

BY COUNCIL MEMBER FRALICK (Case No. CUP-5-18)

CITY OF CENTRAL
ORDINANCE NO. 2018-22

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR CONSTRUCTION
AND OPERATION OF CENTRAL CITY HALL ON PROPERTY ZONED B-5.
(11550 Sullivan Road)

WHEREAS, application has been made by CSRS, Inc. on behalf of the Central Community School Board and the City of Central for a conditional use permit for the construction and operation of an approximate 17,820 square foot Central City Hall with approximately 110 parking spaces on property zoned B-5 on the southeast corner of Sullivan and Hooper Roads; and

WHEREAS, because the property is in a B-5 zone and is under 10 acres, a conditional use permit is required to construct and operate any use on the property; and

WHEREAS, the proposed construction and use of the property will be harmonious with the objectives of the Master Plan and the zoning and use of nearby properties; and

WHEREAS, the City believes that the proposed construction and use will be a catalyst for the redevelopment of the surrounding area and will be beneficial to the City, its residents and private property owners; and

WHEREAS, a public hearing was held on June 28, 2018 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission, voted 6-1 to recommend approval of the Conditional Use Permit; and

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 for the construction and operation of a City Hall building subject to the terms and conditions set forth in this Ordinance. Such documents and modifications thereto which condition this approval and to which the rezoning is subject are the following:

- A. Site Plan, dated May 1, 2018, by CSRS, Inc. (Project No. 216116) (Sheet 1).
- B. Elevations, dated May 1, 2018 by Hoffpauir Studio Architecture (Sheet A4.1).

C. Site Planting Plan, Dated May 1, 2018, by Hoffpauir Studio Architecture (Sheet A1.1).

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 July 10, 2018.

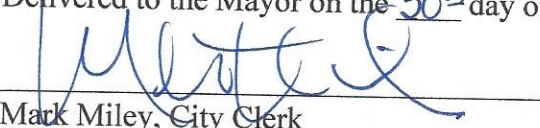
This Ordinance having been submitted to a vote, the vote thereon was as follows:

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


Adopted the 24th day of July, 2018.

Signed the 27th day of July, 2018.

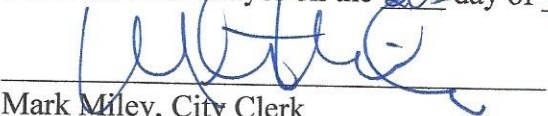
Delivered to the Mayor on the 30th day of July, 2018.


Mark Miley, City Clerk

Approved:


I.M. Shelton, Jr. Mayor

Received from Mayor on the 30th day of July, 2018:


Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 2nd day of August, 2018

EXHIBIT A

This property is located on the southeast corner of Sullivan Road and Hooper Road in Sections 5 and 68, T6S, R2E, GLD, EBR, LA (11550 Sullivan Road, Central, LA)

4827-6350-9356, v. 1