

BY COUNCIL MEMBER EVANS (Case No. CUP 8-18)

CITY OF CENTRAL
ORDINANCE NO. 2018-44

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR THE OPERATION
OF A BANQUET FACILITY
(15175 Greenwell Springs Road)

WHEREAS, application has been made for a conditional use permit to operate an approximately 13,000 sq. ft. banquet facility; and

WHEREAS, on October 24, 2017, the City Council adopted Ordinance No. 2017-30 rezoning the Subject Property from (R-2, R-A) to (B-3) and granting a Conditional Use Permit for the purpose of establishing the banquet facility; and

WHEREAS, the Conditional Use Permit expired pursuant to Section 13.8 G. of the Zoning Code; and

WHEREAS, the proposed site plan includes substantial open space and a large pond retaining some of the rural nature of the property; and

WHEREAS, subject to the conditions set forth in this ordinance, the proposed banquet facility is consistent with the zoning and uses of the properties in the area and is suitable for the purposes for which it is proposed to be used; and

WHEREAS, a public hearing was held on September 27, 2018 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission, on a 6-0 vote, recommended approval of the conditional use permit 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 granted a conditional use permit to construct and operate a banquet facility subject to the terms and conditions set forth in this Ordinance. Such documents and modifications thereto which condition this approval and to which the conditional use permit is subject are the following:

1. Master Site Plan for "Reception Venue," 15175 Greenwell Springs Road, Project 17-106, pages c1.1 – c1.3; a2.1 – a2.4, dated August 10, 2018 by The Front Door.

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 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 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.

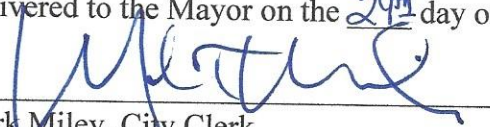
Introduced before the Council on October 9, 2018.

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

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

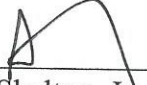
Adopted the 23rd day of October, 2018.
Signed the 26th day of October, 2018.

Delivered to the Mayor on the 29th day of October, 2018.



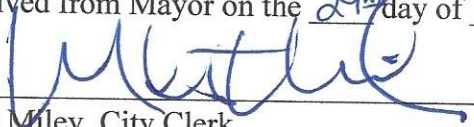
Mark Miley, City Clerk

Approved:



I.M. Shelton, Jr. Mayor

Received from Mayor on the 29th day of October, 2018:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 7th day of November, 2018

EXHIBIT A

This property is located on the north side of Greenwell Springs Road between Greenmeadow Drive to the east and Central Thruway to the west in Section 69, T6S, R1E, GLD, EBR, LA

4815-3453-1445, v. 1