

(Case No. RZ-2-20)

**CITY OF CENTRAL
ORDINANCE NO. 2020-25**

**AN ORDINANCE REZONING APPROXIMATELY 1.006 ACRES FROM OR&D TO
R/A IN ORDER TO PERMIT THE INSTALLATION AND MAINTENANCE OF A
MANUFACTURED HOME
(17123 Hooper Rd. – Tract B-1-A-2-B)**

WHEREAS, application has been made by Michael L. Hawkins to rezone an approximate 1.006 acre parcel from OR&D (Office Research & Development) to R/A (Rural/Agriculture District) in order to permit the installation and maintenance of a manufactured home; and

WHEREAS, the subject property is located on the north side Hooper Road between Lynnwood Avenue and Greenwell Springs Road; and

WHEREAS, on July 23, 2020 the Planning Commission approved the resubdivision of Tract B-1-A-2 into two (2) lots, Tract B-1-A-2-A (approx. 2.425 acres) and Tract B-1-A-2-B (approx. 1.006 acres); and

WHEREAS, the area around the subject property includes commercial, single family residential and rural/agricultural uses, the commercial use being on the co-owned property; and

WHEREAS, the proposed use, the installation and maintenance of a manufactured home is consistent with the Master Plan and will reduce the potential of impervious cover; and

WHEREAS, a public hearing was held on July 23, 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 OR&D (Office Research & Development) to R/A (Rural/Agriculture District) to permit the construction and maintenance of a manufactured home on Tract B-1-A-2-B the following subject to the terms and conditions set forth in this Ordinance:

- A. The rezoning shall not be effective until the subdivision plat approved by the Planning Commission on July 23, 2020 (Map Showing Resubdivision of Tract B-1-A-2 into Tracts Tract B-1-A-2-A & Tract B-1-A-2-B dated July 7, 2020 by Landfile Technologies, Inc.) is finalized, signed and recorded.
- B. No permits for the installation of the manufactured home shall be issued until the existing mobile home on the property is removed and the staff has approved a plan showing the placement of the new manufactured home.

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 August 11, 2020.


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

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

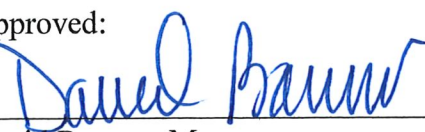
Adopted the 25th day of August, 2020.

Signed the 28th day of August, 2020.

Delivered to the Mayor on the 31st day of August, 2020.

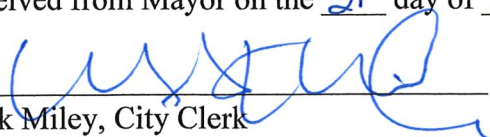


Mark Miley, City Clerk

Approved:


David Barrow, Mayor

Received from Mayor on the 31st day of August, 2020:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 10th day of September, 2020

EXHIBIT A

Tract B-1-A-2-B of the William H. Martin Tract, Section 53, T5S-R2E, Greensburg Land District, City of Central, East Baton Rouge Parish, Louisiana

4814-2505-3381, v. 2