



# 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-20-14 SUBDIVISION OF TRACT A OF THE FORMER T. A. LIROCAHI & SAM CULOTTA PROPERTY**

LOCATION This property is located on the west side of Washington Lane north of the Shady Park Drive intersection in Section 37 and 38, T6S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Low Density Residential
PRESENT ZONING	R1 (Single Family Residential One)
LOT ID NUMBER	611160051
ENGINEER/LAND SURVEYOR	L & L Land Surveying
APPLICANT	Stephen Lacour

## STAFF COMMENTS

1. **Size** of subject property is approximately 6.8 acres.
2. **Background** The applicant is proposing to create three lots for single family residential land use with a waiver request of **Section 7:4.103.7(a)2** of the **Development Code**.

Washington Lane is in substandard condition with a width of 9 feet at some points. The standard width, as determined by the **Development Code**, is minimum 20 foot travel zone. Given the intent of **Section 7:4.103.7(a) 2**, Staff believes that it would be impractical to add impact to a bad condition unless the current street conditions are mitigated or corrected to standards. Staff advises that the impact of two additional residences at this location may be marginal; however, the Planning Commission should consider the possible effect of setting a precedent for future subdivisions on Washington Lane.

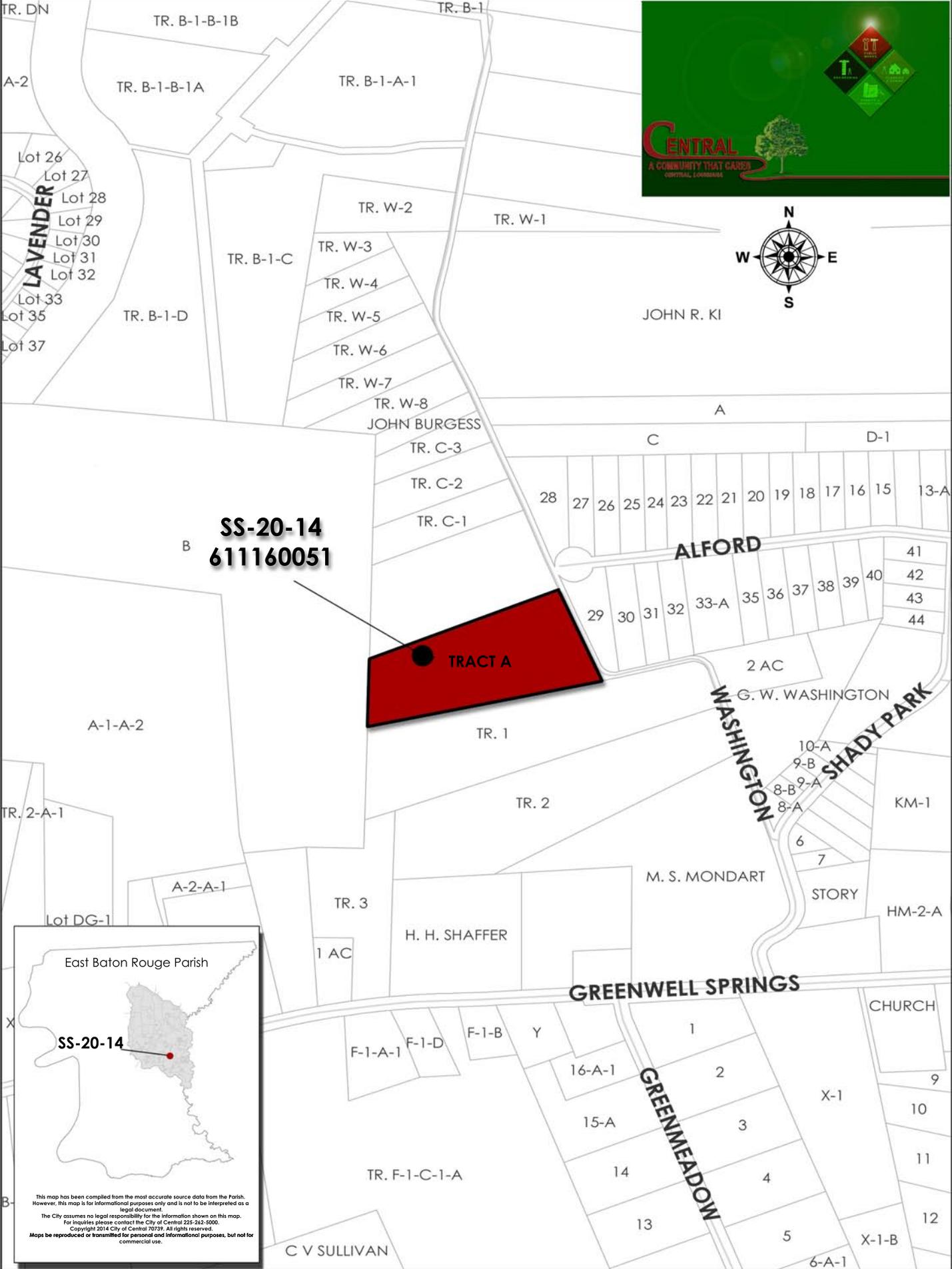
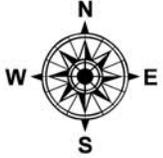
The Planning Commission approved a similar waiver request on Washington Lane within **Case SS-19-13** in 2013. **(See Attachment A)**

3. **Access** Public Road
4. **Waiver Request** The applicant is requesting a waiver of **Section 7:4.103.7(a)2** of the **Development Code** states that no lots may be subdivided on private streets or roads or on unimproved rights-of-way unless such streets, roads or rights-of-way are first improved to the standards in **Section 13** of the **U.D.C.**

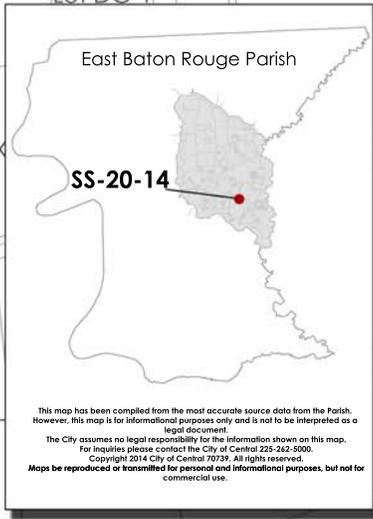
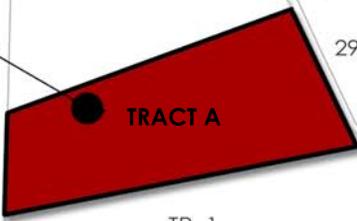


**Justification** There are no current mechanisms in place to mitigate or improve Washington Lane in its entirety. However, the applicant has provided mitigation at the subject property by donating a 15 foot wide strip of land to the City for the possible widening of Washington Lane and by building a bulb-out or passing area adjacent to the subject property.

5. **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.
6. **Planning Commission Staff Comments** The applicant has provided, as recommended by the Staff, mitigation at the subject property consistent with the approval **Case SS-19-13** (bulb-out and land dedication). With respect to setting a precedent, the Staff is of the opinion that due to zoning restrictions, properties north of this subdivision will have difficulty subdividing because of minimum lot area requirements. If the subdivision is approved with the requested waiver, it should be stipulated that there shall be no further subdivision until Washington Lane is brought to current development standards.
7. Scheduled for Planning Commission Meeting on **November 20, 2014**.



**SS-20-14  
611160051**



BASE BEARING: S78°31'00"W (REF. #1)  
 FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 54.5'  
 F.E.M.A. F.I.R.M. PANEL NO. 22033C 0195 F DATE: 6/19/12

FLOOD ZONE WAS SCALED FROM THE F.I.R.M.

**REFERENCE:**

1. MAP SHOWING THE SURVEY OF TRACTS A, B & C BEING A RESUBDIVISION OF 19.87 ACRE TRACT, BY WILLIAM C. HORTON, C.E., APPROVED BY EBRP PLANNING COMMISSION ON 6/22/1970

**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 EAST BATON ROUGE PARISH HEALTH UNIT.

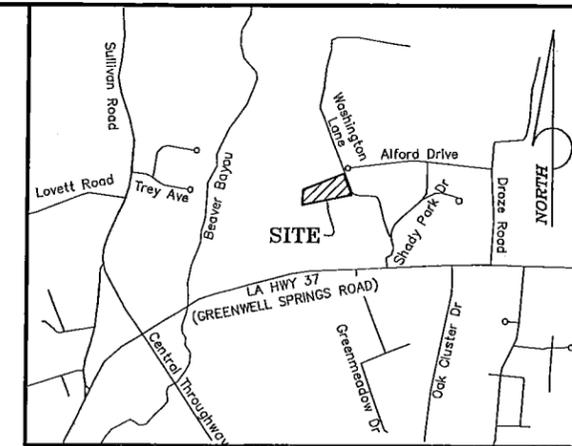
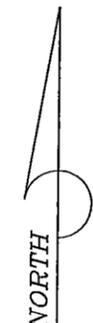
**DEDICATION:**  
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC 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.

100 0 100 200 300

GRAPHIC SCALE - FEET

**LEGEND**

- ⊙ Fd. Iron
- Set 1/2" I.R.
- ▨ FLOOD ZONE "AE"
- E.O.A. Edge of Asphalt
- ▭ Proposed Construction of "Bulb Out" Lane  
4" Crusted Concrete or approved equivalent  
See Inset A for Dimensions



**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 \_\_\_\_\_  
 WOODROW MUHAMMAD, AICP

CHIEF ADMINISTRATIVE OFFICER TO THE MAYOR \_\_\_\_\_ DATE \_\_\_\_\_  
 DAVID BARROW

**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.

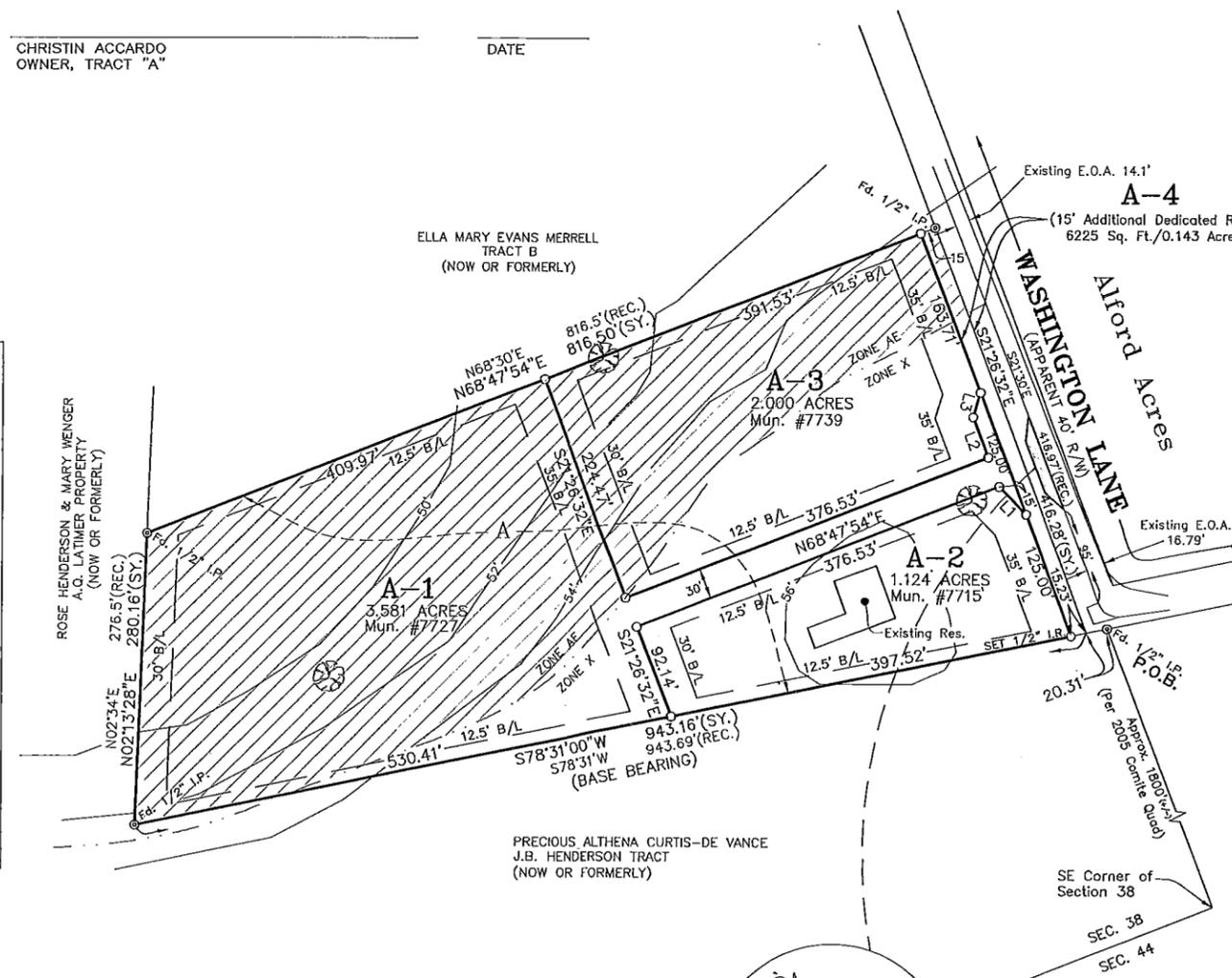
THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

F. DEWITT LADNER \_\_\_\_\_ DATE 10/6/14  
 PROFESSIONAL LAND SURVEYOR REG. #4983

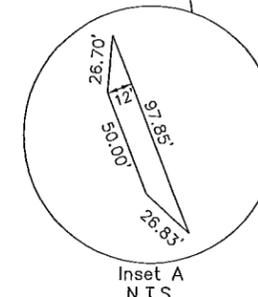


MATTHEW ACCARDO \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER, TRACT "A"

CHRISTIN ACCARDO \_\_\_\_\_ DATE \_\_\_\_\_  
 OWNER, TRACT "A"



LINE TABLE		
LINE	LENGTH	BEARING
L1	37.44	S45°03'36"E
L2	41.34	S21°26'32"E
L3	24.49	S16°20'04"W



**GENERAL NOTES:**

TOTAL AREA: 6.848 ACRES  
 TOTAL NO. LOTS: 3  
 ZONING: R1  
 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/DISTRICT 2  
 FIRE DISTRICT: CENTRAL FIRE DISTRICT  
 CONTOURS FROM QUAD MAP (NGVD29)

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

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.

WAIVER REQUEST; SEC. 7-4.103.7(a)2: WHICH STATES THAT NO LOTS MAY BE SUBDIVIDED ON PRIVATE STREETS OR ROADS OR UNIMPROVED RIGHTS-OF-WAY UNLESS SUCH STREETS, ROAD OR RIGHTS-OF-WAY ARE FIRST IMPROVED TO THE STANDARDS OF CHAPTER 13 OF THE DEVELOPMENT CODE.

MAP SHOWING SURVEY & DIVISION  
 OF  
 Tract A  
 of  
 The T.A. Lirocchi &  
 Sam Culotta Tract  
 INTO  
 A-1, A-2, A-3 & A-4  
 LOCATED IN SECTION 38, T6S-R2E  
 GREENSBURG LAND DISTRICT  
 CITY OF CENTRAL  
 EAST BATON ROUGE PARISH, LOUISIANA  
 FOR  
 MATTHEW & CHRISTIN ACCARDO



6161 PERKINS ROAD, STE. 2B, BATON ROUGE, LA. 70805 (225)814-4488

140298  
 SS-20-14

BASE BEARING: 5.60°07'45"W (REF. #1)  
 FLOOD ZONE: "X" 4'4" BASE FLOOD ELEVATION: 51.0  
 F.E.M.A. F.I.R.M. PANEL NO. 230040 0125 DATE: 6/19/12

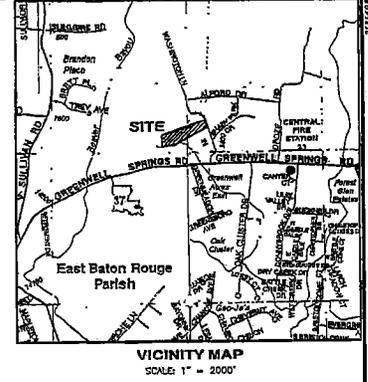
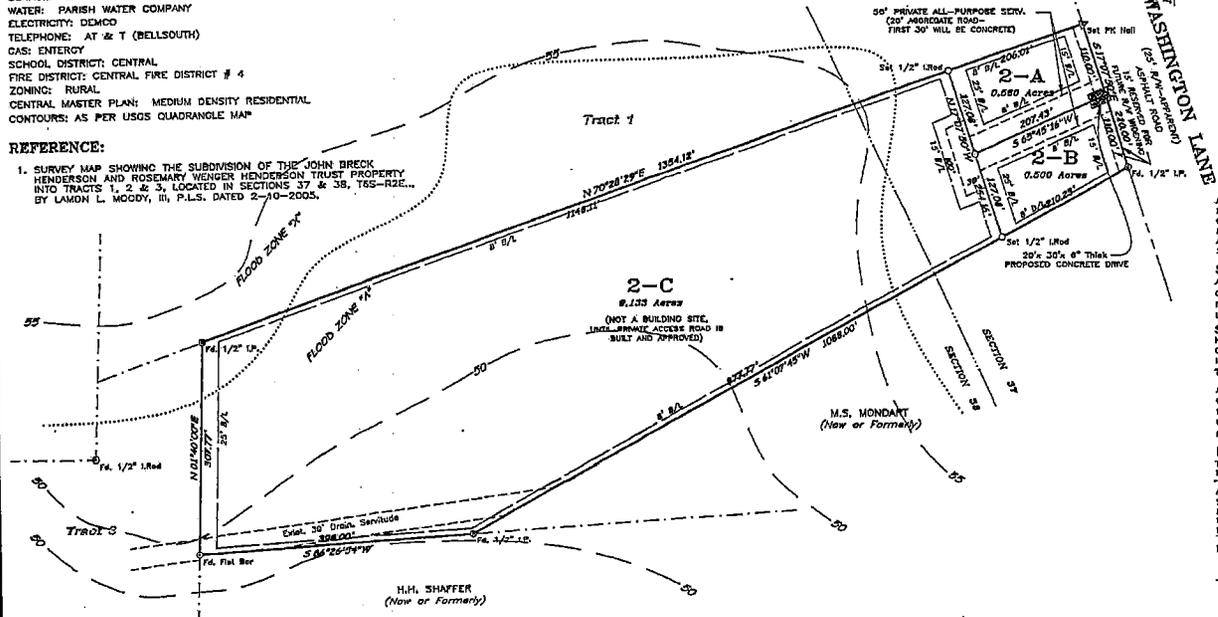
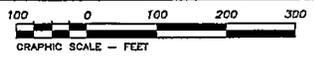
DRAWN BY: CTM FLOOD ZONE SCALE FROM F.I.R.M.  
 CHECKED BY: RZ  
 A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

**NOTES:**  
 TOTAL AREA: 10.253 Acres  
 TOTAL NO. LOTS: 3  
 SEWAGE: INDIVIDUAL APPROVED SEWER SYSTEM ARE PREDOMINANT.  
 WATER: PARISH WATER COMPANY  
 ELECTRICITY: DEMCO  
 TELEPHONE: AT & T (BELLSOUTH)  
 GAS: ENTERGY  
 SCHOOL DISTRICT: CENTRAL  
 FIRE DISTRICT: CENTRAL FIRE DISTRICT # 4  
 ZONING: RURAL  
 CENTRAL MASTER PLAN: MEDIUM DENSITY RESIDENTIAL  
 CONTOURS: AS PER USGS QUADRANGLE MAP

**REFERENCE:**  
 1. SURVEY MAP SHOWING THE SUBDIVISION OF THE JOHN BRECK HENDERSON AND ROSEMARY WENGER HENDERSON TRUST PROPERTY INTO TRACTS 2-A & 2-B, LOCATED IN SECTIONS 37 & 38, T6S-R2E, BY LAMON L. MOODY, III, P.L.S. DATED 2-10-2005.

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:**  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 CHIEF SANITARIAN EAST BATON ROUGE PARISH HEALTH UNIT



ALL LOTS THAT USE THE PRIVATE SERVITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR OVERLIE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONT-AGE ON THE PRIVATE SERVITUDE OF ACCESS. (CENTRAL ORDINANCE 2007-03).

**STORMWATER MANAGEMENT:**  
 AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN THE UNITED DEVELOPMENT CODE, LATEST REVISION.

**SEWAGE DISPOSAL:**  
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AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH REQUIREMENTS FOR SEWAGE TREATMENT AND EFFLUENT OVERCHARGE SET FORTH IN THE EAST BATON ROUGE PARISH UNITED DEVELOPMENT CODE AND TITLE 51, PART XII OF THE LOUISIANA ADMINISTRATIVE CODE.

**PRIVATE DEDICATION:**  
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.  
 THE PRIVATE SERVITUDE OF ACCESS SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF ACCESS TO THE LOTS SHOWN HEREON.  
 SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THE PRIVATE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED.  
 THE PARISH OF EAST BATON ROUGE HAS NO RESPONSIBILITY FOR THE MAINTENANCE OF THIS PRIVATE DRIVEWAY SERVITUDE.

RYAN SHERIDAN, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:  
**RYAN SHERIDAN**

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.

**CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5081 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE 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.

Lester A. Melin, Jr. 12/09/12  
 LESTER A. MELIN, JR.  
 PROFESSIONAL LAND SURVEYOR  
 REG. # 4470  
 MELIN & ASSOCIATES, INC.



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**CITY OF CENTRAL APPROVED:**  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 CHIEF ADMINISTRATIVE OFFICER  
 \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING & ZONING DIRECTOR

**MAP SHOWING SURVEY & DIVISION**  
 OF  
**Tract 2**  
 of the John Breck Henderson and  
 Rosemary Wenger Henderson Trust Property  
 INTO  
**2-A, 2-B & 2-C**  
 LOCATED IN SECTIONS 37 & 38, T 6 S-R 2 E  
 GREENSBURG LAND DISTRICT  
 CITY OF CENTRAL  
 EAST BATON ROUGE PARISH, LOUISIANA  
 FOR  
**RYAN SHERIDAN**



26250 FRONT ROAD LIVINGSTON, LA. 70384 (504) 808-1444  
 231498

SS-19-13 REV. 12/10/13

ATTACHMENT A

# PUBLIC HEARING

CITY OF CENTRAL

PLANNING AND ZONING COMMISSION

Date: Nov. 20, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-20-14

REQUEST TO REZONE

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

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

OTHER REQUEST

SUBDIVISION INTO 3 LOTS  
WAIVER REQUEST SEC. 7:4.103.7(a)(2)

For More Information Contact  
City of Central 262-5000

10/30/2014 10:18