

CITY OF ST. GEORGE

ORDINANCE NO. 2026 - 028

APPROVING REVISION 7 TO THE CONCEPT PLAN FOR THE LONG FARM PLANNED UNIT DEVELOPMENT, INCLUDING MOVING AND INCREASING THE POTENTIAL CIVIC AREA, REDUCING LOW/MEDIUM-DENSITY RESIDENTIAL AND TO PROVIDE FOR RELATED MATTERS

WHEREAS, application has been made (Case No. PO-26-0004) for a revision to the Concept Plan for the Long Farm Planned Unit Development to move and significantly increase the potential civic area (Commercial/Retail/Office/Public/Semi-Public uses) from 3.98 ac to 31.44 ac, and reduce the low/medium density residential area; and

WHEREAS, a public hearing was held on August 3, 2026, before the City of St. George Zoning Commission at which the Zoning Commission recommended approval of the changes to the concept plan.

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 previously approved Concept Plan (Revision 6) for the PUD is hereby revised subject to compliance with the following Plans and Conditions:

- A. Conceptual Plans for Proposed Planned Unit Development for Long Farm (Rev. 7) for PO-PUD-4-09 A Mixed Use Development, dated July 2026 by Westwood Professional Services, Inc for Mosely Holdings, LLC consisting of the following eight (8) sheets:
 - 1. Title Sheet
 - 2. Existing Conditions
 - 3. Land Use Density Summary
 - 4. Previously Approved PUD Concept Plan
 - 5. Revised PUD Concept Plan
 - 6. Circulation Plan
 - 7. Conceptual Architectural Themes (Commercial)
 - 8. Conceptual Architectural Themes (Residential)
- B. The acreage of the land use types within the PUD shall not exceed:

1. Low/Medium Residential: 76.76 acres (with the number of units not exceeding 503)
2. Commercial/Retail/Office: 66.59 acres (with the building area square footage not exceeding 750,470 sf)
3. Common Open Space: 47.36 acres
4. Potential Civic Use: 31.44 acres (within the Commercial/Retail/Office Area)

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, Murrell, Talbot

Against:

Absent: Dellucci

Adopted this 25th day of August, 2026

Signed this 26th day of August, 2026

Delivered to the Mayor on the 26th day of August, 2026


Lorraine Beaman, City Clerk

Approved:


Dustin Yates, Mayor

Received from the Mayor on the 31st day of August, 2026


Lorraine Beaman, City Clerk

Adopted Ordinance published in The Advocate on the 1st day of Sept, 2026

EXHIBIT A

Lots 1-227, ALLEY TR. C, ALLEY TR. D, GS-3, GS-3-A, GS-4, GS-5, GS-6, GS-7, P-1, PS, RW-1, AW-1 thru AW-4 of Long Farm Subdivision, and Lots REM. TR. Z-1-D, TR. P-4-B, TR. P-4-C, TR. A-1-C, TR. A-1-A-2-D, TR. A-1-A-2-A, TR. A-1-A-3-B-2, TR. RPS, TR. A-1-A1-C, TR. A-1-A-3-A-5, TR. A-1-A-3-B-1-A, TR. Z-1-A, TR. Z-1-C, TR. Z-1-B, TR. A-1-A-3-A-1-B, TR. A-1-A-2-C, TR. A-1-A-2-B, TR. A-1-A-3-A-2, TR. A-1-A-3-A-1-A, TR. A-1-A-3-A-3-B, TR. A-1-A-3-A-4-B-2, TR. A-1-A-3-A-4-B-3, TR. A-1-A-3-A-4-B-1, TR. A-1-A-3-A-4-A, and TR. A-1-A-3-A-3-A of Russell Long Property, in Sections 50, 51 and 52, Township 8 South - Range 2 East, Greensburg Land District, City Of St. George, East Baton Rouge Parish, Louisiana