

BY COUNCILMAN EVANS (Case No. PUD-2-14)

CITY OF CENTRAL
ORDINANCE NO. 2016-49

GRANTING AN AMENDMENT TO ORDINANCE 2015-46
THAT GRANTED FINAL PLAN APPROVAL THE
CYPRESS LAKES ESTATES PLANNED UNIT DEVELOPMENT

WHEREAS, on November 10, 2015, the City of Central City Council passed Ordinance No. 2015-46 granting a conditional use permit approving a Final Site Plan for the proposed development on a 32.8 acre site at the intersection of Sullivan Road and Sparkle Drive; and

WHEREAS, an application was filed to amend the Final Site Plan to allow for side yard setbacks of five (5') feet on the sixty (60') foot wide lots;

WHEREAS, a public hearing on the application for the amendment to the Final Site Plan was held on July 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 Ordinance 2015-46 and the Final Site Plan is amended granting an additional deviation to permit the sixty (60') foot wide lots to have side yard setbacks of not less than five (5') feet. However, in locations where five foot side yard setbacks are adjacent to each other, the developer shall assure that there be at least 3' of clearance between any mechanical equipment (whether it be air conditioner, generator, compressor, etc.) and the side yard property line to allow for emergency service access.

Section 3: Except as set forth in Section 2 above, the development shall be subject to all terms and conditions of Ordinance 2015-46.

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 August 9, 2016.

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

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

Adopted the 25th day of October, 2016.

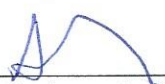
Signed the 26th day of October, 2016.

Delivered to the Mayor on the 26th day of October, 2016.



Mark Miley, City Clerk

Approved:



I.M. Shelton, Jr. Mayor

Received from Mayor on the 26th day of October, 2016:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 12th day of November, 2016

EXHIBIT A

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

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