

BY COUNCILMAN VANCE and COUNCILWOMAN FRALICK (Case TA-4-17)

CITY OF CENTRAL
ORDINANCE NO. 2017-15

AN ORDINANCE PROVIDING FOR AMENDMENTS TO SECTION 14.5 OF
THE COMPREHENSIVE ZONING CODE OF THE CITY OF CENTRAL AND
TO PROVIDE FOR RELATED MATTERS

WHEREAS, the City's Planning Commission, in accordance with La.R.S. 33:106 A.(2) *et seq.*, adopted a Master Plan Land in 2010 and a Comprehensive Zoning Code in 2014; and

WHEREAS, the Comprehensive Zoning Code requires that applicants submit certain information to the City during the application process for a planned unit development;

WHEREAS, the submission of additional information would be beneficial to the City Council in its consideration of the applicant's proposed development;

WHEREAS, the City Council wishes to revise the Comprehensive Zoning Code accordingly;

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 14.5 of the Comprehensive Zoning Code of the City of Central are amended as follows:

- a. Delete: in section 14.5.B.12: For proposed developments with over 50 residential units:.
- b. Insert: Section 14.5.17: **Economic Impact Analysis (completed by City of Central)**. The City of Central shall provide an analysis of the overall economic and fiscal impact of the proposed development on the City of Central. Upon

completion of the analysis, and no more than 60 days after submission of the original PUD application, the City shall provide the analysis to the Planning Commission for review before a hearing is held.

- c. Insert Section 14.5.18: **Master Plan Context Analysis (completed by City of Central)**. The City of Central shall provide a context analysis of the proposed development on the City of Central, including information on how the proposed development aligns with the development policies outlined in the City's Master Plan. Upon completion of the analysis, and no more than 60 days after submission of the original PUD application, the City shall provide the analysis to the Planning Commission for review before a hearing is held.

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 May 23, 2017.

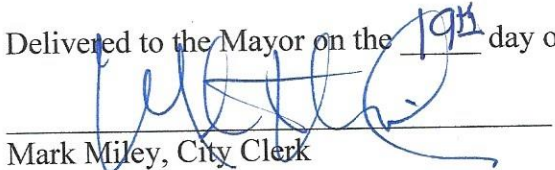
This Ordinance having been submitted to a vote, the vote thereon was as follows:

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

Adopted the 13th day of June, 2017.

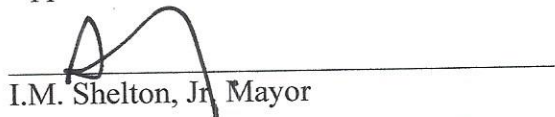
Signed the 15th day of June, 2017.

Delivered to the Mayor on the 19th day of June, 2017.



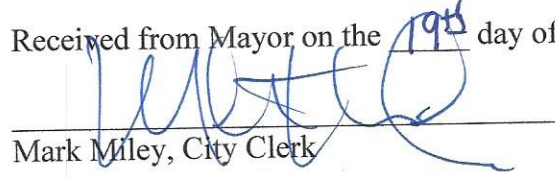
Mark Miley, City Clerk

Approved:



I.M. Shelton, Jr, Mayor

Received from Mayor on the 19th day of June, 2017:



Mark Miley, City Clerk

Adopted Ordinance published in *The Advocate* on the 22nd day of June,

2017