

1 **BY COUNCIL MEMBER EVANS (Case No. CUP-5-19/RZ-9-19)**

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3 **CITY OF CENTRAL**
4 **PROPOSED ORDINANCE NO. 2020-_____**
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6 **AN ORDINANCE REZONING AN APPROXIMATELY 8.6 ACRE PARCEL FROM C-1**
7 **LIGHT COMMERCIAL DISTRICT TO B-2 NEIGHBORHOOD BUSINESS DISTRICT**
8 **AND THE GRANT OF A CONDITIONAL USE PERMIT IN ORDER TO PERMIT THE**
9 **CONSTRUCTION AND OPERATION OF A 6000 SQUARE FOOT AUTOMOTIVE**
10 **SERVICE CENTER**
11 **(_____ Hooper Road)**
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13 WHEREAS, application has been made to rezone an approximate 8.6-acre parcel from C-
14 1 (Light Commercial District) to B-2 (Neighborhood Business District) and the grant of a
15 conditional use permit in order to permit the construction and operation of a 6000 square foot
16 automotive service center; and
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18 WHEREAS, the subject property is located on the southeast corner of Hooper Road and
19 Park Place Drive in the Central Commercial Park; and
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21 WHEREAS, the area around the subject property includes commercial, undeveloped
22 property, and low density residential (across Hooper Rd.); and
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24 WHEREAS, the area around the subject property is zoned C-1, R-2 and B-2; and
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26 WHEREAS, a public hearing on the application was held before the City of Central Zoning
27 Commission on December 19, 2019 and continued to January 23, 2020; and
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29 WHEREAS, the Zoning Commission recommend approval of the rezoning and
30 Conditional Use Permit subject to certain conditions;
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32 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
33 Louisiana as follows:
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35 Section 1: That the property that is the subject of this Ordinance is legally described in
36 Exhibit A attached hereto and made a part hereof.
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38 Section 2: That the subject property is hereby rezoned B-2 and a Conditional Use
39 Permit is granted to permit the construction and operation of a 6000 square foot automotive service
40 center subject to the terms and conditions set forth in this Ordinance. The documents and
41 modifications thereto which condition this approval and other conditions are as follows:
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1. Preliminary Site Plan, Sheet PRE-1, dated January 9, 2020, by Alvin Fairburn & Associates, LLC. Said sheet also includes (among other details) site lighting and dumpster screening details.
2. Landscape Plan, Sheet L-1, dated 11/2019, by Jon J. Pullian, PLA.
3. No garage bays, other doors shall be on the north-facing side of the building.
4. Prior to issuance of any construction permits, applicant shall submit revised landscaping plans to City staff for review and obtain plan approval showing additional landscaping will be installed between the north-facing side of the building and the parking lot to aesthetically enhance what would otherwise be a blank wall facing Hooper Road.
5. Prior to issuance of any construction permits, applicant shall meet with City staff to determine whether the entrance/exit drive can be moved further south in order for full ingress/egress or whether prohibiting left in/out is required due to the Park Place Drive median.
6. There shall be no outdoor storage of any dismantled or “wrecked” vehicles nor shall there be outdoor storage or display of any materials or products for sale.

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 February 11, 2020.

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

For:

Against:

Absent:

Adopted the ____ day of _____, 2020.

Signed the ____ day of _____, 2020.

Delivered to the Mayor on the ____ day of _____, 2020.

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Mark Miley, City Clerk
Approved:

David Barrow, Mayor

Received from Mayor on the ____ day of _____, 2020:

Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the ____ day of _____, 2020

EXHIBIT A

Lot A-1-A-3-B-1-B-1 of the Central Commercial Park Subdivision, in Section 82, T6S, R1E,
GLD, EBR, LA.

4851-5947-7939, v. 1