

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

**CITY OF CENTRAL
ORDINANCE NO. 2015-46**

TO GRANT A CONDITIONAL USE PERMIT FOR THE FINAL DEVELOPMENT 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 Conditional Use Permit meets the minimum requirements for a Planned Unit Development;

WHEREAS, the Zoning Commission recommended approval of the Final Development 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. The Council for the City of Central hereby grants a Conditional Use Permit for the Final Development Plan for the proposed Planned Unit Development including waivers from the minimum lot width, area and setbacks of the R-2 Zoning District, subject to the terms and conditions set forth in the Ordinance. : 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 Final Development Plan prepared by GWS Engineering dated October 7, 2015 (Exhibit A) and subject to the following conditions:

- a. A 49' right of way shall be dedicated by the developer from the turnaround of Dew Point Avenue 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; however, the sidewalks may be bonded.
- 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.
- f. The developer should get with the neighboring asphalt plant to upgrade the existing fence for security purposes prior to occupancy of any house.
- g. Developer shall install 6'-0" high opaque fence on westernmost property line from the

- termination of the earthen berm to the southernmost property line.
- h. Developer shall install fence alongside Sullivan Road.
 - i. Developer should provide traffic calming measures, particularly at crosswalks.
 - j. The building setback for a front loading garage door shall be 25' from the right of way line.

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 September 24, 2015.

Introduced before the Council on October 13, 2015.

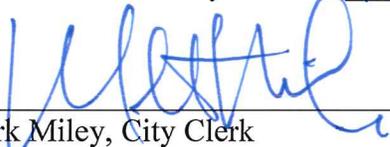
This Ordinance having been submitted to a vote, the vote thereon was as follows:

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

Adopted the 10th day of November, 2015.

Signed the 13th day of November, 2015.

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

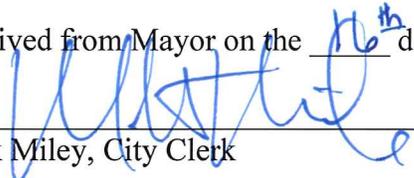


Mark Miley, City Clerk

Approved:


I.M. Shelton, Jr. Mayor

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



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 9th day of January, 2015.