

PUBLIC NOTICE

The City of Central Planning & Zoning Commission will hold a public hearing on Thursday, July 28, 2016 at 6:00 pm at the Kristenwood Meeting Facility, 14025 Greenwell Springs Rd, Central, LA 70739 to consider the following item(s):

EOP-2-16 Exchange of Property between Lots 5-A-1-1 and 5-A-1-2 of the Now or Former A.B. Rounsaville Property (Deferred from the June 23, 2016 Agenda) This property is located on the south side of Hooper Road east of the Bridlewood Drive intersection in Section 54, T5S, R2E, GLD, EBR, LA. The applicant is requesting to adjust the property lines between two adjoining properties. (Applicant: Tyler and Maegan Rutledge)

COL-2-16 Combination of Lots A-1, B, C, D, & E of the Now or Former Dykes Tract This property is located on the north side of Planchet Road east of the Frenchtown Road intersection in Section 27, T6S, R2E, GLD, EBR, LA. The applicant is requesting to combine five lots into three with existing residential structures and for single family residential use. (Applicant: Todd Harris)

SS-13-16 Subdivision of Tract B-3 of the Now or Former Carr Tract This property is located the west Greenwell Springs Road east of the Droze Road intersection and across from the Magnolia Bend Road intersection in Section 73, T6S, R2E, GLD, EBR, LA. The applicant is requesting to subdivide one tract into two with a waiver request of **Section 7:13:6 (9)(d)** of the **Development Code** which requires a limestone width of twenty feet. The applicant requests a ten foot width. (Applicant: Michael Gardner)

PUD-1-16 The Lakes at Woodland Grove: PUD Preliminary Development Plan (Sent back to Zoning Commission by Council) This property is located on the north side of Wax Road between the Sullivan Road and Old Wax Road intersections on Tracts A-1-A-1 and a portion of Tract A-1-A-2 of the Milton G. Harelson Property in Sections 4 and 9, T6S, R2E, GLD, EBR, LA. The applicant is requesting to rezone portions of the aforementioned tracts from the **R/A (Rural Agricultural) Zoning District** to the **R1 (Single Family Residential District One) Zoning District** through a conditional use PUD Preliminary Plan consisting of 173 single family residential lots with an office park. (Applicant: Blake Seguin)

PUD-2-14 Cypress Lakes Estates Revision to a PUD Final Development Plan This property is located at the southwest corner of the Sullivan and Sparkle Drive intersection on Tracts B-1, C, D, E-1 and E-2 located in Sections 69 and 72, T6S, R2E, GLD, EBR, LA. The applicant requests to reduce the side yard setbacks on all 60' lots from 8' to 5' feet. (Applicant: Jonathan Starns)

PUD-3-16 Arbor Grove: PUD Preliminary Development Plan This property is located on the east side of Joor Road between the Core Lane and Sullivan Road intersections located in Section 31, T5S, R2E, GLD, EBR, LA. The applicant is seeking conditional use approval through a Planned Unit Development Preliminary Development Plan consisting of 71

single family residential lots in the **R2 (Single Family Residential Two) Zoning District**. (Applicant: Casey Patterson/Jeff Couvillion)

RV-1-16 Revocation of a 5' foot Utility Servitude This property is located at 9550 Hooper Road which is located at the southeast corner of the Hooper Road and Shady Bluff Drive intersection between Lots 1 and 2 of the Winchester Subdivision in Section 11, 14 and 80, T6S, R1E, GLD, EBR, LA. The applicant request to revoke a 5 foot utility servitude for the construction of multiuse event facility. (Applicant: Amber Martel)

Proposed Ordinance to Amend Section 12.3 of the Comprehensive Zoning Code The proposed ordinance reduces the minimum area for properties in the **Rural/ Agriculture Zoning District** designated Conservation, or Restricted, Incentive Greenspace on the Master Plan Phase Two Land Use Plan from 3 acres to 1 acre and the minimum lot width from 250 to 150 feet. (Sponsor: Councilman Evans)