

BY COUNCILMAN FRENEAUX Case: (TA-1-19)

CITY OF CENTRAL
ORDINANCE NO. 2019-24

AN ORDINANCE AMENDING SECTIONS 1.7 AND 14.3 OF THE CITY OF CENTRAL
COMPREHENSIVE ZONING CODE

WHEREAS, In November 2013, the City of Central Comprehensive Zoning Code (Appendix 1 of the City of Central Code of Ordinances) was enacted by the City Council; and

WHEREAS, since its enactment, various questions and issues have been raised regarding the ability of staff to approve changes to Planned Unit Developments; and

WHEREAS, the City believe that requiring Zoning Commission review and approval by the City Council and Mayor to more types of changes to Planned Unit Developments will better protect the public health, safety and welfare of the City and its residents; and

WHEREAS, a public hearing was held on May 23, 2019 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission, has recommended the proposed amendments.

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

Section 1: That the City of Central Comprehensive Zoning Code be amended – adding the underlined language and deleting the lined-out language – as follows:

A. The definition of “Major Change” found in Section 1.7. B.:

"Major Change" with regard to a PUD shall have the meaning set forth in Section 14.3 herein.~~means a change in the approved materials, configuration or design of the development or a change in an element that was specifically approved in the PUD ordinance. Normal engineering modifications are not considered Major Changes.~~

B. The definition of “Minor Change” found in Section 1.7. B.:

"Minor Change" with regard to a PUD shall have the meaning set forth in Section 14.3 herein.~~means those changes not considered Major Changes.~~

C. Section 14.3 A.:

Major Changes. Changes which are not listed as Minor Changes in Section 14.3 B. below, ~~alter the concept or intent of the Planned Unit Development, including increases in density of more than 10 percent, increases in the height of buildings above those for the underlying zoning district, reductions of proposed open space of more than 5 percent, changes to the approved amenities, significant changes in building facility locations, changes in the development schedule that extend the development of any phase more than 180 days, changes in road standards, or changes to the architectural style of any building~~ Such may be approved only by submission of a new Final Planned Unit Development Plan and supporting data.

D. Section 14.3. B.:

Minor Changes. The Zoning Administrator may approve only the following enumerated minor changes in the Planned Unit Development:

1. Changes in amenity locations within approved common areas.
2. Road realignments due to location of utilities or wetlands, or to preserve trees.
3. Landscape changes in accordance with Section 7:18.6 of the Development Code.
4. Changes in parking space configuration.
5. Less than a 10% change in the number of parking spaces.
6. Less than a 5% change in the floor area of a nonresidential structure.

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 June 11, 2019.

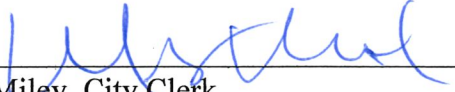
This Ordinance having been submitted to a vote, the vote thereon was as follows:

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

Adopted the 25th day of June, 2019.

Signed the 28th day of June, 2019.

Delivered to the Mayor on the 1st day of July, 2019.



Mark Miley, City Clerk

Approved:



David Barrow, Mayor

Received from Mayor on the 1st day of July, 2019:



Mark Miley, City Clerk

Adopted Ordinance published in *The Advocate* on the 9th day of July, 2019