

(Case No. RZ-1-20)

**CITY OF CENTRAL  
ORDINANCE NO. 2020-19**

**AN ORDINANCE REZONING APPROXIMATELY 4.25 ACRES FROM R-2 TO R/A IN  
ORDER TO PERMIT THE CONSTRUCTION AND MAINTENANCE OF THREE  
SINGLE-FAMILY RESIDENCES  
(15535 Greenwell Springs Rd.)**

WHEREAS, application has been made by Jeffrey Diamond to rezone an approximate 4.25 acre lot from R-2 (Single Family Residential) to R/A (Rural/Agriculture District) in order to permit the construction and maintenance of three single-family residences; and

WHEREAS, the subject property is located on the north side Greenwell Springs Road between Green Meadow Drive and the Central Thruway; and

WHEREAS, the Planning Commission considered and approved the subdivision of the 4.25 acre lot into three lots at its meeting on February 27, 2020 subject to certain conditions regarding the private servitude of access; and

WHEREAS, the area around the subject property includes low density residential uses; and

WHEREAS, a public hearing was held on May 28, 2020 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommended approval of a rezoning of the subject property to R/A (Rural/Agriculture District) 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 rezoned from R-2 (Single Family Residential) to R/A (Rural/Agriculture District) to permit the construction and maintenance of three single-family residences on the newly subdivided lots (approved by the Planning Commission on February 27, 2020) subject to the regulations set forth in the City of Central Comprehensive Zoning Code for the R/A district and all other City ordinances.

Section 3: 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 4: 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 5. Effective Date. This Ordinance shall be effective upon publication.

Introduced before the Council on June 9, 2020.

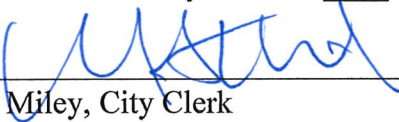
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: Freneaux, McKinney, Moak, Myer, Roy, Wells  
Against: None  
Absent: Evans

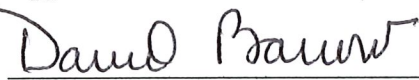
Adopted the 23<sup>rd</sup> day of June, 2020.

Signed the 26<sup>th</sup> day of June, 2020.

Delivered to the Mayor on the 29<sup>th</sup> day of June, 2020.

  
\_\_\_\_\_  
Mark Miley, City Clerk

Approved:

  
\_\_\_\_\_  
David Barrow, Mayor

Received from Mayor on the 29 day of June, 2020:

  
\_\_\_\_\_  
Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 2<sup>nd</sup> day of July, 2020

EXHIBIT A

Tracts 3-A, 3-B and 3-C of the John Breck Henderson and Rosemary Wenger Henderson  
Property, Sections 37 & 38, T6S-R2E, Greensburg Land District, City of Central, East Baton  
Rouge Parish, Louisiana

4838-2965-8046, v. 1