

CITY OF CENTRAL

BY COUNCIL MEMBER WAYNE MESSINA (Case SS-18-15)

ORDINANCE NO. 2015-50

TO GRANT A WAIVER OF SECTION 7:4.4(A)(4)(a) OF THE DEVELOPMENT CODE AND ORDINANCE NO. 2009-08 REQUIRING CONNECTION TO THE PUBLIC SEWER FOR THE FIVE SUBDIVIDED LOTS OF TRACT A-1-A OF THE FORMER WILLIE WHITNEY PROPERTY LOCATED SOUTH OF THE SULLIVAN AND JOOR ROAD INTERSECTION IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 2 EAST, GLD, EBR, LA FOR SINGLE FAMILY RESIDENTIAL USE AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, the applicant for Case SS-18-15 desires to subdivide Tract A-1-A into five smaller tracts which are within 500 feet of an existing sewer force main; and

WHEREAS, no gravity sewer line exists within 500 feet of the property lines of the proposed tracts.

NOW THEREFORE, BE IT ORDAINED BY the Council of the City of Central, State of Louisiana as follows:

Section 1: The Council for the City of Central hereby grants a waiver of Section 7:4.4(A)(4)(a) of the Development Code and Ordinance No. 2009-08 for proposed lots A-1-A-1, A-1-A-2, A-1-A-3, A-1-A-4, and A-1-A-5 of Tract A-1-A of the former Willie Whitney Property located south of the Sullivan and Joor Road intersection in Section 31, Township 5 South, Range 2 East, Greensburg Land District, Parish of East Baton Rouge, as per the provided site plan for single family residential land use with the following stipulation:

- a) No further subdivision until public sewer is provided for all lots; and
- b) When public sewer is provided, subject lots shall be required to connect.

Section 2: Conflicts. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

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 in the Official Journal.

Introduced at the regular Council Meeting held on November 10, 2015.
Approved by the Planning Commission on October 22, 2015.

Notice of public hearing was published in The Advocate on the 19th day of November, 2015.

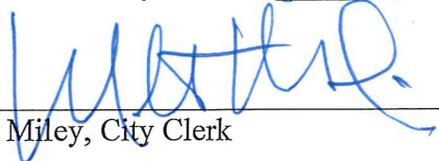
This Ordinance having been submitted to a vote, the vote thereon was as follows:

For: Ellis, Evans, Fralick, Messina, Vance
Against: None
Absent: None

Adopted on this 24th day of November, 2015.

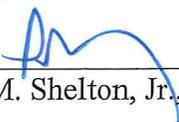
Signed this 30th day of November, 2015.

Delivered to Mayor on the 30th day of November, 2015:



Mark Miley, City Clerk

Approved:



I. M. Shelton, Jr., Mayor

Received from Mayor on the 30th day of November, 2015:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 19th day of December, 2015.

BASE BEARING: SP-6-CAGNET-37N (SECTION 31, T-5S-R-7E, 21)
 FLOOD ZONE: 2 NEAREST BASE FLOOD ELEV: 87.0
 F.I.W.A. F.I.R.M. PANEL NO. 222800 CHS. E DATE: 8/26/08

THIS IS A CON PLAN
 PREPARED BY MTI
 CHECKED BY MTI
 A LAND INVESTIGATION HAS NOT BEEN MADE AND IS NOT A PART OF THIS SURVEY.

NOTES:
 TOTAL AREA: 6537 ACRES
 TOTAL NO. LOTS: 0
 SEWER: INDIVIDUAL APPROVED SEWER SYSTEM AND PREDOMINATE
 WATER: METRO WATER COMPANY
 ELECTRICITY: DEDICATED
 TELEPHONE: A & T
 GAS: CHILDRICK
 SCHOOL DISTRICT: CENTRAL
 THE SUBJECTS CONFORM TO DISTRICT
 ZONING: R2 SINGLE FAMILY RESIDENTIAL TWO
 CENTRAL MASTERPLAN: METRO BENTON RESIDENTIAL

OPEN EFFLUENT DITCHES ARE PROHIBITED IN THIS AREA, ACCORDING TO HEALTH DEPARTMENT STANDARDS. PROPOSED REDESIGNS CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" ABOVE THE BOTTOM OF THE ADJACENT ROADWAY. DITCH LOCATIONS, FINAL DETERMINATION OF THE PROPOSED FLOOD ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH STANDARDS.

RECOMMENDED FOR APPROVAL:

CHRYSTIAN STANTON DATE: _____
 EAST BATON ROUGE PARISH HEALTH UNIT

THE CITY OF CENTRAL AND PARISH OF EAST BATON, MISSISSIPPI DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE OWNER FROM ANY RESTRICTIONS OR OBLIGATIONS FROM COMPLIING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.

THE APPROVAL OF THIS PLAN ON ANY DOES NOT RELIEVE THE APPLICANT FROM ANY OBLIGATIONS OR RESTRICTIONS WHICH MAY APPLY TO THE PROPERTY SHOWN HEREON, STATE AND FEDERAL LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY, IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE CONSIDERED VALID UNLESS ALL APPLICABLE PROVISIONS OF CHAPTER 10 OF THE DEVELOPMENT CODE ARE ADDRESSED.

CITY OF CENTRAL APPROVED:

ROBERT W. HARRISON DATE: _____
 PLANNING & ZONING DIVISION

CASE NO. 03-10-12

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF: F.R./EAGLE WOOD, L.L.C.

THIS FORM HAS NOT BEEN COMPLETED TO PERFORM A COMPLETE TITLE ADJUSTMENT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SCHEDULES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVICES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:
 THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 18:651 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAN IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAID.

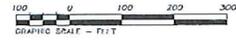
PRELIMINARY 10/06/12 DATE

TERRY A. WALKER, INC.
 1000 BENTON ROAD, SUITE 100
 METRO, MISSISSIPPI 39208
 TEL: 601-447-1111
 MULLY TAYLOR, INC.

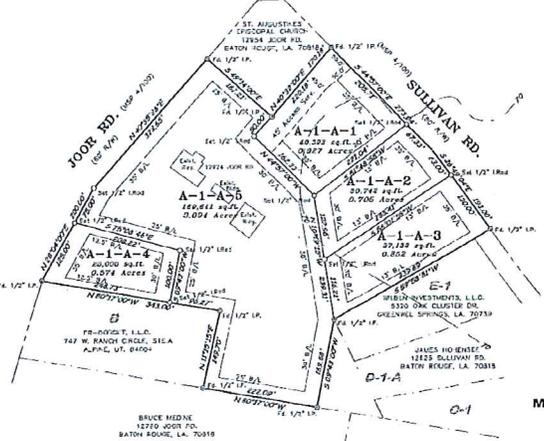
REFERENCE:

1. MAP SHOWING DIVISION OF LOTS C-1, D-1, E-1 AND A 0.25 ACRE PORTION OF TRACT A-1 OF THE WHITNEY TRACT, LOCATED IN SECTION 31, T-5S-R-7E, BY M. GREGORY BREAUX, P.L.S., DATED 12-10-2012.

2. MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACT A-1 AND LOT D-1 OF THE WHITNEY TRACT INTO TRACT A-1-A & 1011 LOTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, BY M. GREGORY BREAUX, P.L.S., DATED 2-10-2013.



VICINITY MAP
 SCALE: 1" = 2000'



STORMWATER MANAGEMENT:
 AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN THE DEVELOPMENT CODE.

SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

DEDICATION:
 THE STREET AND RIGHTS OF WAY SHOWN HEREON, AND PROPOSEDLY SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PARISH FOR PUBLIC PURPOSES. ALL AREAS SHOWN AS SEWERAGE ARE HEREBY DEDICATED TO THE PUBLIC USE OF UTILITIES, SEWERAGE, WATER, OR OTHER PUBLIC PURPOSES FOR THE SPECIAL USE OF THE PARISH. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, MOVED, OR REMOVED, EXCEPT AS SHOWN ON THIS PLAN, UNLESS SUCH PLANTS OR TREES ARE FIRST REMOVED OR RIGHT OF WAY AS TO PREVENT OR UNDESIRABLE INTERFERENCE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT OF WAY IS GRANTED.

F.R./EAGLE WOOD, L.L.C., OWNER
 MEMBER: METRO WATER

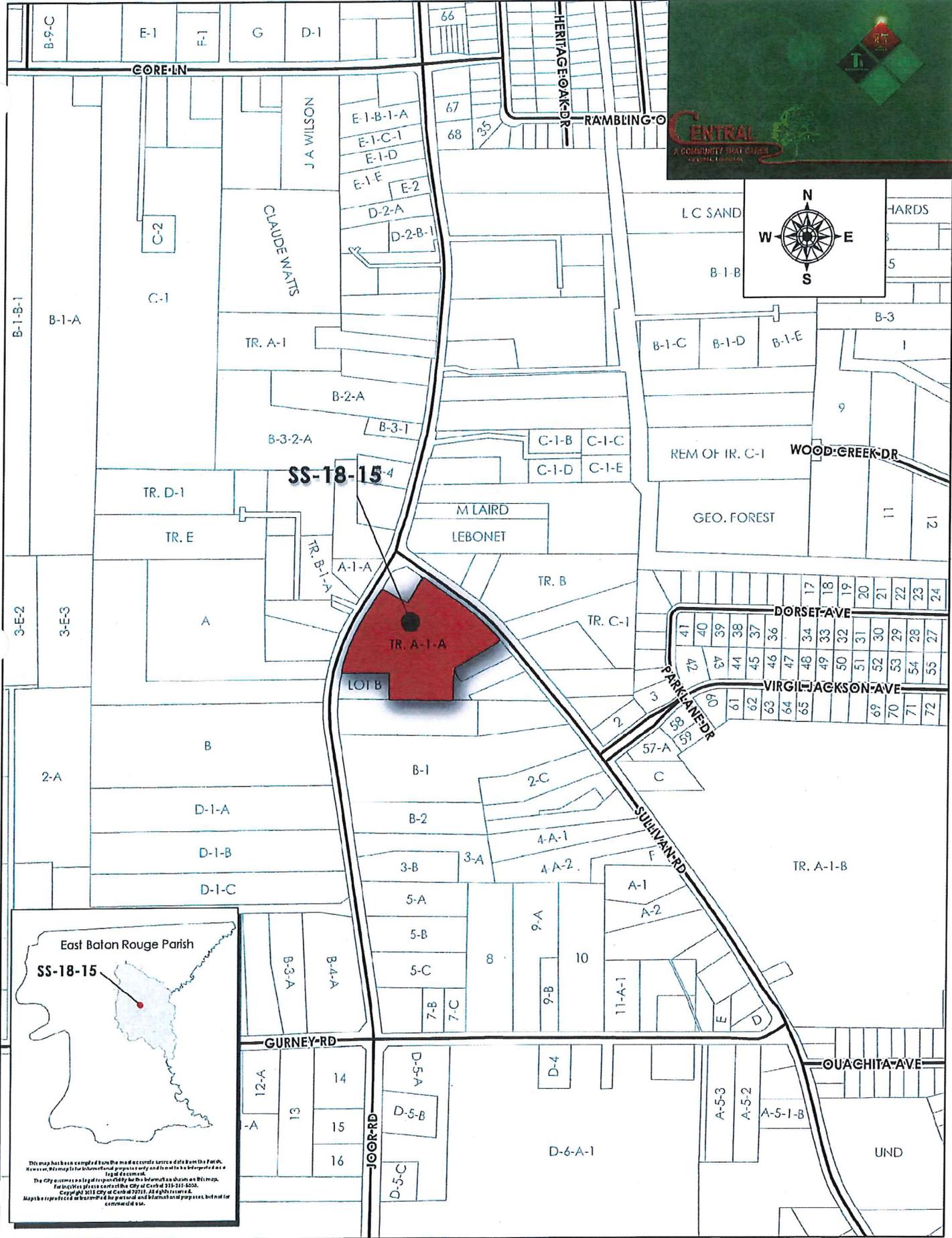
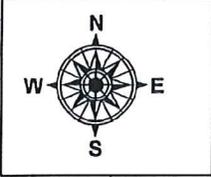
MAP SHOWING SURVEY & DIVISION
 OF
Tract A-1-A
 of the Whitney Estate
 INTO
A-1-A-1, A-1-A-2, A-1-A-3,
A-1-A-4 & A-1-A-5
 LOCATED IN SECTION 31, T 5 S-R 7 E
 GREENSBURG LAND DISTRICT
 CITY OF CENTRAL
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
F.R./EAGLE WOOD, L.L.C.



WAIVER REQUEST:
 TO HAVE SECTION 718.00(3) OF THE PROPERTY IS WITHIN THE LIMITS OF AN EXISTING PUBLIC SEWER SYSTEM, WITHIN THE LIMITS OF THE CITY OF CENTRAL, MISSISSIPPI, IN ACCORDANCE WITH SECTION 718.00(3) OF THE DEVELOPMENT CODE.



55-18-15 REV. 10-6-15



East Baton Rouge Parish

SS-18-15

This map has been compiled from the most accurate source data from the Parish. However, it may be for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For more information, please contact the City of Central at 225-331-3200. Copyright 2013 City of Central. All rights reserved. Maps reproduced or transmitted for personal and informational purposes, but not for commercial use.