

On motion of Councilmember Johnson, seconded by Councilmember Lavarine, the following ordinance was introduced:

SUMMARY NO. 9967 ORDINANCE NO. 9108

AN ORDINANCE APPROVING A CONDITIONAL USE FOR THE DEVELOPMENT AND CONSTRUCTION OF A SINGLE STORY DOUBLE TENANT RETAIL OUTLET CONSISTING OF A FAMILY DOLLAR STORE CONTAINING NINE THOUSAND ONE HUNDRED AND EIGHTY (9,180) SQUARE FEET AND AN O'REILLY'S AUTO PARTS STORE CONTAINING SIX THOUSAND SEVEN HUNDRED FIFTY (6,750) SQUARE FEET, ON THE PROPERTY DESIGNATED AS LOT G, SQUARE 190, VETERANS HEIGHTS SUBDIVISION, KENNER, JEFFERSON PARISH, LOUISIANA, WHICH PROPERTY IS ZONED C-1, NEIGHBORHOOD COMMERCIAL.

WHEREAS, Mr. Donald Villarrubia is the owner of Lot G, Square 190, Veterans Heights Subdivision, Kenner, Jefferson Parish, Louisiana, acquired by act of sale in June 1994, registered in COB 1076, Folio 751, Jefferson Parish. Mr. Villarrubia has an agreement with RCS Land Company, L.L.C. ("RCS") to develop a single story double tenant retail outlet consisting of a Family Dollar Store (9,180 square feet) and O'Reilly's Auto Parts Store (6,750 square feet); and,

WHEREAS, Mr. Donald Villarrubia and RCS has proposed the "Conditional Use" pursuant to Ordinance No. 7859, of the Kenner Comprehensive Zoning Ordinance as shown in the attached Site Plan dated May 27, 2004. The proposed site is zoned C-1, Neighborhood Commercial; and,

WHEREAS, the Site Plan dated May 27, 2004 depicts a Family Dollar Store and O'Reilly's Auto Parts Store to be situated on Lot G, Square 190, Veterans Heights Subdivision; and,

WHEREAS, Ordinance No. 2427 of the City of Kenner Comprehensive Zoning Ordinance requires Council approval for a building exceeding Four Thousand-Five Hundred (4,500) square feet of floor area; and

WHEREAS, the Planning Director conducted a public hearing with the Planning Commission; and,

WHEREAS, the Planning Commission has reviewed said plans and has transmitted its comments and recommendations to the Mayor and City Council; and,

WHEREAS, it is the opinion of the Council of the City of Kenner, State of Louisiana, that it is in the best interest of the orderly development of the City of Kenner that the construction of the proposed building be approved, implemented and adopted

THE COUNCIL OF THE CITY OF KENNER HEREBY ORDAINS:

SECTION ONE: That the development of Lot G, Square 190, Veterans Heights Subdivision, Kenner, Jefferson Parish, Louisiana, in accordance with the Site Plan dated May 27, 2004 be and the same is hereby approved.

SECTION TWO: Mr. Donald Villarrubia and/or RCS Land Company, L.L.C. and/or its successors or assigns is granted approval to develop the property located on Lot G, Square 190, Veterans Heights Subdivision, Kenner, Jefferson Parish, Louisiana, into a single story double tenant retail outlet consisting of a Family Dollar Store consisting of nine thousand one hundred and eighty (9,180) square feet and O'Reilly's Auto Parts Store consisting of six thousand one hundred and eighty

(9,180) square feet and O'Reilly's Auto Parts Store consisting of six thousand seven hundred and fifty (6,750) square feet in accordance with the Site Plan dated May 27, 2004 depicting the two (2) retail outlets.

SECTION THREE: That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed and rescinded but only insofar as they conflict with provisions of this ordinance. The provisions and plans of Ordinance No. 6333, shall remain in full force and effect, except as altered by the provisions of this ordinance.

SECTION FOUR: That the Council President be and is hereby authorized and empowered to sign any plans or documents which may be necessary to carry into effect the foregoing.

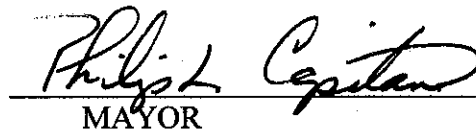
This ordinance having been submitted to a vote, the vote thereon was as follows:

YEAS:	7
NAYS:	0
ABSENT:	0
ABSTAINED:	0

This ordinance was declared adopted on this, the 20th day of January, 2005.


CLERK OF THE COUNCIL


PRESIDENT OF THE COUNCIL


MAYOR

DESIGNATED AREA: District 1