

BY COUNCILMAN ELLIS (Case No. PUD-3-16)

CITY OF CENTRAL
ORDINANCE NO. 2017-08

TO GRANT A CONDITIONAL USE PERMIT AND FINAL DEVELOPMENT PLAN APPROVAL FOR A PLANNED UNIT DEVELOPMENT CONSISTING OF SEVENTY (70) SINGLE FAMILY RESIDENTIAL LOTS ON 28.98 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF JOOR ROAD BETWEEN THE CORE LANE AND SULLIVAN ROAD INTERSECTIONS
(ARBOR GROVE PUD)

WHEREAS, application has been made by Patterson Homes, LLC and Acadiana Development of Central, LLC for a Conditional Use Permit and approval of a Final Development Plan for a Planned Unit Development consisting of 70 single family lots on the Subject Property; and

WHEREAS, a public hearing was held on March 23, 2017 before the City of Central Zoning Commission; and

WHEREAS, the Zoning Commission recommended approval of the Final Development 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 Final Development 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. P.U.D. Final Development Plan for Arbor Grove, cover dated February 2017 (with many of the 7 pages dated February 8, 2017), by Watson-Ricks Engineering, LLC including conceptual landscaping plans by McKnight Landscape Architects and a survey by L & L Land Surveying, Inc.
2. Correspondence dated February 2, 2017 to Matt Zyjewski, Acting Planning & Zoning Director from John Watson, Watson-Ricks Engineering, LLC

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

1. A deviation to the front yard setback requirements permitting a fifteen (15') foot front yard setback is hereby granted. However, "front loaded" garages shall be set back at least twenty-five (25') feet from the roadway right-of way/property line.
2. Fences shall be installed along the property lines separating the Subject Property from Tracts A-1, A-2 and A-3 (as shown on the Map Showing Survey and Topography dated 1/11/17 by L & L Land Surveying, Inc.).

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 April 11, 2017.

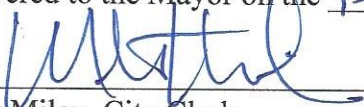
This Ordinance having been submitted to a vote, the vote thereon was as follows:

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

Adopted the 25th day of April, 2017.

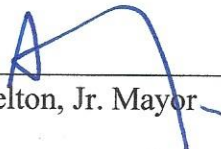
Signed the 28th day of April, 2017.

Delivered to the Mayor on the 1st day of May, 2017.



Mark Miley, City Clerk

Approved:



I.M. Shelton, Jr. Mayor

Received from Mayor on the 1st day of ~~April~~ ^{May}, 2017:

Mark Miley
Mark Miley, City Clerk

Adopted Ordinance published in The Advocate on the 9th day of May, 2017.

EXHIBIT A

This property is located on the east side of Joor Road between the Core Lane and Sullivan Road intersections on Tracts B-1-A through E and Tract C of the now or former K. F. Reid Property which is located in Section 31, T5S, R2E, GLD, EBR, LA

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