



MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-19-14 SUBDIVISION OF X-1 OF THE FORMER CELIA NITA AND LINDON DENHAM PROPERTY**

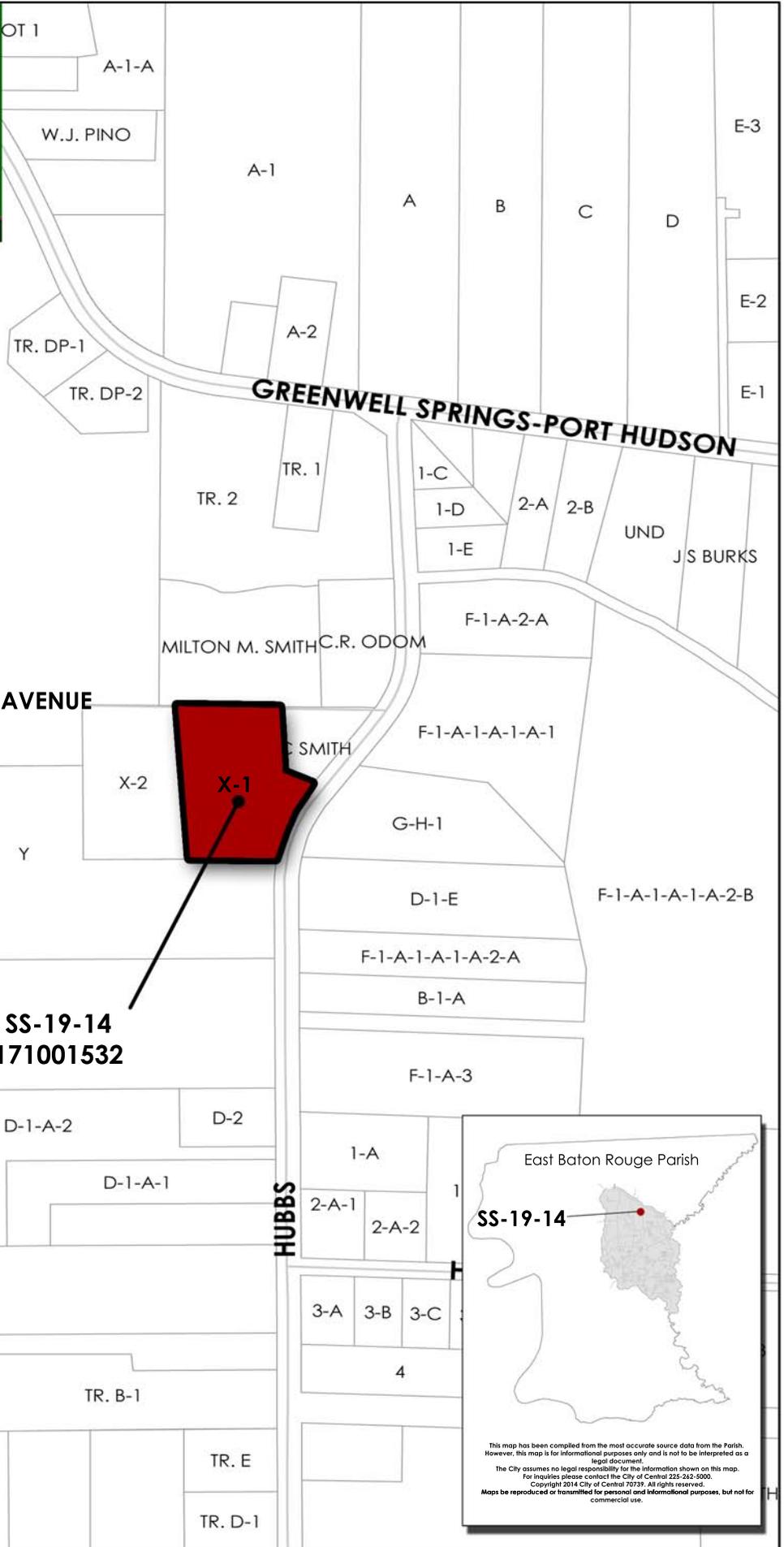
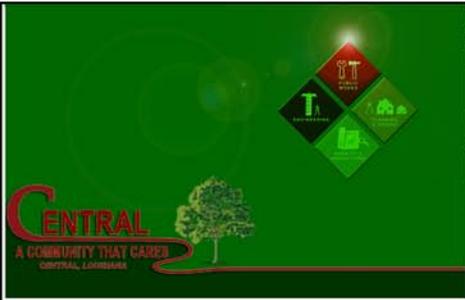
LOCATION This property is located on the west side of Hubbs Road south of the Greenwell Springs-Port Hudson Road intersection in Section 17, T5S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Low Density Residential
PRESENT ZONING	R/A Rural Agriculture
LOT ID NUMBER	171001532
ENGINEER/LAND SURVEYOR	L & L Land Surveying, LLC
APPLICANT	Stephen LaCour

STAFF COMMENTS

1. **Size** of subject property is approximately 4.3 acres.
2. **Background** The applicant is requesting to subdivide a tract into two for single family residential land use and signage, respectively.
3. **Access** Private Servitude of Access
4. **Master Plan Statement** The subject property is designated as Low Density Residential 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 subdivision.
6. Scheduled for Planning Commission Meeting on **October 23, 2014**.





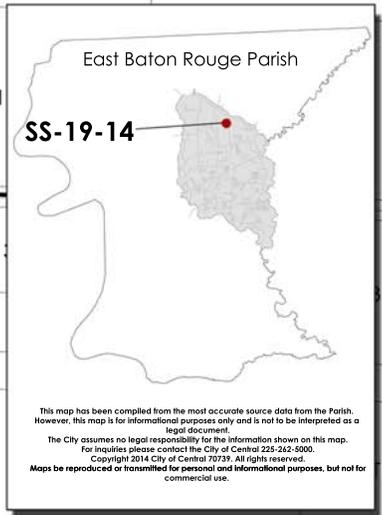
FREEDOM AVENUE

GREENWELL SPRINGS-PORT HUDSON

HUBBS

**SS-19-14
171001532**

X-1



This map has been compiled from the most accurate source data from the Parish. However, this map is for informational purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the information shown on this map. For inquiries please contact the City of Central 225-265-5000. Copyright 2014 City of Central 70739. All rights reserved. Maps are reproduced or transmitted for personal and informational purposes, but not for commercial use.

BASE BEARING: S89°35'11"W (REF. #1)
 FLOOD ZONE: "X" BASE FLOOD ELEVATION: N/A
 F.E.M.A. F.I.R.M. PANEL NO. 22033C 0185 F DATE: 6/19/12

REFERENCE:

1. MAP SHOWING SUBDIVISION OF TRACT X, FORMERLY THE CELIA NITA & LINDON DENHAM PROPERTY, AND A CERTAIN 0.16 ACRE TRACT, FORMERLY THE LOUISE & STEVE SMITH PROPERTY INTO TRACTS X-1, X-2, X-3, X-4 & X-5, BY SCOTT M. LOBELL, P.L.S., DATED 5/11/2010 AND REVISED THRU 12/13/2011
 2. ACT OF RESTRICTIONS OF FREEDOM PLACE SUBDIVISION DATED 6/3/2014, AND RECORDED ON 6/3/2014 IN ORIG. 465/BNDL. 12582.

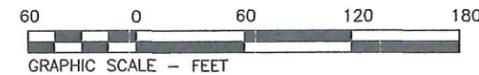
NOTE:

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

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, LATEST REVISION.

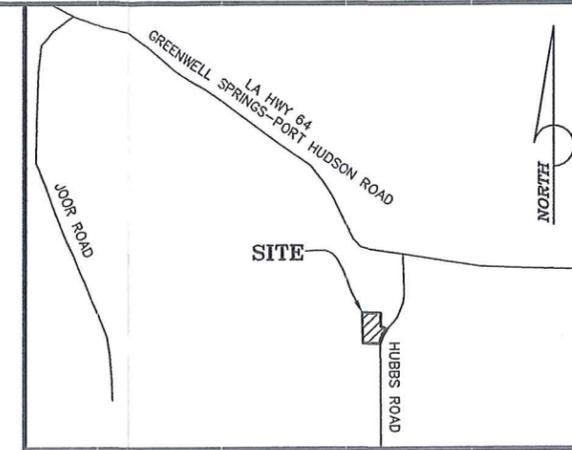
SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

DEDICATION:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET 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, 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.



LEGEND

- ⊙ Fd. Iron
- Set 1/2" I.R.
- Hwy R/W Mon.
- EOA Edge of Asphalt



VICINITY MAP
 SCALE: 1" = 2000'

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. ACCORDING TO HEALTH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.

RECOMMENDED FOR APPROVAL:

CHIEF SANITARIAN _____ DATE _____
 EAST BATON ROUGE PARISH HEALTH UNIT

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 PARTICULARLY, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED

APPROVED:
 CITY OF CENTRAL

PLANNING AND ZONING DIRECTOR _____ DATE _____

CHIEF ADMINISTRATIVE OFFICER TO THE MAYOR _____ DATE _____

CERTIFICATION:

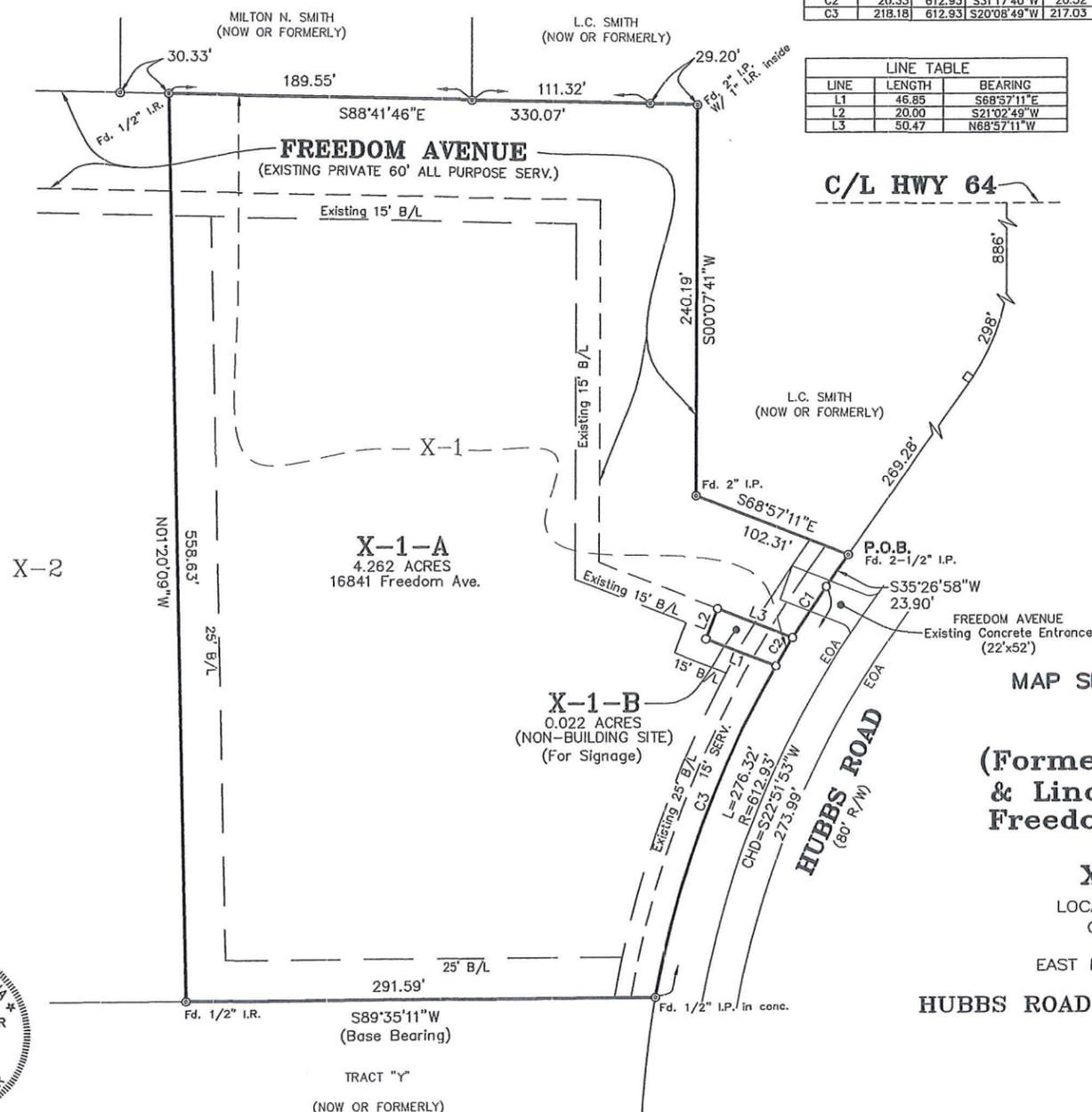
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

F. Dewitt Ladner
 F. DEWITT LADNER
 PROFESSIONAL LAND SURVEYOR
 REG. #4983
 10/6/14
 DATE



HUBBS ROAD DEVELOPMENT PARTNERS, LLC _____ DATE _____



GENERAL NOTES:

TOTAL AREA: 4.284 ACRES
 TOTAL NO. LOTS: 2
 ZONING: RURAL/AGRICULTURE
 COMPREHENSIVE LAND USE: LOW DENSITY RESIDENTIAL
 WATER: EBR PARISH
 ELECTRICITY: DEMCO
 GAS: DISTRICT GAS #1
 TELEPHONE: AT & T
 SEWER: (OUTSIDE C.S.D.) INDIVIDUAL PRIVATE TREATMENT SYSTEMS. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.
 SCHOOL DISTRICT: CENTRAL SCHOOL SYSTEM 2-8
 FIRE DISTRICT: CENTRAL FIRE DISTRICT
 NO MAJOR CONTOURS AFFECT THE PROPERTY PER USGS QUAD MAP FOR COMITE, LA LAST REVISED 1994
 A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

"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 PRORATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVITUDE OF ACCESS."(PER CENTRAL ORDINANCE 2007-03)

"ALL LOT OWNERS SHALL BE A MEMBER OF THE FREEDOM PLACE HOMEOWNERS ASSOCIATION, INC. FORMED BY THE DEVELOPER COMMENSURATE WITH THE PURCHASE OF A LOT AND SUBJECT TO THE ARTICLES OF INCORPORATION, BY-LAWS, RULES & REGULATIONS, INCLUDING THOSE AFFECTING ASSESSMENTS, USE AND MAINTENANCE OF THE COMMON AREAS AND IMPROVEMENTS THEREOF AS WELL AS SERVITUDES OF ACCESS AND PASSAGE."(PER REF. #2, ACT OF RESTRICTIONS OF FREEDOM PLACE SUBDIVISION)

MAP SHOWING SURVEY & DIVISION OF Tract X-1 (Formerly of the Celia Nita & Lindon Denham Property) Freedom Place Subdivision

INTO
X-1-A & X-1-B
 LOCATED IN SECTION 17, T5S-R2E
 GREENSBURG LAND DISTRICT
 CITY OF CENTRAL
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
HUBBS ROAD DEVELOPMENT PARTNERS, LLC



6161 PERKINS ROAD, STE. 2B, BATON ROUGE, LA 70809 (225)314-4469

140294
 SS-19-14

PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: Oct. 23, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-19-14

REQUEST TO REZONE

FROM: _____

TO: _____

OTHER REQUEST
of One (1) Lot into
Subdivision for a Sign Contact
Two (2) for more information 262-5000
City of Central

Large Lots

NOW
AVAILABLE

(225) 572-5959

10/02/2014 13:12