BY COUNCILMAN MESSINA (Case No. PUD-4-15)

CITY OF CENTRAL
ORDINANCE NO. 2016-21

GRANTING FINAL PLAN APPROVAL FOR A PLANNED UNIT DEVELOPMENT CONSISTING OF A 92,000 SQUARE FOOT ASSISTED LIVING FACILITY AND 32 SINGLE FAMILY HOMES ON APPROXIMATELY 19.4 ACRES OF PROPERTY LOCATED ON THE WEST SIDE OF SULLIVAN ROAD NEAR THE BRENT AVENUE INTERSECTION
(THE SETTLEMENT ON SHOE CREEK PUD)

WHEREAS, application has been made by Shoe Creek, LLC, for a Final Site Plan for a Planned Unit Development consisting of 32 single family detached homes and a 92,000 square foot assisted care living facility (Ground Floor Area: 70,500 sq. ft.) on the Subject Property along with a waiver permitting 32 foot wide rights-of-way for roadways with "single loaded" homes fronting a pond; and

WHEREAS, on January 26, 2016, the City of Central City Council passed Ordinance No. 2016-02 granting a requested rezoning and preliminary site plan approval for the proposed development. Said Ordinance became effective on February 2, 2016; and

WHEREAS, a public hearing on the application for Final Site Plan Approval was held on April 28, 2016 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommended approval of the Final Site Plan subject to certain conditions many of which are shown on the plans identified in this Ordinance.

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 ("Subject Property") is legally described in Exhibit A attached hereto and made a part hereof.

Section 2: That approval of the Final Plan, including the waiver for is hereby granted 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. Final Development Plan for the Settlement On Shoe Creek PUD, dated 4-12-2016, Sheets 1-4, including Sheet 2A), by Southern Lifestyle Development Co., LLC.
2. Claiborne at Shoe Creek Sheets 1-3, dated 10-5-2015, by D-2 Architecture.
3. Shoe Creek Conceptual Landscape Plan, dated 4/6/16, revised 4/12/16, by Southern Lifestyle Development Company.

4. Conceptual Rendering (Sheet Nos. 9-10), dated 4/13/2016, by designvision for Southern Lifestyle Development Co., LLC
5. Correspondence to Woodrow Muhammad, AICP, City of Central Planning and Zoning Director, from Tradd Trahan, P.E., Chief Civil Engineer, Southern Lifestyle Development Co., LLC, responding to DRC comments and including, among other assurances, the phasing plan.
6. Traffic Impact Study for the Settlement on Shoe Creek (Revised), dated April 14, 2016, by Neel Schaffer Consultants.

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

1. All of the conditions set forth in Ordinance No. 2016-02 not specifically modified herein.
2. Prior to issuance of occupancy permits for any structure in the PUD, an exclusive southbound right turn lane on Sullivan Road for the intersection of Sullivan Road at Proposed Driveway #2 (as shown in the Traffic Impact Study) shall be constructed by the developer.

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 10, 2016.

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

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

Adopted the 24th day of May, 2016.

Signed the 27th day of May, 2016.

Delivered to the Mayor on the 27th day of May, 2016.

_____
Mark Miley, City Clerk

Approved:

_____
I.M. Shelton, Jr. Mayor

Received from Mayor on the 27th day of May, 2016:

_____
Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 7th day of June, 2016

EXHIBIT A

Legal Description:

All or part of three certain tracts of land situated in Section 68, Township 6 South, Range 2 East, City of Central, East Baton Rouge Parish, Louisiana, containing 14.44 acres, being labeled as The Settlement on Shoe Creek PUD and being more fully described as follows:

Parcel No. 1, All of a 15.61 acre tract of property designated as Tract A-4-A owned by Frances W. Hutchinson, being a portion of the Hutchinson & William Property Subdivision located in Section 68 , T6S-R2E, and being shown on a map by Carl A. Jeansonne, Jr. PLS dated August 1, 2001 and recorded as EBRP Original 223, Bundle 11255;

Parcel No. 2, A 2.5 acre portion of the 12.54 acre tract shown as Tract A-1-B owned by CBW Properties LLC, located in Section 68 , T6S-R2E, Tract A-1-B being shown on a map by William L. Bowman, P.L.S., and recorded as EBRP Original 399 Bundle 10738;

Parcel No. 3, A 1.19 acre portion of Tract-1 owned by Shoe Creek LLC, 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.

4852-7176-0433, v. 1