

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

**CITY OF CENTRAL  
ORDINANCE NO. 2020-12**

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

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

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

WHEREAS, the property adjacent to the subject property is zoned B-2 and R/A; and

WHEREAS, a public hearing was held on January 23, 2019 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommend approval of the rezoning of the subject property to B-2 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 R/A (Rural Agriculture District) to B-2 (Neighborhood Business District) to permit the construction and operation of two (2) office buildings with not more than 7,000 square feet of floor space subject to the terms and conditions set forth in this Ordinance. The documents and modifications thereto which condition this approval and other conditions are as follows:

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

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

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 use 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 February 11, 2020.

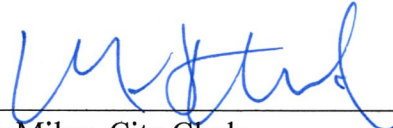
This Ordinance having been submitted to a vote; the vote thereon was as follows:

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

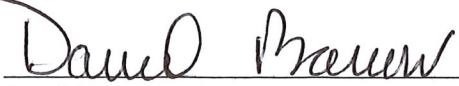
Adopted the 10<sup>th</sup> day of March, 2020.

Signed the 13<sup>th</sup> day of March, 2020.

Delivered to the Mayor on the 16<sup>th</sup> day of March, 2020.

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

Approved:

  
\_\_\_\_\_  
David Barrow, Mayor

Received from Mayor on the 16<sup>th</sup> day of March, 2020:

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

Adopted Ordinance published in The Advocate on the 25<sup>th</sup> day of March, 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