CENTRAL
A COMMUNITY THAT CARES
CENTRAL, LOUISIANA

MUNICIPAL SERVICES CENTER
6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Adam Williams AICP, Senior Planner

SUBJECT: **CUP-6-19/SP-2-19 Conditional Use Permit and Site Plan Approval for a Commercial Shopping Center on Lot X-2 of the Edith Morgan Tract.**

LOCATION This property is located on the south side of Hooper Road between Shoe Creek Drive to the east and Joor Road to the west in Section 6 and 7, T6S, R2E, GLD, EBR, LA.

MASTER PLAN LAND USE	City Center
PRESENT ZONING	(B-5) Large Scale Commercial/Business District
LOT ID NUMBER	611120160
ENGINEER/LAND SURVEYOR	Quality Engineering & Surveying
APPLICANT	Danny Harper

STAFF COMMENTS

1. **Size** of subject property is approximately 1.12 acres.

2. **Background** The applicant is requesting a conditional use permit and site plan approval to construct a new 6,550 square foot office/retail development on property zoned **(B-5) Large Scale Commercial/Business District.** The B-5 Zoning District requires any new development to receive conditional use permit approval. Additionally, DOTD has given permission for the developer to install an entrance on Hooper Road due to the adjacent landowner not granting inter-parcel access.

3. **Access** Public

4. **Master Plan Statement** The subject property is designated as City Center land use on the 2010 City of Central Master Plan. The proposed commercial use is consistent with the Master Plan.

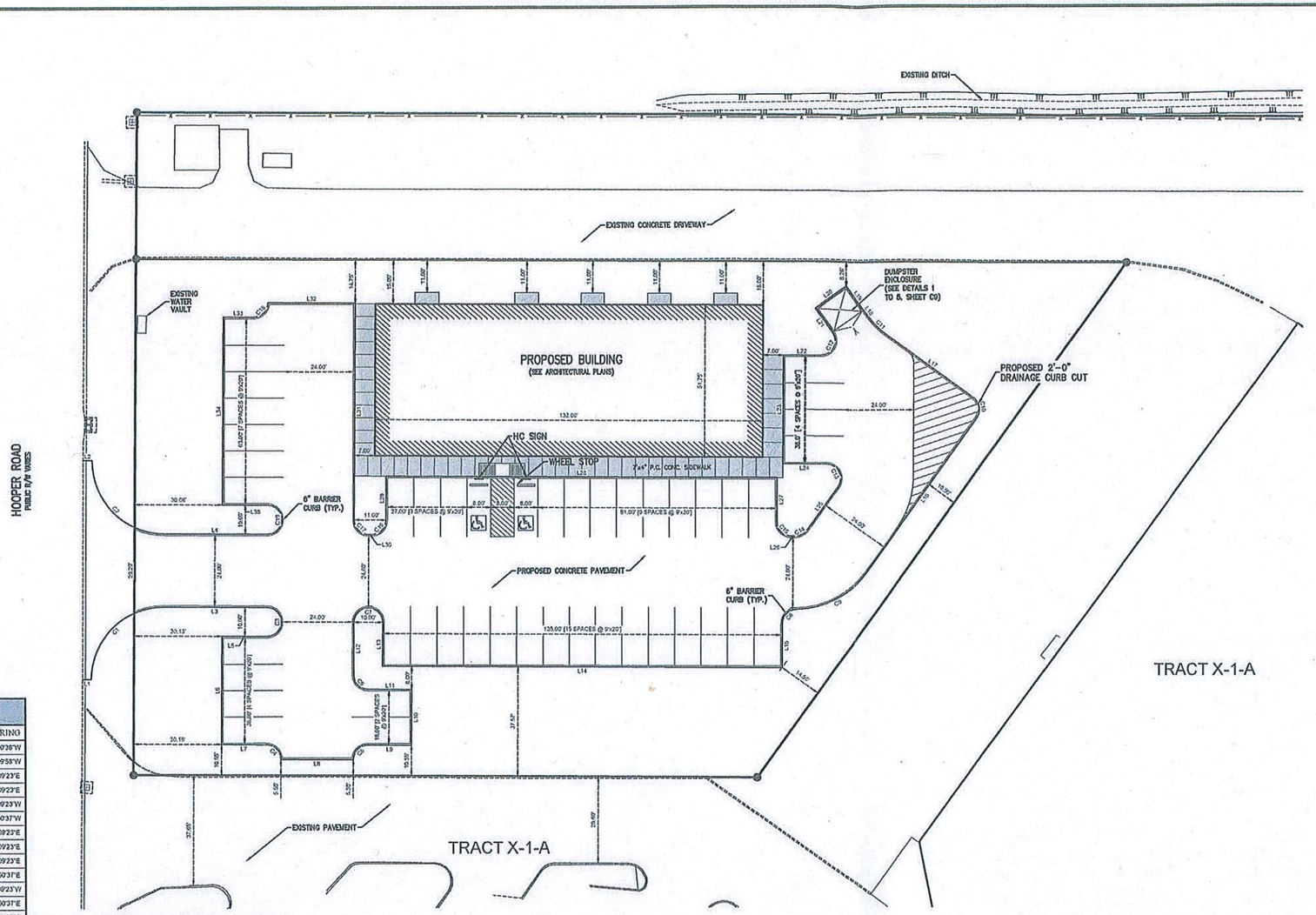
5. **Planning Commission Staff Recommendation Staff** The proposed land use is consistent with the City Center classification in the Master Plan. Staff notes that the

proposed use is comparable to other land uses in the immediate vicinity. Staff also notes that the applicant has addressed landscaping and engineering concerns expressed during the Development Review Committee meeting. Therefore, Staff recommends approval.

6. Scheduled for Planning Commission Meeting on **December 19, 2019.**

VICINITY MAP

CUP-6-19 / SP-2-19



SCALE: 1"=20'

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.97'	N26°00'36"W
L2	3.04'	N26°09'58"W
L3	34.97'	S26°09'23"E
L4	34.99'	S26°09'23"E
L5	15.01'	N26°09'23"W
L6	37.00'	S63°50'37"W
L7	15.00'	S26°09'23"E
L8	25.00'	S26°09'23"E
L9	15.00'	S26°09'23"E
L10	19.00'	N63°50'37"E
L11	15.00'	N26°09'23"W
L12	17.94'	N63°50'37"E
L13	14.94'	S63°50'37"W
L14	135.00'	S26°09'23"E
L15	15.01'	N63°50'37"E
L16	64.83'	S60°47'53"E
L17	36.09'	N09°12'07"E
L18	2.94'	N27°23'12"E
L19	10.00'	N27°23'12"E
L20	13.00'	N62°36'48"W
L21	10.00'	S27°23'12"W
L22	12.55'	S26°09'23"E
L23	37.00'	S63°50'37"W
L24	14.61'	N26°09'23"W
L25	18.09'	S30°47'53"E
L26	1.14'	S26°09'23"E
L27	15.00'	S63°50'37"W
L28	133.00'	N26°09'23"W
L29	15.00'	N63°50'37"E
L30	1.00'	S26°09'23"E
L31	74.00'	S63°50'37"W
L32	30.00'	S26°09'23"E
L33	10.00'	S26°09'23"E
L34	64.00'	N63°50'37"E
L35	15.01'	N26°09'23"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	39.21'	25.00'	24.94'	35.31'	089°51'13"
C2	39.27'	25.00'	25.00'	35.35'	089°59'26"
C3	15.71'	5.00'	INFINITY'	10.00'	180°00'00"
C4	7.85'	5.00'	5.00'	7.07'	090°00'00"
C5	7.85'	5.00'	5.00'	7.07'	090°00'00"
C6	7.85'	5.00'	5.00'	7.07'	090°00'00"
C7	15.71'	5.00'	INFINITY'	10.00'	180°00'00"
C8	7.73'	5.00'	4.88'	6.98'	088°35'59"
C9	27.88'	30.00'	15.04'	26.88'	053°14'29"
C10	7.85'	5.00'	5.00'	7.07'	090°00'00"
C11	9.52'	30.00'	4.80'	9.48'	018°11'05"
C12	11.04'	5.00'	9.91'	8.93'	126°27'25"
C13	10.94'	5.00'	9.65'	8.88'	125°21'31"
C14	4.77'	5.00'	2.56'	4.59'	054°39'29"
C15	7.85'	5.00'	5.00'	7.07'	090°00'00"
C16	7.85'	5.00'	5.00'	7.07'	090°00'00"
C17	7.85'	5.00'	5.00'	7.07'	090°00'00"
C18	7.85'	5.00'	5.00'	7.07'	090°00'00"
C19	15.71'	5.00'	INFINITY'	10.00'	180°00'00"

PARKING COUNT:	
PARKING SPACES	44
HANDICAP SPACES	2
TOTAL SPACES	46

SITE GENERAL NOTES:

1.) ALL NEW BUILDING FOUNDATIONS, TOPPING, A/C CONDENSERS AND GENERATOR TO BE ABOVE REQUIRED BASE FLOOD ELEVATION. CONTRACTOR TO VERIFY ALL EXIST. AND REQUIRED ELEVATIONS WITH SURVEYOR PRIOR TO START OF CONSTRUCTION.

2.) CONTRACTOR TO USE CAUTION WHEN WORKING IN VICINITY OF EXIST. OVERHEAD UTILITY LINES. PROVIDE APPROPRIATE WARNING SIGNAGE.

QUALITY ENGINEERING NOTES:

PROPERTY RESTRICTIONS, SERVITUDES, RIGHT-OF-WAYS, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE PROJECT SCOPE.

UTILITY NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

Louisiana 811 LAONECALL.COM

BY LAW, ANYONE PLANNING MECHANIZED DIGGING OR EXCAVATION WORK IN LOUISIANA MUST NOTIFY LOUISIANA ONE CALL BY CALLING 811 OR 1-800-272-3020 OR BY GOING TO THEIR WEBSITE AT WWW.LOUISIANA811.COM AT LEAST TWO FULL BUSINESS DAYS PRIOR TO THE PROJECT'S START DATE.

Client: CENTRAL CITY COMMERCIAL CENTER, LLC
11433 MARKET PLACE
BATON ROUGE, LA 70816

Project: CENTRAL CITY COMMERCIAL CENTER
HOOPER ROAD TRACT
CENTRAL, LA 70818

Title: GEOMETRIC PLAN

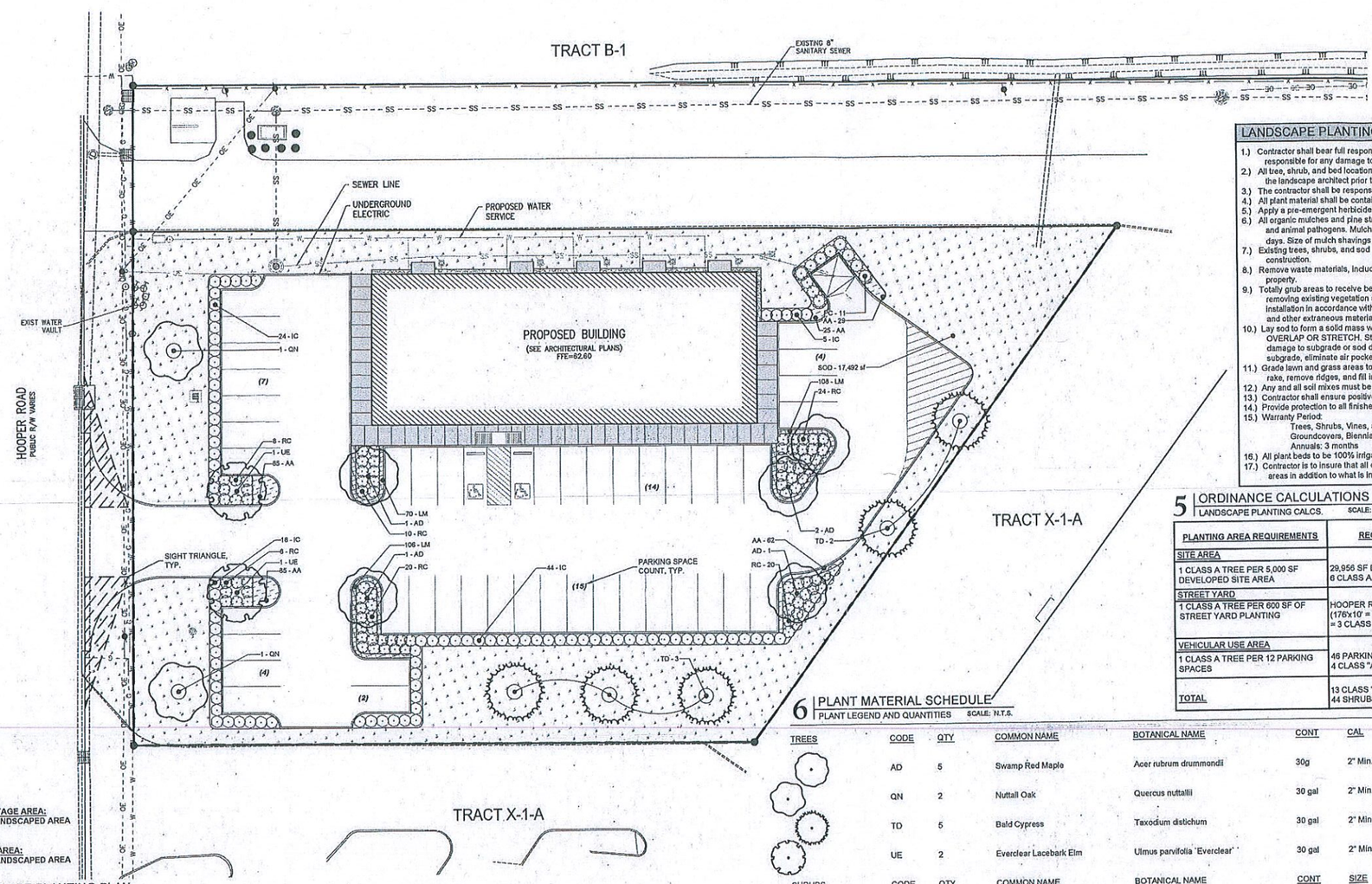
Descriptions: LOCATED IN SECTION 7, TOWNSHIP 2 EAST, RANGE 6 SOUTH, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

DWG Path: P:\1-2015 Projects\15-068 Hooper Rd. Site-Central\Drawings\Engineering\Plans\Current\15068_02_GM.dwg

QUALITY Engineering & Surveying, LLC
9030 Hwy 42, Port Vincent, LA 70726
225.686.1600 | www.qualitycni.com | info@qualitycni.com

Stamps: STATE OF LOUISIANA — KEVIN G. ARCURI — 32824 — REGISTERED PROFESSIONAL ENGINEER — CIVIL ENGINEERING — 10/21/19

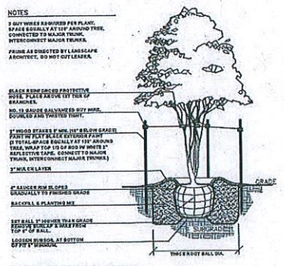
Drawn By: SG
Date: JULY 2019
Project No.: 15-086
Sheet: 2 OF 10



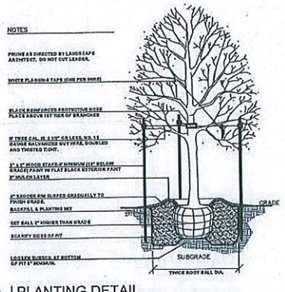
STREET FRONTAGE AREA:
1125 S.F. OF LANDSCAPED AREA
9 TREES

PARKING LOT AREA:
1245 S.F. OF LANDSCAPED AREA
8 TREES

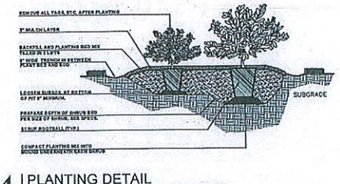
1 LANDSCAPE PLANTING PLAN
SCALE: 1"=20'



2 PLANTING DETAIL
MULTI-TRUNK TREE PLANTING SCALE: N.T.S.



3 PLANTING DETAIL
SINGLE TRUNK TREE PLANTING SCALE: N.T.S.



4 PLANTING DETAIL
SHRUB BED PLANTING SCALE: N.T.S.

20 0 20 40
SCALE: 1"=20'

LANDSCAPE PLANTING NOTES:

1.) Contractor shall bear full responsibility in verifying locations of existing site utilities and shall be responsible for any damage to said utilities during construction.
2.) All tree, shrub, and bed locations are to be laid out in the field by the Contractor and approved by the landscape architect prior to installation. Give the landscape architect 72 hours notice.
3.) The contractor shall be responsible in determining quantities that meet the design intent.
4.) All plant material shall be container grown unless noted otherwise.
5.) Apply a pre-emergent herbicide to all bed prep areas.
6.) All organic mulches and pine straw shall be free of deleterious materials, insect larvae, weed seed, and animal pathogens. Mulch shall be more than 95% hardwood, composted a minimum of 100 days. Size of mulch shavings shall not exceed 1-½".
7.) Existing trees, shrubs, and sod not designed for removal shall be replaced if damaged during construction.
8.) Remove waste materials, including grass, vegetation, and turf, and legally dispose of it off of Owner's property.
9.) Totally grub areas to receive beds and/ or sod by chemically eradicating emerging vegetation, removing existing vegetation after vegetation is dead, then proceeding with proper bed and sod installation in accordance with the Planting Plan. Remove roots, plants, sods, stones, clay lumps, and other extraneous materials harmful to plant growth.
10.) Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; DO NOT OVERLAP OR STRETCH. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to subgrade or sod during installation. Tamp and roll lightly to ensure contact with subgrade, eliminate air pockets, and form a smooth surface.
11.) Grade lawn and grass areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill in depressions to meet finish grades and ensure positive drainage.
12.) Any and all soil mixes must be free of biological contaminents and weeds.
13.) Contractor shall ensure positive drainage away from buildings for all work.
14.) Provide protection to all finished work until accepted by owner.
15.) Warranty Period:
Trees, Shrubs, Vines, and Ornamental Grasses: 12 months
Groundcovers, Biennials, Perennials, and Other Plants: 12 months
Annuals: 3 months
16.) All plant beds to be 100% irrigated.
17.) Contractor is to insure that all disturbed areas on site are to be sodded and/or seeded. This may be areas in addition to what is indicated on the plan.

5 ORDINANCE CALCULATIONS
LANDSCAPE PLANTING CALCS. SCALE: N.T.S.

PLANTING AREA REQUIREMENTS	REQUIRED LANDSCAPE	PROPOSED LANDSCAPE
SITE AREA		
1 CLASS A TREE PER 5,000 SF DEVELOPED SITE AREA	29,956 SF DEVELOPED SITE AREA = 6 CLASS A TREES	6 CLASS A TREES
STREET YARD		
1 CLASS A TREE PER 600 SF OF STREET YARD PLANTING	HOOPER RD. - 176 LF OF FRONTAGE (176'x10' = 1,760 SF) = 3 CLASS A TREES & 44 SHRUBS	4 CLASS "A" TREES 58 SHRUBS IN CONTINUOUS ROW
VEHICULAR USE AREA		
1 CLASS A TREE PER 12 PARKING SPACES	46 PARKING SPACES = 4 CLASS "A" TREES	4 CLASS "A" TREES
TOTAL	13 CLASS "A" TREES 44 SHRUBS AT STREET YARD	14 CLASS "A" TREES 102 SHRUBS

6 PLANT MATERIAL SCHEDULE
PLANT LEGEND AND QUANTITIES SCALE: N.T.S.

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE
	AD	5	Swamp Red Maple	Acer rubrum drummondii	30g	2" Min.	8` Min.
	QN	2	Nuttall Oak	Quercus nuttallii	30 gal	2" Min.	8` Min.
	TD	5	Bald Cypress	Taxodium distichum	30 gal	2" Min.	8` Min.
	UE	2	Everclear Lacebark Elm	Ulmus parvifolia 'Everclear'	30 gal	2" Min.	8` Min.
SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SIZE	
	IC	91	Carissa Holly	Ilex cornuta 'Carissa'	7 gal	Min. 3` H. at Planting	
	PC	11	Carolina Cherry	Prunus caroliniana 'Compacta'	7 gal	Min. 6` H. at Planting	
	RC	90	Indian Hawthorn	Rhaphiolepis indica 'Clara'	7 gal	Min. 3` H. at Planting	
GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT	SPACING	
	AA	286	Lily of the Nile	Agapanthus africanus albus	1 gal.	12" o.c.	
	LM	284	Monroe White Liriope	Liriope muscari 'Monroe White'	1 gal.	12" o.c.	
	SOD	17,492 sf	Celebration Bermuda Sod	Cynodon dactylon 'Celebration'	Sod		
	MULCH	3,439 sf	Mulch	Mulch	MULCH		
	STN	166 sf	River Flat Stone	River Flats	1/2" - 1"		

PARKING PLANTING NOTES:

1.) All plant material to screen parking shall be three feet (3') high at time of planting.
2.) To achieve the 3' height at time of planting, landscape contractor can provide a 1' high planting bed berm and 2' high shrubs in lieu of 3' high plant materials.

LEGEND

- EX. SEWER MANHOLE
- SS — EX. SEWER PIPE
- W — EX. WATER LINE
- G — EX. NATURAL GAS LINE
- OE — EX. UNDERGROUND TELEPHONE
- EX. TELEPHONE PEDESTAL
- W — PROPOSED DOMESTIC WATER
- FW — PROPOSED FIRE SERVICE
- UE — PROPOSED UNDERGROUND ELECTRIC

UTILITY NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.

LA One Call™ 1-800-272-3020

Client: CENTRAL CITY COMMERCIAL CENTER, LLC
11633 MARKET PLACE
BATON ROUGE, LA 70816

Project: CENTRAL CITY COMMERCIAL CENTER
HOOPER ROAD TRACT
CENTRAL, LA 70816

Title: LANDSCAPE PLANTING PLAN

Description: LOCATED IN SECTION 7, TOWNSHIP 6 SOUTH, RANGE 6 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

DWG Path: P:\~2015 Projects\15-086 Hooper Rd. Site-Central\Civil\engr\Engineering\Plans\Current\15-086_LandscapePlan.dwg

QUALITY Engineering & Surveying, LLC
18350 Hwy 42 Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com

Stamp: STATE OF LOUISIANA MICHAEL G. QUALITY REG. NO. F-209 LICENSED LANDSCAPE ARCHITECT

Date: JULY 2019
Project No.: 15-086
Drawn By: SG
Sheet: 10 OF 10

Municipal Services Center
6703 Sullivan Road
City of Central, Louisiana 70739
P: 225.262.5000 ~ F: 225.262.5001

December 2, 2019

CUP-6-19/SP-2-19 Central City Commercial Center

Development Review Committee (DRC) Comments

Please address the following items:

Engineering

1. The developer's engineer shall provide pre- and post-development flow calculations.
2. Revise drainage impact study to match drawings that have been submitted. For example, sheet 4 of 10 does not match the submitted drainage impact report.

Planning and Zoning

1. Staff highly encourages inter-parcel connectivity, but understands that the adjacent landowner is unwilling to provide such access.
2. Larger shrubs or a berm should be added to adequately screen the parking in front of the development along Hooper Road.
3. Utility areas to the rear of the building shall be screened in accordance with the Development Code.

Additional comments may be forthcoming between the date of this correspondence till and after resubmittal. Please submit all required documents and revisions before the close of business, December 6, 2019.

Kind regards,

Matt Zyjewski
Program Director/
Planning and Zoning Director
6703 Sullivan Road
City of Central, LA 70739
Phone: (225) 262-5000
Fax: (225) 262-5001
www.central-la.gov

RPER
CTION, LLC
DANNY
225.270.4652
PUBLIC HEARING
CITY OF CENTRAL
PLANNING AND ZONING COMMISSION
Date: 12.19.19
Location: Central Intermediate School 13656 Sullivan Rd.
Time: 6pm
Case Number: ZP-6-19/SP-2-19
☐ REQUEST TO REZONE
FROM:
TO: (B-5) LARGE SCALE COMMERCIAL
☒ OTHER REQUEST
CONDITIONAL USE & SITE PLAN APPROVAL FOR
A 6,500 Sq. Ft. OFFICE/RETAIL
For More Infor