

1 CITY OF CENTRAL

2  
3 BY COUNCIL MEMBER FRALICK (Case SS-24-14)

4  
5 PROPOSED ORDINANCE NO. 2015- \_\_\_\_\_

6  
7 TO GRANT A WAIVER OF SECTION 7:4.4A(4)(a) OF THE  
8 DEVELOPMENT CODE OR ORDINANCE NO. 2009-08 REQUIRING  
9 CONNECTION TO THE PUBLIC SEWER FOR THE FIVE SUBDIVIDED  
10 LOTS OF TRACT 13 OF THE FORMER WESTBROOK TRACT AND  
11 CARL B. HEINE PROPERTY LOCATED ON THE SOUTH SIDE OF  
12 DENHAM ROAD BETWEEN THE EL RANCHITOS AND WHITE OAK  
13 RUN ROAD INTERSECTIONS IN SECTION 48, T5S, R2E, GLD, EBR, LA  
14 FOR SINGLE FAMILY RESIDENTIAL USE AND TO PROVIDE FOR  
15 RELATED MATTERS

16  
17 WHEREAS, the applicant for Case SS-24-14 desires to subdivide Tract 13 into five smaller lots  
18 which are within 500 feet of an existing sewer force main; and

19  
20 WHEREAS, no gravity sewer lines are accessible within 500 feet of the property lines of the  
21 proposed lots.

22  
23 NOW THEREFORE, BE IT ORDAINED BY the Council of the City of Central, State of  
24 Louisiana as follows:

25  
26 **Section 1:** The Council for the City of Central hereby grants a waiver of Section 7:4.4A(4)(a) of  
27 the Development Code and Ordinance No. 2009-08 for the proposed lots 13-A, 13-B, 13-C, 13-D  
28 and 13-E of Tract 13 of the former Westbrook Tract and Carl B. Heine Property located on the  
29 south side of Denham Road between the El Ranchitos and White Oak Run Road intersections in  
30 Section 48, Township 5 South, Range 2 East, Greensburg Land District, Parish of East Baton  
31 Rouge, as per the provided site plan for single family residential land use.

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33 **Section 2:** Said waiver shall apply only to lots 13-A, 13-B, 13-C, 13-D, and 13-E. There shall be  
34 no further subdivision of any lots unless all lots are connected to the public sanitary sewer.

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36 **Section 3:** The previously approved subdivision, Case SS-21-11, is hereby rescinded.

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39 hereby repealed.

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41 **Section 3: Severability.** If any section, subsection, sentence, clause or provision of this  
42 Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of  
43 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the  
44 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of  
45 invalidity and shall remain in force and effect.

1 **Section 4: Effective Date.** This Ordinance shall be effective upon publication in the Official  
2 Journal.

3  
4 Introduced at the regular Council Meeting held on February 10, 2015

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6 Approved by the Planning Commission on January 22, 2015.

7  
8 Notice of public hearing was published in The Advocate on the \_\_\_\_ day of \_\_\_\_\_, 2015.

9  
10 This Ordinance having been submitted to a vote, the vote thereon was as follows:

11 For:

12 Against:

13 Absent:

14  
15  
16 Adopted on this \_\_\_\_ day of \_\_\_\_\_, 2015.

17  
18 Signed this \_\_\_\_ day of \_\_\_\_\_, 2015.

19  
20 Delivered to Mayor on the \_\_\_\_ day of \_\_\_\_\_, 2015:

21  
22  
23 \_\_\_\_\_  
24 Mark Miley, City Clerk

25  
26 Approved:

27  
28 \_\_\_\_\_  
29 I. M. Shelton, Jr., Mayor

30  
31 Received from Mayor on the \_\_\_\_ day of \_\_\_\_\_, 2015:

32  
33  
34 \_\_\_\_\_  
35 Mark Miley, City Clerk

36  
37 Adopted Ordinance published in The Advocate on the \_\_\_\_ day of \_\_\_\_\_, 2015.