

PUBLIC NOTICE

The City of Central Planning & Zoning Commission will hold a public hearing on Thursday, October 27, 2016 at 6:00 pm at the Kristenwood Meeting Facility, 14025 Greenwell Springs Rd, Central, LA 70739 to consider the following item(s):

EOP-7-16 Exchange of Property between Tract A-1-A-1, A-2 & B of the Messer Property

This property is located on the west side of Greenwell Springs Road south of the Magnolia Bridge Road intersection in Section 78, , T6S, R2E, GLD, EBR, LA. The applicant is adjusting the property lines between three adjoining tracts. (Applicant: Stephen Lacour)

SS-14-16 Subdivision of Tract B-4 of the Indian Mound Plantation Subdivision This property is located at the north end of White Oak Run Drive near the end of Blackstone Drive of the Twin Lakes Subdivision in Section 41, T5S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use with a waiver request of **Section 7:13.6(9)(d)** of the **Development Code**. The applicant request not to improve the existing ten foot drive to the required twenty feet in width. (Applicant: Darvin W. Ferguson)

SS-15-16 Subdivision of Tract Z-4 of the Bellingrath Estates Subdivision 3rd Filing (This is a companion case to RZ-2-16) This property is located at the end of Sun Court intersection near the Abundance Drive intersection on Tract Z-4 in Section 73, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into four for single family residential land use. (Applicant: Larry K. Sullivan)

SS-16-16 Subdivision of Tract B-1-C-1-A-2-C- 3 of the Walter Achord Estate This property is located at the end of Refuge Lane on the east side of Blackwater Road north of the Arleen Avenue intersection in Section 12, T6S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two for single family residential land use and dedicate a private servitude of access. (Applicant: Stephen Lacour)

CUP-3-16 Conditional Use Permit for Alcohol Consumption within a Restaurant This property is located at 14455 Wax Road Suite Y of the Wax Pointe Shopping Center on a portion of Tract B-2-B-1-A which is on the north side of Wax Road between the Sullivan Road and Willowbrook Drive intersections in Sections 8 & 9, T6S, R2E, GLD, EBR, LA. The applicant is requesting conditional use approval for consumption of alcohol within a new restaurant in the **B4 (General Commercial Business Four) Zoning District**. (Applicant: Ismet Nezaj)

RZ-2-16 Rezoning from R1 to R2 for Single Family Residential Land Use (This is a companion case to SS-15-16) This property is located at the end of Sun Court intersection near the Abundance Drive intersection on Tract Z-4 in Section 73, T6S, R2E, GLD, EBR, LA. The applicant is requesting to rezone four proposed single family residential lots from the **R1 (Single Family Residential One) Zoning District** to the **R2 (Single Family Residential Two) Zoning District**. (Applicant: Larry K. Sullivan)

RZ-3-16 Rezoning from RA to R3 for Townhomes This property is located on the south side of Denham Road east of the Crystal Drive intersection on Lot 43 of Crystal Place Subdivision in Section 48, T5S, R2E, GLD, EBR, LA. The applicant is requesting to rezone one lot from the **RA (Rural/Agriculture) Zoning District** to the **R3 (Single Family Attached/Multi-Family Residence District Three)** in order to build townhomes. (Applicant: Dustin St. Pierre)

RZ-4-16 Rezoning from B1 to B2 with Conditional Use Permit for an Animal Hospital with a Kennel This property is located at 18364 Magnolia Bridge Road which is on the south side of Magnolia Bridge Road west of the Greenwell Springs Road intersection on Lot F of the L.E. Kennard Property in Section 66, T6S R2E GLD, EBR, LA. The applicant request conditional use permit approval for a veterinary clinic in the requested **B2 (Neighborhood Business Two) Zoning District**. (Applicant: Chris Hayes)

Proposed Ordinance to Amend Section 12.3 of the Comprehensive Zoning Code The proposed ordinance reduces the minimum area for properties in the **Rural/ Agriculture Zoning District** designated Conservation, or Restricted, Incentive Greenspace on the Master Plan Phase Two Land Use Plan from 3 acres to 1 acre and the minimum lot width from 250 to 150 feet. (Sponsor: Councilman Evans)

Proposed Ordinance to Amend Section 16.2 H.6 of the Comprehensive Zoning Code The proposed ordinance waives with conditions the prohibition of recreational vehicles from being "used for living, sleeping, or housekeeping purposes in any zoning district, unless within a regulated recreational vehicle park" and from being parked "in the first 30 feet of the front yard driveway of a residential district. (Sponsor: Councilman Evans)