspace
-  Incentive Greenspace
-  Rural/Agriculture
-  High Density Residential
-  Medium Density Residential
-  Low Density Residential
-  Neighborhood Commercial
-  General Commercial
-  Office/Technology Park
-  City Center
-  Parks/Recreation

Woodrow Muhammad - COC

From: David Barrow - CoC
Sent: Wednesday, March 12, 2014 3:11 PM
To: Woodrow Muhammad - COC
Subject: Denham Rd subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

Woodrow: Please include in the P&Z packets.

Thanks,
David.

3/12/14

David,

As a follow-up to your most recent question about the subdivision on Denham Road, I offer the following. The area was shown as a rural land use when the master plan and land use plan were developed due in part to the water and sewer infrastructure limitations in that area which have, as I understand it, recently been upgraded. The compatibility of this proposal with the neighboring properties, the fact that the property is not in the recommended conservation area, and the considerations I mentioned earlier would tend to recommend acceptance of this proposal. I do still recommend some sort of provisions to tie-in this road with existing roadways to avoid a one entrance subdivision, however.

Sincerely,

Nathan Gaspard
Senior Consultant

ERM
301 Jackson Street, Suite 304
Alexandria, Louisiana
71301

From: Nathan Gaspard [Nathan.Gaspard@erm.com]
Sent: Monday, March 03, 2014 9:30 AM
To: David Barrow - CoC
Subject: RE: Central: Denham Rd Subdivision

David,

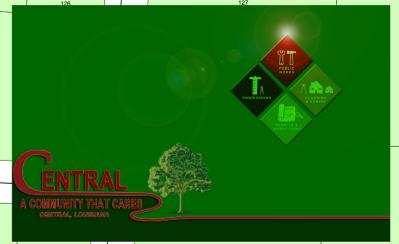
Upon initial review of the preliminary submittal of the Proche Subdivision on Denham Road, I have the following comments:

- Based upon application of the Net Density Calculator for the proposed development, the number of lots falls within the requirements for R-1 subdivision (however, it should be noted that an estimation was made about the amount of the property considered "wetland")
- I would recommend that the end of street cul-de-sac be altered in favor of a "stub out" to the west part of the property. These one entrance/exit subdivisions can cause serious safety (fire and emergency access) and function (traffic problems) in the future, and all efforts should be made to eventually connect this road with another giving outlet to Denham Road or Pinewood Drive as shown on the attached figure.

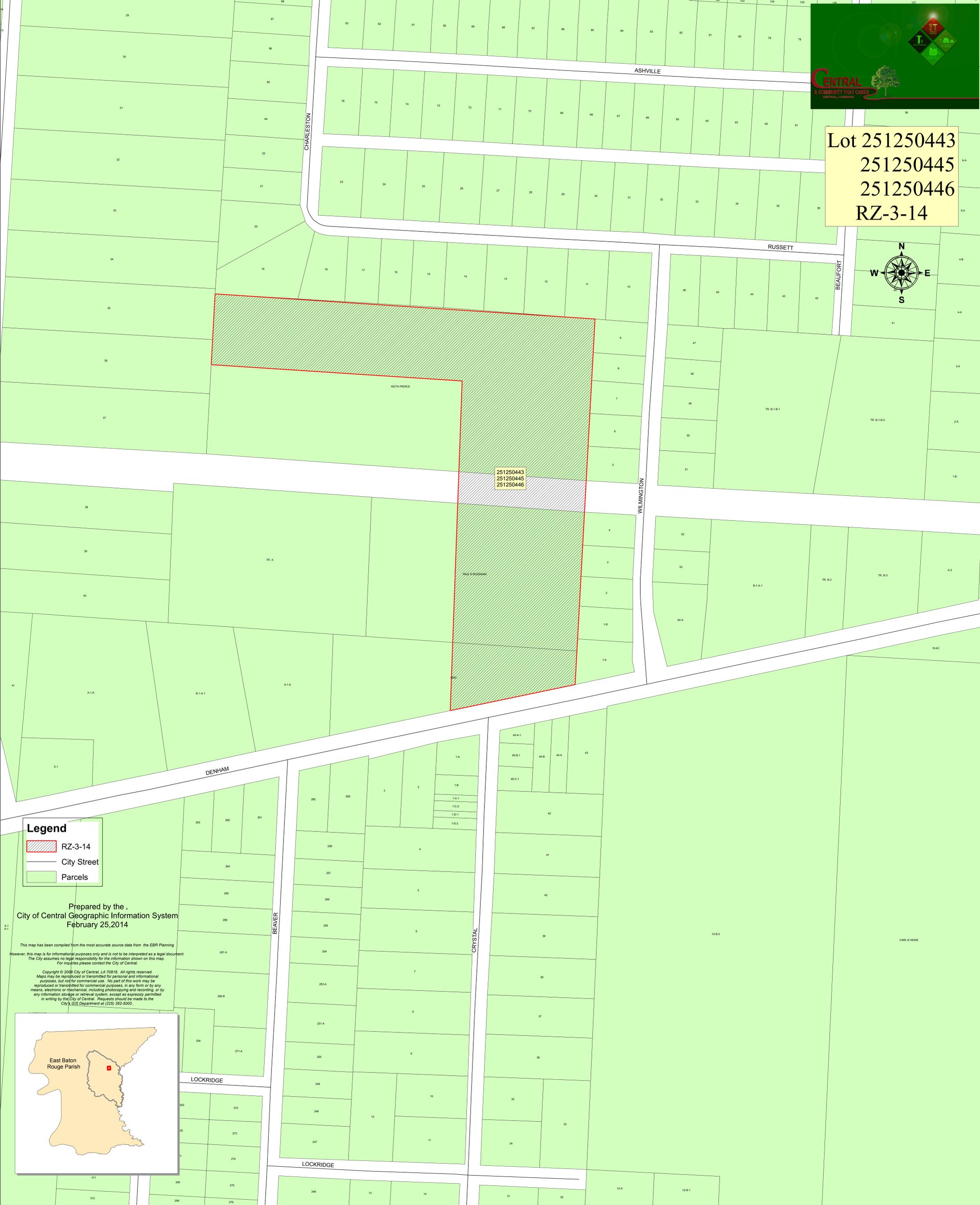
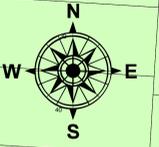
Please let me know if you have questions

Nathan Gaspard
Senior Consultant

ERM
301 Jackson Street, Suite 304
Alexandria, Louisiana
71301



Lot 251250443
251250445
251250446
RZ-3-14



Legend

- RZ-3-14
- 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. The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Central.

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PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: MARCH 27, 14 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: R2-3-14

REQUEST TO REZONE

FROM: RURAL

TO: R-1

OTHER REQUEST

SINGLE FAMILY RESIDENTIAL SUBDIVISION

For More Information Contact
City of Central 262-5000

03/05/2014 09:58