

## PUBLIC NOTICE

The City Council of the City of Central, LA will hold a public hearing on Tuesday, October 27, 2015 at 6:00 p.m. at the Central High School Auditorium, 10200 E. Brookside Drive, Central, LA to discuss the following instruments / items:

Public Hearing and action regarding the following instrument(s):

- a) A resolution to appoint Rodrick Jarreau to the Central Police Department as a Reserve Officer. (By Council Member Evans)
  - b) Mayor appointments to the Board of Adjustments.
  - c) A resolution authorizing the Mayor to approve and adopt the Capital Region Area Floodplain Taskforce (Craft) Multi-Jurisdictional Program for Public Information (PPI) Document, for credit under the Community Rating System (CRS) of the National Flood Insurance Program (NFIP) and to provide for related matters. (By Council Member Ellis)
  - d) An ordinance authorizing and directing the Mayor to execute an Agreement to Renew or extend the Contract for City Services with The Institute for Building Technology and Safety through June 30, 2018; and to provide for related matters. (By Council Member Messina)
  - e) An ordinance to approve the proposed Agreement for State Project No. H.002320 (Sidewalks) / Federal Aid Project No. H.002320 to be entered into between the Louisiana Department of Transportation and Development, State of Louisiana, and the City of Central; authorizing the Mayor to execute said Agreement; and to provide for related matters. (By Council Member Fralick)
  - f) An ordinance to amend the 2015-2016 Fiscal Year Emergency Services, Drainage, & Local Road Improvement & Maintenance Fund Budget to appropriate funds for the design of the Hearthwood Drive Road Improvement Project and to provide for related matters. (By Council Member Ellis)
- Budget Committee Action (October 21, 2015):*** *The Budget Committee voted unanimously to make recommendation to the City Council for approval of this ordinance.*
- Infrastructure Committee Action (October 21, 2015):*** *The Infrastructure Committee voted unanimously to make recommendation to the City Council for approval of this ordinance.*
- g) An ordinance to amend the 2015-2016 Fiscal Year Half-Cent Fund Budget to appropriate funds for detailed utility surveying for the Frenchtown Road Improvement Project and to provide for related matters. (By Council Member Ellis)

**Budget Committee Action (October 21, 2015):** *The Budget Committee voted unanimously to make recommendation to the City Council for approval of this ordinance.*

**Infrastructure Committee Action (October 21, 2015):** *The Infrastructure Committee voted unanimously to make recommendation to the City Council for approval of this ordinance.*

#### IV. Zoning Cases

- 1) Introduction of the following item(s) (with public hearing to be held at the November 10, 2015 council meeting):

None

- 2) Discussion and action regarding the following case(s):

- a) **PUD-2-14 Planned Unit Development Final Plan Cypress Lakes Estates.** An ordinance 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. Applicant: Jonathan Starns (By Council Member Ellis)

**Commission Action (September 24, 2015):** *The applicant is seeking conditional use approval through a Planned Unit Development Final Development Plan and a preliminary plat consisting of 75 single family residential lots.*

*The developer, Jonathan Starns, gave a brief overview of the Final Development Plan, including but not limited to, the increased buffer area and green space, addition of the earthen berm, retaining the total number of lots, proposed amenities, and the requested waiver of the lot widths.*

*The Zoning Commission discussed the earthen berm and Staff's recommendation of the opaque fence on the westernmost property line with the developer. After a brief discussion, the Commission agreed that there should be an opaque fence from the termination of the berm to the southernmost property line. It was also discussed that the developer should get with the asphalt plant to upgrade the existing chain link fence for security purposes.*

*The Vice-Chairman, T. J. Johnson, asked the developer what his plans were for the playground. The developer said that there would be a functional playset including a swing set, slide, monkey bars and other features. The Vice-Chairman expressed his desire for the developer to present a formal playground presentation to the City Council with specific equipment types.*

*The Chairman, Paul Burns, suggested that the developer connect the*

*jogging path to the BREC Lovett Road Park, consider aligning lots on Knee Tree Drive, install traffic calming devices at crosswalks, and that the sidewalks should be bonded. The Chairman then asked the developer whether or not Sparkle Drive would be improved and the developer confirmed that it would be.*

*Commission Action: A motion to approve PUD-2-14 was made by Mr. T. J. Johnson, seconded by Mr. David Matlock with the following stipulations:*

- 1. To approve with Staff's stipulations.*
- 2. The developer should get with the neighboring asphalt plant to upgrade the existing fence for security purposes.*
- 3. Developer shall install 6'-0" high opaque fence on westernmost property line from the termination of the earthen berm to the southernmost proper line.*
- 4. The developer shall present a formal playground presentation to City Council with equipment types.*
- 5. Developer shall install fence alongside Sullivan Road.*
- 6. Developer should consider traffic calming measures, particularly at crosswalks.*
- 7. Developer may bond the sidewalk improvements.*

*Vote: 6 yeas (Messrs: Anderson, Burns, Johnson, Matlock, Rauls, Sharafkahani), 0 nays, 1 absent (Mr. Walker) and the motion carried.*

*After this item was passed by the Commission, the Chairman advised the developer of pending litigation against the City related to PUD requirements.*

- b) **CUP-5-15 Conditional Use Permit 14455 Wax Road, Suite T for the sale and consumption of alcohol.** An ordinance to grant a Conditional Use Permit for property located at 14455 Wax Road in Suite T on a portion of Lot B-2-B-1-A of the Central Woods Subdivision being near the Northwest corner of the Willowbrook Drive and Wax Road intersection in Section 68, T6S, R2E, GLD, EBR, LA for the sale and consumption of alcohol on site within an existing restaurant and to provide for related matters. Applicant: Kevin Gilmore (By Council Member Fralick)

**Commission Action (September 24, 2015):** *The applicant is requesting conditional use approval for consumption of alcohol within a fast food restaurant in the B4 (General Commercial/Business Four) Zoning District.*

*Mr. Rauls asked the applicant whether a customer could carry out alcohol with their food order. The applicant responded that the alcohol could only be consumed in the restaurant.*

*A motion to approve CUP-5-15 was made by Mr. Bijan Sharafkhani, seconded by Mr. T. J. Johnson. Vote: 5 yeas (Messrs: Anderson, Burns,*

*Johnson, Matlock, Sharafkhani), 1 nay (Mr. Rauls), 1 absent (Mr. Walker)  
and the motion carried.*

Copies of the proposed resolution and ordinance can be found at  
[www.centralgov.com](http://www.centralgov.com) on the Council Agenda page or by calling 225-262-5000.