



# Office of the Planning Commission


City of Baton Rouge and Parish of East Baton Rouge  
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or  
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802  
Phone (225) 389-3144 Fax (225) 389-5342

Frank M. Duke, FAICP  
Planning Director

August 8, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director 

FROM: Vance W. Baldwin, PLA, ASLA, CFM, Planning Manager 

SUBJECT: S-9-19 University Cove (Deferred from July 15 by Councilmember Freiberg)

Application Summary			
<b>Applicant</b>	Chris Zizzi	<b>Submittal Date</b>	May 30, 2019
<b>Design Professional</b>	Duplantis Design Group, PC		
<b>Lot and Block</b>	51	<b>Site Area</b>	10.0 acres
<b>Location</b>	Located northeast of the intersection of Loyola Drive and Druid Circle (Council District 12-Freiberg)		
<b>Planning Commission Meeting Date</b>	August 19, 2019		
Request			
<b>Number of Lots Proposed</b>	7 Residential lots and three common area tracts		
<b>Overall Residential Density</b>	0.70 Units per acre		
<b>Access</b>	Private street		
<b>Background</b>	Two existing tracts		
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Residential Neighborhood	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Single Family Residential (A1)	<b>Overlay District</b>	None
<b>Existing Use</b>	Low density single family residential, undeveloped	<b>Special Flood Hazard</b>	Yes ±100%
Area Characteristics			
<b>Surrounding Zoning</b>	A1, General Residential		
<b>Surrounding Uses</b>	Low density single family residential, high density multi-family residential, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration			

**Case History – Site**

- None

**Case History – Area**

- None

**Comprehensive Plan Consistency**

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map

**Neighborhood Compatibility**

- Adjacent to low density single family residential lots to the east and west
- High density multi-family residential located to the north of Bayou Duplantier

**Regulatory Issues**

- Sidewalks provided within subdivision, consistent with Section 13.8.A.1 of the UDC
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning district

<b>Required Minimum Lot Width</b>	<b>Proposed Minimum Lot Width</b>	<b>Required Minimum Lot Area</b>	<b>Proposed Minimum Lot Area</b>
75 ft	75 ft	10,500 sf	16,700 sf

**Environmental Issues**

- A majority of the proposed subdivision lies within the AE Flood Zone, requiring elevation of building pads and structures above the base flood elevation

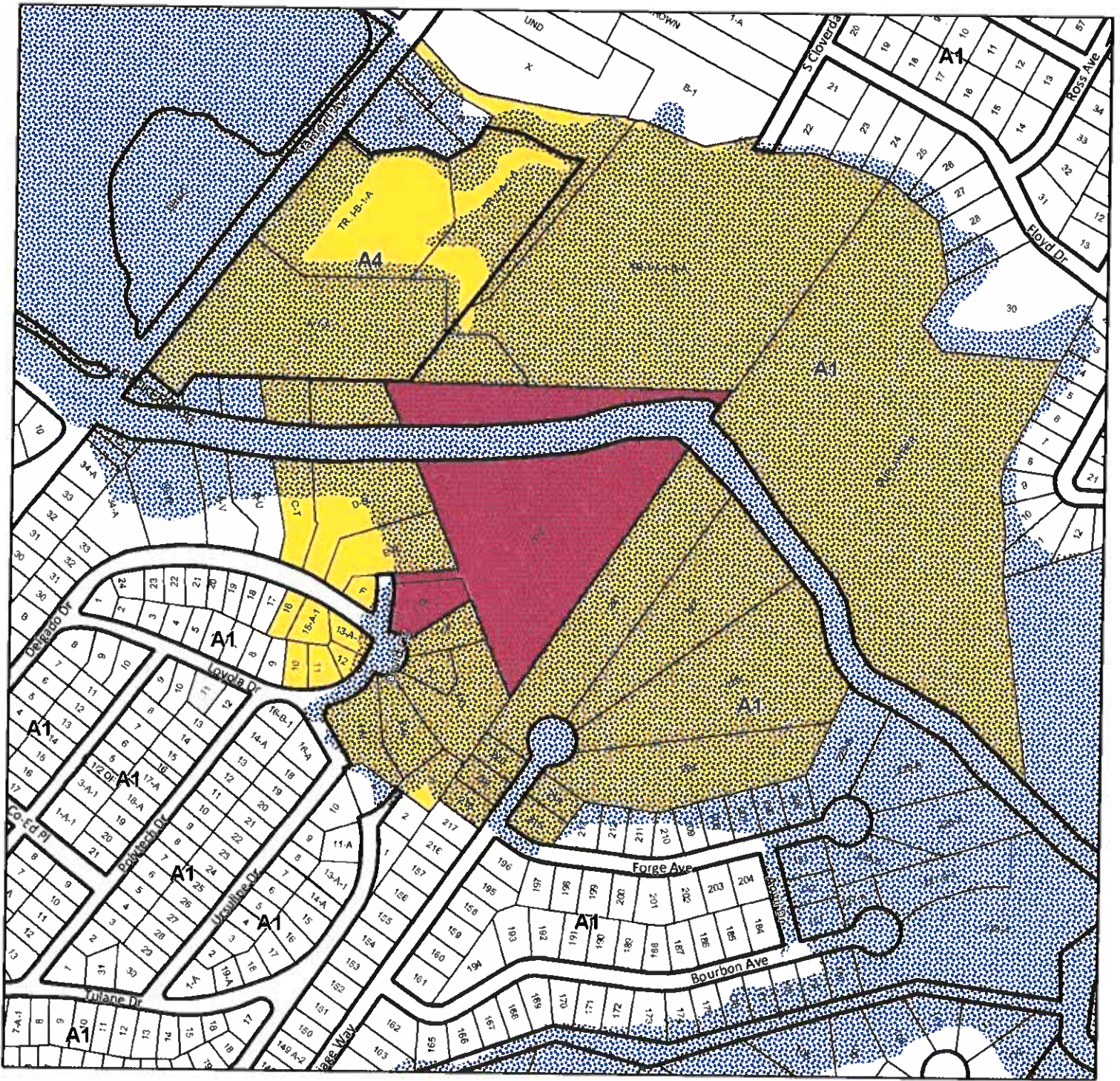
**Community Outreach/Notification**

- Subject property posted on June 25, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, Plantation Trace and University Hills Homeowners Associations on June 28, 2019
- Legal advertisement published in the Advocate on July 5, 2019
- Staff reports available for review on August 8, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>







**Findings**

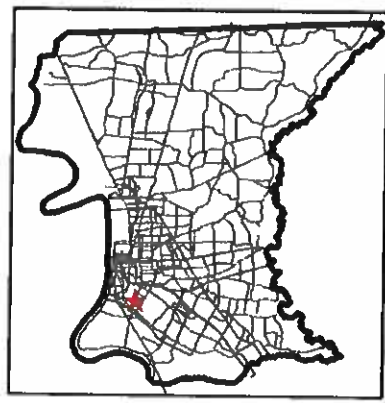
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration







**Legend**

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



# S-9-19




SCALE

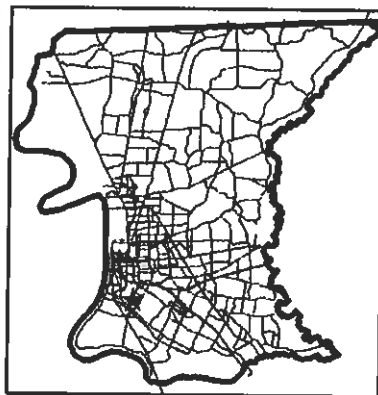






**Legend**

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



**S-9-19**

0 200 400 600 800 ft

**SCALE**

**N**





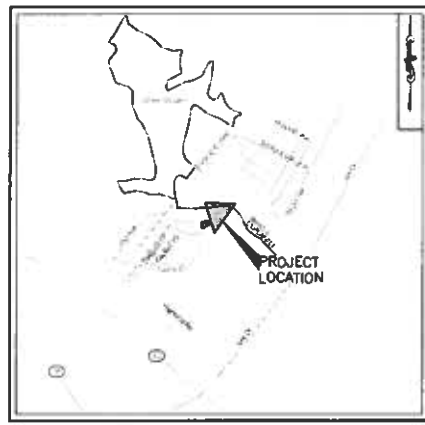
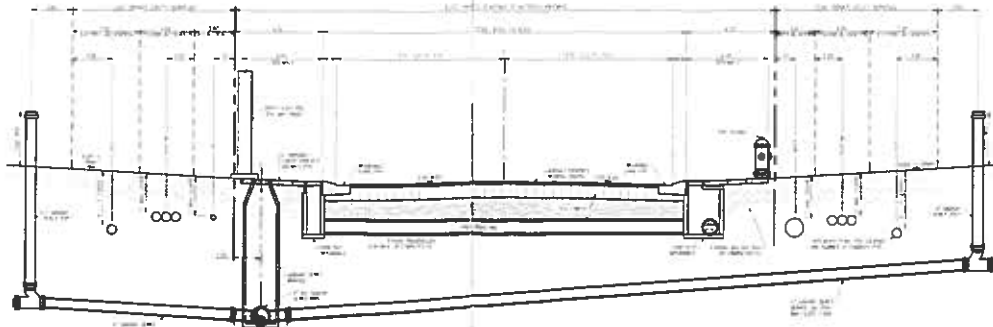
**DEDICATION NOTES:**

1. PUBLIC SERVICE DEDICATION: ALL AREAS SHOWN AS PUBLIC SERVICE SERVICES ARE DEDICATED TO THE PUBLIC FOR USE OF SERVICES WHICH SHALL INCLUDE THE RIGHT TO CONDUIT FOR MAINTENANCE OR REPAIR OF THE PUBLIC SERVICE SERVICES AND FOR NO OTHER PURPOSE. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED AND NO SIGNAGE PLACED ON OR NEAR ANY PUBLIC SERVICE SERVICES SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVICE IS CREATED. THE PUBLIC SHALL ONLY BE RESPONSIBLE FOR MAINTAINING PUBLIC SERVICE SERVICES LOCATED WITHIN THE PUBLIC SERVICE SERVICES AND SHALL NOT BE RESPONSIBLE FOR, NOR BE OBLIGED TO REPAIR OR REPLACE ANY EXISTING AREA, PAVED AREA, FENCE OR OTHER PRIVATE IMPROVEMENTS CONSTRUCTED OR INSTALLED WITHIN THE PUBLIC SERVICE SERVICES, WHICH ARE NOT MAINTAINED BY THE PUBLIC SERVICE SERVICES. SUCH REPAIRS OR REPLACEMENTS SHALL BE AT THE SOLE EXPENSE OF THE OWNER, HIS HEIR, SUCCESSORS, OR ASSIGNS.
2. PRIVATE SERVICE DEDICATION: PRIVATE SERVICES ARE HEREBY DEDICATED FOR THE USE OF THE UNIVERSITY COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE UNIVERSITY COVE PROPERTY OWNERS ASSOCIATION. THE CITY OF BATON ROUGE CITY COUNCIL SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR REPAIR OF PRIVATE SERVICES OR THE TRAFFIC SERVICES OF ACCESS TO THE PUBLIC SERVICES. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAN SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY PRIVATE SERVICE. HOWEVER, FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE PRIVATE SERVICES. THE PRIVATE SERVICES ARE FURTHER DEDICATED FOR THE NON-EXCLUSIVE USE OF A PUBLIC UTILITY COMPANY WHICH PROVIDES PUBLIC UTILITIES TO THE UNIVERSITY COVE SUBDIVISION. AND THE USE OF SAID PRIVATE SERVICES BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE PRIVATE SERVICES IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY INCURRES THE COSTS. FURTHER, INSTALLATION OF ANY NEW FACILITIES (INCLUDING ADDITIONAL SERVICE TIES) TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING PRIVATE SERVICE BY ANY PUBLIC UTILITY COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF UNIVERSITY COVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS, AND ASSIGNS. THE CITY OF BATON ROUGE IS NOT RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PRIVATE STREETS. THE MAINTENANCE AND UPKEEP OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ADJOINING SUCH PRIVATE STREETS.
3. PUBLIC SERVICES: ALL AREAS SHOWN AS SERVICES OTHER THAN PRIVATE SERVICES ARE DEDICATED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE, OR OTHER PUBLIC PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TRUCK, TRAILER, OR OTHER PLANT SHALL BE PLACED NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY SERVICE OR RIGHT-OF-WAY WHICH IS DEDICATED. THE CITY OF BATON ROUGE/ EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF PRIVATE STREETS.
4. COMMON AREA: THOSE AREAS DESIGNATED HEREON AS "COMMON AREAS" ARE TO BE DEDICATED TO THE UNIVERSITY COVE SUBDIVISION AND COVENANTS OF UNIVERSITY COVE SUBDIVISION FOR RECREATION, ACCESS AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE UNIVERSITY COVE SUBDIVISION. UNIVERSITY COVE SUBDIVISION SHALL BE THE MAINTENANCE AND UPKEEP OF THE "COMMON AREAS" EXCEPT THOSE PUBLIC SERVICES WHICH ARE DEDICATED FOR PUBLIC USE.

**ENGINEER**  
 DUPLANTIS DESIGN GROUP, PC  
 8352 BLUEBONNET BOULEVARD  
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**DEVELOPER**  
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 4835 LAFITTE CT.  
 PORT ALLEN, LA 70767  
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**OWNER**  
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 3225 BROUSSARD ST.  
 BATON ROUGE, LA 70808  
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REVISION	BY

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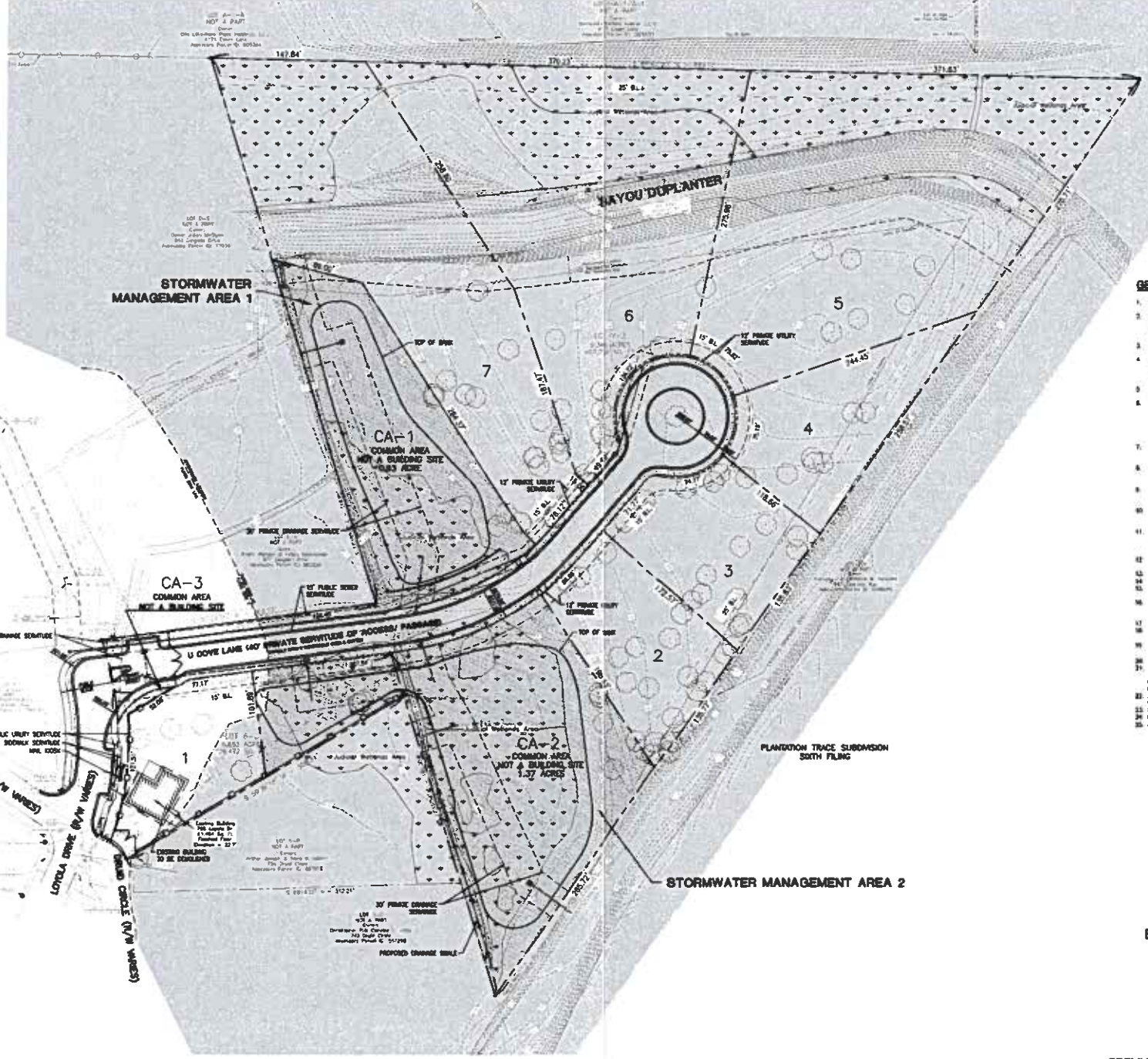
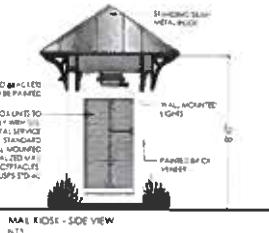
**PRELIMINARY PLAT**  
 SHOWING LOTS 6-Q & Y-Z  
 R-1-W  
 CITY OF BATON ROUGE, LOUISIANA  
 EAST BATON ROUGE PARISH, LOUISIANA

**LEGEND**

- EXISTING STORM DRAIN
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING CONTOURS
- EXISTING SEWER MANHOLE
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- PROPERTY LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER LINE
- PROPOSED DRAINAGE STRUCTURES
- PROPOSED DRAINAGE PIPE
- PROPOSED SERVICE (6" DIA)
- COMMON AREA
- NATURAL BOUNDARIES
- FLOOD ZONE
- WALL CODE

**DEVELOPMENT NOTES**

OWNER:	AT
ADDRESS:	8 Y-2-1-3-4, 8-Q-2-8-3 (18.02 AC)
EXISTING LAND USE:	LAND
PROPOSED LAND USE:	RESIDENTIAL
LOCAL BUILDING CODE:	2-1/2 STORIES UP TO 3'
ALL OF LOTS:	7 RESIDENTIAL, 3 COMMON AREA
RESIDENTIAL DENSITY:	0.75 UNITS/ACRE
STREETS:	PRIVATE STREET BEHIND 2 LAKES WITHOUT SIDEWALKS
SEWER DITCH:	1" DIA. 2" DIA. CONCRETE
SEWER SERVICE:	EAST BATON ROUGE SOLID WASTE PLANT
FIRE SERVICE:	BATON ROUGE CITY FIRE
WATER MANHOLES:	CLUMBER PICKUP
WATER:	BATON ROUGE WATER COMPANY
ELECTRIC:	UNDEVELOPED
TELEPHONE:	UNDEVELOPED
SCHOOL DISTRICT:	UNDEVELOPED
RECORD BOUNDARY:	24.2 FT (PROVIDED BY OP)
BASE FLOOD ELEVATION:	25.0 FT (PROVIDED BY OP)
CHARACTER AREA:	UNDEVELOPED
SCHOOLS:	UNDEVELOPED
UNBUILT STRUCTURES:	FRONT 15' (PRIMARY STRUCTURE), 20' (SECONDARY)
UNBUILT STRUCTURES:	YEAR 21



**GENERAL NOTES:**

1. CONDITIONS SHOWN AT THE TIME THESE PLANS WERE COMPLETED ON FEBRUARY 8, 2011 BY JOHN LIND SURVEYING, L.L.C. (JLS) ARE SUBJECT TO THE REVISIONS AND RESTRICTIONS OF THE SURVEY. THE SURVEY IS THE SOLE RESPONSIBILITY OF JLS.
2. THESE PLANS, IN ADDITION TO THE FLOOD ELEVATION DATA, SHOW THE PROPOSED FLOOD ELEVATION DATA FOR THE PROJECT. THE FLOOD ELEVATION DATA IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH ENGINEERING DATA OF THE DEPARTMENT OF PUBLIC WORKS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR.
3. SURVEYING NOTES: (A) MAP SHOWING BOUNDARY SURVEY OF LOTS 6-Q AND Y-Z BY JOHN LIND SURVEYING, L.L.C. DATED FEBRUARY 8, 2011.
4. RESTRICTIONS: ALL LOTS ARE SUBJECT TO THE RESTRICTIONS OF COVENANTS AND RESTRICTIONS FILED AS AN INSTRUMENT WITH THE PUBLIC RECORDS OF THE PARISH OF EAST BATON ROUGE PARISH, LOUISIANA. THE APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER FROM COMPLIANCE WITH ANY SUCH RESTRICTIONS THAT MAY BE APPLIED TO THE PROPERTY ON THIS PLAN.
5. BECAUSE A JURISDICTION, METHOD DETERMINATION WAS PERFORMED BY MASS CONSTRUCTION SERVICES, INC. THE BOUNDARY IS SHOWN WITHIN THIS PLAN AND DUPLANTIS DESIGN GROUP DOES NOT WARRANT THE ACCURACY.
6. THE LOTS, BOUNDARIES, AND SURVEY DATA ARE SUBJECT TO THE CONSTRUCTION PHASE OF THE PROJECT. EACH BOUNDARY SHALL BE VERIFIED INDEPENDENTLY THROUGH EXISTING SURVEY DATA PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/FOUNDATION AND MODIFICATIONS THEREON. BE ADVISED THAT THE CITY OF BATON ROUGE PARISH HAS A POLICY THAT ANY CHANGES TO THE BOUNDARIES OF THIS PROJECT SHALL BE MADE THROUGH THE CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE IS ADVISED TO MAKE THEIR DECISIONS BASED ON THE BEST INFORMATION AVAILABLE TO THEM AT THE TIME OF THEIR DECISION.
7. STORMWATER MANAGEMENT: AS A PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORMWATER MANAGEMENT PLAN AND REGULATIONS SET FORTH IN SECTION 10.12 OF THE UNIFORM DEVELOPMENT CODE, LATEST EDITION.
8. SEWER SERVICE: SEWERAGE WILL BE COLLECTED WITH PROPOSED SUBSURFACE DRAINAGE WITH A FLOOD DETENTION SYSTEM WITH FLOOD NORMAL WATER SURFACE ELEVATIONS ESTABLISHED AT 25.0 FEET. SEWERAGE WILL BE DISCHARGED IN ACCORDANCE WITH CHAPTER 15 OF THE UNIFORM DEVELOPMENT CODE FOR EAST BATON ROUGE PARISH AND LOCAL ENGINEERING PRACTICE.
9. SERVICE CONNECTIONS: ALL SERVICE CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF BATON ROUGE PARISH SPECIFICATIONS. THE METHOD OF SERVICE TRENCHING AND DISPOSAL HAS BEEN APPROVED BY THE CITY OF BATON ROUGE PARISH.
10. SERVICE TRENCHES: ALL SERVICE TRENCHES SHALL HAVE A SERVICE TIE. THE COSTS OF SERVICE TIES SHALL BE THE RESPONSIBILITY OF THE OWNER. THE SERVICE TIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BATON ROUGE PARISH SPECIFICATIONS.
11. SERVICE TRENCHES: SERVICE TRENCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BATON ROUGE PARISH SPECIFICATIONS. THE SERVICE TRENCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BATON ROUGE PARISH SPECIFICATIONS.
12. NO ATTEMPT WILL BE MADE TO DISPLACE EXISTING SERVICE TRENCHES ON THE LOT. ALL PUBLIC UTILITIES WILL BE MAINTAINED WITHIN THE STREET RIGHT-OF-WAY AND REPAIRED UPON COMPLETION.
13. ALL UTILITIES SHALL BE MAINTAINED WITHIN THE STREET RIGHT-OF-WAY AND REPAIRED UPON COMPLETION.
14. THE LINE SERVICE TRENCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BATON ROUGE PARISH SPECIFICATIONS.
15. SEWER SERVICE AND SERVICE TRENCHES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BATON ROUGE PARISH SPECIFICATIONS.
16. THE MAP HAS BEEN COMPILED FROM PREVIOUS SURVEYS AND REFERENCES OCCASIONALLY FOR THE SOLE PURPOSE OF USE AS A PRELIMINARY PLAN AND DOES NOT REPRESENT A PROPERTY BOUNDARY AS SET FORTH BY LOUISIANA RECORDED INSTRUMENT (Y) 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270.
17. LOT AND BOUNDARY INFORMATION IS APPROXIMATE AND SUBJECT TO CHANGE BASED ON RECALCULATED SURVEY AND DESIGN.
18. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN OBTAINED FROM THE BEST INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF THE SURVEY.
19. ALL PRIVATE STREETS IN THE 40' PRIVATE SERVITUDE OF ACCESS/PASSAGE ARE SUBJECT TO THE SUBSURFACE DRAINAGE PER OPS 250/251.
20. SEWERAGE ARE BASED ON REFERENCE MAP 21 (INDEX).
21. THE APPROVAL OF THIS PLAN BY THE CITY OF BATON ROUGE PARISH DOES NOT RELIEVE THE OWNER FROM COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND REGULATIONS GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO PART OF THE PROPERTY SHALL BE CONVEYED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFORM DEVELOPMENT CODE ARE COMPLIED WITH.
22. ALL WATER, ELECTRIC, ETC. WILL BE RUN IN THE SERVICE TRENCHES ALONG THE STREETS AND WILL CONNECT TO EXISTING MAIN LINES ALONG THE STREETS AND BOUNDARY LINE.
23. NO SHARED UTILITIES AT THIS TIME.
24. NO SEWERAGE MANHOLES SHOWN ON THIS SITE.
25. EXISTING EXISTING UNDEVELOPED PUBLIC RIGHT-OF-WAY (ROAD) IS PART OF LOT 6-Q.

**GPCC ID NUMBERS:**  
 1320511174 AND 1320511175

**PRELIMINARY PLAT**  
 OF  
**UNIVERSITY COVE**  
 LOTS 1 THRU 7, CA-1 THRU CA-3  
 BEING A RE-SUBDIVISION OF LOTS 6-Q & Y-Z  
 SQUARE 14  
 UNIVERSITY HILLS  
 LOCATED IN SECTION 68, T-7-S, R-1-W  
 CITY OF BATON ROUGE  
 EAST BATON ROUGE PARISH, STATE OF LOUISIANA  
 FOR  
**ZIZZI CONSTRUCTION, LLC**

PRELIMINARY - NOT FOR RECORDATION, CONVEYANCE OR SALES

**PRELIMINARY PLAT**



DRAWN	LED
CHECKED	LED
ISSUED DATE	6/29/2011
ISSUED FOR	REVIEW
PROJECT NO.	10-430
FILE	10-430 Preliminary Plat
SHEET	PLAT

5-9-19 P.C. Packet (August P.C.Mtg)