



MUNICIPAL SERVICES CENTER

6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **SS-8-14 SUBDIVISION OF TRACT R-1-A, R-1, R-2, R-3, 1, AND THE HILDA T. HOFMEESTER TRACT OF THE PAUL H. TRAHAN PROPERTY**

LOCATION These properties are located south of the Frenchtown and Planchet Road intersections in Section 27, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture & Conservation
PRESENT ZONING	Rural
LOT ID NUMBER	631000158, 631000100, 631000008, 631000013, ...12, ...11
ENGINEER/LAND SURVEYOR	Todd Harris
APPLICANT	Paula H. Danton

STAFF COMMENTS

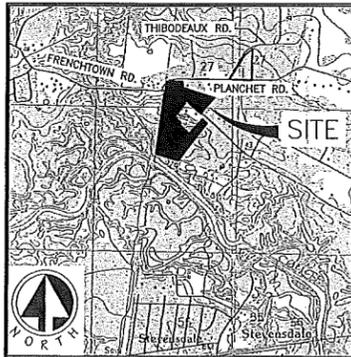
1. **Size** of subject property is approximately 26 acres.
2. **Background** The applicant is proposing to adjust the property lines and create three (3) additional lots with a few existing structures.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture and Conservation land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Comments** This proposal meets current subdivision regulations and the zoning ordinance for the current Rural zoning district. However, five (5) of the lots would not conform to the Comprehensive Zoning Ordinance effective January 1, 2014 for the *projected* Rural/Agriculture zoning district classification for these properties with respect to the minimum (3) three acre lot size requirement.



The Staff would advise the Planning Commission to consider this request because of the following:

- a. The proposal meets the development code for the property's current zoning district at the time of application.
- b. The proposal has existing structures on two (2) of the lots.

6. Scheduled for Planning Commission Meeting on **May 22, 2014**.



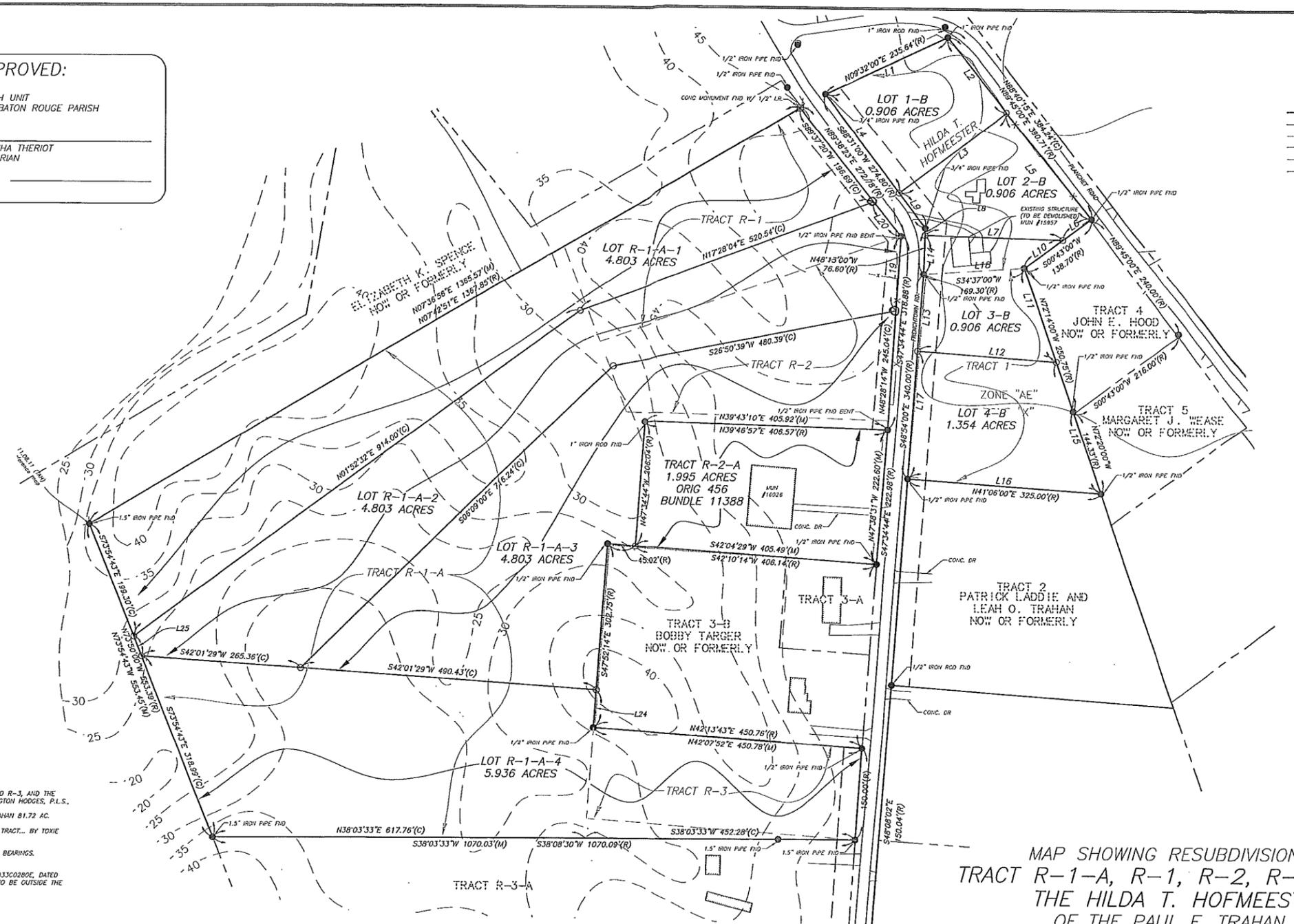
VICINITY MAP 1" = 2000'

APPROVED:
 HEALTH UNIT
 EAST BATON ROUGE PARISH
 BY: LAKEISHA THERIOT
 SANITARIAN
 DATE: _____

APPROVED:
 PLANNING AND ZONING COMMISSION
 FOR THE CITY OF CENTRAL
 BY: WOODROW MUHAMMAD, AICP
 PLANNING & ZONING DIRECTOR,
 OR HIS DESIGNEE
 DATE: _____
 FILE NO.: _____

APPROVED:
 PLANNING AND ZONING COMMISSION
 FOR THE CITY OF CENTRAL
 BY: DAVID BARROW
 CHIEF ADMINISTRATIVE OFFICER
 OR HIS DESIGNEE
 DATE: _____
 FILE NO.: _____

GENERAL NOTES:
 REFERENCE MAPS:
 1) MAP SHOWING THE REVISION OF THE SIZE AND LOCATION OF TRACTS R-1, R-2, AND R-3, AND THE DIVISION OF THE REMAINING PORTION OF THE PAUL F. TRAHAN PROPERTY... BY HUNTINGTON HODGES, P.L.S., DATED APRIL 3, 1990.
 2) MAP SHOWING THE SURVEY AND REVISION OF TRACTS 1 THRU 4 FROM PAUL F. TRAHAN 81.72 AC. TRACT... BY TOXIE CRAFT, C.E., DATED JUNE 17, 1954.
 3) MAP SHOWING THE SURVEY AND REVISION OF THE PAUL F. TRAHAN 81.72 ACRE TRACT... BY TOXIE CRAFT, C.E., DATED SEPTEMBER 18, 1953.
 *BASE BEARING: STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE (NAD 83) GRID BEARINGS.
 FLOOD ZONE INFORMATION:
 ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAPS NO. 22033C0260E AND NO. 22033C0280E, DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND "AE" (BASE FLOOD ELEVATIONS DETERMINED) (BASE FLOOD ELEVATION = 47.0 FT. NAVD83) (INUNDATION LEVEL = 47.5 FT.)
 ZONING: RURAL
 SETBACK: FRONT = 15'
 SIDE = 5'
 REAR = 25'
 MINIMUM LOT SIZE: 6,000 SQ. FT.
 NOTES:
 BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.
 FENCE LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL REPRESENTATION ONLY. NO DETERMINATION REGARDING ANY POSSIBLE RIGHTS OF POSSESSION WERE MADE BY THE LAND SURVEYOR.
 SEWAGE: APPROVED PRIVATE INDIVIDUAL TREATMENT SYSTEMS. NOTE OPEN DITCHES ARE PREDOMINANT IN THIS AREA.
 CONTOURS SHOWN HEREON SCALED FROM QUAD MAPS "BATON ROUGE EAST" AND "DENHAM SPRINGS".
 WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.
 THIS SURVEY WAS BASED UPON INFORMATION SUPPLIED BY THE CLIENT AND IS SUBJECT TO THOSE ADVERSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH. CONDUCTING A FULL ABSTRACT WAS NOT WITHIN THE SCOPE OF THIS SURVEY.
 THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.
 CERTIFICATION AND THE RIGHT TO REPRODUCE AND/OR DISTRIBUTE THIS PLAT DOES NOT EXTEND TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF FORTI AND TABLADA, INC. AND THE CERTIFYING LAND SURVEYOR.
 THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV. STATUTES TITLE 46: CHAPTER 29, AS A CLASS C SURVEY.
 UTILITY COMPANY INFORMATION:
 ELECTRIC: DEMCO
 GAS: ENTERGY
 WATER: BATON ROUGE WATER CO.
 SEWER: PRIVATE APPROVED INDIVIDUAL SYSTEM
 TELEPHONE, AT&T
 CABLE: COX
 SCHOOLS:
 ELEMENTARY: TANGLEWOOD ELEMENTARY
 MIDDLE: CENTRAL MIDDLE
 HIGH: CENTRAL HIGH
 EMERGENCY:
 CENTRAL FIRE DISTRICT #4



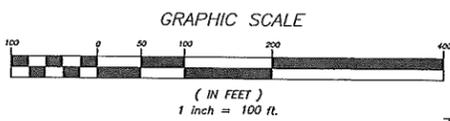
LEGEND

- FOUND PROPERTY CORNER
- SET 1/2" IRON ROD
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- X-X- FENCE LINE
- - - ROAD CENTERLINE
- - - ROAD EDGE
- - - GRAVEL EDGE

Calculated Parcel Line Table

Line #	Length	Direction
L1	220.74'	N12°52'37.85"E(C)
L2	157.91'	N88°40'14.97"E(C)
L3	222.92'	S01°08'10.68"W(C)
L4	202.68'	N88°51'49.32"W(C)
L5	226.33'	N88°40'14.97"E(C)
L6	59.32'	S01°39'51.35"W(C)
L7	230.96'	S39°40'15.72"W(C)
L8	11.76'	N50°19'44.28"W(C)
L9	72.48'	N88°51'49.32"W(C)
L10	79.17'	S01°39'51.35"W(C)
L11	164.93'	S71°21'28.04"E(C)
L12	233.45'	S42°07'27.08"W(C)
L13	127.88'	N47°52'32.92"W(C)
L14	64.94'	N50°19'44.28"W(C)
L15	229.96'	S71°18'14.34"E(C)
L16	325.00'	S42°14'54.21"W(C)
L17	211.41'	N47°52'32.92"W(C)
L18	169.35'	N34°11'05.15"E(C)
L19	124.29'	N48°28'14.31"W(C)
L20	72.41'	N89°37'20.24"E(C)
L21	105.71'	N82°23'04.14"W(C)
L22	105.72'	S82°23'04.14"E(C)
L23	45.74'	N42°04'29.23"E(C)
L24	61.98'	N47°58'31.36"W(C)
L25	35.16'	N73°54'42.83"W(C)

MAP SHOWING RESUBDIVISION SURVEY OF
 TRACT R-1-A, R-1, R-2, R-3, TRACT 1, AND
 THE HILDA T. HOFMEESTER TRACT
 OF THE PAUL F. TRAHAN PROPERTY
 INTO
 TRACTS R-2-A, R-1-A-1, R-1-A-2, R-1-A-3,
 R-1-A-4, 1-B, 2-B, 3-B AND 4-B
 LOCATED IN
 SECTION 27, T-6-S, R-2-E
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH, LA
 FOR
 JOHN R. BUECHE SR. &
 THE ESTATE OF HILDA T. HOFMEESTER



STORMWATER MANAGEMENT:
 AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.), LATEST VERSION.

FILL:
 THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH ORDINANCES AND LAWS GOVERNING THE SALE DEVELOPMENT OF THE PROPERTY, IN PARTICULAR NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.).

DEED RESTRICTION:
 CITY OF CENTRAL AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

DEDICATION:
 THE STRETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

JOHN R. BUECHE SR. (LOT R-2-A)	DATE	PAULA H. D'ANTONI	DATE
RHONDA H. PATIN	DATE	BARRY C. HOFMEESTER	DATE
MARSHA H. JACOB	DATE	CORNELIA H. ROY	DATE

CERTIFICATION:
 I CERTIFY THAT I MADE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY, AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED.
 TODD A. HARRIS
 PROFESSIONAL LAND SURVEYOR
 DATE: 05/13/14

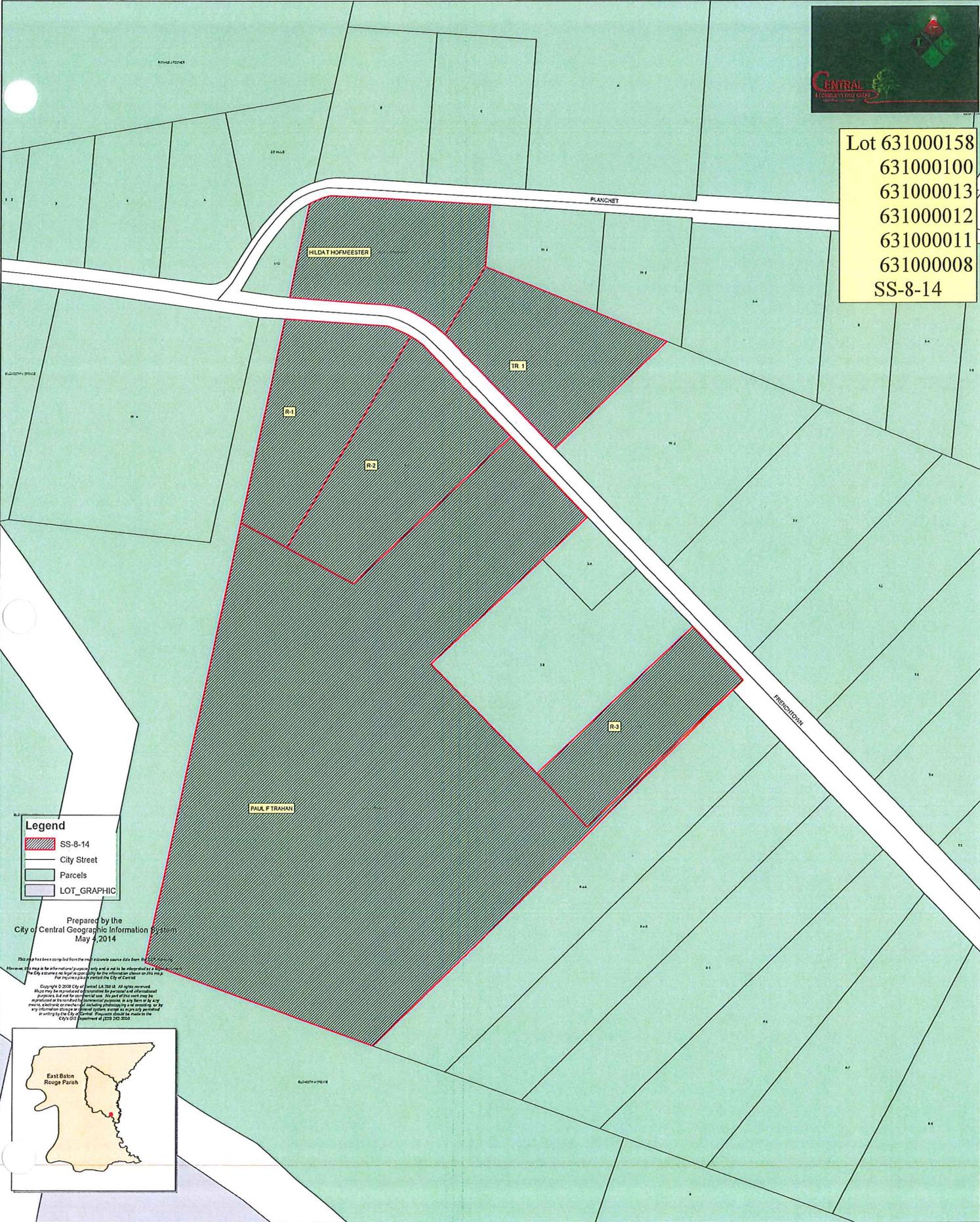


SHEET NUMBER 1
 RESUBDIVISION SURVEY FOR ESTATE OF HILDA T. HOFMEESTER SURVEY
 PROJECT: 111845
 FIELDBOOK: DC
 DETAILED: DC
 CHECKED: TAH
 DATE: 11-21-2011
 SCALE: 1" = 100'
BATON ROUGE LAND SURVEYING
 A Division of Forte & Tablada
 111845
 ATTENTION: THIS BAR IS INCH ON ORIGINAL DRAWING. ADJUST SCALE IF THIS BAR IS INCH.
 REVISION DESCRIPTION
 NO. DATE BY

SS-8-14 REV. 5/13/14



Lot 631000158
 631000100
 631000013
 631000012
 631000011
 631000008
 SS-8-14



Legend

- SS-8-14
- City Street
- Parcels
- LOT_GRAPHIC

Prepared by the
 City of Central Geographic Information System
 May 4, 2014

This map has been compiled from the most accurate source data from the City of Central. The City assumes no liability for the information shown on this map. For inquiries, please contact the City of Central.

Copyright © 2008 City of Central, LA 70518. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, except as may be permitted in writing by the City of Central. Requests should be made to the City's GIS Department at 225-242-3500.



PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: MAX, 22, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-8-14

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST

SMALL SCALE SUBDIVISION

For More Information Contact
City of Central 262-5000

04/22/2014 15:09