



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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 Phone (225) 389-3144 Fax (225) 389-5342

Frank M. Duke, FAICP
 Planning Director

May 9, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*

FROM: Rexter Chambers, Senior Planner *[Signature]*

SUBJECT: S-11-18 Clark's Ferry, 2nd Filing (Related Case PA-8-19)

Application Summary			
Applicant	Chad Stevens	Submittal Date	April 3, 2019
Design Professional	MR Engineering & Surveying LLC		
Lot and Block	131	Site Area	3.72 acres
Location	North side of Hoo Shoo Too Road, on the west side of Vignes Road, on a portion of Tract 6-B-1-A-2, and Tracts 6-B-2-A and 6-C of the Joseph Heard Tract (Council District 9-Hudson)		
Planning Commission Meeting Date	May 20, 2019		
Request			
Number of Lots Proposed	15 Residential lots and one common area tract		
Overall Residential Density	4.03 Units per acre		
Access	Private streets		
Background	Three existing tracts		
Site Characteristics			
FUTUREBR Land Use Designation	Agricultural/Rural (Pending Residential Neighborhood)	Character Area	Suburban
Existing Zoning	Rural	Overlay District	None
Existing Use	Low density single family residential, undeveloped	Special Flood Hazard	Yes ± 5%
Area Characteristics			
Surrounding Zoning	Rural		
Surrounding Uses	Low density single family residential, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, if the companion Comprehensive Plan Amendment is approved			

Case History – Site

- PA 19-18 18900-19000 UND and 19019 Hoo Shoo Too Road to change from Agricultural/Rural to Residential Neighborhood
 - Approval recommended by Planning Commission on November 13, 2018
 - Approved by Metro Council on December 5, 2018
- S-11-18 Clark’s Ferry Subdivision, 1st Filing
 - 15 Single Family Residential Lots
 - Approved by the Planning Commission on November 13, 2018

Case History – Area

- PA 2-16 19124 and 19144 Hoo Shoo Too Road to change from Agricultural/Rural to Residential Neighborhood
 - Approval recommended by Planning Commission on May 16, 2016
 - Approved by Metro Council on May 18, 2016
- S-3-16 Woodland Cove Subdivision
 - 15 Single Family Residential Lots
 - Approved by the Planning Commission on May 16, 2016
- S-1-17 Manchac Reserve Subdivision
 - 22 Single Family Residential Lots
 - Approved by the Planning Commission on April 17, 2017

Comprehensive Plan Consistency

- Inconsistent with the designation of Agricultural/Rural on the Future Land Use Map
- Companion plan amendment to Residential Neighborhood would address inconsistency

Neighborhood Compatibility

- Adjacent to single family residential lots to the north, south, east and west

Regulatory Issues

- Sidewalks provided within subdivision, consistent with Section 13.8.A.1 of the UDC
- Vehicular connection provided from South Vignes Road that connects into the 1st Filing
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning district

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
50 ft	65 ft	6,000 sf	8,890 sf

Environmental Issues

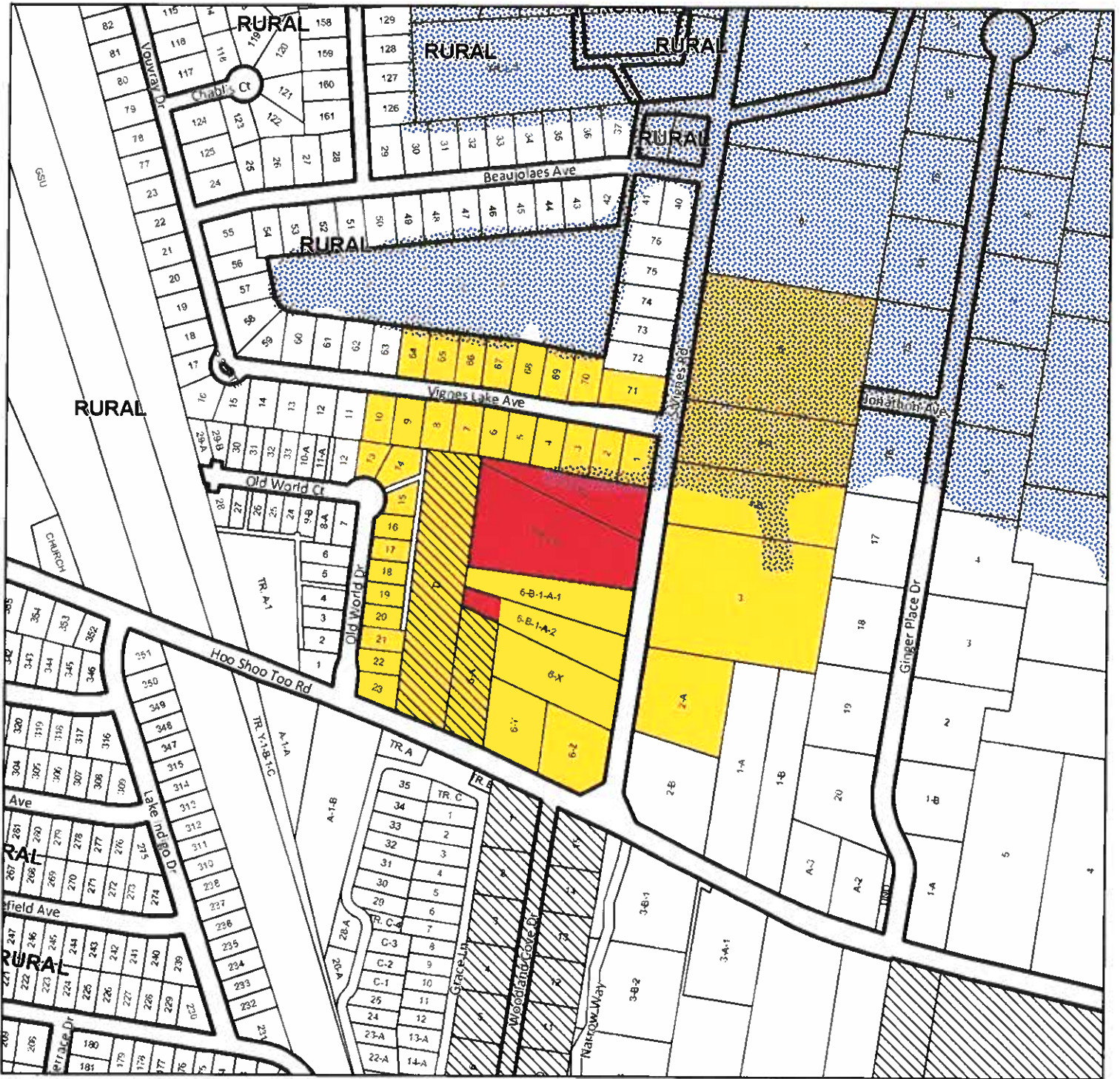
- Portion of the proposed subdivision lies within the AE Flood Zone, which may require elevation of building pads and structures above the base flood elevation and/or elevation certificates for construction

Community Outreach/Notification







- Subject property posted on April 30, 2019
- Public Notification Cards mailed to property owners within 300 foot radius and the Vignes Lake and Old World Villas Homeowners Associations on May 3, 2019
- Staff reports available for review on May 9, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in the Advocate on May 10, 2019

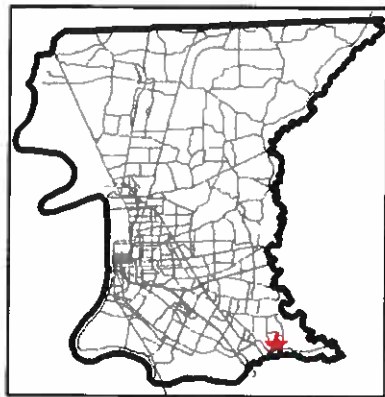
Findings

Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration, if the companion Comprehensive Plan Amendment is approved



Legend

-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



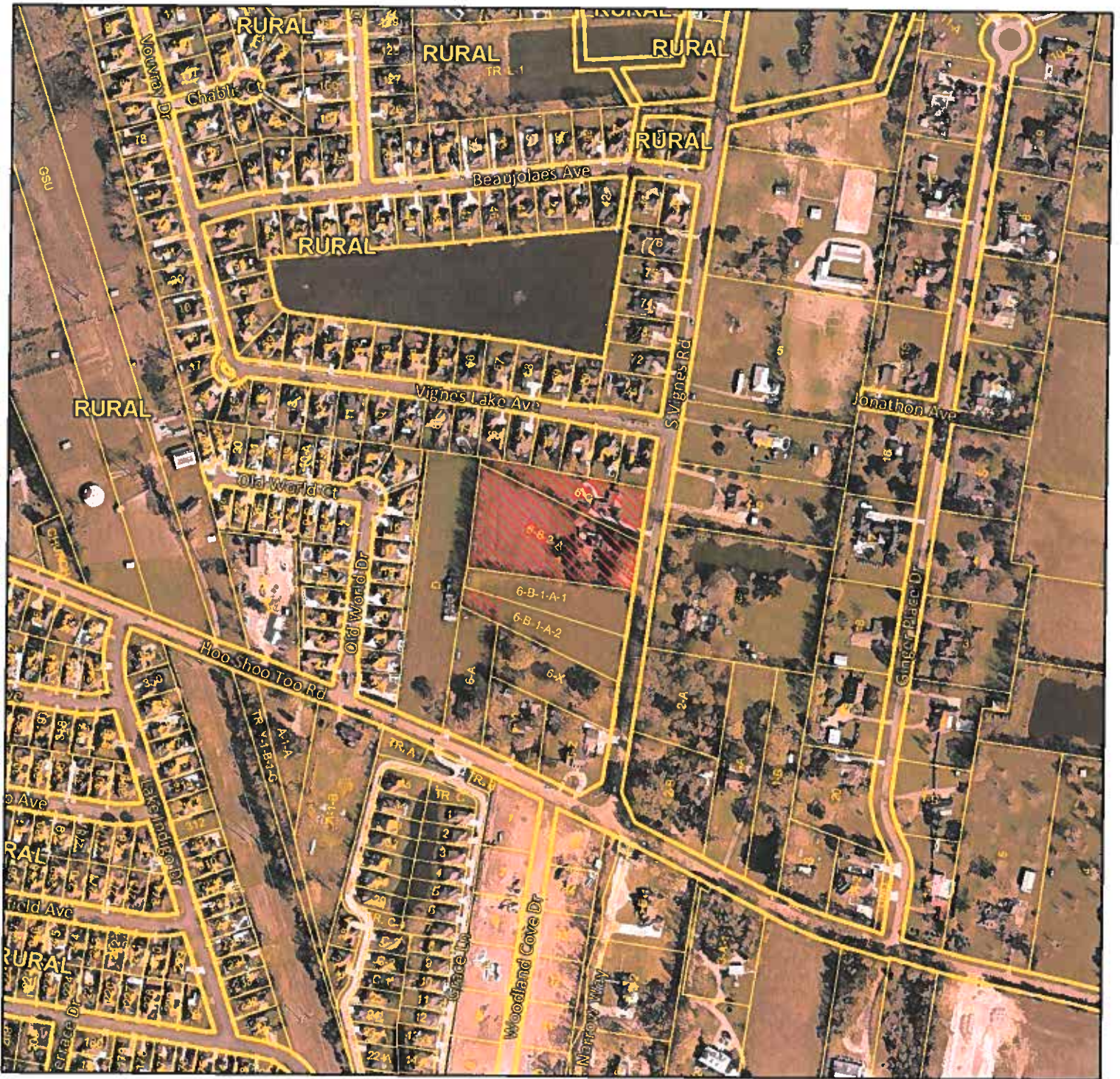
S-11-18

0 200 400 600 800 ft





SCALE

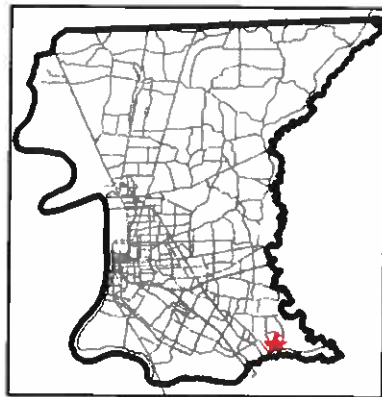
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Legend


-  Current Case
-  Zoning Graphic
-  Lot Graphic
-  Zoning Labels



S-11-18



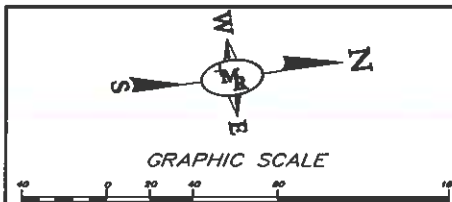
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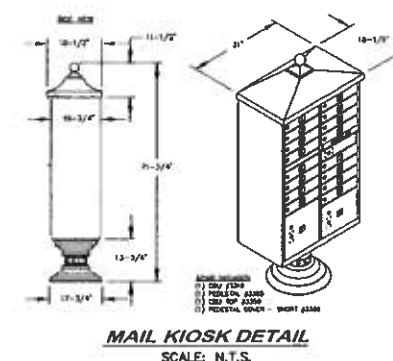
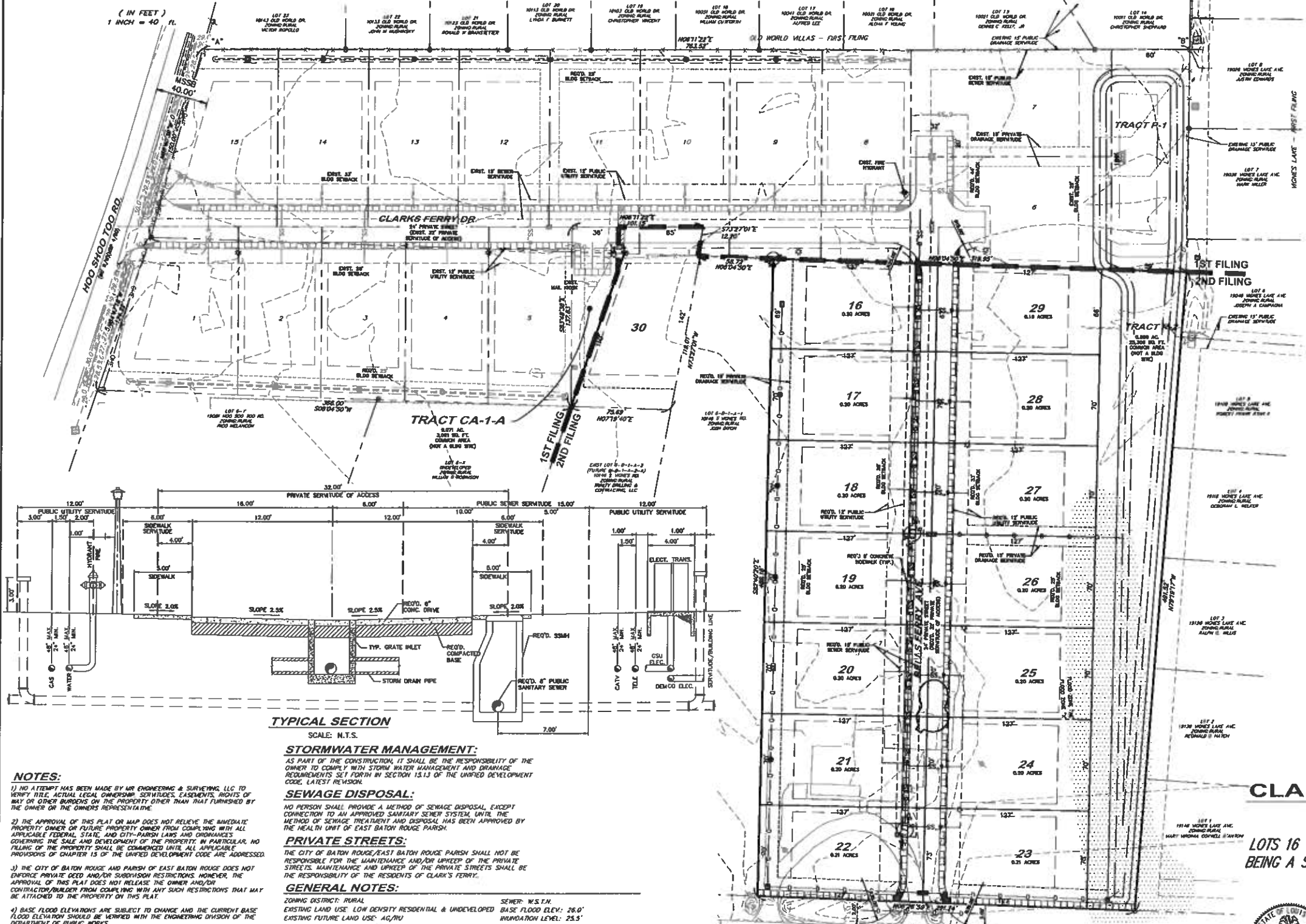
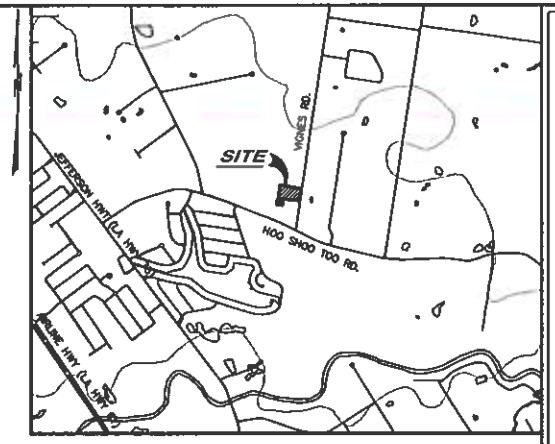
SCALE





BASIS OF BEARING: "N06°21'21"E
WEST PROPERTY LINE BASED ON G.P.S. OBSERVATION, "A" TO "B"

GREEN SPACE
REQUIRED: 0.36 ACRES (3.72 AC./10.07)
PROVIDED: 0.34 ACRES (0.34 AC. POND+0.25+0.25 ACRE GREEN)



PUBLIC DEDICATION:
THE RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE GENERAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER, REMOVAL OF OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, SIGNATURE OR IMPROVEMENT 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.

PRIVATE DEDICATION:
THE COMMON AREAS AND PRIVATE STREETS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF CLARK'S FERRY. ALL MAINTENANCE SHALL BE BY THE CLARK'S FERRY HOMEOWNERS ASSOCIATION. DPW SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORPLINE, OR ANY OTHER COMMON AREAS. DPW SHALL NOT BE RESPONSIBLE FOR MAINTENANCE AND OR UPKEEP OF PRIVATE STREETS.

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:508, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SURVEY OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Mickey L. Robertson
MICKEY L. ROBERTSON, P.E., P.L.S.
MR ENGINEERING & SURVEYING, LLC
4-29-2019
DATE

PRELIMINARY PLAT OF CLARK'S FERRY SUBDIVISION 2ND FILING
A PRIVATE RESIDENTIAL DEVELOPMENT
2ND FILING
LOTS 16 THRU 30 (INCLUSIVE), TRACT "CA-1-A" & TRACT "P-2"
BEING A SUBDIVISION OF TRACT 6-B-2-A, LOT 6-C & A PORTION OF 6-B-1-A-2 THE JOSEPH HEARD TRACT
LOCATED IN
SECTION 40, T8S-R2E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
HIGH KEY PROPERTIES
(W) 225.931.6981



NOTES:

- NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- 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 FILING OF THIS PLAT SHALL BE CONSIDERED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- THE CITY OF BATON ROUGE 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.
- BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
- THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES. EXISTING DRAINAGE PATTERN IS TO CLAYCUT BAUDOU.
- ALL LOTS HAVE A 20'/10' FRONT BUILDING LINE AND 12' UTILITY SERVITUDE ON THE FRONT OF THE LOT (UNLESS OTHERWISE NOTED). ALL SIDE SETBACKS AND REAR SETBACKS SHALL CONFORM WITH THE UDC REQUIREMENTS FOR THE ZONING TYPE, PRIVATE.
- THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AND "AE" AS SHOWN PROPERTY PLATS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 220059-0355C, DATED MAY 2, 2008.

TYPICAL SECTION
SCALE: N.T.S.

STORMWATER MANAGEMENT:
AS PART OF THE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER 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 HEALTH UNIT OF EAST BATON ROUGE PARISH.

PRIVATE STREETS:
THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THE PRIVATE STREETS. MAINTENANCE AND UPKEEP OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE RESIDENTS OF CLARK'S FERRY.

GENERAL NOTES:
ZONING DISTRICT: RURAL
EXISTING LAND USE: LOW DENSITY RESIDENTIAL & UNDEVELOPED
EXISTING FUTURE LAND USE: AG/RV
PROPOSED FUTURE LAND USE: RH
CHARACTER AREA: SUBURBAN
STREETS: 24" CONCRETE (12" P&A)
TYPE: PRIVATE
DESIGN WATER SURFACE: 26.4'
WATER: BATON ROUGE WATER WORKS
ACREAGE: 3.72 ± ACRES
EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
SCHOOL DISTRICT: EBR-6
CIPIC LOT #/TS: 1651310983, 1651310984 & 1651312029

SEWER: W.S.C.N.
BASE FLOOD ELEV.: 26.0'
MINUTATION LEVEL: 25.5'
ELECTRIC CO.: ENTERTY
GAS CO.: ENTERTY
FEMA FLOOD ZONE: X & AE
FIRE DISTRICT: ST. GEORGE #2
SETBACKS:
FRONT = 35'/20'
REAR = 25'
SIDE = 5'
OVERALL DENSITY: 4.0 UNITS/ACRE (15/3.72)

REFERENCE MAPS:

- SURVEY MAP OF THE RESUBDIVISION OF A 11.918 AC. TRACT BEING A PORTION OF LOT 5 AND LOT 6 OF THE JOSEPH HEARD TRACT, BY JOFFRON & ASSOCIATES, INC., DATED MARCH 31, 1978.
- SURVEY MAP OF THE RESUBDIVISION OF A 3.5 AC. TRACT BEING A PORTION OF LOT 6 OF THE JOSEPH HEARD TRACT, BY JOFFRON & ASSOCIATES, INC., DATED MARCH 31, 1978.

MR ENGINEERING & SURVEYING, LLC
9045 Interline Avenue, Baton Rouge, LA 70805 225.490.9592

CLARK'S FERRY SUBDIVISION - 2ND FILING
HOO SHOO TOO RD.
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH
PRELIMINARY PLAT

DESIGNED	MR	DATE	04/2019
CHECKED	MLR	DATE	04/2019
DETAILED	MLR	DATE	04/2019
CHECKED	MLR	DATE	04/2019
SHEET	1	OF	1

S-11-18 P.C. PACKET (MAY 19 P.C. MTG.)