

BY COUNCIL MEMBER FRENEAUX (Case No. CUP 7-19/SP 3-19)

**CITY OF CENTRAL
ORDINANCE NO. 2020-13**

**AN ORDINANCE GRANTING OF A CONDITIONAL USE PERMIT AND SITE PLAN
APPROVAL FOR THE CONSTRUCTION AND OPERATION OF AN ASSISTED
LIVING/RETIREMENT FACILITY IN THE B-5 DISTRICT
(13131 Hooper Road)**

WHEREAS, application has been made for a Conditional Use Permit and Site Plan Approval for the construction and operation of a 54,000 square foot assisted living/retirement facility to accommodate approximately 65 residents on an approximately 6.8-acre parcel zoned B-5 (Large Scale Commercial/Business District) on the north side of Hooper Road, between Shoe Creek Drive and Lazy Lake Drive; and

WHEREAS, a public hearing was held on January 23, 2020 before the City of Central Zoning Commission and the Zoning Commission recommend approval of the Conditional Use Permit and Site Plan Approval 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 a Conditional Use Permit and Site Plan Approval for the construction and operation of a 54,000 square foot assisted living/retirement facility to accommodate approximately 65 residents 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. Master Site Plan, Morrison Hills Retirement Community (Sheet A-O), dated December 2019 by Bradley-Blewster & Associates.
2. Map Showing ALTA/NSPS Land Title Survey, dated January 8, 2020, by Landsource.
3. Circulation Plan, Morrison Hills Retirement Community (Sheet C1.0), dated January 2020 by Southeast Engineers/Bradley-Blewster & Associates.
4. Civil Site Utility Plan, Morrison Hills Retirement Community (Sheet C2.0), dated January 2020 by Southeast Engineers/Bradley-Blewster & Associates.
5. Drainage Pavement Plan, Morrison Hills Retirement Community (Sheet C3.0), dated January 2020 by Southeast Engineers/Bradley-Blewster & Associates.
6. Sewer Forcemain Route, Morrison Hills Retirement Community (Sheet C4.0), dated January 2020 by Southeast Engineers/Bradley-Blewster & Associates.

7. Landscape Site Plan, Morrison Hills Retirement Community (Sheets L1.0- L.1.6 and L.1.9), dated December 2019 by McKnight Landscape Architects/Bradley-Blewster & Associates.
8. The development shall also conform to the requirements set forth in DRC Site Plan Review Comments dated January 6, 2020 and the commitments set forth in the Memorandum dated January 13, 2020 from Tom Coplin, Managing Partner & Developer, Morrison Hills Retirement Community, LP to Matt Zyjewski, City of Central addressing those requirements.

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 February 11, 2020.

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

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

Adopted the 10th day of March, 2020.

Signed the 13th day of March, 2020.

Delivered to the Mayor on the 16th day of March, 2020.



Mark Miley, City Clerk

Approved:

David Barrow
David Barrow, Mayor

Received from Mayor on the 16th day of March, 2020:

Mark Miley
Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 25th day of March, 2020

EXHIBIT A

Tract A-2-A-1-B-1 of the J.E. Morrison & Charles P. Morrison Property in Section 5, 6, and 69, T6S, R2E, GLD, EBR, LA

4851-9884-2547, v. 1