



**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

Ryan L. Holcomb, AICP  
Planning Director

January 7, 2021

TO: Planning Commission  
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*  
FROM: Rexter Chambers, Senior Planner *RC*  
SUBJECT: **CS-1-21** Country Acres Subdivision (Flag Lot)

Application Summary			
<b>Applicant</b>	Tina McRae	<b>Submittal Date</b>	November 18, 2020
<b>Design Professional</b>	Louisiana Land Surveying, Inc.		
<b>Lot and Block</b>	109	<b>Site Area</b>	3.00 acres
<b>Location</b>	East of Plank Road, and south of Pettit Road (Council District 2 - Banks)		
<b>Planning Commission Meeting Date</b>	January 19, 2021		
Request			
<b>Number of Lots Proposed</b>	Two residential lots		
<b>Overall Residential Density</b>	0.67 units per acre		
<b>Access</b>	Public street		
<b>Background</b>	One existing tract		
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Agricultural/Rural	<b>Character Area</b>	Rural
<b>Existing Zoning</b>	Rural	<b>Overlay District</b>	None
<b>Existing Use</b>	Low density single family residential	<b>Special Flood Hazard</b>	Yes ± 100%
Area Characteristics			
<b>Surrounding Zoning</b>	Rural		
<b>Surrounding Uses</b>	Low density single family residential, undeveloped, religious institution, agriculture		
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 Agricultural/Rural on the Future Land Use Map

**Neighborhood Compatibility**

- Consistent with the surrounding low density single family residential and religious institutional uses
- Other flag lots are located within the area

**Regulatory Issues**

- Conditional Use Permit required for approval of the proposed flag lot
- Proposed lot widths meet or exceed the established minimums for the current zoning district and for a flag lot

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
100 ft	185 ft	43,560 sf	60,540 sf

**Environmental Issues**

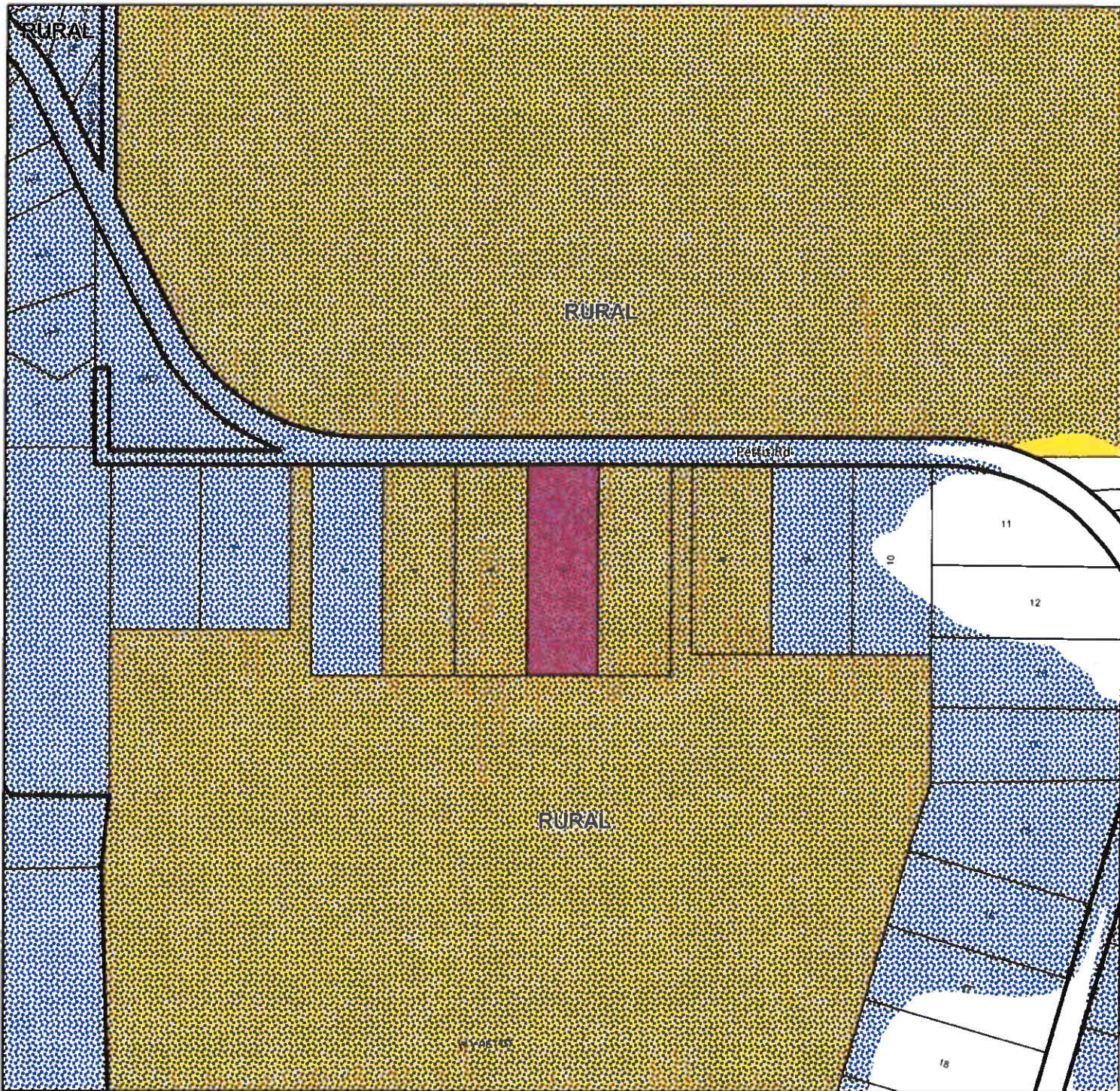
- Property lies within the AE Flood Zone which may require elevation of building pads, finished floors, and structures above the base flood elevation

**Community Outreach/Notification**







- Subject property posted on December 23, 2020
- Public Notification Cards mailed to property owners within 300 foot radius on December 31, 2020
- Staff reports available for review on January 7, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in the Advocate on January 8, 2021

**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






# CS-1-21

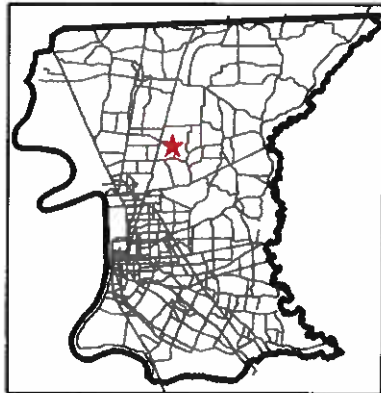



**SCALE**




**Legend**


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



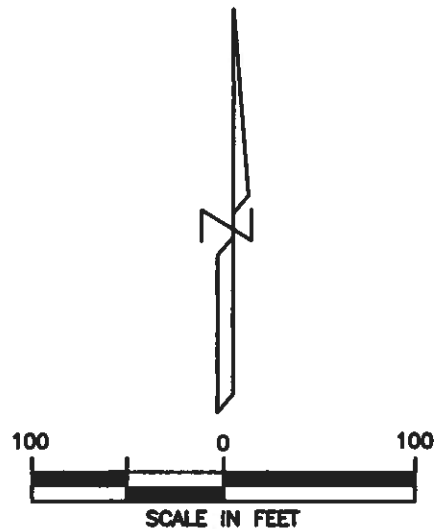
# CS-1-21



N



SCALE



**REFERENCE MAP:**  
 1. SURVEY MAP OF LOT 6 OF THE PLAN OF THE SUBDIVISION OF THE WESTERLY 179.91 ACRES OF THE W.Y. PETTIT 208 ACRE TRACT FOR PETTIT REALTY CO., PREPARED BY TOXIE CRAFT, C.E., DATED 1-15-70.

**REFERENCE BEARING:**  
 THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, (NAD83). DISTANCES INDICATED ARE GRID DISTANCES.

**DEDICATION:**  
 THE RIGHTS OF WAY OF STREETS 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 AND OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE WAS GRANTED.

**SEWERAGE:**  
 NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE TREATMENT AND 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.

RHONDA LEWIS, OWNER \_\_\_\_\_ DATE \_\_\_\_\_

**APPROVED:** \_\_\_\_\_ DATE: \_\_\_\_\_

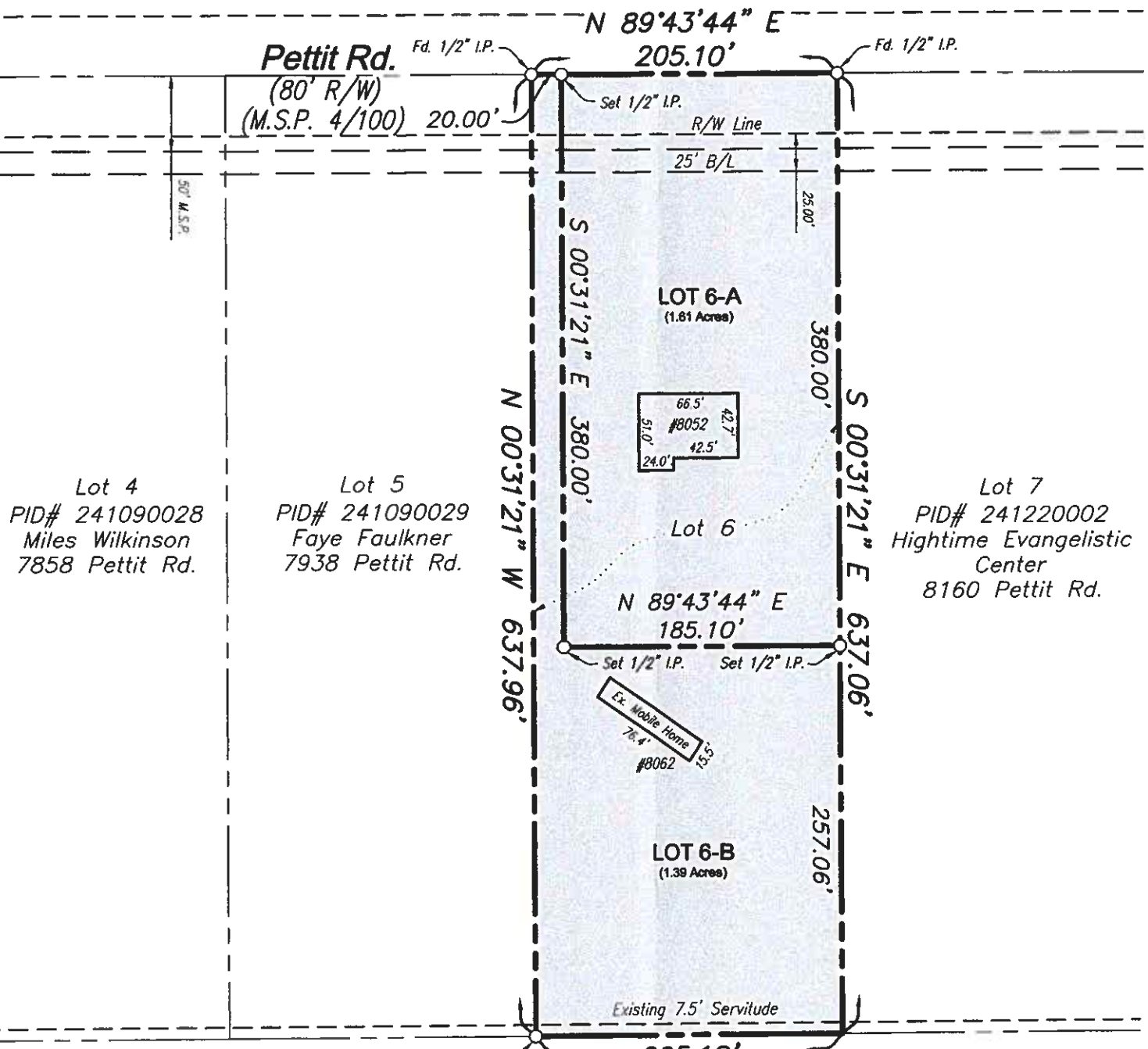
RYAN HOLCOMB, AICP, PLANNING DIRECTOR OR HIS DESIGNEE  
 EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION

P- \_\_\_\_\_ ORIG. \_\_\_\_\_ BNDL. \_\_\_\_\_ DATE: \_\_\_\_\_

**CERTIFICATION**  
 I HEREBY CERTIFY TO THE ENTITY NAMED ABOVE THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND AND THAT THERE ARE NO VISIBLE ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN. THE UNDERSIGNED FURTHER CERTIFIES THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "C" SURVEY.

**FOR REVIEW**

CURTIS M. CHANEY, P.L.S. \_\_\_\_\_ DATE \_\_\_\_\_



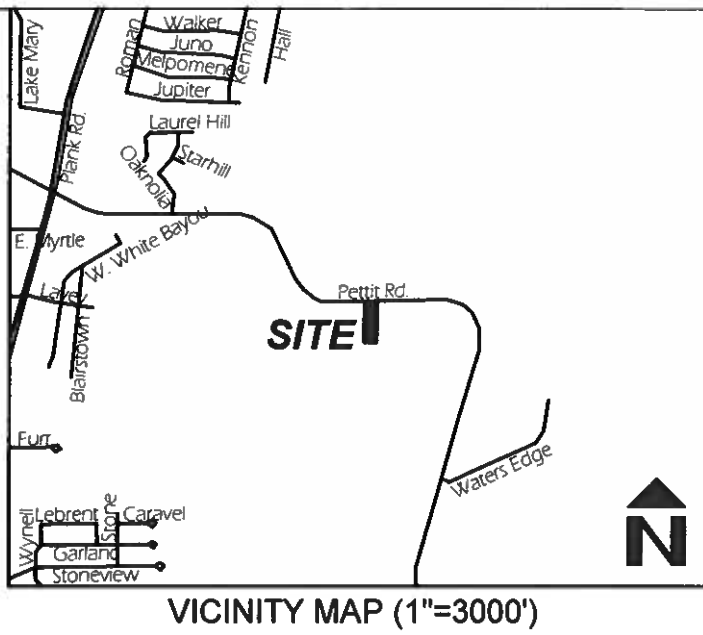
**RECOMMENDED FOR APPROVAL:**  
 APPROVED PRIVATE SEWAGE TREATMENT PLANTS ARE IN USE. MINIMUM SLAB ELEVATIONS ARE REQUIRED TO BE 24 INCHES ABOVE THE SEWER EFFLUENT DITCH INVERT.

HEATHER GRAY, PARISH MANAGER, OFFICE OF PUBLIC HEALTH, EAST BATON ROUGE PARISH HEALTH UNIT



**MAP SHOWING SUBDIVISION**  
 of  
**LOT 6**  
**COUNTRY ACRES (W.Y. PETTIT TRACT)**  
 into  
**LOTS 6-A & 6-B**  
 Situated in Section 49, T-5-S, R-1-E, G.L.D.  
 East Baton Rouge Parish, Louisiana  
 prepared for  
**RHONDA LEWIS**

77 Acres±  
 PID# 1376047  
 Graves Land, LLC  
 7740 Pettit Rd.



**NOTES:**  
 CPPC PROPERTY ID NO. 241090030  
 WATER: EBR PARISH  
 SEWER: INDIVIDUAL TREATMENT SYSTEM  
 GAS: ENTERGY  
 ELECTRIC: ENTERGY  
 FIRE DISTRICT: BROWNSFIELD FIRE DISTRICT #3  
 SCHOOL: EBR-2  
 ZONING: RURAL  
 EXIST. LAND USE: LDR  
 CHARACTER AREA: RURAL  
 FUTURE LAND USE: AG/RU

**SETBACKS:**  
 Minimum Front: 15'  
 Minimum Side: 5'  
 Minimum Rear: 25'  
 TOTAL AREA: 3.00 Ac.

**NOTES:**  
 1. NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

2. 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 AREA ADDRESSED.

3. ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. 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.

4. ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP PANEL NO. 22033C 0180E, EFFECTIVE 5-2-2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE. BASE FLOOD EL. 68.5, INUNDATION 69.70.

5. NO MAJOR CONTOURS EXIST ON SITE.

**STORMWATER MANAGEMENT:**  
 AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE. LATEST REVISION.

FILE NAME:	20-441_SY1
PROJECT NO.	20-441
DATE:	11-16-20
SCALE:	1"=100'
DRAWN BY:	TGM
APPROVED:	CMC



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PC Set CS-1-21