

BY COUNCILMAN EVANS (Case No. CUP-2-16)

CITY OF CENTRAL
ORDINANCE NO. 2016-25

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT
FOR THE OPERATION OF A VETERINARY CLINIC
(18333 MAGNOLIA BRIDGE ROAD)

WHEREAS, application has been made by Christopher Hayes, DVM for a conditional use permit to construct and operate a veterinary clinic on property currently containing a vacant single family, but zoned Neighborhood Business District (B-2); 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 directly adjacent to the west, and a single family home (zoned B-2) directly adjacent to the east, wooded property to the north and a mix of residential and commercial uses across Magnolia Bridge Road to the south; and

WHEREAS, it is proposed that the existing vacant residential structure will be removed and a new building constructed on the property; and

WHEREAS, subject to the conditions set forth in this ordinance, the proposed veterinary clinic 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 June 23, 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 granted a conditional use permit to construct and operate a veterinary clinic 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 6/7/16.

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

1. Landscaping: Prior to issuance of a building permit, a landscape plan, fully compliant with the Development Code, shall be filed with the City and approved by the City’s Planning & Zoning Director. Said landscape plan shall include, at a minimum:
 - a. The planting types to be installed.
 - b. That the planting types to be installed along the east property line will be of a size, species and variety to effectively screen the dog yard and mitigate sounds coming from the property on a year round basis.
 - c. The parking area shall be further screened from the east property line by an architectural wall or wood fence and/or a densely planted compact hedge not less than five feet in height.
 - d. A landscape buffer, with plantings at least three feet in height (at planting) shall be installed adjacent to south edge of the parking lot (where it fronts Magnolia Bridge Road).
2. Building and Other Structures: The building and all other structures shall comply with all City ordinance’s and codes including, but not limited to the Architecture Standards Ordinance.
3. 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.

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.

EXHIBIT A

Lot B of the L.E. Kennard Property in Section 66, T6S R2E GLD, EBR, LA

Introduced before the Council on July 12, 2016.

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 the 26th day of July, 2016.

Signed the 1st day of August, 2016.

Mark Miley, City Clerk

Approved:

I.M. Shelton, Jr. Mayor

Adopted Ordinance published in The Advocate on the 5th day of August, 2016.