

MEMORANDUM

TO: Planning Commission
 FROM: Woodrow Muhammad AICP, Planning & Zoning Director
 SUBJECT: **WT-01-14, WIRELESS TOWER SITE PLAN APPROVAL**

LOCATION This property is located at 14485 Greenwell Springs Road near Central Thruway on Tract Y-2-B in Section 38, T6S, R2E, GLD, EBR, LA.

EXISTING LAND USE Commercial Shopping Center

PRESENT ZONING Rural

MASTER PLAN General Commercial

LOT ID NUMBER 611020213

APPLICANT Timothy Romanowski

PROPOSAL The applicant is proposing a 150' cell tower. The applicant is requesting two variances: (1) to exceed the maximum height of 120 feet in the Rural District, and (2) to reduce the side setback requirements to adjacent residential properties. **(Please see table below)**

STAFF COMMENTS

1. **Existing land use** is Commercial Shopping Center.
2. **Surrounding land uses** include Commercial, Residential, and Rural/Undeveloped.
3. **Existing zoning** is Rural.
4. **Surrounding zoning** is Rural, C1 (Light Commercial District), LC-2 (Light Commercial Two District).
5. **Size of Subject Property** is approximately 7.2 acres. The applicant is proposing to lease a 10,000 square foot portion of the property. **(See Attachment A, Legal Description)**
6. **Waivers, Section 14.4**

| Requirement | Proposed |
|--|--|
| Maximum Height (120 feet) | 150 foot monopole |
| Minimum Residential Setback, 200 feet or 1 ½ x height, whichever is greater. (225 feet) | 136.7' approx. from northern residential property line, 116.8' approx. from southern residential property line |



7. **Master Plan Statement.** The City of Central Master Use Plan specifies General Commercial at the subject property. This classification designates areas of moderate to high intensity development intended for medium to large scale retail and office development that serves several neighborhoods as well as areas immediately outside the City. These areas are designated as "Town Centers" in the Master Plan and should be restricted to development of integrated grouping of retail and office facilities with shared access and parking. This classification should be restricted to properties with access to arterial class roadways or be required to upgrade existing roadways to arterial classification if it does not exist. Staff notes that the wireless tower is consistent with the Master Plan.
8. **Staff Recommendation.** Staff notes that the Master Plan specifies General Commercial at the proposed location of the Wireless Tower facility. To this date, Staff has not received any inquiries or concerns regarding this proposal. Staff has recommended the applicant to provide a landscape buffer around the periphery of the cell tower (in addition to the required privacy fence) to screen the base of the tower from adjacent properties.
9. **Schedule**
Scheduled for Planning Commission on February 27, 2014.



CARL MISTRIC P.R.L.S.
CHAIRMAN
RUSSELL MISTRIC P.R.L.S.
PRESIDENT

C. M. STRIC SURVEYORS, INC.

TELEPHONE (225) 292-3953
FACSIMILE (225) 293-8503
E-MAIL cm1stric@cm1stric.com

11841 COURSEY BLVD
BATON ROUGE, LA 70816

LEGAL DESCRIPTION (PROPERTY)

A CERTAIN PIECE OR PARCEL OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN SECTION 38, T6S, R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, DESIGNATED AS PARCEL "Y-2-B" ON A SURVEY OF LESTER A. MCLIN, JR., R.P.L.S. NO. 4470, DATED 8/12/85, REVISED 9/10/85, AND 6/19/86, AND DESCRIBED ON SAID SURVEY AS FOLLOWS:

COMMENCE AT THE CONCRETE MONUMENT WHICH MARKS THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRINGS ROAD (LA. 37) AND THE MOST SOUTHERLY POINT OF THE EASTERLY RIGHT OF WAY LINE OF SULLIVAN ROAD; THENCE N 24° 02' 00" E ALONG THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRINGS ROAD A DISTANCE OF 200.00 FEET; THENCE N 21° 10' 16" E ALONG THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRINGS ROAD A DISTANCE OF 100.40 FEET; THENCE N 24° 02' 00" E ALONG THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRINGS ROAD A DISTANCE OF 277.81 FEET TO THE POINT OF BEGINNING

THENCE FROM THE POINT OF BEGINNING PROCEED N 65° 57' 59" W A DISTANCE OF 250.13 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SULLIVAN ROAD TO A POINT AND CORNER; THENCE PROCEED N 14° 35' 00" E ALONG THE EASTERLY RIGHT OF WAY LINE OF SULLIVAN ROAD A DISTANCE OF 59.46 FEET TO A POINT AND CORNER; THENCE PROCEED ALONG THE EASTERLY RIGHT OF WAY LINE OF SULLIVAN ROAD ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING AN INTERIOR ANGLE OF 03° 57' 16", A RADIUS OF 4337.19 FEET AND A LENGTH OF 299.34 FEET TO A POINT AND CORNER; THENCE PROCEED S 88° 19' 49" E A DISTANCE OF 321.40 FEET TO A POINT AND CORNER; THENCE PROCEED N 10° 48' 11" E A DISTANCE OF 221.47 FEET TO A POINT AND CORNER; THENCE PROCEED N 46° 06' 53" W A DISTANCE OF 145.60 FEET TO A POINT AND CORNER; THENCE PROCEED N 58° 21' 30" E A DISTANCE OF 207.53 FEET TO A POINT AND CORNER; THENCE PROCEED S 47° 30' 00" E A DISTANCE OF 229.58 FEET TO A POINT AND CORNER; THENCE PROCEED S 40° 37' 53" W A DISTANCE OF 206.84 FEET TO A POINT AND CORNER; THENCE PROCEED S 46° 06' 53" E A DISTANCE OF 65.81 FEET TO A POINT AND CORNER; THENCE PROCEED S 35° 49' 56" E A DISTANCE OF 251.33 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRINGS ROAD TO A POINT AND CORNER; THENCE PROCEED S 56° 01' 51" W ALONG THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRING ROAD A DISTANCE OF 134.80 FEET TO A POINT AND CORNER; THENCE PROCEED ALONG THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRINGS ROAD ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING A CENTRAL ANGLE OF 07° 10' 38", A RADIUS OF 3423.83 FEET AND A LENGTH OF 428.89 FEET TO A POINT AND CORNER; THENCE PROCEED N 65° 57' 59" W A DISTANCE OF 70.02 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 313,806.24 SQUARE FEET OR 7.204 ACRES.

CARL MISTRIC P R L S
CHAIRMAN
RUSSEL L MISTRIC P R L S
PRESIDENT

C. MISTRIC
SU VEVORS, INC.

TELEPHONE (225) 292-3953
FACSIMILIE (225) 293-8503
E MAIL cm1stnc@cm1stnc.com

11841 COURSEY BLVD
BATON ROUGE LA 70816

LEGAL DESCRIPTION (LEASE AREA)
100' X 100' LEASE AREA

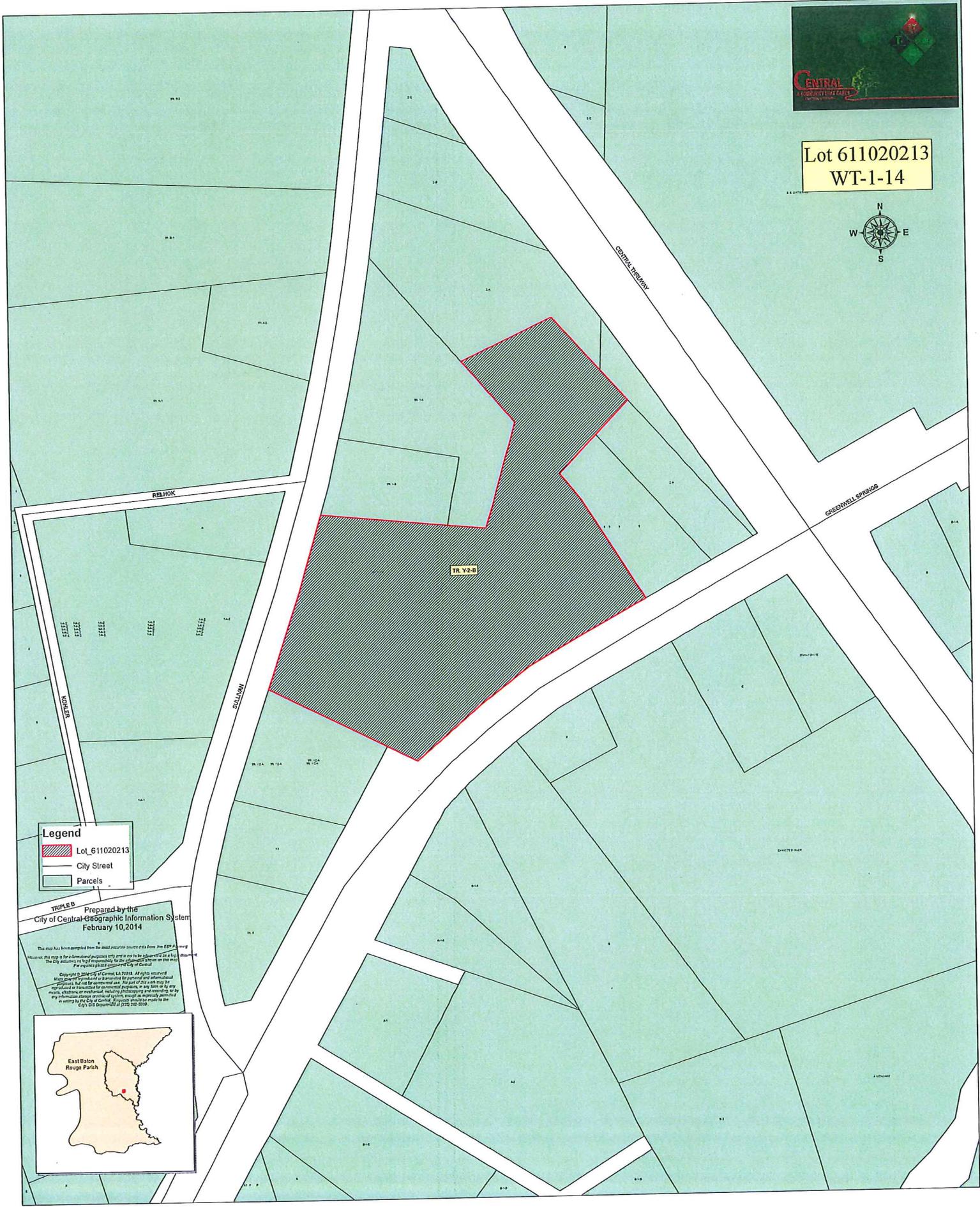
A CERTAIN PIECE OR PARCEL OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATED IN SECTION 38, T6S, R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA, DESIGNATED AS 100' X 100' LEASE AREA AS SHOWN ON SAID SURVEY AS FOLLOWS

COMMENCE AT THE CONCRETE MONUMENT WHICH MARKS THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRINGS ROAD (LA. 37) AND THE MOST SOUTHERLY POINT OF THE EASTERLY RIGHT OF WAY LINE OF SULLIVAN ROAD; THENCE N 24°02'00" E ALONG THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRINGS ROAD A DISTANCE OF 200.00 FEET; THENCE N 21°10'16" E ALONG THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRINGS ROAD A DISTANCE OF 100.40 FEET; THENCE N 24°02'00" E ALONG THE NORTHERLY RIGHT OF WAY LINE OF GREENWELL SPRINGS ROAD A DISTANCE OF 277.81 FEET; THENCE N 65°57'59" W A DISTANCE OF 250.13 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SULLIVAN ROAD TO A POINT AND CORNER; THENCE PROCEED N 14°35'00" E ALONG THE EASTERLY RIGHT OF WAY LINE OF SULLIVAN ROAD A DISTANCE OF 59.46 FEET TO A POINT AND CORNER; THENCE PROCEED ALONG THE EASTERLY RIGHT OF WAY LINE OF SULLIVAN ROAD ALONG THE ARC OF A CURVE TO THE LEFT, SAID ARC HAVING AN INTERIOR ANGLE OF 03°57'16", A RADIUS OF 4337.19 FEET AND A LENGTH OF 299.34 FEET TO A POINT AND CORNER; THENCE PROCEED S 88°19'49" E A DISTANCE OF 321.40 FEET TO A POINT AND CORNER; THENCE PROCEED N 10°48'11" E A DISTANCE OF 221.47 FEET TO POINT AND CORNER; THENCE PROCEED N 29°11'24" E A DISTANCE OF 75.23 FEET TO THE POINT OF BEGINNING.

THENCE FROM THE POINT OF BEGINNING PROCEED N 40°37'53" E A DISTANCE OF 100.00 FEET TO A POINT AND CORNER; THENCE PROCEED S 49°22'07" E A DISTANCE OF 100.00 FEET TO A POINT AND CORNER; THENCE PROCEED S 40°37'53" W A DISTANCE OF 100.00 FEET TO A POINT AND CORNER; THENCE PROCEED N 49°22'07" W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING SAID LEASE AREA CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES



Lot 611020213
WT-1-14

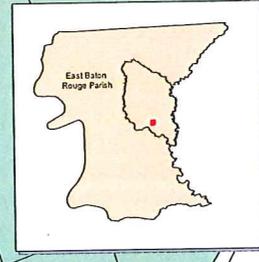


Legend

- Lot 611020213
- City Street
- Parcels

Prepared by the
City of Central Geographic Information System
February 10, 2014

This map has been compiled from the most accurate source data from the GIS City of Central. The City assumes no legal responsibility for any inaccuracies or omissions on this map. The user should consult the City of Central for more information.



Copyright © 2014 by Central LA 70118. All rights reserved. This map and its contents are provided for personal and non-commercial use only. No part of this map may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, except as expressly permitted in writing by the City of Central. All requests should be made to the City of Central at 225-383-2200.

PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: FEB. 27, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: WT-1-14

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST

WIRELESS TOWER

For More Information Contact
City of Central 262-5000

01/30/2014 10:59