

(Case No. PUD-3-19)

**CITY OF CENTRAL
ORDINANCE NO. 2020-22**

**AN ORDINANCE GRANTING A CONDITIONAL USE PERMIT AND FINAL
DEVELOPMENT PLAN APPROVAL FOR A PLANNED UNIT DEVELOPMENT
CONSISTING OF THIRTY-FIVE (35) SINGLE FAMILY RESIDENTIAL LOTS ON 15.7
ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF JOOR ROAD BETWEEN
SOLEMN OAKS AND SULLIVAN ROAD
(LEGACY OAKS PUD)**

WHEREAS, application has been made by Clark Newlin, LLC for a Conditional Use Permit and approval of a Final Development Plan for a Planned Unit Development consisting of 35 single family lots on the Subject Property; and

WHEREAS, the Subject Property is zoned R-2 (Single Family Residential);

WHEREAS, a public hearing was held on May 28, 2020 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommended approval of the Plan Unit Development 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 Final Development Plan approval for a 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. Planned Unit Development Final Development Plan for Legacy Oaks, consisting of 10 sheets, including the cover page (the cover page and sheets 2 & 4 are dated February 2020, sheet 3 is dated 12/2019, sheets 5-7 are dated 1/2020, sheets 8 & 10 are dated 1/10/20 and sheet 9 is undated) by MR Engineering & Surveying, LLC except for sheets 8-10 by Caps Design and Consulting, LLC.
2. Six (6) photographs of “Sample Home Types.”

3. Correspondence dated January 6, 2020 re “PUD-3-19 Final Development Plan for Legacy Oaks, Development Review Committee (DRC) Comments,” from Matt Zyjewski Program Director/Planning & Zoning Director.
4. Memorandum dated February 18, 2020 from Desiree Dies, Sewer Engineer, City-Parish Department of Environmental Services re Sewer Capacity Analysis Results for “Project: Arbor Grove II”.

Section 3: Approval of the Conditional Use Permit and Final Development plan is further subject to the following terms and conditions:

1. All DRC comments (Section 2, Item 3 above) shall be fully complied with.
2. Developer shall create a separate construction entrance so that no construction vehicles or heavy equipment pass through the Arbor Grove subdivision.

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 9, 2020.


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

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

Adopted the 23rd day of June, 2020.

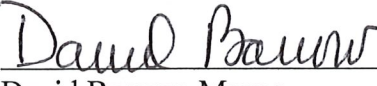
Signed the 26th day of June, 2020.

Delivered to the Mayor on the 29th day of June, 2020.




Mark Miley, City Clerk

Approved:



David Barrow, Mayor

Received from Mayor on the 29 day of June, 2020:



Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 2nd day of July, 2020

EXHIBIT A

Tracts A & B of the Eugene McGehee Property, Section 31, T5S-R2E, Greensburg Land District, City of Central, East Baton Rouge Parish, Louisiana

4819-5500-1022, v. 1