

1 BY COUNCILMAN ELLIS (Case No. PUD-1-16)

2
3 CITY OF CENTRAL
4 PROPOSED ORDINANCE NO. 2016-____
5

6 TO REZONE AND GRANT A CONDITIONAL USE PERMIT AND PRELIMINARY
7 PLAN APPROVAL FOR A PLANNED UNIT DEVELOPMENT CONSISTING OF 175
8 SINGLE FAMILY RESIDENTIAL LOTS AND AN OFFICE PARK LOCATED ON
9 APPROXIMATELY 172.2 ACRES ON THE NORTH SIDE OF WAX ROAD BETWEEN
10 THE SULLIVAN ROAD AND OLD WAX ROAD INTERSECTIONS
11 (THE LAKES AT WOODLAND GROVE)
12

13 WHEREAS, application has been made by Central Development Group, LLC to rezone
14 approximately 172.2 acres from R/A to R1 and R3 and a conditional use permit and approval of a
15 preliminary site plan for a Planned Unit Development for the development of 175 single family
16 homes and a business park that is designated Conservation Areas and Restrictive Greenspace land
17 use in the Master Plan; and
18

19 WHEREAS the development is proposed to include 96 lots (all sold to builders) for the
20 construction of 1700 – 2500 sq. ft. homes, 24 lots (all sold to builders) for the construction of two-
21 story homes ranging from 2300 – 3200 sq. ft. and 45 lots for homes not smaller than 3000 sq. ft.
22 along with amenities such as a pool, clubhouse and park and ____ sq. ft. of office space in three
23 buildings; and
24

25 WHEREAS, the proposed Planned Unit Development, while inconstant with the Master
26 Plan is consistent with the zoning and uses of surrounding properties and subject to appropriate
27 engineering, can be suitable for the purposes for which it is to be developed; and
28

29 WHEREAS, a public hearing was held on April 28, 2016 before the City of Central Zoning
30 Commission; and
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32 WHEREAS, the Zoning Commission did not recommended approval of the Preliminary
33 Plan.
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35 NOW THEREFORE, BE IT ORDAINED by the Council of the City of Central, State of
36 Louisiana as follows:
37

38 **Section 1:** That the property that is the subject of this Ordinance is legally described in
39 Exhibit A attached hereto and made a part hereof.
40

41 **Section 2:** That the subject property is hereby rezoned from R/A to R1 and R3 and
42 granted a conditional use permit and approval of the Preliminary Plan for the Planned Unit
43 Development proposed, , subject to the terms and conditions set forth in this Ordinance. Such

1 documents and modifications thereto which condition this approval and to which the development
2 is subject are the following:

- 3
- 4 1. Preliminary Plan for The Lakes At Woodland Grove, originally dated February
5 2016 (signed by Geoffrey Wilson 4/8/2016), Sheets 1 -7, by Sigma Consulting
6 Group, Inc.
- 7 2. Correspondence to Woodrow Muhammad, Planning and Zoning Director, from
8 Geoffrey L. Wilson, P.E., Project Manager, Sigma Consulting Group, Inc., dated
9 March 10, 2016, including the referred to Landscape Plan.

10
11 **Section 3:** Approval of the rezoning, conditional use permit and preliminary plan is
12 further subject to the following terms and conditions:

- 13
- 14 1. Collector Road: No final plan approval for any phase of the development shall be
15 granted until a plan for the collector road (shown on the Master Plan) on this or
16 other nearby property connecting Wax Road to Hooper Road has been provided for
17 – including planning and appropriate financial participation.
- 18
- 19 2. Roadway Improvements/Traffic Signals: All roadway improvements and required
20 traffic signals along Wax Road required for this development shall be installed and
21 fully paid for by the developer.
- 22
- 23 3. Subdivision Roadways: All roadways within the subdivision designated as private
24 servitudes shall be constructed to City of Central standards, including dimensions,
25 materials and engineering. If the City is requested, in the future, to take ownership
26 and maintenance responsibilities for the private roadways, the City will require that
27 all such roadways be in outstanding condition, with no immediate repairs or
28 maintenance needed and an 18 month bond to assure the City is not met with an
29 immediate repair or maintenance issue.
- 30
- 31 4. Beaver Bayou FEMA Map Revision: All engineering shall be reviewed and
32 revised, if necessary, based on the July 15, 2016 Beaver Bayou FEMA Map
33 Revision. No construction permits shall be issued until after the effective date of
34 said FEMA Map Revision.
- 35
- 36 5. Commercial Space: The three “Office Park” buildings shall be used only for
37 professional offices. There shall be no food service, retail, warehousing or other
38 commercial or industrial uses.
- 39
- 40 6. Rezoning: Prior to an application for final plan approval for any phase of the
41 development being accepted, a survey showing the exact boundary lines of the R1
42 and R3 zoning district shall be presented to the Planning and Zoning Director for
43 review and approval.

1 **Section 4:** The specific terms and conditions of this Ordinance shall prevail against
2 other ordinances of the City to the extent that there may be any conflict. Except for the foregoing,
3 the development of the subject property is subject to the terms of all applicable ordinances and
4 regulations of the City of Central, including any amendment thereto.
5

6 **Section 5:** Severability. If any section, subsection, sentence, clause or provision of this
7 Ordinance is declared by a court of competent jurisdiction to be invalid, such declaration of
8 invalidity shall not affect the validity of the Ordinance as a whole, or parts thereof, other than the
9 part declared invalid. The remainder of the Ordinance shall not be affected by the declaration of
10 invalidity and shall remain in force and effect.
11

12 **Section 6.** Effective Date. This Ordinance shall be effective upon publication.
13

14 Introduced before the Council on May __, 2016.
15

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

18 For:

19 Against:

20 Absent:

21
22 Adopted the ____ day of _____, 2016.
23

24 Signed the ____ day of _____, 2016.
25

26 Delivered to the Mayor on the ____ day of _____, 2016.
27

28 _____
29 Mark Miley, City Clerk
30

31 Approved:
32

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

36 Received from Mayor on the ____ day of _____, 2016:
37

38 _____
39 Mark Miley, City Clerk
40

41 Adopted Ordinance published in The Advocate on the ____ day of _____, 2016

EXHIBIT A

(insert legal description)

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4823-8987-9857, v. 1

One (1) certain tract or parcel of ground, together with all the buildings and improvements thereon, located in The Greensburg Land District, East Baton Rouge Parish, Louisiana, Section 4 & 9, T-6-S, R-2-E. Said tract of land is more particularly described as TRACT A-1-A-2-A on that map made by M. Gregory Breaux, PLS, dated March 26, 2012, which is entitled: "Preliminary Map Showing Subdivision of Tract A-1-A-2 into Tracts A-1-A-2-A & A-1-A-2-B being a certain Tract of Land Formerly A Portion of the Milton G. Harelson Property Located in Sections 4 & 9, T-6-S, R-2-E, Greensburg Land District of Louisiana, City of Central, Parish of East Baton Rouge, Louisiana. Said map is on file in the official records of the Clerk and Recorder of East Baton Rouge Parish at Original 223, Bundle 12398. Said Tract contains 15.28 acres and has such other dimensions, measurements and building lines as is more particularly shown on said map referenced herein.

AND

ONE (1) certain tract or parcel of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and designated on the official plan thereof entitled "Map Showing the Resubdivision of TRACT A-1-A and TRACT Y-2-C-1 into TRACT A-1-A-1 and TRACT A-1-A-2, Being a Certain Tract of Land Formerly a Portion of the Milton G. Harelson Property Located in Sections 4 & 9, T-6-S, R-2-E, Greensburg Land District, East Baton Rouge Parish, Louisiana, for Park Lake Development", on file and of record as Original 720, Bundle 10997, in the office of the Clerk and Recorder of the Parish of East Baton Rouge, State of Louisiana, as TRACT A-1-A-1, said tract having such measurements and dimensions and being subject to such servitudes and restrictions as are more particularly shown on said map.

LESS & EXCEPT

ONE (1) certain tract or parcel of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and designated on the official plan thereof entitled "Map Showing the Resubdivision of TRACT Y-2-C-1 into Y-2-C-1-A and Y-2-C-1-B, Being a Tract of Land Formerly a Portion of the Milton G. Harelson Property Located in Sections 4 and 9, T-6-S, R-2-E, Greensburg Land District, East Baton Rouge Parish, Louisiana, for Howard R. Betz and Park Lake Development", on file and of record as Original 723, Bundle 10997, in the office of the Clerk and Recorder of the Parish of East Baton Rouge, State of Louisiana, as TRACT Y-2-C-1-B, said tract having such measurements and dimensions and being subject to such servitudes and restrictions as are more particularly shown on said map.

Municipal: TBD

ONE (1) certain tract or parcel of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and designated on the official map thereof entitled Map Showing the Resubdivision of TRACT Y-2-C-1 into TRACT Y-2-C-1-A and TACT Y-2-C-1-B Being a Tract of Land Formerly a Portion of The Milton G. Harelson Property, Located in Sections 4 & 9, T-6-S, R-2-E, Greensburg Land District, East Baton Rouge Parish, Louisiana for Howard R. Betz and Park Lake Development, by Pan American Engineers, recorded on April 12, 1999, at Original 723, Bundle 10997, in the office of the Clerk and Recorder of the Parish of East Baton Rouge, State of Louisiana, as TRACT Y-2-C-1-B, said tract having such measurements and dimensions and being subject to such servitudes and restrictions as are more particularly shown on said map.

AND

A certain tract of land, together with all the buildings and improvements thereon, located in The Greensburg Land District, East Baton Rouge Parish, Louisiana, Section 4 and 9, T6S, R2E, and which is more particularly described as TRACT Y-2-A on that map made by David W. Pino, PLS, date August 2, 1984, entitled: Map Showing Resubdivision of Section 4 and 9, T6S, R2E, Greensburg Land District, Parish of East Baton Rouge, Louisiana. Said map is on file in the official records of the Clerk and Recorder of East Baton Rouge Parish at Original 121, Bundle 9687. Said Tract Y-2-A contains 14.08 acres and has such other dimensions, measurements and building lines as is more particularly shown on said map.

Municipal: TBD

ONE (1) certain tract or parcel of ground, together with all the buildings and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the Parish of East Baton Rouge, State of Louisiana, and designated on the official map thereof entitled Map Showing the Resubdivision of TRACT Y-2-C-1 into TRACT Y-2-C-1-A and TACT Y-2-C-1-B Being a Tract of Land Formerly a Portion of The Milton G. Harelson Property, Located in Sections 4 & 9, T-6-S, R-2-E, Greensburg Land District, East Baton Rouge Parish, Louisiana for Howard R. Betz and Park Lake Development, by Pan American Engineers, recorded on April 12, 1999, at Original 723, Bundle 10997, in the office of the Clerk and Recorder of the Parish of East Baton Rouge, State of Louisiana, as TRACT Y-2-C-1-B, said tract having such measurements and dimensions and being subject to such servitudes and restrictions as are more particularly shown on said map.

Municipal: TBD