



# 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-6-14 SUBDIVISION OF TRACT 1-A, 1-B-1, 1-B-2 AND 1-B-3 OF THE W.L. DOUGHERTY PROPERTY**

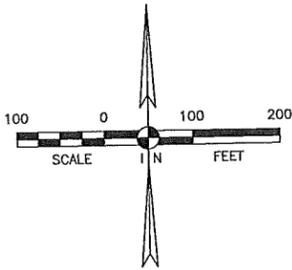
LOCATION This property is located at the south end of Ski Stone Drive and on the west side of Brown Road south of the Vail Avenue intersection in Section 27, T5S, R1E, GLD, EBR, LA.

MASTERPLAN LAND USE	Rural/Agriculture, Restricted Greenspace, Conservation
PRESENT ZONING	Rural
LOT ID NUMBER	241220110-11,171002165-66
ENGINEER/LAND SURVEYOR	Louisiana Land Surveying, Inc
APPLICANT	Rhonda K. Newman

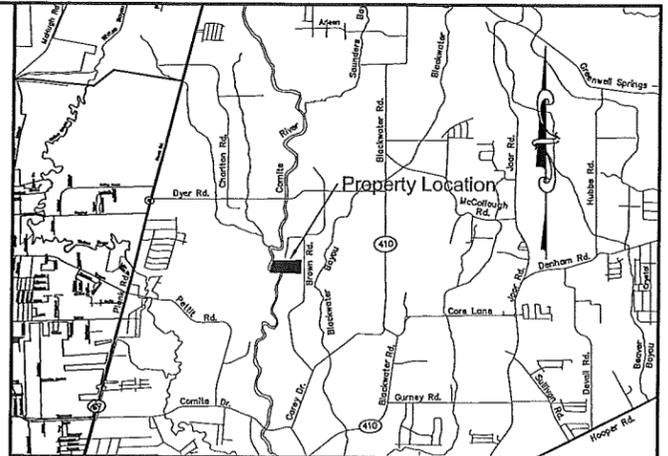
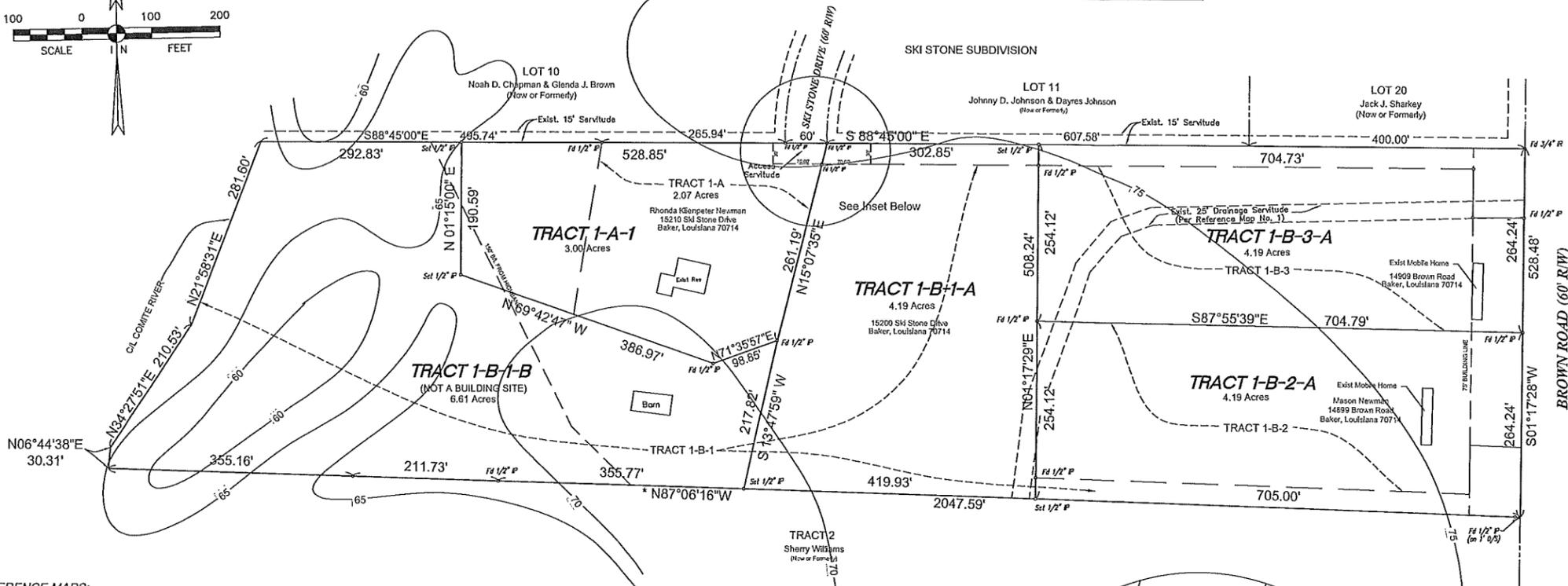
## STAFF COMMENTS

1. **Size** of subject property is approximately 22.19 acres.
2. **Background** The applicant is proposing to adjust the property lines and create one additional tract for single family residential land use.
3. **Access** Public Road and Private Servitude of Access
4. **Master Plan Statement** The subject property is designated as Rural/Agriculture, Restricted Greenspace and Conservation. The proposed use is consistent with the Master Plan.
5. **Planning Commission Staff Recommendation** The Staff recommends to approve the subdivision.
6. Scheduled for Planning Commission Meeting on **April 24, 2014**.





**SETBACKS:**  
 Front Yard: 15'  
 Side Yard: 8'  
 Rear Yard: 25'



VICINITY MAP (1" = 2 Miles)

- NOTES:**
1. THE SERVICITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED BY THE CLIENT OR HIS/HER REPRESENTATIVE AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICITUDES AND RESTRICTIONS ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL OWNERSHIPS, OR OTHER BURDENS ON THE PROPERTY.
  2. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNERS FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, 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 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.
  3. NO WETLANDS DETERMINATION WAS REQUESTED NOR MADE AND IS NOT PART OF THIS SURVEY.
  4. ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033C 0180E, DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE WITH A BASE FLOOD ELEVATION OF 71.7'.
  5. DATE OF FIELD SURVEY: May 26, 2012 and February 20, 2014.
  6. ZONING: RURAL  
 MASTER PLAN DESIGNATION: RURAL / AGRICULTURE
  7. UTILITIES: ELECTRICITY: DEMCO  
 WATER: PARISH WATER COMPANY  
 SEWER: INDIVIDUAL TREATMENT SYSTEM  
 GAS: ENERGY  
 FIRE: CENTRAL FIRE DISTRICT #4  
 SCHOOL DISTRICTS: CENTRAL COMMUNITY SCHOOLS
  8. REFERENCE BEARING: N87°06'16"W (BEING THE SOUTH PROPERTY LINE OF TRACT 1-B AS TAKEN FROM THE REFERENCE MAP LISTED).
  9. CONTOURS DEPICTED HEREON WERE SCALED FROM THE 'COMITE, LA' QUADRANGLE.

**REFERENCE MAPS:**

1. PLAT SHOWING SUBDIVISION OF TRACT 1, W.L. DOUGHERTY PROPERTY INTO 2.88 ACRE TRACT 1-A & 19.31 ACRE TRACT 1-B, LOCATED IN SECTION 27, T-5-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LOUISIANA FOR RHONDA NEWMAN BY CHARLES T. SNYDER, DATED AUGUST 6, 2003 AND RECORDED AT ORIGINAL 387, BUNDLE 11567 OF THE OFFICIAL RECORDS FOR THE PARISH OF EAST BATON ROUGE, LOUISIANA.
2. MAP SHOWING RE-SUBDIVISION OF TRACT 1-B OF THE W.L. DOUGHERTY PROPERTY INTO LOTS 1-B-1, 1-B-2 & 1-B-3...BY LOUISIANA LAND SURVEYING, INC., DATED 8/21/2012 AND RECORDED AT ORIGINAL 227 BUNDLE 12438 IN THE OFFICIAL RECORDS FOR THE PARISH OF EAST BATON ROUGE.

**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 SERVICITUDES 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 SERVICITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICITUDE OR RIGHT-OF-WAY IS GRANTED.

**SEWERAGE:** 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 HEALTH UNIT OF EAST BATON ROUGE PARISH.

**PRIVATE ACCESS SERVICITUDE:** THE ACCESS SERVICITUDE SHOWN ON TRACTS 1-A-1 AND 1-B-1-A IS FOR THE BENEFIT TRACTS 1-A-1 AND 1-B-1-A ONLY.  
 "ALL LOTS THAT USE THE PRIVATE SERVICITUDE OF ACCESS ARE JOINTLY RESPONSIBLE FOR THE COSTS TO MAINTAIN THE ENTIRE PRIVATE ROAD OR SERVICITUDE OF ACCESS CREATED BY THE SUBDIVISION. EACH LOT'S RESPONSIBILITY SHALL BE PRO-RATED BASED UPON EACH LOT'S FRONTAGE ON THE PRIVATE SERVICITUDE OF ACCESS." (CENTRAL ORDINANCE 2007-03)

**RECOMMENDED FOR APPROVAL:**  
 OPEN DITCHES ARE PREDOMINATE IN THE AREA AND BUILDING SITES SHALL BE A MINIMUM OF 2 FT. ABOVE DITCH BOTTOM.

LAKEISHA THERIOT, PARISH MANAGER, OFFICE OF PUBLIC HEALTH, EAST BATON ROUGE PARISH HEALTH UNIT

DATE: \_\_\_\_\_

**APPROVED:**

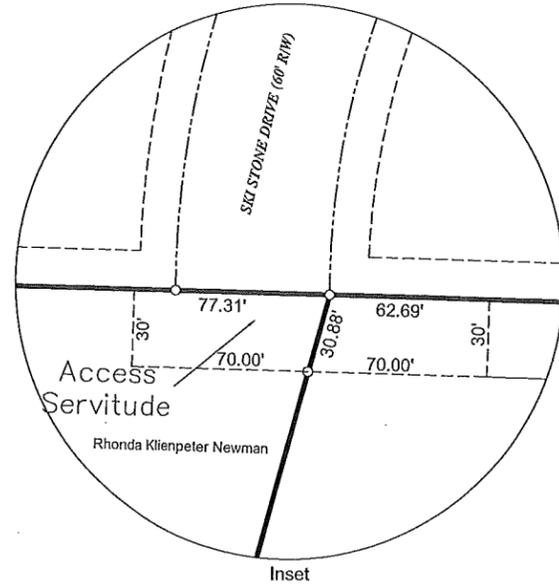
WOODROW MUHAMMAD  
 PLANNING DIRECTOR - CITY OF CENTRAL

DATE: \_\_\_\_\_

**APPROVED:**

DAVID BARROW  
 CHIEF ADMIN OFFICE TO THE MAYOR - CITY OF CENTRAL

DATE: \_\_\_\_\_



**CERTIFICATION:**  
 THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND AND EXCEEDS THE ACCURACY STANDARDS FOR A CLASS 'C' SURVEY.

*Curtis Chaney*  
 CURTIS M. CHANEY, P.L.S.

DATE: 4/8/2014



RHONDA KLIENPETER NEWMAN (OWNER) \_\_\_\_\_ DATE \_\_\_\_\_

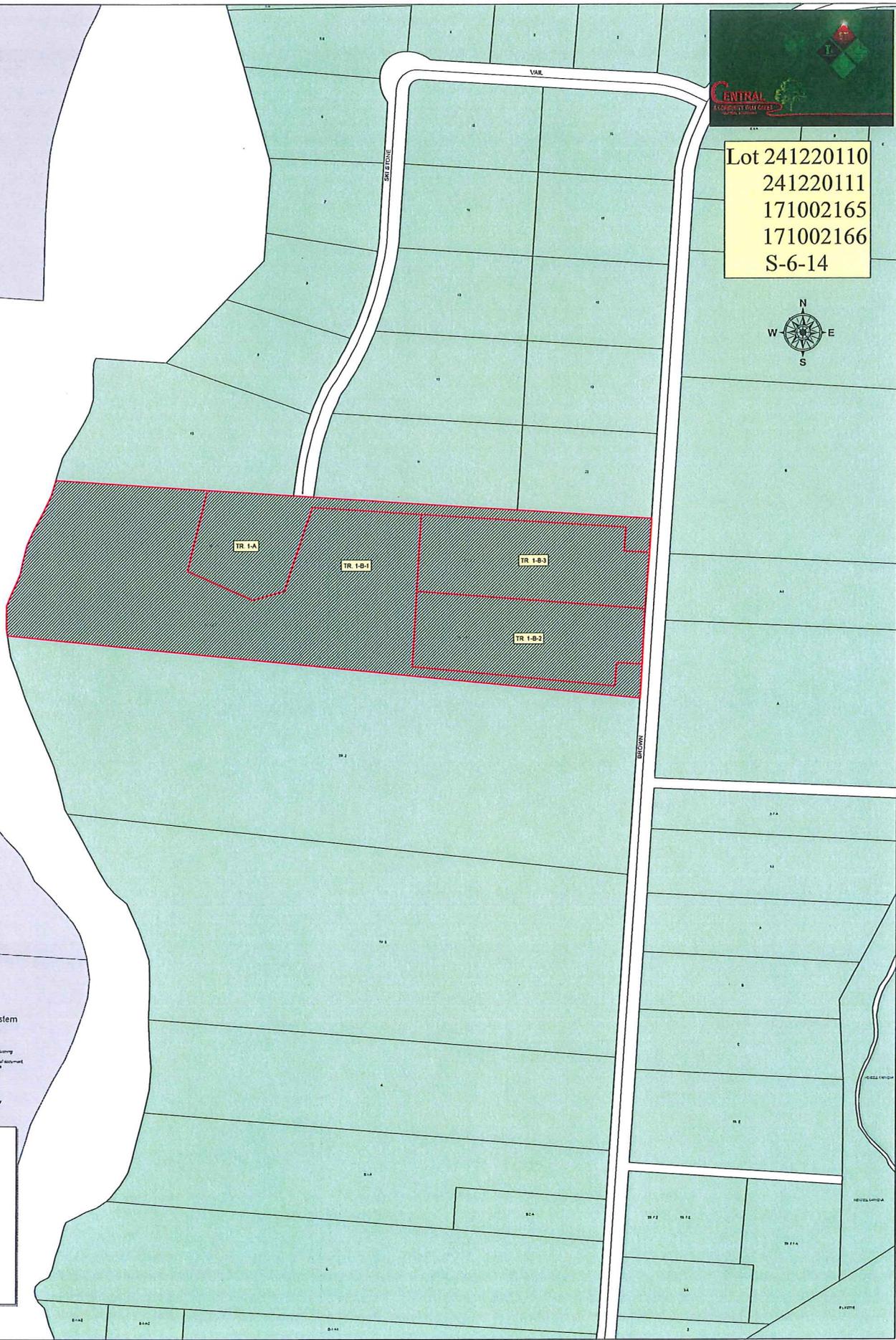
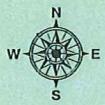
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 1-B-3-A  
 LOCATED IN SECTION 27, T-5-S, R-1-E, GREENSBURG  
 LAND DISTRICT, EAST BATON ROUGE PARISH,  
 LOUISIANA  
 FOR  
 RHONDA K. NEWMAN  
 15210 Ski Stone Drive  
 Baker, La. 70714



SS-6-14 REV. 4/11/14



Lot 241220110  
 241220111  
 171002165  
 171002166  
 S-6-14



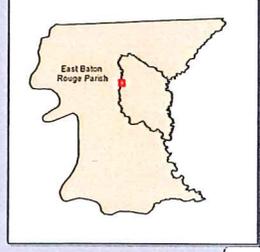
**Legend**

- SS-6-14
- City Street
- Parcels
- LOT\_GRAPHIC

Prepared by the  
 City of Central Geographic Information System  
 March 20, 2014

This map has been compiled from the most accurate source data from the ESR Planning  
 Division. This map is for informational purposes only and is not to be interpreted as a legal instrument.  
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 City's GIS Department at (225) 762-5553.



# PUBLIC HEARING

CITY OF CENTRAL

PLANNING & ZONING BOARD

Date: APRIL 24, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: SS-06-14

REQUEST TO REZONE

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

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

OTHER REQUEST

SUBDIVISION / ADDITIONAL LOT

For More Information Contact  
City of Central 262-5000