

CITY OF ST. GEORGE

BY COUNCIL MEMBER HIMMEL:

ORDINANCE NO. 2025-020

AN ORDINANCE APPROVING A SMALL PLANNED UNIT DEVELOPMENT WITH REZONING EIGHT (8) EXISTING TOWNHOMES AND FIFTY-NINE (59) ZERO LOT LINE LOTS WITH EXISTING PRIVATE STREETS AND DETENTION PONDS AND PUBLIC SEWER AND TO PROVIDE FOR RELATED MATTERS. (10760 Industriplex Blvd.)

WHEREAS, application has been made (Case No. PD25-01-D) for approval of a Small Planned Unit Development on and approximately 8.53 acre parcel currently zoned A2.5 (Town House) to include eight (8) existing townhomes and fifty-nine (59) property with existing private streets and detention ponds, and public sewer; and

WHEREAS, on July 20, 2022, the City/Parish Metro Council rezoned the subject property A2.5 to allow the construction of a 78-unit townhouse development with private streets and detention ponds and public sewers; and

WHEREAS, after construction of the improvements, a final plat of subdivision was approved by the City/Parish on April 12, 2024; and

WHEREAS, after building eight (8) townhomes, the developer now seeks to build 59 single family residences on zero lot line lots instead of the additional 70 townhomes previously approved; and

WHEREAS, a public hearing was held on April 7, 2025, before the City of St. George Zoning Commission at which the Zoning Commission recommended approval of the Small Planned Unit Development.

NOW THEREFORE, BE IT ORDAINED by the St. George City Council, 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 subject property is hereby approved for the development of a Small Planned Unit Development consisting of the existing eight (8) townhomes and the construction of 59 single family residences on zero lot line lots with the existing public roads and detention ponds and with public sewer in accordance with the plans and conditions set forth herein:

- A. Small Planned Unit Development (PD25-01-D) Final Development Plan for 760 @ Industriplex dated March 2025 MR Engineering & Surveying, LLC consisting of seven (7) sheets:

Sheet 1: Title Sheet
Sheet 2: Existing Conditions
Sheet 3: Development Plan
Sheet 4: Circulation Plan
Sheet 5: Utility Plan
Sheet 6: Landscape Plan
Sheet 7: Building Elevations

- B. Revised Final Plat of 760 @ IndustiPLEX (stamped “Preliminary”) originally dated 4/2024 by MR Engineering & Surveying, LLC.
- C. Due to lot reconfiguration, existing sewer services do not align with the new lot layout, resulting in Lots 33, 51, 61, and 169 lacking a sewer wye. Prior to issuance of building permits for affected individual lots, developer shall obtain sewer wye permits from EBR to ensure sewer service is provided to each proposed lot.
- D. Prior to issuance of Certificates of Occupancy, any unused existing wyes shall be cut and capped in conformance with EBR specifications, and a new as-built wye record is provided to reflect changes made.
- E. The final plat shall not be recorded until the sewer services for each proposed lot have been installed, inspected, and accepted. If the final plat is recorded before such time, all lots lacking sewer service shall be labeled as “not a building site”.
- F. Prior to issuance of Certificate of Occupancy, the detention ponds shall be inspected to ensure silt has been removed and appropriate maintenance was performed so that said ponds meet design specifications.

Section 3: 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 use of the subject property is subject to the terms of all applicable ordinances and regulations of the City of St. George, including any amendment thereto.

Section 4: Severability. If any provision of this Ordinance is declared invalid by any court of competent jurisdiction, the other provisions shall remain in full force and effect.

Section 5: Effective Date. This ordinance shall be effective upon publication.

This ordinance having been submitted to a vote; the vote thereon was:

For: Cook, Edmonds, Himmel, Monachello

Against:

Absent: Heck

Adopted this 13th day of May, 2025

Signed this 14th day of May, 2025

Delivered to the Mayor on the 14th day of May, 2025

Lorraine Beaman
Lorraine Beaman, City Clerk

Approved:

Dustin Yates
Dustin Yates, Mayor

Received from the Mayor on the 15th day of May, 2025

Lorraine Beaman
Lorraine Beaman, City Clerk

Adopted Ordinance published in The Advocate on the 20th day of May, 2025.

EXHIBIT A

LOTS 1 THRU 67 (INCLUSIVE) & TRACT CA-1, BEING A RESUBDIVISION OF
LOTS 1 THRU 78 AND TRACT CA-1 OF 760 @ INDUSTRIPLEX , SECTION 37,
T7S, R1E GREENSBURG LAND DISTRICT, CITY OF ST. GEORGE, EAST BATON
ROUGE PARISH, LOUISIANA