



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-9-14 SUBDIVISION OF LOT B AND A OF THE TOLBERT MILLER PROPERTY**

LOCATION This property is located on the south side of Lovett Road east of the Prairie Drive intersection in Sections 40 and 77, T6S, R2E GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture
PRESENT ZONING	Rural
LOT ID NUMBER	611100370, 611100371
ENGINEER/LAND SURVEYOR	Skip Moody
APPLICANT	Buddy Wicker

STAFF COMMENTS

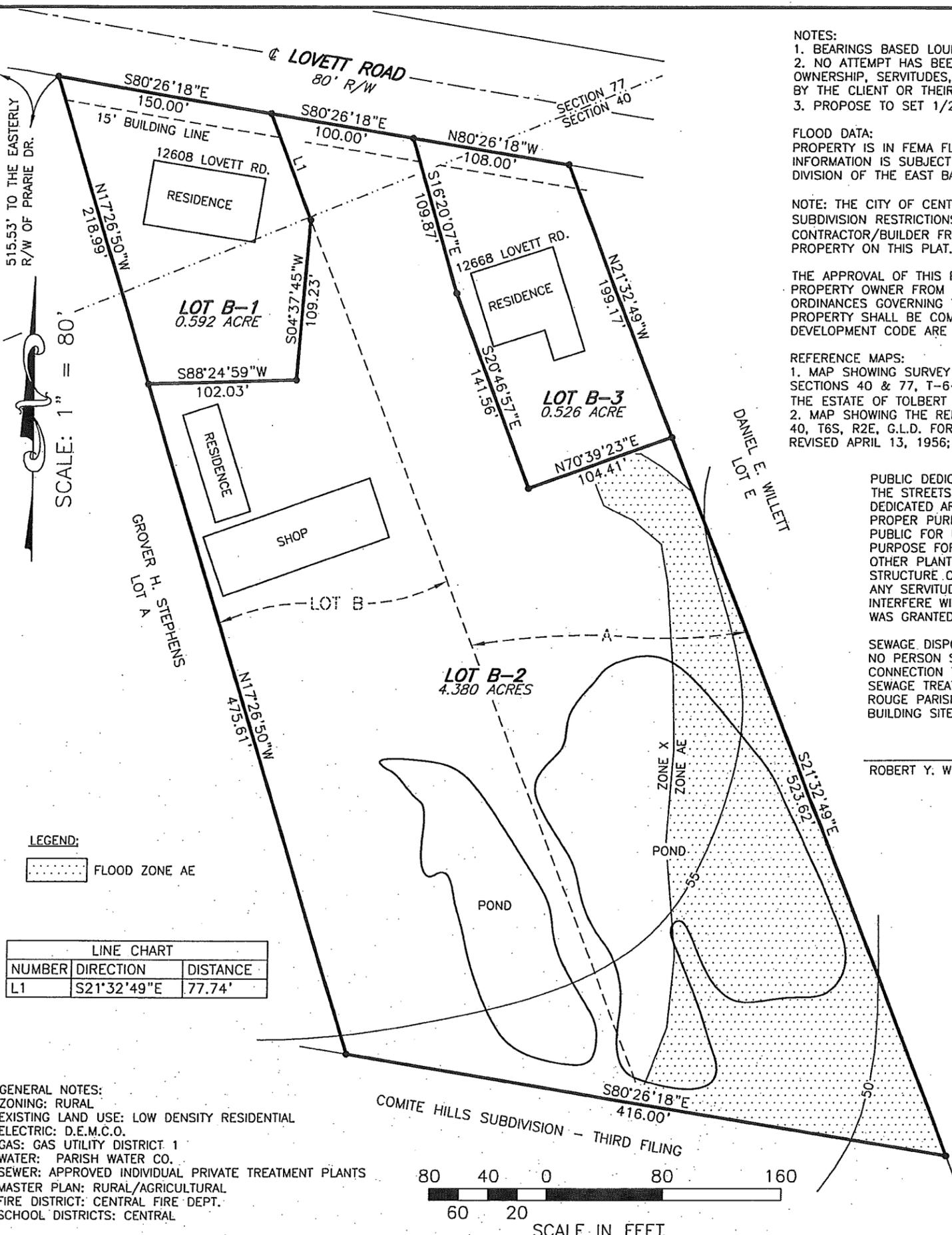
1. **Size** of subject property is approximately 5.54 acres.
2. **Background** The applicant is proposing to adjust the property lines and create one (1) additional lot with existing structures.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the "City of Central Master Plan".
5. **Planning Commission Staff Comments** This proposal meets current subdivision regulations and the zoning ordinance for the current Rural zoning district. However, two (2) 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 and reduces the non-conformity of two residences on (1) tract of land.

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



NOTES:
 1. BEARINGS BASED LOUISIANA STATE PLANE COORDINATE SYSTEM - SOUTH ZONE.
 2. NO ATTEMPT HAS BEEN MADE BY THIS PROFESSIONAL LAND SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THOSE FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE.
 3. PROPOSE TO SET 1/2" IRON PIPE AT ALL LOT CORNERS.

FLOOD DATA:
 PROPERTY IS IN FEMA FLOOD ZONES AE & X AS SHOWN ON FIRM 22033C0195F. BFE=48'. THIS INFORMATION IS SUBJECT TO CHANGE AND CURRENT INFORMATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE EAST BATON ROUGE DEPARTMENT OF PUBLIC WORKS.

NOTE: THE 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.

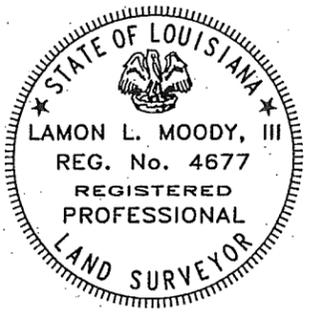
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

REFERENCE MAPS:
 1. MAP SHOWING SURVEY AND RESUBDIVISION OF THE TOLBERT D. MILLER 6.39 ACRE TRACT LOCATED IN SECTIONS 40 & 77, T-6-S, R-2-E IN THE PARISH OF EAST BATON ROUGE, LOUISIANA INTO LOTS A & B FOR THE ESTATE OF TOLBERT D. MILLER; BY W. KENNETH MOORE, R.L.S.; DATED 2/7/77.
 2. MAP SHOWING THE REMOVAL OF LOT A FROM THE TOLBERT MILLER PROPERTY LOCATED IN SECTIONS 77 & 40, T6S, R2E, G.L.D. FOR TOLBERT W. MILLER; BY WILLIAM J. DAWSON, C.E.; DATED NOVEMBER 1, 1955 AND REVISED APRIL 13, 1956; ORIGINAL 17 BUNDLE 3715.

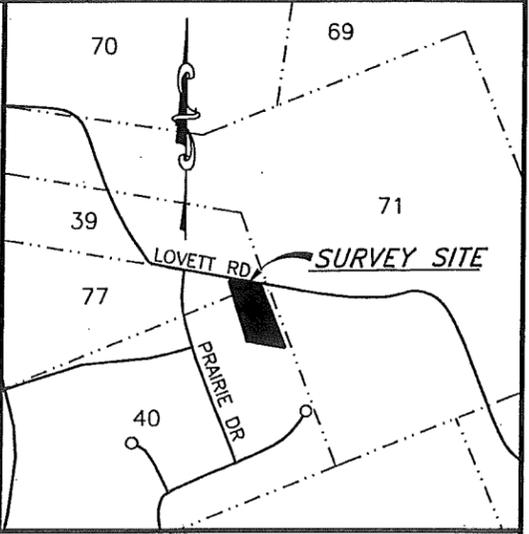
PUBLIC DEDICATION:
 THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE OR OTHER 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 WAS 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 HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THE AREA, AND BUILDING SITES SHALL BE A MINIMUM OF TWO FEET ABOVE DITCH BOTTOM.

ROBERT Y. WICKER, JR.: OWNER DATE



CERTIFICATION:
 I HEREBY CERTIFY THIS TO BE A CLASS C SURVEY, IN ACCORDANCE WITH L.A.C. 46.LXI.29, AND IS IN ACCORDANCE WITH L.R.S. 33:5051 ET SEQ., AND CONFORMS TO ALL CITY ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
 LAMON L. MOODY, III, P.L.S.
 LA REG. NO. 4677
 MAY 9, 2014



VICINITY MAP
 SCALE: 1"=2000'

APPROVED:	
LAKEISHA THERIOT, SANITARIAN/MANAGER EAST BATON ROUGE	DATE
WOODROW MUHAMMAD, OR HIS DESIGNEE, PLANNING & ZONING DIRECTOR	DATE
DAVID BARROW, OR HIS DESIGNEE CHIEF ADMINISTRATIVE OFFICER	DATE

SURVEY MAP SHOWING THE PROPOSED SUBDIVISION OF LOT B OF THE TOLBERT D. MILLER 6.39 ACRE TRACT AND LOT A OF THE TOLBERT MILLER PROPERTY INTO LOTS B-1, B-2, AND B-3, LOCATED IN SECTIONS 40 & 77, T6S-R2E, G.L.D., CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA FOR ROBERT Y. WICKER, JR.: OWNER

FILE NO. B700 WICKER REV 1

MOODY PROFESSIONAL LAND SURVEYORS, INC.

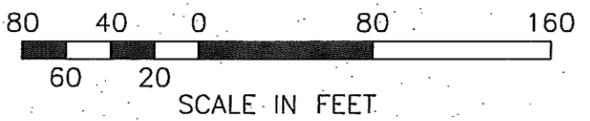
8723 CEDAR GLEN B.R., LA 70811 PHONE/FAX (225) 356-6012

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LEGEND:
 FLOOD ZONE AE

LINE CHART		
NUMBER	DIRECTION	DISTANCE
L1	S21°32'49"E	77.74'

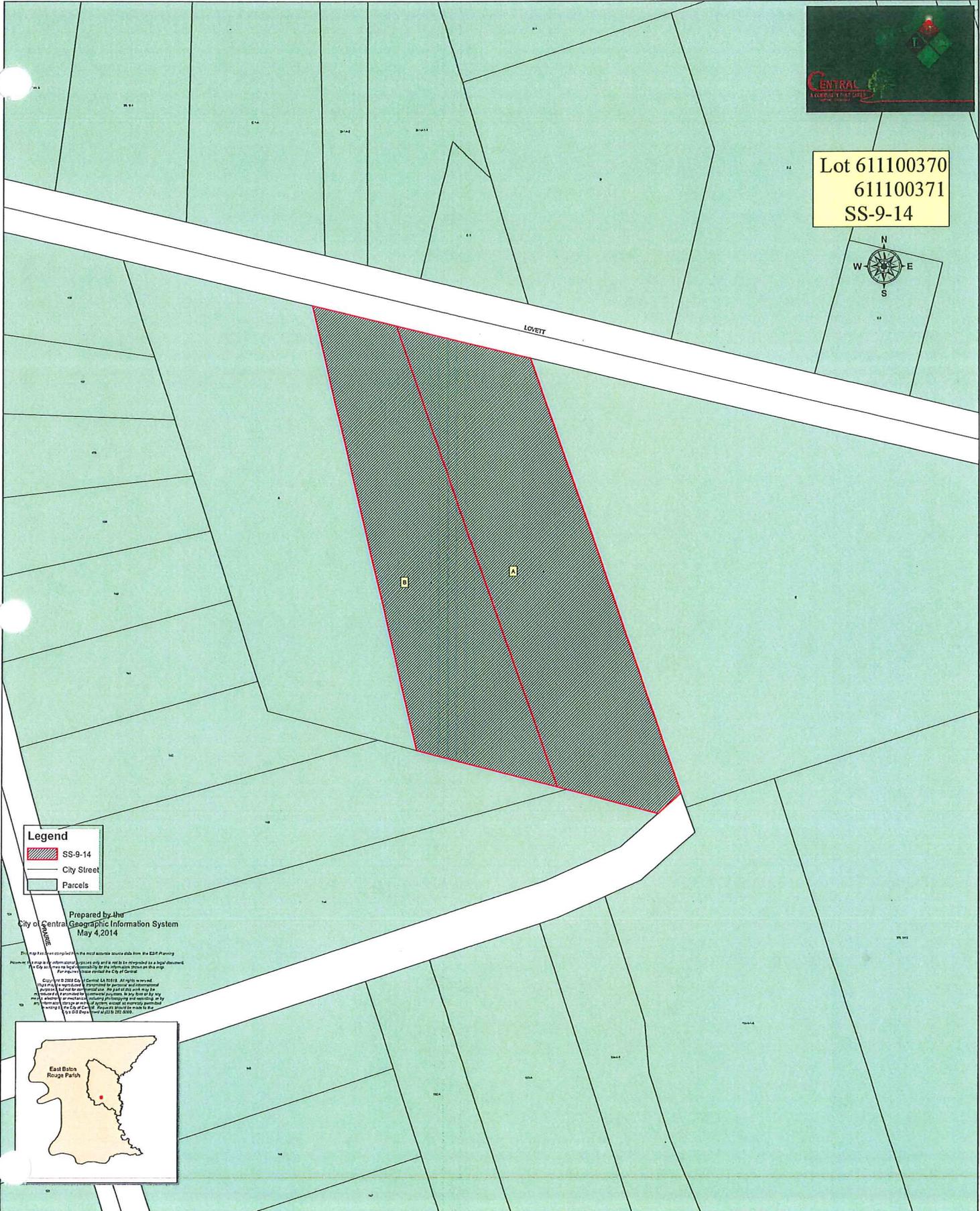
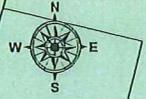
GENERAL NOTES:
 ZONING: RURAL
 EXISTING LAND USE: LOW DENSITY RESIDENTIAL
 ELECTRIC: D.E.M.C.O.
 GAS: GAS UTILITY DISTRICT 1
 WATER: PARISH WATER CO.
 SEWER: APPROVED INDIVIDUAL PRIVATE TREATMENT PLANTS
 MASTER PLAN: RURAL/AGRICULTURAL
 FIRE DISTRICT: CENTRAL FIRE DEPT.
 SCHOOL DISTRICTS: CENTRAL



SS-9-14



Lot 611100370
611100371
SS-9-14

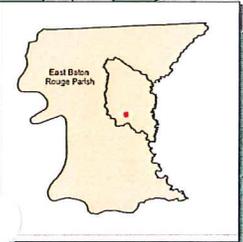


Legend

- SS-9-14
- City Street
- Parcels

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 GIS Planning Department. The map is not a legal document. The City of Central is not responsible for any errors or omissions. The City of Central is not responsible for any damages or losses resulting from the use of this map. The City of Central is not responsible for any damages or losses resulting from the use of this map. The City of Central is not responsible for any damages or losses resulting from the use of this map.



PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: May 22, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-9-14

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST
SMALL-SCALE SUBDIVISION

For More Information Contact
City of Central 262-5000

04/22/2014 14:04