

BY COUNCILMAN MESSINA (CASE NO. TA-1-18)

**CITY OF CENTRAL
ORDINANCE NO. 2018-10**

**AN ORDINANCE PROVIDING FOR AMENDMENTS TO SECTION 10.1 OF
THE COMPREHENSIVE ZONING CODE OF THE CITY OF CENTRAL AND
TO PROVIDE FOR RELATED MATTERS**

WHEREAS, All uses and development in a B-5 District must receive Conditional Use approval as a PUD in accordance with the Comprehensive Zoning Code;

WHEREAS, any proposed development of ten or more acres must receive Conditional Use approval as a PUD in the General Commercial/Business District (B-4);

WHEREAS, the purpose of the B-5 district is to accommodate large scale retail and office development (over 75,000 square feet of building or retail space), nothing in the Comprehensive Zoning Code requires that property zoned B-5 be developed to such a scale;

WHEREAS, the City Council wishes to revise the Comprehensive Zoning Code to eliminate the PUD requirements for smaller-scale developments;

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

Section 1: The text and specific provisions of Section 10.1 of the Comprehensive Zoning Code of the City of Central are amended as follows:

- a. The purpose of Large Scale Commercial/Business District (B-5) is for high intensity development; specifically, large scale retail and office development (over 75,000 square feet of building or retail space) providing destination uses for patrons residing within and outside of the City. All uses and development in a B-5 District must receive Conditional Use approval. Any proposed

development of ten or more acres must receive Conditional Use approval as a PUD.

Section 2: 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.

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. Introduced before the Council on March 13, 2018.

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 the 10th day of April, 2018.


Signed the 13th day of April, 2018.

Delivered to the Mayor on the 13th day of April, 2018.



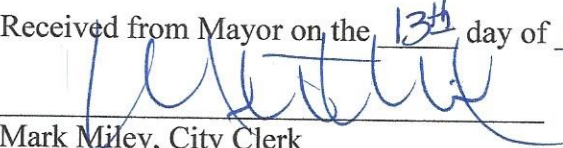
Mark Miley, City Clerk

Approved:



I.M. Shelton, Jr. Mayor

Received from Mayor on the 13th day of April, 2018:



Mark Miley, City Clerk

Adopted Ordinance published in *The Advocate* on the 20th day of April, 2018