

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

2
3 **CITY OF CENTRAL**
4 **PROPOSED ORDINANCE NO. 2015-_____**

5
6 TO GRANT A CONDITIONAL USE PERMIT FOR THE FINAL
7 DEVELOPMENT PLAN FOR THE PROPOSED PLANNED
8 UNIT DEVELOPMENT: CYPRESS LAKES ESTATES,
9 LOCATED AT THE SOUTHWEST CORNER OF THE
10 SULLIVAN ROAD AND SPARKLE ROAD INTERSECTION
11 ON TRACTS B-1, C, D, E-1 AND E-2 AND TO PROVIDE FOR
12 RELATED MATTERS

13
14
15 WHEREAS, the 32.8 acre tract of land for the proposed Planned Unit Development:
16 Cypress Lakes Estates is zoned R-2 according to the Official Zoning Map of the City of Central
17 dated June 24, 2014, and is consistent with the City of Central Master Land Use Plan;

18
19 WHEREAS, the proposed Conditional Use Permit meets the minimum requirements for a
20 Planned Unit Development;

21
22 WHEREAS, the Zoning Commission recommended approval of the Final Development
23 Plan subject to certain conditions.

24
25 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of Louisiana
26 as follows:

27
28 **Section 1.** The Council for the City of Central hereby grants a Conditional Use Permit for the Final
29 Development Plan for the proposed Planned Unit Development including waivers from the
30 minimum lot width, area and setbacks of the R-2 Zoning District, subject to the terms and
31 conditions set forth in the Ordinance. : Cypress Lakes Estates, located at the southwest corner of
32 the Sullivan Road and Sparkle Road intersection on Tracts B-1, C, D, E-1, and E-2 in accordance
33 with the attached Final Development Plan prepared by GWS Engineering dated October 7, 2015
34 (Exhibit A) and subject to the following conditions:

- 35
36 a. A 20' asphalt driveway shall be constructed by the developer to the property line of the
37 adjacent park owned by the Recreation and Park Commission for the Parish of East
38 Baton Rouge (BREC).
39 b. Sparkle Drive shall be improved to standards from Sullivan Rd to Sully Drive.
40 c. Sidewalks along streets within the development shall be installed prior to signature of
41 the final plat; however, the sidewalks may be bonded.
42 d. The southern street connection to Sullivan Road will be right-in/right-out only with no
43 median break on Sullivan Road.
44 e. Streets within the development shall meet all requirements set forth in the Neighborhood
45 Yield street section of Appendix J of the Code of Ordinances for the City of Central.
46 f. The developer should get with the neighboring asphalt plant to upgrade the existing
47 fence for security purposes prior to occupancy of any house.
48 g. Developer shall install 6'-0" high opaque fence on westernmost property line from the

- 1 termination of the earthen berm to the southernmost property line.
2 h. Developer shall install fence alongside Sullivan Road.
3 i. Developer should provide traffic calming measures, particularly at crosswalks.
4

5 **Section 2. Severability.** If any section, subsection, sentence, clause or provision of this Ordinance
6 is declared by a court of competent jurisdiction to be invalid, such declaration of invalidity shall
7 not affect the validity of the Ordinance as a whole, or parts thereof, other than the part declared
8 invalid. The remainder of the Ordinance shall not be affected by the declaration of invalidity and
9 shall remain in force and effect.

10
11 **Section 3. Effective Date.** This Ordinance shall be effective upon publication.

12
13 Approved by the Zoning Commission on September 24, 2015.

14
15 Introduced before the Council on October 13, 2015.

16
17 This Ordinance having been submitted to a vote, the vote thereon was as follows:

18
19 For:

20 Against:

21 Absent:
22

23 Adopted the ____-day of _____, 2015.

24
25 Signed the ____ day of _____, 2015.

26
27 Delivered to the Mayor on the ____ day of _____, 2015.
28
29

30 _____
31 Mark Miley, City Clerk

32
33 Approved:

34
35 _____
36 I.M. Shelton, Jr. Mayor

37
38 Received from Mayor on the ____ day of _____, 2015:
39

40 _____
41 Mark Miley, City Clerk

42
43 Adopted Ordinance published in The Advocate on the ____ day of _____, 2015.