CITY OF CENTRAL

BY COUNCIL MEMBER FRALICK (Case RZ-04-15)

ORDINANCE NO. 2015-49

TO REZONE FROM B-1 (NEIGHBORHOOD BUSINESS ONE) WITH PREVIOUS ALCOHOLIC BEVERAGE APPROVAL TO B-3 (GENERAL COMMERCIAL BUSINESS THREE) WITH CONDITIONAL USE APPROVAL FOR A PROPOSED CATERING/DANCE HALL, PROPERTY LOCATED AT 9550 HOOPER ROAD WHICH IS LOCATED AT THE SOUTHEAST CORNER OF THE HOOPER ROAD AND SHADY BLUFF DRIVE INTERSECTION ON LOTS 1 AND 2 OF THE WINCHESTER SUBDIVISION IN SECTION 11, 14, AND 80, T6S, R1E, GLD, EBR, LA AND TO PROVIDE FOR RELATED MATTERS

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 approves rezoning 9550 Hooper Road which is located at the southeast corner of Hooper Road and Shady Bluff Drive intersection on Lots 1 and 2 of the Winchester Subdivision in Section 11, 14, and 80, Township 6 South, Range 1 East, Greensburg Land District, Parish of East Baton Rouge, as per the provided site plan, from B-1 (Neighborhood Business One) with previous alcoholic beverage approval to B-3 (General Commercial Business Three) for a proposed catering/dance hall, with the following stipulations:

a) The applicant shall meet all landscaping and screening requirements per the Zoning Code. In particular, all parking areas adjoining or fronting on any residential property shall be screened by a wall or fence not less than five feet high or a densely-planted compact hedge not less than five feet in height. A landscape buffer with plantings at least 3 feet high across the property on the public street sides shall be provided for all parking areas (Section 16.2(I)(3));

b) All dumpsters and garbage receptacles shall be enclosed by masonry walls on three sides with the door to the receptacle area painted to match the masonry (Section 8.3F); and

c) Illumination of the parking areas shall be arranged so as not to reflect rays of light into adjacent residential districts and streets (Section 16.2(I)(4)).

Section 2: Conflicts. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

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 in the Official Journal.

Approved by the Zoning Commission on October 22, 2015.

Introduced at the regular Council Meeting held on November 10, 2015.

Notice of public hearing was published in The Advocate on the 19th day of November, 2015.

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 on this 24th day of November, 2015.

Signed this 30th day of November, 2015.

Delivered to Mayor on the 30th day of November, 2015:

Mark Miley, City Clerk

Approved:

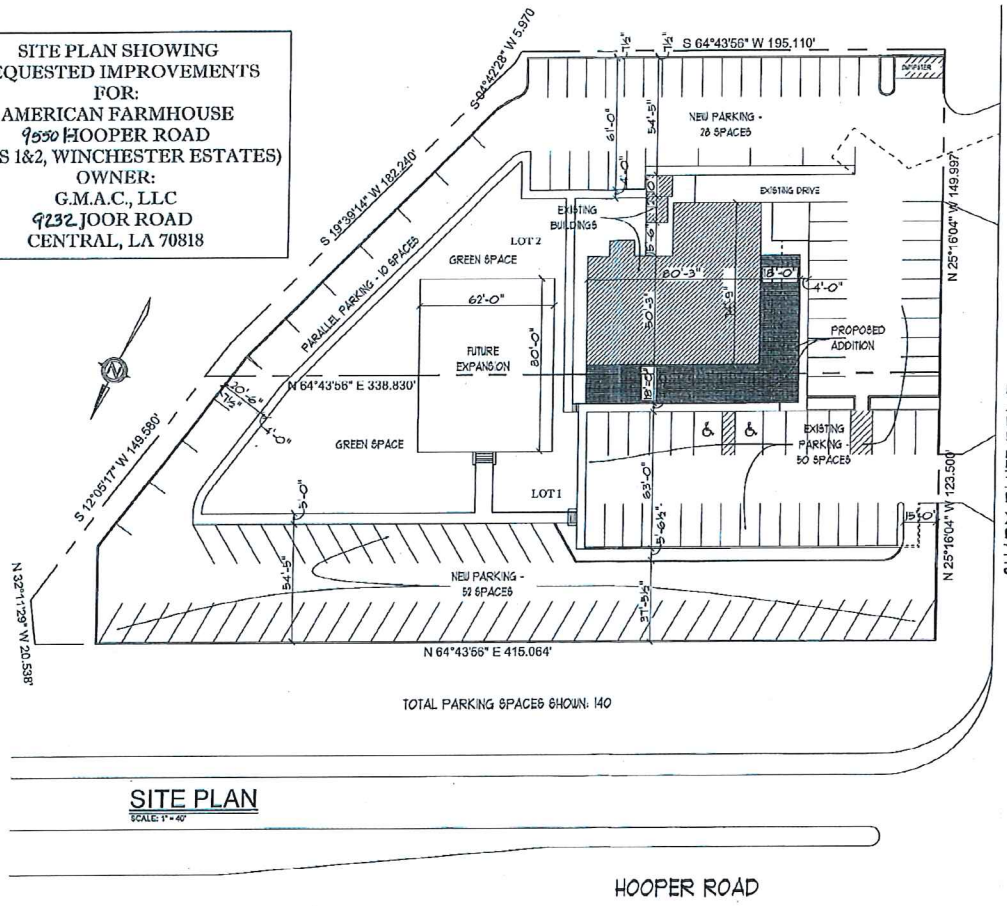
I. M. Shelton, Jr., Mayor

Received from Mayor on the 30th day of November, 2015:

Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 19th day of December, 2015.

SITE PLAN SHOWING
REQUESTED IMPROVEMENTS
FOR:
AMERICAN FARMHOUSE
9550 HOOPER ROAD
(LOTS 1&2, WINCHESTER ESTATES)
OWNER:
G.M.A.C., LLC
9232 JOOR ROAD
CENTRAL, LA 70818



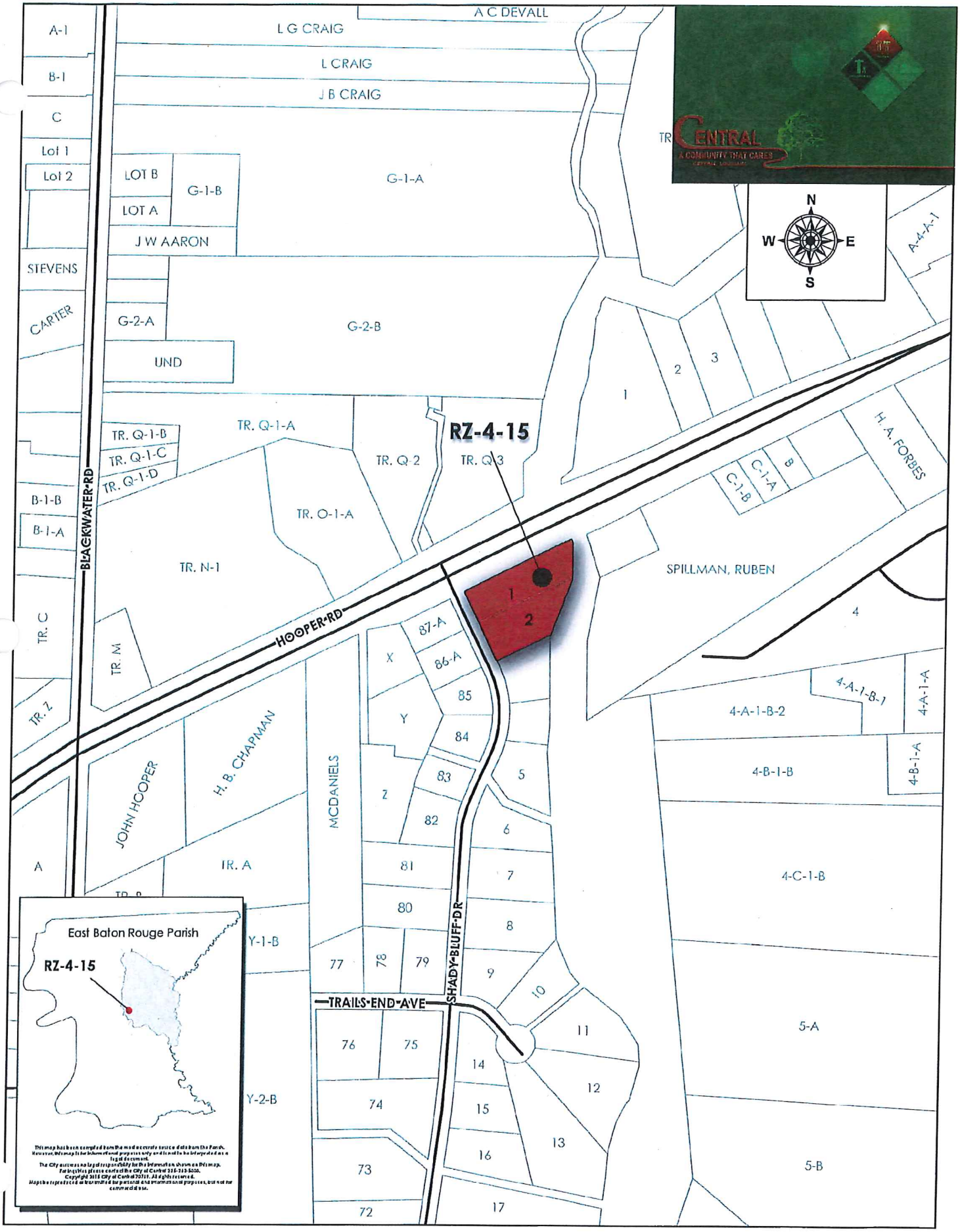
SITE PLAN
SCALE: 1" = 40'

HOOPER ROAD

KMA DRAFTING & DESIGN, LLC
RESIDENTIAL & COMMERCIAL DESIGN & DRAFTING SERVICES
(225) 773-1675

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

DATE	10/14/2015
DRAWING NAME	SITE PLAN
CADD FOLDER	
CADD FILE	
DRAWN BY	KM
SHEET NUMBER	1 of 1


A-1
B-1
C
Lot 1
Lot 2
L G CRAIG
L CRAIG
J B CRAIG
A C DEVALL
LOT B
LOT A
G-1-B
G-1-A
J W AARON
STEVENS
CARTER
G-2-A
G-2-B
UND
TR. Q-1-A
TR. Q-1-B
TR. Q-1-C
TR. Q-1-D
TR. Q-2
TR. Q-3
RZ-4-15
TR. O-1-A
TR. N-1
B-1-B
B-1-A
TR. C
TR. M
TR. Z
BLACKWATER RD
HOOPER RD
A-4-A-1
H. A. FORBES
C-1-B
C-1-A
B
SPILLMAN, RUBEN
4-A-1-B-1
4-A-1-A
4-A-1-B-2
4-B-1-B
4-B-1-A
4-C-1-B
5-A
5-B
JOHN HOOPER
H. B. CHAPMAN
MCDANIELS
TR. A
A
Y-1-B
Y-2-B
TRAILS END AVE
SHADY BLUFF DR
East Baton Rouge Parish
RZ-4-15
N
S
E
W
CENTRAL
A COMMUNITY THAT CARES