



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-12-15 SUBDIVISION OF TRACT A OF THE FORMER B.F. LONG PROPERTY**

LOCATION This property is located on the north side of Lovett Road between the Joor Road and Bronco Avenue intersections in Section 71, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Low Density Residential, Restricted Greenspace
PRESENT ZONING	R-1 Single-Family Residential One
LOT ID NUMBER	611100359
ENGINEER/LAND SURVEYOR	Kevin Mistic, C. Mistic Surveyors, Inc.
APPLICANT	Britt M. Chandler

STAFF COMMENTS

1. **Size** of subject property is approximately 10 acres.
2. **Background** The applicant is requesting to subdivide one tract into three for single family residential land use and dedicate a private servitude of access with waiver requests of **Sections 7:4.4(A)(4)(a) and 7:13.6(9)(c)** of the **Development Code** which require connection to public sewer and a minimum of a 22 foot wide, six-inch thick concrete private servitude of access.
3. **Waiver Request (Sewer)** The applicant is requesting a waiver of **Section 7:4.4(A)(4)(a)** of the **Development Code** or **Ordinance No. 2009-08** which requires connection to Parish Sewer if the closest property line of a development is within five hundred (500) feet of the existing public sanitary sewer system.  
**Proposal** This subdivision is within 500 feet of an existing force main. The applicant is creating five (5) lots or less and each lot has a lot area greater than twenty-two thousand five hundred (22,500) square feet.  
**Justification** The applicant states it is not economically feasible to connect to a force main for the number of lots proposed.
4. **Waiver Request (Private Road)** The applicant is requesting a waiver of **Section 7:13.6(9)(c)** of the **Development Code** which requires private servitudes of access in the R-1 Zoning District to be constructed with a minimum of six-inch thick concrete private road at least 22 feet wide within a 30-foot wide servitude.

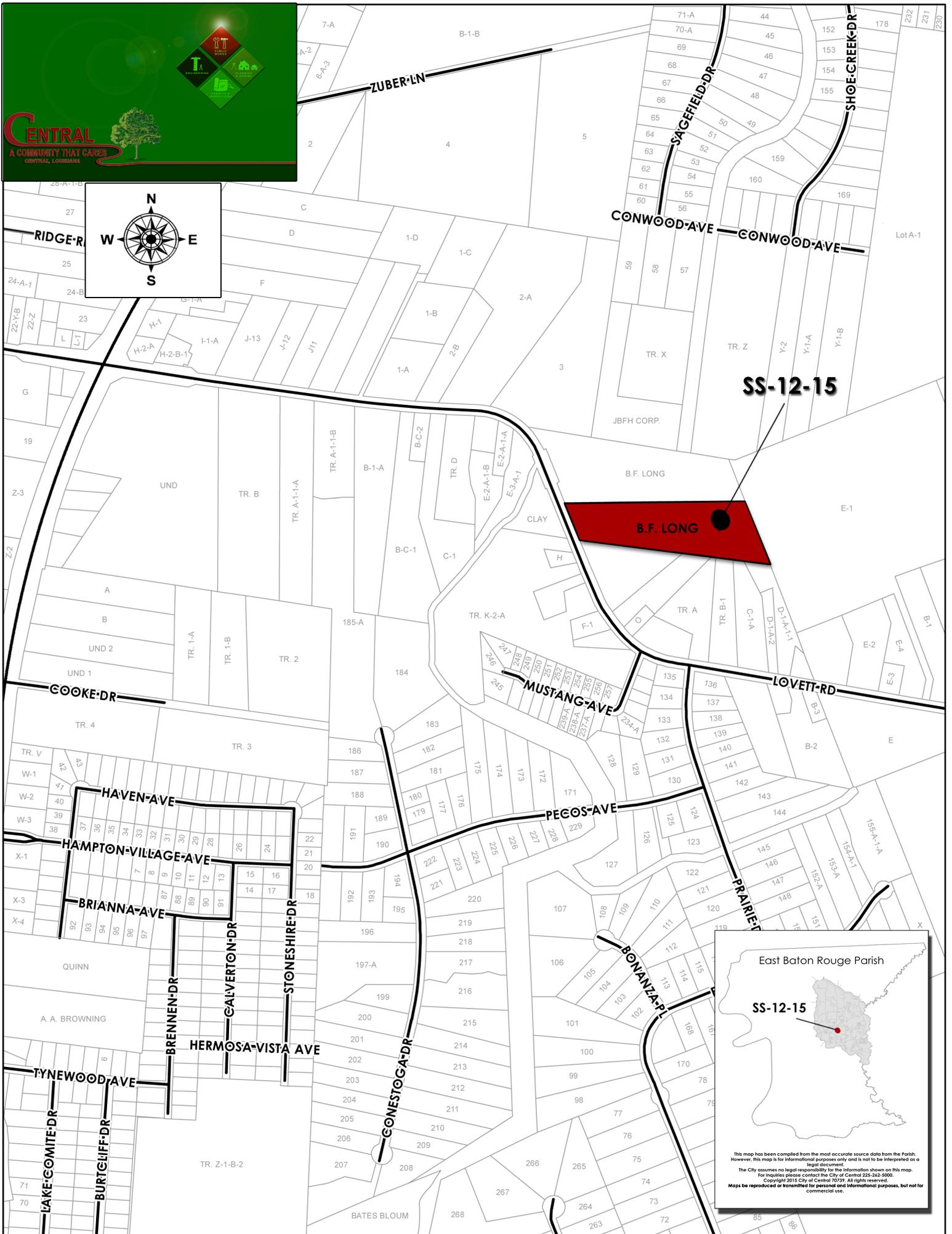
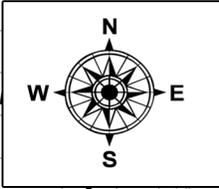


**Proposal** The applicant is seeking to construct the private road to the same standard as private servitudes of access in the Rural/Agricultural Zoning District.

**Justification** The applicant states that the concrete standard is not justifiable for a three lot subdivision. The applicant is seeking a re-subdivision of the property in accordance with the Decedent's will.

5. **Access** Public and Private. The applicant has designed proposed Tract A-3 as a non-building site until the private servitude of access is constructed.
6. **Master Plan Statement** The subject property is designated as Low Density Residential and Restricted Greenspace land uses on the 2010 City of Central Master Plan. The proposed use is consistent with the Master Plan.
7. **Planning Commission Staff Recommendation** Staff recommends to approve the subdivision contingent upon compliance with the review comments relative to the private servitude of access (**See Attachment A**) and final approval of the requested waivers.
8. Scheduled for Planning Commission Meeting on **August 27, 2015**.





East Baton Rouge Parish

SS-12-15

This map has been compiled from the most accurate source data from the Parish. However, this map is for informational purposes only and is not to be interpreted as a legal document.

The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Central 225-232-5900. Copyright 2015 City of Central 70739. All rights reserved.

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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 FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE DEVELOPMENT CODE.

\*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.\*

**DRAINAGE:**

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. GRADE AT BUILDING SITE SHALL BE A MINIMUM OF 24" ABOVE INVERTS OF EFFLUENT DITCHES.

**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.

**STORM WATER MANAGEMENT:**

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE DEVELOPMENT CODE, LATEST VERSION.

**DEDICATION:**

RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVITUDES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, 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 INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

8-12-15  
 MARK LAICHE - 12053 LOVETT RD. DATE  
 OWNER PORTION OF TRACT A

8-12-15  
 BRITT CHANDLER DATE  
 OWNER PORTION OF TRACT A

4-12-15  
 TY MIXON - 12053-A LOVETT RD. DATE  
 OWNER PORTION OF TRACT A

**APPROVED:**

WOODROW MUHAMMAD  
 CITY OF CENTRAL  
 PLANNING DIRECTOR OR HIS DESIGNEE

DATE: \_\_\_\_\_

CASE NO.: SS-12-15

CITY OF CENTRAL  
 MAYOR OR HIS DESIGNEE

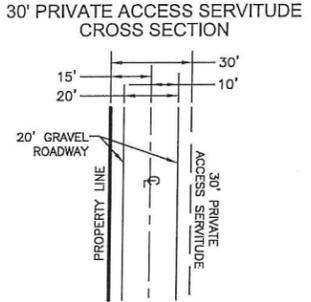
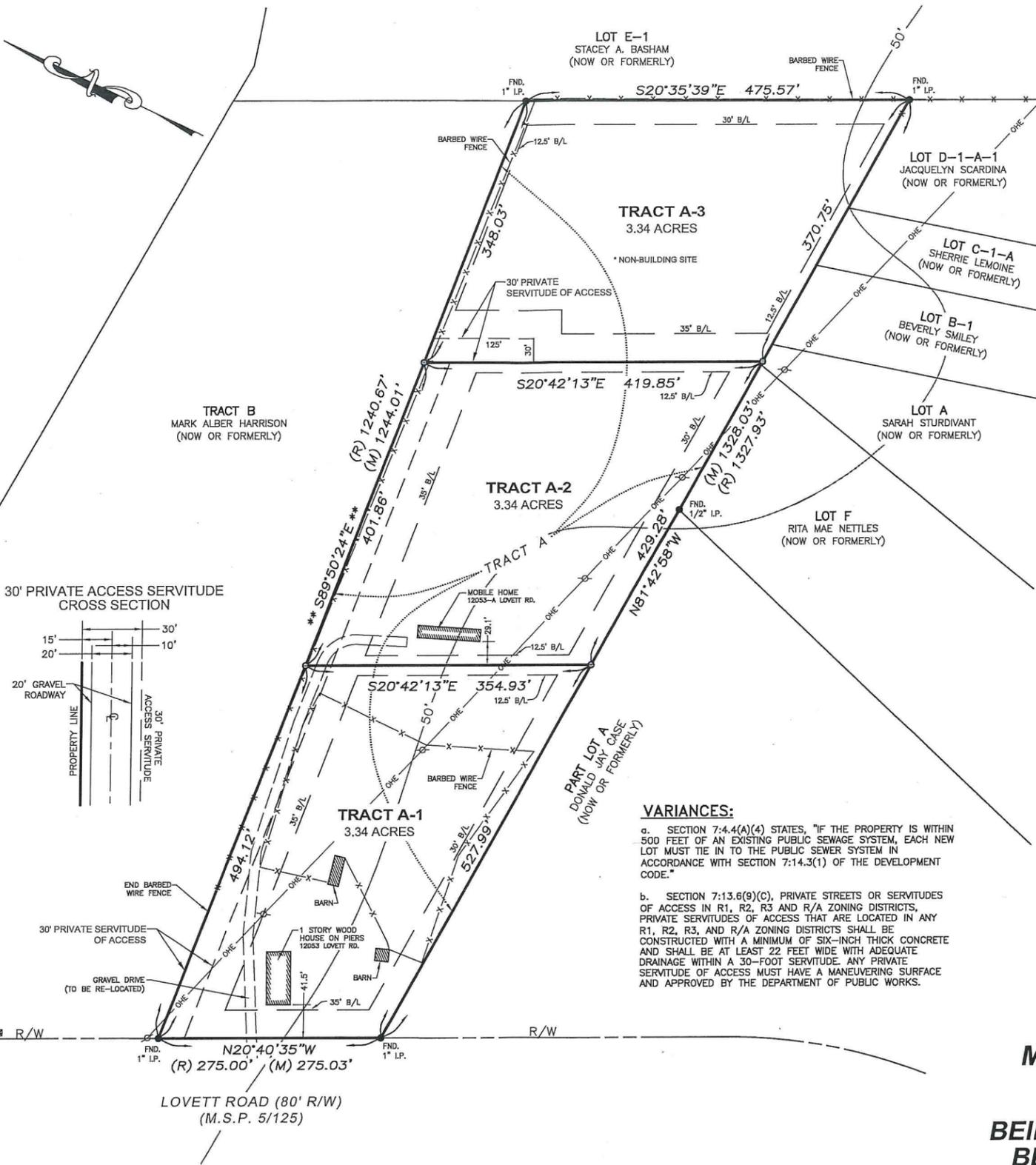
DATE: \_\_\_\_\_

EAST BATON ROUGE PARISH  
 HEALTH UNIT MANAGER

DATE: \_\_\_\_\_

LEGEND	
FOUND IRON PIPE	●
R/W MARKER MONUMENT	⊗
SET IRON PIPE	○
POWER POLE	-○-
OVERHEAD ELECTRIC	—○—
FENCE	—x—

DATE: 06-10-2015  
 SCALE: 1" = 100'  
 FIELD BK: 766  
 JOB NO: 8519  
 DRAWN BY: R. MILLER

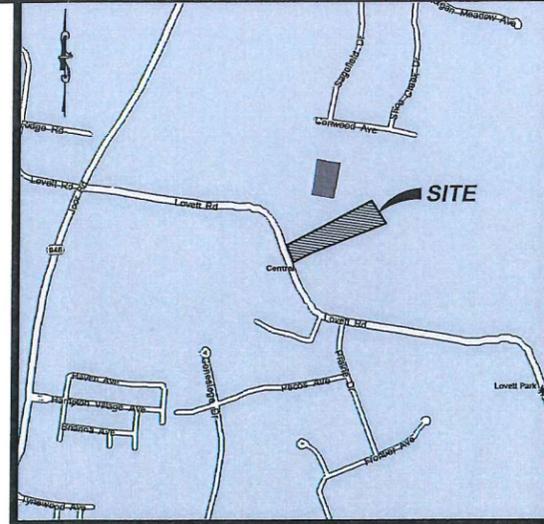


**C. MISTRIC SURVEYORS, INC.**  
 11841 COURSEY BLVD. PHN: (225) 292-3953  
 BATON ROUGE, LA. FAX: (225) 293-8503  
 EMAIL: CMISTRIC@CMISTRIC.COM

100 0 100 200 300  
 Scale 1" = 100'

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REV. STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RUSSEL L. MISTRIC R.P.L.S. REG. NO. 4598



**GENERAL NOTES:**

ZONING: (R-1) SINGLE-FAMILY RESIDENTIAL  
 2010 MASTER PLAN: LOW DENSITY RESIDENTIAL & RESTRICTED GREENSPACE  
 MIN. FRONT YARD: 35'  
 MIN. SIDE YARD: 12.5' OR 10% OF LOT WIDTH, WHICHEVER IS GREATER  
 MIN. BACK YARD: 30'  
 STREETS: EXISTING PUBLIC ASPHALT PAVEMENT  
 ELECTRICITY: DEMCO  
 GAS: DEMCO  
 SEWER: PRIVATE INDIVIDUAL TREATMENT PLANTS  
 WATER: B.R.W.W.  
 FIRE: CENTRAL FIRE DISTRICT #4

**SCHOOLS:**  
 HIGH SCHOOL: CENTRAL HIGH SCHOOL (GR. 9-12)  
 MIDDLE SCHOOL: CENTRAL MIDDLE SCHOOL (GR. 6-8)  
 INTERMEDIATE: CENTRAL INTERMEDIATE SCHOOL (GR. 4-5)  
 ELEMENTARY SCHOOL: TANGLEWOOD ELEMENTARY (GR. 2-3)  
 BELLINGRATH HILLS ELEMENTARY (GR. PRE K-1)

THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS CLASSIFIED AS A CLASS "C" SUBURBAN SURVEY.

THE 50' CONTOUR LINE SHOWN HEREON WAS SCALED FROM THE U.S.G.S. COMITE LOUISIANA-EAST BATON ROUGE PARISH QUADRANGLE MAP AND WAS NOT FIELD VERIFIED.

**FLOOD DATA:**  
 IN ACCORDANCE WITH F.E.M.A. FLOOD INSURANCE RATE MAP NO. 22033C0195E DATED 05/02/2008 OF EAST BATON ROUGE PARISH, SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "AE"  
 ADJACENT BASE FLOOD ELEV. = 53.0'  
 RECORD INUNDATION LEVEL = N/A

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

**REFERENCE MAPS & BASIS FOR BEARINGS:**  
 1.) MAP SHOWING THE SURVEY AND DIVISION OF A REMAINING 22 ACRE TRACT OF LAND BELONGING TO BENJAMIN F. LONG, LOCATED IN SEC. 71, T6S-R2E, G.L.D., EAST BATON ROUGE PARISH, LOUISIANA FOR BENJAMIN F. LONG BY WILLIAM C. HORTON, C.E. DATED 1964.

BASIS OF BEARING INDICATED BY \*\*S89°50'24"E\*\* AS PER REFERENCE MAP.  
 (M) = MEASURED, (R) = RECORDED

**MAP SHOWING SUBDIVISION OF TRACT A BEING A 10.0 ACRE TRACT OF THE BENJAMIN F. LONG PROPERTY INTO TRACTS A-1, A-2 & A-3 LOCATED IN SEC. 71, T6S-R2E, G.L.D., CITY OF CENTRAL EAST BATON ROUGE PARISH, LOUISIANA FOR MARK LAICHE**

REV. 8-13-15

MAP FILE: 1-2-889

**Matt Zyjewski - CoC**

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**From:** Matt Zyjewski - CoC  
**Sent:** Wednesday, August 05, 2015 2:41 PM  
**To:** 'brittmchandler@gmail.com'; 'rickey@cmistric.com'  
**Cc:** Woodrow Muhammad - COC  
**Subject:** SS-12-15 Review Comments  
**Attachments:** HPSC0654.pdf

Our comments are as follows:

1. Check scales...they are off.
2. Add MSP 5/125 to Lovett Rd. right-of-way.
3. Correct zoning to R-1, Single-Family Residential One.
4. Add Master Plan Statement to read "2010 Master Plan: Low Density Residential & Restricted Greenspace"
5. Correct setbacks to 35' front, 30' rear, 12.5' side or 10% of lot width, whichever is greater.
6. Proposed Tract A-3 does not have the required 125' frontage on a private servitude of access.
7. Correct Title to include "...of the B.F. Long Property."
8. Add Case Number, SS-12-15, to plat.
9. A new address will be assigned for Tract A-3 and must be placed on plat prior to signature. Please show existing addresses on map.
10. Show contours.
11. Check dimensions and bearings of property lines as red-lined.
12. Show north arrow on vicinity map.
13. Change signature blocks as shown.
14. All references to the "Unified Development Code" should be revised to "Development Code"
15. Add language for variances:
  - a. Section 7:4.4(a)(4) states, "If the property is within 500 feet of an existing public sewage system, each new lot must tie in to the public sewer system in accordance with section 7:14.3(1) of the Development Code."
  - b. Section 7:13.6(9)(c), Private Streets or Servitudes of Access in R1, R2, R3 and R/A Zoning Districts, Private servitudes of access that are located in any R1, R2, R3, and R/A Zoning Districts shall be constructed with a minimum of six-inch thick concrete and shall be at least 22 feet wide with adequate drainage within a 30-foot servitude. Any private servitude of access must have a maneuvering surface and approved by the Department of Public Works.
16. Please show a cross section of the proposed private servitude of access on the map.
17. At each entrance to the development, a "Private Road, No Public Maintenance" and street name signs will be required by the developer/owner. This will be part of the inspection of the construction of the private servitude of access. (DC 13.6.J.5).
18. Construction plans may be required by DPW.
19. The above construction requirements must be constructed and inspected by the Planning Commission staff prior to approval/signature of the map. (DC 13.6.J). Contact the Planning Commission office for inspection of the private servitude of access after completion. If the servitude meets the above requirements, the map will be recommended for approval.
20. Remove signature block for David Barrow and replace with "Mayor or His Designee."
21. All submittals must be signed, sealed, and dated by a registered professional engineer or land surveyor.
22. Please be advised that a disturbance permit shall be required prior to:
  - (a) Any disturbance by means of mechanized equipment;
  - (b) Tree removal by means of mechanized equipment;
  - (c) The delivery to or removal from the location of soil, sand, tree materials, or fill material in excess of 12 cubic yards;
  - (d) Demolition of a structure or trailer by means of heavy equipment; and

1 JUL 2015 10:17 AM

(e) The excavation, placement, or grading of soil, sand, demolished structural components, or other material by means of mechanized equipment.

Please make corrections before August 13, 2015 and email a pdf of the revised plat. Upon our review of the revisions, you will need to provide two 11x17 copies.



**Matt Zyjewski**  
Assistant Planning & Zoning Manager

City of Central Municipal Services  
6703 Sullivan Road  
Central, Louisiana 70739  
Tel (225) 262-5000  
Fax (225) 262-5001

# PUBLIC HEARING

CITY OF CENTRAL  
PLANNING AND ZONING COMMISSION

Date: 8-27-2015 Time: 6pm  
Location: Kristenwood 14025 Greenwell Springs Rd.  
Case Number: 55-12-15

REQUEST TO REZONE

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

OTHER REQUEST

Subdivision of One (1) Tract into  
Three (3) Tracts of Private Servitude

For More Information Contact with  
City of Central 262-9000  
12053  
Loeffel Rd

[www.central-la.gov](http://www.central-la.gov)

08/06/2015