



MEMORANDUM

TO: Planning Commission
FROM: Woodrow Muhammad AICP, Planning & Zoning Director
SUBJECT: **S-2-14 SUBDIVISION OF LOT 2-B OF THE J.J GURNEY TRACT**

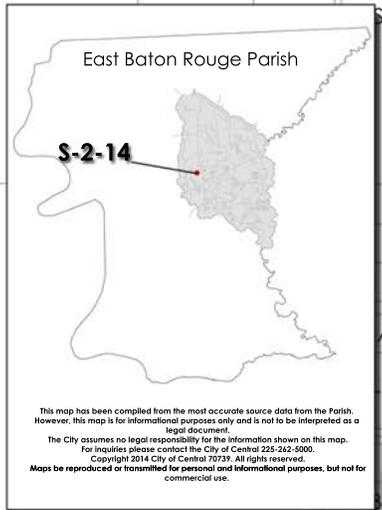
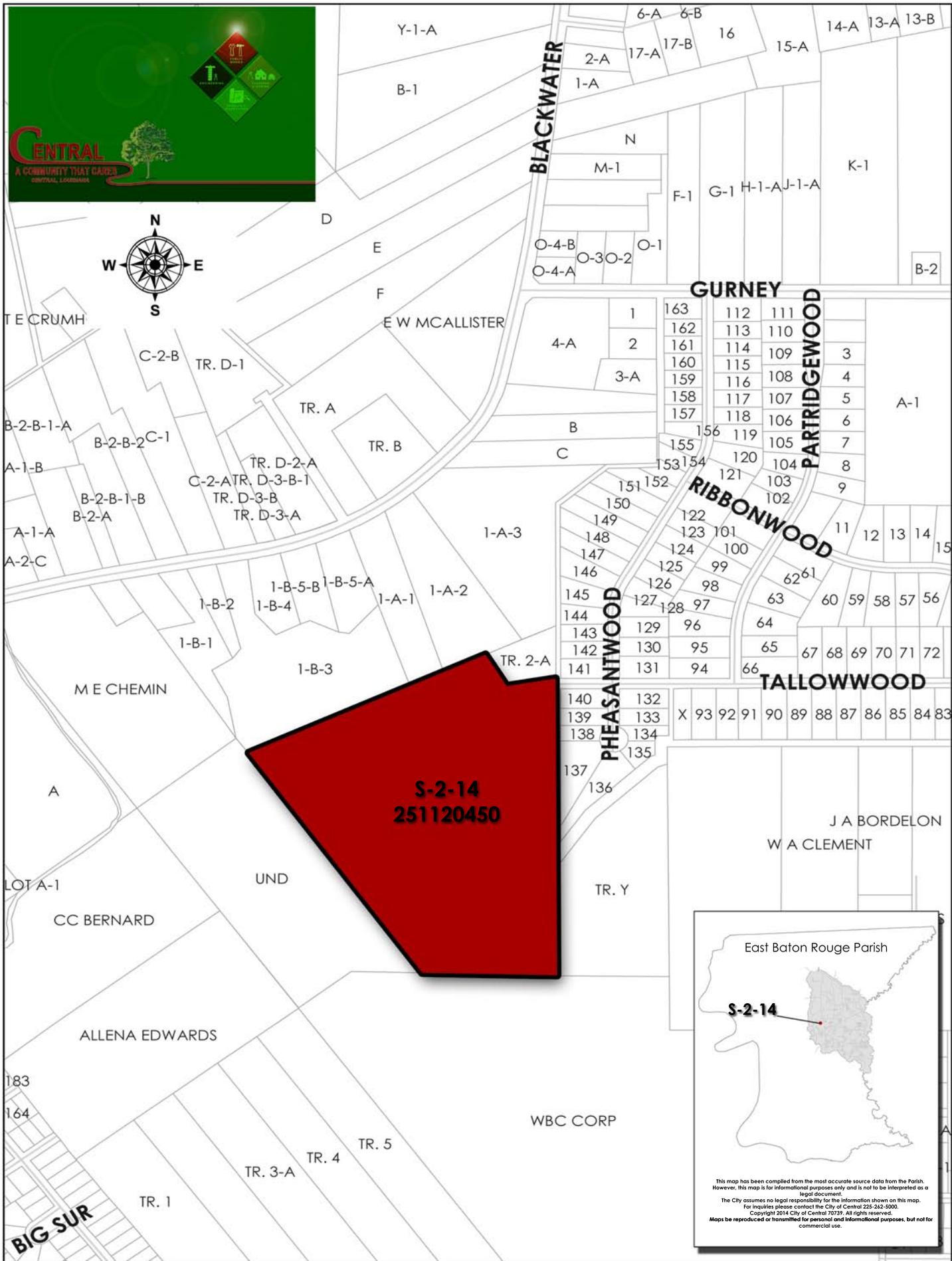
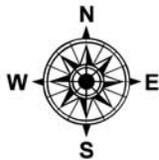
LOCATION This property is located at the west end of Tallowood Avenue on Tract 2B of the former J.J. Gurney Tract in Sections 1 and 2 , T6S, R1E GLD, EBR, LA.

MASTERPLAN LAND USE	Incentive Greenspace/Conversation
PRESENT ZONING	R-1 (Single-Family Residence District One) & RA (Rural/Agriculture)
LOT ID NUMBER	251120450
ENGINEER/LAND SURVEYOR	Baton Rouge Land Surveying
APPLICANT	Thomas Barber

STAFF COMMENTS

1. **Size** of subject property is approximately 45.4 acres.
2. **Background** The applicant is proposing a single family residential subdivision of 9 lots consistent with the R-1 Zoning District. The applicant is seeking to rezone to R-1 with a revised site plan concurrently with this subdivision request. The Zoning Commission recommended approval of the revised site plan on September 25, 2014. The revised site plan rezoning request is scheduled to be heard by the City Council on October 28, 2014.
3. **Access** Private Road
4. **Master Plan Statement** The subject property is designated as Incentive Greenspace/Conversation land use on the "City of Central Master Plan".
5. **Planning Commission Staff Recommendation** The Staff recommends approving the subdivision contingent upon approval by the City Council of the revised site plan rezoning request at the October 28, 2014 City Council meeting and with the attached conditions for the construction of the private road. **(See Attachment A)**
6. Scheduled for Planning Commission Meeting on **October 23, 2014**.







VICINITY MAP 1" = 2000'

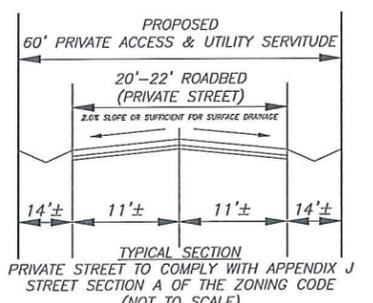
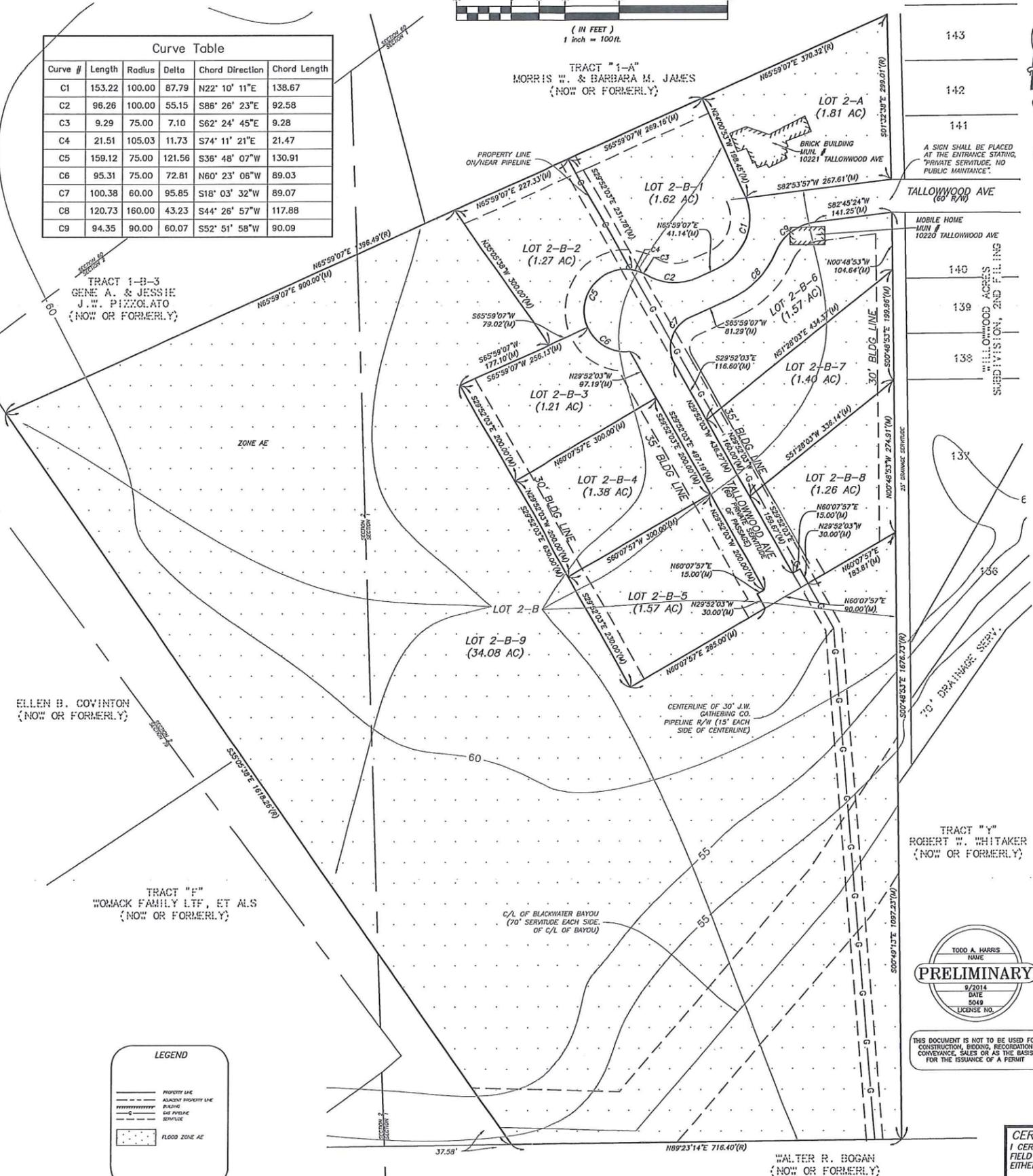
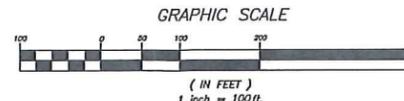
GENERAL NOTES:

CONTOUR LINES SHOWN HEREON WERE BASED ON THE "COMTE, LA" QUADRANGLE.
 BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION.
 FENCE LOCATIONS SHOWN ON THIS SURVEY ARE FOR GRAPHICAL REPRESENTATION ONLY. NO DETERMINATION REGARDING ANY POSSIBLE RIGHTS OF POSSESSION WERE MADE BY THE LAND SURVEYOR.
 WETLAND DELINEATION OR ENVIRONMENTAL ASSESSMENTS WERE NOT PERFORMED NOR WERE WITHIN THE SCOPE OF THIS SURVEY.
 THIS SURVEY WAS BASED UPON INFORMATION SUPPLIED BY THE CLIENT AND IS SUBJECT TO THOSE ADVERSE FACTS WHICH MIGHT BE DISCLOSED BY A COMPLETE TITLE SEARCH, CONDUCTING A FULL ABSTRACT WAS NOT WITHIN THE SCOPE OF THIS SURVEY.
 THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREIN MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESS OR IMPLIED.
 CERTIFICATION AND THE RIGHT TO REPRODUCE AND/OR DISTRIBUTE THIS PLAN DOES NOT EXTEND TO ANY OTHER PARTY WITHOUT THE EXPRESS WRITTEN PERMISSION OF FORTE AND TABLADA, INC. AND THE CERTIFYING LAND SURVEYOR.
 THIS SURVEY IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS ESTABLISHED BY LA. REV. STATUTES TITLE 48, CHAPTER 23, AS A CLASS C SURVEY.
 ALL LOTS THAT USE THE PRIVATE SERVIDUTE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVIDUTE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVIDUTE OF ACCESS. (CENTRAL ORDINANCE 2007-03).

NOTES:

REFERENCE MAPS:
 1. SURVEY MAP SHOWING THE SUBDIVISION OF TRACT 2 OF THE J.J. GURNEY TRACT LOCATED IN SECTIONS 1 & 2, T-6-S, R-1-E, EAST BATON ROUGE PARISH, LA, FOR CLAUDE L. AND LINDA F. BARBER, OWNERS AND TOMMY BARBER, CLIENT, BY LAMON L. MOODY II, P.L.S., DATED AUGUST 19, 2003.
FLOOD ZONE INFORMATION:
 ACCORDING TO FEMA FLOOD INSURANCE RATE MAP(S) NO. 22033C0150E, DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) "A".
 BASE FLOOD ELEVATION = 62.0 FT. NAVD83
 MAXIMUM WINDSTORM LEVEL IS 61.0'
ZONING INFORMATION:
 ZONING: RURAL AGRICULTURAL, PER CITY OF CENTRAL GIS DATED JUNE 15, 2010. NOTE: SITE HAS SINCE BEEN REZONED TO R-1, SINGLE FAMILY RESIDENTIAL.
SETBACK: FRONT = 35'
 SIDE = GREATER OF 12.5' OR 10% OF LOT WIDTH
 REAR = 10'
 MINIMUM LOT SIZE = 21,780 SQ. FT. (1/2 ACRE)
FUTURE LAND USE:
 SINGLE FAMILY RESIDENTIAL
UTILITY COMPANY INFORMATION:
 ELECTRIC: DEMCO
 GAS: ENTERTON
 WATER: PARISH WATER COMPANY
 SEWER: PARISH
 TELEPHONE: AT&T
 CABLE: COX COMMUNICATIONS
SCHOOLS:
 ELEMENTARY: BELLINGRATH ELEMENTARY SCHOOL AND TANGLEWOOD ELEMENTARY SCHOOL
 MIDDLE: CENTRAL MIDDLE SCHOOL
 HIGH: CENTRAL HIGH SCHOOL
EMERGENCY:
 CENTRAL VOLUNTEER FIRE DEPARTMENT
STORMWATER MANAGEMENT:
 AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.), LATEST VERSION.
FILL:
 THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH ORDINANCES AND LAWS GOVERNING THE SALE OR DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE (U.D.C.), LATEST VERSION, HAVE BEEN SATISFIED.
DEED RESTRICTION:
 THE CITY OF CENTRAL AND THE PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.
PRIVATE DEDICATION:
 THE SERVIDUTES DESIGNATED HEREON AS "PRIVATE SERVIDUTES" ARE HEREBY RESERVED FOR THE USE OF THE LOT OWNERS OF THE LOTS ADJACENT TO SAID PRIVATE SERVIDUTES AND THEIR SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SAID LOTS. THE EAST BATON ROUGE CITY PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVIDUTES" FOR ACCESS TO ANY "PUBLIC SERVIDUTES" SHOWN HEREON. THE SALE OF ANY PROPERTY WITH REFERENCE TO THIS PLAN SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVIDUTE" AS DEFINED HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVIDUTES". THE "PRIVATE SERVIDUTES" ARE FURTHER DESIGNATED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO THE SUBJECT LOTS AND THE USE OF SAID "PRIVATE SERVIDUTE" SHALL BE LIMITED TO THE UTILITIES SHOWN ON THIS PLAN.
 ALL LOTS THAT USE THE PRIVATE SERVIDUTE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVIDUTE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVIDUTE 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 SERVIDUTES OF PASSAGE ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVIDUTES ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAN, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITY, DRAINAGE OR OTHER PROPERTY 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 SERVIDUTE OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT-OF-WAY IS GRANTED.
SEWAGE DISPOSAL:
 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 SEWAGE TREATMENT AND DISPOSAL.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	153.22	100.00	87.79	N22° 10' 11"E	138.67
C2	96.26	100.00	55.15	S86° 26' 23"E	92.58
C3	9.29	75.00	7.10	S62° 24' 45"E	9.28
C4	21.51	105.03	11.73	S74° 11' 21"E	21.47
C5	159.12	75.00	121.56	S36° 48' 07"W	130.91
C6	95.31	75.00	72.81	N60° 23' 06"W	89.03
C7	100.38	60.00	95.85	S18° 03' 32"W	89.07
C8	120.73	160.00	43.23	S44° 26' 57"W	117.88
C9	94.35	90.00	60.07	S52° 51' 58"W	90.09



APPROVED:
 PUBLIC WORK
 EAST BATON ROUGE PARISH
 BY: _____
 BRYAN HARMON
 INTERIM DIRECTOR
 DATE: _____

APPROVED:
 PLANNING AND ZONING COMMISSION
 FOR THE CITY OF CENTRAL
 BY: _____
 WOODROW MUHAMMAD, AICP
 PLANNING & ZONING DIRECTOR,
 OR HIS DESIGNEE
 DATE: _____
 FILE NO.: _____

APPROVED:
 PLANNING AND ZONING COMMISSION
 FOR THE CITY OF CENTRAL
 BY: _____
 DAVID BARROW
 CHIEF OF ADMINISTRATIVE OFFICER
 DATE: _____



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

MAP SHOWING RESUBDIVISION SURVEY OF LOT 2-B OF THE 93.995 ACRE J.J. GURNEY TRACT INTO LOTS 2-B-1, 2-B-2, 2-B-3, 2-B-4, 2-B-5, 2-B-6, 2-B-7, 2-B-8 & 2-B-9 LOCATED IN SECTION 1 & 2, T-6-S, R-1-E GREENSBURG LAND DISTRICT, CITY OF CENTRAL, EAST BATON ROUGE PARISH, LA FOR TOMMY BARBER

CERTIFICATION:
 I CERTIFY THAT I MADE THE SURVEY SHOWN HEREON, THAT IT IS IN ACCORDANCE WITH THE FIELD NOTES OF SAID SURVEY, AND THAT THERE ARE NO SIGNIFICANT VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, UNLESS OTHERWISE NOTED.
 TODD A. HARRIS
 PROFESSIONAL LAND SURVEYOR
 09/02/2014
 DATE

BATON ROUGE LAND SURVEYING
 A Division of Forte & Tablada

RESUBDIVISION SURVEY OF LOT 2-B OF THE 93.995 ACRE J.J. GURNEY TRACT FOR TOMMY BARBER

DATE: 09/02/14
 SCALE: 1"=100'

ATTENTION: THIS BAR = 1 INCH ON ORIGINAL DRAWING REPRESENTS 100 FEET.

DRAWN BY	SAV	TAM	N/A	N/A
CHECKED	SAV	TAM	N/A	N/A
FIELD BK	SAV	TAM	N/A	N/A
CREW	SAV	TAM	N/A	N/A
DATE	09/02/14			
SCALE	1"=100'			

S-2-14 REV. 10-2-14

1. The private servitude of access must be constructed of six (6) inches of concrete or asphalt at least twenty two (22) feet wide within a minimum thirty (30) foot wide servitude of access (UDC 13.6.(9)c)
2. 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).
3. 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)
4. Construction plans may be required by DPW.
5. 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.
6. 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).

PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: OCT. 23, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: S-2-14

REQUEST TO REZONE
FROM: _____

TO: _____

OTHER REQUEST

8 Lot Subdivision / Private Street
For More Information Contact
City of Central 262-5000

10/01/2014 09:57