

1 CITY OF CENTRAL
2
3 BY COUNCILMEMBER FRENEAUX
4
5 PROPOSED ORDINANCE NO. _____
6

7 AN ORDINANCE AMENDING SECTION 14.3 OF THE CITY
8 OF CENTRAL COMPREHENSIVE ZONING CODE AND TO
9 PROVIDE FOR RELATED MATTERS
10

11 WHEREAS, in November 2013, the City of Central Comprehensive Zoning Code
12 (Appendix 1 of the Code of Ordinances) was enacted by the City Council;
13

14 WHEREAS, since enactment, various questions and issues have been raised regarding the
15 ability of staff to approve changes to Planned Unit Developments (“PUDs”);
16

17 WHEREAS, the staff is authorized to approve only enumerated minor changes to PUDs;
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19 WHEREAS, approval of certain changes in residential lot classifications by the Council
20 and Mayor is not necessary to protect the public health, safety and welfare of the City and its
21 residents;
22

23 WHEREAS, a public hearing was held on _____, 2019 before the City of Central
24 Zoning Commission; and
25

26 WHEREAS, the Zoning Commission, has recommended the proposed addition to the
27 definition of minor change.
28

29 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
30 Louisiana as follows:
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32 **Section 1. Amendment to Comprehensive Zoning Code.** Section 14.3 of the City of Central
33 Comprehensive Zoning Code (Appendix 1 of the Code of Ordinances) as amended by Ordinance
34 No. 2019-24 is hereby amended and reenacted to read as follows:
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36 Section 14.3. Changes in the Planned Unit Development
37

38 The Planned Unit Development project shall be developed only according to the
39 ordinance approving the Final Development Plan and all supporting data. The
40 ordinance and supporting data together with all amendments shall be binding on
41 the Applicants, their successors, grantees and assigns and shall limit and control the
42 use of premises and location of structures in the Planned Unit Development project

as set forth therein. Changes to the approved and recorded Planned Unit Development may be made, as follows:

A. *Major Changes.* Changes which are not listed as minor changes in section 14.3(B) below. Such may be approved only by submission of a new Final Planned Unit Development Plan and supporting data.

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 alignments due to locations 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 ten percent change in the number of parking spaces.
6. Less than a five percent change in the floor area of a nonresidential structure.
7. Changes that decrease the number of approved residential lots in a Planned Unit Development; either increasing the lot area of some or all of the proposed remaining lots or increasing the size of the common areas, provided any deviations to the bulk requirements of the underlying zoning district are not greater than those in the approved and recorded Planned Unit Development plan.

Section 2. Conflicts

The specific terms and conditions of this Ordinance shall prevail against prior ordinances of the City to the extent there is 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 _____, 20____.

Introduced before the Council on _____, 20____.

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

2
3 For:

4 Against:

5 Absent:

6
7 Adopted this ____ day of _____, 20____.

8
9 Signed this ____ day of _____, 20____.

10
11 Delivered to Mayor on the ____ day of _____, 20____:

12
13 _____
14 Mark Miley, City Clerk

15
16 Approved:

17
18 _____
19 David R. Barrow, Mayor

20
21 Received from Mayor on the ____ day of _____, 20____:

22
23 _____
24 Mark Miley, City Clerk

25
26 Adopted Ordinance published in The Advocate on the ____ day of _____, 20____.