



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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 Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
 Planning Director

November 4, 2021

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
 FROM: Blanca Tejera, Planning Manager *BAT*
 SUBJECT: **S-9-21** Silverside Cove Subdivision

Application Summary			
Applicant	Mickey L. Robertson, PE, PLS	Submittal Date	June 3, 2021
Design Professional	Mickey L. Robertson, PE, PLS; MR Engineering & Surveying, LLC		
Lot and Block	59	Site Area	22.51 acres
Location	East side of Staring Lane, south of King's Hill Avenue (Council District 12-Racca)		
Planning Commission Meeting Date	November 15, 2021		
Request			
Number of Lots Proposed	75 zero-lot line residential lots with three common area tracts		
Overall Residential Density	3.3 units per acre		
Access	Private streets		
Background	Three existing tracts		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Urban/Walkable
Existing Zoning	Zero Lot Line (A2.6)	Overlay District	N/A
Existing Use	Undeveloped	Special Flood Hazard	Yes ± 100%
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1, A2), Neighborhood Commercial (NC), Light Commercial (C1), Heavy Commercial (C2), Heavy Commercial One (HC1)		
Surrounding Uses	Low density single family residential, pump station, boarding, retail sales, motor vehicle repair, convenience store with gas station, restaurant, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- **Case 48-21** 1700-1800 Staring Lane, A1 to A2.6
 - Approval recommended by Planning Commission on September 20, 2021
 - Approved by Metropolitan Council on October 20, 2021
- **S-9-21** Silverside Cove Subdivision
 - Deferred by Councilmember Racca on July 17, 2021
 - Deferred by the Planning Director on August 16, 2021
 - Deferred by the Planning Commission on September 20, 2021
 - Deferred by the Parish Attorney Office on October 18, 2021
 - To be heard by the Planning Commission on November 15, 2021

Case History – Area

- **PA-1-20** 8100 Perkins Road, Residential Neighborhood to Commercial
 - Approval recommended by the Planning Commission on January 21, 2020
 - Approved by the Metropolitan Council on February 19, 2020
- **Case 3-20** 8100 Perkins Road, C1 to HC1
 - Approval recommended by the Planning Commission on January 21, 2020
 - Approved by the Metropolitan Council on February 19, 2020
- **PA-10-17** 8102 and 8200 Perkins Road, Neighborhood Center to Commercial
 - Approval recommended by the Planning Commission on June 19, 2017
 - Approved by the Metropolitan Council on July 19, 2017
- **Case 31-17** 8102 and 8200 Perkins Road, C1 to HC1
 - Approval recommended by the Planning Commission on June 19, 2017
 - Approved by the Metropolitan Council on July 19, 2017
- **Case 41-16** 1348 Staring Lane, A2 to NO
 - Denied by the Planning Commission on August 8, 2016

Comprehensive Plan Consistency

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

Transportation Analysis

- Property located on the Major Street Plan- Completed
- Property located in the vicinity of street on the Major Street Plan- *Perkins Road*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Health Loop trail*
- Property located in the vicinity of transit stop

Neighborhood Compatibility

- Existing low density single family residential to the north and mix of commercial uses across Staring Lane

Regulatory Issues

- Any mitigation within Dawson Creek servitude would require approval from the Department of Development
 - Stormwater revised to remove detention pond from servitude area
- Alternative street cross section must be approved by the Department of Transportation and Drainage
- Existing sidewalks along Staring Lane and proposed new sidewalks internally on double loaded streets, consistent with UDC §13.8.A.1
- Open space provided consistent with UDC §12.3.2 as shown in the following table:

Open Space		
Components	Required	Provided
Open Space	3.38 ac	3.49 ac

- Proposed lot areas and widths meet or exceed the established minimums for the current zoning district, lot dimensions for the subdivision shown in the chart below:

Lot Dimensions			
Required Minimum Lot Width	Proposed Shortest Lot Width	Required Minimum Lot Area	Proposed Smallest Lot Area
30 ft	38 ft	3,800 sf	4,520 sf

Environmental Issues

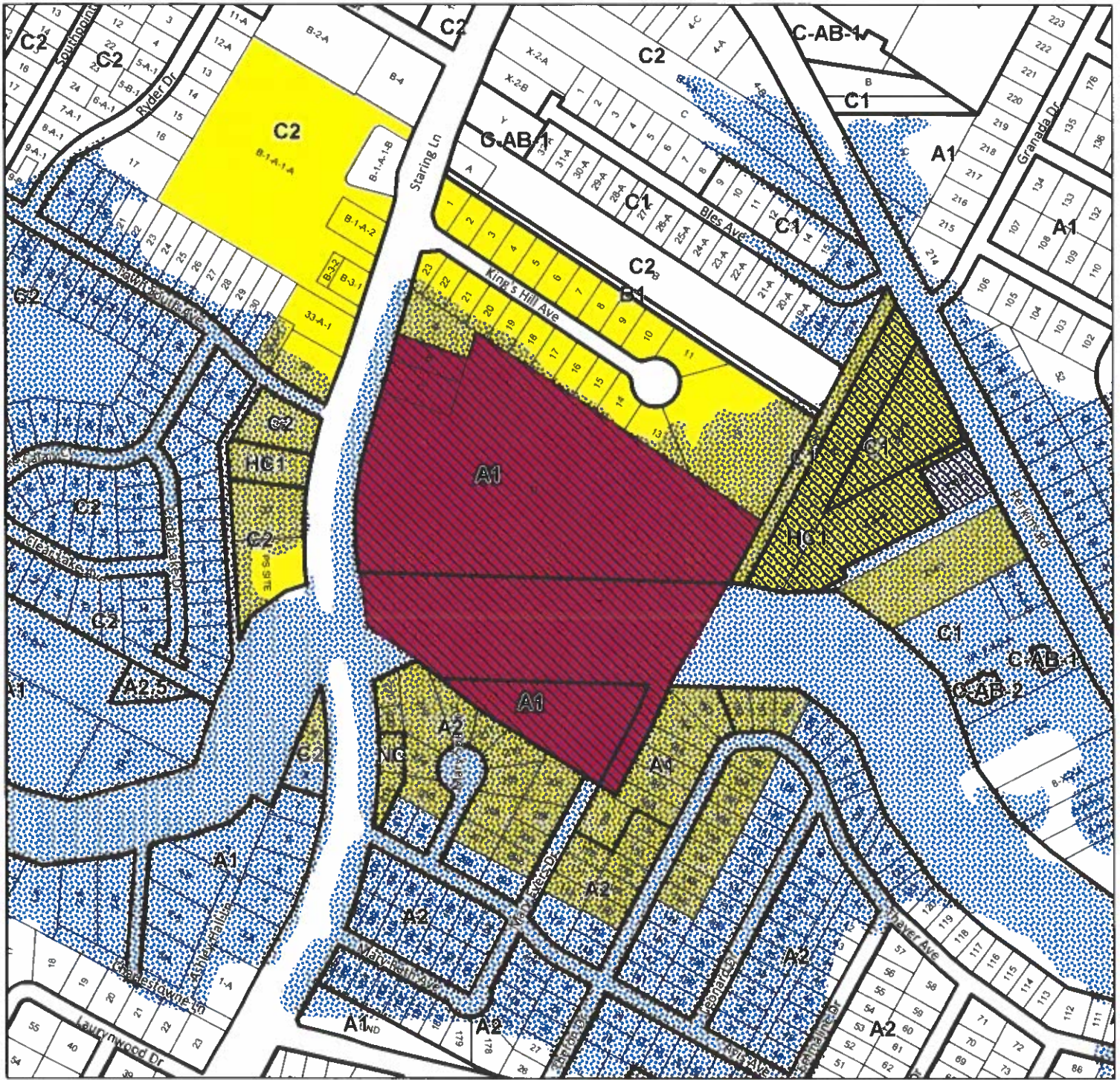
- Approximately 100% of property located in AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification







- BREC notified on June 7, 2021
- Subject property posted on June 23, 2021
- Public Notification Cards mailed to property owners within 300 foot radius of the subject property, and the Mayfair North Civic Association on July 2, 2021
- Legal advertisement published in the Advocate on July 9, 2021
- Staff reports available for review on November 4, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

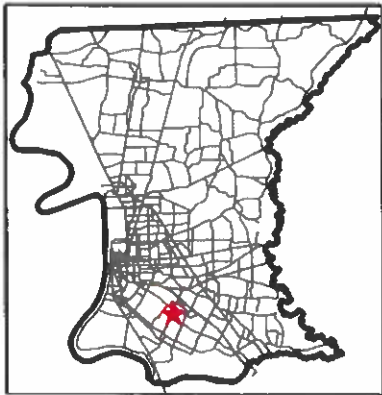
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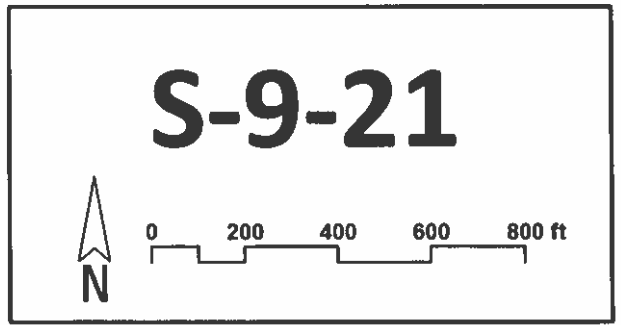
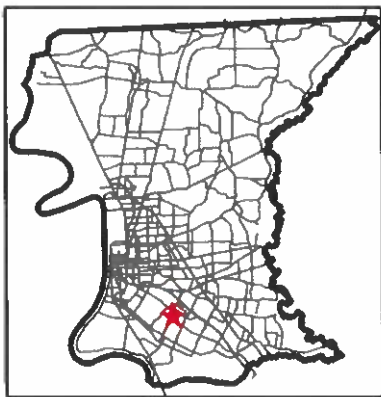
Legend

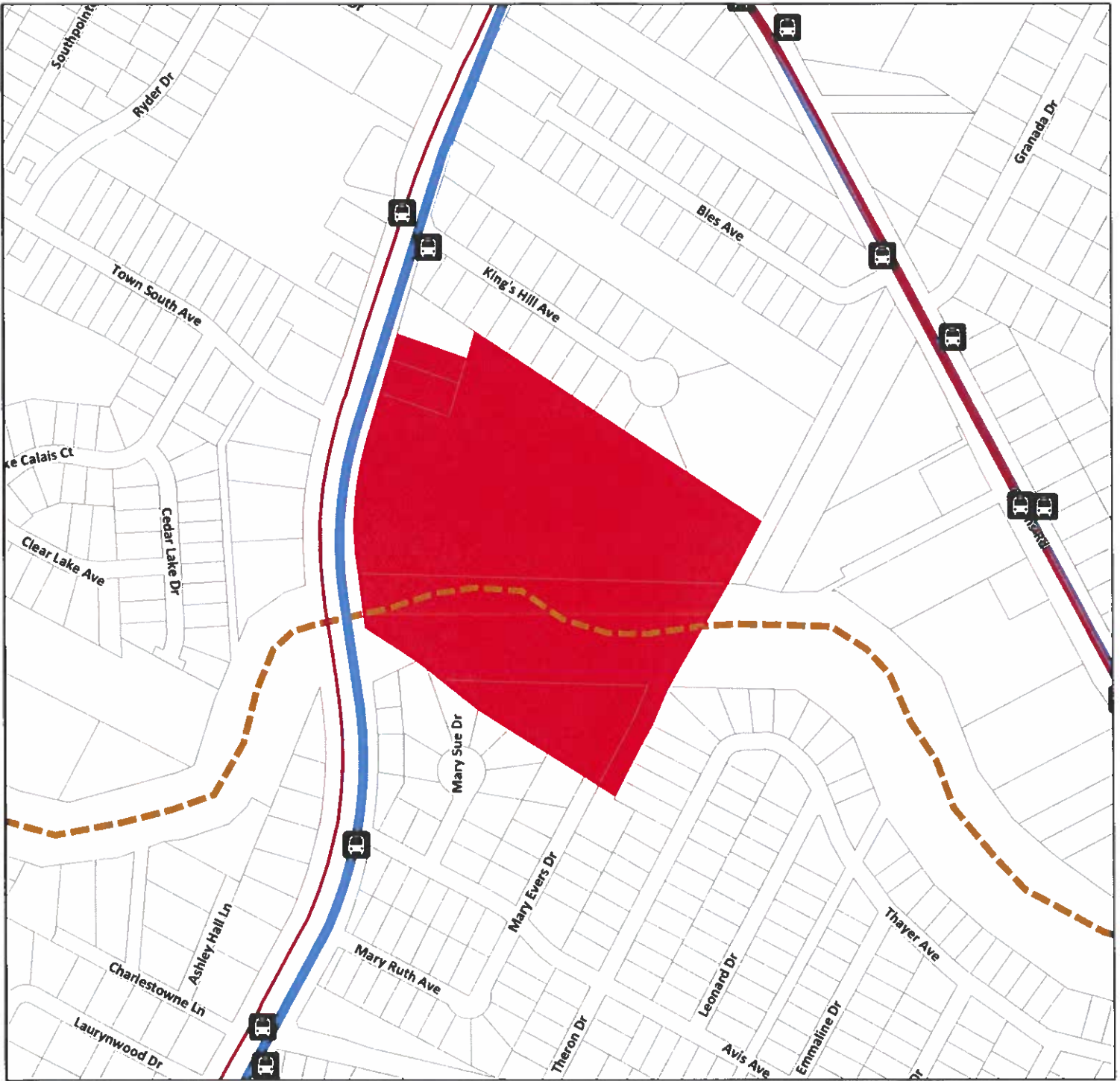
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



S-9-21

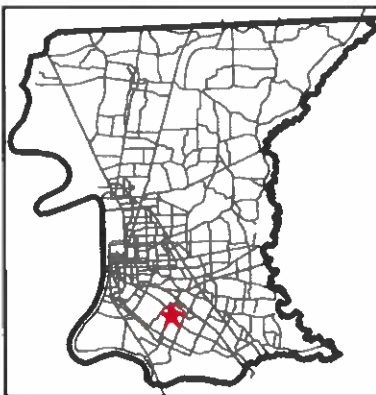







Legend

	Current Case		Pedestrian/Bike Master Plan
	MovEBR Project		Existing
Major Street Plan Status			Proposed
	Completed		Transit
	Additional		Bus Routes
	Future		Bus Stops



S-9-21

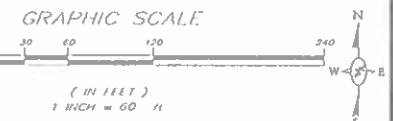
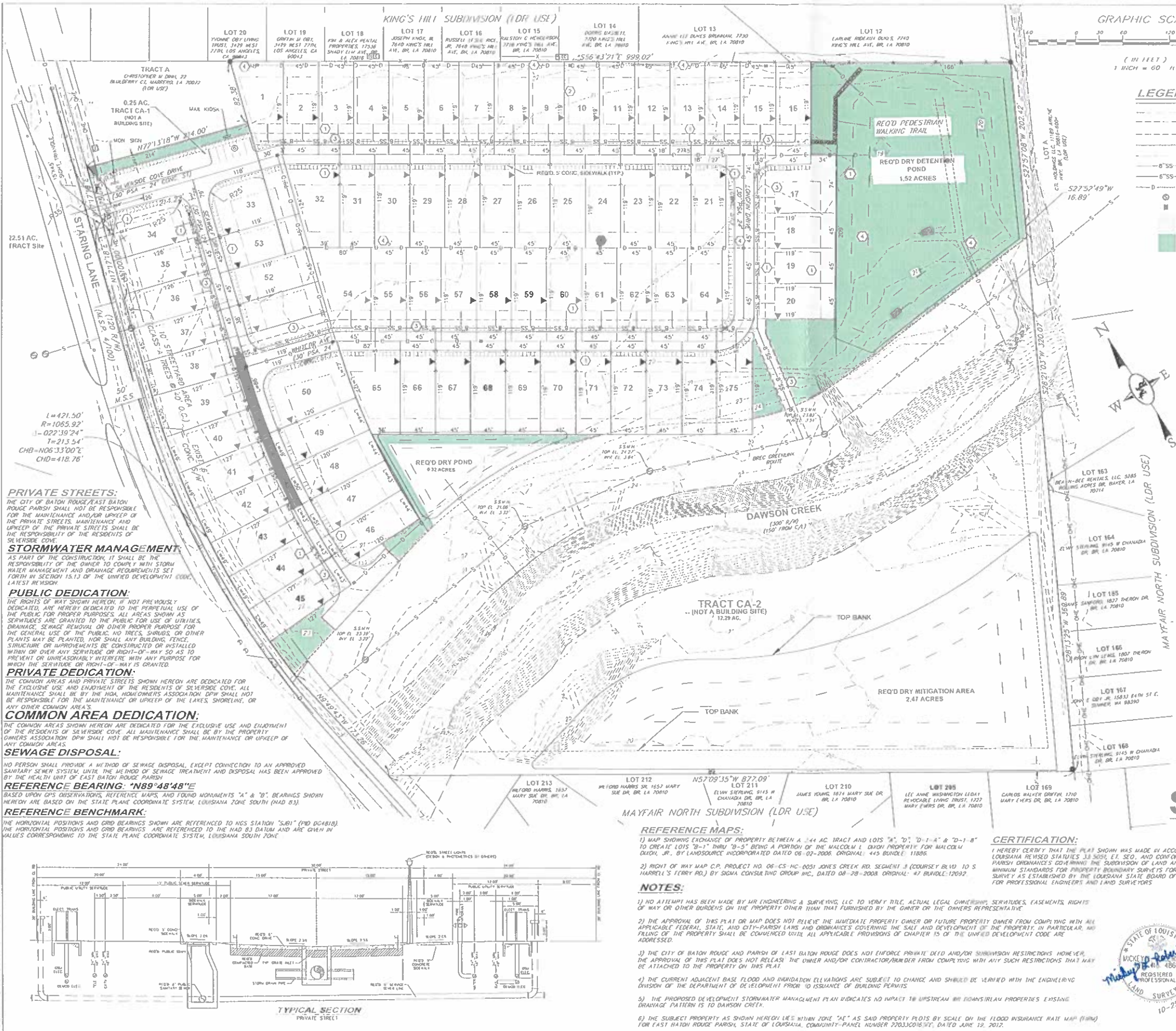
0 200 400 600 800
Feet



Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.



**CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION**



LEGEND

- PROPERTY LINE
- ADJ. PROPERTY LINE
- SEWER SERVIDE
- UTILITY SERVIDE
- PROPOSED LOT LINE
- CENTERLINE OF ROAD
- 8" S.S. 8" SEWER MAIN
- 6" S.S. 6" SEWER SERVICE
- DRAINAGE LINE
- SEWER MANHOLE
- DRAINAGE INLET
- FLOOD ZONE "AE"
- OPEN SPACE 2.33 ACRES
- GREEN OPEN SPACE = 1.16 AC

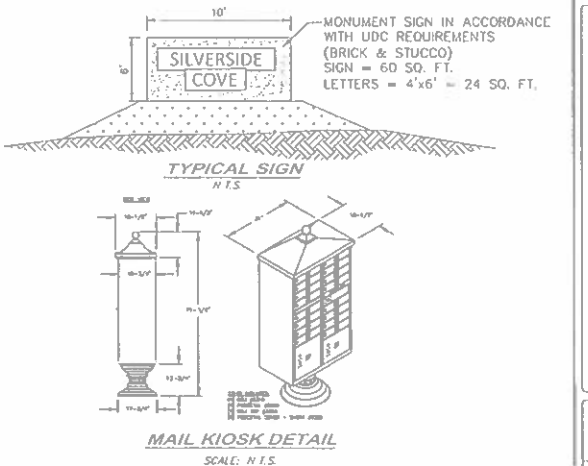


GENERAL NOTES:
 SETBACKS PER A2.6 ZONING:
 FRONT = 15'
 REAR = 20'
 SIDE = 0/5'
 CORNER SIDE = 15'
 MIN LOT FRONTAGE = 30'
 MIN LOT AREA = 3,800 SQ. FT.
 ACREAGE: 22.51 ACRES
 DENSITY: 75 LOTS/22.51 ACRES = 3.3 LOTS/ACRE
 PARKING: 2 SPACES PER LOT
 FUTURE DR. RW
 CHARACTER AREA URBAN/WALKABLE
 EXISTING LAND USE: UNDEVELOPED, SFR
 REO'D OPEN SPACE: 1.13 ACRES (5%)
 PROVIDED OPEN SPACE: 2.33 ACRES (10%)

OPPC LOT 10/S: 14,305/1681, 14,305/1687, 14,305/1683
 SEWER: LOST. CITY OF BATON ROUGE (W.S.H.)
 FEMA FLOOD ZONE: "AE"
 BASE FLOOD ELEV: 25.0'

INUNDATION LEVEL: 23.3'
 DESIGN WATER SURFACE: 23.0'
 ELECTRIC CO.: ENERGY
 GAS CO.: ENTERGY
 WATER: BATON ROUGE WATER WORKS
 FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #7
 SCHOOL DISTRICT: COB &
 STREETS: 24" CONCRETE (30" PRIVATE STREET)
 SITE IS NOT LOCATED ON A MOVED/R ROUTE.
 SITE IS LOCATED ON A CATS ROUTE. THE NEAREST BUS STOP IS 0.1 MILES NORTH AT KING'S HILL AVENUE.

- KEY NOTES:**
- 1) REO'D 12" PUBLIC UTILITY SERVIDE
 - 2) REO'D 12" PRIVATE DRAINAGE SERVIDE
 - 3) REO'D 15" PUBLIC SEWER SERVIDE
 - 4) REO'D 10" PRIVATE DRAINAGE SERVIDE
 - 5) REO'D ZERO- LOT LINE



PRELIMINARY PLAT FOR SILVERSIDE COVE
 (A ZERO-LOT LINE SINGLE-FAMILY RESIDENTIAL SUBDIVISION)

LOTS 1 THRU 75 (INCLUSIVE),
 TRACT "CA-1" & TRACT "CA-2" & TRACT "CA-3"
 BEING A SUBDIVISION OF LOTS B, C & D
 A PORTION OF SILVERSIDE PLANTATION
 LOCATED IN
 SECTION 53, T7S-R1E,
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH,
 STATE OF LOUISIANA,
 FOR
 LANCASTER DEVELOPMENT, LLC

PRIVATE STREETS:
 THE CITY OF BATON ROUGE EAST BATON ROUGE PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THE PRIVATE STREETS. MAINTENANCE AND UPKEEP OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE RESIDENTS OF SILVERSIDE COVE.

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.

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

PRIVATE DEDICATION:
 THE COMMON AREAS AND PRIVATE STREETS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF SILVERSIDE COVE. ALL MAINTENANCE SHALL BE BY THE HOA. HOMEOWNERS ASSOCIATION. DPW SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER COMMON AREAS.

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

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.

REFERENCE BEARING: "N89°48'48"E"
 BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

REFERENCE BENCHMARK:
 THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "5381" (PVD DC4818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

REFERENCE MAPS:

- 1) MAP SHOWING EXCHANGE OF PROPERTY BETWEEN A 3.44 AC. TRACT AND LOTS "A", "D", "D-1-A" & "D-1-B" TO CREATE LOTS "D-1-C" THRU "D-1-S" BEING A PORTION OF THE MALCOLM I. DIXON PROPERTY, FOR MALCOLM DIXON, JR., BY LANDSOURCE INCORPORATED DATED 06-02-2008, ORIGINAL 445 BUNDLE: 11896.
- 2) RIGHT OF WAY MAP C.P. PROJECT NO. 06-C5-INC-0051 JONES CREEK RD. SEGMENT 3 (COURSE) BLVD. TO S. HARRELL'S FERRY RD.) BY SIGMA CONSULTING GROUP INC., DATED 08-29-2008, ORIGINAL: 47 BUNDLE: 12092.

NOTES:

- 1) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVIDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS 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, THE FILING OF THE PROPERTY SHALL BE COMMENCED WITH ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- 3) 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) THE CURRENT ADJACENT BASE FLOOD AND INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 5) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM WETLANDS/RAVINE PROPERTIES EXISTING DRAINAGE PATTERN IS TO DAWSON CREEK.
- 6) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "AE" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22033C01619D, DATED JUNE 19, 2012.

CERTIFICATION:
 I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE BY ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:508, 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 "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

NOTES:

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MR ENGINEERING & SURVEYING, LLC
 5245 Inactive Avenue, Baton Rouge, LA 70809-225-490-5952

Louisiana 811
 CALL 811 TO REPORT A PROBLEM OR REQUEST A SERVICE. THIS SERVICE IS AVAILABLE 24 HOURS A DAY, 7 DAYS A WEEK. FOR MORE INFORMATION, VISIT US AT WWW.LA811.COM.

SILVERSIDE COVE
 STARING LANE
 BATON ROUGE
 EAST BATON ROUGE PARISH
 PRELIMINARY PLAT

DESIGNED	CHECKED	DATE	BY
MLP	MLP		
TRB	MLP		
CHECKED	MLP		
DATE	BY	DATE	BY
04/20/21	J. DPT		
SHEET	1	OF	1

PC SET 10/25/21