



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



**Case History-Site**

- **SS-21-20** The Planning Commission, at its November 19, 2020 meeting, denied the request to subdivide two tracts into five.
- **SS-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Planning Commission, at its July 27, 2023 meeting, removed the request from the agenda because it was administratively withdrawn.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 Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum 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 [Sec. 8:1552 \(7\)](#) 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:**

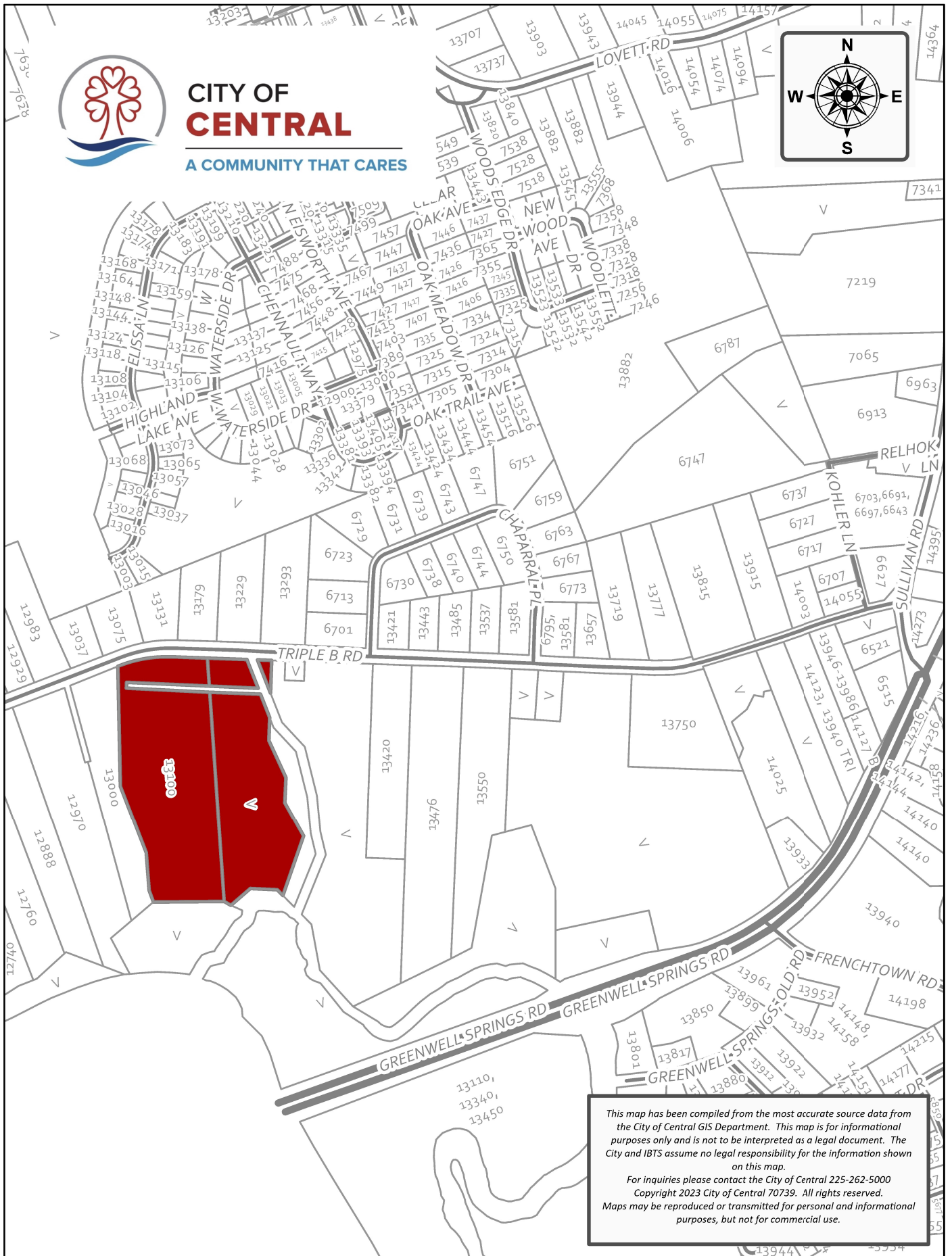
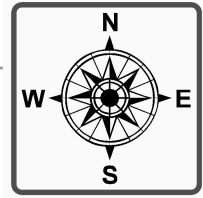
- 1. EBR Sewer Engineering must review and approve the sewer installations.**
- 2. Sewer Impact Fee must be collected.**





**CITY OF  
CENTRAL**

**A COMMUNITY THAT CARES**



*This map has been compiled from the most accurate source data from the City of Central GIS Department. This map is for informational purposes only and is not to be interpreted as a legal document. The City and IBTS assume no legal responsibility for the information shown on this map.*

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0 175350 700 1,050 1,400  
Feet

**Vicinity Map**

**SS-11-23**







Sep 7, 2023 at 8:52:50 AM  
SS 11 23

**PUBLIC HEARING**  
CITY OF CENTRAL  
PLANNING AND ZONING COMMISSION  
*Sept. 28, 2023*  
Location: Central School Board Office  
11576 Sullivan Rd.  
Case Number: *SS-11-23*

☐ REQUEST TO REZONE  
FROM: \_\_\_\_\_  
TO: \_\_\_\_\_

☒ OTHER REQUEST  
*Subdivide 2 lots into 4*

For More Information Contact  
City of Central 252-5050