CENTRAL
A COMMUNITY THAT CARES
CENTRAL, LOUISIANA

MUNICIPAL SERVICES CENTER
6703 Sullivan Road ♦ Central, Louisiana 70739 ♦ p: 225-262-5000 ♦ f: 225-262-5001

MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **RZ-01-14, REZONING FROM RURAL to R-1 (SINGLE-FAMILY RESIDENCE DISTRICT ONE)(FINDINGS OF FACT)**

LOCATION This property is located on Joor Road north of the Solitude Lane intersection on Lot B-1-D (**Proposed Lots B-1-D-1, B-1-D-2 and B-1-D-3, see Companion Case SS-2-14**) in Section 19, T5S, R2E, GLD, EBR, LA. The applicant is proposing to rezone for single family residential land use.

EXISTING LAND USE	Rural/Undeveloped
PROPOSED LAND USE	Single-family residential
MASTER PLAN	Rural/Agriculture
PRESENT ZONING	Rural
PROPOSED ZONING	R-1 (Single-Family Residence District One)
APPLICANT	Kevin Williams

STAFF COMMENTS

1. **Existing land use** is Rural/Undeveloped.

2. **Surrounding land uses** include Residential and Rural/Undeveloped.

3. **Existing zoning** is Rural.

4. **Surrounding zoning** is Rural.

5. **Size of Subject Property** is approximately 7.92 acres. The applicant has submitted a companion subdivision application to subdivide the property into three lots, see **Case SS-2-14.**
6. **Background** The applicant is requesting to rezone to R-1 (Single-Family Residence District One) in order to achieve the lot dimensions (area and lot width) within **SS-2-14.**

7. **Master Plan Statement.** The City of Central Master Use Plan specifies Rural/Agriculture at the subject property (**See Attachment A**). This classification designates areas of minimum density

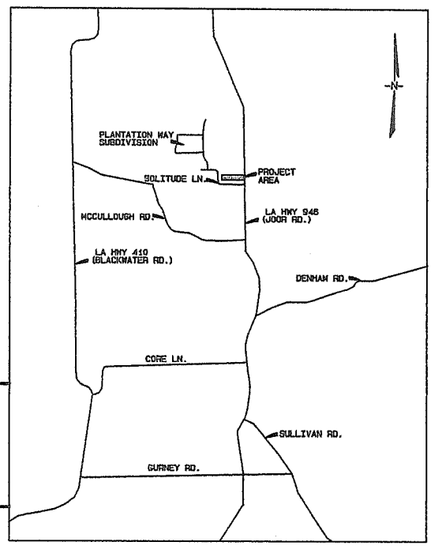
development intended for agricultural and very low density residential uses with a maximum density of one unit per three acres. Residential and agricultural structures should be restricted to areas outside the 100 year flood plain and should not be placed or constructed in ways that reduce or impede the floodplain. Staff notes that the proposed rezoning is consistent in regard to use, but the concurrent subdivision request **(SS-2-14)** is not consistent with the bulk regulations of the Master Plan comparable zoning district of R/A Rural Agriculture (Minimum size of 3 acres and 250' of frontage)

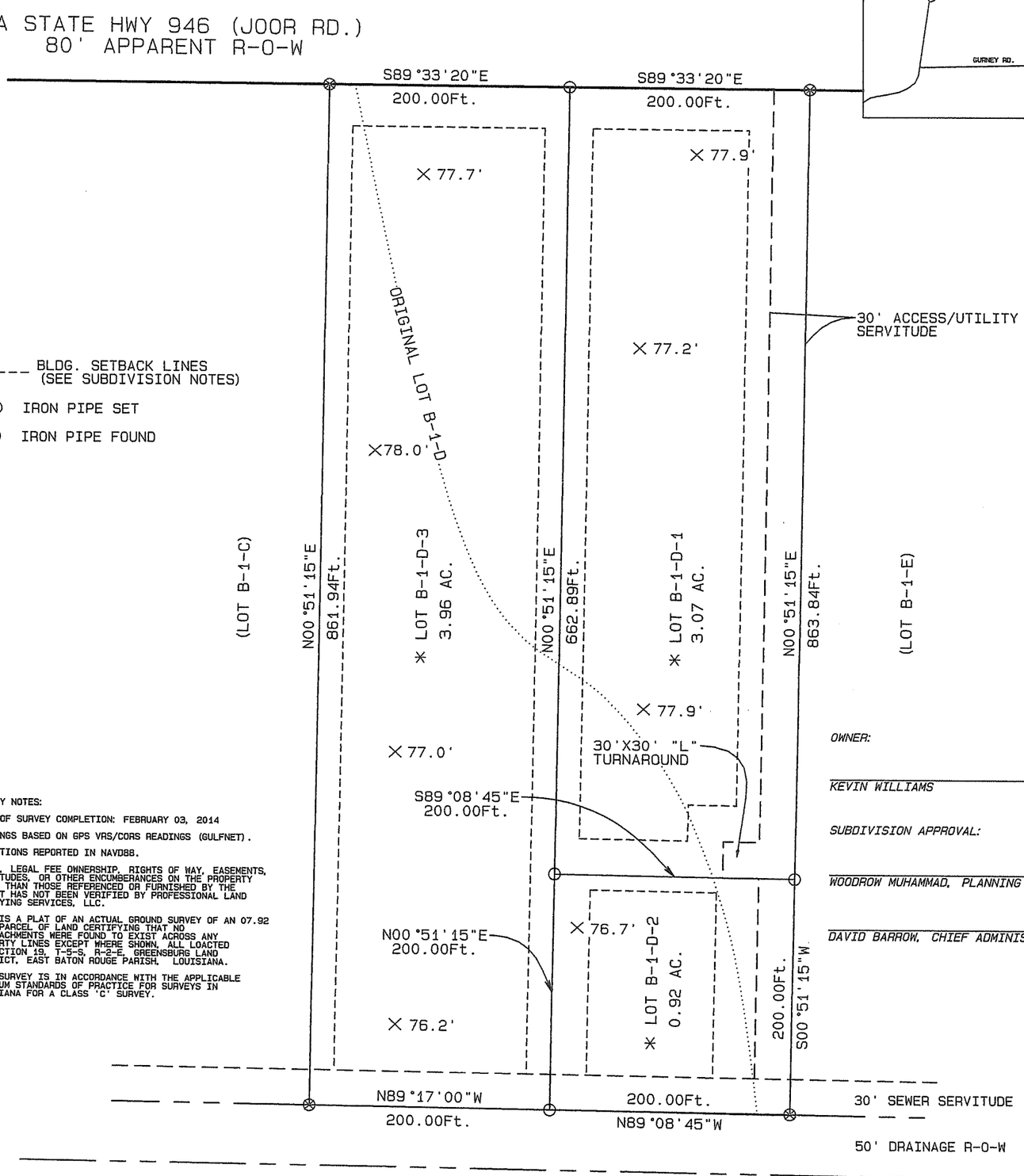
8. **Staff Recommendation.** Staff cannot fully support this rezoning request because the proposed rezoning is not consistent with the Master Plan. However, Staff notes that the proposed lot sizes are compatible with the adjacent lots in the Plantation Way subdivision. Furthermore, the lack of public sewer availability was a factor during the Master Plan process in determining which properties were designated Rural/Agriculture. Staff notes that public sewer connectivity is required and is proposed for the site.

9. **Schedule**
   Scheduled for Zoning Commission on February 27, 2014.
   Scheduled for Mayor& City Council on March 25, 2014.

SUBDIVISION OF LOT B-1-D
OF THE
SHARON CALLOWAY BETTIS PROPERTY
INTO LOTS B-1-D-1, B-1-D-2 & B-1-D-3

EAST BATON ROUGE PARISH, LA
TOWNSHIP 5 SOUTH, RANGE 2 EAST, SECTION 19
JOOR ROAD, CENTRAL, LA 70791





OWNER:

_____ DATE_____
KEVIN WILLIAMS

SUBDIVISION APPROVAL:

_____ DATE_____
WOODROW MUHAMMAD, PLANNING & ZONING DIRECTOR

_____ DATE_____
DAVID BARROW, CHIEF ADMINISTRATIVE OFFICER

SURVEY NOTES:

DATE OF SURVEY COMPLETION: FEBRUARY 03, 2014

BEARINGS BASED ON GPS VRS/CORS READINGS (GULFNET).

ELEVATIONS REPORTED IN NAVD88.

TITLE, LEGAL FEE OWNERSHIP, RIGHTS OF WAY, EASEMENTS, SERVITUDES, OR OTHER ENCUMBERANCES ON THE PROPERTY OTHER THAN THOSE REFERENCED OR FURNISHED BY THE CLIENT HAS NOT BEEN VERIFIED BY PROFESSIONAL LAND SURVEYING SERVICES, LLC.

THIS IS A PLAT OF AN ACTUAL GROUND SURVEY OF AN 07.92 ACRE PARCEL OF LAND CERTIFYING THAT NO ENCROACHMENTS WERE FOUND TO EXIST ACROSS ANY PROPERTY LINES EXCEPT WHERE SHOWN. ALL LOACTED IN SECTION 19, T-5-S, R-2-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

THIS SURVEY IS IN ACCORDANCE WITH THE APPLICABLE MINIMUM STANDARDS OF PRACTICE FOR SURVEYS IN LOUISIANA FOR A CLASS 'C' SURVEY.

GENERAL NOTES:

1. ZONING DISTRICT: RURAL
2. ACEREAGE: SEE PLAT
3. INUNDATION LEVEL: N/A
4. LAND USE: SINGLE FAMILY DWELLING
5. ELECTRIC COMPANY: DEMCO ELECTRIC
6. SCHOOL DISTRICT: CITY OF CENTRAL COMMUNITY SCHOOL SYSTEM (2-B)
7. GAS COMPANY: GAS UTILITY
8. NEAREST 100 Yr. FLOOD ELEVATION: 78.0'
9. FEMA FLOOD ZONE(S): 'AE'
10. WATER DISTRICT: EAST BATON ROUGE PARISH WATER CO.
11. SEWER DISTRICT: (SEE SUBDIVISION NOTES)
12. FIRE DISTRICT: CHENEYVILLE FIRE DISTRICT NO. 7
13. FIRM BASE FLOOD ELEVATION: 78.0'

REFERENCES:

1. 'PLAT SHOWING SUBDIVISION OF LOT B-1 OF THE S. CALLOWAY BETTIS PROPERTY' BY S. BRETT FITZGERALD, PLS, DATED 08-20-2012.

2. 'MAP SHOWING SURVEY & SUBDIVISION OF LOT B INTO LOTS B-1 & B-2', BY DON A. GARLAND, PLS, DATED 06-08-04, AND RECORDED IN THE EAST BATON ROUGE CLERK OF COURT'S OFFICE, ORIGINAL 391, BUNDLE 11652.

DEED RESTRICTION 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 DOESN NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

SUBDIVISION NOTES:

THIS PROPERTY LIES IN FEMA FLOOD ZONE 'AE' BASED ON FIRM MAP/PANEL #22033C/0165F; EFFECTIVE DATE JUNE 19, 2012. FIRM BASE FLOOD ELEVATION = 78.0'.

✳ NO BUILDING PERMITS FOR THESE LOTS WILL BE ISSUED UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED: (1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED REGISTERED PROFESSIONAL; (2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS; (3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE CURRENT OWNER; (4) THE DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS.
(5) THE PRIVATE SERVITUDE OF ACCESS SHALL BE CONSTRUCTED & SUBSEQUENTLY INSPECTED TO MEET THE CURRENT UDC STANDARDS, AT A MINIMUM.

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.

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL , EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF EAST BATON ROUGE PARISH HAS APPROVED THE METHOD OF SEWEAGE TREATMENT AND DISPOSAL.

BUILDING SETBACKS: 35' FRONT YARD, A 12.5' OR 10% OF LOT WIDTH, WHICHEVER IS GREATER SIDE YARD SETBACK (20' FOR LOTS B-1-D-1 & B-1-D-3), AND A 30' REAR YARD. NOTE LOT B-1-D-2 FRONTS THE PRIVATE SERVITUDE OF ACCESS.

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 PUBILC 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, SEWEAGE 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 WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

STATE OF LOUISIANA
S. BRETT FITZGERALD
License No. 5018
PROFESSIONAL
LAND SURVEYOR

S. BRETT FITZGERALD, PLS #5018
2461 RHODODENDRON AVE.
BATON ROUGE, LA 70808
225-276-8761

SCALE : 1" = 100'

DATE:	02/11/14
DRAWN BY:	MWM
CHECKED BY:	SBF
DWG. NO.	B-1090-A

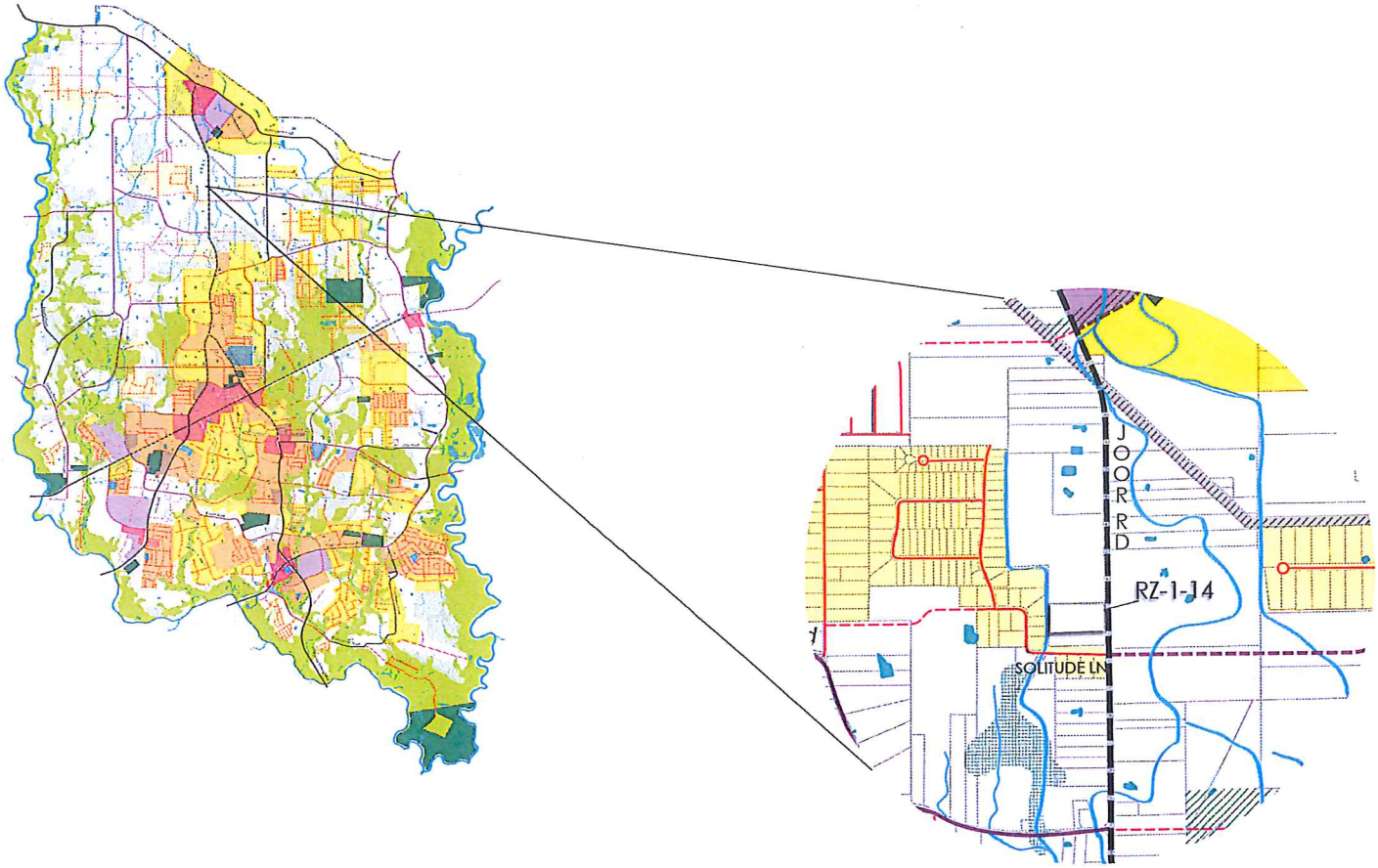
PLAT SHOWING SUBDIVISION OF LOT B-1-D OF THE S. CALLOWAY BETTIS PROPERTY INTO LOTS B-1-D-1, B-1-D-2 & B-1-D-3

DRAWN FOR KEVIN WILLIAMS

PROFESSIONAL LAND SURVEYING SERVICES, LLC

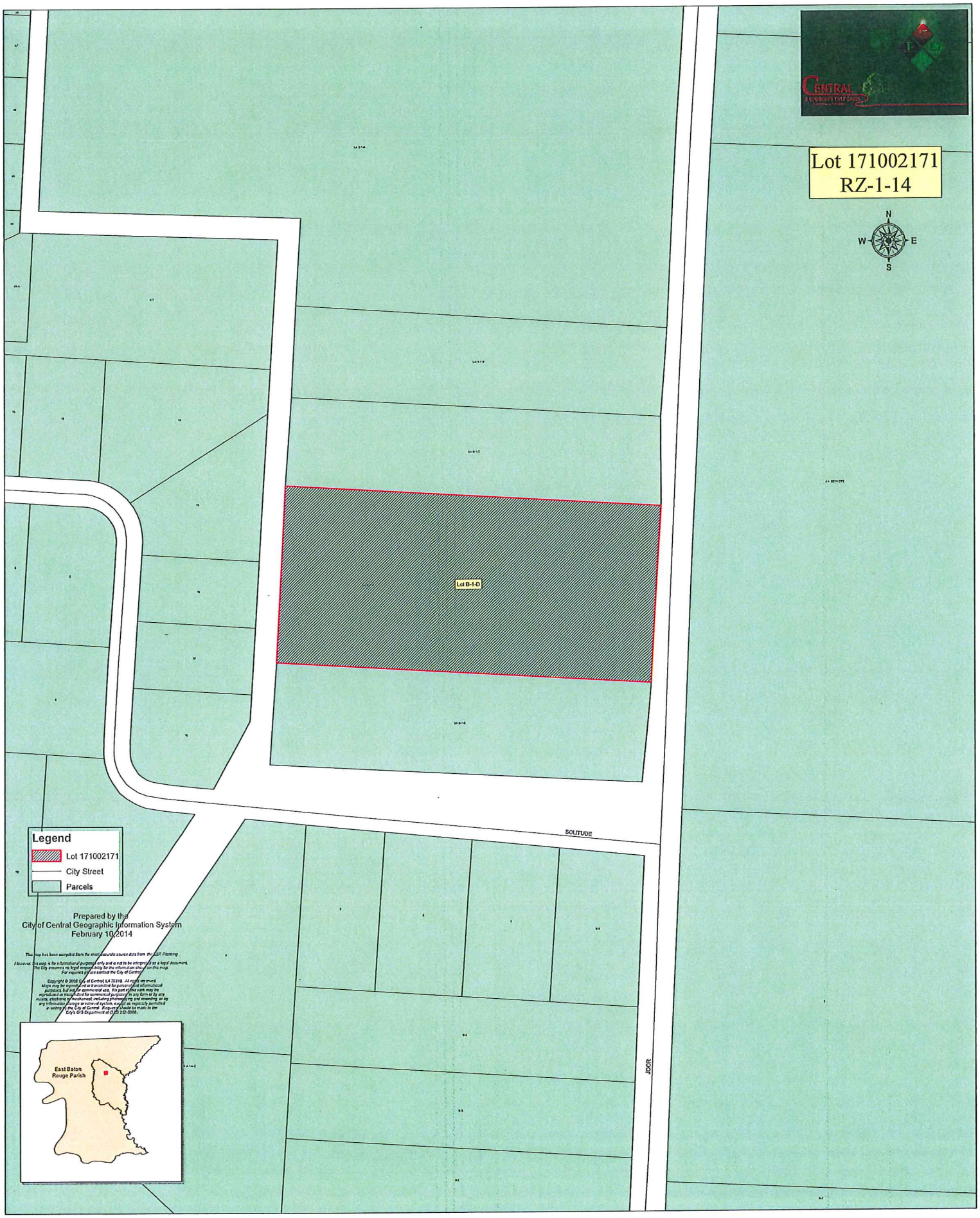
SS-2-14

MASTER PLAN- PHASE TWO
LAND USE PLAN



- Utility
- Schools
- Conservation Areas
- Restricted Greenspace
- Incentive Greenspace
- Rural/Agriculture
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Neighborhood Commercial
- General Commercial
- Office/Technology Park
- City Center
- Parks/Recreation

Attachment A


Lot 171002171
RZ-1-14
N
W
E
S
Lot B-1-D
SOLITUDE
JOOR
Legend
Lot 171002171
City Street
Parcels
Prepared by the
City of Central Geographic Information System
February 10,2014
East Baton Rouge Parish

PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: FEB. 27, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-02-14
RZ-1-14

☑ REQUEST TO REZONE

FROM: RURAL

TO: R-1

☑ OTHER REQUEST

SUBDIVISION INTO 3 LOTS

For More Information Contact
City of Central 262-5000

01/30/2014 10:47