





Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Frank M. Duke, FAICP
Planning Director

August 8, 2019

TO: Planning Commission
THROUGH: Frank M. Duke, FAICP, Planning Director 
FROM: Rexter Chambers, Senior Planner 
SUBJECT: S-6-19 Waters Edge @ Lexington Estates (Deferred from June 17 for 30 days by Planning Director and 30 days by Councilmember Loupe to August 19 with the consent of the applicant)

Application Summary			
Applicant	Chad Stevens, P.E.	Submittal Date	May 1, 2019
Design Professional	MR Engineering & Surveying LLC		
Lot and Block	93	Site Area	45.15 acres
Location	East side of Brook Point Drive, to the south of Lexington Lakes Avenue (Council District 3-Loupe)		
Planning Commission Meeting Date	August 19, 2019		
Request			
Number of Lots Proposed	177 Residential lots and 11 common area tracts		
Overall Residential Density	3.90 Units per acre		
Access	Private streets		
Background	Three existing tracts		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural	Overlay District	None
Existing Use	Undeveloped, utilities	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Planned Unit Development, Rural		
Surrounding Uses	Low density single-family residential, undeveloped, golf course		
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

- **PUD-5-10** Lexington Park, Phase 1, Filings 1-7
 - Extension of Final Development Plan
 - Approved by the Planning Commission on February 18, 2016
- **S-10-05** Lexington Estates Revision
 - Revision to previously approved single family residential subdivision with 283 lots
 - Approved by the Planning Commission on July 21, 2014

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Adjacent to single family residential lots on all sides

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

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
50 ft	50 ft	6,000 sf	6,000 sf

Environmental Issues

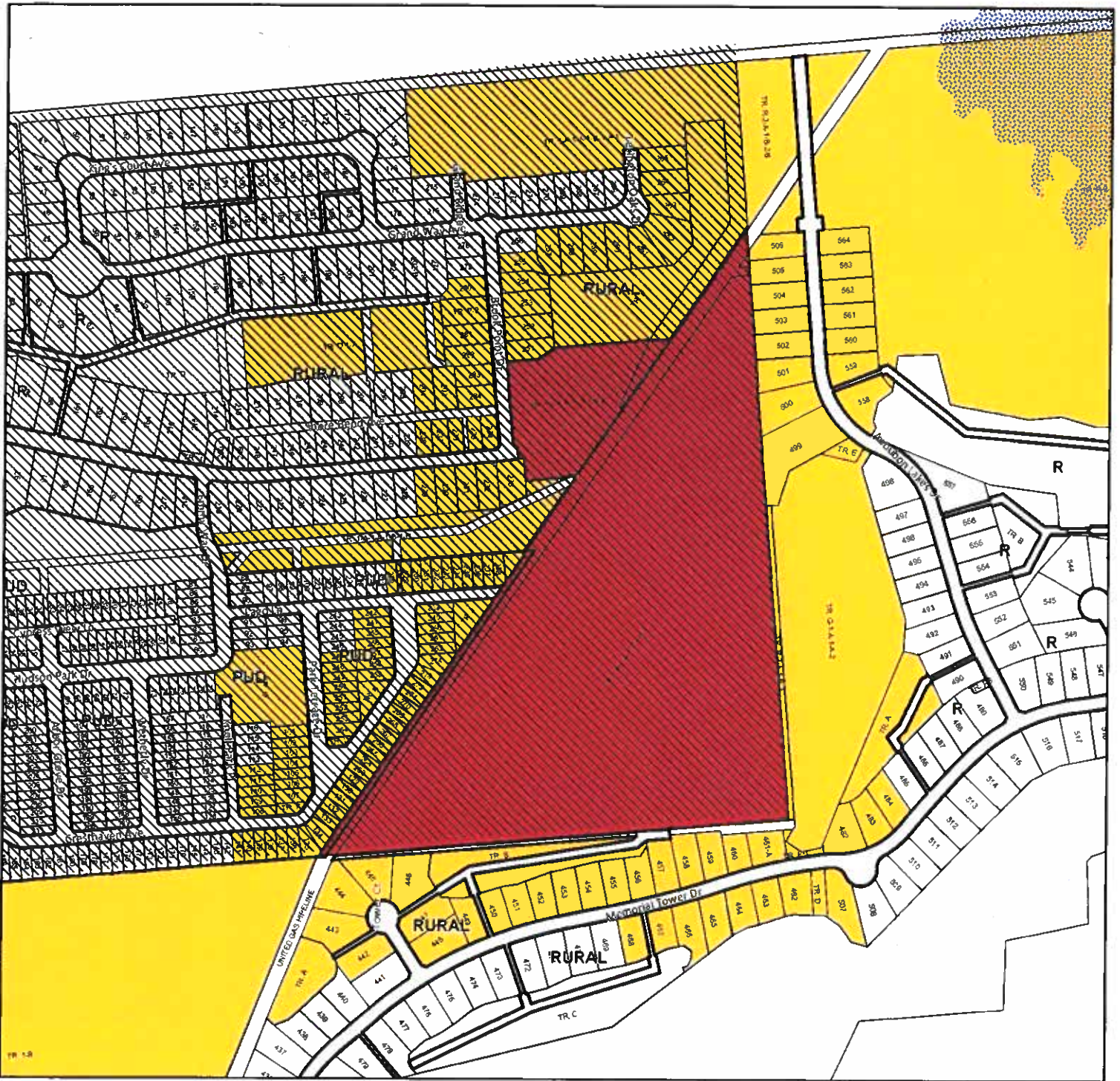
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- Subject property posted on May 29, 2019
- Public Notification Cards mailed to property owners within 300 foot radius and the University Club Homeowners Association on May 31, 2019
- Legal advertisement published in The Advocate on June 7, 2019
- Staff reports available for review on August 8, 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 Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



S-6-19

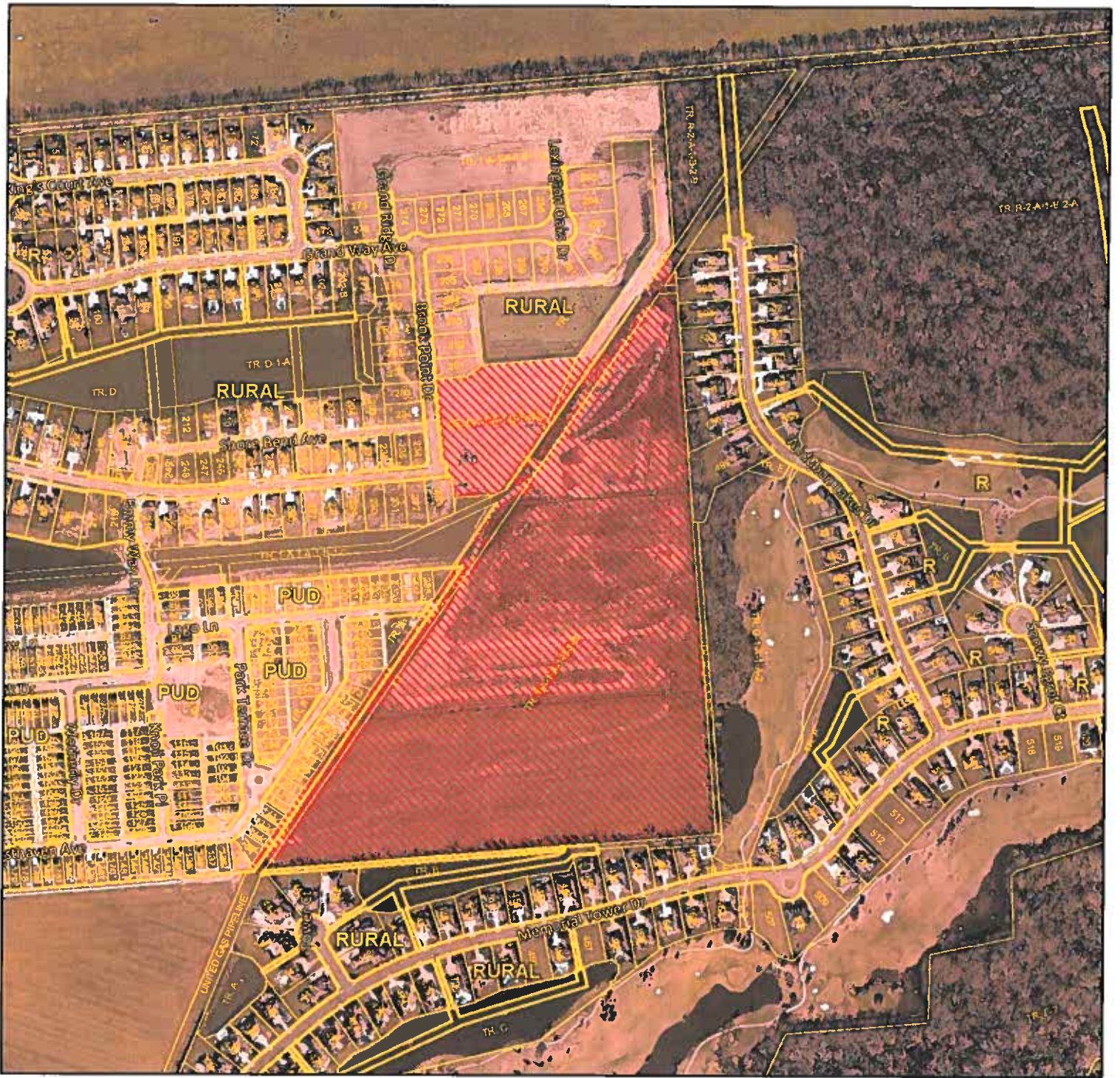








0 200 400 600 800 ft

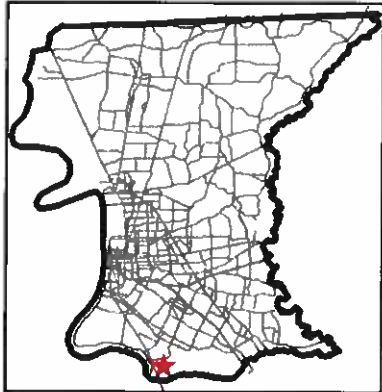
SCALE







Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
-  Zoning Labels



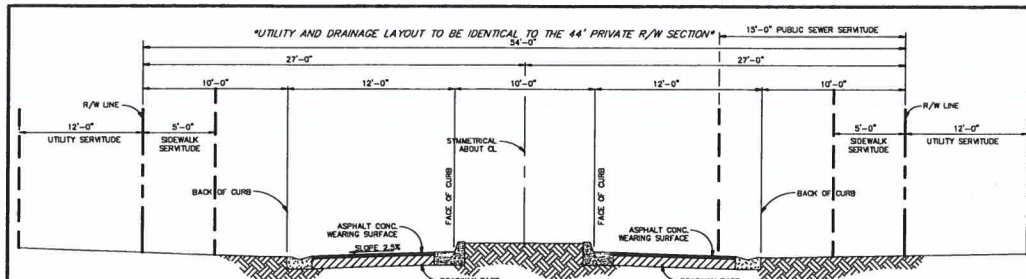
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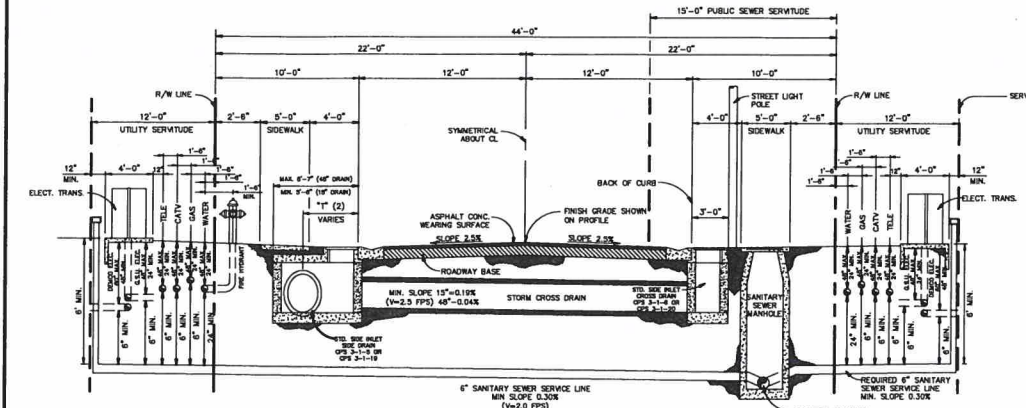
 0 200 400 600 800 ft

SCALE





TYPICAL SECTION (54' SERVITUDE OF ACCESS)
SCALE: N.T.S.



TYPICAL SECTION (44' SERVITUDE OF ACCESS)
SCALE: N.T.S.

MAIL KIOSK NOTE:
POSTMASTER CONTINUES TO ALLOW MAILBOXES DUE TO PREVIOUS FILINGS. NO MAIL KIOSK REQUIRED.

NOTES:

- THE PROPOSED DEVELOPMENT'S SEWERAGE DISPOSAL WILL CONNECT TO THE CITY SEWER SYSTEM, AND WILL BE INSTALLED IN ACCORDANCE TO ALL APPLICABLE CODES AND STANDARDS.
- NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, 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 COMMENCED 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.
- BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.
- 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. EXISTING DRAINAGE PATTERN IS TO SELENE BAYOU & ULTIMATELY TO BAYOU FOUNTAIN.
- DOTD PERMIT PREVIOUSLY OBTAINED FOR NICHOLSON DR.
- ALL STREET R/W = 44.00' (UNLESS OTHERWISE NOTED)

REFERENCE MAP:

1. "MAP SHOWING SURVEY OF THE MARK L. HOFFMAN ESTATE" BEING LOCATED IN EAST BATON ROUGE PARISH, LOUISIANA FOR THOMAS M. HOFFMAN, BY DAVID W. PING, P.L.S., DATED SEPT. 16, 1987.

PRIVATE DEDICATION:

THE COMMON AREAS, STREETS & DRAINAGE SERV. SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF WATERS EDGE @ LEXINGTON ESTATES. ALL MAINTENANCE SHALL BE BY THE WATERS EDGE @ LEXINGTON ESTATES HOMEOWNERS ASSOCIATION. DPW SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES OR SHORELINE, STREETS & DRAINAGE.

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 PUBLIC SERVITUDES SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

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.

COMMON AREA DEDICATION:

THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF LEXINGTON ESTATES. ALL MAINTENANCE SHALL BE BY THE PROPERTY OWNERS ASSOCIATION. DPW SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY COMMON AREAS.

GENERAL NOTES:

ZONING DISTRICT: RURAL
STREETS: ASPHALT W/ CONC. CURB & GUTTER (44' PRIVATE R/W)
TYPE: S/D-02A
DESIGN WATER SURFACE: 16.77' (CALCULATED)
WATER: BATON ROUGE WATER WORKS
ACREAGE: 45.15 ACRES
OVERALL DENSITY: 3.9 UNITS/ACRE (177/45.15)
EXISTING LAND USE: UNDEVELOPED & UTILITIES
FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD
SCHOOL DISTRICT:
HIGH SCHOOL: ROBERT E. LEE HIGH SCHOOL
MIDDLE SCHOOL: KENLWORTH MIDDLE SCHOOL
ELEMENTARY SCHOOL: HIGHLAND ELEMENTARY SCHOOL
SEWER: WSTM
SOUTH TREATMENT PLANT
ADJACENT BASE FLOOD ELEV.: 15.0
ADJACENT INUNDATION LEVEL: 15.9
ELECTRIC CO.: ENERGY
GAS CO.: ENTERGY
FEMA FLOOD ZONE: X
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
SETBACKS:
FRONT = 15'
REAR = 25'
SIDE = 5'
OPPC #'S:
TRACT 1-A-1-A-1-B-1-A-1: 1620931144
TRACT 1-A-1-A-1-B-1-A-2: 1620931145
TRACT 1-A-1-A-1-B-1-B: 1620931104
CHARACTER AREA: SUBURBAN

GREEN SPACE CALCULATION

REQ'D: 15% x 45.15 AC = 6.77 ACRES

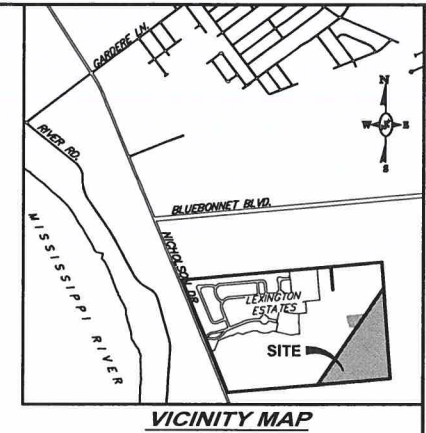
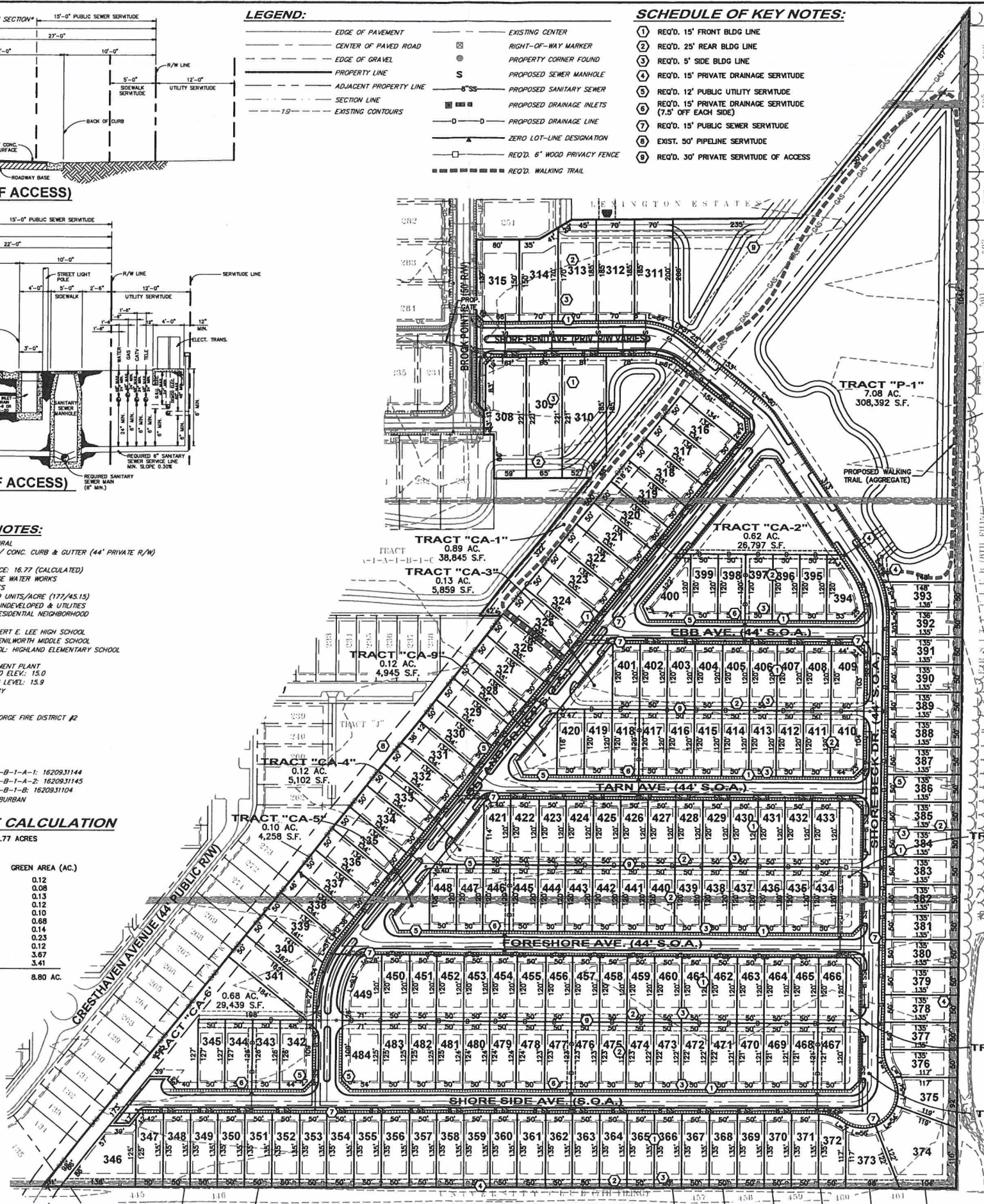
TRACT	RATIO	GREEN AREA (AC.)
CA-1	25%	0.12
CA-2	25%	0.08
CA-3	100%	0.13
CA-4	100%	0.12
CA-5	100%	0.10
CA-6	100%	0.68
CA-7	100%	0.14
CA-8	100%	0.23
CA-9	100%	0.12
P-1 (POND)	100%	3.67
P-1 (GREEN)	100%	3.41
TOTAL		8.80 AC.

LEGEND:

- EDGE OF PAVEMENT
- CENTER OF PAVED ROAD
- EDGE OF GRAVEL
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SECTION LINE
- EXISTING CONTOURS
- EXISTING CENTER
- RIGHT-OF-WAY MARKER
- PROPERTY CORNER FOUND
- PROPOSED SEWER MANHOLE
- PROPOSED SANITARY SEWER
- PROPOSED DRAINAGE INLETS
- PROPOSED DRAINAGE LINE
- ZERO LOT-LINE DESIGNATION
- REQ'D. 6' WOOD PRIVACY FENCE
- REQ'D. WALKING TRAIL

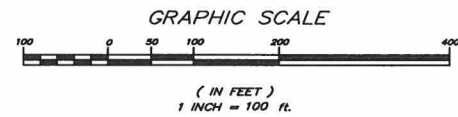
SCHEDULE OF KEY NOTES:

- REQ'D. 15' FRONT BLDG LINE
- REQ'D. 25' REAR BLDG LINE
- REQ'D. 5' SIDE BLDG LINE
- REQ'D. 15' PRIVATE DRAINAGE SERVITUDE
- REQ'D. 12' PUBLIC UTILITY SERVITUDE
- REQ'D. 15' PRIVATE DRAINAGE SERVITUDE (7.5' OFF EACH SIDE)
- REQ'D. 15' PUBLIC SEWER SERVITUDE
- EXIST. 50' PIPELINE SERVITUDE
- REQ'D. 30' PRIVATE SERVITUDE OF ACCESS



LEXINGTON FILING SUMMARY

	LOTS
FIRST	LOTS 1-144
SECOND A, PART I	LOTS 145-168
SECOND A, PART II	LOTS 169-202
THIRD	LOTS 203-250
FOURTH, PART 1	LOTS 251-284
FOURTH, PART 2	LOTS 285-307
WATERS EDGE	LOTS 308-484



CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:505, 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.

Michael L. Robertson
MICKEY L. ROBERTSON, P.E., P.L.S.
MR ENGINEERING & SURVEYING, LLC

7/26/2019
DATE



PRELIMINARY PLAT OF WATERS EDGE @ LEXINGTON ESTATES

LOTS 308 THRU 484 (INCLUSIVE), TRACTS "CA-1" THRU "CA-9", "P-1" & "RW-1" BEING A SUBDIVISION OF TRACT 1-A-1-A-1-B-1-A-1, 1-A-1-A-1-B-1-A-2 & 1-A-1-A-1-B-1-B, LEXINGTON ESTATES, LOCATED IN SECTION 45, T8S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR LEXINGTON LAND DEVELOPMENT, L.L.C. (W) 769-8547 (F) 769-8532

MR ENGINEERING & SURVEYING, LLC
9345 Interline Ave, Baton Rouge, LA 70809 225-490-9992

PARISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	LEXINGTON ESTATES
WATERS EDGE @ LEXINGTON ESTATES	
HOFFMAN PROPERTY	
BATON ROUGE, LA	
PRELIMINARY PLAT	
DESIGNED	
CHECKED	
DATE	04/2019
BY	
REVISION	
DATE	
SHEET NUMBER	1

5-6-19 P.C. PACKET (2019 P.C. MFG)