

ORDINANCE NO. _____ OF 2019

**ORDINANCE AMENDING THE RUSTON 21 COMPREHENSIVE PLAN
AND FUTURE LAND USE MAP**

WHEREAS, application was made under Case No. 1441 to the Planning Commission of the City of Ruston, Louisiana, for reclassification of property referred to below:

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| Case No. 1441: | Amendment to Ruston Comprehensive Master Plan Future Land Use Map (FLU Map) from LR, Low Density Residential to CP, Central Parkway |
| Owner: | BJH Land, L.L.C. |
| Applicant: | Ruston Country Club, L.L.C. |
| Location: | 2000 South Vienna Street; Portion of Lincoln Parish Assessor’s Parcel 3618333333 |

WHEREAS, the Municipal Planning and Zoning Commission of the City adopted a Master Plan for the City (the “Original Master Plan”) on December 7, 1961, which was recorded under Instrument Nos. C-34238 through C-34245, of the records of the Clerk of Court of Lincoln Parish, Louisiana; and,

WHEREAS, the Original Master Plan included the following: I. General Land Use Plan, Growth of the City; II. General Land Use Plan, Present Urban Pattern; III. Land Use Plan, Future Pattern; IV. (A) Zoning Ordinance of 1959 (Ordinance No. 526), and (B) Regulations Governing the Subdivision of Land; V. Recreation Plan; VI. Land Use Plan, A Summary Report; VII. Urban Highway and Major Street Plan for Ruston, Louisiana; VIII. General Land Use Map; and IX. Zoning District Map; and,

WHEREAS, the City adopted an amendment to the Original Master Plan entitled Ordinance Amending Chapter 20 of the Code of Ordinances of the City of Ruston, Louisiana, By Adding Section 20-25 Relating to a Comprehensive Master Plan of the City of Ruston and Adopting Chapter Two Relating to Land Use (the “Amendments”) on May 2, 2005, which is recorded under Instrument No. F-64296, of the records of the Clerk of Court of Lincoln Parish, Louisiana; and,

WHEREAS, the City adopted the Ruston 21 Comprehensive Plan (the “Comprehensive Plan”), which superseded and replaced the Original Master Plan and Amendments with the new Comprehensive Plan for the physical development of the City pursuant to LSA-R.S. 33:106, et seq, and the Future Land Use Map (the “Future Land Use Map”) by Ordinance No. 1609 of 2011 dated April 4, 2011, which is recorded under Instrument No. F116983 of the records of the Clerk of Court of Lincoln Parish, Louisiana; and,

WHEREAS, City desires to amend the Comprehensive Plan by amending the Future Land Use Map as shown on the plat attached as Exhibit A; and,

WHEREAS, the property requested to be reclassified is shown on attached Exhibit A; and,

WHEREAS, after notice and advertisement regarding such application, a public hearing was held by said Planning Commission on October 11, 2019; and,

WHEREAS, on October 11, 2019, the Planning Commission recommended that the property be reclassified as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RUSTON, LOUISIANA:

§1. The Comprehensive Plan is amended by amending the Future Land Use Map as shown on attached Exhibit A.

§2. If any section, paragraph, sentence, clause and/or phrase of this Ordinance or the application thereof is declared unconstitutional, unenforceable or invalid by the valid judgment of any court of competent jurisdiction such unconstitutionality, unenforceability or invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses and/or phrases of this Ordinance, since the same would have been enacted by the City without the incorporation of this Ordinance of any such unconstitutional, unenforceable or invalid section, paragraph, sentence, clause or phrase. To this end, the provisions of this Ordinance are hereby declared severable.

§3. All other Ordinances, or parts thereof, which are in conflict with the provisions of this Ordinance, are hereby repealed. To the extent that any provision or provisions of this Ordinance are inconsistent or in conflict with any other provision of the Code of Ordinances or any regulation of the City, the provisions of this Ordinance shall be deemed to control.

§4. This Ordinance shall become effective upon final adoption and publication of the same in the manner prescribed by law.

Said Ordinance having been introduced on _____, 2019, by Alderman _____, Notice of Public Hearing having been published on _____, 2019, _____, 2019, and _____, 2019, and said Public Hearing having been held, the title having been read and the Ordinance considered, on motion to adopt, as amended, by Alderman _____, seconded by Alderman _____, a record vote was taken and the following result was had:

YEA:

NAY:

ABSENT:

WHEREUPON, the presiding officer declared the above Ordinance duly adopted on the ____ day of _____, 2019.

ATTEST:

LAURA HARTT, CLERK

RONNY WALKER, MAYOR

EXHIBIT A

