

BY COUNCIL MEMBER FRENEAUX (Case No. RZ-2-19)

CITY OF CENTRAL
ORDINANCE NO. 2019-17

AN ORDINANCE REZONING AN APPROXIMATELY 1 ACRE PARCEL FROM B-5 TO R/A IN ORDER TO PERMIT THE CONSTRUCTION AND MAINTENANCE OF A SINGLE-FAMILY RESIDENCE

WHEREAS, application has been made by Warren J. Couvillion to rezone an approximate 1-acre lot from B-5 (Large Scale Commercial/Business District) to R-2 (Single Family Residence District) in order to permit the construction and maintenance of a single-family residence; and

WHEREAS, the subject property is located on the north side Hooper Road between Shoe Creek Drive and Joor Road; and

WHEREAS, the Planning Commission considered and approved the creation of the subject one-acre lot as part of a subdivision of a larger parcel at its meeting on April 25, 2019; and

WHEREAS, the area around the subject property includes low density residential uses; and

WHEREAS, the subject property was zoned B-5 due to its location within the “City Center” as shown in the Master Plan, but the property is not within the City Center Overlay District established in 2018; and

WHEREAS, a public hearing was held on April 25, 2019 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission did not recommend approval of the rezoning of the subject property to R-2 (Single Family Residence District), but, after consultation with the applicant and the applicant’s agreement, recommended approval of a rezoning of the subject property to R/A (Rural/Agriculture District).

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 B-5 (Large Scale Commercial/Business District) to R/A (Rural/Agriculture District) to permit the construction and maintenance of a single-family residence subject to the regulations set forth in the City of Central Comprehensive Zoning Code for the R/A district and all other City ordinances.

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 May 14, 2019.

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

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

Adopted the 28th day of May, 2019.

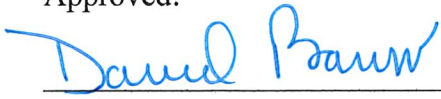
Signed the 31st day of May, 2019.

Delivered to the Mayor on the 3rd day of June, 2019.



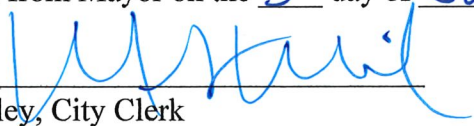
Mark Miley, City Clerk

Approved:



David Barrow, Mayor

Received from Mayor on the 3rd day of June, 2018:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 8th day of June, 2019

EXHIBIT A

(Proposed) Lot 1-B-2-A-2 of the Levi Shaffett, Section 69, T6S-R2E, Greensburg Land District,
City of Central, East Baton Rouge Parish, Louisiana

4834-3400-8982, v. 1