



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-1-14 SUBDIVISION OF LOT A-1 OF THE W.L. DOUGHERTY PROPERTY**

LOCATION This property is located on the north side of Dyer Road west of the Blackwater Road intersection in Section 23, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture, Restricted Greenspace, Conservation
PRESENT ZONING	Rural
LOT ID NUMBER	241630069
ENGINEER/LAND SURVEYOR	Lamon Moody
APPLICANT	Dain Gillen

STAFF COMMENTS

1. **Size** of subject property is approximately 10 acres.
2. **Background** The applicant is proposing to subdivide one lot into two for single family residential land use.
3. **Access** Public Road
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture. The proposed use is consistent with the Master Plan, but a proposed lot size is not.
5. **Planning Commission Staff Comments** Staff notes that a lot within this subdivision is not consistent with the Master Plan and the new Zoning Ordinance (Minimum area of 3 acres). However, this subdivision does meet current subdivision regulations. The applicant submitted this request prior to the adoption date of the new Zoning Ordinance. The Staff would further advise that the Planning Commission recently approved a less consistent request (SS-23-13) at the January 23, 2014 meeting.
6. Scheduled for Planning Commission Meeting on **February 27, 2014**.

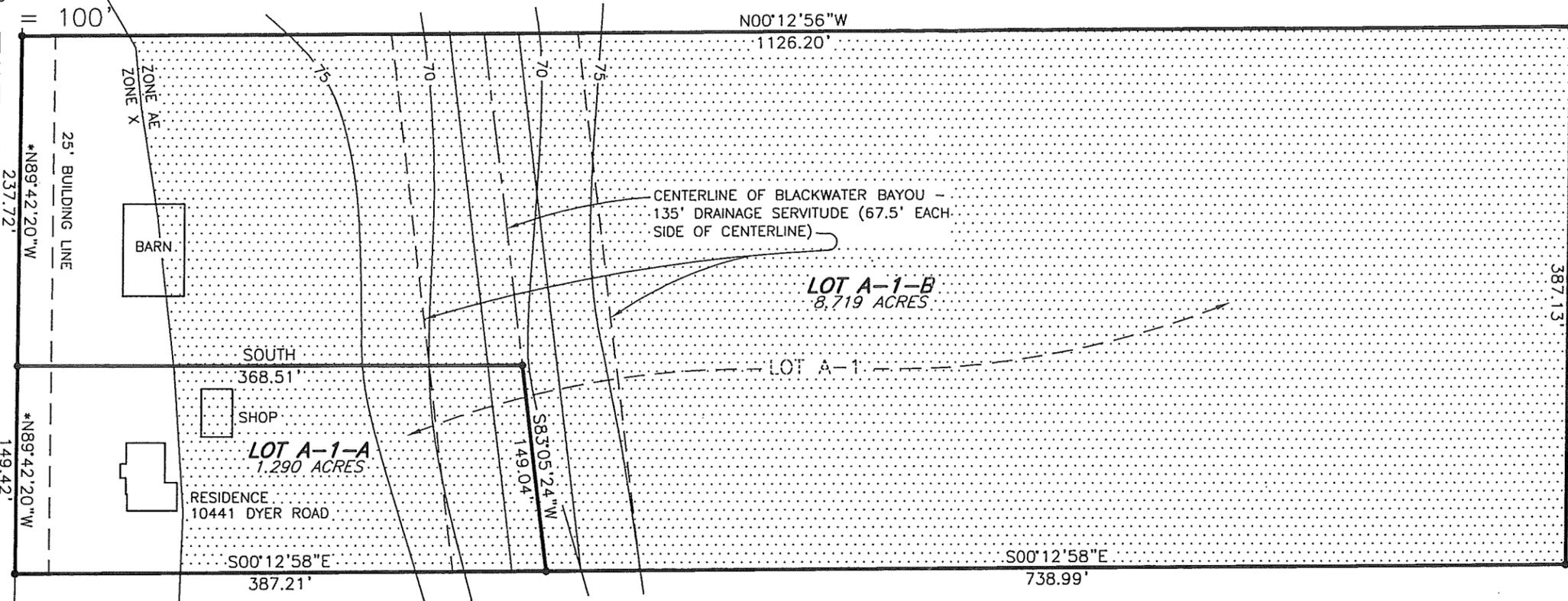


SCALE: 1" = 100'

LESLIE H. BROWN PROPERTY

N00°12'56"W
1126.20'

MAJOR STREET PLAN: 4/100'
80' R/W
DYER ROAD



387.13'

SOUTH

368.51'

10441 DYER ROAD

LOT A-1-A
1.290 ACRES

RESIDENCE

10441 DYER ROAD

S00°12'58"E

387.21'

S83°05'24"W
149.04'

LOT A-1-B
8.719 ACRES

LOT A-2

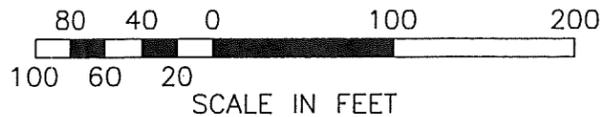
JAMES M. ROBERTSON

S00°12'58"E

738.99'

LEGEND:

FLOOD ZONE AE



GENERAL NOTES:

- ZONING: RURAL
- EXISTING LAND USE: LOW DENSITY RESIDENTIAL
- ELECTRIC: D.E.M.C.O.
- GAS: GAS UTILITY DISTRICT 1
- WATER: PARISH WATER CO.
- SEWER: APPROVED INDIVIDUAL PRIVATE TREATMENT PLANTS
- MASTER PLAN: RURAL/AGRICULTURAL; RESTRICTED GREENSPACE; CONSERVATION AREAS
- FIRE DISTRICT: CENTRAL FIRE DEPT.
- SCHOOL DISTRICTS: CENTRAL

NOTES:

- *BEARINGS BASED ON THIS LINE AS SHOWN ON REFERENCE MAP 2.
- NO ATTEMPT HAS BEEN MADE BY THIS PROFESSIONAL LAND SURVEYOR TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THOSE FURNISHED BY THE CLIENT OR THEIR REPRESENTATIVE.

FLOOD DATA:

PROPERTY IS IN FEMA FLOOD ZONES AE & X AS SHOWN ON FIRM 22033C0180E. BFE=75.6'-76.1'. THIS INFORMATION IS SUBJECT TO CHANGE AND CURRENT INFORMATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE EAST BATON ROUGE DEPARTMENT OF PUBLIC WORKS.

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 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.

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 FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

REFERENCE MAPS:

- MAP SHOWING THE SUBDIVISION OF THE W.L. DOHERTY 40.0 ACRE TRACT...LOCATED IN SECTION 23, T-5-S - R-1-E...EAST BATON ROUGE PARISH FOR DAIN GILLEN; BY R. DALE HODGES, RPLS; DATED 10/5/06; ORIGINAL 855 BUNDLE 11885.
- SURVEY MAP SHOWING THE SURVEY OF THE "PHILLIP DOUGHERTY 40 ACS"...SECTION 23, T5S-R2E, EAST BATON ROUGE PARISH, LOUISIANA FOR MRS. AUDREY DOUGHERTY DUKE: OWNER & CLIENT; BY JEFFREY M. MOODY, P.L.S.; DATED JULY 16, 2003.

PUBLIC DEDICATION:

THE STREETS AND RIGHTS OF WAY 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 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 OR OTHER 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 WAS GRANTED.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THE AREA, AND BUILDING SITES SHALL BE A MINIMUM OF TWO FEET ABOVE DITCH BOTTOM.

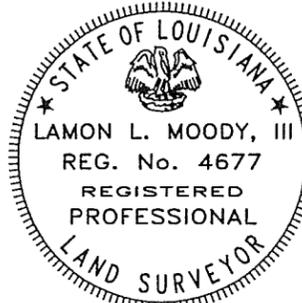
DAIN GILLEN: OWNER

DATE

CERTIFICATION:

I HEREBY CERTIFY THIS TO BE A CLASS C SURVEY, IN ACCORDANCE WITH L.A.C. 46.LX1.29, AND IS IN ACCORDANCE WITH L.R.S. 33:5051 ET SEQ., AND CONFORMS TO ALL CITY ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

LAMON L. MOODY, III, P.L.S.
LA REG. NO. 4677
DECEMBER 30, 2013



APPROVED:

LAKEISHA THERIOT, SANITARIAN/MANAGER
EAST BATON ROUGE DATE

WOODROW MUHAMMAD, OR HIS DESIGNEE,
PLANNING & ZONING DIRECTOR DATE

DAVID BARROW, OR HIS DESIGNEE
CHIEF ADMINISTRATIVE OFFICER DATE

SURVEY MAP SHOWING THE PROPOSED SUBDIVISION OF
LOT A-1 OF THE W.L. DOUGHERTY PROPERTY
INTO
LOTS A-1-A AND A-1-B
LOCATED IN SECTION 23, T5S-R1E, G.L.D.,
CITY OF CENTRAL, EAST BATON ROUGE PARISH, LOUISIANA
FOR
DAIN R. GILLEN: OWNER

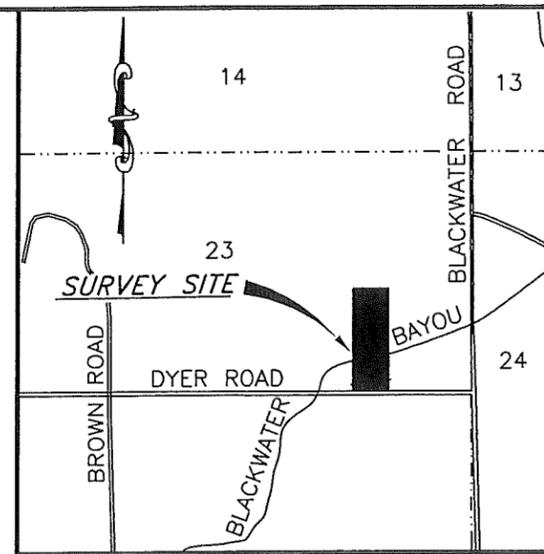
FILE NO. S384A GILLEN

MOODY PROFESSIONAL LAND SURVEYORS, INC.

8723 CEDAR GLEN B.R., LA 70811 PHONE/FAX (225) 356-6012

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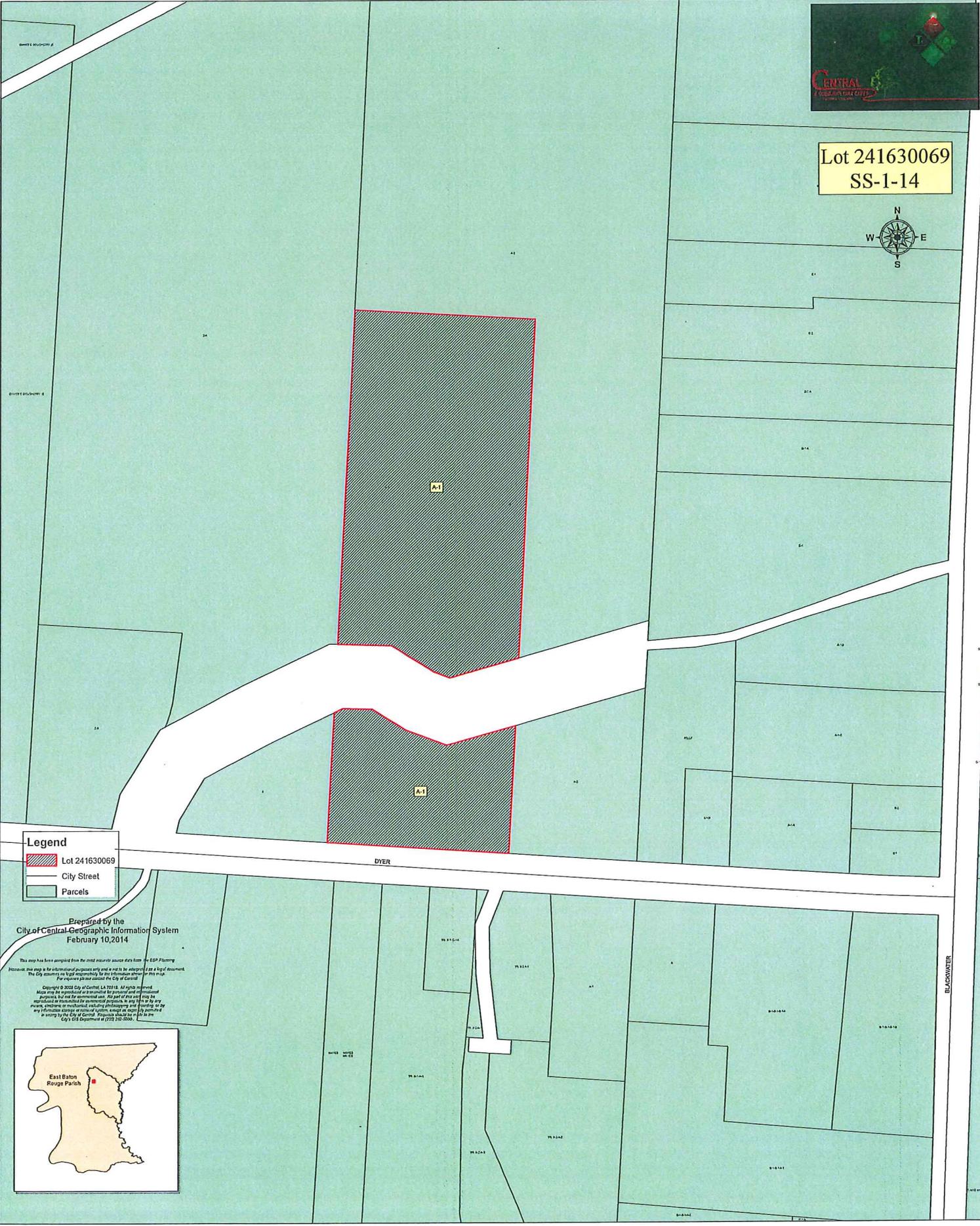
CS-1-14



VICINITY MAP
SCALE: 1"=2000'



Lot 241630069
SS-1-14



Legend

-  Lot 241630069
-  City Street
-  Parcels

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

This map has been prepared from the most accurate source data from the ESP Planning
Information and maps for informational purposes only and are not to be interpreted as a legal document.
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BLACKWATER

PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: FEB. 27, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-1-14

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST

SUBDIVISION CREATING TWO LOTS

For More Information Contact
City of Central 262-5000

01/30/2014 10:40