

BY COUNCIL MEMBER MOAK (Case No. RZ-5-18)

**CITY OF CENTRAL
ORDINANCE NO. 2019-03**

**AN ORDINANCE GRANTING A REZONING OF AN APPROXIMATELY 1.13 ACRE
PARCEL FROM R-2 TO R-1 IN ORDER TO PERMIT THE CONSTRUCTION AND
MAINTENANCE OF AN ACCESSORY DWELLING UNIT
(13174 Joor Road)**

WHEREAS, application has been made by Anya Glusman Hudnall to rezone approximately 1.13-acre lot from R-2 (Single Family Residence District) to R-1 (Single Family Residence District) in order to permit the construction and maintenance of an Accessory Dwelling Unit ("ADU") on the Subject Property; and

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

WHEREAS, the proposed rezoning to allow the construction and maintenance of an ADU is consistent with the uses of the properties in the area; and

WHEREAS, the subject property and the ADU as proposed meet the requirements of the R-1 zoning district and Section 19.2 of the City of Zoning Code; and

WHEREAS, a public hearing was held on December 20, 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-2 (Single Family Residence District) to R-1 (Single Family Residence District) to permit the construction and maintenance of a detached, approximately 973 sq. ft. accessory dwelling unit on the property subject to the terms and conditions set forth in this Ordinance. Such documents and modifications thereto which condition this approval and other conditions are the following:

1. Proposed Site Plan for 13174 Joor Rd, dated November 2, 2018 by WHLC Architecture date stamped received by Planning & Zoning on November 8, 2018.

2. The accessory dwelling unit may not be enlarged to be greater than 1000 sq. ft. Enclosing a covered porch, by screen or otherwise, shall be deemed an enlargement.

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 January 8, 2019.

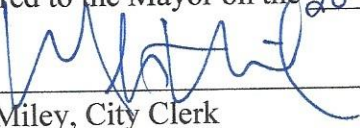
This Ordinance having been submitted to a vote, the vote thereon was as follows:

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

Adopted the 22nd day of January, 2019.

Signed the 24th day of January, 2019.

Delivered to the Mayor on the 28th day of January, 2019.



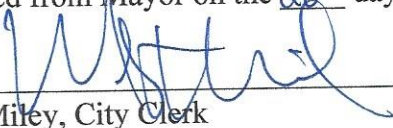
Mark Miley, City Clerk

Approved:



David Barrow, Mayor

Received from Mayor on the 28th day of January, 2019:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 2nd day of February, 2019

EXHIBIT A

Lot C-1-E of the Eugene McGehee Tract, Section 31, T5S-R2E, Greensburg Land District, East
Baton Rouge Parish, Louisiana

4821-6974-6820, v. 1