CITY OF CENTRAL

BY COUNCIL MEMBER MESSINA (Case RZ-01-16)

ORDINANCE NO. 2016-16

TO REZONE FROM RA (RURAL AGRICULTURAL) TO B-3 (GENERAL COMMERCIAL BUSINESS THREE) FOR THE EXPANSION OF A PARKING LOT FOR AN EXISTING RESTAURANT WITH A CATERING AND DANCE HALL LOCATED AT 9550 HOOPER ROAD AND TO PROVIDE FOR RELATED MATTERS

BE IT ORDAINED BY the Council of the City of Central, State of Louisiana as follows:

Section 1: The Council for the City of Central hereby approves rezoning 9550 Hooper Road which is located at the southeast corner of Hooper Road and Shady Bluff Drive intersection on Lot 3 of the Winchester Subdivision in Section 11, 14, and 80, Township 6 South, Range 1 East, Greensburg Land District, Parish of East Baton Rouge, as per the provided site plan, from RA (Rural Agricultural) to B-3 (General Commercial Business Three) for a proposed expansion of a parking lot in accordance with the Preliminary Site Plan (Prelim. Rev. 5; DWG No. C-02015), dated 1/24/16, along with the following stipulations:

a) The applicant shall meet all landscaping and screening requirements per the Zoning Code. In particular, all parking areas adjoining or fronting on any residential property shall be screened by a wall or fence not less than five feet high or a densely-planted compact hedge not less than five feet in height. A landscape buffer with plantings at least 3 feet high across the property on the public street sides shall be provided for all parking areas (Section 16.2(I)(3));

b) All dumpsters and garbage receptacles shall be enclosed by masonry walls on three sides with the door to the receptacle area painted to match the masonry (Section 8.3F);

c) Illumination of the parking areas shall be arranged so as not to reflect rays of light into adjacent residential districts and streets (Section 16.2(I)(4)); and

d) Prior to issuance of construction permits, a covenant running with the land must be recorded in the East Baton Rouge Parish Clerk's office on the lot upon which accessory off-street parking is located which prohibits any other uses. (Section 16.3).

Section 2: Conflicts. 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 3: 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 4: Effective Date. This Ordinance shall be effective upon publication in the Official Journal.

Approved by the Zoning Commission on March 24, 2016.

Introduced at the regular Council Meeting held on April 12, 2016.

Notice of public hearing was published in The Advocate on the 21st day of April, 2016.

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

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

Adopted on this 26th day of April, 2016.

Signed this 29th day of April, 2016.

Delivered to Mayor on the 2nd day of May, 2016:

Mark Miley, City Clerk

Approved:

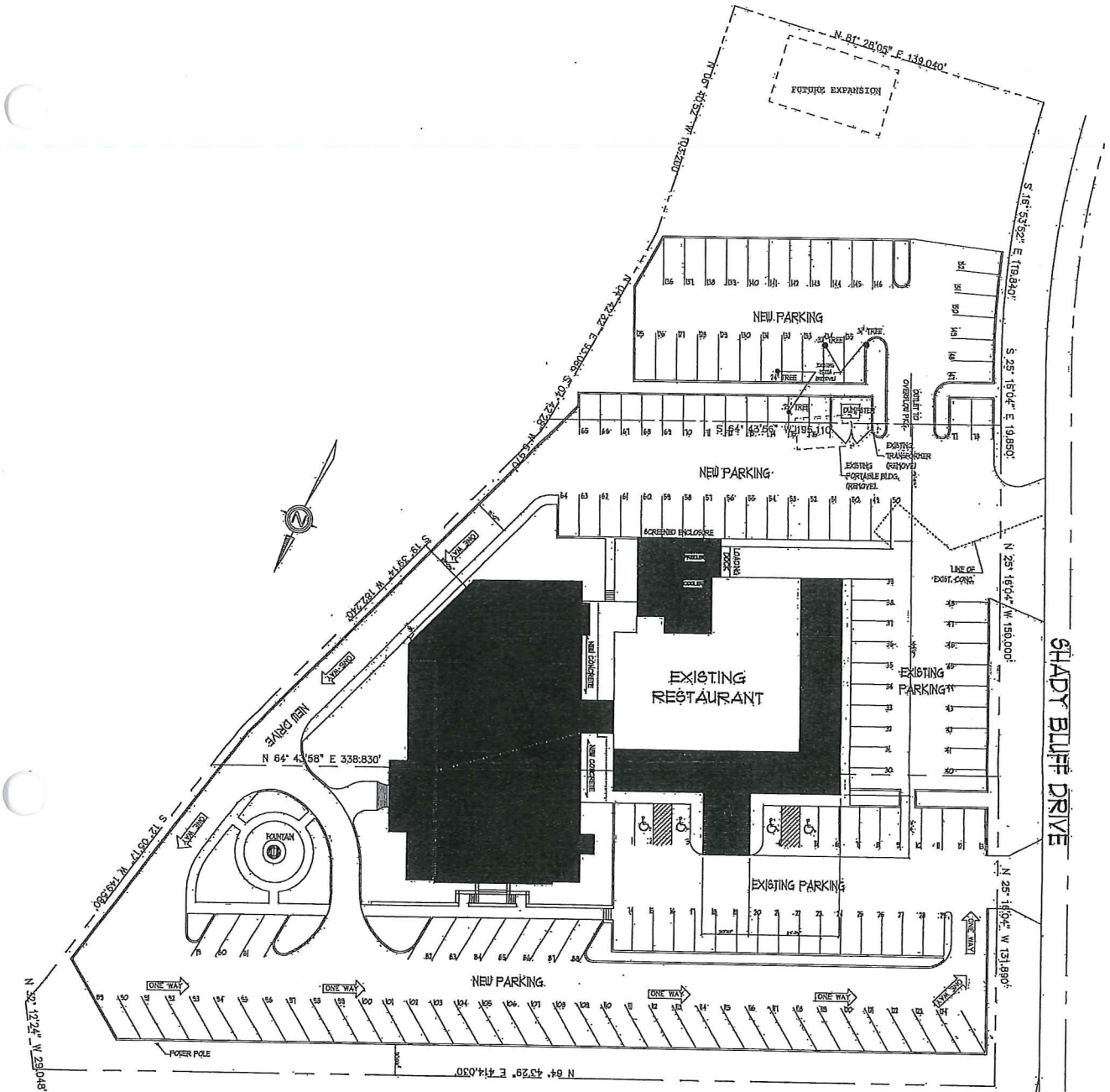
I. M. Shelton, Jr., Mayor

Received from Mayor on the 2nd day of May, 2016:

Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 6th day of May, 2016.

4815-2150-4816, v. 1



PRELIMINARY SITE PLAN

PS-1

A NEW RECEPTION CENTER & RESTAURANT ADDITION FOR:
G.M.A.C., LLC
9550 HOOPER ROAD,
CITY of CENTRAL
EBR PARISH, LA

KMA DRAFTING & DESIGN, LLC

R2-1-16