



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-5-15 SUBDIVISION OF LOT A-1 OF CENTRAL ACRES**

LOCATION This property is located on the west side of Sullivan Road between the Gurney Road and Joor Road intersections in Section 31, T5S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Medium Density Residential
PRESENT ZONING	R2 (Single-Family Residential Two)
LOT ID NUMBER	251150171
ENGINEER/LAND SURVEYOR	L&L Land Surveying
APPLICANT	Stephen LaCour

STAFF COMMENTS

1. **Size** of subject property is approximately 1.72 acres.
2. **Background** The applicant is requesting to create three tracts for single family residential land use on a private servitude of access 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 7:4.4A(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.

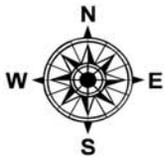
Justification The applicant states it is not economically feasible to connect to a force main for the number of lots proposed.

4. **Access** Private
5. **Master Plan Statement** The subject property is designated as Medium Density Residential land use on the "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 compliance with the review comments relative to the private servitude of access (**See Attachment A**) and final approval of the waiver or connection to Parish Sewer.
7. Scheduled for Planning Commission Meeting on **April 23, 2015**.





East Baton Rouge Parish

SS-5-15

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 226-242-2000.

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BASE BEARING: EAST (REF. #1)
 FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 67.0'
 F.E.M.A. F.I.R.M. PANEL NO. 22033C 0185 F DATE: 6/19/12

FLOOD ZONE WAS SCALED FROM THE F.I.R.M.

REFERENCE:

1. MAP SHOWING THE SURVEY OF PARCEL A-1 & A-2 BEING A RESUBDIVISION OF PARCEL A & C OF A PORTION OF LOTS 4, 11, 12 & 13 CENTRAL ACRES, BY JOHN M. BANKSTON, JR., P.L.S., DATED 4/15/1998 & APPROVED BY EBRP ON 5/7/1998. RECORDED AS ORIG. 669, BNCL. 10889 ON 5/7/1998

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. ACCORDING TO HEALTH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.

RECOMMENDED FOR APPROVAL:

CHIEF SANITARIAN _____ DATE _____
 EAST BATON ROUGE PARISH HEALTH UNIT

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 PARTICULARLY, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED

APPROVED:
 CITY OF CENTRAL

PUBLIC WORKS DIRECTOR _____ DATE _____
 RAY LOUIS

PLANNING AND ZONING DIRECTOR _____ DATE _____
 WOODROW MUHAMMAD, AICP

CHIEF ADMINISTRATIVE OFFICER TO THE MAYOR _____ DATE _____
 DAVID BARROW

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

F. DEWITT LADNER
 PROFESSIONAL LAND SURVEYOR
 REG. #4983

3/12/15
 DATE



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 DEVELOPMENT CODE, LATEST REVISION.

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 EAST BATON ROUGE PARISH HEALTH UNIT.

DEDICATION:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF OF THE LAND SHOWN HEREON. THE STREET 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.

PRIVATE DEDICATION:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.

THE STREET, RIGHTS OF WAY AND SERVITUDES SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRIVATE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE.

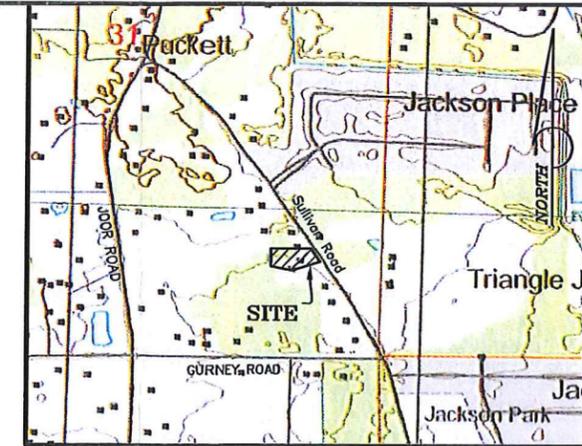
50 0 50 100 150

GRAPHIC SCALE - FEET

LEGEND

- ⊙ Fd. Iron
- Set 1/2" I.R.
- ▨ FLOOD ZONE "AE"
- E.O.A. Edge of Asphalt

NORTH



VICINITY MAP
 SCALE: 1" = 2000'

GENERAL NOTES:

TOTAL AREA: 1.72 ACRES
 TOTAL NO. LOTS: 3
 ZONING: R2
 MASTER PLAN: MEDIUM DENSITY RESIDENTIAL
 WATER: EBR PARISH
 ELECTRICITY: DEMCO
 GAS: DISTRICT GAS #1
 TELEPHONE: AT & T
 SEWER: (OUTSIDE C.S.D.) INDIVIDUAL PRIVATE TREATMENT SYSTEMS. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.

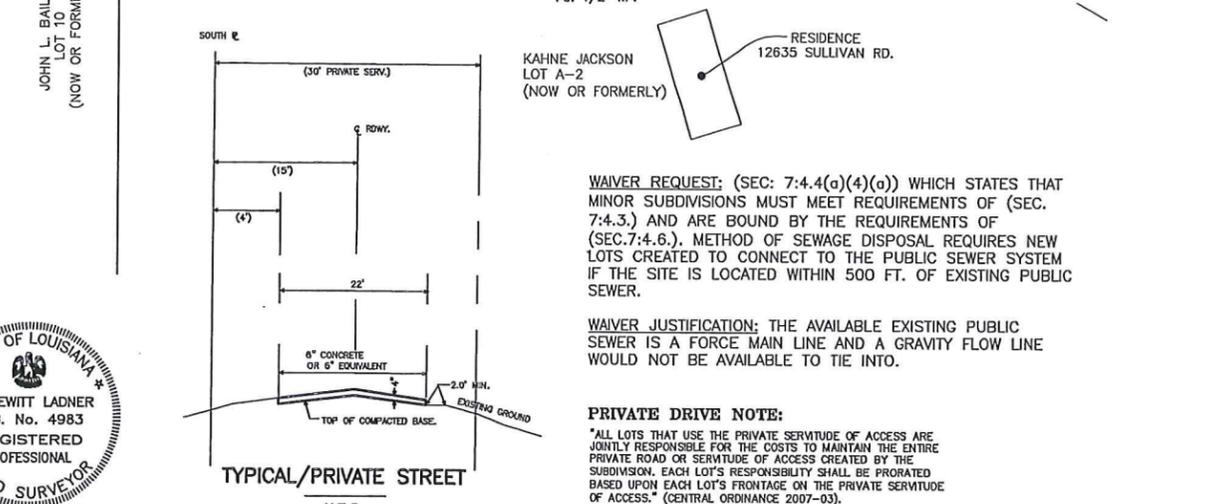
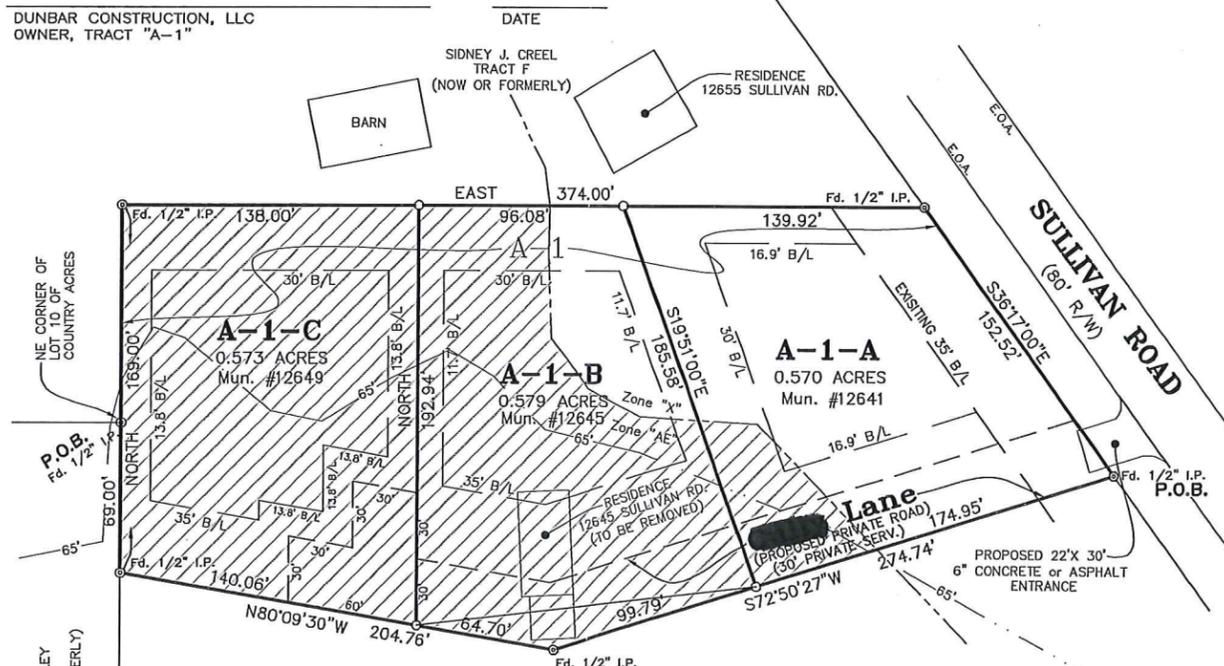
SCHOOL DISTRICT: CENTRAL SCHOOL SYSTEM/DISTRICT 2
 FIRE DISTRICT: CENTRAL FIRE DISTRICT

CONTOURS FROM QUAD MAP (NGVD29)

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

OCCUPANCY NOTE:
 THERE SHALL BE NO NEW OCCUPANCY ALLOWED ON TRACTS A-1-A, A-1-B & A-1-C UNTIL THE PRIVATE ROAD IS CONSTRUCTED AND INSPECTED BY THE CITY OF CENTRAL.



WAIVER REQUEST: (SEC: 7:4.4(a)(4)(a)) WHICH STATES THAT MINOR SUBDIVISIONS MUST MEET REQUIREMENTS OF (SEC. 7:4.3.) AND ARE BOUND BY THE REQUIREMENTS OF (SEC.7:4.6.). METHOD OF SEWAGE DISPOSAL REQUIRES NEW LOTS CREATED TO CONNECT TO THE PUBLIC SEWER SYSTEM IF THE SITE IS LOCATED WITHIN 500 FT. OF EXISTING PUBLIC SEWER.

WAIVER JUSTIFICATION: THE AVAILABLE EXISTING PUBLIC SEWER IS A FORCE MAIN LINE AND A GRAVITY FLOW LINE WOULD NOT BE AVAILABLE TO TIE INTO.

PRIVATE DRIVE NOTE:
 "ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRORATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS." (CENTRAL ORDINANCE 2007-03).

MAP SHOWING SURVEY & DIVISION
 OF
Tract A-1
 of Central Acres
 INTO
A-1-A, A-1-B & A-1-C
 LOCATED IN SECTION 31, T5S-R2E
 GREENSBURG LAND DISTRICT
 CITY OF CENTRAL
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
DUNBAR CONSTRUCTION, LLC



6101 PERKINS ROAD, STE. 2B, BATON ROUGE, LA. 70808 (225)814-4488

SS-5-15 REV.

Matt Zyjewski - CoC

From: Matt Zyjewski - CoC
Sent: Thursday, April 09, 2015 3:25 PM
To: 'stephen lacour'
Cc: Dunbar Construction Justin; Woodrow Muhammad - COC
Subject: RE: SS-5-15 Comments

Stephen/Justin,

After further review of your proposed subdivision, the Development Code 7:13.6.c requires the following in the R2 Zoning District:

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.

Please revise the plat to show this requirement.

Sincerely,



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

From: stephen lacour [mailto:stephen_lacour@att.net]
Sent: Thursday, April 09, 2015 2:53 PM
To: Matt Zyjewski - CoC
Cc: Dunbar Construction Justin
Subject: Re: SS-5-15 Comments

Revised Plat is attached. Comments 1-7 have been addressed. We still need to confirm the new Mun. Address for Tract A-1-C. I put Mun. #12649 on the revised map.

Stephen S. LaCour
Cell(225)454-7263
<http://LandLLandSurveying.com>

On Thursday, April 9, 2015 12:19 PM, stephen lacour <stephen_lacour@att.net> wrote:

Thanks Matt

Could you please confirm the Mun. Address for the new Tract A-1-C in the rear of the site

Stephen S. LaCour

Cell(225)454-7263

<http://LandLLandSurveying.com>

On Thursday, April 9, 2015 11:12 AM, Matt Zyjewski - CoC <Matt.Zyjewski@central-la.gov> wrote:

Stephen,

This is the correct list.

Thanks,

Matt

From: Matt Zyjewski - CoC

Sent: Tuesday, April 07, 2015 8:48 AM

To: stephen_lacour@att.net; justin jackson (dunbarconstructionllc1@yahoo.com)

Cc: Woodrow Muhammad - COC; Kathi Cowen - COC

Subject: SS-5-15 Comments

Our comments are as follows:

1. Correct reference map date to 5/7/1998
2. Correct Comprehensive Land Use to be "Master Plan: Medium Density Residential"
3. Show setbacks on each lot
4. Show setbacks for R2 zoning: 35' front, 7.5' side or ten percent of lot width (whichever is greater), 30' rear
5. All references to the "UDC" or "Unified Development Code" need to be changed to "Development Code"
6. Add private dedication note.
7. The first 30 feet of the private servitude of access must be constructed of six (6) inches of concrete or asphalt at least twenty (20) feet wide within the thirty (30) foot wide servitude of access (DC 13.6.J.4)
8. The private servitude of access must be improved to the DC standards as a minimum prior to approval of the map. A 30' servitude of passage is required, with a 20' road within the servitude which may be constructed of gravel, crushed limestone, or equivalent four (4) inches thick as approved by the Department of Public Works. Show cross section of private servitude of access. (DC 13.6 I)

9. At each entrance to the development, a "Private Road, No Public Maintenance", street name and stop 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).
10. Construction plans may be required by DPW.
11. 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.
12. All submittals must be signed, sealed, and dated by a registered professional engineer or land surveyor.
13. 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
 - (e) The excavation, placement, or grading of soil, sand, demolished structural components, or other material by means of mechanized equipment

Please make corrections before April 9, 2015 and email a pdf of the revised plat. Upon our review of the revisions, you will need to provide two 11x17 copies.

Sincerely,



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

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PUBLIC HEARING

CITY OF CENTRAL

PLANNING AND ZONING COMMISSION

Date: 4/23/2015 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-5-15

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST
One (1) Tract into Three (3)
w/ Waiver of Sewer Connection

For More Information Contact
City of Central 262-5000
12645 Sullivan Rd

04/02/2015 15:19