BY COUNCILMAN MESSINA (Case No. PUD-1-15)

CITY OF CENTRAL
ORDINANCE NO. 2015-20

TO GRANT A CONDITIONAL USE PERMIT FOR THE PROPOSED GROCERY STORE WITH ALCOHOLIC SALES AND GAS STATION LOCATED ON THE NORTH SIDE OF HOOPER ROAD NEAR THE NORTHWEST CORNER OF THE HOOPER AND JOOR ROAD INTERSECTION IN SECTION 6 AND 70, T6S, R2E, GLD, EBR, LA AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, the 5.2 acre tract of land for the proposed Planned Unit Development: Neighborhood Walmart is zoned B-5 (Large Scale Commercial / Business District Five) according to the Official Zoning Map of the City of Central dated June 24, 2014, and is consistent with the City of Central Master Land Use Plan;

WHEREAS, the proposed Planned Unit Development is a commercial development consistent with the regulations of the B-5 Zoning District and meets the minimum requirements for a Planned Unit Development.

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of Louisiana as follows:

Section 1. The Council for the City of Central hereby grants a Conditional Use Permit for the proposed Planned Unit Development: Neighborhood Walmart, located on the north side of Hooper Road near the northwest corner of the Hooper and Joor Road intersection in Section 6 and 70, T6S, R2E, GLD, EBR, LA in accordance with the attached Site Plan (Exhibit A), with the area for alcohol sales being restricted as described as follows:

A certain tract or parcel of land designated as "LOT A-3-A" of the F.L. Denham Tract, containing 4.465 acres or 194,500 square feet, located in Sections 6 and 70, Township 6 South, Range 2 East, City of Central, East Baton Rouge Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of Sections 1 & 69, Township 6 South, Range 1 East and Sections 6 and 70, Township 6 South, Range 2 East, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.;"

Then, North 01 degrees 05 minutes 00 seconds West a distance of 28.00 feet to a point,
Then, South 89 degrees 53 minutes 50 seconds East a distance of 226.96 feet to a point;
Then, South 19 degrees 58 minutes 58 seconds East a distance of 191.57 feet to a point;
Then, North 59 degrees 47 minutes 02 seconds East a distance of 20.33 feet to a point;

Then, South 06 degrees 15 minutes 59 seconds East a distance of 168.92 feet to a point, said point being located along the northerly right of way line of Hooper Road - Louisiana State Highway No. 408;
Then, continuing along said right of way line, North 66 degrees 31 minutes 29 seconds East a distance of 39.77 feet to a point;
Then, North 63 degrees 39 minutes 44 seconds East a distance of 273.75 feet to a point, said point being the "POINT OF BEGINNING," and labeled "P.O.B.1,"

Then, departing said right of way line, North 74 degrees 59 minutes 37 seconds West a distance of 41.14 feet to a point;
Then, North 26 degrees 09 minutes 49 seconds West a distance of 607.74 feet to a point;
Then, North 63 degrees 50 minutes 11 seconds East a distance of 95.50 feet to a point;
Then, North 51 degrees 04 minutes 16 seconds East a distance of 63.43 feet to a point;
Then, South 42 degrees 42 minutes 00 seconds East a distance of 55.56 feet to a point;
Then, North 63 degrees 50 minutes 11 seconds East a distance of 113.03 feet to a point;
Then, South 71 degrees 09 minutes 49 seconds East a distance of 46.38 feet to a point;
Then, South 26 degrees 09 minutes 49 seconds East a distance of 301.99 feet to a point;
Then, South 63 degrees 38 minutes 08 seconds West a distance of 5.99 feet to a point;
Then, South 26 degrees 22 minutes 00 seconds East a distance of 259.91 feet to a point, said point being located along the northerly right of way line of Hooper Road - Louisiana State Highway No. 408;
Then, continuing along said right of way line, South 63 degrees 39 minutes 44 seconds West a distance of 282.96 feet to the "POINT OF BEGINNING."

and subject to the following conditions:

a. Improve private drive radius at Joor Rd.
b. Ensure that landscaping requirement of 3' high shrubs at planting along all parking areas that are adjacent to existing and proposed public streets.
c. All areas shall comply with Architectural Standards Ordinance.
d. All other applicable DRC comments.
e. Parcel 1 being a portion of Lot F-2-B-2 or as designated in the future and as shown on the attached plat (See Exhibit B) shall be retained as a buffer in conjunction with this conditional use PUD and any further development of the adjoining parcels.
f. Non spill over lighting be provided in the parking lot.

Section 2. 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 3. Effective Date. This Ordinance shall be effective upon publication.

Recommendation to deny was made by the Zoning Commission on March 26, 2015.

Introduced before the Council on April 14, 2015.

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

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

Adopted the 28th day of April, 2015.

Signed the 1st day of May, 2015.

Delivered to the Mayor on the 4th day of May, 2015.

Mark Miley, City Clerk

Approved:

I.M. Shelton, Jr. Mayor

Received from Mayor on the 4th day of May, 2015:

Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 23rd day of May, 2015.