

(Case No. TND-1-15)

**CITY OF CENTRAL  
ORDINANCE NO. 2020-36**

**AN ORDINANCE AMENDING ORDINANCE 2015-30  
APPROVING THE COMPREHENSIVE SIGNAGE PACKAGE AND MAJOR  
CHANGES TO THE FINAL DEVELOPMENT PLAN  
FOR THE SETTLEMENT ON SHOE CREEK TRADITIONAL NEIGHBORHOOD  
DEVELOPMENT**

WHEREAS, City of Central Ordinance 2015-30 granted Final Development Plan approval for the Settlement on Shoe Creek Traditional Neighborhood Development (the “FDP”); and

WHEREAS, application has been made by Shoe Creek, LLC, for approval of the Signage Package as required in Section 14.8 (D) of the City’s Zoning Code along with Major Changes to the FDP to modify the types, sizes and layout of buildings for the commercial areas adjacent to Sullivan Road, both north and south of Grand Settlement Blvd., including deviations from the lots size required in the underlying zoning to permit the subdivision of the area north of Grand Settlement Blvd. into lots to allow separate ownership of the buildings, and deviations of the Architectural Standards to allow for the desired roofing; and

WHEREAS, a public hearing was held on October 22, 2020 before the City of Central Zoning Commission and the Zoning Commission unanimously recommended approval of the sign package and proposed changes to the Final Development Plan, including the deviations, 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 is legally described in Exhibit A attached hereto and made a part hereof.

Section 2: That the Signage Package for the Settlement on Shoe Creek Traditional Neighborhood Development are approved and the Final Development Plan approved in Ordinance 2015-30 is hereby amended subject the following documents and modifications thereto:

- A. Appendix I: Shoe Creek Development Commercial Signage Standards and Guidelines, dated March 11, 2019.
- B. Appendix II: Commercial Lot 2 Resubdivision plat, dated 8/13/2020 by Jones & Carter, Inc. (1 sheet);
- C. Appendix III: Commercial Lot 2 Site Plan, stamped 9/24/2020, by Novus Re Engineering, LLC (3 sheets);
  - i. Proposed Building Revisions, dated 10/5/2020 by Chenevert Architects (3 sheets);
  - ii. Planting Plan, Sheet L2.00, dated October 06, 2020 by Reich Landscape Architecture;
- D. Appendix IV: Commercial Lot 1 Site Plan, Final Development Plans for Aldi Grocery Store, dated 9-10-2020 (5 sheets);
- E. Concept Exterior Elevations by SGA Design Group dated 10/05/20 (4 sheets).

Section 3: Approval of the signage package and amended Final Development Plan is further subject to the following terms and conditions:

1. The amendments to the Final Development Plan approved in this ordinance shall not take effect until such time as the Developer provides, and City staff reviews and approves, a version of the Final Development Plan that includes all previously approved Changes (Minor or Major) to the Final Development Plan as well as the Changes approved herein.
2. The plat or plats subdividing the commercial area north of Grand Settlement Blvd. shall reflect joint servitudes of access, parking and maintenance across all of said lots.

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 remains subject to the terms of Ordinance No. 2015-30, previously approved Final Plats of Subdivision, and 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

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

Introduced before the Council on November 10, 2020.

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

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

Adopted the 24<sup>th</sup> day of November, 2020.

Signed the 30<sup>th</sup> day of December, 2020.

Delivered to the Mayor on the 3<sup>rd</sup> day of December, 2020.

  
\_\_\_\_\_  
Mark Miley, City Clerk

Approved:  
  
\_\_\_\_\_  
David Barrow, Mayor

Received from Mayor on the 3<sup>rd</sup> day of December, 2020:

  
\_\_\_\_\_  
Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 10<sup>th</sup> day of December, 2020

EXHIBIT A

LOTS 1, 2-B, 2-C, & 2-D OF A TRADITIONAL NEIGHBORHOOD DEVELOPMENT BEING A  
SUBDIVISION OF THE SETTLEMENT ON SHOE CREEK PHASE 1 LOCATED IN SECTION  
68, T-6-S, R-2-E GREENSBURG LAND DISTRICT CITY OF CENTRAL EAST BATON ROUGE  
PARISH, LOUISIANA