

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **PV-2-15 PAVING WAIVER FOR A PRIVATE SERVITUDE OF ACCESS**

LOCATION These properties are located on the north side of Denham Road across from the Devall Road intersection in Section 47 T5S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Low Density Residential
PRESENT ZONING	R1 (Single Family Residential One)
LOT ID NUMBER	251240483, 251240481
APPLICANT	Hunter & Laura Gerald

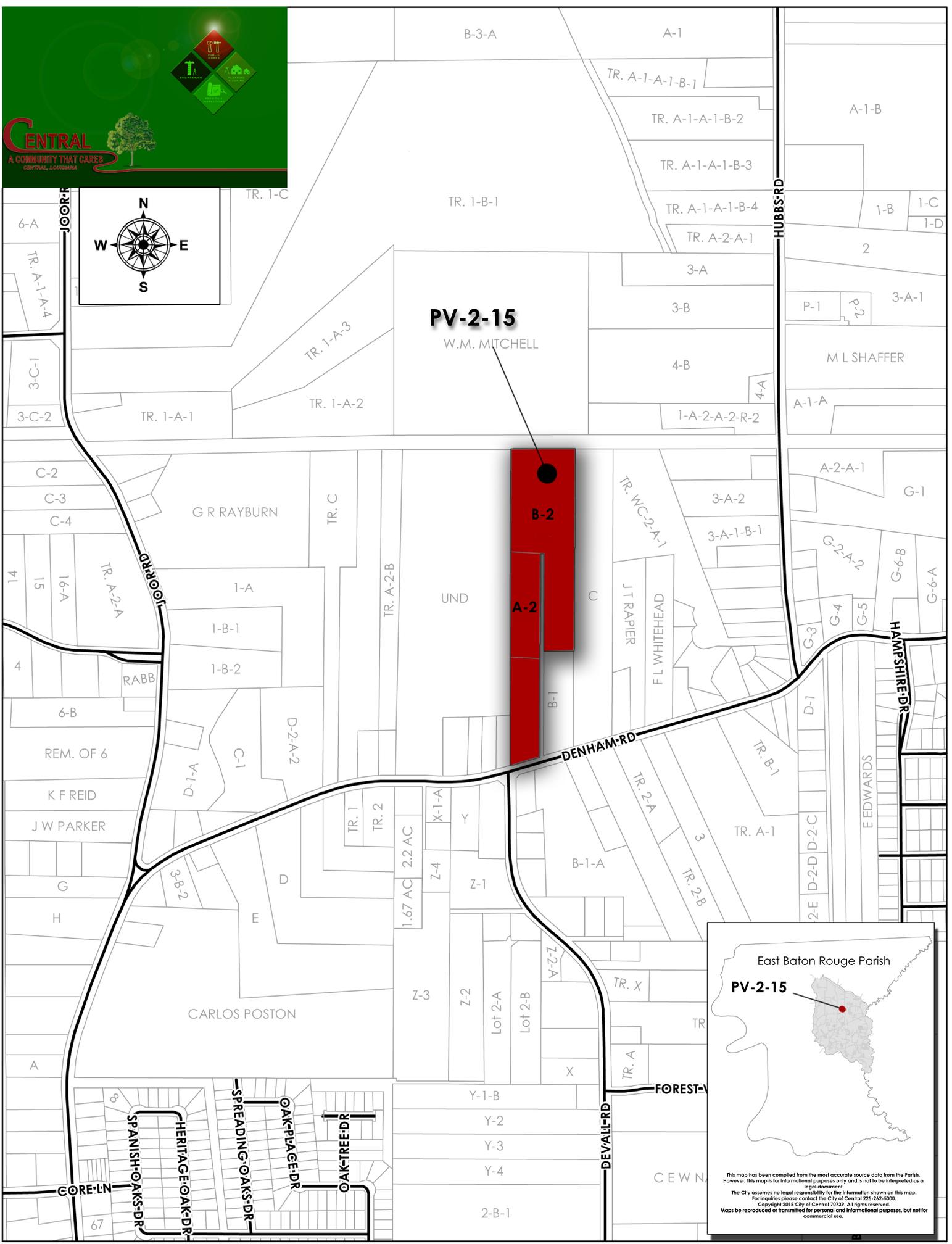
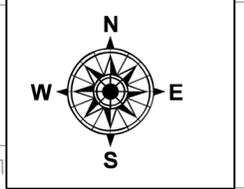
STAFF COMMENTS

1. **Size** of subject property is approximately 14 acres.
2. **Background** A subdivision creating the subject properties was approved in 2010 with the stipulation that no building permits shall be issued until the existing private servitude of access is improved to the required standards. In 2010, the subject properties were zoned Rural which required the private servitude of access to be gravel, crushed limestone, or equivalent four inches thick. The city subsequently rezoned the properties to the R1 Zoning District in July of 2014. Private servitudes of access in R1 are required to be a minimum of six inch thick concrete the entire length. The applicant is requesting a waiver of **Section 7:13.6 (9)c** of the **Development Code** which requires private servitudes of access in the R1 Zoning District to be constructed with a minimum of six inch thick concrete its entire length and be at least 22 feet wide.
3. **Access** Public and Private Servitude of Access
4. **Master Plan Statement** The subject property is designated as Low Density Residential on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** Staff would advise the Commission to consider the waiver request due to the existing rural character of the area. If the waiver is approved, the Staff would further advise that the applicant comply with the Rural/ Agriculture standards for private servitudes of access which state that private servitudes of access be a minimum of thirty feet wide with a paved six-inch concrete or asphalt apron at least 20 feet wide by 30 feet long from the edge of the public road. The remaining portion of the private access servitude may be constructed of gravel, crushed limestone, or equivalent four inches thick as approved by the Department of Public Works and shall be at least twenty (20) feet wide within the 30-foot servitude of access.



6. Scheduled for Planning Commission Meeting on **October 22, 2015.**





East Baton Rouge Parish

PV-2-15

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PUBLIC HEARING

CITY OF CENTRAL
PLANNING AND ZONING COMMISSION

Date: 10/22/2015 Time: 9pm
14025 Greenwell Springs Rd.

Case Number: PN-2-15

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST

Paving Waiver Sec 7:13.6(9)
(Limestone instead of concrete)

For More Information Contact
City of Central
13525
Denham 10/01/2015 09:40
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