

BY COUNCIL MEMBER FRALICK – CASE NO. RZ-1-18

CITY OF CENTRAL  
ORDINANCE NO. 2018-09

AN ORDINANCE GRANTING A REZONING OF AN APPROXIMATELY 1.74 ACRE PARCEL FROM R/A TO R-1 IN ORDER TO SUBDIVIDE THE PROPERTY INTO TWO (2) SINGLE FAMILY RESIDENTIAL LOTS  
(Ridge Road, South of Lovett)

WHEREAS, application has been made by Micah Robinson to rezone approximately 1.74 acres from R/A (Rural Agriculture District) to R-1 (Single Family Residence District) in order to subdivide the property to create two single family residential lots; and

WHEREAS, there is currently a single-family residence and a 1800 sq. ft. accessory building on the Subject Property that will be on separate lots once the property is subdivided; and

WHEREAS, the area around the subject property is comprised of low density residential uses and a church; and

WHEREAS, subject to the conditions set forth in this ordinance, the proposed single family lots are consistent with the uses of the properties in the area and are suitable for single family residences; and

WHEREAS, a public hearing was held on February 22, 2018 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommended approval of the rezoning.

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/A (Rural Agriculture District) to R-1 (Single Family Residence District) in order to subdivide the property into two (2) single-family residential lots subject to the terms and conditions set forth in this Ordinance. Such documents and modifications thereto which condition this approval are the following:

1. Drawing included in Zoning Commission packet showing the proposed subdivision and the approximate location of the proposed new residential structure on the lot containing the accessory building.

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 March 13, 2018.

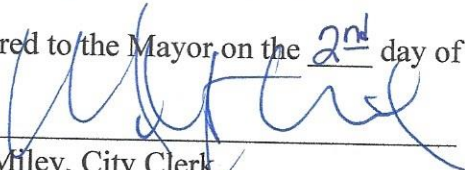
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: Ellis, Evans, Fralick, Messina, Vance  
Against: None  
Absent: None

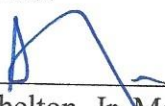
Adopted the 27<sup>th</sup> day of March, 2018.

Signed the 29<sup>th</sup> day of March, 2018.

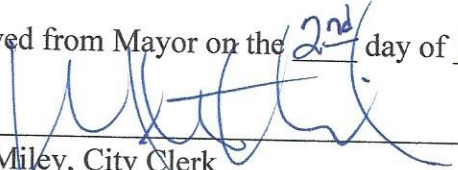
Delivered to the Mayor on the 2<sup>nd</sup> day of April, 2018.

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

Approved:

  
\_\_\_\_\_  
I.M. Shelton, Jr. Mayor

Received from Mayor on the 2<sup>nd</sup> day of April, 2018:

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

Adopted Ordinance published in The Advocate on the 7<sup>th</sup> day of April, 2018

EXHIBIT A

Lot 3-A-1, of the C. J. Brown Property, Section 82, T6S-R1E, Greensburg Land District, East  
Baton Rouge Parish, Louisiana

4851-9839-7535, v. 1