



# 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: **EOP-1-14 EXCHANGE OF PROPERTY BETWEEN TRACTS D-1 AND D-2 OF THE FORMER WALTER AND EVA MAE BOGAN CARR PROPERTY**

LOCATION This property is located at the southeast corner of the Hooper and Lovett Road intersection in Section 82, T6S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Office, Technology Park
PRESENT ZONING	C1 and C2
LOT ID NUMBER	171001750, 51
ENGINEER/LAND SURVEYOR	Todd A. Farr
APPLICANT	Brandon Rogillio

## STAFF COMMENTS

1. **Size** of subject property is approximately 4.8 acres.
2. **Background** The applicant is requesting an exchange of property between two adjoining property owners.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as Office/Technology Park land use on the "City of Central Master Plan". The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** The Staff recommends approving the exchange of property.
6. Scheduled for Planning Commission Meeting on **February 27, 2014**.

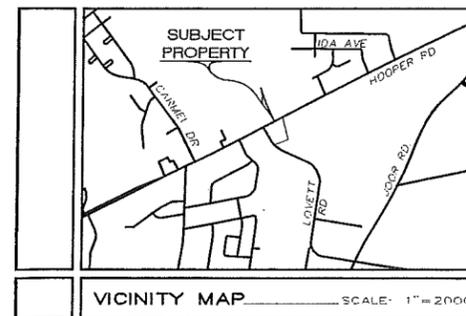




Bogantilla Estates

HOOPER ROAD (LA HWY 408) (80' R/W)

Tanglewood Sub'd.



REFERENCE MAPS:

1. "MAP SHOWING SURVEY OF TRACTS "A", "B", & "C", EACH CONTAINING 4.45 AC., AND TRACT "D", CONTAINING 97 AC.," SIGNED BY WILLIAM, DATED
2. "MAP SHOWING THE RESUBDIVISION OF TRACTS "A", "B" AND "C" OF THE WALTER C BOGAN PROPERTY INTO TRACTS "A-1" AND "B-1". SIGNED BY TODD A FARRAR, P.L.S., DATED
3. MAP SHOWING SUBDIVISION OF TRACT B-1, FORMERLY THE WALTER C BOGAN PROPERTY, INTO TRACTS B-1-A & B-1-B. SIGNED BY ALVIN FAIRBURN, JR., P.L.S., DATED APRIL 29, 2008
4. "MAP SHOWING AN EXCHANGE OF PROPERTY BETWEEN TRACTS B-1-A AND D FORMERLY OF THE WALTER C BOGAN PROPERTY, AND THE EVA MAE BOGAN, CARR PROPERTY INTO TRACTS D-1 AND D-2." SIGNED BY TODD A. FARRAR, P.L.S., DATED 6/26/08

\*BASIS OF BEARING:

N63°25'00"E - AS SHOWN ON REFERENCE MAP NO 4

NOTE:

1. NO ATTEMPT HAS BEEN MADE BY THE UNDERSIGNED TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE
2. THIS MAP IS MADE IN ACCORDANCE WITH THE "LA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY.
3. 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 FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
4. THE CITY OF CENTRAL AND PARISH OF BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTORS/BUILDERS FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY OF THE PLAT

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH THE LOUISIANA REVISED STATUTE 33.5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND

TODD A FARRAR, P.L.S. REG NO 4947

DATE

DEDICATION:

THE RIGHTS-OF-WAY OF STREETS 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 THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES 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.

SEWERAGE 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 THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF CENTRAL:

THIS IS AN EXCHANGE OF PROPERTY AND NO ADDITIONAL LOTS ARE CREATED

APPROVED:

CHIEF ADMINISTRATIVE OFFICER

DAVID BARROW OR HIS DESIGNEE

DATE

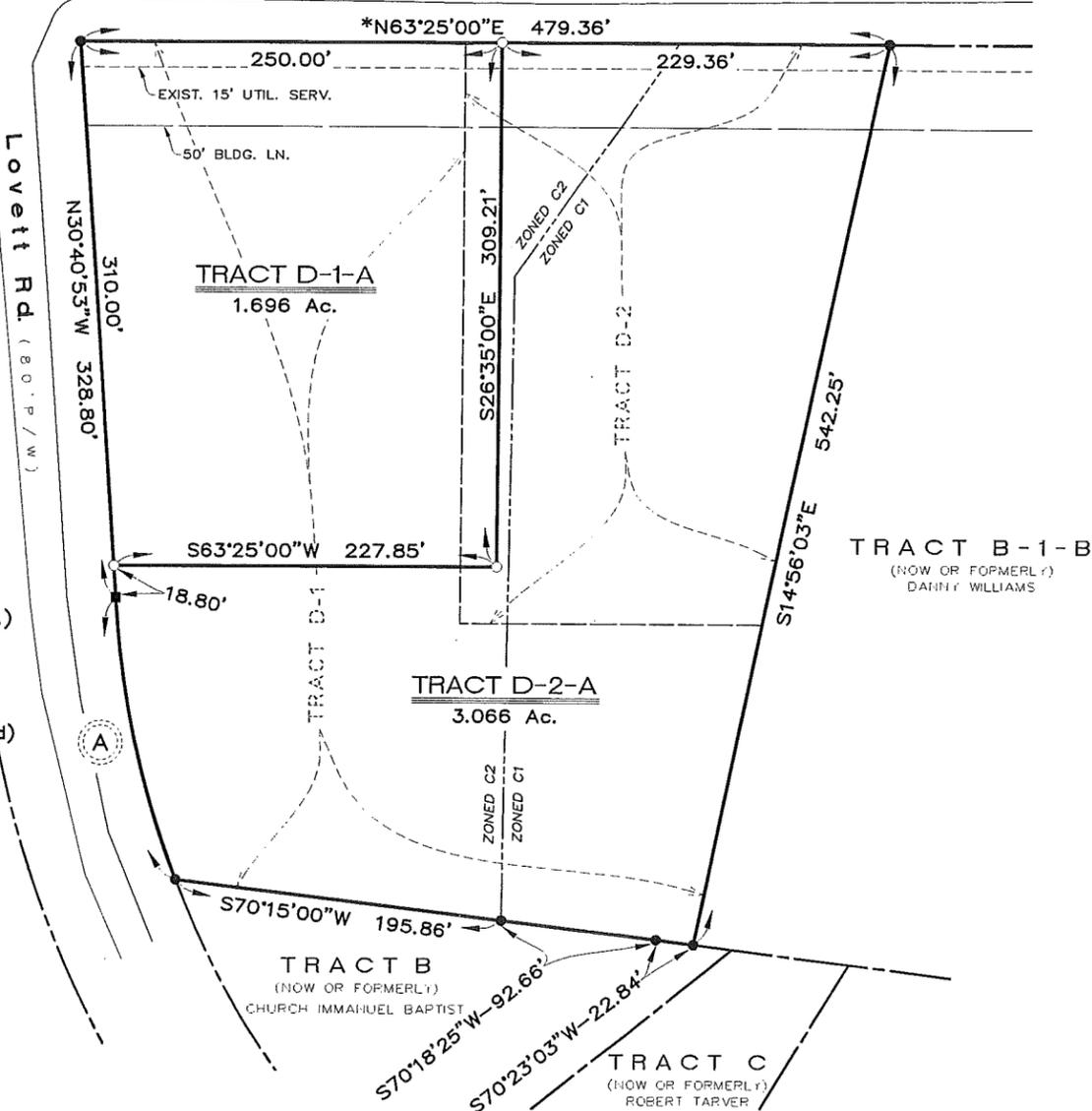
APPROVED:

PLANNING AND ZONING DIRECTOR

WOODROW MUHAMMAD

DATE

**A** CURVE DATA(meas.)  
 $\Delta = 18'22'03''$   
 $R = 532.77'$   
 $T = 86.13'$   
 $L = 170.79'$   
 CURVE DATA(record)  
 $\Delta = 18'15'23''$   
 $R = 532.77'$   
 $T = 85.61'$   
 $L = 169.76'$



GENERAL NOTES:

ZONING	C1 & C2
LAND USE	COMMERCIAL
STREETS	EXISTING
ELECTRICITY	ENTERGY, INC
SCHOOL DISTRICT	CENTRAL
FIRE DISTRICT	CENTRAL FIRE DISTRICT DISTRICT #4
GAS	ENTERGY, INC
WATER	BATON ROUGE WATER CO.
TELEPHONE	BELL SOUTH & COX
CABLE	COX
DRAINAGE	EXIST OPEN DITCH TO EXIST PARISH SYSTEM
SEWERAGE DISPOSAL	EAST BATON ROUGE PARISH

LEGEND:

- FOUND 1/2" IRON PIPE
- SET 1/2" IRON PIPE
- R/W MARKER

WETLANDS:

NO WETLANDS DETERMINATION WAS REQUESTED NOR PERFORMED FOR THIS PROPERTY.

WATER SUPPLY:

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE EAST BATON ROUGE PARISH HEALTH UNIT

FLOOD NOTE:

1. PROPERTY IS LOCATED IN FLOOD ZONE "X" IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 22053 C 0190 E DATED MAY 2, 2008.
2. FIRM BASE FLOOD ELEVATION = 60.0
3. INUNDATION LEVEL = 57.5

MAP SHOWING AN EXCHANGE OF PROPERTY BETWEEN:

TRACTS D-1 and D-2  
 Formerly of the Walter C. Bogan Property and The Eva Mae Bogan Carr Property

INTO  
 TRACTS D-1-A and D-2-A

LOCATED IN SECTION 82, T-6-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

FOR  
**DANNY WILLIAMS**

7059 W.T. HALL RD.  
 ETHEL, LOUISIANA 70730

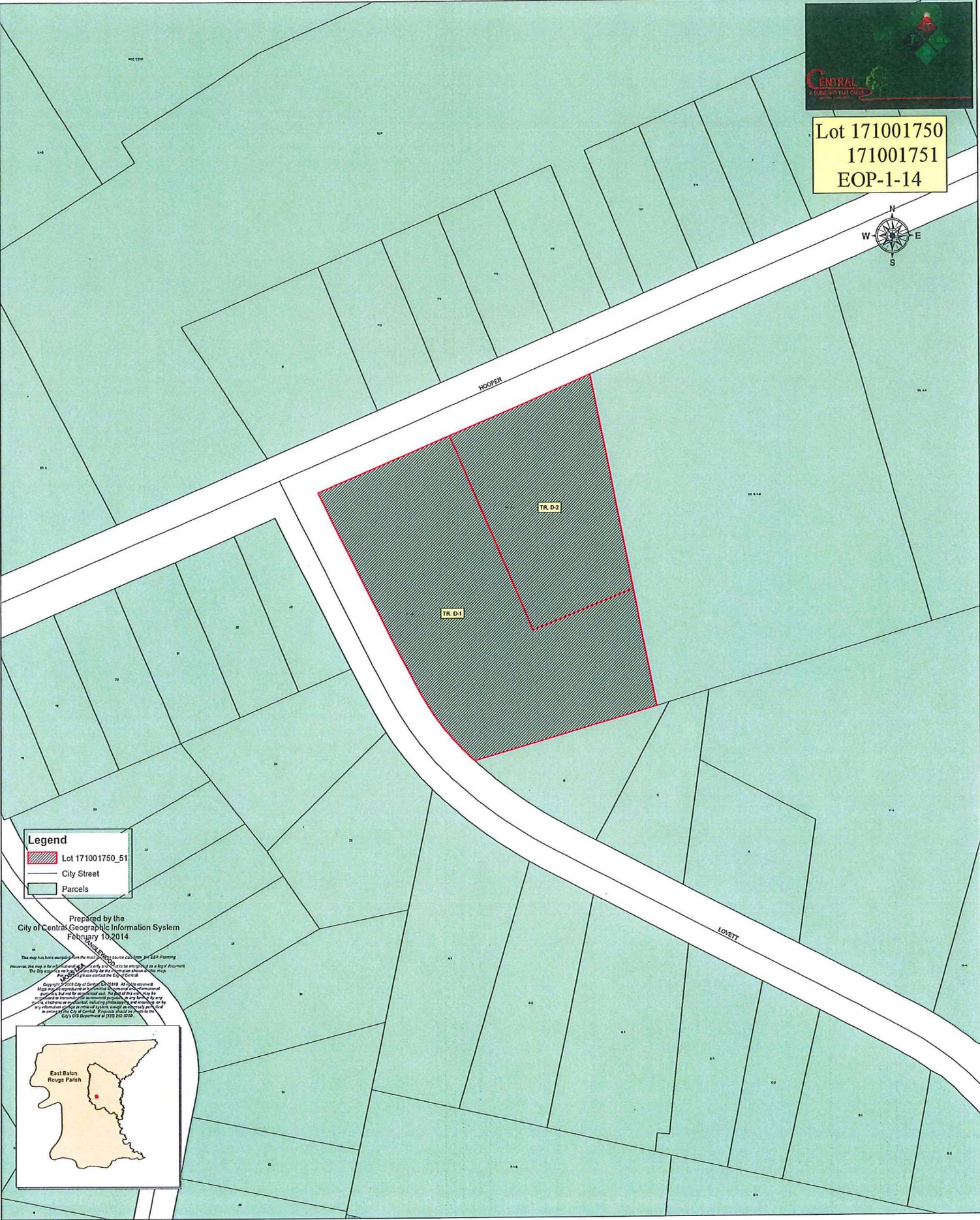
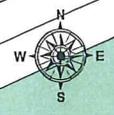
**General Engineering & Environmental Companies, Inc.**  
 ENGINEERING AND SURVEYING  
 12241 Industriplex Blvd., Ste. C Baton Rouge, Louisiana 70809  
 225-753-6545

DRAWN BY: MWB	APPROVED BY: TAF	CHECKED: TOB
DATE: JANUARY 2014	FILE NO: 210-108 resub D-1 D-2 dwg	

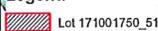
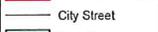
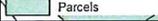
EOP-1-14



Lot 171001750  
171001751  
EOP-1-14



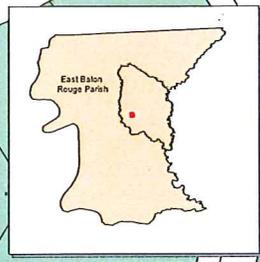
**Legend**

-  Lot 171001750\_51
-  City Street
-  Parcels

Prepared by the  
City of Central Geographic Information System  
February 10, 2014

This map has been prepared from the most current source data from the ERP Planning  
Division and may not reflect the most current information. It is to be interpreted as a best effort.  
The City of Central is not responsible for any inaccuracies or omissions.

Geographic Information System (GIS) data is provided as a best effort.  
Map users are responsible for verifying the accuracy of the information for their  
specific use. The City of Central is not responsible for any inaccuracies or omissions.  
For more information, contact the City of Central, Geographic Information System,  
at 2025 10th Street, Central, MO 64501. Phone: 417-335-2000.



# PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: FEB. 27, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: EOP-1-14

REQUEST TO REZONE

FROM: \_\_\_\_\_

TO: \_\_\_\_\_

OTHER REQUEST

EXCHANGE OF PROPERTY

For More Information Contact  
City of Central 262-5000

01/30/2014 10:32