

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

2
3 CITY OF CENTRAL
4 PROPOSED ORDINANCE NO. 2019-_____
5

6 AN ORDINANCE REZONING A PORTION OF AN APPROXIMATELY 1.55 ACRE
7 PARCEL FROM LC-1 TO R/A DISTRICT AND THE GRANT OF A CONDITIONAL USE
8 PERMIT IN ORDER TO PERMIT THE EXPANSION OF AN EXISTING CHURCH
9 CAMPUS WITH THE CONSTRUCTION AND OPERATION OF CHURCH EDUCATION
10 BUILDING

11 (Central Church, 11681 Greenwell Springs Port Hudson Road)
12

13 WHEREAS, application has been made to rezone part of an approximate 1.55-acre lot
14 from LC-1 (Light Commercial One District) to R/A (Rural/Agricultural District) in order to
15 permit the expansion of an existing church campus with the construction and operation of church
16 education building; and
17

18 WHEREAS, a part of the subject property is already zoned R/A; and
19

20 WHEREAS, the area around the subject property includes low density residential,
21 undeveloped property and property used for agricultural purposes; and
22

23 WHEREAS, the area around the subject property is R/A; and
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25 WHEREAS, a public hearing was held on November 21, 2019 before the City of Central
26 Zoning Commission; and
27

28 WHEREAS, the Zoning Commission recommend approval of the rezoning and
29 Conditional Use Permit for the expansion of the existing church campus with the construction
30 and operation of church education building subject to certain conditions;
31

32 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
33 Louisiana as follows:
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35 Section 1: That the property that is the subject of this Ordinance is legally described
36 in Exhibit A attached hereto and made a part hereof.
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38 Section 2: That the portion of the subject property not already zoned R/A
39 (Rural/Agricultural District) is hereby rezoned R/A and a conditional use permit is granted to
40 permit the expansion of the existing church campus with the construction and operation of
41 church education building subject to the terms and conditions set forth in this Ordinance. The
42 documents and modifications thereto which condition this approval and other conditions are as
43 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

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

2

3

4 _____
Mark Miley, City Clerk

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7 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