

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, December 17, 2015 at 6:00pm
Central High School Auditorium
10200 E. Brookside Drive
www.central-la.gov

THE FOLLOWING PROCEDURES AND RULES APPLY TO PUBLIC COMMENT:

In accordance with rules of procedure, all items on these agendas are open for public comment.

1. A statement setting forth the applicant's proposal, together with the Planning Commission Staff recommendation, will be made by the Planning Director after which the applicant and the public will be heard. Before speaking on the proposal, each speaker shall give his or her name and address and state who he/she is representing. Anyone speaking as a civic association representative shall document that their presented views are those of the organization.
2. Applicant or applicant's representatives for the proposal will speak first for a period not to exceed fifteen (15) minutes. Proponents for the proposal will speak second and a period of three (3) minutes will be allowed for each proponent. Opponents or other interested parties will speak next and a period of three (3) minutes will be allowed for each opponent. There will be no limit to the number of persons who may speak, but speakers are encouraged to avoid duplication in their presentations.
3. Applicant will be allowed a total period of five (5) minutes to offer rebuttal. Opponents will not be allowed to rebut.
4. The Commission Members may ask any questions and make comments, but are urged to cooperate in an effort to spend no more than fifteen (15) minutes in discussion of a case after all speakers have been heard.
5. Items on the Consent Agenda will not have time allocated for speaking, unless there is a member of the public present at the meeting who wishes to speak on the item. In such cases, the proposal will follow the standard.
6. Planning Commission items are finally resolved by the Planning Commission without further action by the City Council. Zoning Commission matters heard tonight, unless specifically stated otherwise, will be heard by the Central City Council on **Tuesday, January 27, 2016**, unless the case is deferred by the Commission. Denial of a zoning item by the Zoning Commission is final unless the item is requested by Council to be heard within sixty (60) days of the Zoning Commission decision.

AGENDA
CITY OF CENTRAL PLANNING COMMISSION
Thursday, December 17, 2015, 6:00 P.M.
Central High School Auditorium
10200 E. Brookside Drive

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Roll Call
4. Recitation of Rules
5. Approval of Minutes (October 22, 2015 Planning Commission Meeting)
6. Amendments and Consent Agenda

None

PUBLIC HEARING CASES (OLD BUSINESS):

None

PUBLIC HEARING CASES (NEW BUSINESS):

7. **EOP-7-15 Exchange of Property between Tracts A-3-A-1-B and A-3-A-1-A-1 of the former Anna Dyer Reed Property** This property is located on the west side of Greenwell Springs Road south of the Liberty Road intersection in Section 41 T5S, R2E, GLD, EBR, LA. The applicant is requesting to adjust the property lines between two adjoining properties. (Applicant: Todd & Shirley David)
8. **SS-19-15 Subdivision of Lot B-9C of Northeast Place Subdivision** This property is located at the northeast corner of Northeast Street and Core Lane in Section 30, T5S R2E, GLD, EBR, LA. The applicant is requesting to create two additional lots for single family residential use. (Applicant: Vivian Jenelle Lawrence)
9. **SS-20-15 Subdivision of Tract B-1-C-1-A-2-C of the Now or Former Walter Achord Property.** This property is located on the east side of Blackwater Road north of the Arlene Avenue intersection in Section 12, T5S, R1E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into three for single family residential land use and dedicate a private servitude of access. (Applicant: Stephen Lacour)
10. **PV-3-15 Paving Waiver for a Residential Driveway** This property is located a 7615 Conestoga Drive on Lot 190 of Comite Hills Fourth Filing Subdivision which is on the northwest corner of Pecos Avenue and Conestoga Drive in Section 40 and 77, T6S, R2E, GLD, EBR, LA. The applicant is requesting a limestone driveway the entire length in order to preserve existing trees. (Applicant: Michael Kenaley)

11. Announcements

12. Adjourn

The item(s) on this Agenda that are recommended for approval by the Commission will be heard by the Central City Council on **January 27, 2016**, unless the item(s) is deferred by the Commission or specifically stated otherwise.

AGENDA
CITY OF CENTRAL ZONING COMMISSION
Thursday, December 17, 2015, 6:00 P.M.
Central High School Auditorium
10200 E. Brookside Drive

1. **Call to Order**
2. **Roll Call**
3. **Recitation of Rules**
4. **Approval of Minutes (October 22, 2015 Zoning Commission Meeting)**
5. **Amendments and Consent Agenda**

NONE

PUBLIC HEARING CASES (OLD BUSINESS):

NONE

PUBLIC HEARING (NEW BUSINESS):

6. **PUD-4-15 Preliminary Development Plan: The Settlement on Shoe Creek** This property is located on the west side of Sullivan Road near the Brent Avenue intersection on Tract A-4-A and a portion of Tract A-1-B of the now or former Hutchinson and Williams Property and a portion of Tract 1 of the former Quentin Bourke Property located in Sections 68 and 69, T6S, R2E, GLD, EBR, LA. The applicant is seeking to rezone the western 6.1 acres of the now or former Hutchinson & William Property to the **R2 (Single Family Residential Two) Zoning District** with conditional use approval for a Planned Unit Development Preliminary Plan consisting of 36 single family residential lots with a 92,000 square foot assisted care living facility. In addition, the applicant request to vary the bulk regulation of the maximum building area of 75,000 square feet in the **B4 (General Commercial Business Four) Zoning District** for the assisted care living facility. (Applicant: Southern Lifestyle Development, Prescott Bailey)

7. **Announcements**

8. **Adjourn**