



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: **COL-1-13 Combination of Tracts X-2-A-1, X-2-A-2 and X-2-A-3 of the Garland Watts Property**

LOCATION This property is located at 10460 Dyer Road which is on the south side of Dyer Road, west of the Blackwater Road intersection in Section 23, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/ Agriculture
PRESENT ZONING	Rural
LOT ID NUMBER	251630167-69
ENGINEER/LAND SURVEYOR	Moody Professional Land Surveyors, Inc.
APPLICANT	Gary Watts

STAFF COMMENTS

- Size** of subject property is approximately 6.02 acres.
- Background** The applicant is requesting to combine three (3) tracts with existing residential structures into two (2) tracts with a waiver request of **Section 13.6 (I) (4)** of the **Unified Development Code**.
- Access** Public Road and Private Servitude of Access
- Waiver Request** The applicant is requesting a waiver from **Section 13.6 (I)(4)** of the **Unified Development Code** which states that subdivisions five (5) lots or less shall have a twenty (20) foot wide road surface within a thirty (30) foot servitude that is concrete or asphalt six (6) inches thick thirty (30) from the edge of the public road. The remaining portion of the private servitude of access may be constructed of gravel or crushed limestone, or equivalent four (4) inches thick.

Proposal The applicant proposes to extend an existing twelve (12) foot drive that is constructed of gravel.

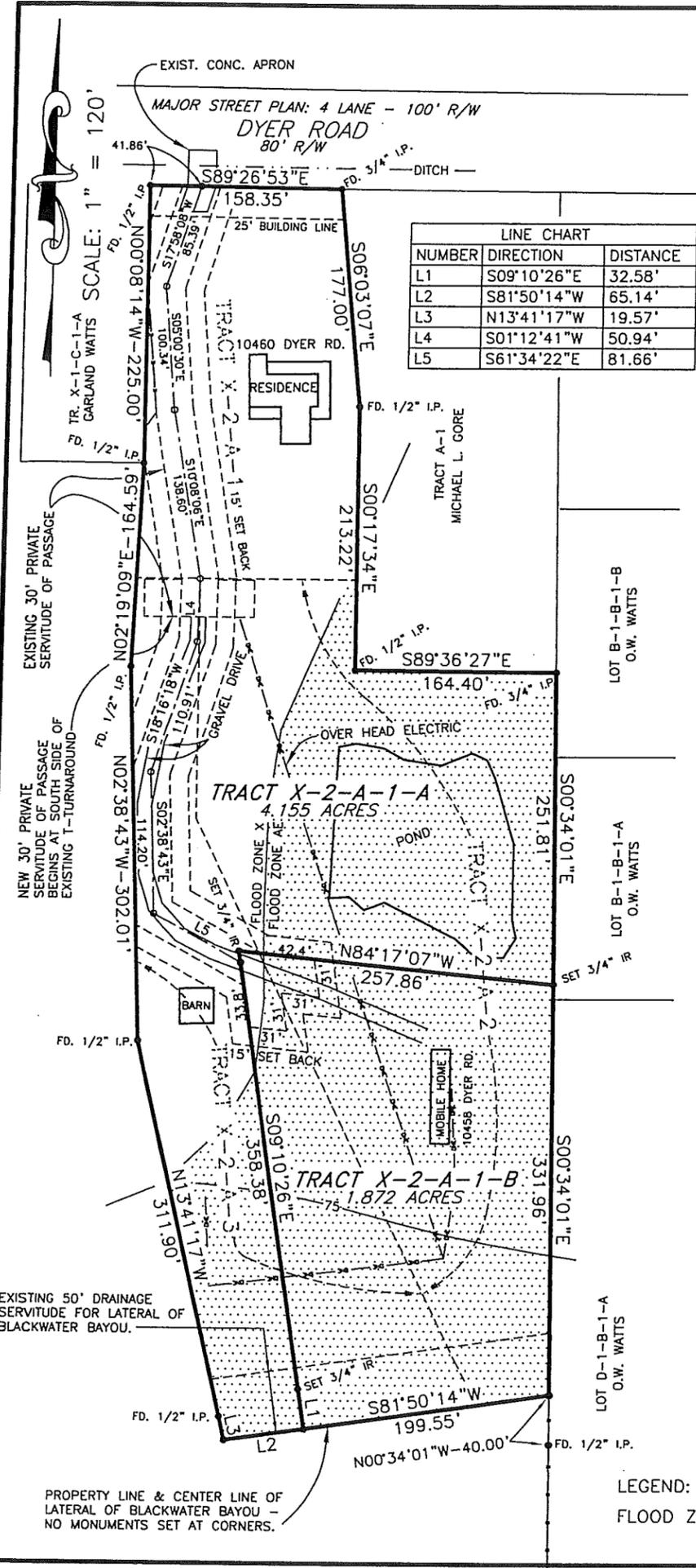
Justification This combination of tracts is for existing residential structures; therefore, no additional traffic is generated.

- Master Plan Statement** The subject property is designated as Rural/Agriculture land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
- Planning Commission Staff Recommendation** The Staff recommends approval of the combination with the condition that all review comments apply if the waiver is denied. **(See Attachment A)**



If the waiver is granted, there shall be no further subdivision until private servitude is brought to current development standards.

- 7. Scheduled for Planning Commission Meeting on **August 22, 2013.**



GENERAL NOTES:
 ZONING: RURAL
 ELECTRIC: DEMCO
 GAS: GAS UTILITY DISTRICT #1
 WATER: PARISH WATER CO.
 SEWER: APPROVED PRIVATE INDIVIDUAL TREATMENT PLANTS
 EXISTING LAND USE: LOW DENSITY RESIDENTIAL
 MASTER PLAN LAND USE: CONSERVATION AREA, RESTRICTED GREENSPACE, AND MEDIUM DENSITY RESIDENTIAL
 FIRE DISTRICT: CENTRAL FIRE DISTRICT
 SCHOOL DISTRICT: CENTRAL

LINE CHART		
NUMBER	DIRECTION	DISTANCE
L1	S09°10'26"E	32.58'
L2	S81°50'14"W	65.14'
L3	N13°41'17"W	19.57'
L4	S01°12'41"W	50.94'
L5	S61°34'22"E	81.66'

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 UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

NOTES:
 1. BEARINGS BASED LOUISIANA 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. NO FURTHER SUBDIVISION UNTIL PRIVATE SERVITUDE OF ACCESS IS BROUGHT UP TO UDC STANDARDS.
 4. THIS IS AN EXCHANGE OF PROPERTY. NO ADDITIONAL LOTS ARE CREATED.

FLOOD DATA:
 FEMA FLOOD ZONES AE & X. BFE=75'-75.5'. FIRM 220060 22033C0180E. 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 TRACT X-2-A OF THE GARLAND R. WATTS PROPERTY...SECTION 23, T5S-R1E, G.L.D., CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA FOR GARY R. WATTS AND MARGARET C. WATTS OWNERS; BY LAMON L. MOODY, III, P.L.S.; DATED APRIL 11, 2007; ORIGINAL 457 BUNDLE 11986.

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.

PRIVATE DEDICATION:
 THE NEW 30' PRIVATE SERVITUDE FOR ACCESS, UTILITIES, SEWER AND DRAINAGE SHOWN HEREON, IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE OWNER(S) OF LOTS X-2-A-1-A & X-2-A-1-B. THE CITY OF CENTRAL SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF THIS SERVITUDE. THE PRIVATE DITCH CARRYING TREATED EFFLUENT SHALL BE MAINTAINED BY THE OWNERS OF EACH LOT, SO THAT THERE WILL BE NO STANDING EFFLUENT. LOT X-2-A-1-B TOUCHES THE 30' PRIVATE SERVITUDE FOR A DISTANCE OF 124 FEET.

COVENANT:
 ALL LOTS THAT USE THE PRIVATE ROAD OR 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 PRO-RATA BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE ROAD OR SERVITUDE OF ACCESS.

GARY R. WATTS: OWNER _____ DATE _____ MARGARET C. WATTS: OWNER _____ DATE _____

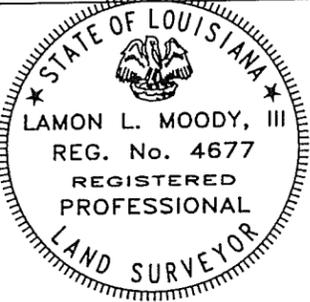
WAIVER REQUEST OF SECTION 13.6.1.4 OF UDC:
 TO USE THE EXISTING 12' WIDE GRAVEL DRIVE WITHIN THE NEW 30' SERVITUDE OF PASSAGE FOR ACCESS TO LOT X-2-A-1-B.

 DAVID BARROW, OR HIS DESIGNEE,
 CHIEF ADMINISTRATIVE OFFICER _____ DATE _____

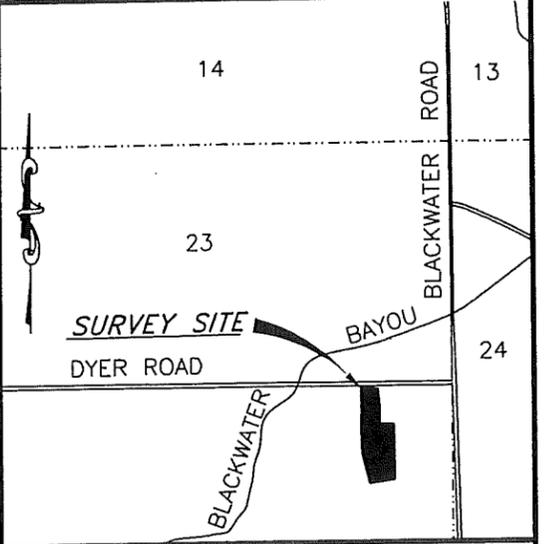
 WOODROW MUHAMMAD, OR HIS DESIGNEE,
 PLANNING AND ZONING DIRECTOR _____ DATE _____

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
 LAMON L. MOODY, III, P.L.S.
 LA REG. NO. 4677
 JULY 10, 2013



LEGEND:
 FLOOD ZONE AE



VICINITY MAP
 SCALE: 1"=2000'

SURVEY MAP
 SHOWING THE COMBINATION OF
 TRACTS X-2-A-1, X-2-A-2, & X-2-A-3
 INTO
 LOTS X-2-A-1-A & X-2-A-1-B
 OF THE GARLAND R. WATTS PROPERTY
 LOCATED IN SECTION 23, T5S-R1E, G.L.D.,
 CITY OF CENTRAL,
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
 GARY R. WATTS & MARGARET C. WATTS: OWNERS

FILE NO. B361A WATTS

MOODY PROFESSIONAL LAND SURVEYORS, INC.
 8723 CEDAR GLEN B.R., LA 70811 PH./FAX (225) 356-6012

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COL-1-13 REV. 8/8/13

Woodrow Muhammad - IBTS

From: Woodrow Muhammad - COC
Sent: Friday, August 02, 2013 9:21 AM
To: Skip Moody (llmoody3@cox.net)
Subject: Additional Comments

These are standard comments if waiver is not granted.

1. 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 (UDC 13.6.J.4)
2. The private servitude of access must be improved to the UDC 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. (UDC 13.6 I)5.
3. 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. (UDC 13.6.J.5).
4. A "T" or "L" turnaround will be required as part of the construction and must be extended to include each lot and/or tract of the proposed development. (UDC 13.2D and 13.6.I.4)
5. Construction plans may be required by DPW.
6. All lots require a minimum of 100 ft. frontage on the servitude. (UDC 14.3.B.1)
7. Building lines should be shown for each lot. Rural zoning requires a 15' front yard setback, an 8' side yard setback, and a 25' rear yard setback. The minimum lot size is 22,500 square feet if without public sewer access or 10,500.
8. The above construction requirements must be constructed and inspected by the Planning Commission staff prior to approval/signature of the map. (UDC 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.
9. The following note needs to be added to the map: "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 pro-rated based upon each lot's frontage on the private servitude of access." (Central Ordinance 2007-03).
10. All submittals must be signed, sealed, and dated by a registered professional engineer or land surveyor.

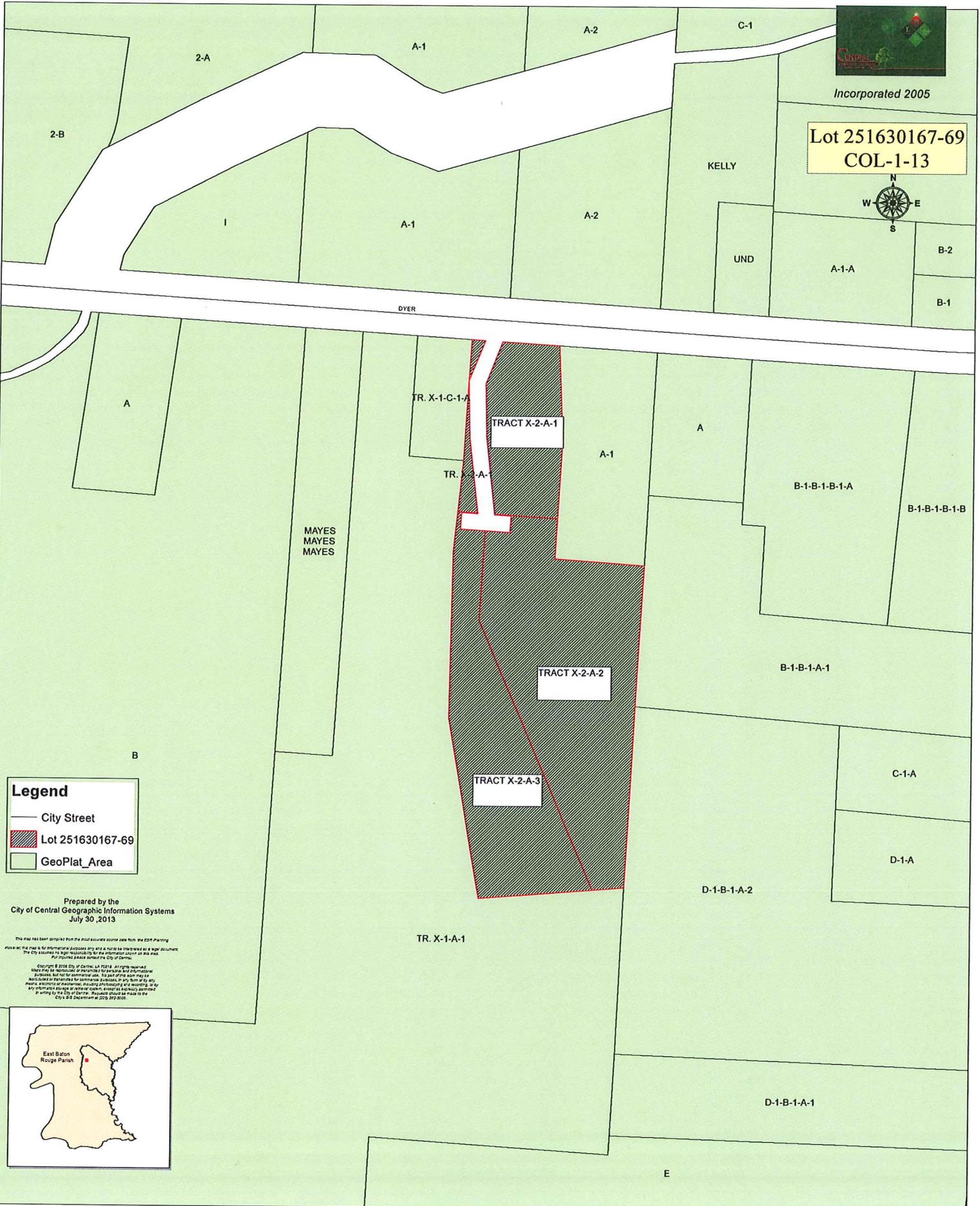
Woodrow Muhammad, AICP
Planning & Zoning Director

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www.centralgov.com



Incorporated 2005

Lot 251630167-69
COL-1-13



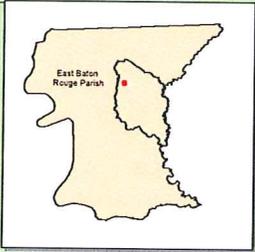
Legend

-  City Street
-  Lot 251630167-69
-  GeoPlat_Area

Prepared by the
City of Central Geographic Information Systems
July 30, 2013

This map has been prepared from the most accurate source data from the GIS Planning
Division. The map is for informational purposes only and is not to be interpreted as a legal document.
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For inquiries please contact the City of Central.

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10460

PUBLIC HEARING
CITY OF CENTRAL
PLANNING & ZONING BOARD

Date: AUG 29 2013 Time: 6pm
 Location: Kristenwood 14025 Greenwell Springs Rd.
 Case Number: CC-17-13

REQUEST TO REZONE
 FROM: _____
 TO: _____

OTHER REQUEST
COMPLAINT DE LATA IN AUG 13

For More Information Contact
 City of Central 262-5000

07/19/2013 08:27