

BY COUNCIL MEMBERS EVANS, FRENEAUX, MYER, ROY, AND WELLS
(Case No. PUD-2-19)

CITY OF CENTRAL
ORDINANCE NO. 2019-36

AN ORDINANCE DENYING THE REZONING AND GRANT OF CONDITIONAL USE PERMIT AND PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN APPROVAL FOR A SUBDIVISION CONTAINING 55 SINGLE FAMILY HOMES ON THE SOUTH SIDE OF DENHAM ROAD BETWEEN WHITE OAK RUN DRIVE AND PROCHE LANE
(Newcastle Estates)

WHEREAS, application has been made by Carl Newlin to rezone an approximately 48.5 acre parcel from R/A, Rural Agriculture District to R-1, single Family Residence District and the grant of a Conditional Use Permit and Planned Unit Development Preliminary Site Plan Approval for a 55 unit detached single-family residential development with a waiver of the 125 ft. lot width requirement; and

WHEREAS, a public hearing was held on July 25, 2019 before the City of Central Zoning Commission at which the staff presented concerns regarding the drainage engineering, wetland impacts and density of the proposed development; and

WHEREAS, Zoning Commission recommended denial of the rezoning and conditional use permit; and

WHEREAS, the City Council finds that approving the proposed subdivision would not be consistent with its desire to protect the public health, safety and welfare.

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 application to rezone the subject property and for the grant a Conditional Use Permit and Planned Unit Development Preliminary Plan Approval along with a waiver of the 125 ft. lot width requirement in order to construct a residential subdivision consisting of 55 detached single-family homes is hereby denied.

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

Introduced before the Council on September 10, 2019.

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

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

Adopted the 24th day of September, 2019.

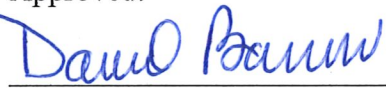
Signed the 27th day of September, 2019.

Delivered to the Mayor on the 30th day of September, 2019.




Mark Miley, City Clerk

Approved:



David Barrow, Mayor

Received from Mayor on the 30th day of September, 2019:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 4th day of October, 2019

EXHIBIT A

This property is located on the south side of Denham Road between White Oak Run to the east and Crystal Drive to the west on Lots 12-B-2-A and 13-E-1 (proposed Lot 12-B-2-A-1) of the former Richard Odom Property in Section 48, T6S, R2E, GLD, EBR, LA. (City of Central).

4847-5272-0545, v. 1