



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Frank M. Duke, FAICP
Planning Director

September 5, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director *FD*

FROM: Rexter Chambers, Senior Planner *RC*

SUBJECT: **SS-9-19** James P. Creaghan Property (Flag Lot Subdivision)

Application Summary			
Applicant	Mickey Robertson, P.E., P.L.S.	Submittal Date	July 30, 2019
Design Professional	MR Engineering & Surveying, LLC		
Lot and Block	131	Site Area	9.78 acres
Location	North side of Hoo Shoo Too Road, and east of Savannah Jane Lane (Council District 9-Hudson)		
Planning Commission Meeting Date	September 16, 2019		
Request			
Number of Lots Proposed	Three residential lots		
Overall Residential Density	1 Unit per 1.67 acres		
Access	Private street		
Background	One existing tract		
Site Characteristics			
FUTUREBR Land Use Designation	Agricultural/Rural	Character Area	Rural
Existing Zoning	Rural	Overlay District	None
Existing Use	Low density single family residential, undeveloped	Special Flood Hazard	Yes ± 15%
Area Characteristics			
Surrounding Zoning	Rural, Residential Estate/Agriculture One		
Surrounding Uses	Low density single family residential, undeveloped, utilities		
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

- **SS-19-14** J. P. Creaghan Property
 - Single family residential subdivision with three lots
 - Approved by Planning Commission on May 19, 2014
- **SS-1-18** J. P. Creaghan Property
 - Single family residential subdivision with five lots
 - Approved by Planning Commission on May 21, 2018

Comprehensive Plan Consistency

- Consistent with the designation of Agricultural/Rural on the Future Land Use Map

Neighborhood Compatibility

- Adjacent to low density single family residential lots to the north, east, and west
- There are other flag lots within the area

Regulatory Issues

- Conditional Use Permit required for approval of the proposed flag lots
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning, future land use, and flag lots
- Sidewalks are not required in the Rural Character Area

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
100 ft	225 ft	1 ac	1.48 ac

Environmental Issues

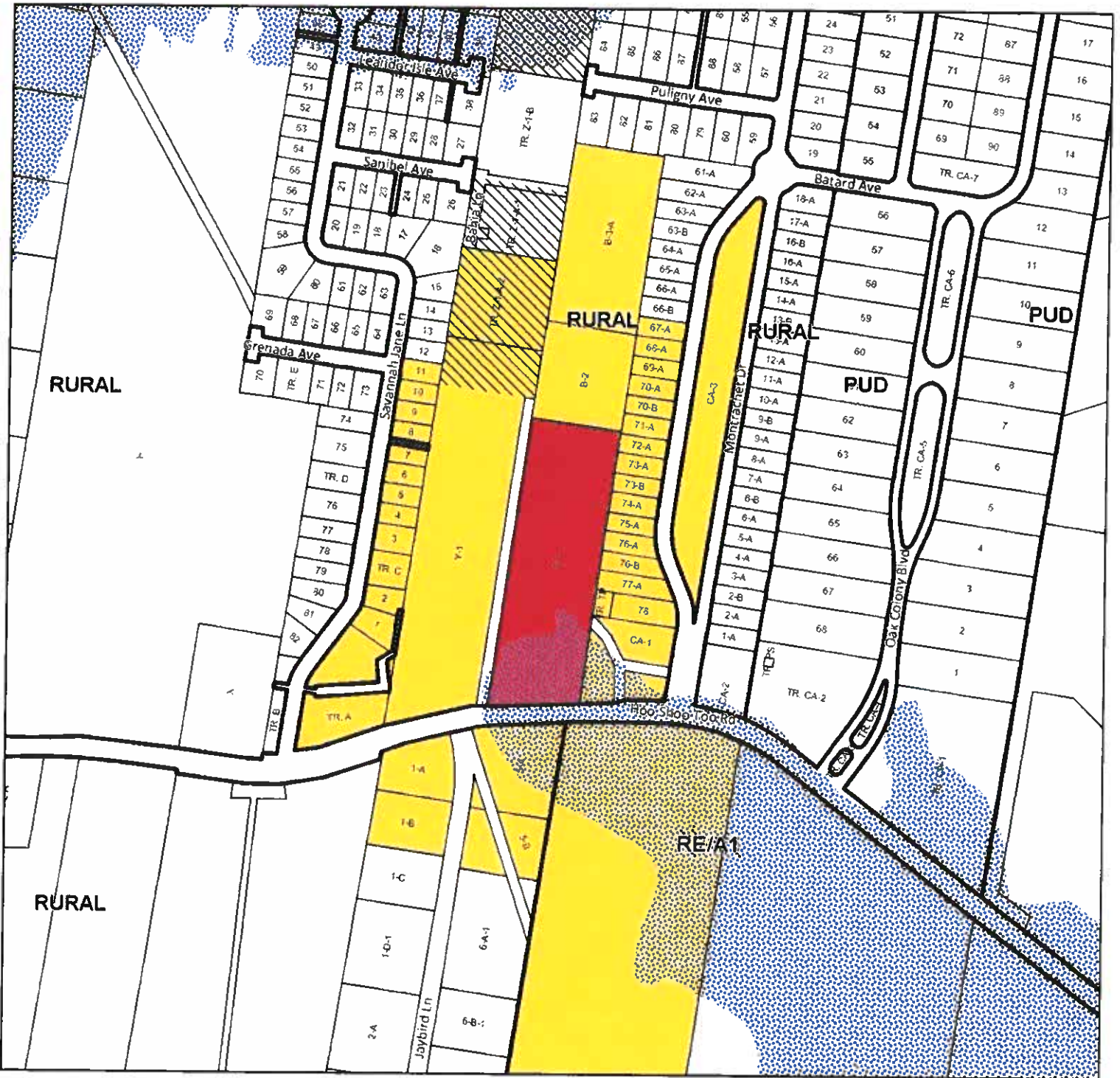
- A portion of the proposed subdivision lies within the A Flood Zone, requiring elevation of building pads and structures above the base flood elevation

Community Outreach/Notification







- Subject property posted on August 23, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, and the Hoo Shoo Too Lakes Homeowners Association on August 30, 2019
- Staff reports available for review on September 5, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in the Advocate on September 6, 2019

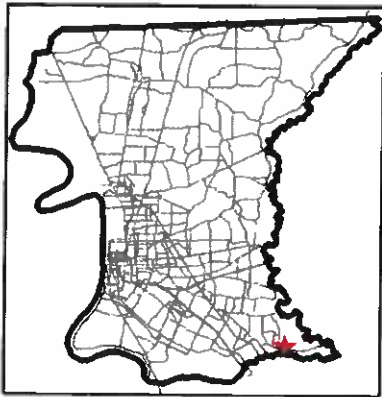
Findings

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



SS-9-19








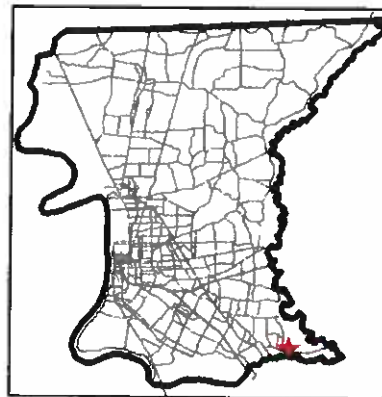
SCALE




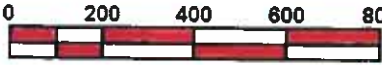


Legend

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



SS-9-19

SCALE



REFERENCE BEARING: *S08°07'08"W

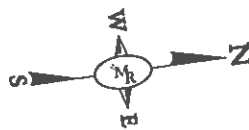
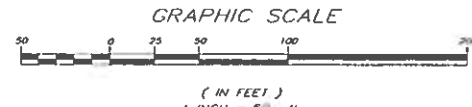
BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B" BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

REFERENCE BENCHMARK:

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO SMART NETWORK RTM-2232 (S.81) (GEOID 12A). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH.

REFERENCE MAPS:

1. MAP SHOWING THE SUBDIVISION OF TRACT B INTO LOTS B-1, B-2, B-3, B-4 & B-5 FOR FRANK CREAGHAN BY CARL L. MASTING, DATED 9-28-1976.
2. MAP SHOWING RESUBDIVISION OF LOTS B-3 AND B-4 OF THE ORIGINAL 88 ACRE JAMES P. CREAGHAN TRACT INTO LOTS B-3-A & B-4-A FOR S.G. CRAMER INTERESTS, LLC, BY SIGMA CONSULTING, DATED 3-19-2006.
3. REVISED MAP SHOWING SUBDIVISION OF TRACTS Z-1-A & Y INTO Z-1-A-1, Z-1-A-2 & Y-1 FOR RICHARD J. BRIEN, BY MGLM & ASSOCIATES, INC., DATED 11-26-2014.
4. REVISED FINAL PLAT MALLARD CROSSING (FORMERLY MONTMACHE) FIRST (LOTS 1-78) & SECONDS (LOTS 79-128) TRACTS BEING COMPRISED OF LOTS B-4-A & B-5 AND TRACTS "C" & "D" OF THE ORIGINAL 88 AC. JAMES P. CREAGHAN TRACT FOR MONTMACHE DEVELOPMENT, LLC, BY SIGMA CONSULTING GROUP, INC., DATED 2-27-2008.

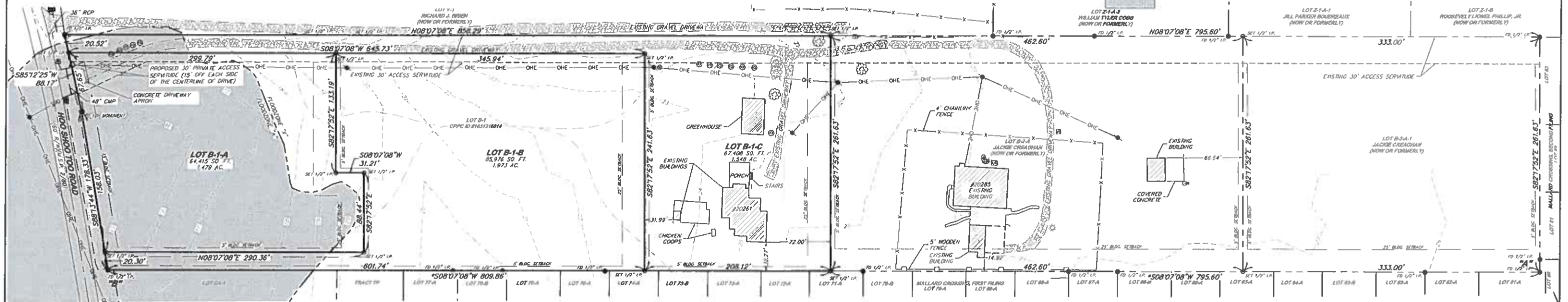
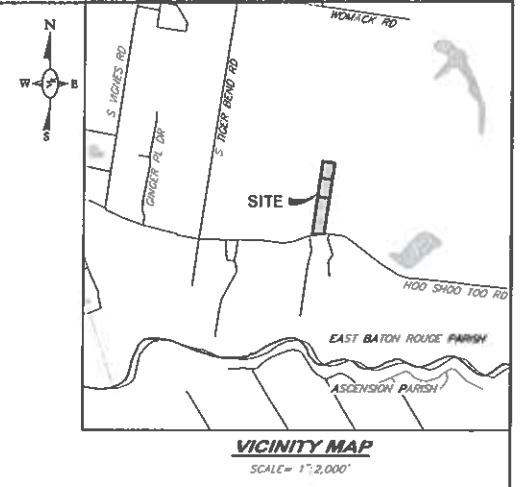


ZONING NOTES:

ZONED: RURAL (RU)
 SETBACKS:
 FRONT: 15'
 SIDE: 5'
 REAR: 25'
 EXISTING LAND USE: LOW DENSITY RESIDENTIAL, UNDEVELOPED
 FUTURE LAND USE: AGRICULTURAL/RURAL
 SCHOOL DISTRICT: - EBR 8
 SEWER: - PRIVATE SEPTIC TANK
 WATER: - BATON ROUGE WATER CO
 ELECTRIC CO.: - ENTERTY
 GAS CO.: - ENTERTY
 FIRE DISTRICT: - ST. GEORGE FIRE DISTRICT #2
 CHARACTER AREA: - RURAL
 TOTAL ACREAGE: - 5,000 ACRES

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FENCE
- CULVERT
- OHE
- OVERHEAD ELECTRIC
- ROAD CENTERLINE
- EDGE OF GRAVEL/EDGE OF ROAD
- TOP BANK OF DITCH
- BUILDING SETBACK
- CONTOUR LINE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- TREE
- DRIP INLET SQUARE
- WATER VALVE
- WATER METER
- GAS METER
- PIPELINE MARKER
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- SEPTIC/TANK
- MAILBOX
- AIR CONDITIONING UNIT
- FLOODZONE "A"



GENERAL NOTES:

- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "A" & "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY PANEL NUMBER 22033C0355C, DATED MAY 2, 2008. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS. BASE FLOOD ELEVATION = 18.0' & INUNDATION = 16.5'.
- 2) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- 3) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 4) 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.
- 5) 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 THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- 6) THE CITY OF BATON ROUGE AND 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.

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.

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 SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANT MAY BE PLANTED NOR SHALL BUILDING, FENCE, STRUCTURE OR OTHER 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 IS GRANTED.

STORMWATER NOTE:

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.

OWNER:

TOM CREAGHAN, OWNER LOT B-1

APPROVED:
 OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THE AREA AND BUILDING SITES SHALL BE A MINIMUM OF 2 FT. ABOVE DITCH BOTTOM.
 HEATHER GRAY, PARISH MANAGER
 OFFICE OF PUBLIC HEALTH EAST BATON ROUGE PARISH UNIT
 DATE: _____

APPROVED:
 FRANK M. DUKE, FAICP
 PLANNING COMMISSION DIRECTOR OR HIS DESIGNEE
 DATE: _____

MAP SHOWING SUBDIVISION OF
LOT B-1
JAMES P. CREAGHAN TRACT
 INTO
LOTS B-1-A, B-1-B & B-1-C
 LOCATED IN
 SECTION 42, T8S-R2E,
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH,
 STATE OF LOUISIANA
 FOR
THOMAS MICHAEL CREAGHAN



I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:503, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.
 Mickey L. Robertson
 AUGUST 27, 2019
 DATE

MR ENGINEERING & SURVEYING, LLC
 9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL
 DO NOT MODIFY THIS DRAWING
 ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY

SCALE: 1"=50'
 DATE: 8/2019
 DRAWN: SLP & BAT
 CHECKED: MLR

SS-9-19 PL 504 Sep 2019 PL May

C:\Users\Tom\OneDrive - MR ENGINEERING & SURVEYING, LLC\Documents\Projects\James P. Creaghan Property\Plat B-1-T8S-R2E-AUG-27-2019.DWG