



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: **SPUD-1-08 Bellingrath Estates Subdivision Fourth Filing Extension**

LOCATION This property is located north of the intersection Empress Drive and Audusson Drive and bounded by Lake Vista Drive to the north and west, on Tract A in Section 73, T6S, R2E, GLD, EBRP, LA.

MASTERPLAN LAND USE	Medium Density Residential
PRESENT ZONING	R1
LOT ID NUMBER	631040377
ENGINEER/LAND SURVEYOR	Evans-Graves Engineers, Inc.
APPLICANT	Larry K. Sullivan

STAFF COMMENTS

1. **Size** of subject property is 16.5 acres.
2. **Background** The applicant is proposing an extension of a Small Planned Unit Development consisting of 36 single family residential lots based upon a legal opinion of the **Unified Development Code** in **Section 8.217(H)** which states the following:

SPUD Development Plan approval shall expire three (3) years from the date of Council approval, unless, during that three (3) year period a construction permit is obtained. If a construction permit is obtained, SPUD approval shall remain in force for three years following issuance of such construction permit, provided that construction is not stopped for a period of six (6) months, in which case the SPUD shall expire at the end of the original expiration period. The Planning Commission will consider extending the approval for an additional six (6) months, not to exceed a maximum period of twelve (12) months, upon receiving a written request from the developer.

SPUD-1-08, Bellingrath Estates, Fourth Filing was ultimately approved by the City of Central Council in December of 2008.

3. **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.

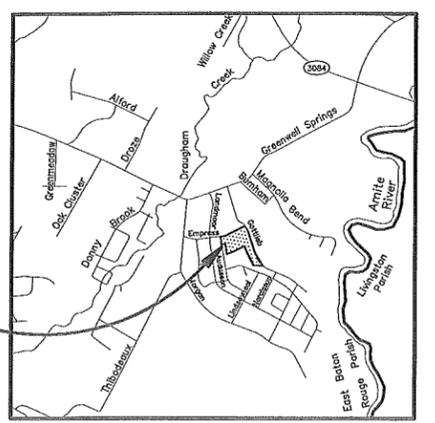


4. **Planning Commission Staff Recommendation** The Planning Commission Staff recommends that if the extension is granted it shall be with the following conditions:
 - a. All previous stipulations still apply.
 - b. Re-submittal of construction plans and required studies shall be reviewed for compliance with current regulations.
 - c. Construction of the detention pond, outfall channel and all other required downstream drainage improvements shall be completed prior to or concurrent with the construction of any other permanent infrastructure on the site.

5. Scheduled for Planning Commission Meeting on **August 28, 2014**.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	471.16'	232.98'	118.92'	230.61'	N53°11'22"W	28°19'54"
C2	1324.40'	125.19'	62.64'	125.14'	N61°11'36"E	05°24'57"
C3	1354.40'	271.53'	136.22'	271.08'	N47°26'44"E	11°29'12"
C4	1384.40'	125.17'	62.63'	125.13'	N61°04'31"E	05°10'49"
C5	606.78'	306.02'	156.34'	302.79'	S56°08'56"W	28°53'47"
C6	1324.40'	13.65'	6.82'	13.65'	N58°11'17"E	00°35'25"
C7	1384.40'	125.24'	62.66'	125.20'	N55°53'30"E	05°11'00"
C8	1329.40'	125.18'	62.64'	125.14'	N55°47'18"E	05°23'43"
C9	1379.40'	125.21'	62.65'	125.17'	N55°53'08"E	05°12'03"
C10	939.58'	199.25'	100.00'	196.88'	S45°05'56"E	12°09'02"

BELLINGRATH ESTATES FOURTH FILING



VICINITY MAP
1" = 2000'

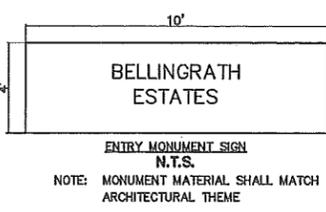
GENERAL NOTES:

- SITE AREA: 16.5 AC
- TREE COMMUNITY: PRIMARILY CLEARED
- ZONING: RURAL (SPUD APPLIED FOR)
- HORIZON PLAN USE CATEGORY: LOW DENSITY RESIDENTIAL
- PROPOSED USE: SINGLE FAMILY SPUD
- EXISTING USE: VACANT
- DENSITY: 2.18 UNITS/ACRE
- WATER: BELLINGRATH WATER CO.
- ELECTRIC: DEMCO
- TELEPHONE: BELL SOUTH
- GAS: ENTERGY
- CATV: COX COMMUNICATIONS
- SCHOOL DISTRICTS:
 - HIGH: CENTRAL H.S.
 - MIDDLE: CENTRAL MIDDLE SCHOOL
 - ELEMENTARY: BELLINGRATH HILLS ELEMENTARY
- FIRE: CENTRAL FIRE STATION #4
- LOT & BLOCK MAP: 104
- SEWER: COLLECTION LINES TO PUMP STATION 220
- STREETS: PUBLIC AS PER APPENDIX J OF UDC
- TYPICAL DWELLING UNIT: ±1,800 S.F. MIN.
- TYPICAL BUILDING HEIGHT: 20'-45'
- TYPICAL LOT DIMENSION: 75'x150'
- SINGLE FAMILY LOT YARD MINIMUMS:
 - FRONT: 15'
 - SIDE: 6'
 - REAR: 20'
- FLOOD ZONE: AE & X (FIRM COMMUNITY PANEL No. 22033C0215E 5-2-2008)
- BASE FLOOD ELEVATION: 53.0' (AS PER CITY OF CENTRAL)
- BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE CITY OF CENTRAL PLANNING AND ZONING DEPARTMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS.
- ALL WORK SHALL CONFORM TO THE CITY OF CENTRAL STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- LOCATION, SIZE AND INSTALLATION OF SITE UTILITIES SHALL BE VERIFIED WITH PROPER UTILITY COMPANY PROVIDING SERVICE.

LEGEND:

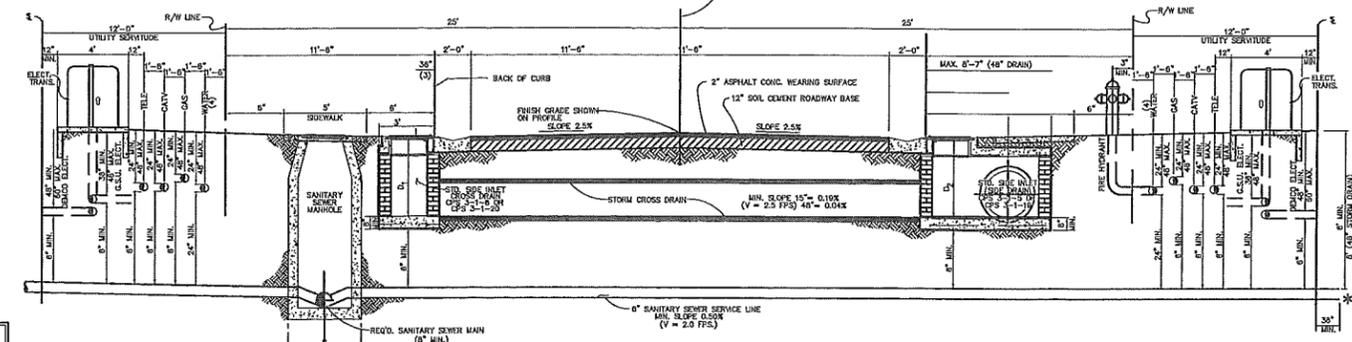
- * VEHICULAR CONNECTION
- # POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊞ TELEPHONE PEDESTAL
- ⊞ ELECTRIC TRANSFORMER
- ⊞ CABLE TV
- E — ELECTRICITY LINE
- SFM — SANITARY SEWER FORCE MAIN
- S — SEWER LINE
- 38 — CONTOUR LINE
- TRAIL

CLASS A TREES BY INDIVIDUAL LOT OWNER:
The required trees between the front lot line and the front building set back line shall be planted no later than the six months after occupancy of a house on the lot.



LAND USE	ACRES OF LAND USE	% OF SITE	UNITS PER TOTAL ACREAGE	UNITS PER ACRE OF LAND USE
SINGLE FAMILY RESIDENTIAL	11.88	72%	2.18/AC.	3.0/AC.
GREEN SPACE	3.15	19%	N/A	N/A
STREETS	1.47 AC.	10%	N/A	N/A
TOTAL	16.5 AC.	100%	-	-

36 SINGLE FAMILY LOTS
TRACT S - NOT A BUILDING SITE



RESIDENTIAL LOCAL (WIDE) - TWO LANES WITHOUT PARKING
AS PER APPENDIX J OF UDC



THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

SPUD DEVELOPMENT PLAN & PRELIMINARY PLAT FOR **BELLINGRATH ESTATES**

FOURTH FILING
BEING A PORTION OF TRACT A
THE JULES LANDRY & RALPH MORAN TRACT

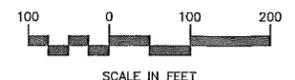
LOCATED IN SECTION 73, T6S-R2E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FOR
BELLINGRATH ESTATES, INC.
P.O. BOX 15196, BROADVIEW STATION
BATON ROUGE, LOUISIANA 70895
(225) 927-8476

NOTE: ALL PUBLIC STREETS SHALL MEET THE REQUIREMENTS OF THE U.D.C. AND THE CITY OF CENTRAL D.P.W.

DESIGN ENGINEER: ERIC ERIKSON, P.E.
LAND SURVEYOR: ROBERT BROOKS, P.L.S.
LANDSCAPE ARCHITECT: KEVIN NORMAN, R.L.A.
EVANS-GRAVES ENGINEERS, INC.
9800 AIRLINE HWY, SUITE 200
BATON ROUGE, LOUISIANA 70816
PHONE: (225) 926-1620 FAX: (225) 928-9375

NOTE: THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.



FOR INFORMATIONAL
PURPOSES ONLY

△ REV. TO OMIT STREET CONN. AS PER COUNCIL	KDN	11-4-08	DESIGNED:	CADFILE: 0076PSI.dwg
△ REVISED TO INCREASE GREEN SPACE	KDN	9-11-08	DATE:	9/11/08
△ REVISED AS PER DRC COMMENTS	KDN	8-13-08	CHECKED:	KDN

EVANS-GRAVES ENGINEERS, INC.
ENGINEERING CONSULTANTS 9800 AIRLINE HWY. BATON ROUGE, LA. 70816 (225) 928-1620