

1 CITY OF CENTRAL

2  
3 BY COUNCIL MEMBER FRALICK (Case RZ-04-15)

4  
5 PROPOSED ORDINANCE NO. 2015-\_\_\_\_\_

6  
7 TO REZONE FROM B-1 (NEIGHBORHOOD BUSINESS ONE) WITH  
8 PREVIOUS ALCOHOLIC BEVERAGE APPROVAL TO B-3 (GENERAL  
9 COMMERCIAL BUSINESS THREE) WITH CONDITIONAL USE  
10 APPROVAL FOR A PROPOSED CATERING/DANCE HALL, PROPERTY  
11 LOCATED AT 9550 HOOPER ROAD WHICH IS LOCATED AT THE  
12 SOUTHEAST CORNER OF THE HOOPER ROAD AND SHADY BLUFF  
13 DRIVE INTERSECTION ON LOTS 1 AND 2 OF THE WINCHESTER  
14 SUBDIVISION IN SECTION 11, 14, AND 80, T6S, R1E, GLD, EBR, LA AND  
15 TO PROVIDE FOR RELATED MATTERS

16  
17 BE IT ORDAINED BY the Council of the City of Central, State of Louisiana as follows:

18  
19 **Section 1:** The Council for the City of Central hereby approves rezoning 9550 Hooper Road which  
20 is located at the southeast corner of Hooper Road and Shady Bluff Drive intersection on Lots 1  
21 and 2 of the Winchester Subdivision in Section 11, 14, and 80, Township 6 South, Range 1 East,  
22 Greensburg Land District, Parish of East Baton Rouge, as per the provided site plan, from B-1  
23 (Neighborhood Business One) with previous alcoholic beverage approval to B-3 (General  
24 Commercial Business Three) for a proposed catering/dance hall, with the following stipulations:

- 25  
26 a) The applicant shall meet all landscaping and screening requirements per the Zoning  
27 Code. In particular, all parking areas adjoining or fronting on any residential  
28 property shall be screened by a wall or fence not less than five feet high or a  
29 densely-planted compact hedge not less than five feet in height. A landscape buffer  
30 with plantings at least 3 feet high across the property on the public street sides shall  
31 be provided for all parking areas (Section 16.2(I)(3));  
32  
33 b) All dumpsters and garbage receptacles shall be enclosed by masonry walls on three  
34 sides with the door to the receptacle area painted to match the masonry (Section  
35 8.3F); and  
36  
37 c) Illumination of the parking areas shall be arranged so as not to reflect rays of light  
38 into adjacent residential districts and streets (Section 16.2(I)(4)).  
39

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41 hereby repealed.

42  
43 **Section 3: Severability.** If any section, subsection, sentence, clause or provision of this Ordinance  
44 is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall  
45 not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared

1 invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and  
2 shall remain in force and effect.

3  
4 **Section 4: Effective Date.** This Ordinance shall be effective upon publication in the Official  
5 Journal.

6  
7 Approved by the Zoning Commission on October 22, 2015.

8  
9 Introduced at the regular Council Meeting held on November 10, 2015.

10  
11 Notice of public hearing was published in The Advocate on the \_\_\_\_ day of \_\_\_\_\_, 2015.

12  
13 This Ordinance having been submitted to a vote, the vote thereon was as follows:

14  
15 For:

16 Against:

17 Absent:

18  
19 Adopted on this \_\_\_\_ day of \_\_\_\_\_, 2015.

20  
21 Signed this \_\_\_\_ day of \_\_\_\_\_, 2015.

22  
23 Delivered to Mayor on the \_\_\_\_ day of \_\_\_\_\_, 2015:

24  
25  
26 \_\_\_\_\_  
27 Mark Miley, City Clerk

28  
29 Approved:

30  
31 \_\_\_\_\_  
32 I. M. Shelton, Jr., Mayor

33  
34 Received from Mayor on the \_\_\_\_ day of \_\_\_\_\_, 2015:

35  
36  
37 \_\_\_\_\_  
38 Mark Miley, City Clerk

39  
40 Adopted Ordinance published in The Advocate on the \_\_\_\_ day of \_\_\_\_\_, 2015.