



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-17-13 Subdivision of Tract 10-A of the Taylor & Williams Estate and the Charles Albert Property**

LOCATION This property is located at the end of Morgan Road east of the Bridgeport Drive intersection in Section 48, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/ Agriculture and Conservation
PRESENT ZONING	Rural
LOT ID NUMBER	631040371 & 72
ENGINEER/LAND SURVEYOR	GWS Engineering, Inc.
APPLICANT	Casey Patterson

STAFF COMMENTS

- Size** of subject property is approximately 75 acres.
- Background** The applicant is requesting to subdivide two tracts into four for single family residential land use with a waiver request of **Section 14.3** of the **Unified Development Code** and **Ordinance No. 2009-08**. This request is a re-subdivision of Tract 10-A (SS-6-13). The Planning Commission approved (SS-6-13) with the stipulation of no further subdivision until public sewer is installed. The applicant requests to further subdivide without connection to public sewer.
- Access** Public Road
- Waiver Request** The applicant is requesting a waiver of **Section 14.3** of the **U. D.C** and **Ordinance No. 2009-8** which requires connection to Parish Sewer unless the closest property line of a development is further than five hundred (500) feet from the existing public sanitary sewer, an approved sewage disposal treatment system, draining to open effluent ditches may be employed, provided the subdivision contains five (5) lots or less and each lot has a lot area of not less than twenty-two thousand five hundred (22,500) square feet with a lot width frontage of at least one hundred (100') feet and such ditches are predominant in the area.

Proposal This subdivision is within 500 feet of existing sanitary sewer. The applicant is creating five (5) lots or less and each lot has a lot area of not less than twenty-two thousand five hundred (22,500) square feet with a lot width frontage of at least one hundred seventy (170') feet.

Justification The applicant states it is not feasible to extend sewer line from existing manhole to new lots at this time. **(See Attachment A)**



5. **Master Plan Statement** The subject property is designated as Rural/Agriculture and Conservation land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.

6. **Planning Commission Staff Recommendation** The Staff recommends approval of the subdivision if the applicant can connect to public sewer. **(See Attachment B)**

If the waiver is granted it should be with the condition of no further subdivision until public sewer is installed.

7. Scheduled for Planning Commission Meeting on **November 21, 2013**.
Scheduled for City Council Meeting on **January 14, 2014**.

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE, ABANDONED OR RELOCATED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

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 PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS.

WETLANDS DETERMINATION:
A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS SURVEY.

NOTE:
NO FURTHER SUBDIVISION UNTIL PUBLIC SEWER IS INSTALLED.

LEGEND:
● = F.D. I.P. (UNLESS OTHERWISE NOTED)



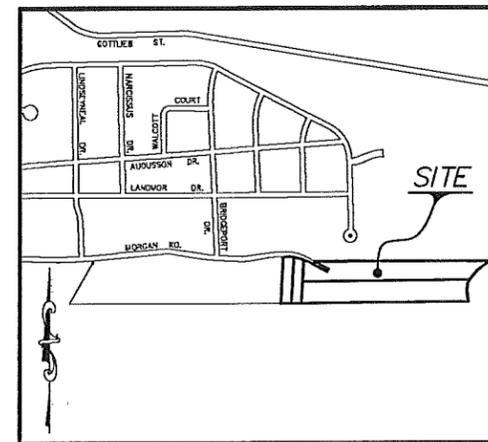
*** BASIS OF BEARINGS: S89°31'54"W**
BEING THE COMMON PROPERTY LINE OF TRACT 10-A AND THE CHARLES ALBERT PROPERTY AS SHOWN ON THIS MAP.

REFERENCE MAPS:

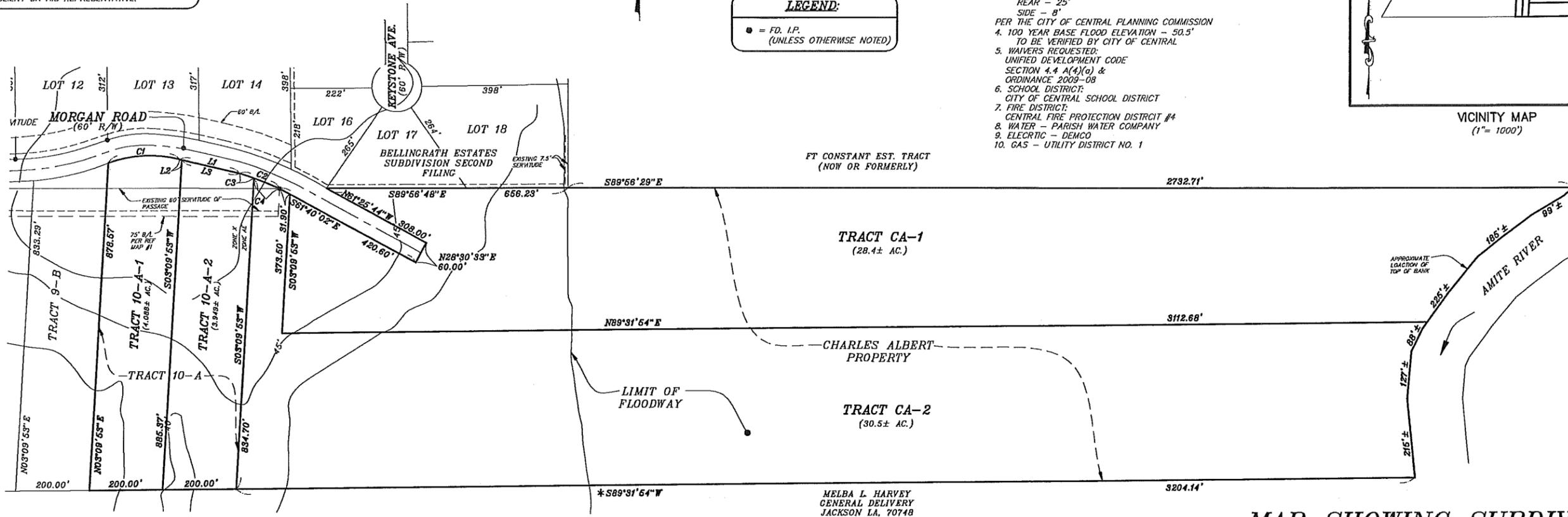
1. FINAL PLAT OF TAYLOR & WILLIAMS EST. BY ALEX THERIOT JR. DATED DECEMBER 12, 1979.
2. FINAL PLAT OF BELLINGRATH ESTATES SECOND FILING, BY PAUL J. MOREL DATED OCTOBER 24, 1975.
3. MAP SHOWING SUBDIVISION OF TRACTS 7-10 OF THE TAYLOR & WILLIAMS EST. AND THE BENNETT AGENCY, INC. PROPERTY, BY GWS ENGINEERING, INC. DATED SEPTEMBER 24, 2013.

GENERAL NOTES:

1. ZONING - RURAL
2. SETBACKS:
FRONT - 15'
REAR - 25'
SIDE - 8'
- PER THE CITY OF CENTRAL PLANNING COMMISSION
4. 100 YEAR BASE FLOOD ELEVATION - 50.5'
TO BE VERIFIED BY CITY OF CENTRAL
5. WAIVERS REQUESTED:
UNIFIED DEVELOPMENT CODE
SECTION 4.4 A(4)(a) &
ORDINANCE 2009-08
6. SCHOOL DISTRICT:
CITY OF CENTRAL SCHOOL DISTRICT
7. FIRE DISTRICT:
CENTRAL FIRE PROTECTION DISTRICT #4
8. WATER - PARISH WATER COMPANY
9. ELECTRIC - DEMCO
10. GAS - UTILITY DISTRICT NO. 1



VICINITY MAP
(1" = 1000')



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.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HEREON. THE CITY OF CENTRAL 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.

SEWERAGE:
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.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "D" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

GWS ENGINEERING, INC.
ROBERT W. OVERALL, P.L.S. _____ DATE _____

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

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033 C 0215E DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONES AE & X.

LINE TABLE

LINE	LENGTH	BEARING
L1	168.20'	S77°13'51"E
L2	5.76'	S77°13'51"E
L3	162.44'	S77°13'51"E

ADDRESS TABLE

TRACT	ADDRESS
10-A-1	6199 MORGAN ROAD
10-A-2	6197 MORGAN ROAD
CA-2	6195 MORGAN ROAD
CA-1	6193 MORGAN ROAD

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	212.52'	335.12'	208.98'	109.97'	S85°53'47"E	36°33'55"
C2	116.00'	1056.05'	115.94'	58.06'	N69°21'21"W	06°29'37"
C3	40.91'	1056.05'	40.91'	20.46'	N71°23'34"W	02°21'98"
C4	75.09'	1056.05'	75.07'	37.56'	N68°14'45"W	04°07'39"

Louisiana
One
Call before
you dig.
1-800-272-3020

APPROVED:
CITY OF CENTRAL

WOODROW MUHAMMAD
PLANNING & ZONING DIRECTOR
DATE _____

APPROVED:
CITY OF CENTRAL

DAVID BARROW
CHIEF ADMINISTRATIVE OFFICER
DATE _____

RECOMMENDED FOR APPROVAL:
HEALTH UNIT

DATE _____

FOR REVIEW

DAGR II, LLC - OWNER TRACT 10-A & ALBERT PROPERTY
DATE _____

F.B. NO.:	PG. NO.:
DESIGNED: RWO	CADFILE: 13-41RS(SP)
DETAILED: MPG	DATE: 10-29-13
CHECKED: RWO	SHEET NO.:

GWS Engineering, Inc.
Engineering Consultants - Land Surveyors
7520 Perkins Rd. • Suite 280 • Baton Rouge, LA 70808

SS-17-13 REV. 11/14

ATTACHMENT A
PARISH SEWER ENGINEER

Woodrow Muhammad - IBTS

From: Shannon Dupont <SDUPONT@brgov.com>
Sent: Tuesday, April 02, 2013 1:31 PM
To: Robby Overall; Woodrow Muhammad - COC
Subject: RE: Additional Comments for SS-6-13 (Taylor & Williams Estate)
Attachments: As-Built Wye.tif

Follow Up Flag: Follow up
Flag Status: Flagged

Woodrow, I reviewed all available records, including our EBROSCO maps and sewer wye records of the adjacent subdivision (Bellingrath Estates 1st Filing). There is one point in Bellingrath Estates where the sewer is within 500 feet of this small sub. However, connecting to it is not feasible, as the sewer exists in the middle of a cul-de-sac, and all the lots surrounding that cul-de-sac are completely built up with homes, without any servitude available for a sewer extension to be constructed through. It's my opinion that based on this sewer is not accessible within 500 ft of the proposed small sub.

I've attached Bellingrath 1st Filing sewer map for your reference. The sewer in Keystone St is the one I was referring to. The cul-de-sac of that street is fully developed with houses built.

Shannon J. Dupont, PE, CSM
Subdivision Engineering Office
Department of Public Works
225.389.3198

From: Robby Overall [<mailto:roverall@gwsengr.com>]
Sent: Monday, April 01, 2013 2:12 PM
To: Woodrow Muhammad - COC
Cc: Shannon Dupont
Subject: RE: Additional Comments for SS-6-13 (Taylor & Williams Estate)

Thanks.

I believe that Shannon Dupont will be sending you an email regarding the sewer connection. It is my understanding that sewer is located within 500 feet of the site. However, it is not "accessible" due to multiple existing lot owners and structures. Also, there are no existing servitudes that would allow for a connection at this time. If Shannon confirms this to be the case, would a waiver still be required?

I will address the remaining comments.

Thanks
Robby

Robert W. Overall, P.L.S.

GWS Engineering, Inc.
7520 Perkins Road, Ste. 290
Baton Rouge, LA 70808
Ph. (225) 769-1788
Fax (225) 769-1954
www.gwsengineering.com

From: Woodrow Muhammad - COC [<mailto:Woodrow.Muhammad@central-la.gov>]
Sent: Monday, April 01, 2013 2:06 PM
To: Robby Overall; Jonathan Starns (jstarns@donniejarreau.com)

Woodrow Muhammad - IBTS

From: Casey and Dianna Patterson <pattersonhomesllc@cox.net>
Sent: Wednesday, November 13, 2013 3:03 PM
To: Woodrow Muhammad - IBTS
Cc: David Barrow; Brandon Dodson
Subject: Morgan Rd Subdividing

Woodrow,

We would like to withdraw our request for a Sewer waiver, as we have found a feasible way to tie into City Sewer. If it is too late to withdraw request I would ask that the staff report state that we are not seeking a Waiver so that everyone involved does not come to the meeting thinking we are asking for something we are not.

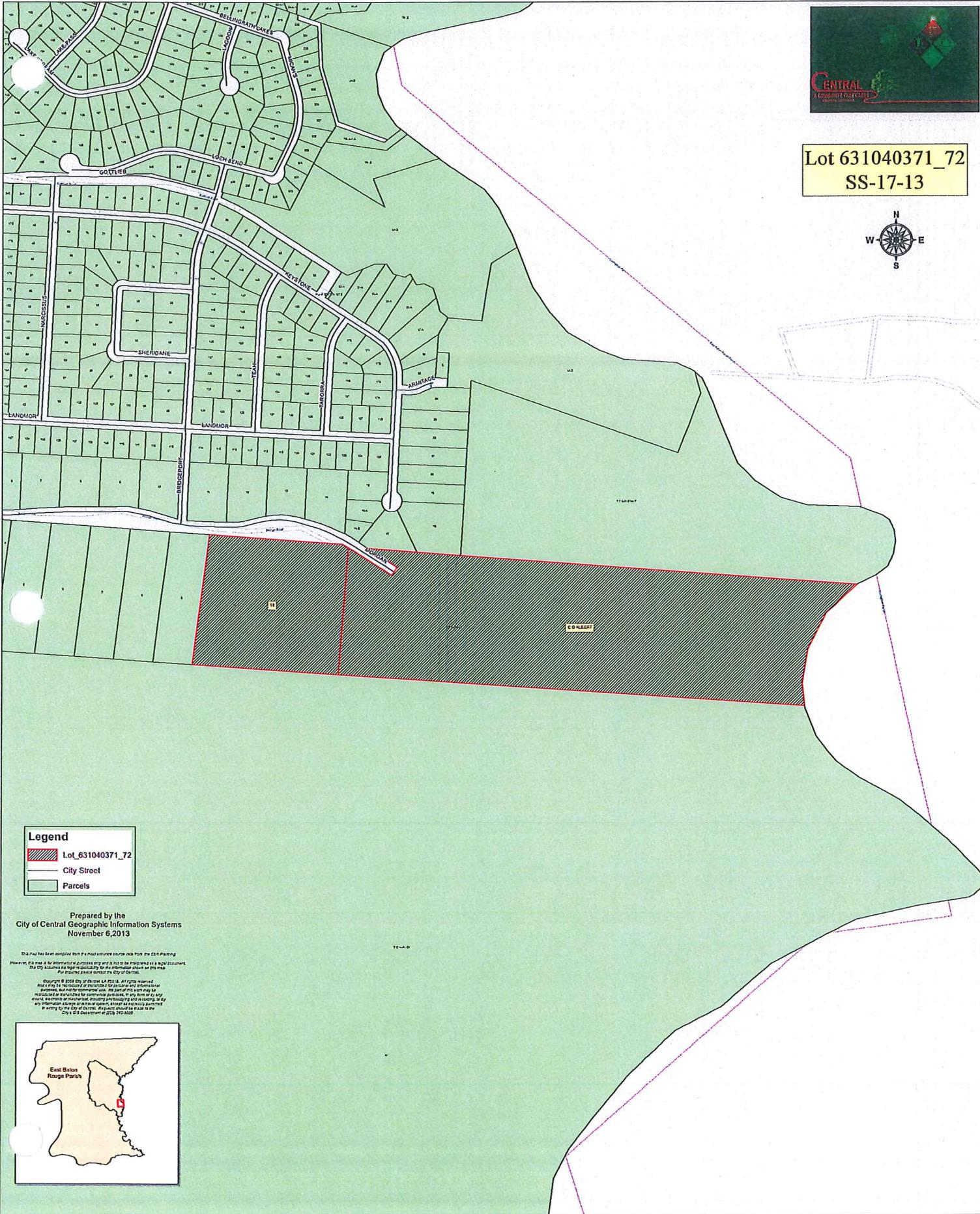
We are in the process of drawing up servitude agreements so that we can tie in. This is a lengthy process that we are trying to have pushed along as fast as possible.

Thanks

Casey Patterson
Patterson Homes, LLC
O 225.262.0155
225.270.1041
F 225.262.1399
pattersonhomesllc@cox.net



Lot 631040371_72
SS-17-13



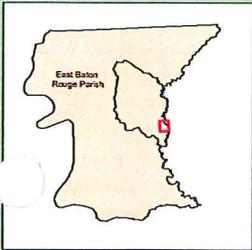
Legend

- Lot_631040371_72
- City Street
- Parcels

Prepared by the
City of Central Geographic Information Systems
November 6, 2013

This map has been compiled from the most accurate source available from the City Planning Department. The user is responsible for the accuracy of the information shown on this map. The City assumes no liability for the information shown on this map.

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PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: NOV. 21, 13 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-17-13

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST
SUBDIVISION INTO 2 MIXED USE LOTS

For More Information Contact
City of Central 262-5000

10/18/2013 09:02