BY COUNCIL MEMBER MYER (Case No. /CUP-3-19/RZ-10-19)

CITY OF CENTRAL
PROPOSED ORDINANCE NO. 2019-_____

AN ORDINANCE REZONING A PORTION OF AN APPROXIMATELY 1.55 ACRE PARCEL FROM LC-1 TO R/A DISTRICT AND THE GRANT OF A CONDITIONAL USE PERMIT IN ORDER TO PERMIT THE EXPANSION OF AN EXISTING CHURCH CAMPUS WITH THE CONSTRUCTION AND OPERATION OF CHURCH EDUCATION BUILDING
(Central Church, 11681 Greenwell Springs Port Hudson Road)

WHEREAS, application has been made to rezone part of an approximate 1.55-acre lot from LC-1 (Light Commercial One District) to R/A (Rural/Agricultural District) in order to permit the expansion of an existing church campus with the construction and operation of church education building; and

WHEREAS, a part of the subject property is already zoned R/A; and

WHEREAS, the area around the subject property includes low density residential, undeveloped property and property used for agricultural purposes; and

WHEREAS, the area around the subject property is R/A; and

WHEREAS, a public hearing was held on November 21, 2019 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommend approval of the rezoning and Conditional Use Permit for the expansion of the existing church campus with the construction and operation of church education building subject to certain conditions;

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of Louisiana as follows:

Section 1: That the property that is the subject of this Ordinance is legally described in Exhibit A attached hereto and made a part hereof.

Section 2: That the portion of the subject property not already zoned R/A (Rural/Agricultural District) is hereby rezoned R/A and a conditional use permit is granted to permit the expansion of the existing church campus with the construction and operation of church education building subject to the terms and conditions set forth in this Ordinance. The documents and modifications thereto which condition this approval and other conditions are as follows:

1. Central Church, Site & Overall Plan, dated 11/7/19, Sheet A101.
2. Prior to issuance of any construction permits, applicant shall submit landscaping plans to City staff for review and obtain plan approval.
3. All landscaping and all new parking spaces shall be installed prior to issuance of an Occupancy Certificate for the education building.

Section 3: The specific terms and conditions of this Ordinance shall prevail against other ordinances of the City to the extent that there may be any conflict. Except for the foregoing, the use of the subject property is subject to the terms of all applicable ordinances and regulations of the City of Central, including any amendment thereto.

Section 4: Severability. If any section, subsection, sentence, clause or provision of this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and shall remain in force and effect.

Section 5. Effective Date. This Ordinance shall be effective upon publication.

Introduced before the Council on December 10, 2019.

This Ordinance having been submitted to a vote, the vote thereon was as follows:

For:
Against:
Absent:

Adopted the ____ day of _____, 2019.

Signed the _____ day of _____, 2019.

Delivered to the Mayor on the ____ day of _____, 2019.

_____
Mark Miley, City Clerk

Approved:

_____
David Barrow, Mayor

Received from Mayor on the ____ day of _____, 2019:

_____
Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the ____ day of _____, 2019

EXHIBIT A

Tract 6-D8-2B-4B-1 of the J. J. Kent property. This property is located on the north side of Greenwell Springs – Port Hudson Road between Logan's Lane to the southeast and Peairs Road to the northwest in Section 7, T5S, R2E, GLD, EBR, LA.

4846-0858-3086, v. 1

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: Zoning Commission

FROM: Adam Williams, AICP, Senior Planner

SUBJECT: **CUP-3-19/ RZ-10-19 Conditional Use Permit for Tract 6-D8-2B-4B-1 Proposed Tract of the J. J. Kent Property. (FINDINGS OF FACT)**

LOCATION This property is located on the north side of Greenwell Springs – Port Hudson Road between Logan's Lane to the southeast and Peairs Road to the northwest in Section 7, T5S, R2E, GLD, EBR, LA.

EXISTING LAND USE Church Facility

LAND USE CATEGORY Rural/Agriculture, Conservation Areas and Restricted Greenspace

PRESENT ZONING (R/A) Rural/Agricultural Zoning District & (LC-1) Light Commercial One District

LOT ID NUMBER 611180653

APPLICANT Donald Shaffer

Background The applicant is requesting to rezone from **(R/A) Rural/ Agricultural District** and **(LC-1) Light Commercial One District** to **(R/A) Rural/Agricultural District** with a conditional use permit for an existing church to expand its campus with a church educational facility.

STAFF COMMENTS

1. **Existing Land Use** The existing land use is (PSP) Public/Semi-Public.

2. **Surrounding Land Uses** The surrounding land uses include Vacant, Low Density Residential and Rural/Agriculture.

3. **Existing Zoning** The existing zoning of the property is in the **(R/A) Rural/Agricultural District** and **(LC-1) Light Commercial One District.**

4. **Surrounding Zoning** The surrounding zoning of the subject property is (R/A) Rural/Agricultural Zoning District.

5. **Size of the Subject Property** The size of the subject property is 1.55 acres.

6. Parking Requirements

The parking requirement for the church is 30 parking spaces and 16 parking spaces for the new church educational building which meets the parking requirement.

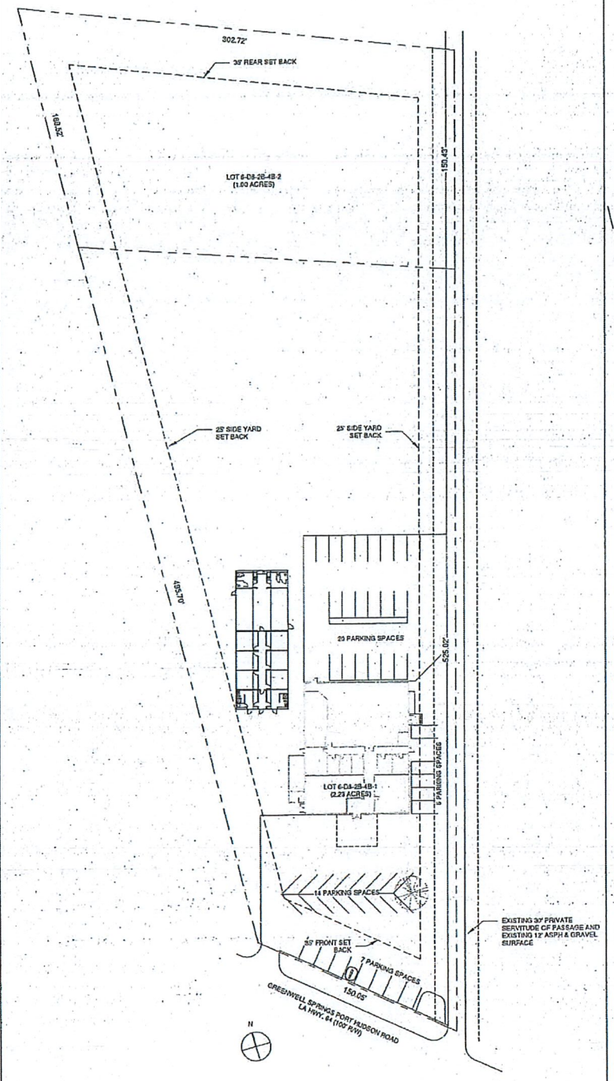
7. Master Land Use Plan Statement

The subject property indicates Low Density Residential land use as the future land use. The proposed church educational building should have a minimal impact on neighboring properties. With an excellent middle school, high school and twenty-eight churches which are the center of Central's social and civic life, the expansion addresses the goals of the Master Plan.

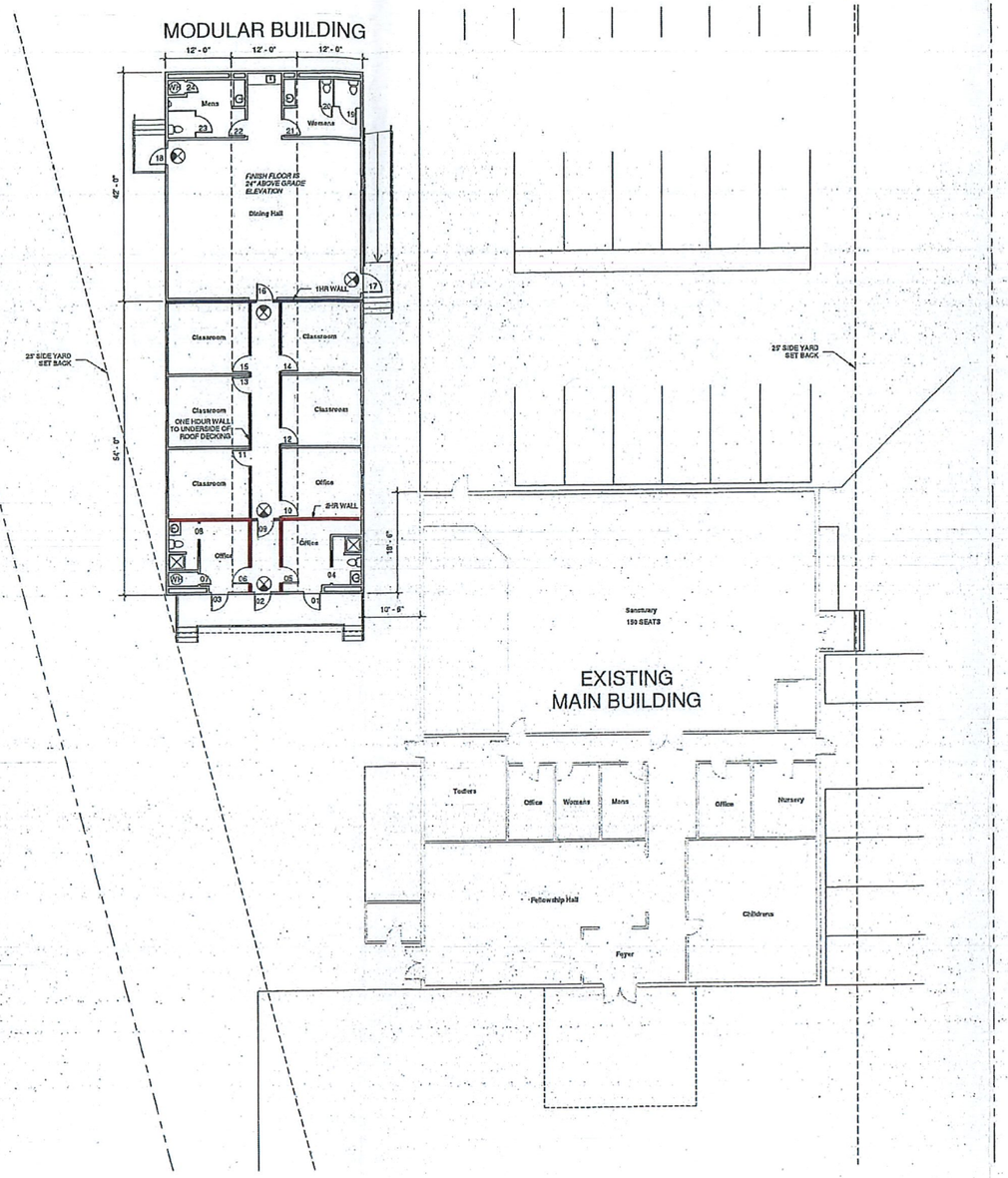
8. Staff Recommendation

Given the overarching goals of the Master Plan which includes compatibility with adjacent properties, and the public benefit of a church campus expansion, Staff recommends approval of the church educational building provided that the following requirements are met:

A. Building permits shall not be issued until such time as the new parking spaces and landscape screening are in place.
B. Add Case Number CUP-3-19/RZ-10-19 to the Site Plan.



1 SITE PLAN
1" = 40'-0"



2 OVERALL FLOOR PLAN
3/32" = 1'-0"

PARKING REQUIREMENTS PER APPENDIX 1 - CITY OF CENTRAL COMPREHENSIVE ZONING CODE

CHAPTER 16 - SEC. 16.2.7
USE: CHURCH/ASSEMBLY PLACES OF WORSHIP
NUMBER OF PARKING SPACES REQUIRED: 1 SPACES SEATS OR 99 INCHES OF SEATING SPACE IN THE MAIN AUDITORIUM

MAIN SANCTUARY SEATING: 150
PARKING REQUIRED: 50

CURRENT PARKING PROVIDED: 45

Door Schedule

Mark	Width	Height	Fire Rating	Comments
01	5' - 0"	6' - 8"		Stainless Steel; 5'x 36" vb PDQ Lever Lock
02	3' - 0"	6' - 8"		Panic Hardware
03	3' - 0"	6' - 8"		Stainless Steel; 5'x 36" vb PDQ Lever Lock
04	3' - 0"	6' - 8"		Pocket Door w/ Lock
05	3' - 0"	6' - 8"	90 Min	Privacy
06	3' - 0"	6' - 8"	90 Min	Privacy
07	2' - 0"	6' - 8"		
08	3' - 0"	6' - 8"		Pocket Door w/ Lock
09	3' - 0"	6' - 8"		Stainless Steel; Panic Hardware
10	3' - 0"	6' - 8"		
11	3' - 0"	6' - 8"		
12	3' - 0"	6' - 8"		
13	3' - 0"	6' - 8"		
14	3' - 0"	6' - 8"		
15	3' - 0"	6' - 8"		
16	3' - 0"	6' - 8"		Stainless Steel; Panic Hardware
17	3' - 0"	6' - 8"		Panic Hardware
18	3' - 0"	6' - 8"		Panic Hardware
19	3' - 0"	6' - 8"		Bathroom Partition
20	2' - 0"	6' - 8"		Bathroom Partition
21	3' - 0"	6' - 8"		Push/Pull
22	3' - 0"	6' - 8"		Push/Pull
23	3' - 0"	6' - 8"		Bathroom Partition
24	2' - 0"	6' - 8"		

OCCUPANCY SCHEDULE MODULAR BUILDING

ROOM NAME	AREA	2006 NFPA, TABLE 7.3.1.2 FUNCTION OF SPACE	FACTOR	TYPE	COUNT	OCCUPANT LOAD
Modular Building						
Dining Hall	1099 SF	Assembly - Less Concentrated, without fixed seating	15 SF	Net	74	74
Mens	127 SF	(none)				0
Womens	147 SF	(none)				0
Classroom	1172 SF	Educational - Classrooms	20 SF	Net	10	10
Classroom	1170 SF	Educational - Classrooms	20 SF	Net	10	10
Classroom	1189 SF	Educational - Classrooms	20 SF	Net	10	10
Classroom	1189 SF	Educational - Classrooms	20 SF	Net	10	10
Classroom	1188 SF	Educational - Classrooms	20 SF	Net	10	10
Office	186 SF	Business	100 SF	Gross	2	2
Office	174 SF	Business	100 SF	Gross	2	4
Office	177 SF	Business	100 SF	Gross	2	4
					TOTAL	134

OCCUPANCY SCHEDULE MAIN BUILDING

ROOM NAME	AREA	2006 NFPA, TABLE 7.3.1.2 FUNCTION OF SPACE	FACTOR	TYPE	COUNT	OCCUPANT LOAD
Main Building						
Toders	268 SF	Educational - Classrooms	20 SF	Net	15	15
Mens	110 SF	(none)				0
Womens	110 SF	(none)				0
Office	131 SF	Business	100 SF	Gross	2	2
Nursery	153 SF	Educational - Classrooms	20 SF	Net	8	8
Sanctuary	3148 SF	Assembly - Less Concentrated, without fixed seating	15 SF	Net	210	210
Office	110 SF	Business	100 SF	Gross	2	2
Childrens	608 SF	Educational - Classrooms	20 SF	Net	31	31
Fellowship Hall	943 SF	Assembly - Less Concentrated, without fixed seating	15 SF	Net	63	63
Foyer	718 SF	(none)				0
					TOTAL	331

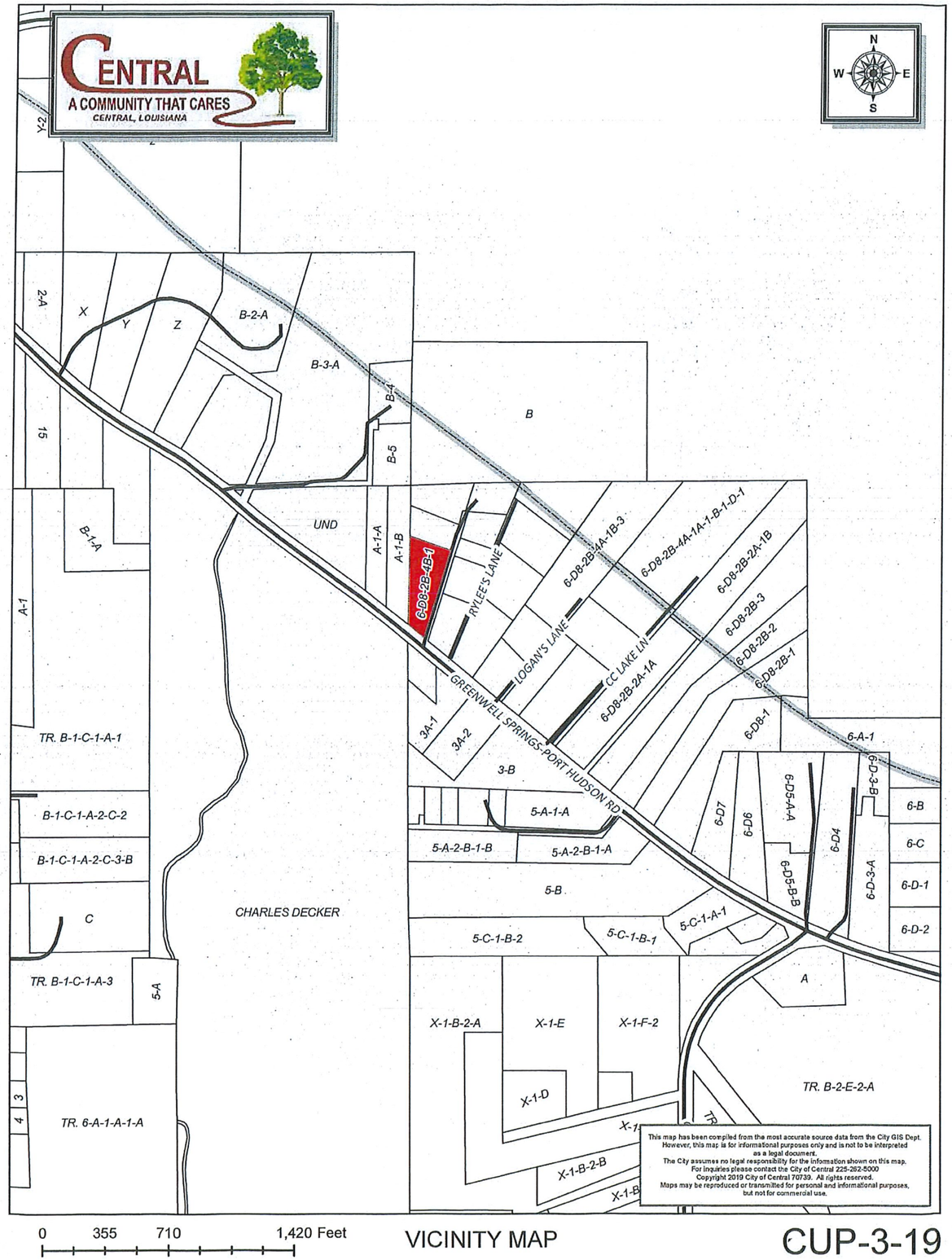
Central Church

11681 Hwy 64
Central, Louisiana 70791

SITE & OVERALL PLAN

A101

Date 11/07/19 Scale As indicated



VICINITY MAP

CUP-3-19

PUBLIC HEARING
CITY OF CENTRAL
PLANNING AND ZONING COMMISSION
Date: 11.21.19
Time: 6pm
Location:Kristenwood 14025 Greenwell Springs Rd.
Case Number: CUP-3-19/RZ-10-19
☒ REQUEST TO REZONE
FROM: R/A & LC-1
TO: R/A
☐ OTHER REQUEST
WITH A CONDITIONAL USE PERMIT FOR
A CHURCH EDUCATIONAL FACILITY
For More Information Contact
City of Central 262-5000
Oct 31, 2019