



# MUNICIPAL SERVICES CENTER

6703 Sullivan Road □ Central, Louisiana 70739 □ p: 225-262-5000 □ f: 225-262-5001

May 18, 2022

TO: Planning Commission

FROM: Woodrow Muhammad AICP, Planning and Zoning Director

SUBJECT: **SS-5-22 Subdivision of Lots 49-A & 51-A Comite Hills Subdivision** The applicant is requesting to subdivide two tracts into four for single family residential land use in the R1 (Single Family Residential One) Zoning District.

Application Summary				
Applicant	Ron Harris	Submittal Date	14 Apr 22	
Design Professional	Curtis M. Chaney, P.L.S.	Site Area	22.38 Acres	
Location	This property is <a href="#">located</a> on the south side of Triple B Road between the Chaparral Place and Frontier Drive intersections in the Comite Hills Subdivision in Section 41, T6S R2E, GLD, EBR, LA.			
Planning Commission Meeting Date	26 May 2022	Lot ID Number(s)	61102020266 & 61102020267	
Request				
Number of Existing Lots	Two (2)	Use	Low Density Residential	
Number of Proposed Lots	Four (4)	Waiver	None	
Access	Public Right-of-Way	Sewer	Public	
Site Characteristics				
Land Use Plan Designation	Conservation Areas, Restricted Greenspace, & Rural/Agricultural	Zone of Influence	No	
Existing Zoning	R1 (Single Family Residential One)	Overlay District	No	
Existing Use	Residential & Undeveloped	Special Flood Hazard	AE <a href="#">Map</a>	
Surrounding Site Characteristics				
Surrounding Zoning	R1 (Single Family Residential One)			



<b>Surrounding Uses</b>	Low Density Residential
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#### **Case History - Site**

- SS-21-20 The Planning Commission denied the request to create 3 additional tracts at the November 19, 2020 Meeting.

#### **Case History-Surrounding Site**

- None

#### **Masterplan Consistency**

- The request is consistent with the City of Central 2010 Masterplan with respect to land use and intensity of development.

#### **Bulk Regulatory Requirements**

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<b>Required Minimum Lot Width</b>	<b>Proposed Minimum Lot Width</b>	<b>Required Minimum Lot Area</b>	<b>Proposed Minimum Lot Area</b>
125'	+165'	½ Acre	3.6 Acres

#### **Flood Zone Regulatory Requirements**

- The subject property is located in Flood Zone AE. Future structures will need to meet elevation requirements outlined in [Sec. 8:1552 \(6\)](#) of the Building Code.
- Use of landfill material is restricted in Flood Zone AE per [Sec. 8:1552 \(7\)](#) of the Building Code.
- A land disturbance permit is required prior to any earthwork – [Sec. 8:1553 \(b\)](#)

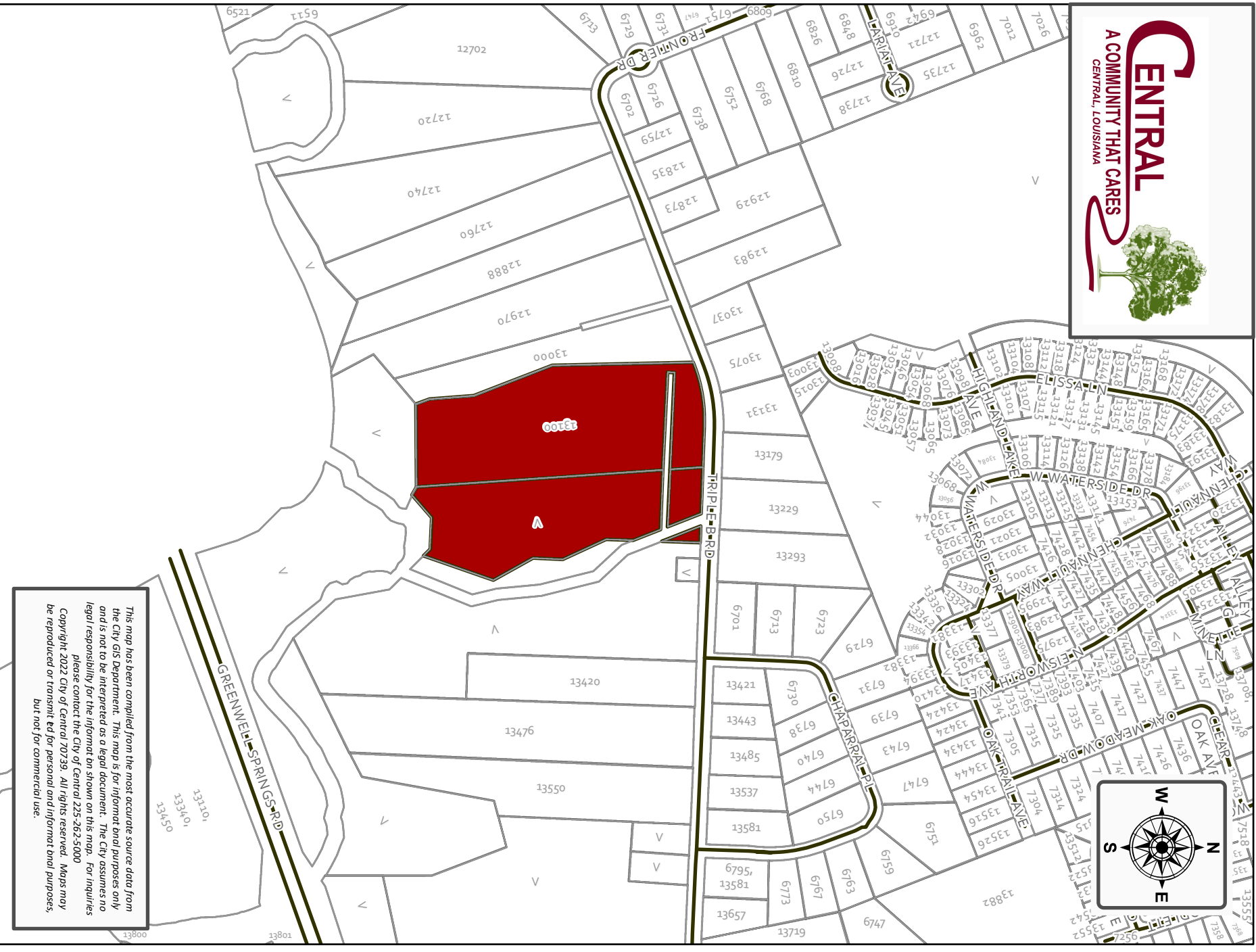
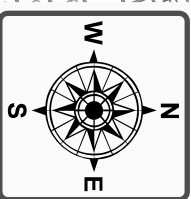
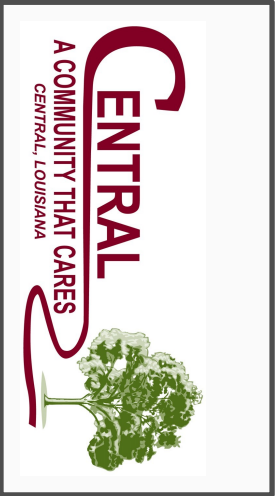
#### **Public Notification**

- The public notice sign was posted on May 4, 2022.
- Legal advertisement was published May 9, 16 and the 19<sup>th</sup>, 2022.

#### **Findings**

**The Staff certifies that the request meets the minimum requirements of the Zoning and Development Codes for Planning Commission consideration with the following conditions:**

1. EBR Sewer Engineering must review and approve the sewer installations.
2. Sewer Impact Fee must be collected.



*This map has been compiled from the most accurate source data from the City GIS Department. This map is for informant only purposes only and is not to be interpreted as a legal document. The City assumes no legal responsibility for the informant shown on this map. For inquiries please contact the City of Central 225-262-5000*  
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## Vicinity Map

**SS-5-22**





**From:** [Jim Ferguson - IBTS](#)  
**To:** [Woodrow Muhammad - COC](#); [Matt Vaughn-Zyewski - IBTS](#); [David Ratcliff - IBTS](#)  
**Subject:** Re: SS-5-22 Comite Hills Comments  
**Date:** Thursday, May 12, 2022 11:13:20 AM  
**Attachments:** [image001.png](#)  
[Preliminary Harris Resub Comite Hills 4-13-22.pdf](#)  
[SS-5-22 DRAINAGE IMPACT ANALYSIS.pdf](#)  
[SS-5-22 PLAT.pdf](#)

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I have no objection to the resubdivision in terms of drainage, yet note there is an existing subsurface system from the 1970's (I believe) that is in disrepair 100-200 feet or so off of (and generally parallel) to Triple B Road. That system may or may not be in the existing servitude. I think that "proposed" servitude may include its location.

If this resub is not a commitment to repair that again drainage system, I take no exception.

Gratefully,

***Jim Ferguson, PE, CFM, D.WRE***  
*IBTS Contractor*  
*225-535-0003*

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**From:** Woodrow Muhammad - COC <Woodrow.Muhammad@central-la.gov>  
**Sent:** Thursday, May 5, 2022 10:40 AM  
**To:** ronharris1@msn.com <ronharris1@msn.com>; Curtis M. Chaney <curtis@lalandsurvey.com>  
**Cc:** Jacob Haffner <jhaffner@brla.gov>; Rachael Y. Lambert <RYLAMBERT@brla.gov>; Jim Ferguson - IBTS <JFerguson\_CTR@ibts.org>  
**Subject:** SS-5-22 Comite Hills Comments

Our comments are as follows:

1. Private access servitude note does not apply.
2. Add the Case Number to the plat.
3. Parish Water Company not Baton Rouge
4. BFE=48' I believe. You may confirm with Brandon Whitehead our Floodplain Manager.
5. Add Address 13070 to Lot 51-A-1, 13180 to Lot 51-A-3, 13240 to Lot 51-A-4 and 13100- Lot 51-A-2
6. Label Contours
7. Sewer must be installed in coordination with EBR. Servitudes may need to be added to plat.
8. Drainage review is ongoing.
9. Remove Carey Chauvin's name and replace with the appropriate EBR contact.

Additional comments may be forthcoming between the date of this correspondence and after resubmittal. Please submit all required documents and revisions before noon on May 10, 2022. Noncompliance items must be with sufficient justification in writing.



May 4, 2022 at 12:58:30 PM  
13100 Triple B

**PUBLIC HEARING**  
CITY OF CENTRAL  
PLANNING AND ZONING COMMISSION  
Hwy 28, W. 5th Pkwy  
Cedar Rapids, IA 52402  
Phone: 319.399.2200  
Fax: 319.399.2201  
Website: www.centralia.org

☐ REQUEST TO REZONE  
FROM \_\_\_\_\_  
TO \_\_\_\_\_  
ORDER REQUEST

For more information contact:  
City of Central Planning  
City of Central Planning  
City of Central Planning