



**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 7, 2019

TO: Planning Commission  
THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*  
FROM: Vance W. Baldwin, PLA, ASLA, CFM, Planning Manager *[Signature]*  
SUBJECT: S-3-19 Villas at White Oak (Deferred from January 22 by the Planning Director)

Application Summary			
<b>Applicant</b>	Mickey L. Robertson, PE, PLS	<b>Submittal Date</b>	December 6, 2018
<b>Design Professional</b>	MR Engineering & Surveying, LLC		
<b>Lot and Block</b>	68	<b>Site Area</b>	9.60 acres
<b>Location</b>	Located on the west side of George O'Neal Road and south of Spiller's Way, on Tracts X-2-A-1-A and Y-1 of the Dr. A.L. Bordelon Property (Council District 9-Hudson)		
<b>Planning Commission Meeting Date</b>	January 22, 2019		
Request			
<b>Number of Lots Proposed</b>	39 Residential lots and one common area tract		
<b>Overall Residential Density</b>	4.06 units per acre		
<b>Access</b>	Public streets		
<b>Background</b>	Two existing tracts		
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Residential Neighborhood	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Rural	<b>Overlay District</b>	None
<b>Existing Use</b>	Low density single family residential, agriculture	<b>Special Flood Hazard</b>	Yes ±25%
Area Characteristics			
<b>Surrounding Zoning</b>	Rural, Single Family Residential (A1)		
<b>Surrounding Uses</b>	Low density single family residential, undeveloped, reception hall with alcohol		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration			

**Case History – Site**

- **Case 9-19 17333 George O’Neal Road and 16560 Spiller’s Way Road to rezone from Rural to Zero Lot Line (A2.6)**
  - Withdrawn by applicant on January 9

**Case History – Area**

- **None**

**Comprehensive Plan Consistency**

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map

**Neighborhood Compatibility**

- Adjacent to single family residential lots to the north, south and west

**Regulatory Issues**

- Sidewalks provided within subdivision, consistent with Section 13.8.A.1 of the UDC
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning district

<b>Required Minimum Lot Width</b>	<b>Proposed Minimum Lot Width</b>	<b>Required Minimum Lot Area</b>	<b>Proposed Minimum Lot Area</b>
50 ft	50 ft	6,000 sf	6,000 sf

**Environmental Issues**

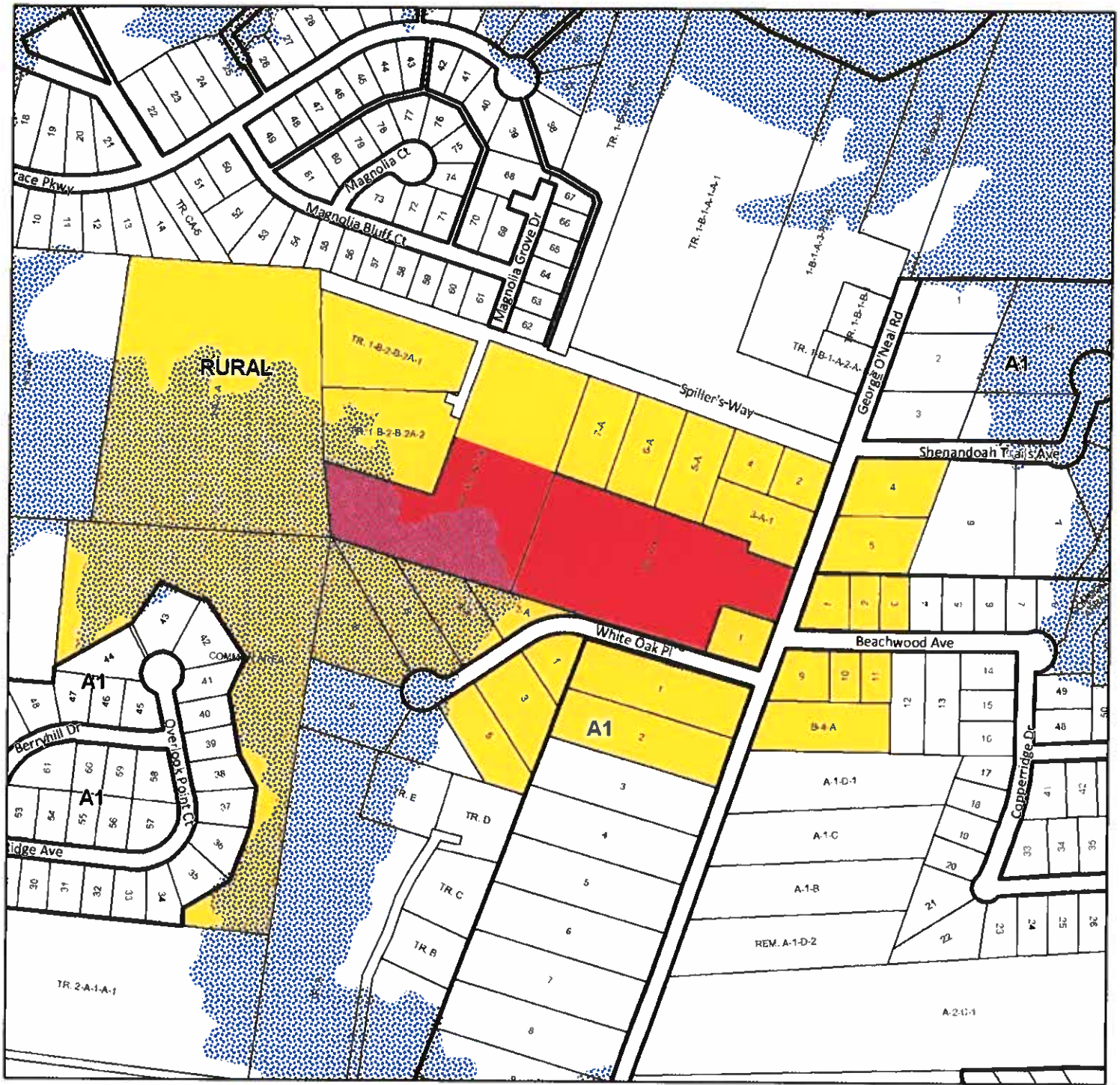
- A portion of the proposed subdivision lies within the AE Flood Zone, requiring elevation of building pads and structures above the base flood elevation and/or elevation certificates for construction

**Community Outreach/Notification**

- Public Notification Cards mailed to property owners within 300 foot radius on January 4, 2019
- Legal advertisement published in the Advocate on January 11, 2019
- Staff reports available for review on February 7, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

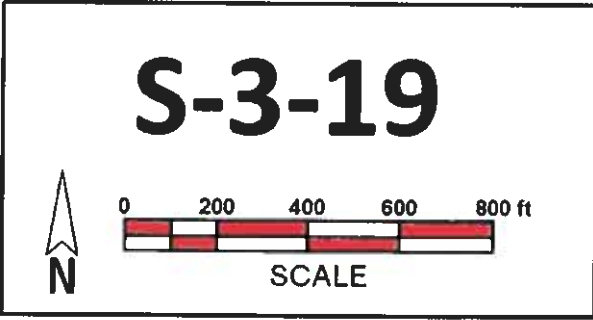
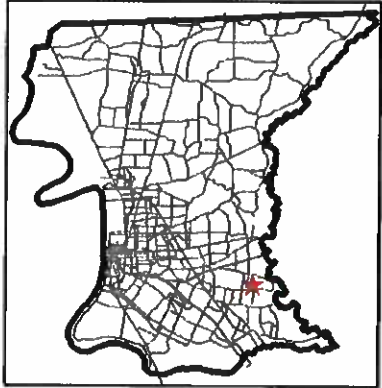
**Findings**

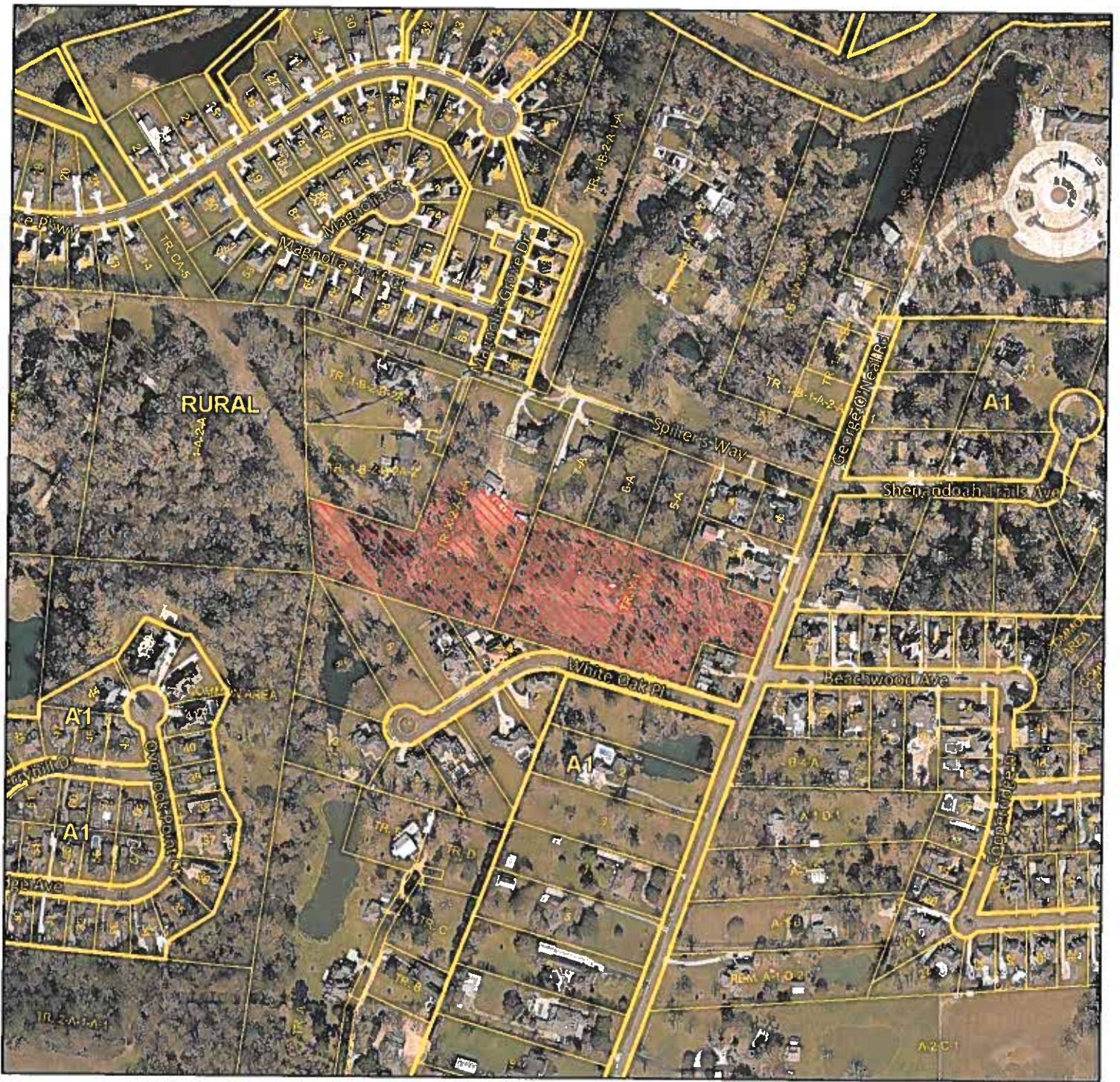
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration






**Legend**

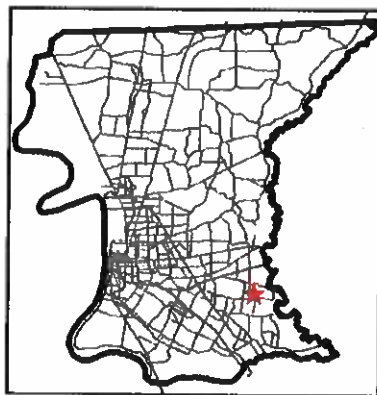
	Current Cases
	Previous Relevant Cases
	Notified of Public Hearing
	Zoning Graphic
	Lot Graphic
	Special Flood Hazard Area
<b>A1</b>	Zoning Labels






**Legend**


-  Subject Property
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



**S-3-19**



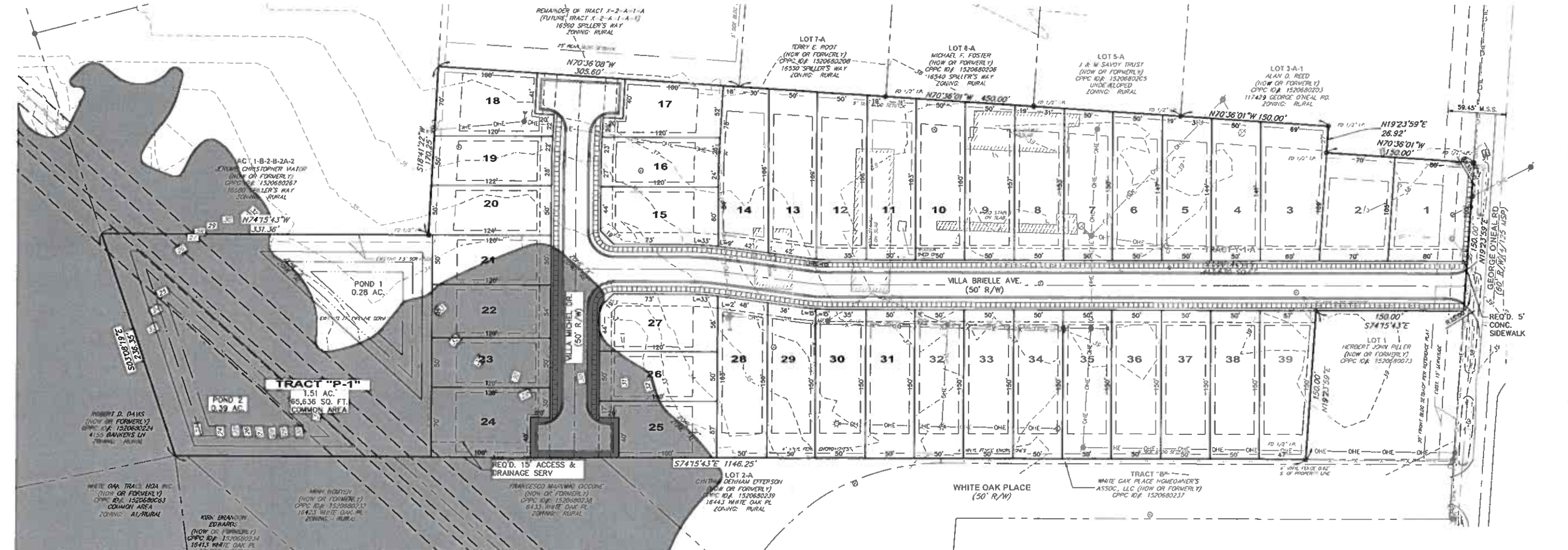
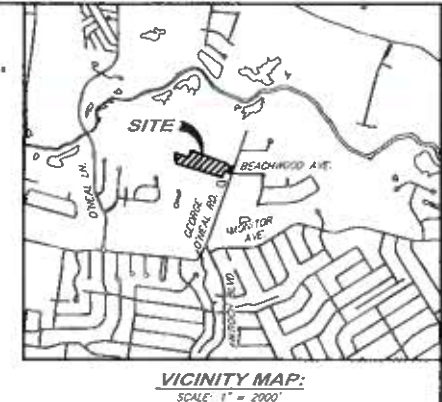
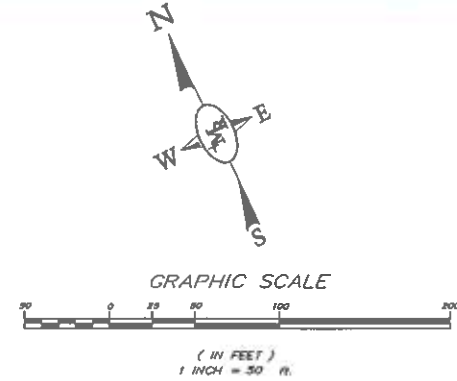
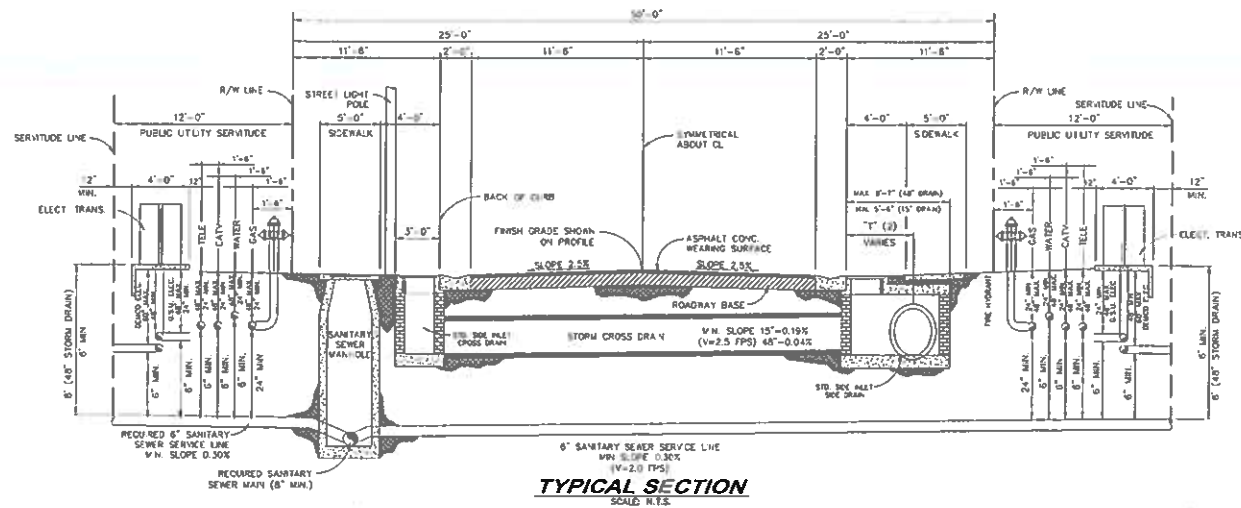
N



0 200 400 600 800 ft

SCALE





**NOTES:**

- NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY THE ACTUAL LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- 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 FILING OF THE PROPERTY SHALL BE CONSIDERED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- 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.
- THE CURRENT BASE FLOOD ELEVATIONS AND INUNDATION ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS PRIOR TO ISSUANCE OF A BLDG PERMIT.
- THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES EXISTING DRAINAGE PATTERN IS TO JOHN'S CHECK.
- THE SUBJECT PROPERTY AS SHOWN HEREIN LIES WITHIN ZONE "X" & "AE" AS SAID PROPERTY PLOTS BY SCALE OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 220300268, DATED JUNE 19, 2012.
- NO MAIL NOTICES IS BEING PROVIDED.

**PRIVATE DEDICATION:**  
THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF VILLAS AT WHITE OAK SUBDIVISION. ALL MAINTENANCE SHALL BE BY THE VILLAS AT WHITE OAK SUBDIVISION HOMEOWNERS ASSOCIATION, DEPARTMENT OF DEVELOPMENT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER COMMON AREAS.

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

**SEWAGE DISPOSAL:**  
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE 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.

**PUBLIC DEDICATION:**  
THE RIGHTS 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 SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPERTY PURPOSES FOR THE GENERAL USE OF THE PUBLIC, HD TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOW SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED OR RIGHT-OF-WAY SO AS TO PREVENT OR UNDESIRABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED OR RIGHT-OF-WAY IS GRANTED.

**GENERAL NOTES:**  
ZONING DISTRICT: RURAL  
CHARACTER AREA: SUBURBAN  
STREETS: 2" ASPHALT WITH CONCRETE CURB & GUTTER  
WATER: BATON ROUGE WATER CO.  
ACREAGE: 9.64 ACRES  
EXISTING LAND USE: AG  
FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD (RN)  
SCHOOL DISTRICT: EBP-6  
OPPC LOT 18A: 1520680248  
TRACT Y-1: 1520680248  
TRACT X-2-A-1-A: 1520680247

**SEWER:** EXISTING GRAVITY SEWER (N.S.I.N.)  
BASE FLOOD ELEV.: 34.0'  
ELECTRIC CO.: ENERGY  
GAS CO.: ENTERGY  
FDMA FLOOD ZONE: X & AE  
FIRE DISTRICT: BATON ROUGE CITY FIRE  
SETBACKS:  
FRONT = 15'  
REAR = 25'  
SIDE = 5'

**LEGEND:**

---	EDGE OF PAVEMENT	---	EXISTING CENTER
---	CENTER OF PAVED ROAD	---	HIGH OFF-WAY MARKER
---	EDGE OF GRAVEL	---	PROPERTY CORNER FOUND
---	PROPERTY LINE	---	PROPOSED SEWER MAINHOLE
---	ADJACENT PROPERTY LINE	---	PROPOSED SANITARY SEWER
---	SECTION LINE	---	PROPOSED DRAINAGE INLET
---	EXISTING CONTOURS	---	PROPOSED DRAINAGE LINE
---	FLOOD ZONE "AE"	---	PROPOSED LOT-LINE DESIGNATION
---		---	REQ'D. 6" WOOD PRIVACY FENCE

**CERTIFICATION:**  
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

**MICKEY L. ROBERTSON**  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 15206  
EXPIRES 01-30-19

**PRELIMINARY PLAT OF VILLAS AT WHITE OAK**  
A RESIDENTIAL DEVELOPMENT  
LOTS 1 THRU 39 (INCLUSIVE) & TRACT "P-1"  
BEING A SUBDIVISION OF TRACT Y-1 & X-2-A-1-A  
OF THE DR. A.L. BORDELON SUBDIVISION  
LOCATED IN  
SECTION 53, T7S-R2E  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH,  
STATE OF LOUISIANA,  
FOR  
TOWER CAPITAL CORPORATION

STATE OF LOUISIANA  
MICKEY L. ROBERTSON  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 15206  
EXPIRES 01-30-19

**MR ENGINEERING & SURVEYING, LLC**  
9345 Inletline Avenue, Baton Rouge, LA 70809 225.490.9592

VILLAS AT WHITE OAK  
GEORGE O'NEAL RD.  
BATON ROUGE, LOUISIANA  
EAST BATON ROUGE PARISH  
PRELIMINARY PLAT

DESIGNED	CHECKED	DATE	SHEET	OF
MLR	MLR	08/2018	1	1

REVISION DESCRIPTION DATE

BY

SHEET NUMBER 1

S-3-19 P.C. PACKET (FEB. 19 P.C. METG)