

BY COUNCIL MEMBER FRALICK (Case No. CUP-7-18)

CITY OF CENTRAL
ORDINANCE NO. 2018-32

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE
CONSTRUCTION AND OPERATION OF A CHILDCARE CENTER
(11257 Lovett Road)

WHEREAS, application has been made by Amber Martel & Gil Matherne for a conditional use permit for the construction and operation of a childcare center on property zoned B-2 on the north side of Lovett Road east of Joor Road; and

WHEREAS, because the property is in a B-5 zone and is under 10 acres, a conditional use permit is required to construct and operate any use on the property; and

WHEREAS, there is a need for such facilities/businesses in the City; and

WHEREAS, the proposed construction and use of the property will be harmonious with the objectives of the Master Plan and the zoning and use of nearby properties; and

WHEREAS, a public hearing was held on July 23, 2018 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission, voted 7-0 to recommend approval of the Conditional Use Permit;

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 subject property is hereby granted a Conditional Use Permit for the construction and operation of a childcare center and associated improvements subject to the terms and conditions set forth in this Ordinance. Such documents and modifications thereto which condition this approval and to which the rezoning is subject are the following:

- A. Building Plans for G.M.A.C., L.L.C., dated July 20, 2018 (Project No. C-2018-01) (Sheet S-1).
- B. Landscape Plan, for Mia's Corner, dated July 25, 2018 by Benchmark Group, LLC (Building Project No. 18-053) (Sheet 14).

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 development 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 September 11, 2018.

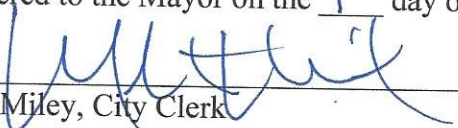
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: Ellis, Evans, Fralick, Messina
Against: None
Absent: Vance

Adopted the 25th day of September, 2018.

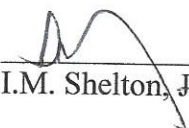
Signed the 28th day of September, 2018.

Delivered to the Mayor on the 1st day of October, 2018.



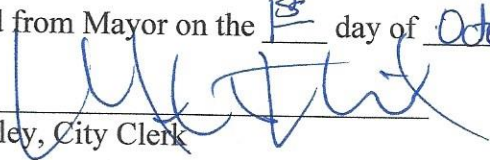
Mark Miley, City Clerk

Approved:



I.M. Shelton, Jr. Mayor

Received from Mayor on the 1st day of October, 2018:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 5th day of October, 2018

EXHIBIT A

This property is located on the north side of Lovett Road near the Joor Road intersection in Section 69, T6S, R1E, GLD, EBR, LA

4845-6260-0561, v. 1