

BY COUNCILMAN MYER (Case No. PUD-1-19)

CITY OF CENTRAL
ORDINANCE NO. 2019-22

AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND PRELIMINARY SITE PLAN APPROVAL FOR A PLANNED UNIT DEVELOPMENT CONSISTING OF A K-12 PRIVATE SCHOOL CAMPUS INCLUDING MULTIPLE ACADEMIC AND ASSOCIATED BUILDINGS, PLAYGROUNDS, ATHLETIC FIELDS AND PARKING FACILITIES ON 27.165 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF GURNEY ROAD BETWEEN JOOR ROAD AND SULLIVAN ROAD
(CENTRAL PRIVATE SCHOOL)

WHEREAS, application has been made for a Conditional Use Permit and approval of a Preliminary Site Plan for a Planned Unit Development consisting of a K-12 private school campus including multiple academic and associated buildings, playgrounds, athletic fields and parking facilities on the Subject Property; and

WHEREAS, a public hearing was held on May23, 2019 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommended approval of the Preliminary Plan subject to certain conditions.

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 the Subject Property is hereby granted a Conditional Use Permit and approval of the Preliminary Site Plan for the Planned Unit Development, 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. Central Private School, Gurney Road Campus Planned Unit Development Preliminary Plan, by C.A.S.E. (Civil and Structural Engineers, Incorporated), (8 pages) including Cover Sheet dated 5-10-19; Map Showing Boundary & Topography Survey dated 1-17-19 by Landsource Incorporated; Existing Aerial Site Map, dated 4-11-19 by C.A.S.E.; Proposed Site Master Plan, dated 5-9-19 by C.A.S.E.; Proposed Site Use Plan, dated 5/16/19 by C.A.S.E.; Utility Service Plan, dated 5-13-19 by C.A.S.E. and Watson-Ricks Engineering, LLC;
2. Development Review Committee comments dated May 2, 2019;

3. Responses to Development Review Committee Comments dated May 8, 2019 by Harrison T. Hymel @ C.A.S.E.;
4. Drainage Impact Analysis, dated May 13, 2019 by Watson-Ricks Engineering, LLC and review, dated May 16, 2019 by G.E.C., Inc.

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

1. All items set forth in the Development Review Committee comments dated May 2, 2019 not previously addressed in the above referenced plans shall be addressed as part of applicant's Final Development Plan application.
2. Sanitary Sewer. Applicant has requested a waiver of Section 7:14.3.1 of the Development Code to allow the use of a private sewer treatment facility. Said waiver is not granted in this ordinance. If applicant wishes to pursue such a waiver, a feasibility study setting forth the costs of installing public sewer versus a private treatment system plus the annual costs of private plant maintenance for at least ten (10) years shall be submitted with the Final Development Plan application.
3. As part of the Final Development Plan application, applicant shall submit a study analyzing current downstream drainage conditions and the effect of the proposed development on those conditions.
4. The Final Development Plan shall show opaque fencing, not less than 8 feet high and as well as appropriate landscaping along the property lines adjacent to the exiting residential property located at 12824 Gurney Road to provide screening of views, lights and noise from/to said residential property.
5. Lighting plans for parking lot and athletic field lighting shall be submitted with the Final Development Plan application and shall show that light does not "spill over" the property lines onto the existing residential property located at 12824 Gurney Road.

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 June 11, 2019.

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

For: Evans, Freneaux, Moak, Myer, Roy, Wells
Against: None
Absent: McKinney

Adopted the 25th day of June, 2019.

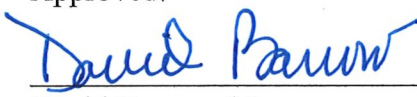
Signed the 28th day of June, 2019.

Delivered to the Mayor on the 1st day of July, 2019.



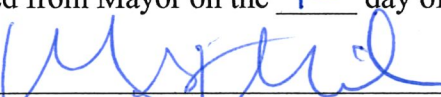
Mark Miley, City Clerk

Approved:



David Barrow, Mayor

Received from Mayor on the 1st day of July, 2019:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 9th day of July, 2019

EXHIBIT A

A certain parcel of ground designated as "Proposed Lot D-6-A-1-B", containing 27.165 Ac. (1,183,294 Sq. Ft.) being a portion of W.C. Watts Tract, together with all improvements thereon, located in Section 6, Township 6 South, Range 2 East, Greensburg Land District, East Baton Rouge Parish, Louisiana, and being more particularly described as follows:

Commence at the northern most point and corner at the intersection of the easterly right-of-way of Joor Road with the southerly right-of-way of Gurney Road, marked by a LDH monument; thence, along the southerly right-of-way of Gurney Road, N 89°26'06" E a distance of 302.37 feet to a point and corner, said point also being the Point of Beginning;

Thence, along the southerly right-of-way of Gurney Road, N 89°53'50" E a distance of 542.47 feet to a point and corner; thence, departing said right-of-way, S 00°03'17" W a distance of 251.36 feet to a point and corner; thence, N 89°57'42" E a distance of 174.60 feet to a point and corner; thence, N 00°15'51" E a distance of 250.23 feet to a point and corner, said point being on the southerly right-of-way of Gurney Road; thence, along said right-of-way, S 89°40'06" E a distance of 364.49 feet to a point and corner; thence, departing said right-of-way, S 00°53'00" W a distance of 1132.55 feet to a point and corner; thence, N 89°54'36" W a distance of 1082.48 feet to a point and corner; thence, N 00°53'00" E a distance of 1133.00 feet to the Point of Beginning.