



MEMORANDUM

TO: Zoning Commission  
FROM: Woodrow Muhammad AICP, Planning & Zoning Director  
SUBJECT: **RZ-06-13, REZONING FROM RURAL to B1 (NEIGHBORHOOD BUSINESS DISTRICT ONE)**

LOCATION This property is located 13151 Denham Road which is on the north side of Denham Road between the Joor and Devall Road intersections on Tract C of the former Presley G. Clayton property in Section 30, T5S, R2E, EBR, LA. The proposed rezoning would be the first 600 feet of the property from the front property line adjacent to Denham Road. The applicant is proposing a commercial use to complete long term plans of an existing and/or future business.

EXISTING LAND USE	Undeveloped
PROPOSED LAND USE	1600 sq. ft. Office
MASTER PLAN	Low Density Residential
PRESENT ZONING	Rural
PROPOSED ZONING	B1 (Neighborhood Business District One)
APPLICANT	James L. Weeks

STAFF COMMENTS

1. **Existing land use** is Undeveloped.
2. **Surrounding land uses** include Residential, Commercial, and Institutional (Church).
3. **Existing zoning** is Rural.
4. **Surrounding zoning** is Rural and C2 (Heavy Commercial).
5. **Size of Subject Property** is approximately 2 acres. However, the portion of the property under consideration for rezoning to B1 is the first 600 feet of the property from the front property line adjacent to Denham Road (**See Attached Site Plan**).



6. **Bulk Regulations (Zoning Ordinance Section 6.3)**

Minimum Front Yard Setback, 25'	Met
Minimum Rear and Side Yard Setback, 10' (30' if adjacent to residential district)	Not met, side yard on eastern side of property is 25'
Lot Area, Minimum 10,000 square feet, Maximum of 2 acres	Met
Building Area, maximum 5,000 square feet	Met

7. **Master Plan Statement.** The City of Central Master Use Plan specifies Low Density Residential at the subject property. This classification designates areas of low density development, intended for site-built single family residential construction with a maximum density of 2 units per acre. Minimum allowable densities in these areas should be restricted to one unit per five acres. Staff notes that the proposed rezoning is inconsistent with the Master Plan.

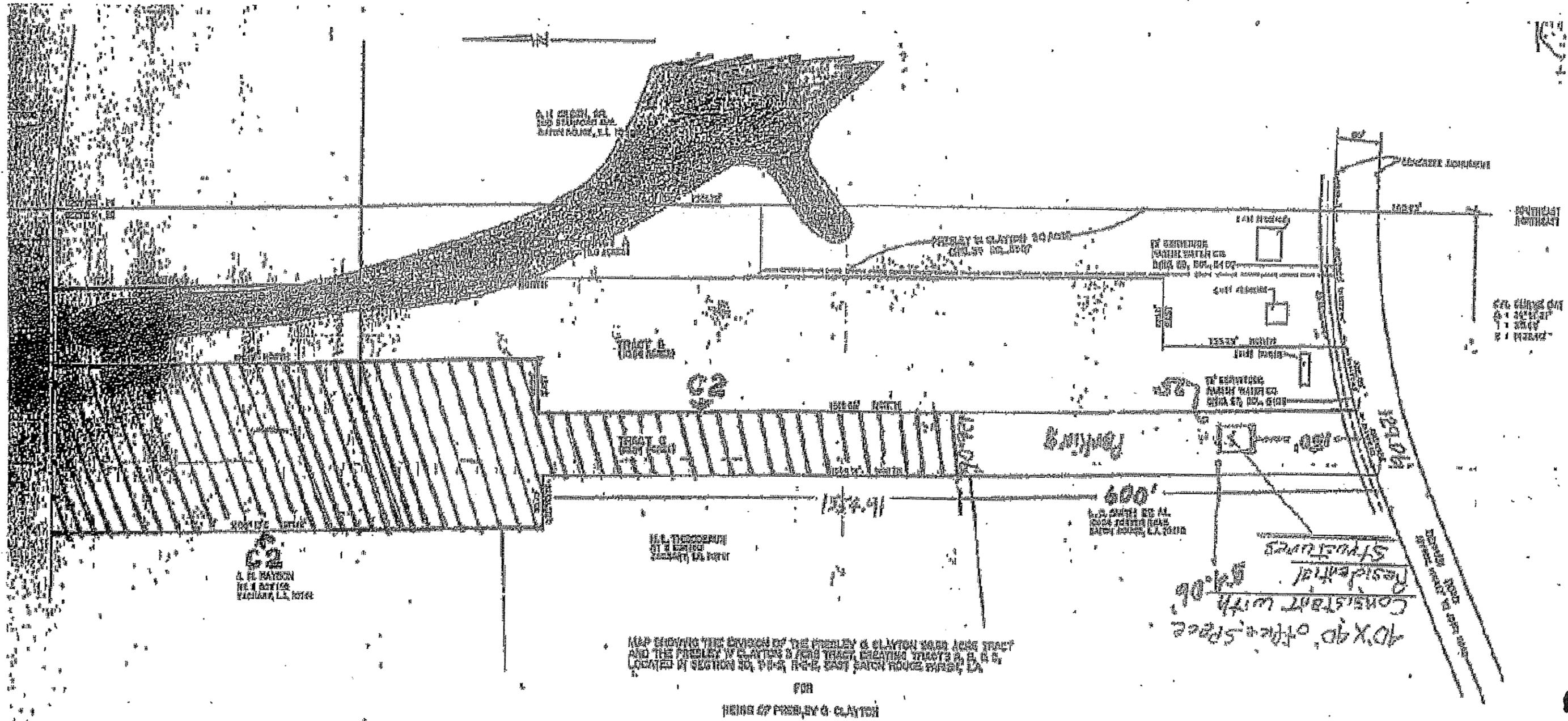
8. **Staff Recommendation.** Staff notes that the proposed rezoning is inharmonious with the Master Plan and would expand a spot zone; therefore, Staff recommends denial.

9. **Schedule**

Scheduled for Zoning Commission on January 23, 2014.

Scheduled for Mayor & City Council on February 25, 2014.



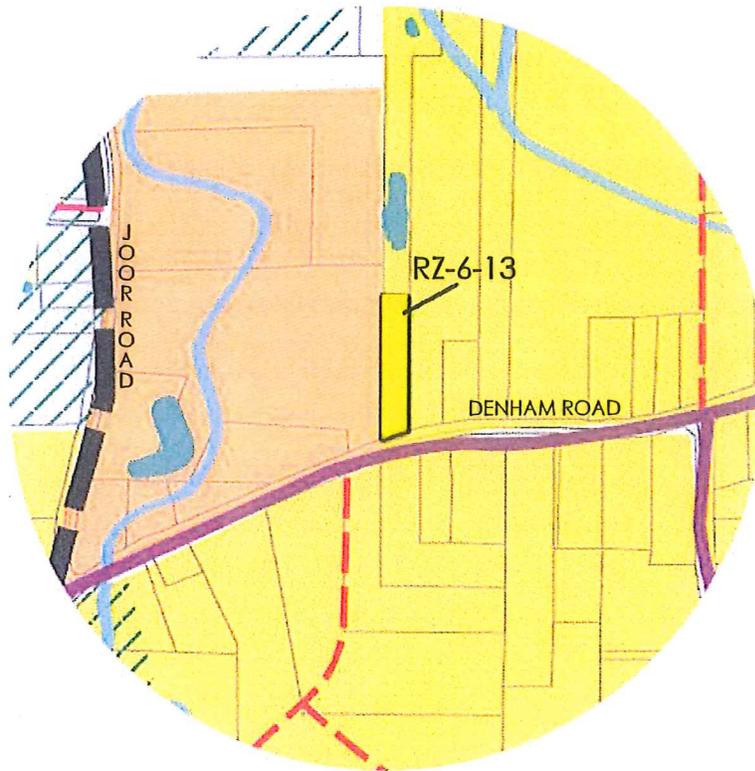


DRAWN BY: *Robert S. Anderson*  
 PROJECT IN CHARGE: SURVEYOR  
 CITY: EAST BAYOU PARISH, LOUISIANA  
 DATE: 9-12-11 P-20495

GENERAL NOTES:  
 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL BEARINGS ARE TRUE BEARINGS.  
 3. THIS SURVEY WAS MADE BY THE METHOD OF TRIANGULATION.  
 4. THE CORNER MARKERS ARE IRON PIPES AND IRON BOLTS.  
 5. THE BOUNDARIES SHOWN ON THIS MAP ARE THE RESULT OF THIS SURVEY.  
 6. THE AREA SHOWN ON THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.  
 7. THE SURVEYOR'S OFFICE IS LOCATED AT 1234 MAIN STREET, NEW ORLEANS, LA.

RZ-6-13 Revised 1/7/14

# 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



# PUBLIC HEARING

CITY OF CENTRAL

## PLANNING & ZONING BOARD

Date: JANUARY 23, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: RZ-6-13

**REQUEST TO REZONE**

FROM: RURAL

TO: B1 (NEIGHBORHOOD BUSINESS DISTRICT)

**OTHER REQUEST**

REZONING IS FOR FIRST 600' OF PROPERTY

For More Information Contact  
City of Central 262-5000

01/03/2014 10:42