



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-16-15 SUBDIVISION OF LOTS D-1-A AND D-2-A-1 OF THE NOW OR FORMER CHARLIE THIBODEAUX PROPERTY**

LOCATION This property is located on east side of Joor Road between the Denham Road and Country Estate Avenue intersections in Section 30, T5S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Medium Density Residential
PRESENT ZONING	R-1 Single Family Residential One
LOT ID NUMBER	171002261-2
ENGINEER/LAND SURVEYOR	Skip Moody
APPLICANT	Robert Raborn

STAFF COMMENTS

1. **Size** of subject property is approximately 8.44 acres.
2. **Background** The applicant is requesting to subdivide one tract into five and alter the property lines of one tract for single family residential land use with a waiver request of **Section 7:4.4(A)(4)(a)** of the **Development Code** which requires connection to public sewer.
3. **Waiver Request** 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.

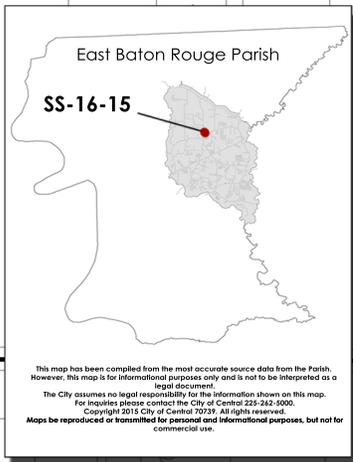
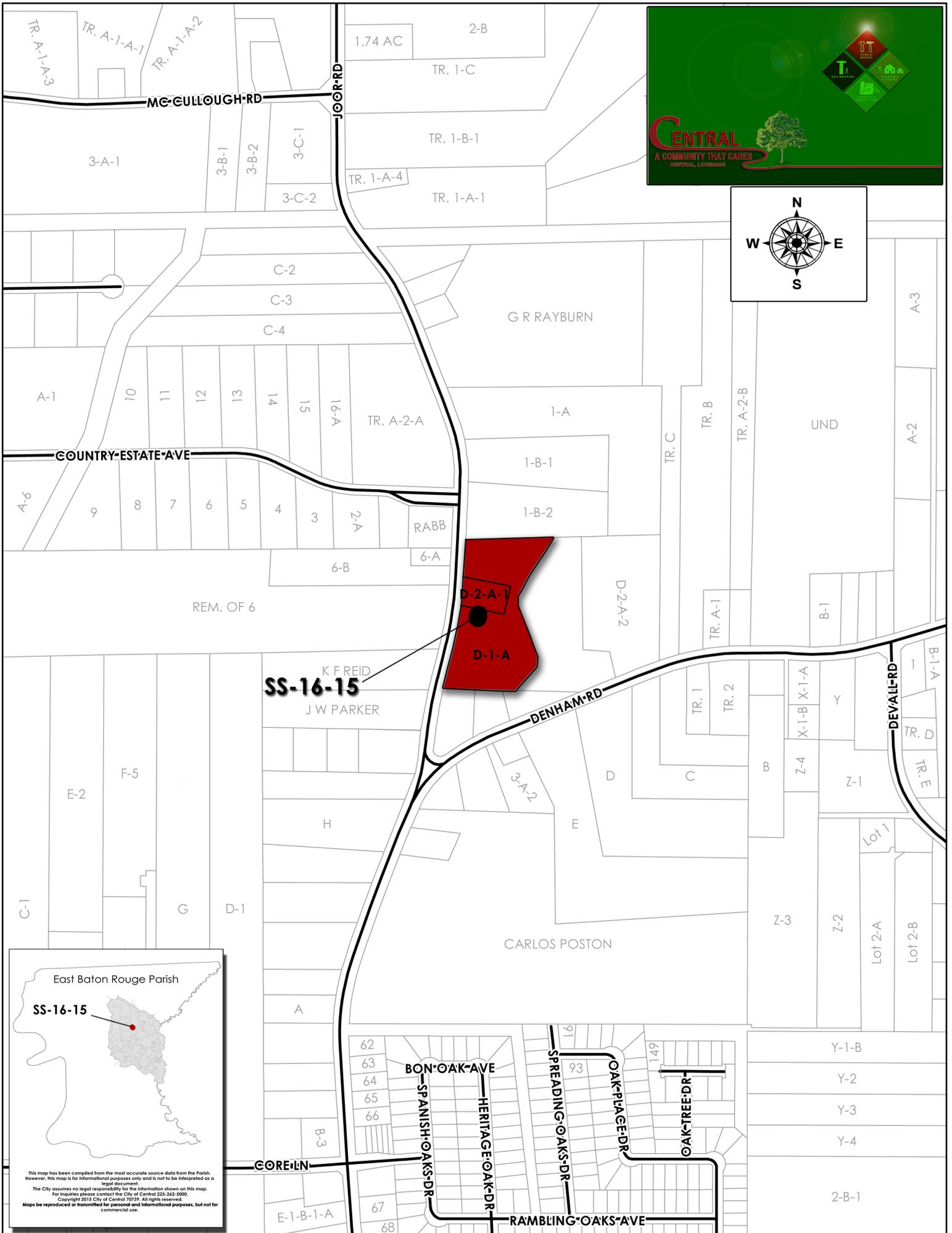
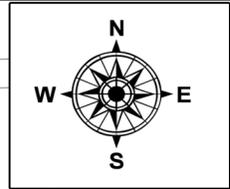
Justification The applicant states it is not economically feasible to connect to a force main for the number of lots proposed.

4. **Access** Public.



5. **Master Plan Statement** The subject property is designated as Medium Density Residential land use on the 2010 City of Central Master Plan. The proposed use is consistent with the Master Plan.
6. **Planning Commission Staff Recommendation** Staff recommends to approve the subdivision contingent upon final approval of the waiver or connection to Parish Sewer.
7. Scheduled for Planning Commission Meeting on **August 27, 2015**.





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 225-242-5000. Copyright 2015 City of Central 70739. All rights reserved. Maps be reproduced or transmitted for personal and informational purposes, but not for commercial use.

CURVE TABLE			
NUMBER	C1	C2	C3
DELTA ANGLE	03°32'34"	03°49'27"	04°25'59"
RADIUS	1949.86	1949.86	1949.86
ARC LENGTH	120.56	130.14	150.86
CHORD DIRECTION	S04°23'49"W	N08°04'50"E	N12°12'33"E
CHORD LENGTH	120.54	130.12	150.83

LOT 1-B-1, N.L. THIBODEAUX
KATHY A.T. MARTIN, ET ALS

GENERAL NOTES:
ZONING: R-1 SINGLE-FAMILY RESIDENCE DISTRICT
LOT SETBACKS: 35' FRONT; 30' REAR; AND 12.5'
OR 10% OF LOT WIDTH, WHICHEVER IS GREATER
FOR SIDE.
ELECTRIC: DEMCO
GAS: GAS UTILITY DISTRICT #1
WATER: PARISH WATER CO.
SEWER: APPROVED PRIVATE INDIVIDUAL TREATMENT
PLANTS
2010 MASTER PLAN: MEDIUM DENSITY RESIDENTIAL
FIRE DISTRICT: CENTRAL FIRE DIST. #4
SCHOOL DISTRICTS: CENTRAL-5

NOTES:
1. *BEARINGS BASED ON THIS LINE FROM THE REFERENCE MAP.
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. FLOOD ZONE LINE IS APPROXIMATE CONTOUR OF 74'.

FLOOD DATA:
FEMA FLOOD ZONES A & X. BFE = 74'. FIRM 220060 22033C0185F DATED JUNE 19,
2012. THIS INFORMATION IS SUBJECT TO CHANGE AND CURRENT INFORMATION SHOULD BE
VERIFIED WITH THE CITY OF CENTRAL DEPARTMENT OF PUBLIC WORKS.

REFERENCE MAP:
SURVEY MAP SHOWING THE SUBDIVISION OF LOTS C, D-1, & D-2-A, OF THE CHARLIE A.
THIBODEAUX PROPERTY ...; BY LAMON L. MOODY, III, P.L.S.; DATED NOVEMBER 8, 2012;
ORIGINAL 399 BUNDLE 12506.

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

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.

JOYCE THIBODEAUX PARKER: OWNER LOT D-2-A-1 _____ DATE _____

CHARLENE T. RABORN: OWNER LOTS D-1-A & D-2-A-1 _____ DATE _____

ROBERT L. RABORN JR.: OWNER LOT D-1-A _____ DATE _____

MARILYN SUE THIBODEAUX ROBINSON: OWNER LOT D-2-A-1 _____ DATE _____

MONUMENTS:
PROPOSED TO SET 1/2" IRON PIPE AT ALL
NEW LOT CORNERS, EXCEPT AT CENTERLINE
OF CANAL. FOUND 1/2" IRON PIPE AT ALL
EXISTING LOT CORNERS, UNLESS NOTED
OTHERWISE.

CERTIFICATION:
I HEREBY CERTIFY THIS TO BE A CLASS D
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
JULY 15, 2015



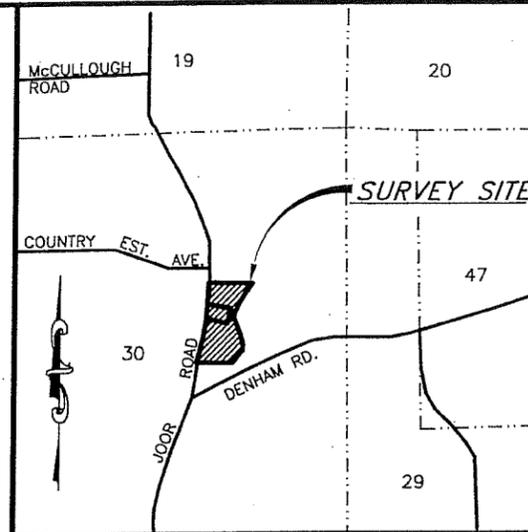
CASE NO.: SS-16-15 FILE NO. B183A RABORN ROBINSON PARKER THIBODEAUX

MOODY PROFESSIONAL LAND SURVEYORS, INC.

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

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REV. 8-10-15

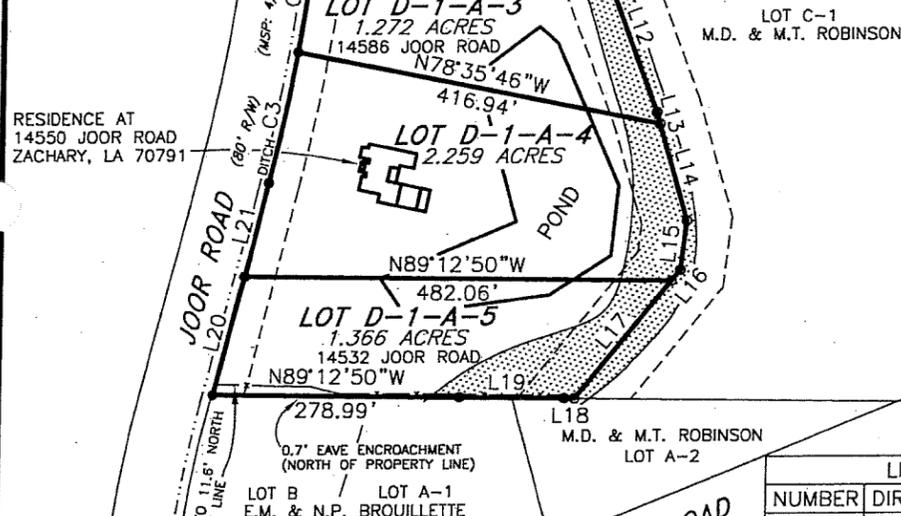


VICINITY MAP
SCALE: 1"=2000'

WAIVER REQUEST:
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."

SCALE: 1"=200'

LOT D-1-A
(ALL BUT D-2-A-1)
LOT D-2-A-1
RESIDENCE AT
14622 JOOR ROAD
ZACHARY, LA 70791
LOT D-2-A-1-A
1.000 ACRE
RESIDENCE AT
14550 JOOR ROAD
ZACHARY, LA 70791



LOT SETBACKS:
35' FRONT; 30' REAR; AND 12.5'
OR 10% OF LOT WIDTH, WHICHEVER
IS GREATER.

LOT D-2-A-2
JOYCE T. PARKER

LOT C, P.G. CLAYTON TRACT
JAMES LARRY WEEKS

LINE CHART

NUMBER	DIRECTION	DISTANCE
L1	N32°16'34"E	7.97'
L2	N34°21'30"E	130.03'
L3	S02°37'33"W	125.00'
L4	N02°37'33"E	125.00'
L5	N25°33'09"E	65.45'
L6	N32°16'34"E	122.59'
L7	S02°37'33"W	15.50'
L8	S25°33'09"W	67.97'
L9	S02°15'38"W	51.47'
L10	N72°53'17"W	73.36'
L11	S02°15'38"W	4.61'
L12	S20°34'01"E	195.66'
L13	N16°06'17"W	13.50'
L14	S16°06'17"E	113.39'
L15	S06°40'39"W	55.92'
L16	N38°55'45"E	15.91'
L17	S38°55'45"W	169.88'
L18	N89°12'33"W	11.38'
L19	S89°13'45"E	118.40'
L20	N14°06'19"E	137.33'
L21	N14°06'19"E	108.54'

200 100 0 200 400

SCALE IN FEET

LEGEND:

FLOOD ZONE A

APPROVED:

LAKEISHA THERIOT: SANITARIAN/MANAGER DATE _____
EAST BATON ROUGE PARISH

MAYOR, OR HIS DESIGNEE DATE _____

WOODROW MUHAMMAD, OR HIS DESIGNEE, DATE _____
PLANNING AND ZONING DIRECTOR

PUBLIC HEARING
CITY OF CENTRAL
PLANNING AND ZONING COMMISSION
Date: 8-27-2015 Time: 6pm
Location: Kristenwood 14025 Greenwell Springs Rd.
Case Number: SS-16-15
 REQUEST TO REZONE
FROM: _____
TO: _____
 OTHER REQUEST
*Subdivision of Two (2) Tracts
into Six (6) Tracts with Minor
request*
For More Information Contact
14550
3007 Rd
City of Central 262-5000
www.central-fla.gov

08/06/2015