

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

**CITY OF CENTRAL  
ORDINANCE NO. 2020-11**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND FINAL PLAN  
APPROVAL FOR PHASE 1 OF THE CENTRAL PRIVATE SCHOOL PLANNED UNIT  
DEVELOPMENT**

WHEREAS, City of Central Ordinance 2019-22 granted preliminary Plan Approval for a new campus for Central Private School; and

WHEREAS, application has been made for a Conditional Use Permit and Final Plan approval for Phase 1 of the development consisting of approximately 78,000 square feet of buildings for the middle and high schools, a recreational field, open space and drainage facilities on approximately 13.34 acres of the 27.165 acre site; and

WHEREAS, a public hearing was held on January 23, 2020 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommended approval of the Final Plan for Phase 1 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 Final Plan for Phase 1 of 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 Final Development Plan (Phase 1), by C.A.S.E. (Civil and Structural Engineers, Incorporated), (13 pages) including:
  - A. Cover Sheet, “Updated Per DRC Comments” 1-13-20;
  - B. Map Showing Boundary & Topography Survey, dated 1-17-19 by Landsource Incorporated;
  - C. Map Showing Resubdivision of Lot D-6-A-1 into Lots D-6-A-1-A and D-6-A-1-B, dated 1-17-19 by Landsource Incorporated;
  - D. Existing Aerial Site Map, dated 4-11-19 by C.A.S.E.;

- E. Final Development Plan Phase 1, revised dated 1-13-20 by C.A.S.E.;
  - F. Proposed Site Use Plan, revised dated 1-13-20 by C.A.S.E.; Proposed Traffic Circulation Plan, dated 1-13-2020 by C.A.S.E.;
  - G. Utility Service Plan, dated 1-13-20 by C.A.S.E.;
  - H. Proposed Electrical Site Lighting Phase 1, revised dated 1-13-20 by C.A.S.E.;
  - I. Proposed Electrical Site Lighting Details Phase 1, dated 1-13-20 by C.A.S.E.;
  - J. Landscape Plan, Phase 1, dated 1-13-20 by McKnight Landscape Architects;
  - K. Exterior Rendering, Dated January 3, 2020 by Brossett Architect;
2. Final Development Plan Phasing Plan, dated 1-29-20 by C.A.S.E.;
  3. Development Review Committee comments dated January 6, 2020;
  4. Responses to Development Review Committee Comments dated January 13, 2020 by Harrison T. Hymel @ C.A.S.E.

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 January 6, 2020 not previously addressed in the above referenced plans shall be addressed as part of applicant's submittals for site development and construction permits.
2. All drainage infrastructure shall be installed during development of Phase 1, even if only the Phase 1 – Part 1 facilities (High School and Gymnasium buildings and only 188 parking spaces and the center drive) are constructed.
3. The Car Pool Route shown on Phase 1 – Part 1 shall be continually evaluated and revised, if necessary, to keep vehicles waiting for drop-off/pick-up off of Gurney Road. Said revisions may require the construction of additional drive aisles.
4. Central Private School shall connect the proposed sidewalk on Gurney Road to the sidewalks within the development.
5. In lieu of a traffic contribution, Central Private School shall install solar powered school zone flashers in accordance with City of Central and East Baton Rouge Parish specifications. Once installed and accepted by the City, the flashers will be maintained by the City.

Section 4: The specific terms and conditions of this Ordinance and Ordinance No. 2019-22 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 February 11, 2020.

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

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

Adopted the 10<sup>th</sup> day of March, 2020.

Signed the 13<sup>th</sup> day of March, 2020.

Delivered to the Mayor on the 16<sup>th</sup> day of March, 2020.

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

Approved:

  
\_\_\_\_\_  
David Barrow, Mayor

Received from Mayor on the 16<sup>th</sup> day of March, 2020:

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

Adopted Ordinance published in The Advocate on the 25<sup>th</sup> day of March, 2020

## 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.