

BY COUNCIL MEMBER FRENEAUX (Case No. RZ-3-19)

CITY OF CENTRAL  
ORDINANCE NO. 2019-23

AN ORDINANCE REZONING AN APPROXIMATELY .65 ACRE LOT FROM R-1 DISTRICT TO B-2 DISTRICT IN ORDER TO PERMIT THE OPERATION OF A PHYSICAL THERAPY CLINIC (10440 Hooper Road)

WHEREAS, application has been made by Marc Ocegüera to rezone an approximate .65-acre lot from R-1 (Single Family Residential District) to B-2 (Neighborhood Business District) in order to permit the operation of a physical therapy clinic; and

WHEREAS, the area around the subject property includes low density residential and institutional uses (BRCC) as well as undeveloped property; and

WHEREAS, the area around the subject property is zoned R-1, OR&D and LC-1; and

WHEREAS, a public hearing was held on May 23, 2019 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommend approval of the rezoning of the subject property to B-2 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 R-1 (Single Family Residential District) to B-2 (Neighborhood Business District) to permit the operation of a physical therapy clinic 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. Site Drawing, undated, attached to Zoning Commission Memorandum for RZ-3-19
2. Prior to issuance of a Certificate of Occupancy, the parking lot shall be re-stripped and include at least one handicapped space.
3. Prior to issuance of a Certificate of Occupancy, the rear and side yards shall be appropriately landscaped to screen the proposed commercial use from abutting residences. 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 commercial use.

4. Applicant shall present evidence that DOTD has approved its commercial driveway entrance approval at the time he applies for a Certificate of Occupancy. No Certificate of Occupancy shall be granted without said DOTD approval.
5. The “warehouse” in the back of the property may only be used for storage associated with the principal use. No commercial or residential use of said warehouse building is permitted.
6. As the current number of parking spaces only meets the requirements for the 2,400 square foot medical office that is located in the front of the property, any use expansion will require additional parking in conformance with City ordinances.

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 June 11, 2019.


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

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

Adopted the 25<sup>th</sup> day of June, 2019.

Signed the 28<sup>th</sup> day of June, 2019.

Delivered to the Mayor on the 1<sup>st</sup> day of July, 2019.

  
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Mark Miley, City Clerk

Approved:

David Barrow

David Barrow, Mayor

Received from Mayor on the 1~~2~~ day of July, 2018:

Mark Miley

Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 9~~th~~ day of July, 2019

EXHIBIT A

This property is located at 10440 Hooper Road between Lovett Road to the east and Tanglewood Drive to the west.

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