



MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **RZ-09-14, REZONING FROM R/A (RURAL/AGRICULTURAL) AND B1 (NEIGHBORHOOD BUSINESS ONE) TO ORD (OFFICE, RESEARCH, AND DEVELOPMENT) FOR THE AN UNSPECIFIED USE TO ENTICE A PROSPECTIVE BUSINESS (FINDINGS OF FACT)**

LOCATION This property is located at 9025 Joor Road and 10984 Lovett Road, Lot C-1 of the former J.L. Fleniken Property and Lot B of the C. J. Brown Property, respectively, and Lot F of the former J. L. Fleniken which is at the southwest corner of the Lovett and Joor Road intersection in Section 82, T6S, R1E, GLD, EBR, LA.

EXISTING LAND USE	Residential/Vacant
PROPOSED LAND USE	Unspecified
MASTER PLAN	Neighborhood Commercial and Rural/Agriculture
PRESENT ZONING	R/A (Rural/Agricultural) & B1 (Neighborhood Business One)
PROPOSED ZONING	ORD (Office, Research, & Development)
APPLICANT	GMACDS, LLC & Donnie Cotten

STAFF COMMENTS

1. **Existing land use** is Residential/Vacant.
2. **Surrounding land uses** include Residential and Institutional (Church).
3. **Existing zoning** is R/A (Rural/Agricultural) and B1 (Neighborhood Business One).
4. **Surrounding zoning** is Rural/Agricultural and R-2 (Single Family Residential Two).
5. **Size of Subject Property** is approximately 1.65 acres.
6. **Master Plan Statement.** The City of Central Master Use Plan specifies Rural/Agriculture and Neighborhood Commercial at the subject property (**See Attachment A**). The Rural/Agriculture designation is intended for minimum density development, specifically agriculture and very low density residential uses. The Neighborhood Commercial land use designation is intended for low intensity development, specifically small scale retail and office development that serves the immediate needs of adjacent residential neighborhoods.



The proposed ORD District is not consistent with the Master Plan. The intent of the ORD District is to provide locations for offices, scientific research facilities, and light industrial and manufacturing. The ORD District is intended to be developed as integrally designed “park-like” settings with high aesthetic standards.

7. **Rezoning Criteria (Section 7.19.7 of the Development Code).**

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. **Consideration of changes in land value, physical environment or economic aspects which tend to limit the usefulness of vacant land or buildings.**
- b. **The proposed zoning change is in keeping with zoning law and precedent, and is not capricious or arbitrary in nature or intent.**

Staff notes that the proposed zoning change may be capricious and arbitrary without a determined use.

- c. **Does not adversely affect the reliance that neighboring property owners or occupants have placed upon existing zoning patterns.**

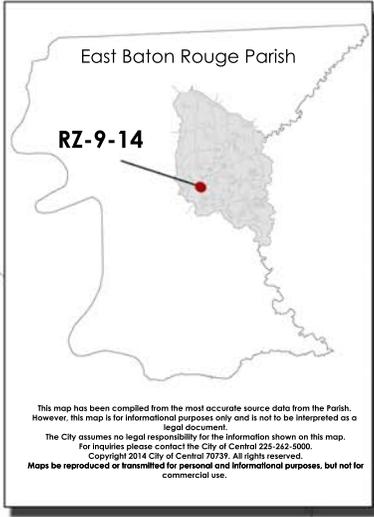
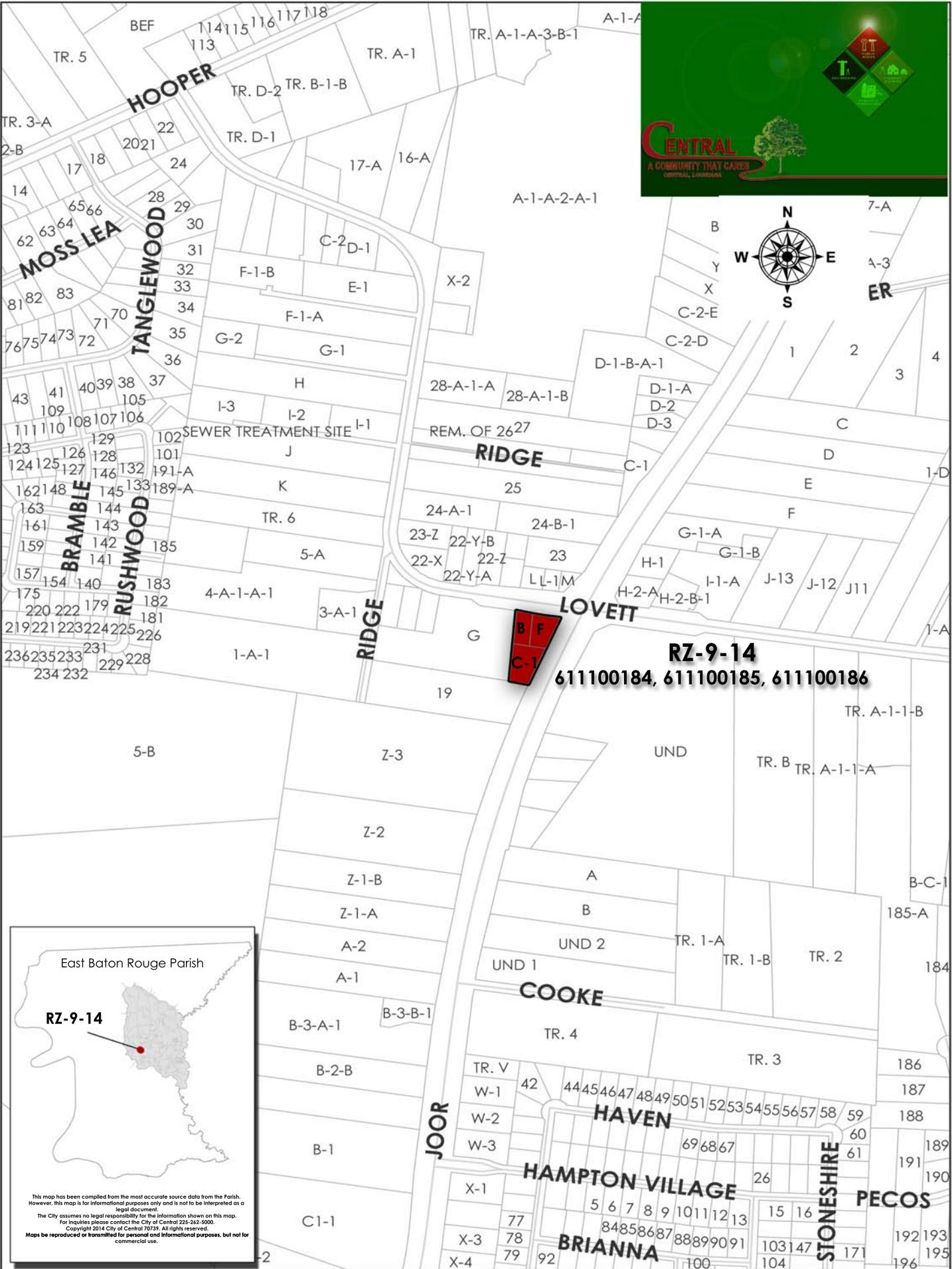
To rezone to ORD could permit uses (i.e. manufacturing) that may adversely impact neighboring properties.

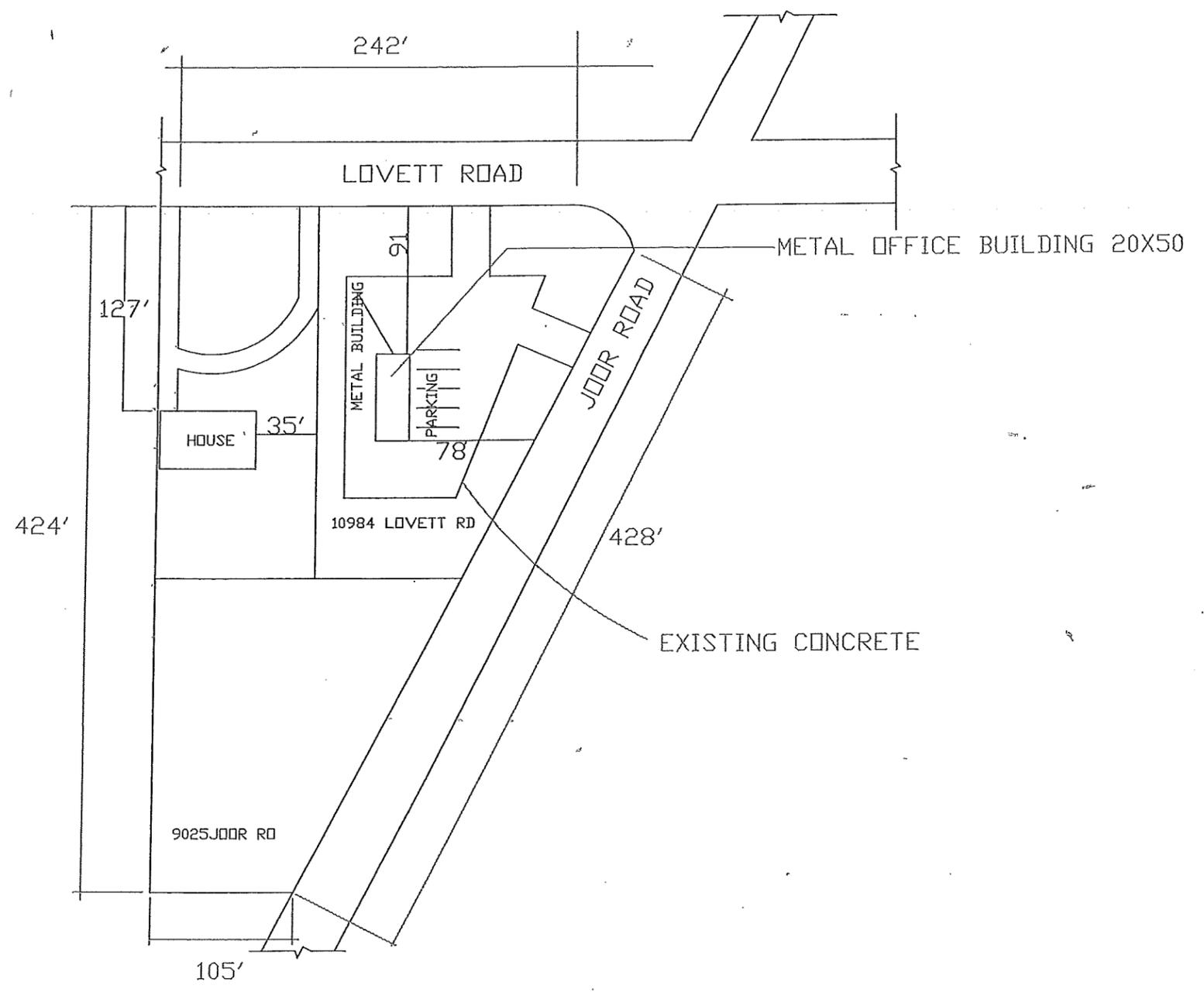
8. **Staff Recommendation.** The City of Central Master Plan specifies Rural/Agriculture and Neighborhood Commercial land use at the subject property. The proposed zoning is not consistent with the Master Plan. Without a specific use and more developed site plan showing how all three parcels are going to be utilized, Staff cannot fully support the rezoning request.

9. **Schedule**

Scheduled for Zoning Commission on December 18, 2014.

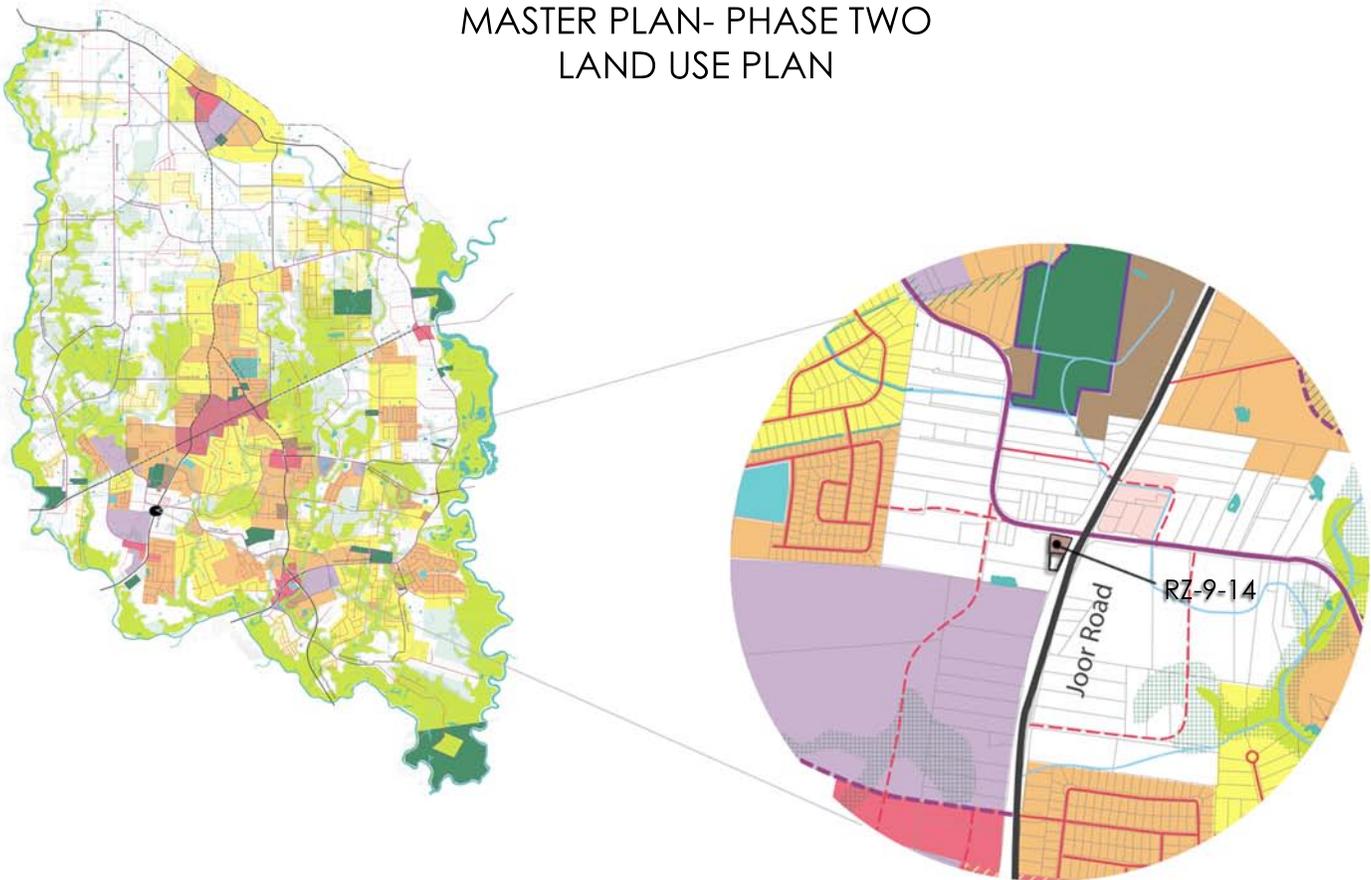


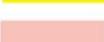




RZ-9-14

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 AND ZONING COMMISSION

Date: Dec. 18, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: RZ-9-14

REQUEST TO REZONE
FROM: RA & BI (Rural/Agricultural
& Neighborhood
Business I)
TO: ORD (Office, Research
& Development)

OTHER REQUEST

For More Information Contact
City of Central 262-5000

11/26/2014 11:16