

CITY OF CENTRAL
MEETING OF THE PLANNING AND ZONING COMMISSIONS
Thursday, July 28, 2016, 6:00 P.M.
Kristenwood Meeting Facility
14025 Greenwell Springs Road
Central, LA 70739
www.centralgov.com

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, August 23, 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, July 28, 2016, 6:00pm
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1. **Call to Order**
2. **Invocation and Pledge of Allegiance**
3. **Roll Call**
4. **Recitation of Rules**
5. **Approval of Minutes (June 23, 2016 Planning Commission Meeting)**
6. **Amendments and Consent Agenda**

None

PUBLIC MEETING CASE (NEW BUSINESS)

7. **Pre-Application Conference: Mixed Use Subdivision (Deferred until the August 25, 2016 Meeting)** This property is located on the north side of Hooper Road across from the Lovett Road intersection between the Boganvilla Estates and Carmel Acres Subdivisions. The applicant is requesting informal feedback for a mixed use subdivision on a property that is currently zoned ORD (Office Research and Development), R2 (Single Family Residential Two), and RA (Rural Agricultural) Zoning Districts. (Applicant: Joseph L. Labbe)

PUBLIC HEARING CASE (NEW BUSINESS)

8. **EOP-2-16 Exchange of Property between Lots 5-A-1-1 and 5-A-1-2 of the Now or Former A.B. Rounsaville Property (Deferred from the June 23, 2016 Agenda)** This property is located on the south side of Hooper Road east of the Bridlewood Drive intersection in Section 54, T5S, R2E, GLD, EBR, LA. The applicant is requesting to adjust the property lines between two adjoining properties. (Applicant: Tyler and Maegan Rutledge)
9. **COL-2-16 Combination of Lots A-1, B, C, D, & E of the Now or Former Dykes Tract** This property is located on the north side of Planchet Road east of the Frenchtown Road intersection in Section 27, T6S, R2E, GLD, EBR, LA. The applicant is requesting to combine five lots into three with existing residential structures and for single family residential use. (Applicant: Todd Harris)
10. **SS-13-16 Subdivision of Tract B-3 of the Now or Former Carr Tract** This property is located on the west side of Greenwell Springs Road east of the Droze Road intersection and across from the Magnolia Bend Road intersection in Section 73, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two with a waiver request of **Section 7:13:6 (9)(d)** of the **Development Code** which requires a

limestone width of twenty feet. The applicant requests a ten foot width. (Applicant: Michael Gardner)

PUBLIC HEARING CASE (OLD BUSINESS)

NONE

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 **August 23, 2016**, unless the item(s) is deferred by the Commission or specifically stated otherwise.

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1. **Call to Order**
2. **Roll Call**
3. **Recitation of Rules**
4. **Approval of Minutes (June 23, 2016 Zoning Commission Meeting)**
5. **Amendments and Consent Agenda**

None

PUBLIC HEARING CASES (OLD BUSINESS):

6. **PUD-1-16 The Lakes at Woodland Grove: PUD Preliminary Development Plan (Sent back to Zoning Commission by Council)** This property is located on the north side of Wax Road between the Sullivan Road and Old Wax Road intersections on Tracts A-1-A-1 and a portion of Tract A-1-A-2 of the Milton G. Harelsen Property in Sections 4 and 9, T6S, R2E, GLD, EBR, LA. The applicant is requesting to rezone portions of the aforementioned tracts from the **R/A (Rural Agricultural) Zoning District** to the **R1 (Single Family Residential District One) Zoning District** through a conditional use PUD Preliminary Plan consisting of 173 single family residential lots with an office park. (Applicant: Blake Seguin)
7. **PUD-2-14 Cypress Lakes Estates Revision to a PUD Final Development Plan** This property is located at the southwest corner of the Sullivan and Sparkle Drive intersection on Tracts B-1, C, D, E-1 and E-2 located in Sections 69 and 72, T6S, R2E, GLD, EBR, LA. The applicant requests to reduce the side yard setbacks on all 60' lots from 8' to 5' feet. (Applicant: Jonathan Starns)

PUBLIC HEARING (NEW BUSINESS):

8. **PUD-3-16 Arbor Grove: PUD Preliminary Development Plan** This property is located on the east side of Joor Road between the Core Lane and Sullivan Road intersections located in Section 31, T5S, R2E, GLD, EBR, LA. The applicant is seeking conditional use approval through a Planned Unit Development Preliminary Development Plan consisting of 71 single family residential lots in the **R2 (Single Family Residential Two) Zoning District**. (Applicant: Casey Patterson/Jeff Couvillion)

9. **RV-1-16 Revocation of a 5' foot Utility Servitude** This property is located at 9550 Hooper Road which is located at the southeast corner of the Hooper Road and Shady Bluff Drive intersection between Lots 1 and 2 of the Winchester Subdivision in Section 11, 14 and 80, T6S, R1E, GLD, EBR, LA. The applicant request to revoke a 5 foot utility servitude for the construction of multiuse event facility. (Applicant: Amber Martel)
10. **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)

11. **Announcements**

12. **Adjourn**