BY COUNCIL MEMBER FRALICK (Case No. TND-1-15)

CITY OF CENTRAL
ORDINANCE NO. 2015-25

TO GRANT A CONDITIONAL USE PERMIT AND PRELIMINARY PLAN APPROVAL FOR A TRADITIONAL NEIGHBORHOOD DEVELOPMENT LOCATED ON THE WEST SIDE OF SULLIVAN ROAD SOUTH OF THE WAX ROAD INTERSECTION NEAR THE BRENT AVENUE INTERSECTION (THE SETTLEMENT ON SHOE CREEK)

WHEREAS, application has been made by Shoe Creek, LLC, for a conditional use permit and approval of a preliminary site plan for a Traditional Neighborhood Development including a waiver to the residential density restrictions pursuant to Chapter 14 of the City of Central Comprehensive Zoning Code on an approximately 135.3 acre site that is currently zoned R-1, R-2 and B-4 and is designated Medium Density Residential, Low Density Residential, Restrictive Greenspace, and General Commercial land use in the Master Plan; and

WHEREAS the development is proposed to include 447 single family detached and attached residential lots, 250 multifamily residential units and 100,000 square feet of commercial space; and

WHEREAS, subject to the conditions set forth in this ordinance, the proposed Traditional Neighborhood Development is consistent with the zoning and uses of surrounding properties and the Master Plan and is suitable for the purposes for which it is to be developed; and

WHEREAS, a public hearing was held on April 23, 2015 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommended approval of the Preliminary Plan 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 granted a conditional use permit and approval of the Preliminary Plan for the Traditional Neighborhood Development proposed, including a waiver to the residential density restrictions, subject to the terms and conditions set forth in this Ordinance. Such documents and modifications thereto which condition this approval and to which the development is subject are the following:

1. Preliminary Plan for the Settlement On Shoe Creek, dated February 15, 2015, Sheets 1 and 3-10, by Southern Lifestyle Development Co., LLC.
2. Sheet 2 of the Preliminary Plan dated April 13, 2015, by Southern Lifestyle Development Co., LLC.
3. Responses to questions in letter from Paul Burns, Zoning Commission Chair, dated April 2, 2015.
4. Letter to Woodrow Muhammad, AICP, Planning and Zoning Director, from Tradd Trahan, P.E., Southern Lifestyle Development Co., LLC, dated April 13, 2015.

Section 3: Approval of the conditional use permit and preliminary plan is further subject to the following terms and conditions:

1. Wax Road Extension: No final plan approval for any phase of the development shall be granted without a revision to the site plan (Sheet 2 of the Preliminary Plan identified above) resolving the location and construction of the Wax road extension.
2. Additional Access: No final plan approval may be granted for any of the commercial space or multifamily residential units unless the proposed final plan for that phase includes the construction of at least two access points – one to Sullivan Road and the other connecting the phase to Wax Road (or to an earlier phase that has a connection to Wax Road).
3. Sagebrush Avenue: No construction traffic shall use Sagebrush Avenue. The applicant shall assure that all construction contracts for any phase of the development include a prohibition on the use of Sagebrush Avenue.
4. Sagebrush Avenue: The paved roadway connecting the Shoe Creek development would not be dedicated as a public street; therefore allowing bollards to be used across that surface that would allow foot traffic and bicycle traffic from Morgan Place into Shoe Creek and vice versa.

Section 4: 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 5: 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 6. Effective Date. This Ordinance shall be effective upon publication.

Introduced before the Council on May 12, 2015.

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

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

Adopted the 26th day of May, 2015.

Signed the 29th day of May, 2015.

Delivered to the Mayor on the 1st day of June, 2015.

Mark Miley, City Clerk

Approved:

I.M. Shelton, Jr. Mayor

Received from Mayor on the 1st day of June, 2015:

Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 20th day of June, 2015

EXHIBIT A

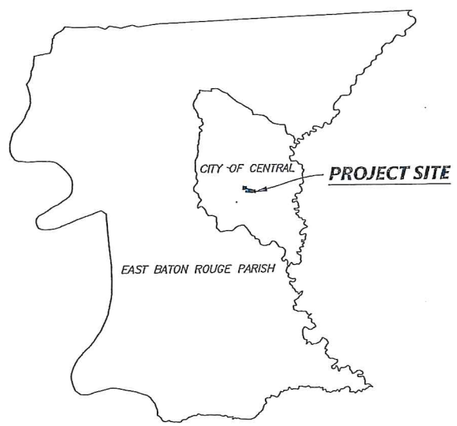
Legal Description:

All or part of four certain tracts of land situated in Sections 68 and 69, Township 6 South, Range 2 East, City of Central, East Baton Rouge Parish, Louisiana, containing 135.29 acres, being labeled as The Settlement on Shoe Creek and being more fully described as follows:

Parcel No. 1, All of two undivided tracts of property owned by William Rufus Davis Gervasi, ET AL containing 102.21 acres more or less, being a certain parcel or tract of land taken from a larger tract, said larger tract being The Ruby Lee Carpenter Property (Eisworth Tract) and The Walter L. Vaughn Property (Vaughn Tract) and being shown on a map by Joffrion Associates, Inc., and recorded as EBRP Original 915, Bundle 9285;

Parcel No. 2, A 18.05 acre portion of the 20.83 acre undivided tract of property owned by R. Gene Cobb, being a certain parcel or tract of land taken from a larger tract, in Section 68 and 69, T6S-R2E, and being shown on a map dated December 9, 1963 by Alvin M. Bridges, C.E., and recorded as EBRP Original 651 Bundle 6535;

Parcel No. 3, A 15.02 acre portion of Tract-1 owned by Walter J. Vaughn, containing 15.90 acres more or less, situated in Section 68, T6S-R2E, G.L.D., East Baton Rouge Parish, State of Louisiana, and being a portion of the Quentin Bourke Tract, more particularly shown by that map of survey entitled "Map Showing Subdivision of A Certain 20.90 Acre Tract, Formerly The Quentin Bourke Tract into Tracts l & 2, Located in Section 68, T6S-R2E, G.L.D. ;City of Central, East Baton Rouge Parish, Louisiana for Darrin Vince" dated July 9, 2013 by Alvin Fairburn, Jr., P.L.S., a copy of which is filed and record as EBRP Original 129 Bundle 12513.



LOCATION MAP

SCALE: 1" = 5 MILES

PRELIMINARY PLAN

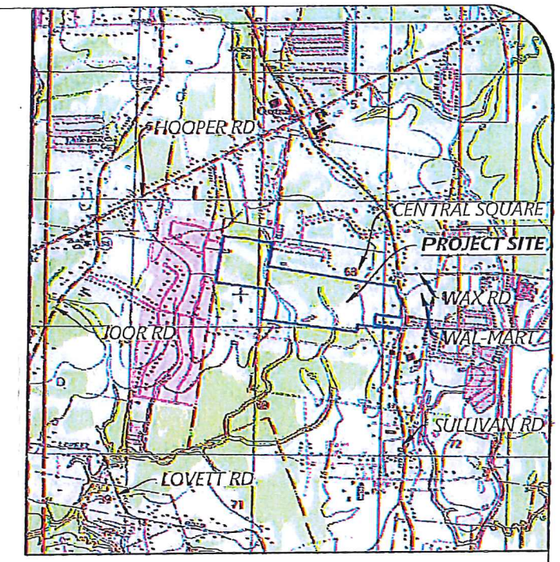
FOR

THE SETTLEMENT ON SHOE CREEK

LOCATED IN SECTIONS 68 & 69, TOWNSHIP 6 SOUTH, RANGE 2 EAST, G.L.D.

CITY OF CENTRAL

EAST BATON ROUGE PARISH, LOUISIANA



VICINITY MAP

SCALE: 1" = 2,000'

PRELIMINARY

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GENERAL NOTES:

1. Conditions, covenants, and restrictions for all the property within a TND Conditional Use Permit shall be filed in the Parish records by the Owner before a Lot is sold and/or a Building permit is issued.
2. In addition to other terms and conditions acceptable to the applicant, the conditions, covenants, and restrictions must create one (1) or more property owners Association with mandatory membership for each property Owner, governed by Articles of Incorporation and Bylaws, which shall:
   a. be organized by the applicant and operated with a financial subsidy from the applicant before the sale of any lots within the TND
   b. provide for the conditions and timing of transferring control of the Association from the applicant to the property Owners
   c. be responsible for maintenance of insurance and taxes on all Common Open Space, enforceable by liens placed on the Association by the Parish, as provided in the Association Bylaws
   d. at all times, cause all Owners to have Access to the Common Open Space within the TND
   e. establish architectural standards that are in conformity with the requirements of this ordinance which shall be subject to review and approval by the Board of Directors of the Association or the Architectural Control Committee, as described below
   f. create an Architectural Control Committee to review development for compliance with the design standards to issue certificates of approval and to review and approve the development's architect, designer, and/or other professionals contributing to the development
   g. provide for the ownership, development, management and maintenance of private open space (except plazas owned by individual property owners) community parking facilities, community meeting hall, and other common areas
   h. provide for a maintenance program for all property within the TND, including landscaping and trees within the streetscape
   i. require the collection of assessments from members in an amount sufficient to pay for its functions; and
   j. be effective for a term of not less than fifty (50) years.

2-10-2015

DEVELOPER:
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SHOE CREEK, LLC
1100 CAMELLIA BLVD, SUITE 200
LAFAYETTE, LA 70508
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ANOTHER DEVELOPMENT DESIGNED BY

SOUTHERN LIFESTYLE DEVELOPMENT

Community that changes the way you live.

PRELIMINARY FOR REVIEW AND COMMENT ONLY

These drawings were prepared for conceptual consideration and should in no way be construed as detailed engineering drawings to be used for design and/or construction purposes. This map IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY CONCEPT PLAN AND IS NOT TO BE CONSIDERED AS BEING COMPLETELY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.

PREPARED BY: TRADD TRAHAN, P.E.

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GENERAL DESCRIPTION

The Settlement on Shoe Creek is a 135.29 acre traditional neighborhood development consisting of 448 single family detached and attached residential lots that encompass 66.38 acres (49.1%). There will also be 250 multi-family residential units that encompass 5.23 acres (3.9%). There will also be 100,000 square feet of general commercial and neighborhood business units that encompass 11.32 acres (8.4%).There will be 35.7 acres of open space (26.4%) consisting of 7.90 acres of green space in private and public servitudes, 9.22 acres in HOA owned parcels, 11.13 acres of accessible lakes, and 7.46 acres within landscaped public dedicated right of ways. The street right of ways make up the remaining 16.65 acres (12.3%). The overall single family residential density is 4.14 lots per acre or 448 lots/108.29 Acres. The overall multi-family residential density is 29.31 units per acre or 250 units/8.53 Acres. The overall commercial density is 5,414 building sq. ft. per acre or 100,000 building square feet/18.47 Acres. The street and sidewalks will be public. Alleys will be private. All required public utilities are available to the site. The City of Central's Master Plan recommends low density residential, medium density residential and general commercial in this area.

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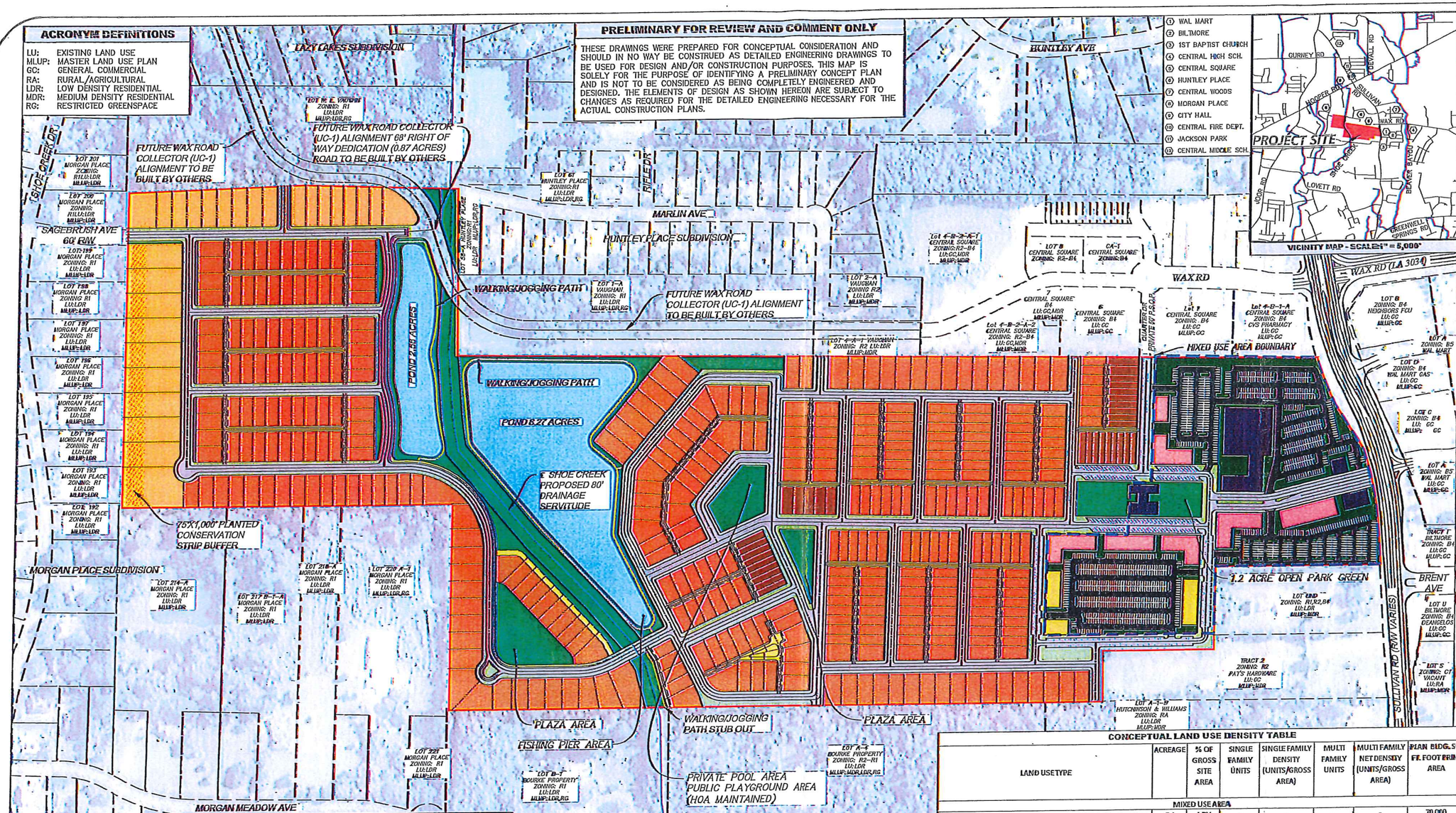
ACRONYM DEFINITIONS

LU: EXISTING LAND USE
MLUP: MASTER LAND USE PLAN
GC: GENERAL COMMERCIAL
RA: RURAL/AGRICULTURAL
LDR: LOW DENSITY RESIDENTIAL
MDR: MEDIUM DENSITY RESIDENTIAL
RG: RESTRICTED GREENSPACE

PRELIMINARY FOR REVIEW AND COMMENT ONLY

THESE DRAWINGS WERE PREPARED FOR CONCEPTUAL CONSIDERATION AND SHOULD IN NO WAY BE CONSTRUED AS DETAILED ENGINEERING DRAWINGS TO BE USED FOR DESIGN AND/OR CONSTRUCTION PURPOSES. THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY CONCEPT PLAN AND IS NOT TO BE CONSIDERED AS BEING COMPLETELY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.



LEGEND

COLOR	LAND USE
	LIVE–WORK BUILDING
	COMMERCIAL BUILDING
	MULTI–FAMILY BUILDING
	NEIGHBORHOOD CENTER
	MIXED RESIDENTIAL
	NEIGHBORHOOD EDGE
	OPEN SPACE (HOA–PARK)
	OPEN SPACE (ROW LANDSCAPE SERVITUDE)
	OPEN SPACE (HOA–POND)
	MIXED USE LANDSCAPED AREAS
	STREET PAVING
	SURFACE PARKING LOT PAVING
	ALLEY HOA MAINTAINED
	PROJECT BOUNDARY

N

0 200 400 Feet

SCALE: 1" = 200'

GENERAL NOTES

1. EXISTING ZONING: B4/R2/R1
2. MASTER PLAN LAND USE DESIGNATION: GENERAL COMMERCIAL/MEDIUM DENSITY RESIDENTIAL/LOW DENSITY RESIDENTIAL/RESTRICTED GREEN SPACE
3. PROPOSED LAND USE: TRADITIONAL NEIGHBORHOOD DEVELOPMENT
4. SEWAGE DISPOSAL: EAST BATON ROUGE PARISH
5. 100 YEAR FLOOD ELEVATION: NORTH 58.0' AND SOUTH 56.6'
6. ELECTRIC CO: DEMCO OR ENTERGY
7. GAS CO: ENTERGY
8. WATER: B.R. WATER
9. TELEPHONE: AT&T CABLE: COX
10. ACREAGE: 135.3± ACRES
11. NO. OF SINGLE FAMILY LOTS: 447
12. SCHOOLS:
    ELEMENTARY: BELLINGRATH HILLS, TANGLEWOOD
    MIDDLE: CENTRAL MIDDLE
    HIGH: CENTRAL HIGH
13. FLOOD ZONE X AND AE
14. STREETS: VARIES–SEE TRAFFIC & THOROUGHFARE PLAN SHEET
15. DRAINAGE: VIA CURB & CUTTER ROADWAY WITH CURB INLETS AND SUBSURFACE DRAINAGE HAVING STORMWATER RETENTION AND REAR YARD DRAINAGE
16. BUILDING SETBACKS: SEE URBAN REGULATING PLAN SHEET
17. MAXIMUM INUNDATION FOR SHOE CREEK = 54.0' PER EBRDPW

CONCEPTUAL LAND USE DENSITY TABLE

LAND USE TYPE	ACREAGE	% OF GROSS SITE AREA	SINGLE FAMILY UNITS	SINGLE FAMILY DENSITY (UNITS/GROSS AREA)	MULTI FAMILY UNITS	MULTI FAMILY NET DENSITY (UNITS/GROSS AREA)	PLAN BLDG. SQ. FT. FOOTPRINT AREA
MIXED USE AREA							
COMMERCIAL/OFFICE:	6.4	4.7%	-	-	-	-	70,000
LIVE WORK:	8.2	6.1%	-	-	197	-	90,000
MULTIFAMILY:	2.2	1.6%	-	-	53	-	28,000
COMMON OPEN SPACE (PARKS):	0.6	0.4%	-	-	-	-	-
COMMON OPEN SPACE (LANDSCAPE SERVITUDES IN R/W):	1.0	0.7%	-	-	-	-	-
PUBLIC STREET PAVEMENT (CITY MAINTAINED)	1.8	1.3%	-	-	-	-	-
MIXED USE GROSS AREA SUMMARY:	20.2	14.9%	-	-	250	12.4	188,000
MIXED RESIDENTIAL AREA							
SINGLE FAMILY RESIDENTIAL:	67.0	49.5%	447	-	-	-	-
COMMON OPEN SPACE (PARKS):	12.2	9.0%	-	-	-	-	-
COMMON OPEN SPACE (LANDSCAPE SERVITUDES IN R/W):	11.7	8.6%	-	-	-	-	-
COMMON OPEN SPACE (HOA MAINTAINED WET PONDS):	11.1	8.2%	-	-	-	-	-
PUBLIC STREET PAVEMENT (CITY MAINTAINED)	13.1	9.7%	-	-	-	-	-
MIXED RESIDENTIAL GROSS AREA SUMMARY:	115.1	85.1%	447	3.9	-	-	-
			-	-	-	-	-
GND TOTALS:	135.3	100.0%	447	3.9	250	12.4	188,000
ADDITIONAL AREA SUMMARY:							
MIXED RESIDENTIAL (PLANTED CONSERVATION STRIP BUFFER):	1.7	-	-	-	-	-	-
MIXED RESIDENTIAL (HOA MAINTAINED ALLEY SERVITUDE):	4.7	-	-	-	-	-	-
MIXED RESIDENTIAL (HOA MAINTAINED ALLEY PAVING):	2.3	-	-	-	-	-	-
MIXED USE AREA PARKING LOT PAVING:	9.1	-	-	-	-	-	-
MIXED USE AREA BUILDING FOOTPRINT (COMM/LB/MU-FAM):	4.2	-	-	-	-	-	-
MIXED USE AREA LOT LANDSCAPING AND PEDESTRIAN AREA:	3.5	-	-	-	-	-	-

SOUTHERN LIFESTYLE DEVELOPMENT

Communities that change the way you live

NO.	DATE	REVISION DESCRIPTION	BY

THE SETTLEMENT ON SHOE CREEK

CITY OF CENTRAL

PRELIMINARY DEVELOPMENT PLAN

PRELIMINARY

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TRADD TRAHAN, P.E.

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337-216-6506

SHEET NUMBER

2

DATE

4-13-2015

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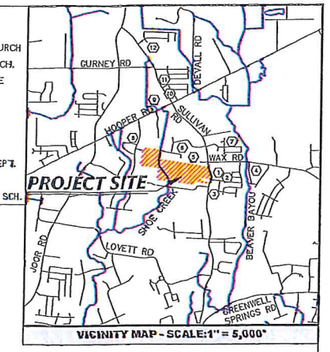
1. WAL MART
2. BILTMORE
3. 1ST BAPTIST CHURCH
4. CENTRAL HIGH SCH.
5. CENTRAL SQUARE
6. HUNTLEY PLACE
7. CENTRAL WOODS
8. MORGAN PLACE
9. CITY HALL
10. CENTRAL FIRE DEPT.
11. JACKSON PARK
12. CENTRAL MIDDLE SCH.



VICINITY MAP - SCALE:1" = 5,000'

SITE STATISTICS

LOT TYPE	NUMBER OF LOTS	AVERAGE SIZE	COLOR
TOWNHOME	28	± 25' X 130'	
COTTAGE	32	± 36' X 127'	
COTTAGE	18	± 36' X 130'	
COTTAGE	54	± 37' X 115'	
COTTAGE	6	± 40' X 100'	
COTTAGE	28	± 40' X 115'	
COTTAGE	18	± 40' X 125'	
COTTAGE	5	± 45' X 115'	
COTTAGE	42	± 50' X 115'	
VILLAGE	121	± 50' X 125'	
EDGE	35	± 60' X 120'	
EDGE	17	± 60' X 125'	
EDGE	20	± 65' X 120'	
EDGE	10	± 65' X 150'	
MANSION	12	± 90' X 150' (215')	
COMMERCIAL	2	VARIES	
MULTI-FAMILY	1	± 387' X 599'	
GREEN SPACE	18	VARIES	
POND	2	VARIES	

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0 200 400 Feet
SCALE: 1" = 200'

SOUTHERN LIFESTYLE DEVELOPMENT
Communities that change the way you live

NO.	DATE	REVISION DESCRIPTION	BY

THE SETTLEMENT ON SHOE CREEK
CITY OF CENTRAL
URBAN REGULATING PLAN

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337-216-6506

SHEET NUMBER
3

DATE
2-10-2015

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THE SETTLEMENT ALONG SHOE CREEK

URBAN REGULATION INSTRUCTIONS

Land Classifications

The Master Plan and Building Principles for the Settlement along Shoe Creek is developed around *The Transect*, a system of land classifications described in *The Lexicon of the New Urbanism*, which incorporates a fine-grained network of lot distinctions. These characteristics follow the natural internal structure of an authentic neighborhood and serve to create the structure of the community of the Settlement along Shoe Creek. This structure is expressed as three urban sectors: Neighborhood Center (NC), Mixed Residential (MR) and Neighborhood Edge (NE).

The Neighborhood Center (NC) is the focus of the neighborhood's civic buildings and social activity. It incorporates retail, workplaces, and more dense residential units, and it connects directly to other parts of the neighborhood through a network of carefully articulated vehicular and pedestrian thoroughfares. As such, it is the densest grain of land subdivision in the neighborhood. The streets are generally designed with formalized on street parking characterized by avenues and main streets. Buildings placed either at or near the right-of-way line, further reinforce the streets edge and public character.

The Mixed Residential (MR) is that element of the transect which focuses principally on residential use with a *mixture* of other potential uses and constitutes the majority of the type of the land uses at the Settlement along Shoe Creek. Streets and boulevards generally characterize the thoroughfare makeup within the Mixed Residential.

The Neighborhood Edge (NE) is the least dense, purely residential, and characterized principally by it's rural character. Generally more luxurious setbacks at its frontage, sides, and rear results in blocks of low density edge yard treatment.

This Master Plan and Building Principles creates an additional type of refined division within each of the individual described zones. For example, in the Mixed Residential is the Mixed Residential I (MR-I), Mixed Residential II (MR-II) and Mixed Residential III (MR-III). These further serve to support an additional device, which further alter the placement of buildings on a lot, producing varying planning features and urban behavior. Reference is made to the *Urban Regulation Instructions* in these Building Principles for further clarification.

Building Types

Building Type	NCI	NCII	NCIII	MRI	MRII	MRIII	NEI	NEII	NEIII	Horizontal Placement BTL: Build To Line (mandatory)
	Neighborhood Center			**Mixed Residential**			**Neighborhood Edge**			
Commercial	0	SPECIAL	10							Front
	0		5							Left
	0		5							Right
	10		10							Rear
Live/Work	0	10 mandatory	10							Front
	0	0	5							Left
	0	0	5							Right
	10	10	10							Rear
Multi-Family (Rent)	10 mandatory	10 mandatory								Front
	0	0								Left
	0	0								Right
	10	10								Rear
Mansion Condo (Sale)	10 mandatory	10 mandatory	10							Front
	0	0	5							Left
	0	0	5							Right
	10	10	10							Rear
Townhouse (+/- 25 x 100)		3 mandatory	5							Front
		0 mandatory	0							Left
		0 mandatory	0							Right
										Rear @ Alley @ Backout Parking
										Rear @ Alley @ All other Structures
Cottage (+/-40 x 105-115)				5 mandatory	7.5 mandatory	15 mandatory				Front
				5 min	5 min	5 min				Left
				5 min	5 min	5 min				Right
				0 to 5	0 to 5	0 to 5				Rear @ Alley @ Backout Parking (Option A)
				15	15	15				Rear @ Alley @ Backout Parking (Option B)
				0 mandatory	0 mandatory	0 mandatory				Rear @ Alley @ All Other Structures
				10 min	10 min	10 min				Rear @ Non Alley
Village (+/-50 x 115)				5 mandatory	7.5 mandatory	15 mandatory				Front
				5 min	5 min	5 min				Left
				5 min	5 min	5 min				Right
				0 to 5	0 to 5	0 to 5				Rear @ Alley @ Backout Parking (Option A)
				15	15	15				Rear @ Alley @ Backout Parking (Option B)
				0 mandatory	0 mandatory	0 mandatory				Rear @ Alley @ All Other Structures
				10 min	10 min	10 min				Rear @ Non Alley
Edge (+/-60-80 x 120-150)				7.5 mandatory	10 mandatory	15 mandatory				Front
				5 min	5 min	5 min				Left
				5 min	5 min	5 min				Right
				0 to 5	0 to 5	0 to 5				Rear @ Alley @ Backout Parking (Option A)
				15	15	15				Rear @ Alley @ Backout Parking (Option B)
				0 mandatory	0 mandatory	0 mandatory				Rear @ Alley @ All Other Structures
				10 min	10 min	10 min				Rear @ Non Alley
Mansion (+/-100 x 150+)				7.5 mandatory	10 mandatory	15 mandatory	15 mandatory	20 mandatory		Front
				5 min	5 min	5 min	7.5 min	10 min		Left
				5 min	5 min	5 min	7.5 min	10 min		Right
				0 to 5	0 to 5	0 to 5	0 to 5	0 to 5		Rear @ Alley @ Backout Parking (Option A)
				15	15	15	15	15		Rear @ Alley @ Backout Parking (Option B)
				0 mandatory	0 mandatory	0 mandatory	0 mandatory	0 mandatory		Rear @ Alley @ All Other Structures
				10 min	10 min	10 min	10 min	10 min		Rear @ Non Alley

General Instructions

Item	Neighborhood Center	Mixed Residential	Neighborhood Edge
Building Use	ALL TYPES SHALL PERMIT RESIDENTIAL OR COMMERCIAL USE AT ALL STORIES EXCEPT FOR TOWNHOUSES AND MANSION APARTMENTS, SEE LAND USE CLASSIFICATIONS ABOVE.	ALL TYPES SHALL PERMIT RESIDENTIAL USE AT ALL STORIES OF THE PRINCIPAL STRUCTURE, SEE LAND CLASSIFICATIONS ABOVE.	
Reserve	SEE DEFINITION		
Civic Uses	CIVIC BUILDINGS DESIGNED SPECIFICALLY FOR CIVIC FUNCTIONS (SEE CIVIC BUILDINGS DEFINITION), SHALL NOT BE SUBJECT TO THE REQUIREMENTS DESCRIBED IN THE URBAN REGULATING INSTRUCTIONS. THE PARTICULARS OF CIVIC BUILDING DESIGN SHALL BE IMMUNE FROM THIS SPECIFICITY. AS ANIMATORS OF THE PUBLIC REALM, THESE EXCEPTIONS SERVE TO ALLOW ARCHITECTURE THAT ACCENTS AND CELEBRATES THE COMMUNITY'S LIFE IN ITS MORE PUBLIC AND CIVIC GOINGS-ON. IN ORDER TO SUPPORT THIS CIVIC WORTH, IT IS OF UTMOST IMPORTANCE, THAT THE PRIVATE BUILT ENVIRONMENT, WHICH SERVES PRIMARILY TO DEFINE THE PUBLIC REALM, MAINTAIN STRICT COMPLIANCE WITH THE RESTRICTIONS DESCRIBED IN THE URBAN REGULATING INSTRUCTIONS.		
Corner Lots	BUILDINGS OCCURRING ON CORNER LOTS SHALL BE TREATED AS A PRINCIPAL ELEVATION ON BOTH FRONTAGES.		
Outbuilding	ALLOWED ONLY AT TOWN HOUSES. OUTBUILDINGS SHALL PERMIT LIVING AND LIMITED OFFICE USE (A MAXIMUM SIZE OF 450 SF).	OUTBUILDINGS SHALL PERMIT LIVING AND LIMITED OFFICE USE (A MAXIMUM SIZE OF 450 SF).	
Parking	AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE CENTRAL PLANNING AND ZONING ORDINANCE, OR AS DEFINED IN THE COURET FARMS ZONE CASE AND AMENDMENTS THEREAFTER.	AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE CENTRAL PLANNING AND ZONING ORDINANCE, OR AS DEFINED IN THE COURET FARMS ZONE CASE AND AMENDMENTS THEREAFTER. IT SHALL NOT EXCEED MORE THAN 3 COVERED SPACES.	AUTOMOBILE STORAGE OF ADEQUATE SIZE AND ACCESS SHALL BE PROVIDED WITHIN THE LOT IN ACCORDANCE WITH THE CENTRAL PLANNING AND ZONING ORDINANCE, OR AS DEFINED IN THE SETTLEMENT ALONG SHOE CREEK ZONE CASE AND AMENDMENTS THEREAFTER. IT SHALL NOT EXCEED MORE THAN 4 COVERED SPACES. ACCESS TO PARKING OFF PRIMARY STREETS MAY BE FRONTAL OR SIDE IN THE CONFIGURATIONS SHOWN IN THE BUILDING TYPE DIAGRAMS.

Horizontal Placement Instructions

Item	Neighborhood Center	Mixed Residential	Neighborhood Edge
Facade	THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK LINE SHALL BE MANDATORY UNLESS OTHERWISE SHOWN, SHOWING NO MORE THAN TWO CORNERS TO THE FRONTAGE.	THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK LINE, SHALL BE MANDATORY UNLESS OTHERWISE SHOWN. BUILDINGS SHOULD SHOW NO MORE THAN 3 CORNERS TO THE FRONTAGE UNLESS ALLOWED BY STYLE, I.E. VICTORIAN. BUILDINGS ON CORNER LOTS SHALL PRESENT PRIMARY FACADES TO BOTH STREETS.	THE PLACEMENT OF THE FACADE AT THE FRONT SETBACK LINE, SHALL BE MANDATORY UNLESS OTHERWISE SHOWN. BUILDINGS SHOULD SHOW NO MORE THAN 4 CORNERS TO THE FRONTAGE UNLESS ALLOWED BY STYLE. BUILDINGS ON CORNER LOTS SHALL PRESENT PRIMARY FACADES TO BOTH STREETS.
Fences and Garden Walls	IN THE ABSENCE OF BUILDING, GARDEN WALLS AND GATES SHALL BE BUILT FROM 0-4' FROM THE APPLICABLE SETBACK LINE IN ACCORDANCE WITH THE SETBACK.	WHERE PROVIDED, FENCES AND GATES SHALL BE BUILT ON THE PRIMARY FRONTAGE LINE ONLY. GARDEN WALLS AND GATES SHALL NOT BE BUILT ON THE FRONTAGE LINE BUT MAY BE BUILT COPLANAR TO OR BEYOND THE FRONT WALL OF THE MAIN BUILDING. COPLANAR GARDEN WALLS SHALL BE BRICK, STUCCO, STONE, WROUGHT IRON, OR A GARDEN WALL. WOODEN GARDEN WALLS ARE ALLOWED BUT MUST BE DOUBLE-FACED AND CAPPED WITH NO METAL EXPOSED. BUILDINGS ON CORNER LOTS MAY BUILD A GARDEN WALL AND GATES AT ONLY ONE OF ITS FRONTAGE LINES WHEN APPROVED BY THE DRB IN ADVANCE. SAID GARDEN WALLS SHALL BE CONSTRUCTED AT A BTL OF 2'-0" BEHIND THE FRONTAGE LINE.	
Dooryard	DOORYARDS SHALL BE PROVIDED AS INDICATED ON THE URBAN REGULATING OPPORTUNITIES AND CONSTRAINTS PLAN. THE WALL SHALL BE LOCATED @ THE FRONTAGE LINE IN ACCORDANCE WITH THE "CORNER LOT" VIEW TRIANGLE AND SHALL BE A HEIGHT OF 2'-6" ABOVE THE LEADING EDGE OF THE SIDEWALK @ THE FRONTAGE LINE. THE FIRST FLOOR SHALL BE ELEVATED ABOVE THE LEADING EDGE OF THE DOORYARD A MIN. OF 3'-0".		
Corner Lots	BUILDINGS ON CORNER LOTS SHALL HOLD CLEAR A VIEW TRIANGLE AS APPROVED IN THE SETTLEMENT ALONG SHOE CREEK ZONING ORDINANCE. SEE STREET SECTIONS AND DETAILS.		
Parking	PARKING SHOULD BE LOCATED IN THE CENTER OF THE BLOCK. THE PARKING AND SIDEWALK SYSTEM SHALL BE LANDSCAPED TO PROVIDE SHADE AND SHELTER AND A STREET EDGE. PROVIDE THROUGH-BLOCK CONNECTORS TO PROVIDE ACCESSIBILITY BETWEEN PARKING AND BUILDING FRONTAGES @ INTERVALS NOT TO EXCEED 150 FEET.	GARAGES SHALL BE ENTERED FROM THE REAR ALLEY OR LANE, IF PROVIDED. SEE PLACEMENT DIAGRAMS FOR ALLEY LOADED PARKING ACCOMMODATIONS.	GARAGES SHALL BE ENTERED FROM THE REAR ALLEY OR LANE, IF PROVIDED. WHERE LOTS ARE NOT ALLEY LOADED, PARKING PLACEMENT SHALL BE A MINIMUM OF 30 FEET BEHIND THE FACADE WITH A MAXIMUM OF A SINGLE WIDTH DRIVEWAY NOT EXCEEDING 12 FEET IN WIDTH FROM THE FRONTAGE TO THE FACADE LINE.

Vertical Placement Instructions

Item	Neighborhood Center	Mixed Residential	Neighborhood Edge
Porches, Balconies, and Stoops	PORCHES, BALCONIES AND STOOPS SHALL BE PROVIDED IN ANY ONE OF THE COMBINATIONS SHOWN IN THE BUILDING PLACEMENT GUIDELINES.	PORCHES BALCONIES AND STOOPS SHALL BE PROVIDED IN ANY ONE OF THE COMBINATIONS SHOWN ON ARCHITECTURAL TYPOLOGIES.	
Main Floor	THE FIRST FLOOR LEVEL SHALL BE ELEVATED ABOVE THE GRADE AT THE PORCH OR STOOP A MINIMUM OF 2'-0" @ NCI AND 3'-0" @ NCII, EXCEPT THAT COMMERCIAL USES SHALL BE NEAR SIDEWALK GRADE.	THE FIRST FLOOR LEVEL SHALL BE ELEVATED ABOVE THE LEADING EDGE OF GRADE AT THE PORCH A MINIMUM OF 2'-0" AND MAXIMUM OF 3'-6". (SEE DOORYARD).	
Main Floor Height	THE FIRST STORY INTERIOR CLEAR HEIGHT SHALL BE NO LESS THAN 12' NOR MORE THAN 14'	THE FIRST FLOOR WALL PLATE HEIGHT SHALL BE NO LESS THAN 10' NOR MORE THAN 12'. SECOND FLOOR WALL PLATE SHALL BE NO LESS THAN 10' NOR GREATER THAN 21' AT THE PRIMARY BUILDING FRONTAGE ONLY. ALL OTHER SPACES MAY BE A MINIMUM OF 9'-0".	
Max. Building Height	4 STORIES	2 STORIES OR 45' (WHICHEVER IS GREATER)	
Corner Lots	ALL LOTS OCCURRING AT BLOCK CORNERS SHALL BE A MINIMUM OF 2 STORIES.		
Roofs	BUILDINGS MAY HAVE FLAT ROOFS ENCLOSED BY PARAPETS OR SLOPED ROOFS IN ACCORDANCE WITH THE ARCHITECTURAL GUIDELINES.	BUILDINGS SHALL HAVE SLOPED ROOFS IN ACCORDANCE WITH THE ARCHITECTURAL TYPOLOGIES.	

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THE SETTLEMENT ON SHOE CREEK
CITY OF CENTRAL

URBAN REGULATING PLAN CONT.

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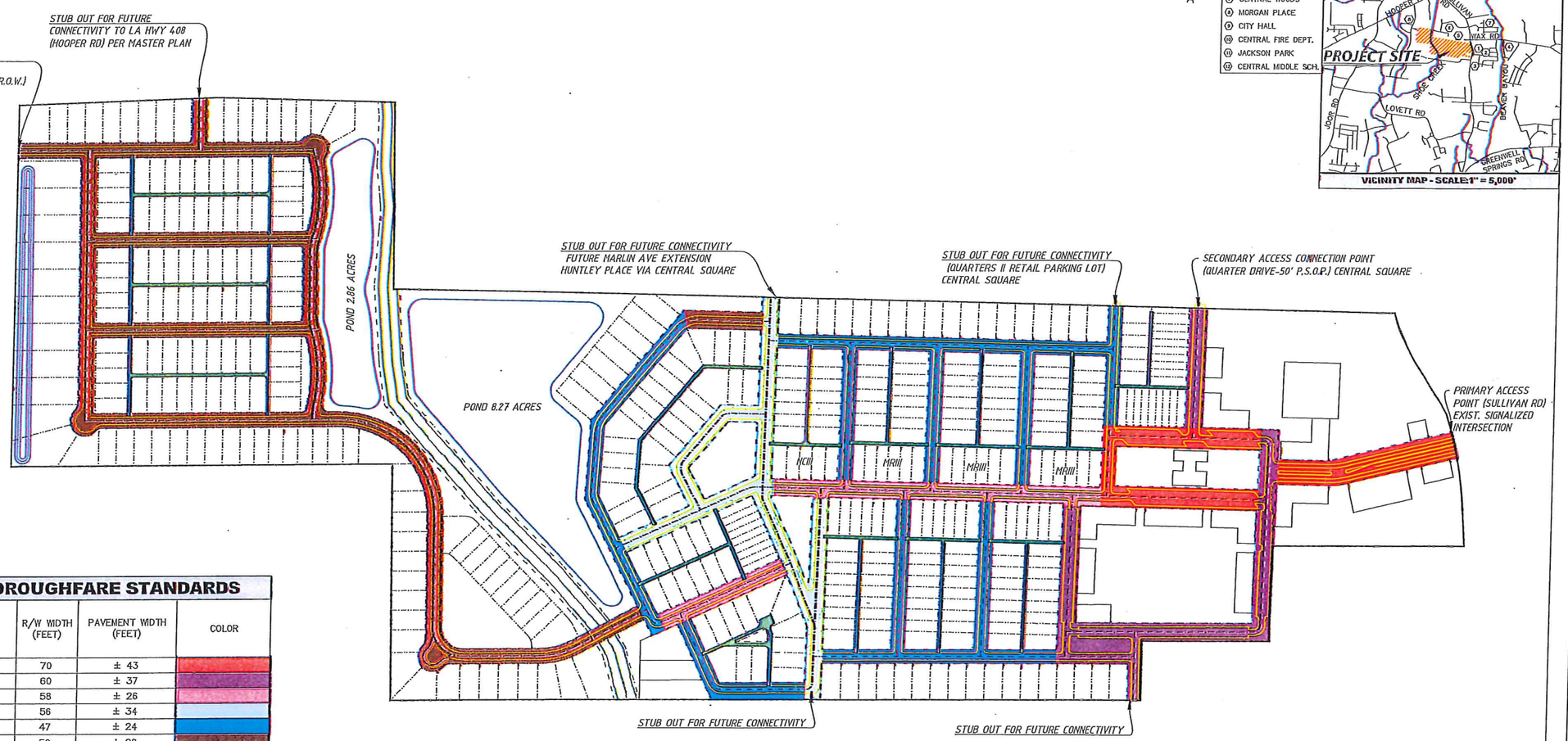
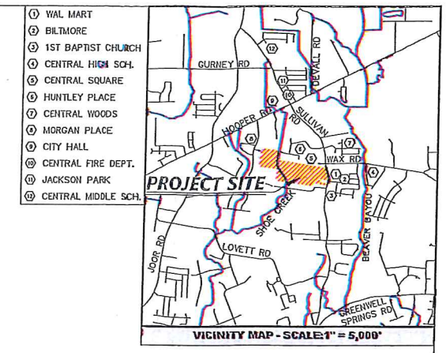
337-216-6506

SHEET NUMBER
4

DATE
JANUARY 2015





THOROUGHFARE STANDARDS

STREET TYPE	R/W WIDTH (FEET)	PAVEMENT WIDTH (FEET)	COLOR
MS-70-43	70	± 43	
MS-60-37	60	± 37	
GS-58-26	58	± 26	
PD-56-34	56	± 34	
NS-47-24	47	± 24	
LS-50-28	50	± 28	
AL-20	20	± 10	

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0 200 400 Feet
SCALE: 1" = 200'

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THOROUGHFARE & CIRCULATION PLAN

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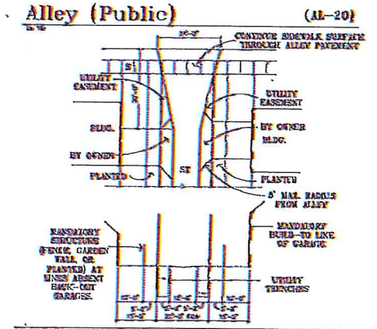
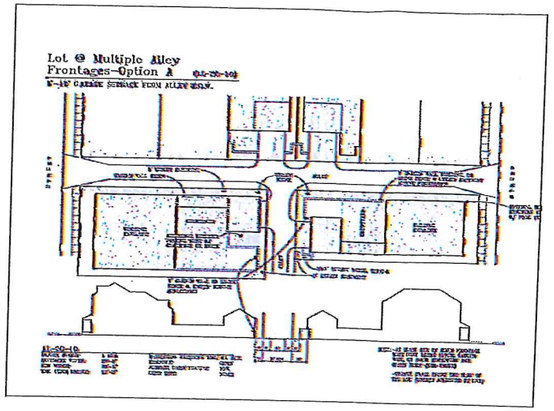
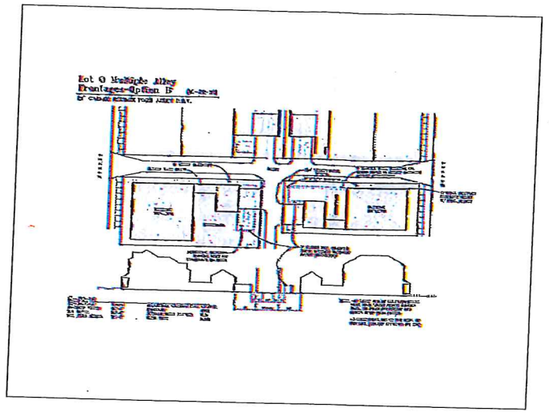
Alley (Public) (AL-20)



Lot @ Multiple Alley Frontages-Option A (AL-20-10)



Lot @ Multiple Alley Frontages-Option B (AL-20-10)



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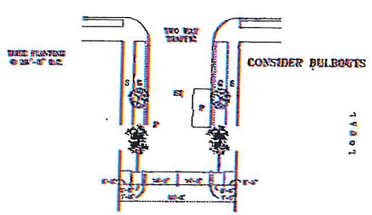
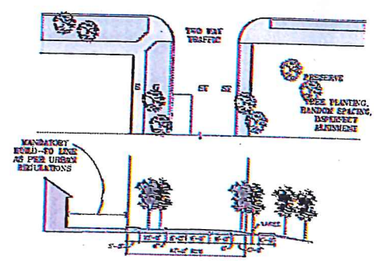
Large Street (LS-50-26)



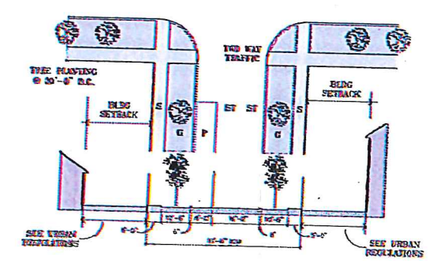
LS-50
DESIGN SPEED: 20 MPH
PEDESTRIAN CROSSING TIME 15 SEC.
PAVEMENT WIDTH: 26'-0"
DRAINAGE: CURB
ROW WIDTH: 50'-0"
AVERAGE DAILY TRAFFIC: <3400
MAX. CURB RADIUS: 15'-0"
CURB TYPE: MOD. VVER
PARKING: INFORMAL (PARALLEL, SIDE SPACE)

Drive (DR-47-26)



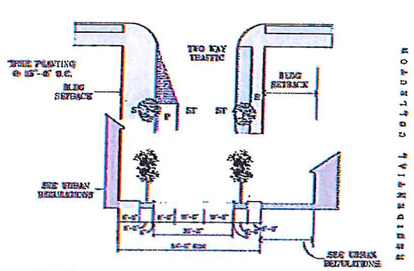
DESIGN SPEED: 15 MPH
PEDESTRIAN XING TIME 8 SEC.
PAVEMENT WIDTH: 26'-0"
DRAINAGE: SURFACE GUTTER/SURFACE
ROW WIDTH: 40'-0"
CURB TYPE: BARRIER/FLAT
MAX. CURB RADIUS: 10'-0"
PARKING: INFORMAL RANDOM (PARALLEL)

Green Street (GS-58-26)



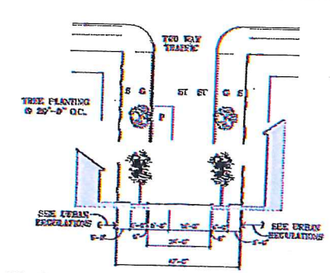
DESIGN SPEED: 20 MPH
PEDESTRIAN CROSSING TIME 7 SEC.
MIN. CENTERLINE RADIUS: 50'-0"
DRAINAGE: CURB
PAVEMENT WIDTH: 26'-0"
AVERAGE DAILY TRAFFIC: <3000
ROW WIDTH: 58'-0"
CURB TYPE: BARRIER @ ALLEY LOADED
MAX. CURB RADIUS: 15'-0"
ROLLOVER @ NON-ALLEY LOADED
PARKING: INFORMAL (PARALLEL)

Main Street (MS-54-30)



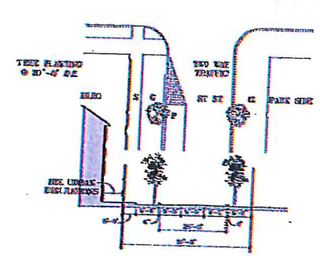
MS-54
DESIGN SPEED: 20 MPH
PEDESTRIAN CROSSING TIME 6 SEC.
PAVEMENT WIDTH: 26'-0"
DRAINAGE: CURB
ROW WIDTH: 54'-0"
AVERAGE DAILY TRAFFIC: <2500
MAX. CURB RADIUS: 10'-0"
CURB TYPE: BARRIER CURB

Narrow Street (NS-47-24)



NS-47
DESIGN SPEED: 20 MPH
PEDESTRIAN CROSSING TIME 6 SEC.
PAVEMENT WIDTH: 26'-0"
DRAINAGE: CURB
ROW WIDTH: 47'-0"
AVERAGE DAILY TRAFFIC: <1000
MAX. CURB RADIUS: 10'-0"
CURB TYPE: BARRIER
PARKING: INFORMAL (PARALLEL) ROLLOVER @ NON-ALLEY LOADED

Park Drive (PD-50-26)



PD-50
DESIGN SPEED: 20 MPH
PEDESTRIAN CROSSING TIME 21 SEC.
PAVEMENT WIDTH: 26'-0"
DRAINAGE: CURB
ROW WIDTH: 50'-0"
AVERAGE DAILY TRAFFIC: <1000
MAX. CURB RADIUS: 10'-0"
CURB TYPE: BARRIER
PARKING: FORMAL (PARALLEL)

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THE SETTLEMENT ON SHOE CREEK
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THOROUGHFARE & CIRCULATION PLAN - 2

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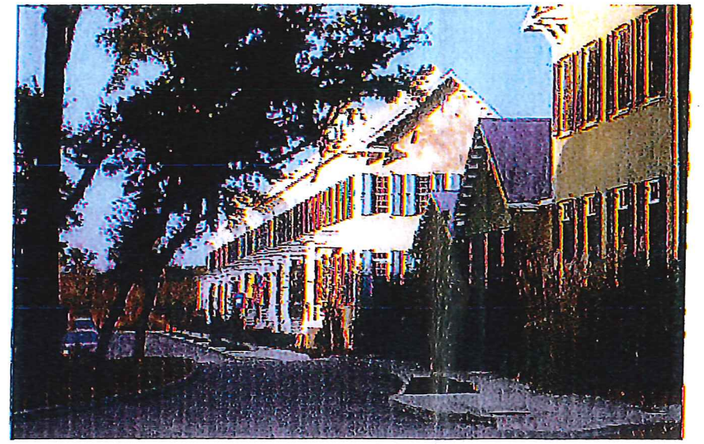

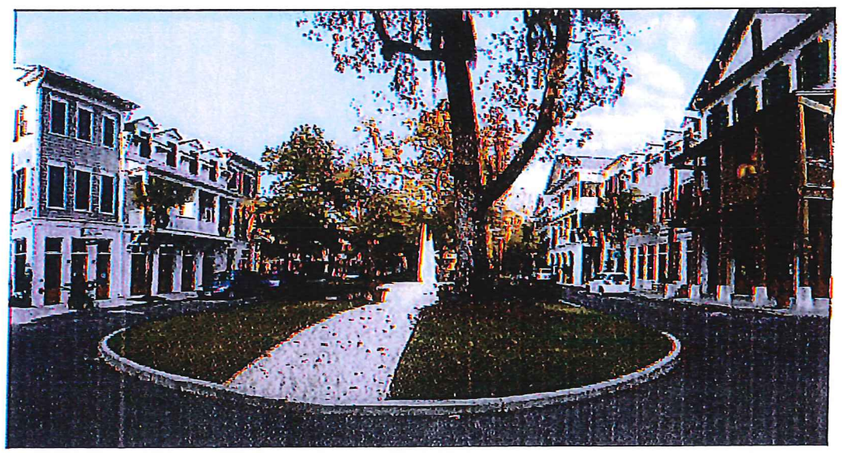

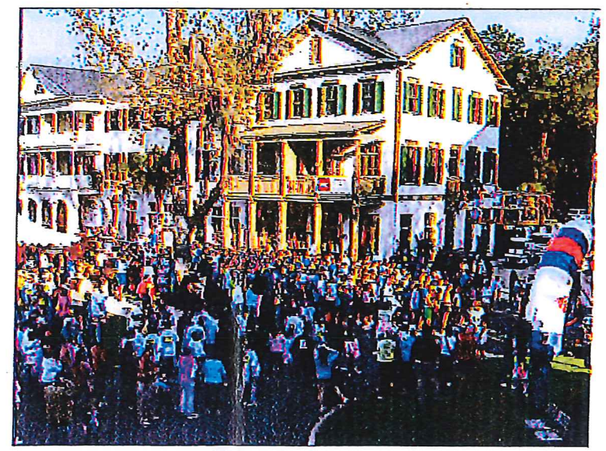

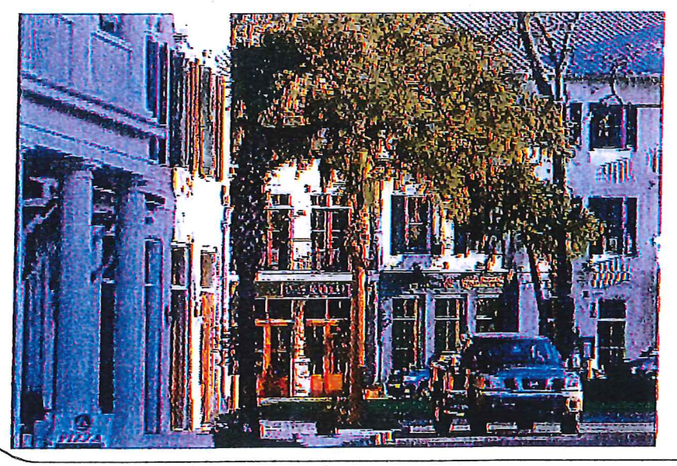

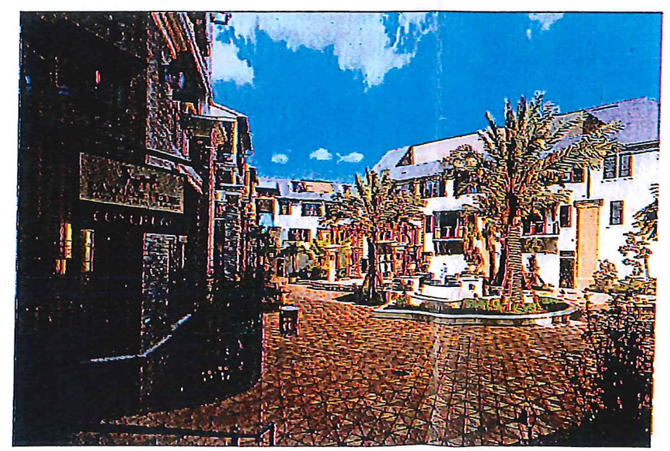

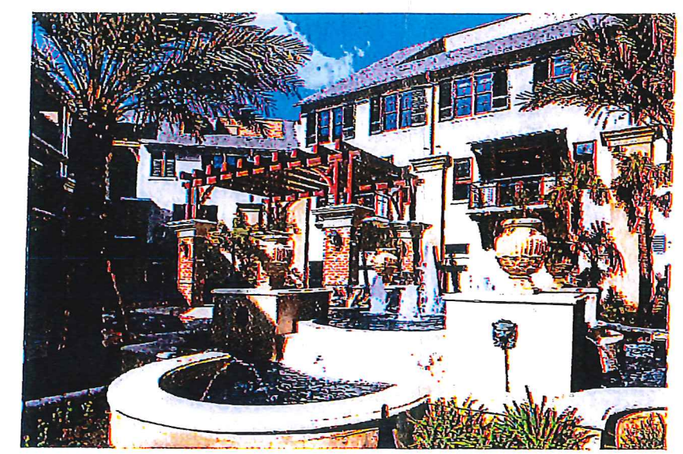

ARCHITECTS SOUTHWEST
ARCHITECTURE . TOWN PLANNING . INTERIORS
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THE SETTLEMENT ON SHOE CREEK
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CONCEPTUAL ARCHITECTURAL TYPOLOGIES

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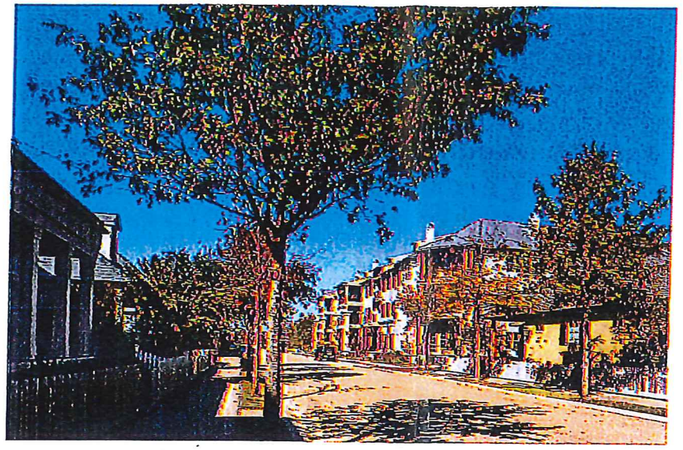
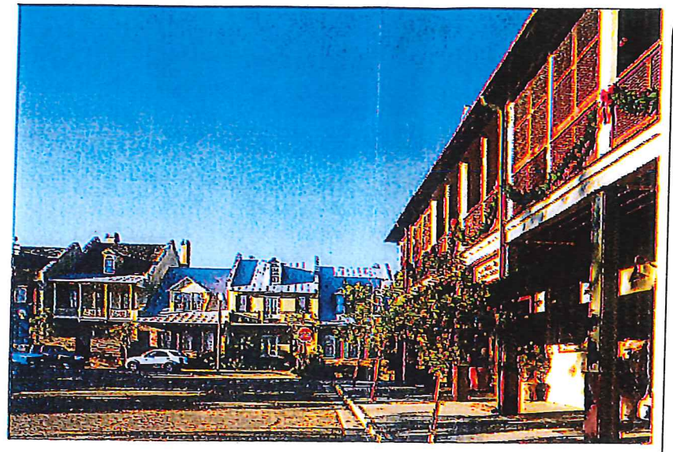
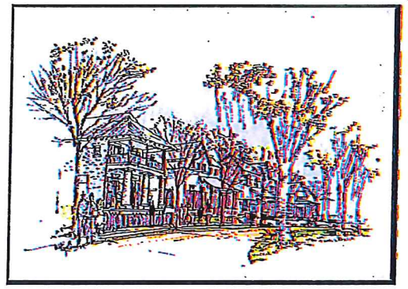
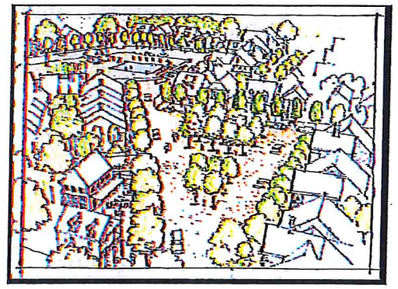
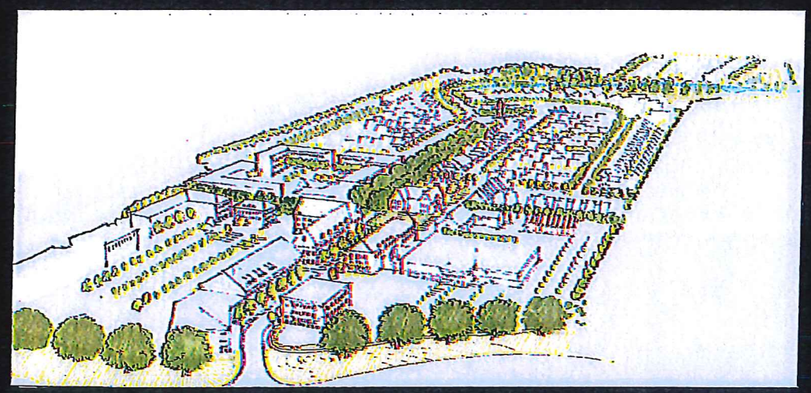


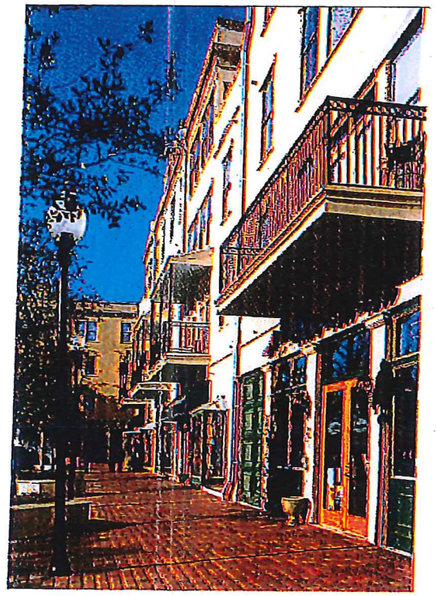






Bird's Eye View





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THE SETTLEMENT ON SHOE CREEK
CITY OF CENTRAL

CONCEPTUAL ARCHITECTURAL TYPOLOGIES - 2

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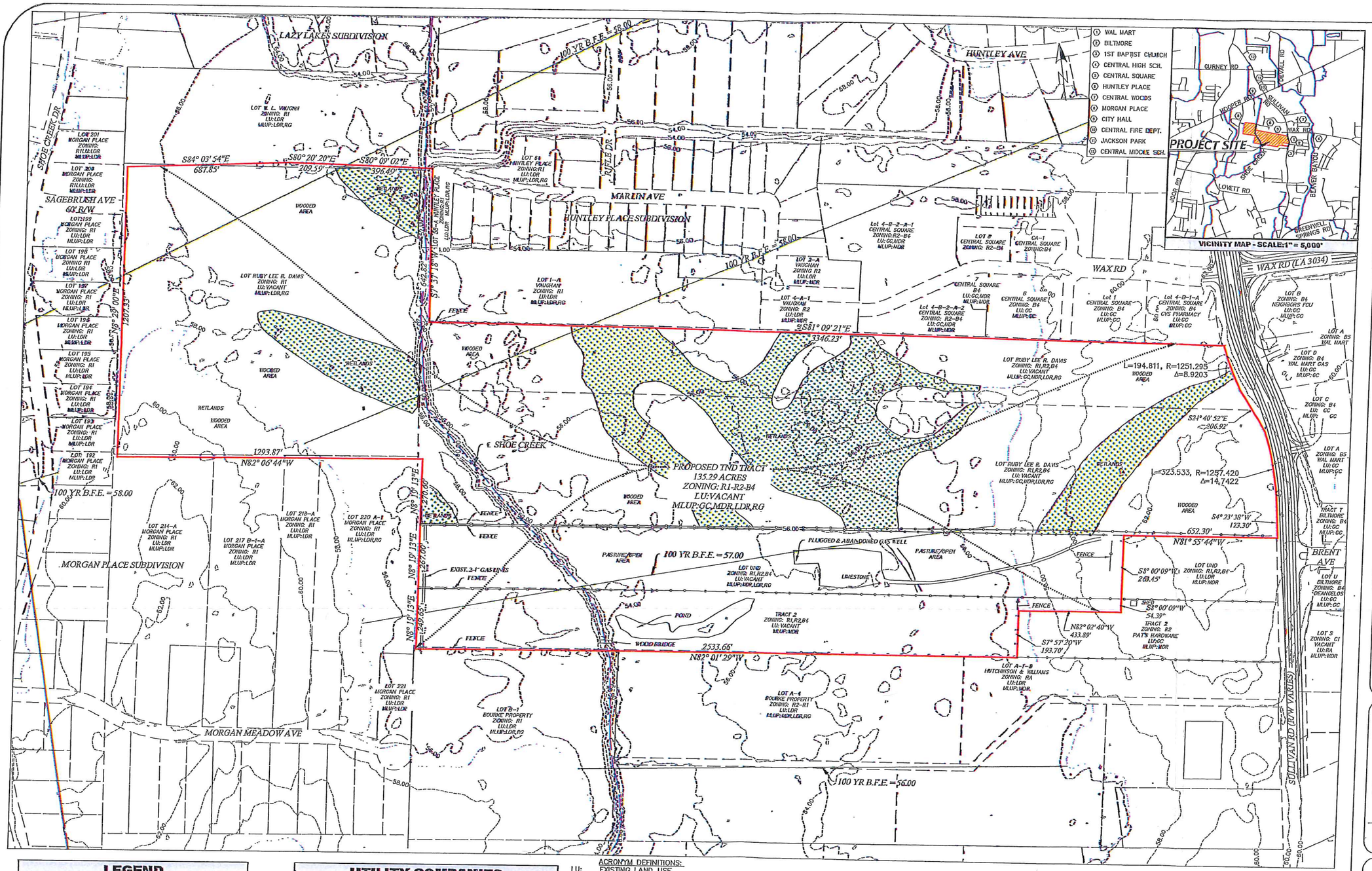

LEGEND

- FLOOD ZONE AE
- JURISDICTIONAL WETLAND
- FEMA BASE FLOOD ELEVATION
- PROJECT BOUNDARY
- --XX.XX-- CONTOUR ELEVATIONS (2')
- PARCEL INFORMATION

UTILITY COMPANIES

WATER	BATON ROUGE WATER COMPANY
SEWER	EBRP SEWER
GAS	ENTERGY
ELECTRIC	DEMCO
TELEPHONE	AT&T
CABLE	COX COMMUNICATIONS

ACRONYM DEFINITIONS:

LU:	EXISTING LAND USE
MLUP:	MASTER LAND USE PLAN
GC:	GENERAL COMMERCIAL
RA:	RURAL/AGRICULTURAL
LDR:	LOW DENSITY RESIDENTIAL
MDR:	MEDIUM DENSITY RESIDENTIAL
RG:	RESTRICTED GREENSPACE

PRELIMINARY FOR REVIEW AND COMMENT ONLY

These drawings were prepared for conceptual consideration and should in no way be construed as detailed engineering drawings to be used for design and/or construction purposes. This map IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY CONCEPT PLAN AND IS NOT TO BE CONSIDERED AS BEING COMPLETELY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.

0 200 400 Feet

SCALE: 1" = 200'

EXISTING SITE CONDITIONS:

1. THE PROPOSED TND CONSISTS OF WOODED AND CLEARED VACANT LAND WITH NO EXISTING STRUCTURES OR BUILDINGS.
2. FLOOD DATA SHOWN IS BASED ON FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 22033C0195F WITH AN EFFECTIVE DATE 6/19/2012.
3. CONTOUR DATA SHOWN IS TAKEN FROM DIGITAL ELEVATION MODEL (USGS DEM), SE QUADRANT OF COMITE QUADRANGLE, LOUISIANA, UTM 15 NAD83, LOUISIANA FEMA PROJECT – PHASE 1: AMITE RIVER BASIN, USACE (2001) [3009132SE.DEM]
4. SOILS FOR THE SITE CONSIST OF 14.3% (DoA) DEERFORD–VERDUN COMPLEX, 0 TO 2 PERCENT SLOPES, 75.2% (GoA) GILBERT SILT LOAM, AND 10.5% (OpA) OPRAIRIE SILT ACCORDING TO THE NATIONAL COOPERATIVE SOIL SURVEY INFORMATION AVAILABLE FROM THE USDA AND NRCS.

SOUTHERN LIFESTYLE DEVELOPMENT

Communities that change the way you live

NO.	DATE	REVISION DESCRIPTION	BY

THE SETTLEMENT ON SHOE CREEK

CITY OF CENTRAL

EXISTING SITE CONDITIONS MAP

PRELIMINARY

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TRADD TRAHAN, P.E.

SOUTHERN LIFESTYLE DEVELOPMENT CO.
1100 CAMELLIA BLVD, SUITE 200
LAFAYETTE, LA 70508
337-216-6506

SHEET NUMBER

9

DATE

JANUARY 2015

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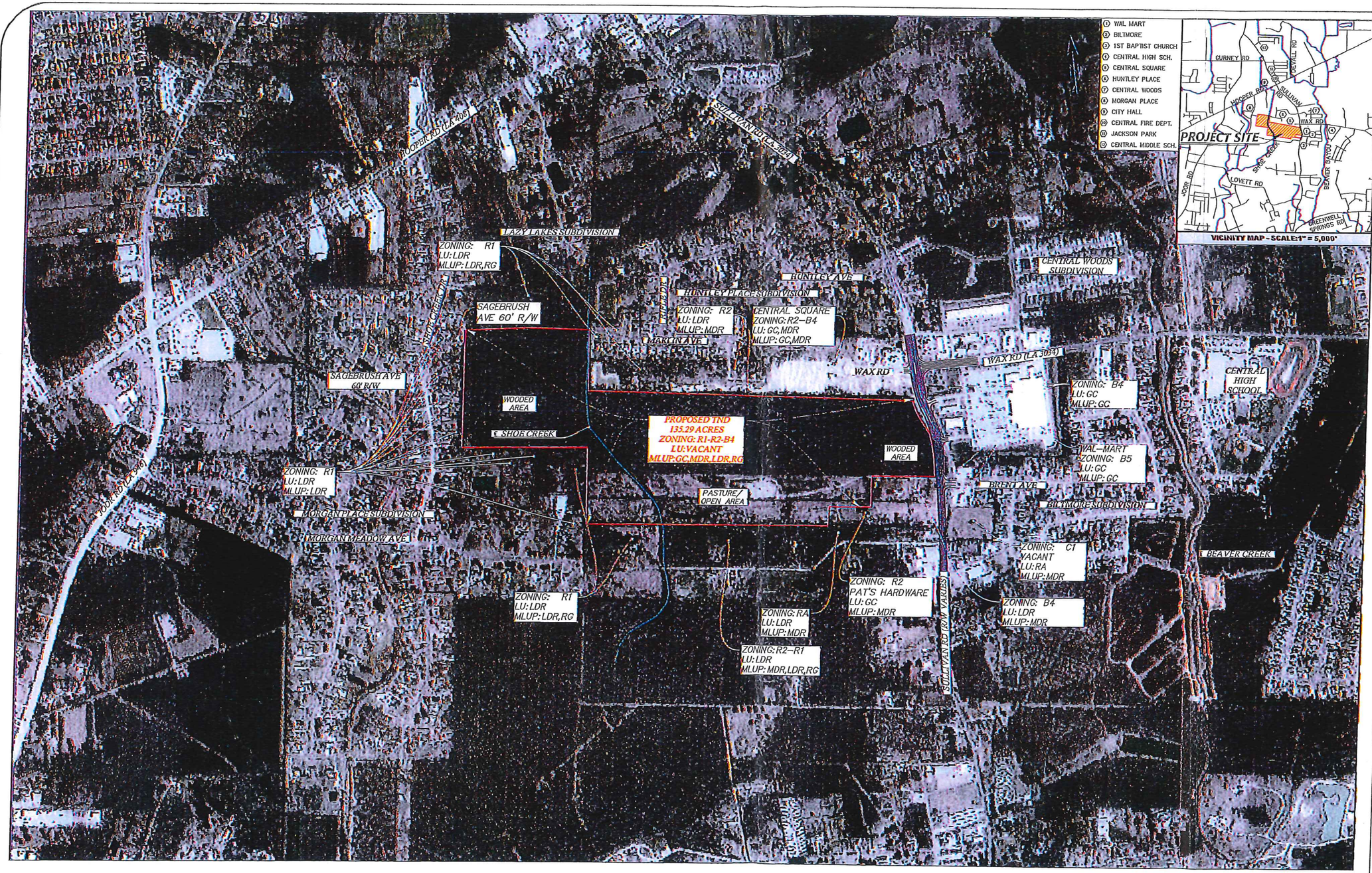

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0 500 1000 Feet

SCALE: 1" = 500'

SOUTHERN LIFESTYLE DEVELOPMENT

Communities that change the way you live

NO.	DATE	REVISION DESCRIPTION	BY

THE SETTLEMENT ON SHOE CREEK
CITY OF CENTRAL

AERIAL MAP

PRELIMINARY

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TRADD TRAHAN, P.E.

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337-216-6506

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JANUARY 2015

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