

MEMORANDUM

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **SS-18-15 Subdivision of Tract A-1-A former Willie Whitney Property**

LOCATION This property is located south of the Sullivan and Joor Road intersection in Section 31, T5S, R2E, GLD, EBR, LA.

MASTERPLAN LAND USE	Medium Density Residential
PRESENT ZONING	R2 (Single Family Residential Two)
LOT ID NUMBER	251150135
ENGINEER/LAND SURVEYOR	McLin Taylor, Inc.
APPLICANT	Newell Whitney

STAFF COMMENTS

1. **Size** of subject property is approximately 8.2 acres.
2. **Background** The applicant is requesting to subdivide one tract into five for single family residential land use with a waiver request of **Section 7:4.4.(a)(4)(a)** of the **Development Code** which requires connection to public sewer.
3. **Waiver Request** The applicant is requesting a waiver of **Section 7:4.4(A)(4)(a)** of the **Development Code** or **Ordinance No. 2009-08** which requires connection to Parish Sewer if the closest property line of a development is within five hundred (500) feet of the existing public sanitary sewer system.

Proposal This subdivision is within 500 feet of an existing force main. The applicant is creating five (5) lots or less and each lot has a lot area greater than twenty-two thousand five hundred (22,500) square feet.

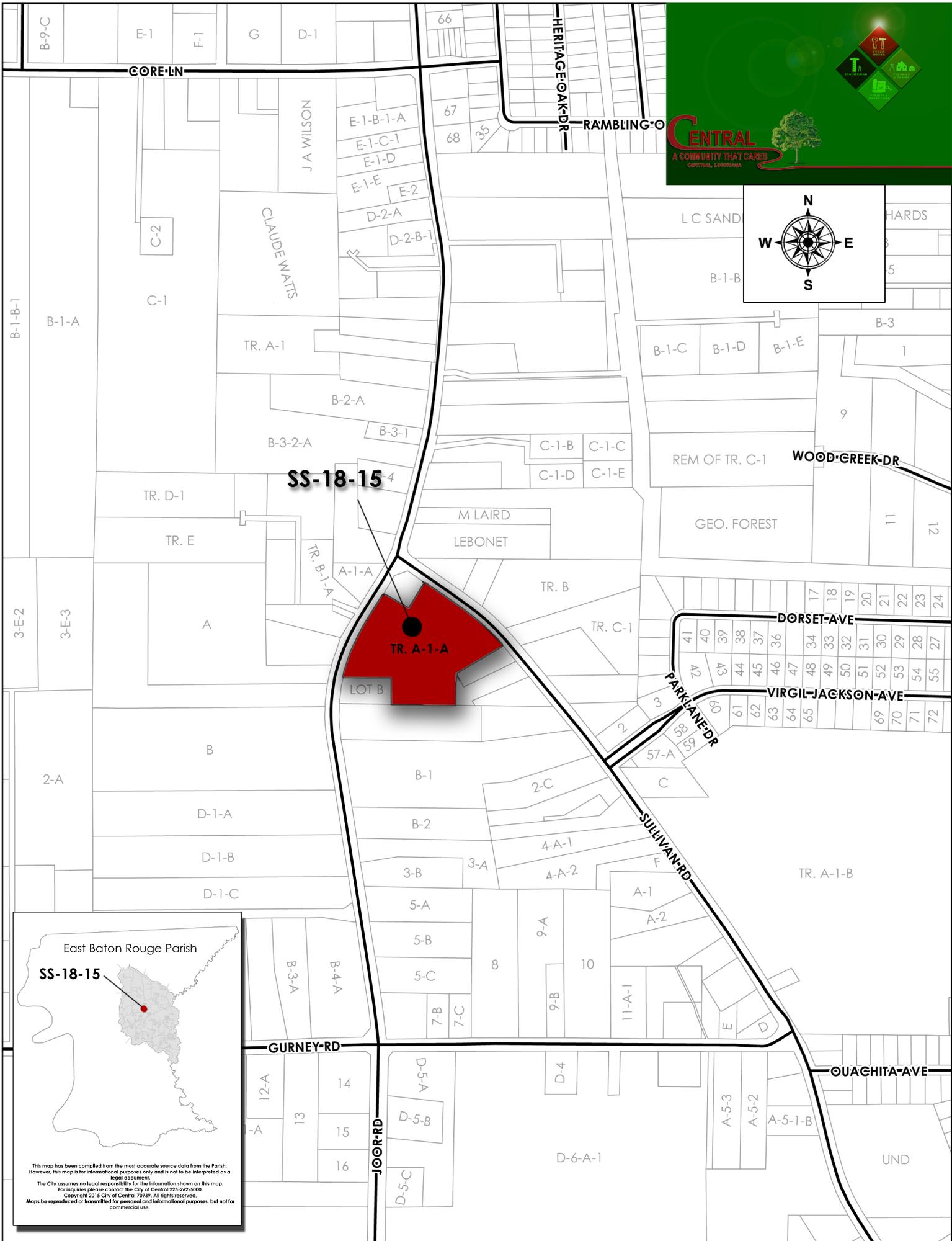
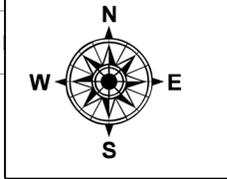
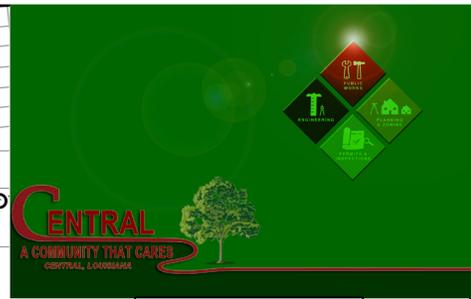
Justification The applicant states it is not economically feasible to connect to a force main for the number of lots proposed.

4. **Access** Public.
5. **Master Plan Statement** The subject property is designated as Medium Density Residential land use on the 2010 City of Central Master Plan. The proposed use is consistent with the Master Plan.



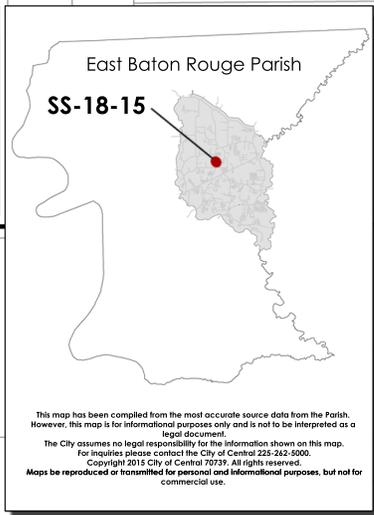
6. **Planning Commission Staff Recommendation** Staff recommends to approve the subdivision contingent upon final approval of the waiver or connection to Parish Sewer. If the waiver is approved it shall be with the condition of no further subdivision until public sewer is provided for all lots. In addition, when public sewer is provided, subject lots shall be required to connect.
7. Scheduled for Planning Commission Meeting on **October 22, 2015.**





SS-18-15

TR. A-1-A



BASE BEARING: GPS - CAGNET - RTN (LOUISIANA SOUTH ZONE - WGS 84)
 FLOOD ZONE: "X" NEAREST BASE FLOOD ELEV: 67.0
 F.E.M.A. F.I.R.M. PANEL NO. 220060 0185 E DATE: 5/02/08

DRAWN BY: CTM
 CHECKED BY: CTM

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

NOTES:

TOTAL AREA: 6.952 Acres
 TOTAL NO. LOTS: 5
 SEWAGE: INDIVIDUAL APPROVED SEWER SYSTEM ARE PREDOMINATE.
 WATER: PARISH WATER COMPANY
 ELECTRICITY: DEMCO
 TELEPHONE: A T & T
 GAS: ENTERGY
 SCHOOL DISTRICT: CENTRAL
 FIRE DISTRICT: CENTRAL FIRE DISTRICT
 ZONING: R2 - SINGLE FAMILY RESIDENTIAL TWO
 CENTRAL MASTERPLAN: MEDIUM DENSITY RESIDENTIAL

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

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 CHAPTER 15 OF THE DEVELOPMENT CODE ARE ADDRESSED.

CITY OF CENTRAL APPROVED:

WOODROW MUHAMMAD _____ DATE _____
 PLANNING & ZONING DIRECTOR

CASE NO. SS-18-15

THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:
F.R./EAGLE WOOD, L.L.C.

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 33:5051 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.

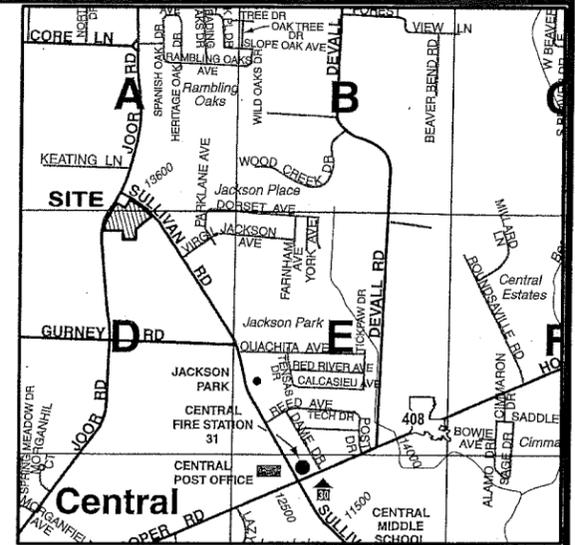
PRELIMINARY

LESTER A. McLIN, JR.
 PROFESSIONAL LAND SURVEYOR
 REG. # 4470
 MCLIN TAYLOR, INC.

10/06/15
 DATE

REFERENCE:

1. MAP SHOWING SURVEY OF LOTS C-1, D-1, E-1 AND A 0.25 ACRE PORTION OF TRACT A-1 OF THE WHITNEY TRACT, LOCATED IN SECTION 31, T5S-R2E..., BY M. GREGORY BREAUX, P.L.S., DATED 12-10-2012.
2. MAP SHOWING EXCHANGE OF PROPERTY BETWEEN TRACT A-1 AND LOT D-1 OF THE WHITNEY TRACT INTO TRACT A-1-A & LOT D-1-A, LOCATED IN SECTION 31, T5S-R2E..., BY M. GREGORY BREAUX, P.L.S., DATED 2-18-2013.



VICINITY MAP
 SCALE: 1" = 2000'

STORMWATER MANAGEMENT:
 AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STDRM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN THE 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 HEALTH UNIT OF EAST BATON ROUGE PARISH.

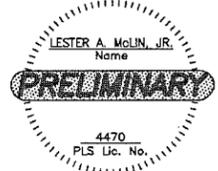
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH REQUIREMENTS FOR SEWAGE TREATMENT AND EFFLUENT DISCHARGE SET FORTH IN THE EAST BATON ROUGE PARISH DEVELOPMENT CODE AND TITLE 51, PART XIII OF THE LOUISIANA ADMINISTRATIVE CODE.

DEDICATION:
 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.

F.R./EAGLE WOOD, L.L.C., OWNER
 MEMBER, NEWELL WHITNEY _____ DATE _____

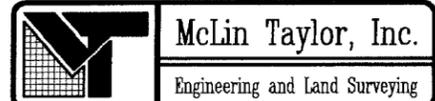
MAP SHOWING SURVEY & DIVISION OF

Tract A-1-A
 of the Whitney Estate
 INTO
A-1-A-1, A-1-A-2, A-1-A-3,
A-1-A-4 & A-1-A-5
 LOCATED IN SECTION 31, T 5 S-R 2 E
 GREENSBURG LAND DISTRICT
 CITY OF CENTRAL
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
F.R./EAGLE WOOD, L.L.C.



WAIVER REQUEST:
 TO WAIVE SECTION 7:4.4(a)(4) IF THE PROPERTY IS WITHIN 500 FEET OF AN EXISTING PUBLIC SEWAGE SYSTEM, EACH NEW LOT MUST TIE IN TO THE PUBLIC SEWER SYSTEM IN ACCORDANCE WITH SECTION 7:14.3(1) OF THE DEVELOPMENT CODE.

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



28335 FROST ROAD LIVINGSTON, LA. 70754 (225)686-1444

SS-18-15 REV. 10-6-15

PUBLIC HEARING

CITY OF CENTRAL

PLANNING AND ZONING COMMISSION

Date: 10/22/2015 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: 55-18-15

REQUEST TO REZONE

* Also Requesting Waiver of
Connection to Public Sewer

OTHER REQUEST*

Subdivision of One (1) Tract into
Five (5) w/ Private Access Servitude

For More Information Contact
City of Central 262-5000
www.central-fl.com

12924
Joan Rd

10/01/2015 09:33