



MEMORANDUM

TO: Zoning Commission

FROM: Adam Williams AICP, Senior Planner

SUBJECT: **RZ-5-18 Rezoning of Lot C-1-E of the Eugene McGehee Tract from (R-2) Single Family Residential Two District to (R-1) Single Family Residential One District. (FINDINGS OF FACT)**

LOCATION: This property is located on the east side of Joor Road between Core Lane to the north and Sullivan Road to the south in Section 31, T5S, R2E, GLD, EBR, LA.

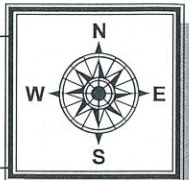
MASTERPLAN LAND USE	Medium Density Residential
PRESENT ZONING	(R-2) Single Family Residential Two District
REQUESTED ZONING	(R-1) Single Family Residential One District
LOT ID NUMBER	251150128
ENGINEER/LAND SURVEYOR	WHLC Architecture
APPLICANT	Anya Glusman Hudnall

BACKGROUND The applicant is requesting a rezoning to accommodate an accessory dwelling unit.

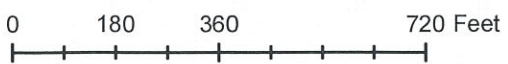
STAFF COMMENTS

1. **Existing Land Use** The existing land use is low density residential.
2. **Surrounding Land Uses** The surrounding land use is low density residential.
3. **Existing Zoning** The existing zoning of the property is (R/A) Rural Agricultural Zoning District.
4. **Surrounding Zoning** The surrounding zoning of the subject property is (R-2) Single-Family Residence Two District.
5. **Size** of subject property is approximately 1.13 acres.
6. **Access** Private.





This map has been compiled from the most accurate source data from the City GIS Dept. However, this map is for informational purposes only and is not to be interpreted as a legal document.
The City assumes no legal responsibility for the information shown on this map.
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VICINITY MAP

RZ-5-18

7. **Master Land Use Plan Statement** The subject property is designated as Medium Density Residential on the 2010 City of Central Master Plan. The Medium Density Residential classification describes properties occupied by homes at a density of four or more per acre. The proposed use is consistent with the future land use map.

8. **Rezoning Criteria** Land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponents' property and adjacent property. Reasonableness is defined as:

Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration;

Staff notes that the proposed residential land use is consistent with the character of properties around the subject property.

9. **Planning Commission Staff Recommendation** The purpose of Single Family Residential One District (R-1) is for low density residential development. R-1 permits (ADU's) Accessory Dwelling Units which is the reason for this rezoning request. It is Staff's opinion that the proposed residential land use will be harmonious with the adjacent properties and therefore, recommends approval of the rezoning application.

10. Scheduled for Planning Commission Meeting on **December 20, 2018.**





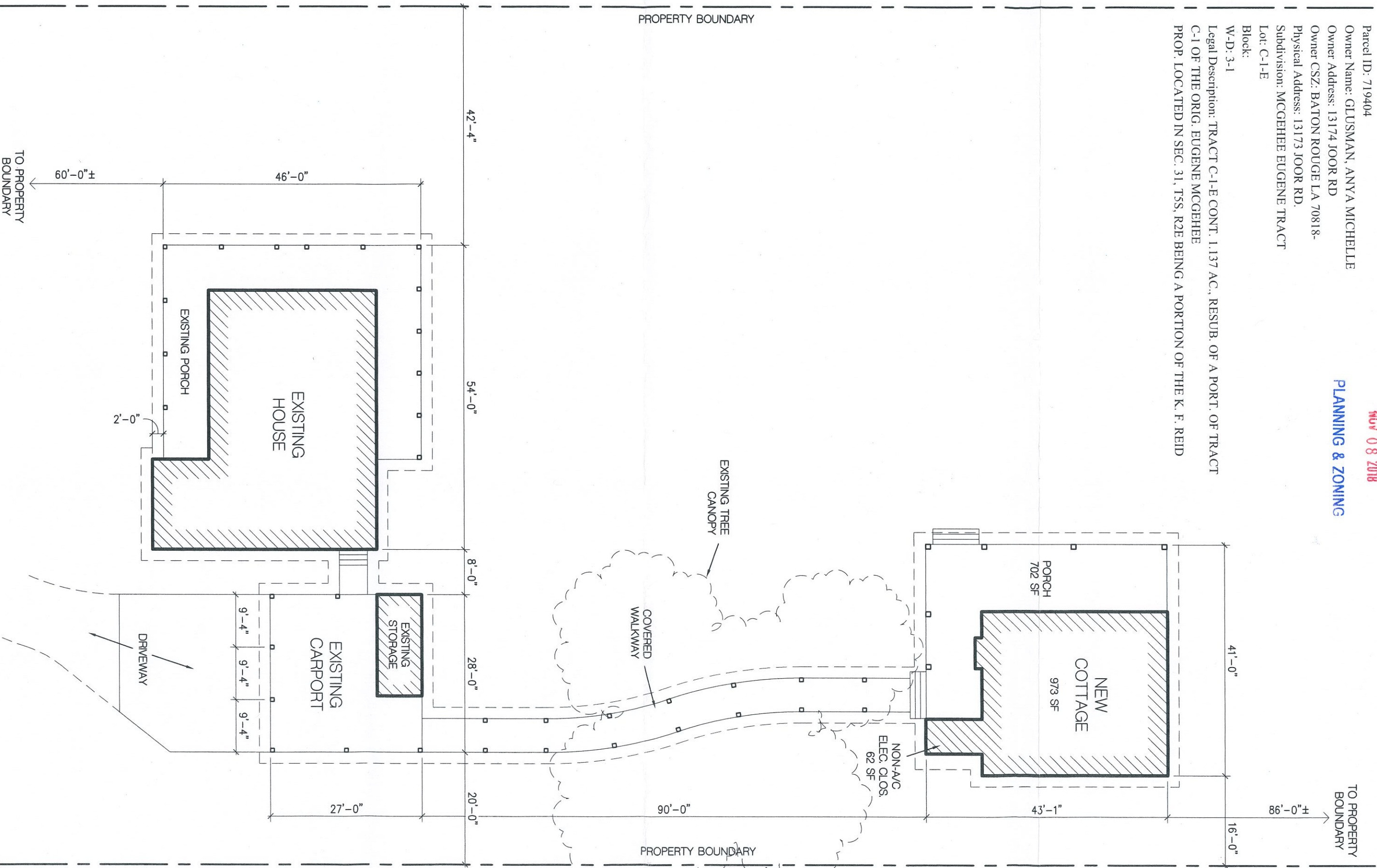
PUBLIC HEARING
CITY OF CENTRAL
PLANNING AND ZONING COMMISSION
Date: 12.20.18 Time: 6pm
Location: Kristenwood 14025 Greenwell Springs Rd
Case Number: RZ-5-18
☒ **REQUEST TO REZONE**
FROM: (R-2) SINGLE FAMILY
TO: (R-1) SINGLE FAMILY
☒ **OTHER REQUEST**
For More Information Contact
City of Central 263-5030

RECEIVED

NOV 08 2018

PLANNING & ZONING

Parcel ID: 719404
Owner Name: GLUSMAN, ANYA MICHELLE
Owner Address: 13174 JOOR RD
Owner CSZ: BATON ROUGE LA 70818-
Physical Address: 13173 JOOR RD.
Subdivision: MCGEHEE EUGENE TRACT
Lot: C-1-E
Block:
W-D: 3-1
Legal Description: TRACT C-1-E CONT. 1.137 AC., RESUB. OF A PORT. OF TRACT C-1 OF THE ORIG. EUGENE MCGEHEE PROP. LOCATED IN SEC. 31, T5S, R2E BEING A PORTION OF THE K. F. REID



13174 JOOR RD, BATON ROUGE, LA
PROPOSED SITE PLAN

1/16" = 1'-0"



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NOVEMBER 2, 2018