

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

CITY OF CENTRAL
ORDINANCE NO. 2020-08

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

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

WHEREAS, a public hearing was held on December 19, 2019 before the City of Central Zoning Commission and the Zoning Commission recommended approval of the Conditional Use Permit and Site Plan Approval 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 a Conditional Use Permit and Site Plan Approval for the construction and operation of a 6550 square foot office/retail building on the subject property subject to the terms and conditions set forth in this Ordinance. The documents and modifications thereto which condition this approval and other conditions are as follows:

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

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

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 use 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 January 14, 2020.


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

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

Adopted the 28th day of January, 2020.


Signed the 31st day of January, 2020.

Delivered to the Mayor on the 3rd day of February, 2020.



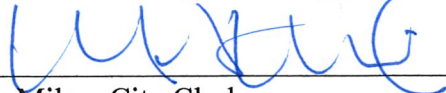
Mark Miley, City Clerk

Approved:



David Barrow, Mayor

Received from Mayor on the 3rd day of February, 2020:



Mark Miley, City Clerk

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