

BY COUNCIL MEMBER MOAK (Case No. RZ-5-19)

CITY OF CENTRAL  
ORDINANCE NO. 2019-29

AN ORDINANCE REZONING AN APPROXIMATELY 0.396 ACRE LOT FROM B-1 DISTRICT TO B-2 DISTRICT AND THE GRANT OF A CONDITIONAL USE PERMIT FOR THE OPERATION OF A DAYCARE CENTER (9886 Hooper Road)

WHEREAS, application has been made by Deandrea Glasper to rezone an approximately 0.396-acre lot from B-1 (Neighborhood Business District) to B-2 (Neighborhood Business District) in order to permit the operation of a daycare center; and

WHEREAS, a vacant commercial building sits on the subject property; and

WHEREAS, the area around the subject property includes low density residential, undeveloped property, multi-family residential and both light and heavy commercial uses; and

WHEREAS, the area around the subject property is zoned R-3, R/A, B-2 and C-1; and

WHEREAS, a public hearing was held on July 25, 2019 before the City of Central Zoning Commission and the Zoning Commission recommend approval of the rezoning of the subject property to B-2 and granting the Conditional Use Permit for the operation of a daycare center 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 subject property is hereby rezoned from B-1 (Neighborhood Business District) to B-2 (Neighborhood Business District) and a Conditional Use Permit is granted to permit the operation of daycare center in the existing 2072 square foot commercial building on the subject property 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. Hand Drawn Site Plan, undated, marked "RZ-5-19 9886 Hooper Road" showing fourteen (14) standard parking spaces and one (1) handicap space and designating the rear yard as a "playground."

2. Prior to issuance of construction permits, applicant shall submit plans to City staff for review and obtain plan approval showing that landscaping will be installed screening all parking areas from the street as required by City ordinances and that all side and rear yards will be appropriately landscaped to screen the uses on the subject property from abutting residential uses. Applicant is encouraged to confer with City Services staff prior to plant installation in order to reach an understanding of what is necessary to “appropriately” screen the uses.
3. All landscaping shall be installed pursuant to the approved plans before an occupancy permit for the daycare center will be granted.

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 August 13, 2019.

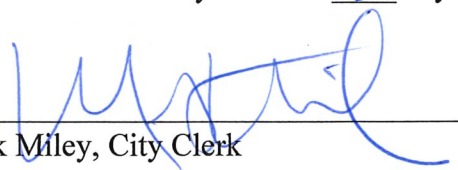
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For:	Evans, Freneaux, McKinney, Moak, Myer, Roy, Wells
Against:	None
Absent:	None

Adopted the 27th day of August, 2019.

Signed the 29<sup>th</sup> day of August, 2019.

Delivered to the Mayor on the 30<sup>th</sup> day of August, 2019.

  
\_\_\_\_\_  
Mark Miley, City Clerk

Approved:

David Barrow  
David Barrow, Mayor

Received from Mayor on the 30<sup>th</sup> day of August, 2018:

Mark Miley  
Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 9<sup>th</sup> day of September, 2019

EXHIBIT A

This property is located at 9886 Hooper Road between Lansdowne Road to the east and Shady Bluff Drive to the west in Section 81, T6S, R1E, GLD, EBR, LA (City of Central)

4810-7972-2143, v. 1