

1 **BY COUNCIL MEMBER ROY (Case No. RZ-10-19)**

2  
3 **CITY OF CENTRAL**  
4 **PROPOSED ORDINANCE NO. 2020-\_\_\_\_\_**  
5

6 **AN ORDINANCE REZONING AN APPROXIMATELY 1.6 ACRE PARCEL FROM R/A**  
7 **DISTRICT TO B-2 DISTRICT IN ORDER TO PERMIT THE CONSTRUCTION AND**  
8 **OPERATION OF TWO OFFICE BUILDINGS**  
9 **(Oak Grove Plaza)**  
10

11 WHEREAS, application has been made by Chris Choate to rezone an approximate 1.5-acre  
12 lot from R/A (Rural Agricultural District) to B-2 (Neighborhood Business District) in order to  
13 permit the construction and operation of two office buildings totaling 7,000 square feet; and  
14

15 WHEREAS, the property adjacent to the subject property to the north includes office  
16 buildings with other surrounding properties containing large lot single family homes or being  
17 undeveloped property; and  
18

19 WHEREAS, the property adjacent to the subject property is zoned B-2 and R/A; and  
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21 WHEREAS, a public hearing was held on January 23, 2019 before the City of Central  
22 Zoning Commission; and  
23

24 WHEREAS, the Zoning Commission recommend approval of the rezoning of the subject  
25 property to B-2 subject to certain conditions;  
26

27 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of  
28 Louisiana as follows:  
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30 Section 1: That the property that is the subject of this Ordinance is legally described in  
31 Exhibit A attached hereto and made a part hereof.  
32

33 Section 2: That the subject property is hereby rezoned from R/A (Rural Agriculture  
34 District) to B-2 (Neighborhood Business District) to permit the construction and operation of two  
35 (2) office buildings with not more than 7,000 square feet of floor space subject to the terms and  
36 conditions set forth in this Ordinance. The documents and modifications thereto which condition  
37 this approval and other conditions are as follows:  
38

- 39 1. Preliminary Site Plan for Oak Grove Plaza, dated 1-7-20 by Centerline Engineering &  
40 Land Surveying, LLC;  
41 2. Prior to applying for construction permits, developer shall seek and obtain site plan  
42 approval pursuant to City ordinances.

- 1           3. Said site plan provide for inter-parcel connectivity for vehicles with the commercial  
2           development on the adjacent property to the north.  
3           4. Prior to issuance of construction permits, a landscape plan showing appropriate  
4           landscape buffers along the southern and western edges of the property to protect  
5           adjacent landowners from the commercial development shall be submitted to and  
6           approved by City staff.  
7

8           Section 3:     The specific terms and conditions of this Ordinance shall prevail against  
9           other ordinances of the City to the extent that there may be any conflict. Except for the foregoing,  
10          the use of the subject property is subject to the terms of all applicable ordinances and regulations  
11          of the City of Central, including any amendment thereto.  
12

13          Section 4:     Severability. If any section, subsection, sentence, clause or provision of this  
14          Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of  
15          invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the  
16          part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of  
17          invalidity and shall remain in force and effect.  
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19          Section 5.     Effective Date. This Ordinance shall be effective upon publication.  
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21          Introduced before the Council on February 11, 2020.  
22

23          This Ordinance having been submitted to a vote; the vote thereon was as follows:  
24

25          For:

26          Against:

27          Absent:  
28

29          Adopted the \_\_\_\_ day of \_\_\_\_\_, 2020.  
30

31          Signed the \_\_\_\_ day of \_\_\_\_\_, 2020.  
32

33          Delivered to the Mayor on the \_\_\_\_ day of \_\_\_\_\_, 2020.  
34  
35

36          \_\_\_\_\_  
37          Mark Miley, City Clerk  
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39          Approved:  
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41          \_\_\_\_\_  
42          David Barrow, Mayor  
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Received from Mayor on the \_\_\_\_ day of \_\_\_\_\_, 2020:

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

Adopted Ordinance published in The Advocate on the \_\_\_\_ day of \_\_\_\_\_, 2020

EXHIBIT A

Lot A-1-A-1-A of the Messer Property, located in Sec. 76, T6S, R2E, GLD,  
City of Central, East Baton Rouge Parish, Louisiana

4817-2266-3859, v. 1