



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
Interim Planning Director

June 4, 2020

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Interim Planning Director *RH*

FROM: Rexter Chambers, Senior Planner *RC*

SUBJECT: **SS-4-20** Goodwood Place (Flag Lot Subdivision) (Deferred from May 18 by Councilmember Watson)

Application Summary			
Applicant	Kyle Roger	Submittal Date	March 18, 2020
Design Professional	Phillip J. Thomas, PLS		
Lot and Block	37	Site Area	0.90 acres
Location	South of Seven Oaks Avenue, and west of Lasalle Avenue (Council District 11-Watson)		
Planning Commission Meeting Date	June 15, 2020		
Request			
Number of Lots Proposed	Two residential lots		
Overall Residential Density	2.22 units per acre		
Access	Public street		
Background	One existing lot		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Single Family Residential (A1)	Overlay District	None
Existing Use	Low density single family residential	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	A1		
Surrounding Uses	Low density single family residential, educational institution, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration			

Case History – Site

- SS-4-20 Goodwood Place (Flag Lot Subdivision)
 - Deferred from May 18, 2020 by Councilmember Watson

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Consistent with the surrounding single family residential uses
- Other flag lots are located within the area

Regulatory Issues

- Conditional Use Permit required for approval of the proposed flag lot
- Proposed lot widths meet or exceed the established minimums for the current zoning district and for a flag lot

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
75 ft	90 ft	10,500 sf	11,230 sf

Environmental Issues

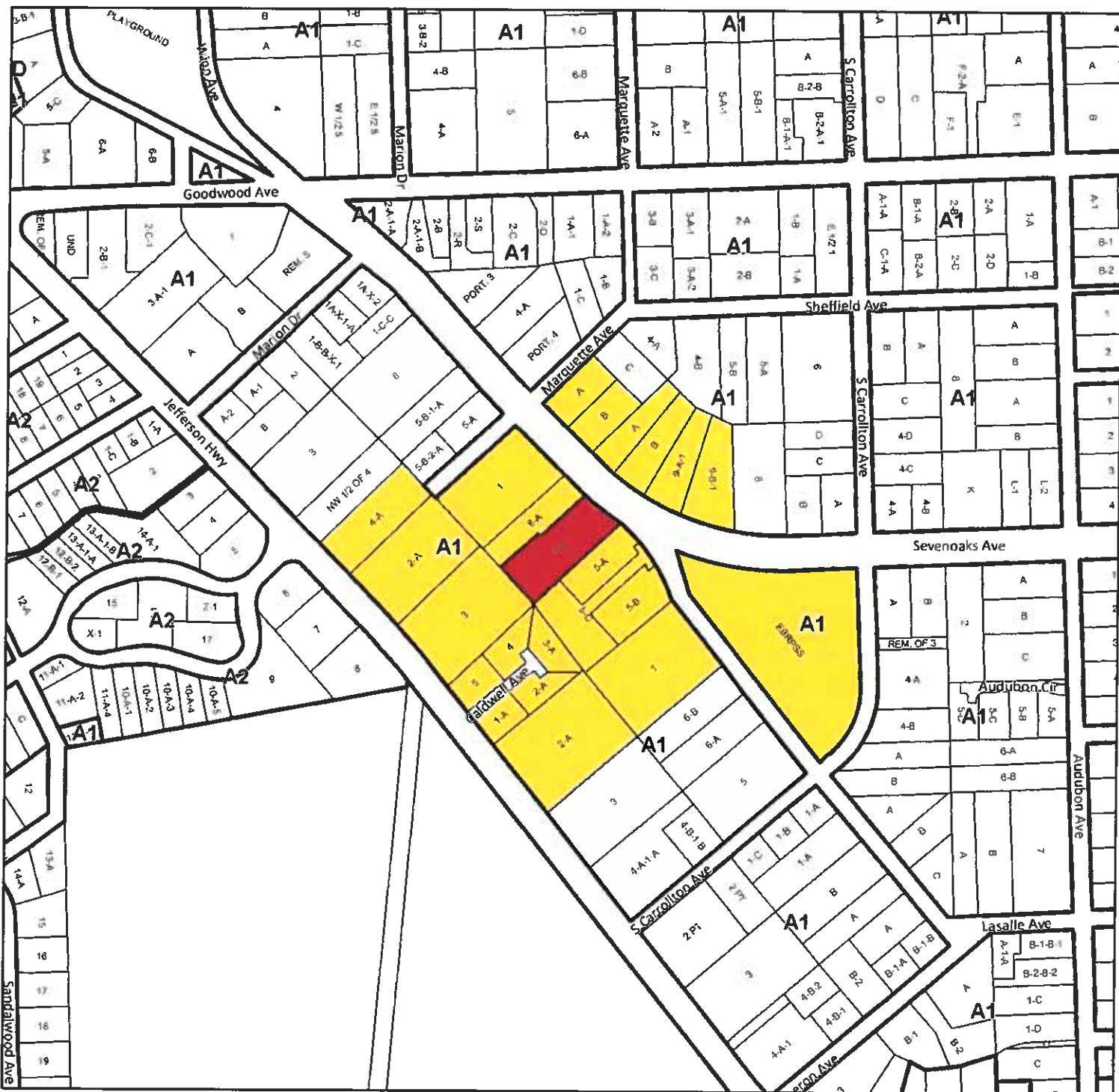
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- Subject property posted on April 29, 2020
- Public Notification Cards mailed to property owners within 300 foot radius, and the Goodwood Place Homeowners Association on May 1, 2020
- Legal advertisement published in the Advocate on May 8, 2020
- Staff reports available for review on June 4, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

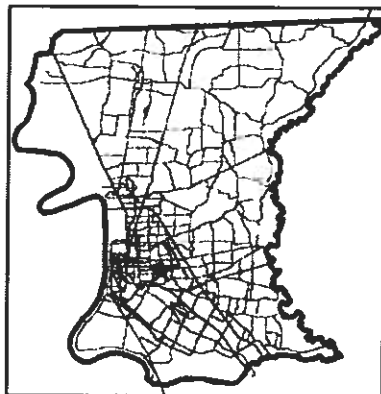
Findings

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



Legend

-  Current Case
-  Notified of Public Hearing
-  Previous Relevant Cases
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



SS-4-20

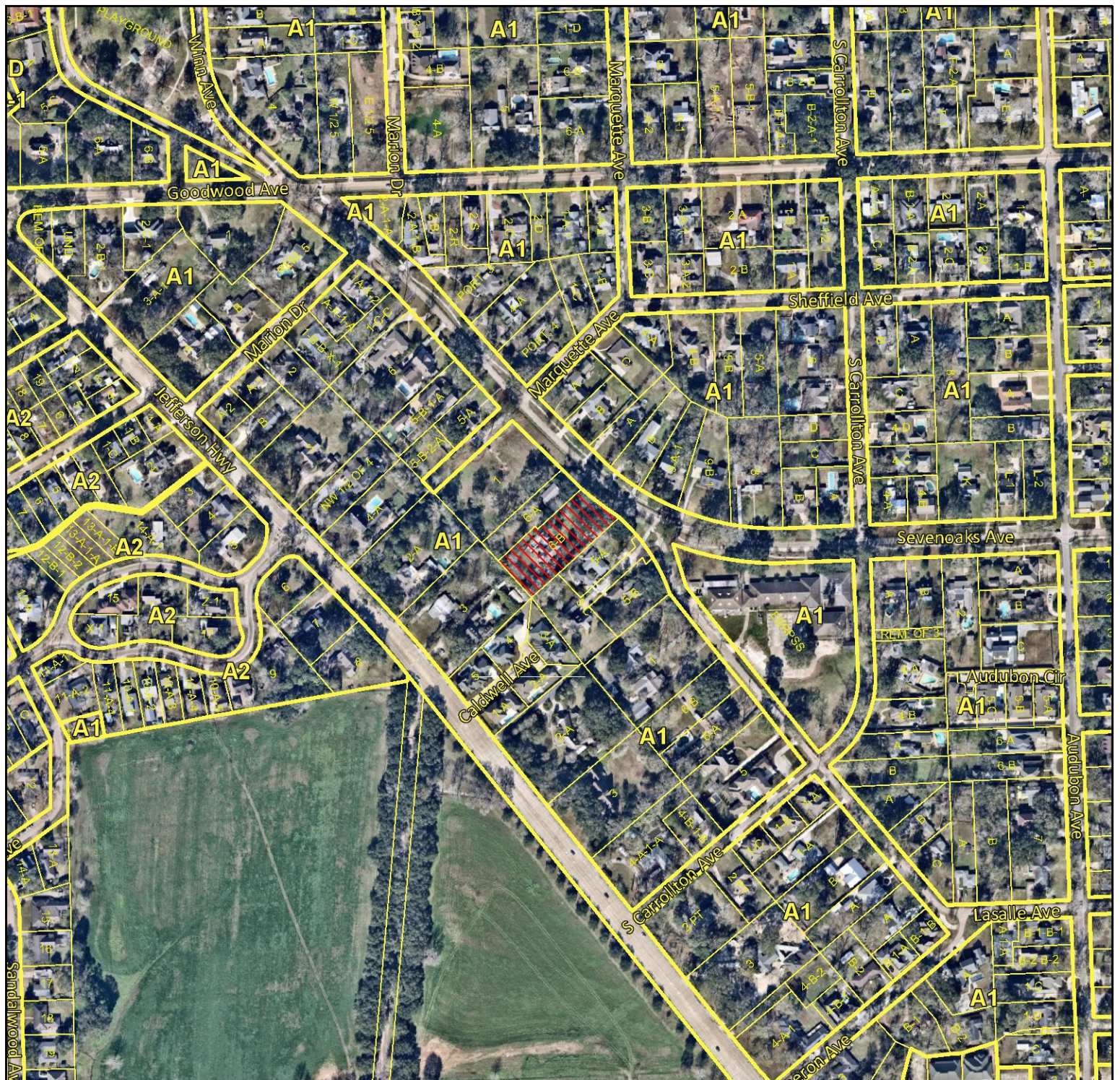


0 200 400 600 800 ft






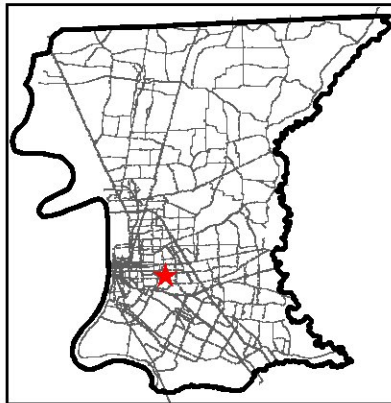
SCALE






Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



SS-4-20

0 200 400 600 800 ft

 SCALE

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

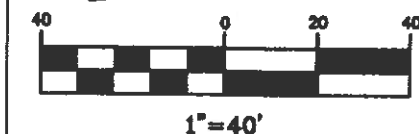
NOTES:
CPPC PROPERTY ID NOS.
LOT 6-B - 1030371951
WATER: B.R. WATER CO.
SEWER: CONNECTION TO WSTN
GAS: ENTERGY
ELECTRIC: ENTERGY
FIRE DISTRICT: BATON ROUGE CITY FIRE
SCHOOL: EBR-5
ZONING: A1
EXIST. LAND USE: LDR
FUTURE LAND USE: RN
CHARACTER AREA: SUBURBAN
SETBACKS:
A1
Min. Front: 15'
Min. Side: 8'
Min. Rear: 25'
TOTAL AREA: 0.892 Ac.



VICINITY MAP (1"=2000')

NOTES:
1. NO ATTEMPT HAS BEEN MADE BY PHILLIP J. THOMAS, TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.
2. 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 FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE AREA ADDRESSED.
3. ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. 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.
4. ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP PANEL NO. 22033C 0255F, EFFECTIVE 6-19-2012, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
REFERENCE MAP:
1. MAP SHOWING RESUBDIVISION OF LOT 6, SQUARE 14, GOODWOOD PLACE, BY R. L. BREAU, R.L.S., DATED JAN. 27, 1984.
REFERENCE BEARING:
S52°00'00"E, BEING THE PROPERTY LINE ALONG SEVEN OAKS AVENUE, REFERENCED FROM MAP MENTIONED ABOVE.

MAP SHOWING SURVEY & SUBDIVISION
OF
LOT 6-B, SQUARE 14
GOODWOOD PLACE
INTO
LOTS 6-B-1 & 6-B-2
LOCATED IN SECTION 89, T-7-S, R-1-E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LA.
FOR
KYLE WILLIAM ROGER



N/W 1/2 Lot 3
Stephen Miller Swartley
(Now or Formerly)

S/E 1/2 Lot 3
Robert V. Blanche
(Now or Formerly)

Lot 6-A
Steven T. Procopio
(Now or Formerly)

Lot 5-C
Linda Faye Ike Dalton
(Now or Formerly)

Lot 5-A
Cynthia Landry Steele
(Now or Formerly)

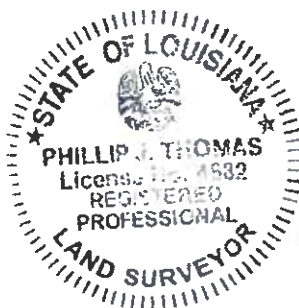
DEDICATION:
THE RIGHTS OF WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE WAS GRANTED.

SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE TREATMENT AND DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE EAST BATON ROUGE HEALTH AUTHORITY.

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND AND EXCEEDS THE ACCURACY STANDARDS FOR A CLASS 'C' SURVEY.

PHILLIP J. THOMAS
PROFESSIONAL LAND SURVEYOR
7826 MENLO DRIVE
BATON ROUGE, LA 70808
225-938-2282

DATE: 4/29/2010



APPROVED:

FRANK M. DUKE, FAICP, PLANNING DIRECTOR
OR HIS DESIGNEE EAST BATON ROUGE
CITY/PARISH PLANNING COMMISSION

DATE:

P: _____ ORIG: _____ BNDL: _____

KYLE WILLIAM ROGER

DATE