

BY COUNCILMAN EVANS (Case No. PUD-2-14)

**CITY OF CENTRAL
ORDINANCE NO. 2015-08**

TO GRANT A CONDITIONAL USE PERMIT FOR THE PRELIMINARY PLAN FOR THE PROPOSED PLANNED UNIT DEVELOPMENT: CYPRESS LAKES ESTATES, LOCATED AT THE SOUTHWEST CORNER OF THE SULLIVAN ROAD AND SPARKLE ROAD INTERSECTION ON TRACTS B-1, C, D, E-1 AND E-2 AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, the 32.8 acre tract of land for the proposed Planned Unit Development: Cypress Lakes Estates is zoned R-2 according to the Official Zoning Map of the City of Central dated June 24, 2014, and is consistent with the City of Central Master Land Use Plan;

WHEREAS, the proposed Planned Unit Development is a residential development consistent with the regulations of the R-2 Zoning District and meets the minimum requirements for a Planned Unit Development

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 Conditional Use Permit for the Preliminary Plan for the proposed Planned Unit Development: Cypress Lakes Estates, located at the southwest corner of the Sullivan Road and Sparkle Road intersection on Tracts B-1, C, D, E-1, and E-2 in accordance with the attached Preliminary Plan prepared by GWS Engineering dated October 31, 2014 (Exhibit A) and subject to the following conditions:

- a. A 20' asphalt driveway shall be constructed by the developer to the property line of the adjacent park owned by the Recreation and Park Commission for the Parish of East Baton Rouge (BREC).
- b. Sparkle Drive shall be improved to standards from Sullivan Rd to Sully Drive.
- c. Sidewalks along streets within the development shall be installed prior to signature of the final plat.
- d. The southern street connection to Sullivan Road will be right-in/right-out only with no median break on Sullivan Road.
- e. Streets within the development shall meet all requirements set forth in the Neighborhood Yield street section of Appendix J of the Code of Ordinances for the City of Central.

Section 2. 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 3. Effective Date. This Ordinance shall be effective upon publication.

Approved by the Zoning Commission on November 20, 2014.

Introduced before the Council on December 9, 2014.

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

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

Adopted the 10th day of February, 2015.

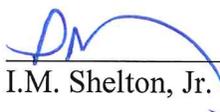
Signed the 13th day of February, 2015.

Delivered to the Mayor on the 16th day of February, 2015.



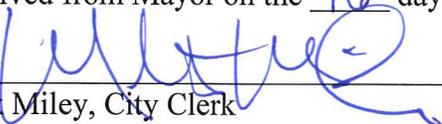
Mark Miley, City Clerk

Approved:



I.M. Shelton, Jr. Mayor

Received from Mayor on the 16th day of February, 2015:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 6th day of March, 2015.