

1 BY COUNCIL MEMBER MOAK (Case No. CUP 6-19/SP 2-19)

2
3 CITY OF CENTRAL
4 ORDINANCE NO. 2020-_____
5

6 AN ORDINANCE GRANTING OF A CONDITIONAL USE PERMIT AND SITE PLAN
7 APPROVAL FOR THE CONSTRUCTION AND OPERATION OF OFFICE/RETAIL
8 BUILDING IN THE B-5 DISTRICT
9 (12412 Hooper Road)
10

11 WHEREAS, application has been made for a Conditional Use Permit and Site Plan
12 Approval for the construction and operation of a 6550 square foot Office/Retail building on an
13 approximately 1.12-acre lot zoned B-5 (Large Scale Commercial/Business District) on the south
14 side of Hooper Road, between Shoe Creek Drive and Joor Road; and
15

16 WHEREAS, a public hearing was held on December 19, 2019 before the City of Central
17 Zoning Commission and the Zoning Commission recommended approval of the Conditional Use
18 Permit and Site Plan Approval subject to certain conditions;
19

20 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
21 Louisiana as follows:
22

23 Section 1: That the property that is the subject of this Ordinance is legally described
24 in Exhibit A attached hereto and made a part hereof.
25

26 Section 2: That a Conditional Use Permit and Site Plan Approval for the construction
27 and operation of a 6550 square foot office/retail building on the subject property subject to the
28 terms and conditions set forth in this Ordinance. The documents and modifications thereto which
29 condition this approval and other conditions are as follows:
30

- 31 1. Geometric Plan for Central City Commercial Center (Sheet 10 of 10), dated July 2019
32 by Quality Engineering & Surveying, LLC, Project No. 15-066.
- 33 2. Landscape Planting Plan for Central City Commercial Center (Sheet 2 of 10), dated
34 July 2019 by Quality Engineering & Surveying, LLC, Project No. 15-066.
- 35 3. Prior to issuance of construction permits, applicant shall submit information and/or
36 plans to meet all engineering comments in the December 2, 2019 Development
37 Review Committee Comments.
- 38 4. Prior to issuance of construction permits, applicant shall submit a revised landscape
39 plan to City staff for review and obtain plan approval showing the addition of a berm
40 and/or additional shrubs to be installed along Hooper Road to screen the parking
41 areas from the street as required by City ordinances. The plan shall also show that
42 utility areas at the rear of the building are appropriately landscaped to provide
43 screening as required by the Development Code.

1 5. At such time as the adjacent property (or parts thereof) are developed, the owner of
2 the subject property shall cooperate with the City and the developer of such adjacent
3 property to provide servitudes for inter-parcel connectivity in order to limit the
4 number of access points to, and traffic impacts on, Hooper Road.
5

6 Section 3: The specific terms and conditions of this Ordinance shall prevail against
7 other ordinances of the City to the extent that there may be any conflict. Except for the
8 foregoing, the use of the subject property is subject to the terms of all applicable ordinances and
9 regulations of the City of Central, including any amendment thereto.
10

11 Section 4: Severability. If any section, subsection, sentence, clause or provision of
12 this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of
13 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the
14 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of
15 invalidity and shall remain in force and effect.
16

17 Section 5. Effective Date. This Ordinance shall be effective upon publication.
18

19 Introduced before the Council on January 14, 2020.
20

21 This Ordinance having been submitted to a vote; the vote thereon was as follows:
22

23 For:

24 Against:

25 Absent:
26

27 Adopted the ____ day of _____, 2020.
28

29 Signed the ____ day of _____, 2020.
30

31 Delivered to the Mayor on the ____ day of _____, 2020.
32

33
34 _____
35 Mark Miley, City Clerk
36
37

1 Approved:

2
3 _____
4 David Barrow, Mayor
5
6

7 Received from Mayor on the ____ day of _____, 2020:
8
9 _____

10 Mark Miley, City Clerk
11
12

13 Adopted Ordinance published in The Advocate on the ____ day of _____, 2020

EXHIBIT A

Tract X-2 of the Edith Morgan Estate located in Section 6, T6S, R2E, Greensburg Land District,
City of Central, East Baton Rouge Parish, Louisiana. 12142 Hooper Road.

4817-5530-2320, v. 1