

BY COUNCIL MEMBER EVANS (Case No. RZ-4-16)

CITY OF CENTRAL
ORDINANCE NO. 2016-50

AN ORDINANCE GRANTING A REZONING FROM B-1 TO B-2 AND A CONDITIONAL
USE PERMIT FOR THE OPERATION OF A VETERINARY CLINIC WITH BOARDING
(18364 MAGNOLIA BRIDGE ROAD)

WHEREAS, application has been made by Christopher Hayes, DVM for a rezoning from B-1 (Neighborhood Business District One) to B-2 (Neighborhood Business District Two) and a conditional use permit to operate a veterinary clinic with boarding; and

WHEREAS, the property is in an area with a mix of residential and commercial uses, including an auto repair and body shop on the property to the north, an animal grooming business (zoned B-2) to the west, vacant land (zoned B-1) directly to the east, and residential property (zoned R/A) directly to the south; and

WHEREAS, it is proposed that the existing vacant commercial and accessory building will be utilized for the veterinary clinic; and

WHEREAS, this same applicant was previously granted a conditional use permit to operate a veterinary clinic with boarding directly across Magnolia Ridge Road, but that property was flooded during the August 2016 floods; and

WHEREAS, subject to the conditions set forth in this ordinance, the proposed veterinary clinic with boarding is consistent with the zoning and uses of the properties in the area and is suitable for the purposes for which it is proposed to be used; and

WHEREAS, a public hearing was held on October 27, 2016 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommended approval of the conditional use permit 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 the subject property is hereby rezoned from B-1, Neighborhood Business District to B-2 Neighborhood Business District and granted a conditional use permit to

construct and operate a veterinary clinic with animal boarding subject to the terms and conditions set forth in this Ordinance. Such documents and modifications thereto which condition this approval and to which the conditional use permit is subject are the following:

1. Proposed Site Layout for "Simply Southern Vet Office," including building location, parking layout, dumpster placement and landscaped areas dated 10/2/2016.

Section 3: Approval of the rezoning and conditional use permit is further subject to the following terms and conditions:

1. Sign: This Ordinance does not include approval of the sign shown on the Proposed Site Layout – not its location, size or design. Prior to installation of any business sign on the property, a sign plan, compliant with the City's Sign Ordinance, must be submitted and approved by the City's Planning & Zoning Director.
2. Boarding: There shall be no animal boarding on the subject property without the simultaneous, full time operation, of a veterinary clinic on the subject property.

Section 4: 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 5: 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 6. Effective Date. This Ordinance shall be effective upon publication.

Introduced before the Council on October 25, 2016.

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

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

Adopted the 8th day of November, 2016.

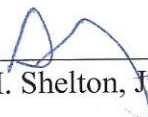
Signed the 9th day of November, 2016.

Delivered to the Mayor on the 9th day of November, 2016.




Mark Miley, City Clerk

Approved:



I.M. Shelton, Jr. Mayor

Received from Mayor on the 9th day of November, 2016:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 12th day of November, 2016

EXHIBIT A

Lot F of the Kennard Property in Section 66, T6S R2E GLD, EBR, LA

4837-8513-3883, v. 1