

MUNICIPAL SERVICES CENTER

6703 Sullivan Rd • Central, LA 70739 • p: 225-262-5000

September 20, 2023

TO: Planning Commission

FROM: Melissa Guilbeau, AICP, Planning Consultant, and

Taurus Freeman, MPA, Deputy Program and Planning Director

SUBJECT: SS-11-23 Subdivision of Lots 49-A & 51-A Comite Hills Subdivision Applicant requests

to subdivide two tracts into four.

Application Summary						
Applicant	Ron Harris		Submittal Date		17 Aug 2023	
Design Professional	Curtis M. Chaney, P.L.S.		Site Area 22.38 Acres			
Location	South side of Triple B Road between Chaparral Pl and Frontier Dr					
Planning Commission Meeting Date	9/28/2023		Lot ID Numbers 61		611020266 & 611020267	
Request						
Number of Existing Lots	Two (2)	Use	Residential			
Number of Proposed Lots	Four (4)	Waivers	None			
Access	Public	Sewer	Public			
Site Characteristics						
Land Use Plan Designations	Conservation Areas, Restricted Greenspace, & Rural/Agricultural		Zone of Influence		. No	
Existing Zoning	R-1 (Single-Family Residence)		Overlay District		No	
Existing Uses	Residential & Undeveloped		Special Flood Hazard		AE/X-shaded <u>Map</u>	
Surrounding Site Characteristics						
Surrounding Zoning	R-1 and R/A (Rural/Agricultural)	Surrou	Surrounding Uses		Single-Family Residential	



Case History-Site

- **\$\$-21-20** The Planning Commission, at its November 19, 2020 meeting, denied the request to subdivide two tracts into five.
- **\$\$-5-22** The Planning Commission, at its May 26, 2022 meeting, denied the request to subdivide two lots into four.
- **SS-5-22** The Planning Commission, at its July 28, 2022 meeting, denied the request to subdivide two lots into four.
- **SS-5-22** The Planning Commission, at its July 27, 2023 meeting, removed the request from the agenda because it was administratively withdrawn.

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

Required Minimum	Proposed Minimum	Required Minimum	Proposed Minimum
Lot Width	Lot Width	Lot Area	Lot Area
125 ft	163.24 ft	0.5 acre	3.694 acres

Flood Zone Regulatory Requirements

- The vast majority of the subject property is located in Flood Zone AE. There is a small portion of Lot 49-A that is in Flood Zone X-shaded. Future structures (in both AE & X) will need to meet elevation requirements outlined in Sec. 8:1552 (6) of the Building Code.
- There are some restrictions on the use of landfill in Flood Zone AE per <u>Sec. 8:1552 (7)</u> of the Building Code.
- A land disturbance permit is required prior to any earthwork Sec. 8:1553 (b)

Public Notification

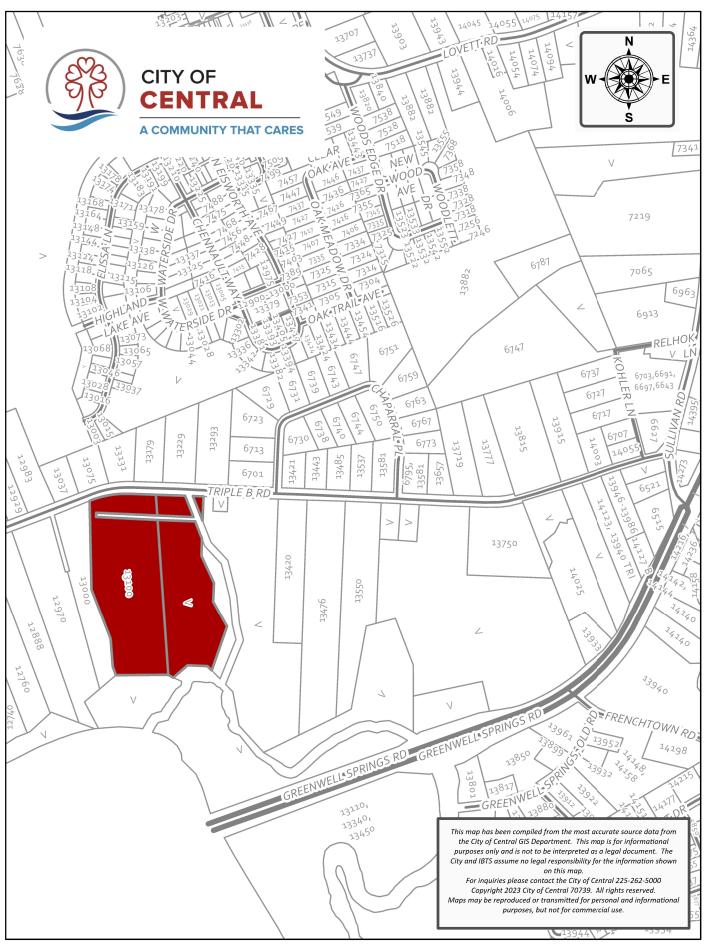
- Subject property was sign posted on September 7, 2023.
- Legal advertisement was published September 9, 16, 23, 2023.

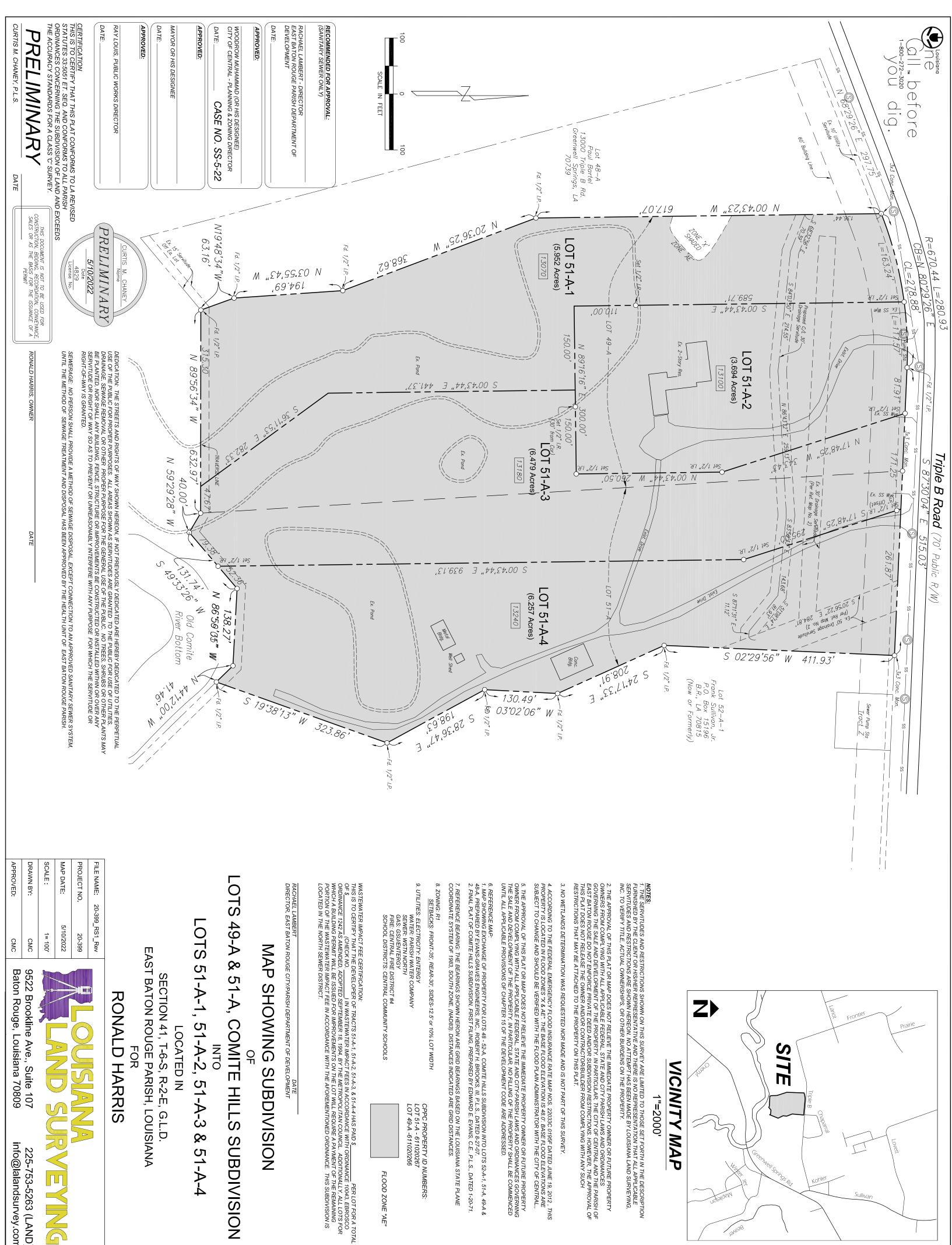
Findings

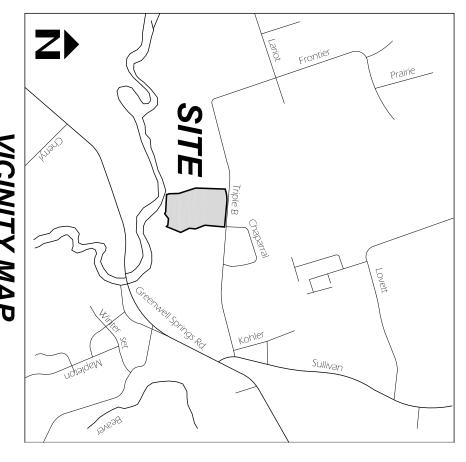
The Staff certifies that the request meets the minimum requirements of the Zoning and Development Codes for Planning Commission consideration with the following conditions:

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









VICINITY MAP

NOTES: 1. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION THE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC. TO VERIFY TITLE, ACTUAL OWNERSHIPS, OR OTHER BURDENS ON THE PROPERTY. 1"=2000'

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY WNERS FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES OVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, THE CITY OF CENTRAL AND THE PARISH OF AST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF SIRPLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTORBUILDER FROM COMPLYING WITH ANY SUCH ESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

3. NO WETLANDS DETERMINATION WAS REQUESTED NOR MADE AND IS NOT PART OF THIS SURVEY.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NOS. 22033C 0195F DATED JUNE 19, 2012 , THIS OPERTY IS LOCATED IN FLOOD ZONES "X & AE". THE BASE FLOOD ELEVATION IS 48.0'. BASE FLOOD ELEVATIONS ARE BJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE FLOOD PLAIN ADMINISTRATOR WITH THE CITY OF CENTRAL.,

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY WIER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING E SALE AND DEVELOPMENT OF THE PROPERTY, IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED ITLL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE DEVELOPMENT CODE ARE ADDRESSED.

ZONING: R1 <u>SETBACKS</u>: FRONT-35; REAR-30; SIDES-12.5' or 10% LOT WIDTH

CPPC PROPERTY ID NUMBERS: LOT 51-A - 611020267 LOT 49-A -611020266 FLOOD ZONE "AE"

MAP SHOWING SUBDIVISION

LOTS 49-A & 51-A, COMITE HILLS SUBDIVISION

51-A-2, 51-A-3 & 51-A-4 LOCATED IN NTO

RONALD HARRIS

9522 Brookline Ave., Suite 107 Baton Rouge, Louisiana 70809



225-753-5263 (LAND) info@lalandsurvey.com

