



MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **RZ-04-15, REZONING FROM B1 TO B3 FOR THE EXPANSION OF AN EXISTING RESTAURANT WITH CONDITIONAL USE APPROVAL FOR A PROPOSED CATERING/DANCE HALL**

LOCATION This property is located at 9550 Hooper Road which is located at the southeast corner of the Hooper Road and Shady Bluff Drive intersection on Lots 1 and 2 of the Winchester Subdivision in Section 80, T6S, R1E, GLD, EBR, LA.

EXISTING LAND USE	Commercial - Restaurant
PROPOSED LAND USE	Commercial – Restaurant & Catering Facility with Dance Hall
MASTER PLAN	Rural/Agriculture & Conservation Areas
PRESENT ZONING	B1 (Neighborhood Business One) with previous alcoholic beverage approval
PROPOSED ZONING	B3 (General Commercial Business Three) with Conditional Use Approval for a Proposed Catering/Dance Hall
APPLICANT	Charles Hebert

BACKGROUND

The applicant operates an existing restaurant/produce market. The applicant is seeking to add additional seating and a lobby to the existing restaurant and plans to build a catering/dance hall in the future.

STAFF COMMENTS

1. **Existing land use** is Commercial (Restaurant).
2. **Surrounding land uses** include Commercial and Residential.
3. **Existing zoning** is B1 (Neighborhood Business One) with previous alcoholic beverage approval.
4. **Surrounding zoning** is B1 (Neighborhood Business One) and R/A (Rural/Agricultural).
5. **Size of Subject Property** is approximately 2.11 acres.



6. **Master Plan Statement.** The City of Central Master Use Plan specifies Rural/Agriculture and Conservation Areas at the subject property (**See Attachment A**). The proposed rezoning is not consistent with the Master Plan, however the property is zoned and used for commercial purposes.
7. **Rezoning Criteria.** Land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property.

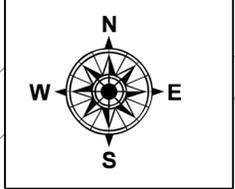
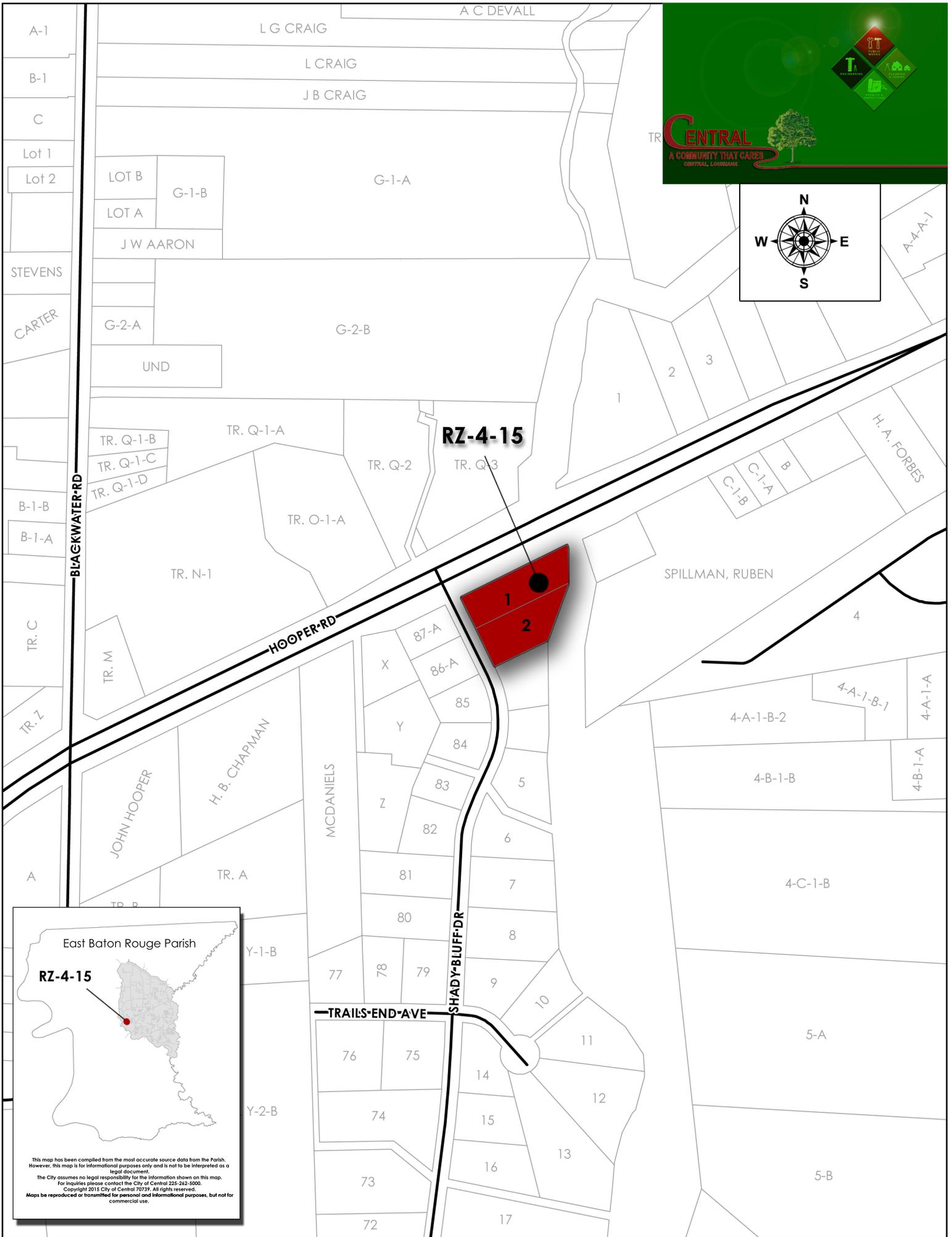
Reasonableness is defined as:

- 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. **Parking Requirements.** The Zoning Code requires 1 parking space per 100 sq. ft. of restaurant space plus an additional 15% parking spaces of the total requirement. Based on the submitted site plan dated October 14, 2015, the applicant has met the parking requirements with 140 parking spaces.
 9. **Staff Recommendation.** Staff cannot fully support this rezoning request because it is not consistent with the Master Plan. However, Staff notes that consideration should be given to this rezoning due to the existing commercial land use character.

Staff notes that if this request is approved by the Commission, the applicant shall meet all landscaping and screening requirements per the Zoning Code. In particular, all parking areas adjoining or fronting on any residential property shall be screened by a wall or fence not less than five feet high or a densely-planted compact hedge not less than five feet in height. A landscape buffer with plantings at least 3 feet high across the property on the public street sides shall be provided for all parking areas (**Section 16.2(I)(3)**). Additionally, all dumpsters and garbage receptacles shall be enclosed by masonry walls on three sides with the door to the receptacle area painted to match the masonry (**Section 8.3F**). Furthermore, Staff notes that illumination of the parking areas shall be arranged so as not to reflect rays of light into adjacent residential districts and streets (**Section 16.2(I)(4)**).

10. **Schedule**
Scheduled for Zoning Commission on October 22, 2015.





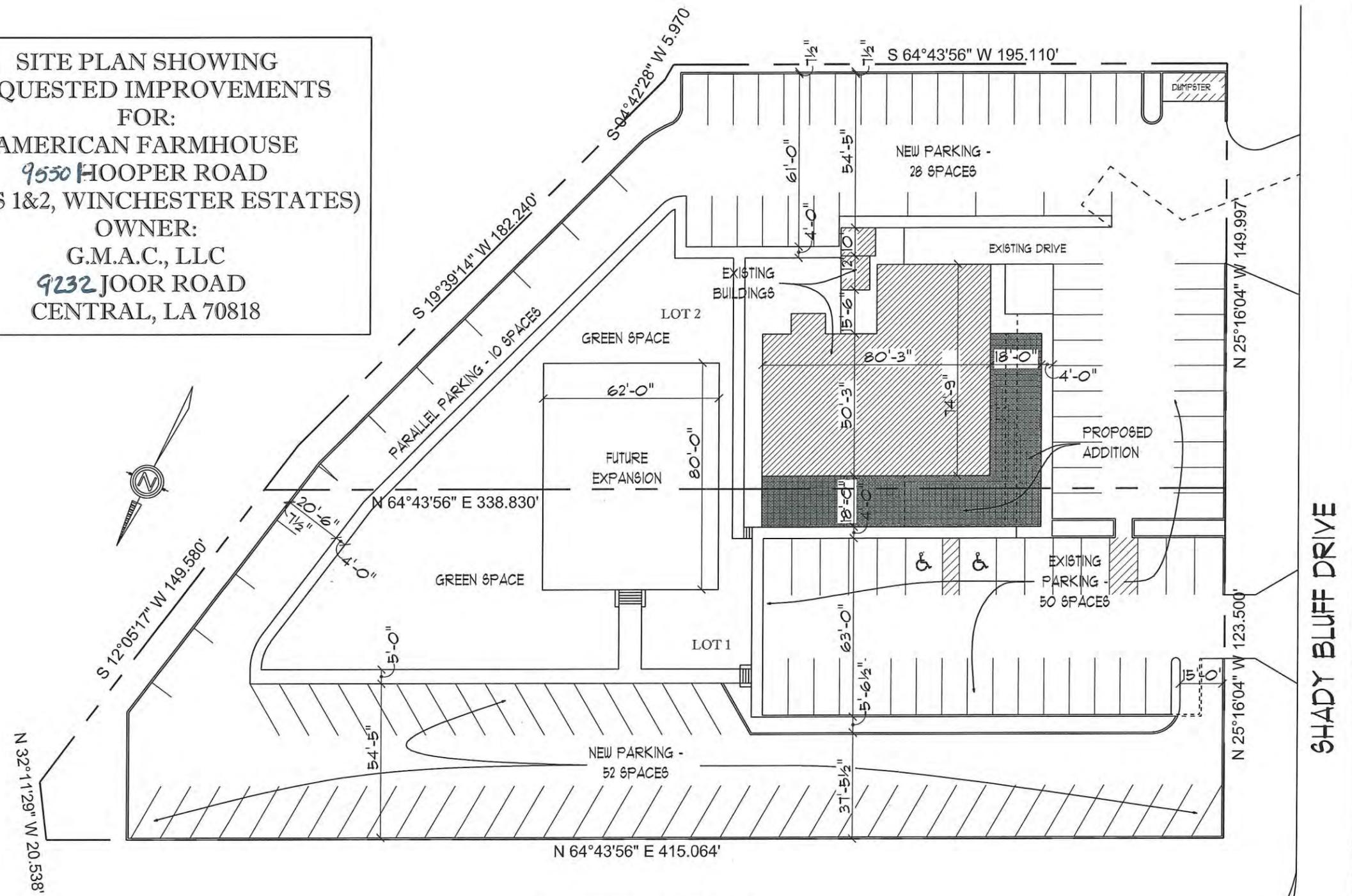
East Baton Rouge Parish

RZ-4-15

This map has been compiled from the most accurate source data from the Parish. However, this map is for informational purposes only and is not to be interpreted as a legal document.

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SITE PLAN SHOWING
 REQUESTED IMPROVEMENTS
 FOR:
 AMERICAN FARMHOUSE
 9550 HOOPER ROAD
 (LOTS 1&2, WINCHESTER ESTATES)
 OWNER:
 G.M.A.C., LLC
 9232 JOOR ROAD
 CENTRAL, LA 70818



TOTAL PARKING SPACES SHOWN: 140

SITE PLAN
 SCALE: 1" = 40'

HOOPER ROAD



TKMA DRAFTING & DESIGN, LLC

(225) 773-1675

RESIDENTIAL & COMMERCIAL DESIGN & DRAFTING SERVICE

DATE	10/14/2015
DRAWING NAME	SITE PLAN
CADD FOLDER	
CADD FILE	
DRAWN BY	KM
SHEET NUMBER	1 of 1

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

PUBLIC HEARING

CITY OF CENTRAL

PLANNING AND ZONING COMMISSION

Date: 10/22/2015 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: BZ-4-15

REQUEST TO REZONE

FROM: B1 (Neighborhood Business One)

TO: B3 (General Commercial Business Three)

OTHER REQUEST
for expansion of

Existing Business

For More Information Contact

City of Central

9950
Hooper Rd

County 10/01/2015

262-10701/2015

www.central-la.gov

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