

1 BY COUNCIL MEMBER EVANS (Case No. RZ-1-19)

2  
3 CITY OF CENTRAL  
4 PROPOSED ORDINANCE NO. 2019-\_\_\_\_\_

5  
6 AN ORDINANCE GRANTING A REZONING OF AN APPROXIMATELY 2.25 ACRE  
7 PARCEL FROM R/A TO R-1 IN ORDER TO PERMIT THE DEVELOPMENT OF FOUR (4)  
8 RESIDENTIAL LOTS  
9 (13000 Triple B Road)

10  
11 WHEREAS, application has been made by Brandon Dodson to rezone approximately  
12 2.25-acre parcel from R/A (Rural/Agriculture District) to R-1 (Single Family Residence District)  
13 in order to permit the development of four (4) residential lots on the Subject Property; and

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15 WHEREAS, the area around the subject property is comprised of commercial and low-  
16 density residential uses and vacant land; and

17  
18 WHEREAS, the proposed rezoning and development is not consistent with City of  
19 Central Master Plan which designated the property Rural/Agriculture and Restricted Greenspace;  
20 and

21  
22 WHEREAS, a public hearing was held on March 28, 2019 before the City of Central  
23 Zoning Commission; and

24  
25 WHEREAS, the Zoning Commission, on a 6-1 vote, recommended denial of the  
26 rezoning; and

27  
28 WHEREAS, despite the recommendation of the Zoning Commission, the City Council  
29 finds that the proposed rezoning to allow the development of four lots is consistent with the uses  
30 of the adjoining residential properties.

31  
32 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of  
33 Louisiana as follows:

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35 Section 1: That the property that is the subject of this Ordinance is legally described  
36 in Exhibit A attached hereto and made a part hereof.

37  
38 Section 2: That the subject property is hereby rezoned from R/A (Rural/Agriculture  
39 District) to R-1 (Single Family Residence District) in order to permit the development of four (4)  
40 residential lots on the Subject Property subject to the terms and conditions set forth in this  
41 Ordinance. Such documents and modifications thereto which condition this approval and other  
42 conditions are the following:

- 1           1.     Draft Preliminary Plat for Belle Brook Bend, dated February 9, 2019 by  
2                     Centerline Engineering & Land Surveying, LLC File No. 17-170PL1, date  
3                     stamped received by Planning & Zoning on February 12, 2019. (This plat is not  
4                     being approved herein.)  
5  
6           2.     Any subdivision plat presented for approval must show that existing Lots 7 & 8  
7                     shown on the above referenced draft plat have their primary access from Triple B  
8                     Road, not the private servitude of access.  
9

10           Section 3:     The specific terms and conditions of this Ordinance shall prevail against  
11                     other ordinances of the City to the extent that there may be any conflict. Except for the  
12                     foregoing, the development of the subject property is subject to the terms of all applicable  
13                     ordinances and regulations of the City of Central, including any amendment thereto.  
14

15           Section 4:     Severability. If any section, subsection, sentence, clause or provision of  
16                     this Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of  
17                     invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the  
18                     part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of  
19                     invalidity and shall remain in force and effect.  
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21           Section 5.     Effective Date. This Ordinance shall be effective upon publication.  
22

23     Introduced before the Council on May 28, 2019.  
24

25     This Ordinance having been submitted to a vote, the vote thereon was as follows:  
26

27     For:

28     Against:

29     Absent:  
30

31     Adopted the \_\_\_\_ day of \_\_\_\_\_, 2019.  
32

33     Signed the \_\_\_\_ day of \_\_\_\_\_, 2019.  
34

35     Delivered to the Mayor on the \_\_\_\_ day of \_\_\_\_\_, 2019.  
36  
37  
38

39     \_\_\_\_\_  
40     Mark Miley, City Clerk  
41

1 Approved:

2

3 \_\_\_\_\_

4 David Barrow, Mayor

5

6 Received from Mayor on the \_\_\_\_ day of \_\_\_\_\_, 2019.

7

8 \_\_\_\_\_

9 Mark Miley, City Clerk

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12 Adopted Ordinance published in The Advocate on the \_\_\_\_ day of \_\_\_\_\_, 2019.

EXHIBIT A

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Lots 4 and 5 of the Irwin Kohler Property, Section 42, T6S, R2E, GLD, East Baton Rouge Parish, Louisiana

4841-7705-1025, v. 1