



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

February 6, 2020

TO: Planning Commission
THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*
FROM: Rexter Chambers, Senior Planner *[Signature]*
SUBJECT: **SS-14-19** Fuller Robinson Property

Application Summary			
Applicant	Sheila D. Tennent	Submittal Date	October 2, 2019
Design Professional	RWK & Associates, LLC		
Lot and Block	266	Site Area	5.00 acres
Location	South of Port Hudson-Plains Road and east of Samuels Road (Council District 1-Welch)		
Planning Commission Meeting Date	February 17, 2020		
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, agriculture	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Rural		
Surrounding Uses	Low density single family residential, agriculture, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration			

Case History – Site

- SS-14-19 Fuller Robinson Property
 - Deferred from December 16, 2019 for 60 days by the Planning Commission

Case History – Area

- None

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, south, east, and west
- Abutting lots to the east range from 0.97 to 1.38 acres

Regulatory Issues

- Proposed lot widths and areas meet or exceed the established minimums for the current zoning district with the Future Land Use designation of Agricultural/Rural
- Sidewalks are not required in the Rural Character Area
- Drainage Impact Study exemption requested

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
100 ft	120 ft	1 ac	1.25 ac

Environmental Issues

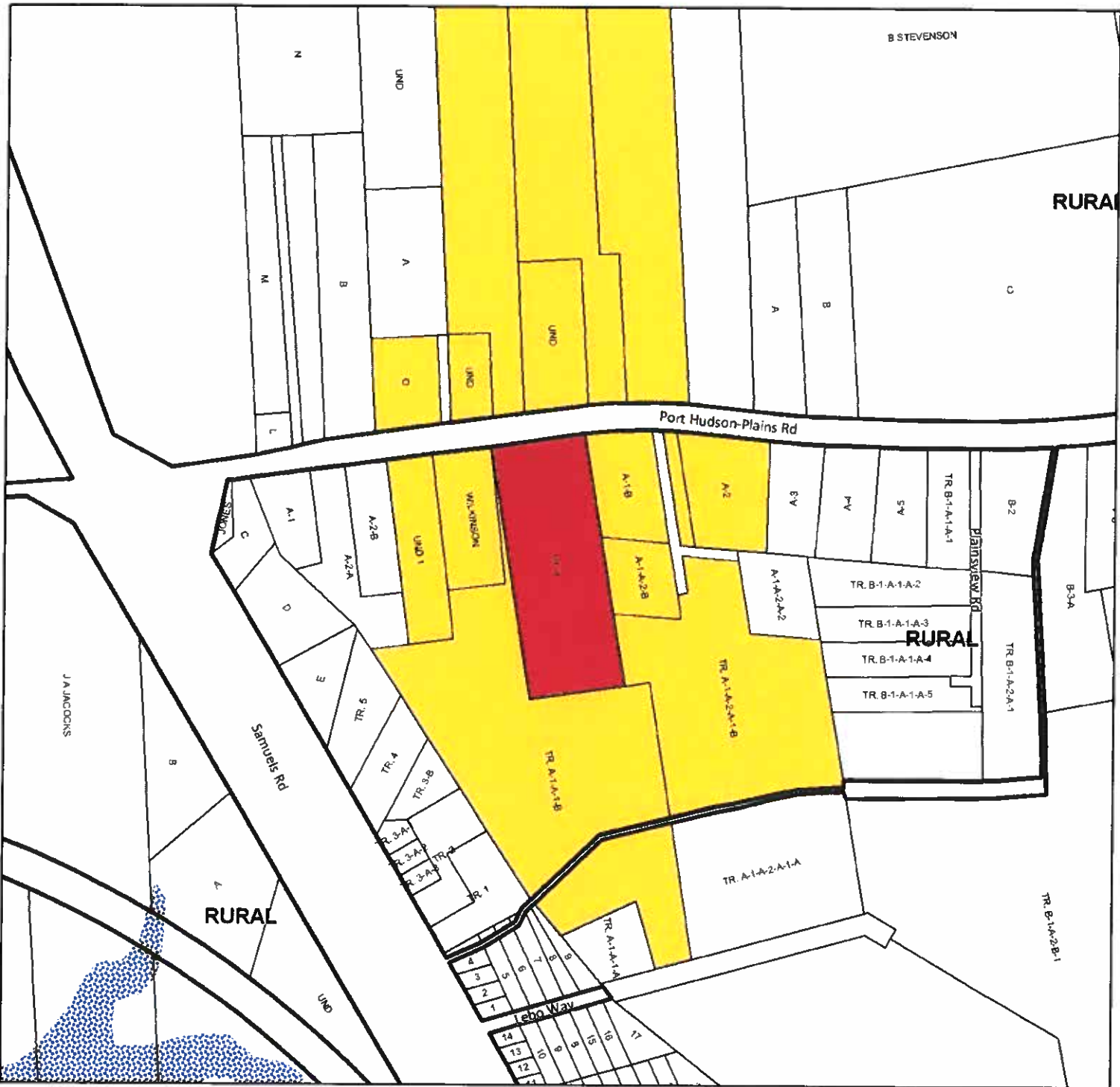
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- City of Zachary notified October 3, 2019
 - No objection letter received November 6, 2019
- Subject property posted on November 20, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on November 27, 2019
- Legal advertisement published in the Advocate on December 6, 2019
- Staff reports available for review on February 6, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

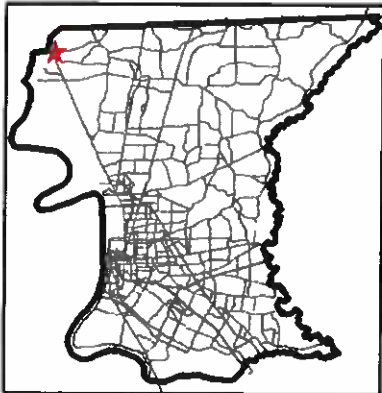
Findings

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



SS-14-19



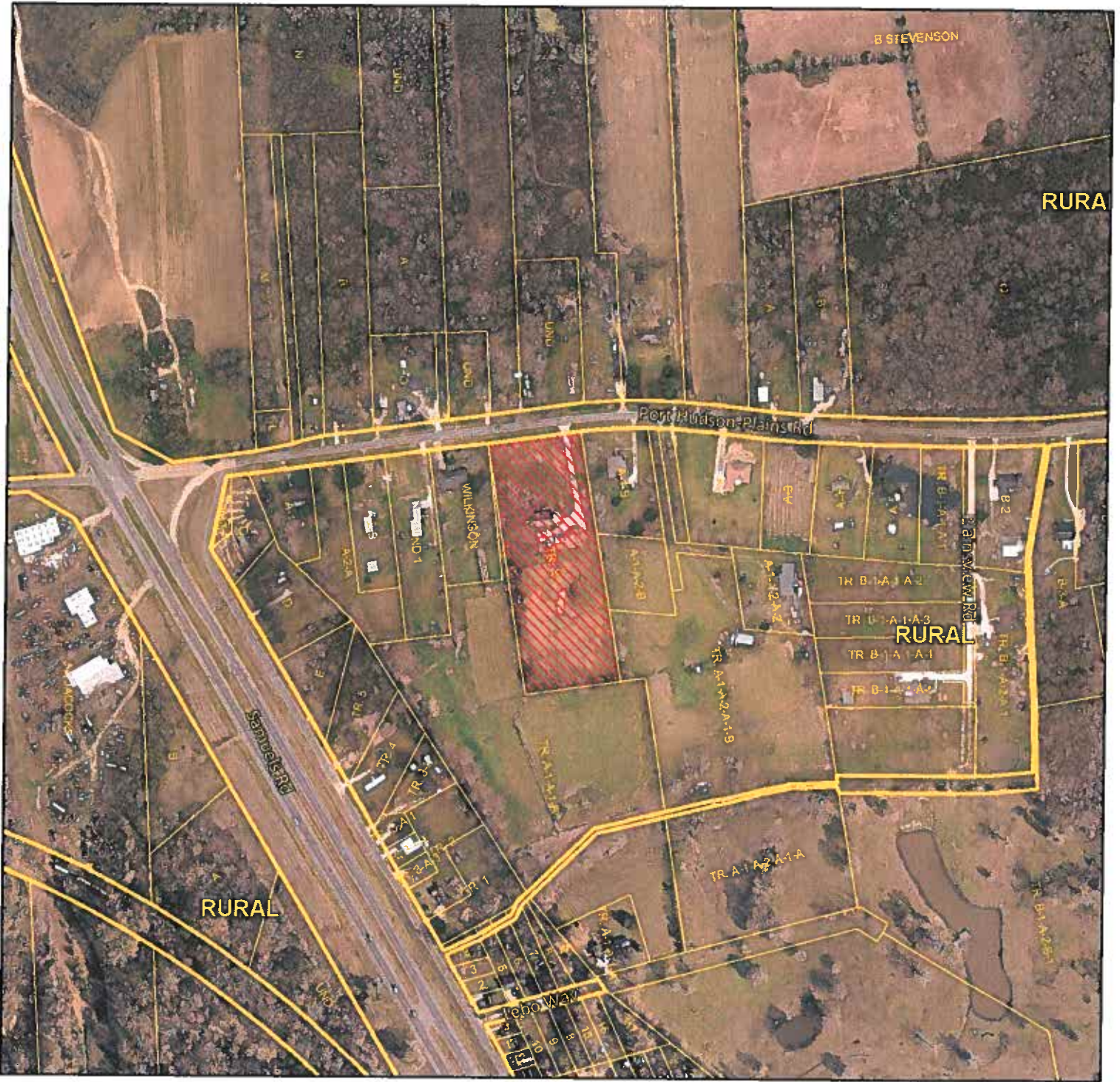
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0 200 400 600 800 ft

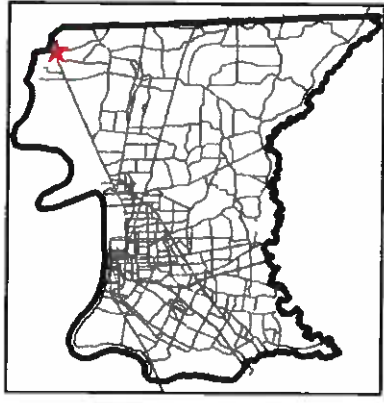
SCALE






Legend


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



SS-14-19



N



SCALE



BUILDING SETBACKS:
 FRONT YARD - 15 FEET
 REAR YARD - 25 FEET
 SIDE YARD - 5 FEET

SITE DATA:
 TOTAL AREA BEING SUBDIVIDED --- 217613.69 SQ. FT. (4.9957 ACRES) (4.65 ACRES SHOWN ON GIS)
 TOTAL NUMBER OF LOTS -----3
 STREET --- PORT HUDSON - PLAINS ROAD (LA HWY No. 3004) (80' RIGHT OF WAY)
 PLANNING DISTRICT: 1
 ZONING: RURAL

CPPC PROPERTY ID No. LOT X: 112460018

ELECTRICITY: DEMCO
GAS: CITY OF ZACHARY
WATER: CITY OF ZACHARY
SEWER: APPROVED INDIVIDUAL TREATMENT SYSTEMS
TELEPHONE: AT&T

FIRE DISTRICT: FIRE PROTECTION DISTRICT No. 1
PUBLIC SCHOOL SYSTEM: ZACHARY - 1
LAND USE: AG/LDR (AGRICULTURAL / LOW DENSITY RESIDENTIAL) (FUTURE LAND USE: AG/RU)
COUNCIL DISTRICT No. 01
ENTERPRISE & ECONOMIC DEVELOPMENT ZONES: NO CHARACTER AREA = RURAL

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

STORMWATER MANAGEMENT:
 AS PART OF CONSTRUCTION AND DEVELOPMENT ON THE LOTS, IT SHALL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO COMPLY WITH STORMWATER MANAGEMENT REQUIREMENTS SET FORTH IN SECTION 15 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION. STORMWATER RUNOFF WILL FLOW THROUGH GRASSY AREAS BEFORE BEING CHANNLED INTO THE PUBLIC DRAINAGE SYSTEM.

SEWERAGE DISPOSAL:
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OTHER THAN 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. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THE AREA.

FILL NOTE:
 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 FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

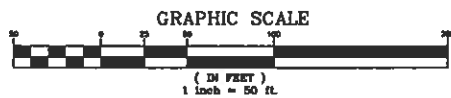
RESTRICTION NOTE:
 THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS; HOWEVER, THE APPROVAL OF THE PLAT DOES NOT RELEASE THE OWNER(S) AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

GENERAL NOTES:
 SEE GENERAL NOTES BELOW.

DEDICATION:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET AND RIGHT 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.

OWNER & APPLICANT
 SHEILA D. TENNENT
 190 E. PLAINS - PORT HUDSON ROAD
 ZACHARY, LA 70791

SHEILA D. TENNENT _____ DATE _____



LEGEND

--- S ---	SEWER MANHOLE, SEWER LINE
--- W ---	WATER MANHOLE, WATER LINE
--- D ---	DRAIN MANHOLE, DRAIN LINE
--- G ---	GAS MANHOLE, GAS LINE
--- SCB ---	SCB MANHOLE, SCB LINE
--- UGTEL ---	UTILITY
--- E T V ---	ELECTRIC, TELEPHONE, CABLE TV
--- E T V ---	ELEC TOWER / OVERHEAD LINES
--- C ---	CULVERT, DRAIN LINE
CB	CATCH BASIN
GM	GAS METER
GV	GAS VALVE
WM	WATER METER
WV	WATER VALVE
DC	DRAIN CLEANOUT
SC	SEWER CLEANOUT
FH	FIRE HYDRANT
SL	STREET LIGHT
TL	TRAFFIC LIGHT
AN	ANCHOR
SI	SIGN
GP	GUARD POST
T	TREE
B	BUSH
F	FENCE

ELEVATION NOTES
 FLOOD INSURANCE RATE MAP, DATED 5/2/2008
 COMMUNITY No. 220058 0020 E OF THE PARISH OF EAST BATON ROUGE, LA. THIS PROPERTY LIES WITHIN FLOOD ZONE "X"
 BASE FLOOD ELEVATION: N/A
 BASE FLOOD ELEVATIONS AND INUNDATION LEVELS ARE SUBJECT TO CHANGE.
 CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
 ELEVATIONS BASED ON TOPCON TOPNET LIVE NETWORK

GENERAL NOTES
 THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILES THE DATA FOR THIS SURVEY.
 THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
 THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

REFERENCE NOTES
 BEARINGS BASED ON GPS OBSERVATIONS USING TOPCON TOPNET LIVE NETWORK
 DISTANCES BASED ON SUBDIVISION PLAT BY TOME CRAFT, C.E.
 DATED: NOVEMBER 27, 1961, ORG 60 / BNDL 5076

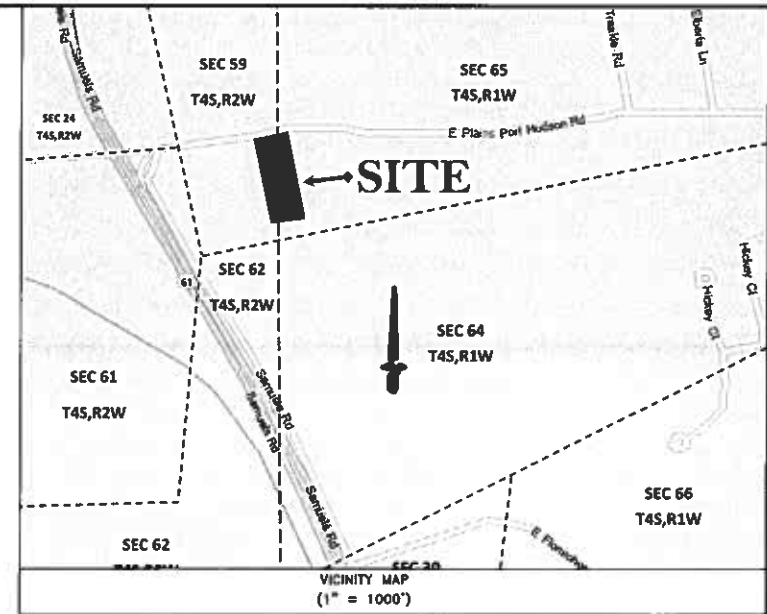
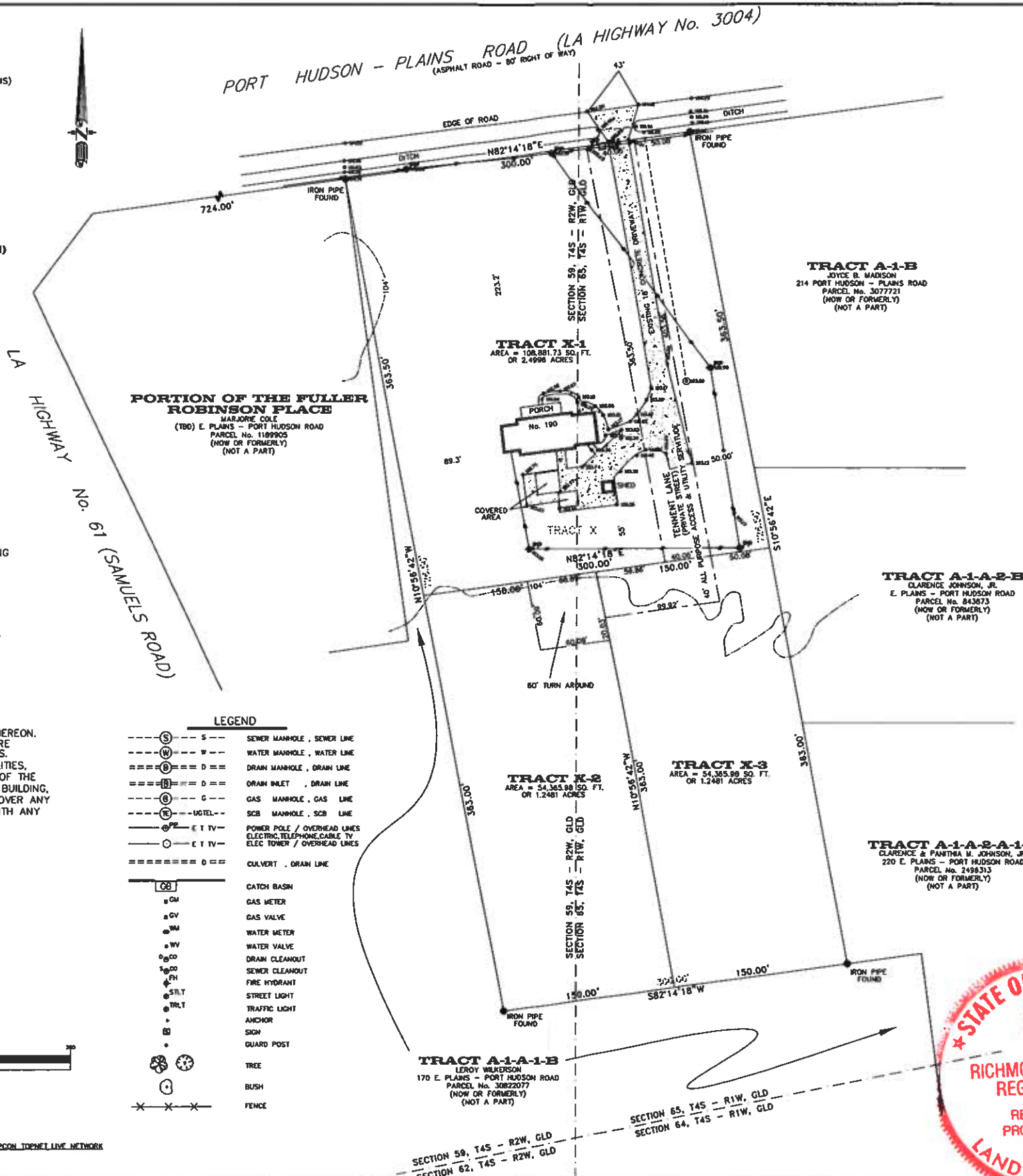
CERTIFICATION
 THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 48:141 CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY. FURTHER, THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
 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 CERTIFIED SURVEYOR.

DATE: SEPTEMBER 20, 2019 DRAWN BY: RWK
 SCALE: 1" = 50' COMPUTER: J
 JOB #: 190735

BY: *Richmond W. Krebs*
 RICHMOND W. KREBS, SR., P.L.S. No. 4836

STATE OF LOUISIANA
RICHMOND W. KREBS
 REG. NO. 4836
 REGISTERED PROFESSIONAL
LAND SURVEYOR

RESUBDIVISION OF TRACT X INTO TRACTS X-1, X-2 & X-3
THE FULLER ROBINSON PROPERTY
 SECTION 59, T4S - R2W, GLD & SECTION 65, T4S - R1W, GLD
 EAST BATON ROUGE PARISH, LA
 FOR SHEILA D. TENNENT

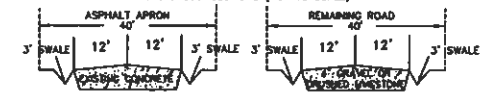


SIGNS AT PRIVATE STREETS:
REFERENCE UNIFIED DEVELOPMENT CODE SECTION 13.7.B:
 AT THE ENTRANCE TO ANY SUBDIVISION DEVELOPMENT WITH PRIVATE IMPROVEMENTS, A SIGN SHALL BE PLACED STATING THE LIMITS OF PUBLIC MAINTENANCE WITHIN THE DEVELOPMENT. THE CONSTRUCTION PLANS FOR ALL PRIVATE IMPROVEMENTS REQUIRED BY THE PRELIMINARY PLAN APPROVAL, SHALL BE SUBMITTED TO THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION

AT THE ENTRANCE TO THE DEVELOPMENT, A "PRIVATE ROAD, NO PUBLIC MAINTENANCE" SIGN, WILL BE REQUIRED.

ROAD MAINTENANCE NOTE:
 "THE CITY OF BATON ROUGE / EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS". THE MAINTENANCE AND UPKEEP OF ALL PRIVATE STREETS ARE THE RESPONSIBILITY OF THE RESIDENTS / OWNERS OF THE FULLER ROBINSON PROPERTY.

ROAD BED & LAYOUT:
REFERENCE UNIFIED DEVELOPMENT CODE SECTION 13.7.A.1 & 13.7.A.2:
 MINIMUM 24' WIDE BY 30' LONG WITH 6" ASPHALT APRON FROM EDGE OF PUBLIC ROAD ON A 40' WIDE ACCESS SERVITUDE. REMAINING ROADWAY TO BE MINIMUM 24' WIDE WITHIN 40' ACCESS SERVITUDE & CONSTRUCTED OF 4" OF GRAVEL OR CRUSHED LIMESTONE OVER COMPACTED SUBGRADE.



NOTE:
 NO BUILDING PERMITS SHALL BE ISSUED FOR THESE LOTS UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED: (1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED REGISTERED PROFESSIONAL; (2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS; (3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR; (4) THE DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS; (5) A REVISION TO THIS PLAT REMOVING THIS STIPULATION SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL; AND (6) THE REVISED PLAT SHALL BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION

APPROVED:
 EAST BATON ROUGE HEALTH UNIT

PARISH SANTARIAN OR THEIR DESIGNEE _____ DATE _____

PLANNING COMMISSION
 EAST BATON ROUGE PARISH:

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

FILE NUMBER: _____ RECORDED: ORIGINAL _____ BUNDLE _____

55-14-19 Feb 2020 RWK