



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

Ryan L. Holcomb, AICP
 Planning Director

October 6, 2022

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
 FROM: Caroline Marse, Planner II *CM*
 SUBJECT: S-15-22 Beaver Creek on the Plains, 4th Filing

Application Summary			
Applicant	Michael Daniel	Submittal Date	September 1, 2022
Design Professional	Edward S. Aydell III, PE; Alvin Fairburn & Associates, LLC		
Lot and Block	264	Site Area	39.81 acres
Location	South of Port Hudson-Plains Road, west of Fairwinds Avenue (Council District 1-Noel)		
Planning Commission Meeting Date	October 17, 2022		
Request			
Project Description	Single family residential subdivision with public streets		
Gross Residential Density	1.5 units per acre	Number of Lots	59
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use	Low density single family residential, park, undeveloped	Special Flood Hazard	Yes ± 5%
Area Characteristics			
Surrounding Zoning	Rural		
Surrounding Uses	Low density single family residential, park, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- None

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Surrounding area is a mixture of residential and undeveloped properties
- Neighborhood is adjacent to a golf course maintained by BREC

Regulatory Issues

- Subdivision entrance on a proposed extension of Fairwinds Avenue through the existing filings of Beaver Creek on the Plains Subdivision
- Proposed sidewalks within development, consistent with UDC §13.8.A.1
- Front-loaded garages or carports for single family development shall be at least 25 feet setback from any street, per UDC §17.5.2.A.3 and §11.1.2.6
- Parking provided for two vehicles per unit
- Open Space requirement met with access to adjacent publicly maintained golf course and trails
- Subdivision proposing community private treatment plant in accordance with UDC §4.3.2.C.3.b(3)
- Proposed lot areas and widths meet 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
50 ft	75 ft	6,000 sf	10,125 sf

Transportation Analysis

- Property located in the vicinity of street on the Major Street Plan- *Port Hudson-Plains Road*

Environmental Issues




- Approximately 5% of the property lies within the A Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- City of Zachary notified on September 1, 2022 pursuant to UDC §3.1.4.B
 - Zachary Planning and Zoning Commission held a public hearing on October 3, 2022
 - The City of Zachary Planning and Zoning Commission recommended objection on October 3, 2022
- BREC notified on September 6, 2022 pursuant to UDC §3.1.4.D
- Subject property posted on September 28, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and Beaver Creek Homeowners Association on September 30, 2022
- Staff reports available for review on October 6, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on October 7, 2022




Legend


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



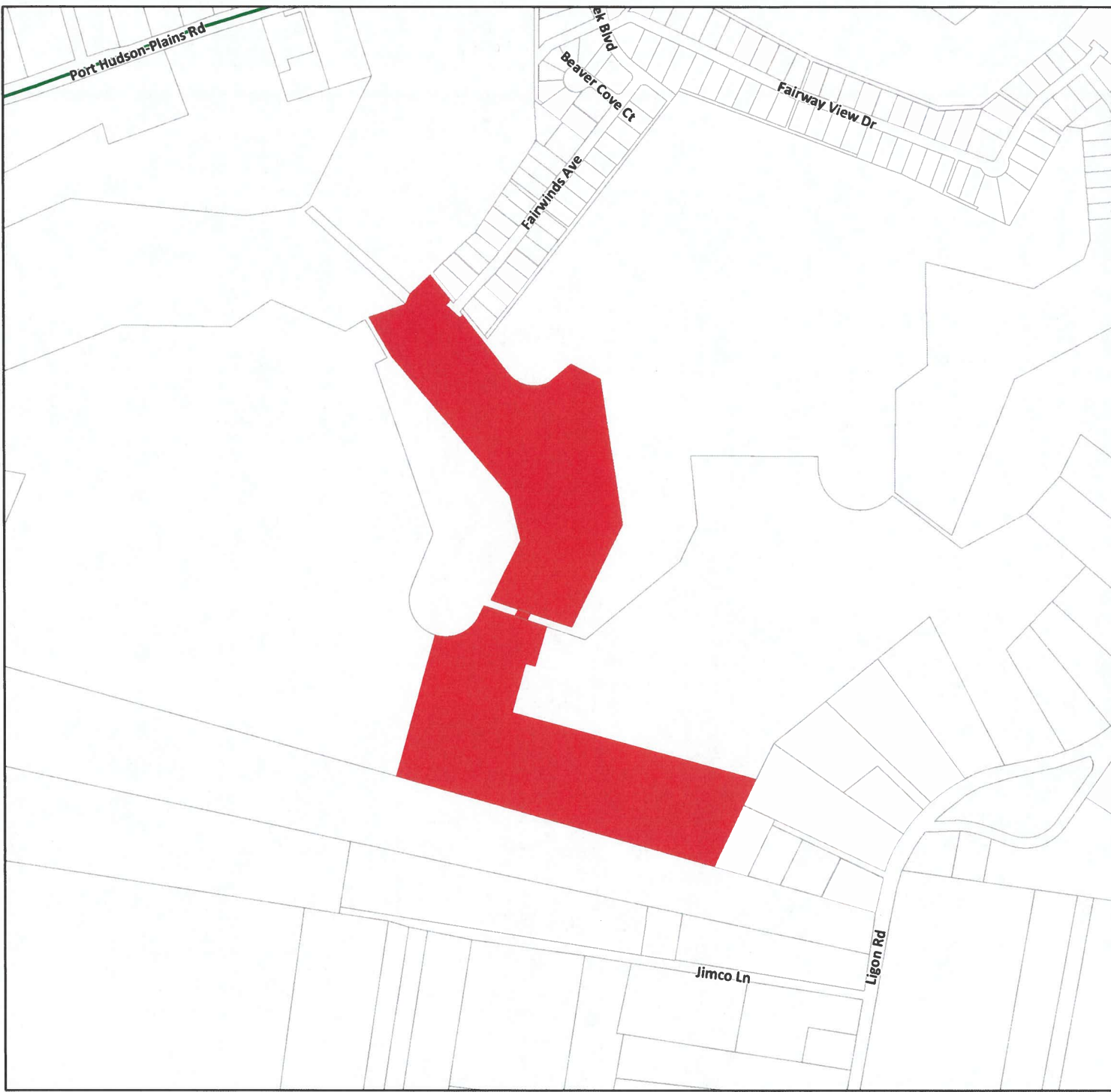
S-15-22













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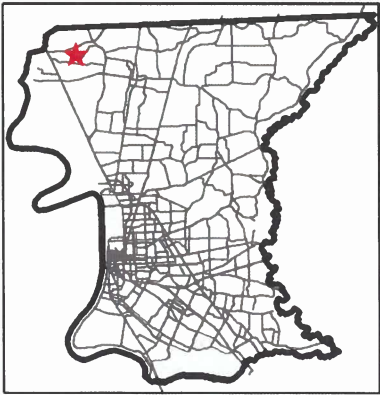


0 300 600 900 1200 ft



Legend

	Current Case		Pedestrian/Bike Master Plan
	MoveBR Projects		Existing
Major Street Plan Status			Proposed
	Completed		Transit
	Additional		Tiger Trails
	Future		Bus Stops



S-15-22

0 300 600 900 1200
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**

CURVE DATA

NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	125.00'	43.50'	S52°27'19"W	43.29'
C2	210.00'	38.23'	S53°10'17"W	38.23'
C3	210.00'	14.62'	S67°50'55"W	68.23'
C4	210.00'	13.42'	S79°01'34"W	13.41'
C5	160.00'	19.06'	N77°26'37"W	19.05'
C6	160.00'	23.29'	N60°54'30"W	22.65'
C7	202.40'	72.50'	N31°56'00"W	72.09'
C8	202.40'	75.35'	N10°59'44"W	75.13'
C9	202.40'	75.35'	N10°21'58"W	74.92'
C10	202.40'	17.95'	N23°34'19"W	17.94'
C11	175.00'	10.59'	N27°50'46"W	10.59'
C12	175.00'	43.43'	N37°01'00"W	43.30'
C13	25.00'	38.23'	N60°28'35"E	38.23'
C14	75.00'	32.63'	N31°50'32"W	32.37'
C15	25.00'	24.11'	N47°00'45"W	23.19'
C16	25.00'	28.15'	N73°41'19"E	26.69'
C17	75.00'	8.50'	N44°04'59"E	8.49'
C18	75.00'	87.38'	N69°52'18"E	82.52'
C19	75.00'	50.89'	S46°26'58"E	50.00'
C20	75.00'	50.89'	S07°30'25"E	50.00'
C21	75.00'	50.27'	S31°10'00"W	49.34'
C22	332.11'	34.29'	S47°24'41"W	34.29'
C23	125.00'	12.11'	S39°23'12"W	12.08'
C24	125.00'	12.91'	S30°12'59"W	12.89'
C25	152.40'	65.35'	S13°49'42"W	64.85'
C26	152.40'	116.39'	S20°20'06"E	113.59'
C27	175.00'	30.26'	S57°28'34"W	30.22'
C28	175.00'	24.23'	S49°33'31"E	24.21'
C29	175.00'	24.23'	S68°11'53"E	24.21'
C30	175.00'	60.80'	N89°10'24"E	60.48'
C31	175.00'	96.61'	N63°24'19"E	95.39'
C32	175.00'	151.14'	N80°31'47"E	146.56'
C33	175.00'	107.79'	N39°25'30"E	100.39'

SITE ANALYSIS

AREA	ACREAGE
SINGLE FAMILY RESIDENTIAL USE (MIN. LOT AREA = 8,000 S.F. 50' WIDTH)	39.81 AC.
TOTAL DEVELOPMENT AREA	39.81 AC.

FILL NOTE:
VARIOUS LOTS WITHIN THIS FILING OF THE SUBDIVISION WILL RECEIVE FILL DURING THE CONSTRUCTION PHASE OF THE INFRASTRUCTURE. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT RELEASING THE CITY-PARISH OF ALL LIABILITY SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT FILLING HAS BEEN MET, AS WELL AS MEETING STANDARDS OF CHAPTER 15 OF THE UDC.

FILL RESTRICTION NOTE:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY-PARISH LAW AND ORDINANCES COVERING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL COMMENCE UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

UTILITY NOTE:
ALL EXISTING UTILITIES ARE SHOWN BASED ON AVAILABLE REFERENCE INFORMATION AND, WHERE POSSIBLE, INFORMATION GATHERED IN THE FIELD. A COMPLETE SURVEY AND UTILITY LOCATION TO BE COMPLETED PRIOR TO CONSTRUCTION. PLAN PREPARATION REFERENCE EXISTING SITE PLAN FOR LOCATION OF EXISTING DRAINAGE DITCHES.

REFERENCE MAP:
"MAP SHOWING THE RESUBDIVISION OF TRACTS 2-A-1 OF THE JERRY LEGLIE PROPERTY, 4-D-1-A OF THE LAMBERT/THERIOT TRACT, 5-A, 5-B, & 5-C BEING A PORTION OF THE FRANK TERRELL TRACT, INTO TRACTS A, B, C, & D OF THE FRANK TERRELL TRACT & 2-A-1-A OF THE JERRY LEGLIE PROPERTY." DATED 4/27/00, BY MICHAEL B. SONGY, P.L.S.

FLOOD INFORMATION:
ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBERS 220300046, EFFECTIVE DATE MAY 2, 2006; THIS PROPERTY IS SITUATED IN FLOOD ZONE "X" & "A".

SEWAGE NOTE:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OR ACCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT OR DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH FOR THIS SUBDIVISION. PROPOSED SEWER CONNECTION IS TO EXISTING WSTN AS SHOWN ON THE CONSTRUCTION DRAWINGS.

STORM WATER MANAGEMENT NOTE:
AS PART OF 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 NOTE:
THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF BEAVER CREEK 4TH FILING SUBDIVISION, AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA HEREON WILL BE BY THE BEAVER CREEK 4TH FILING SUBDIVISION HOMEOWNERS ASSOCIATION, EXCEPT THOSE PUBLIC SERVICED WHICH ARE DULY DEDICATED FOR PUBLIC USE.

DEED RESTRICTION NOTE:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO, THE CITY OF BATON ROUGE AND PARISH OF 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.

OWNER:
MICHAEL DANIEL
ATTN: EDUARDO DIETER
4051 N. OCEAN DRIVE, #2 LAUDERDALE BY THE SEA
FLORIDA 33308
(754) 248-4781

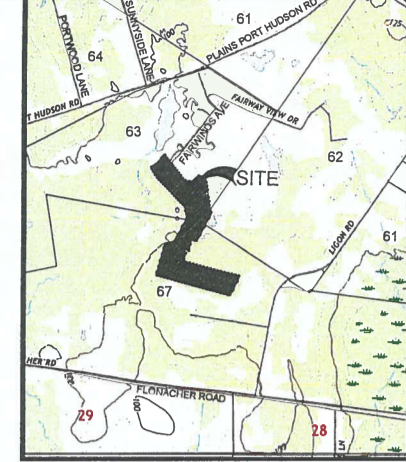
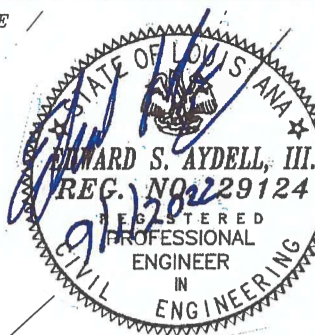
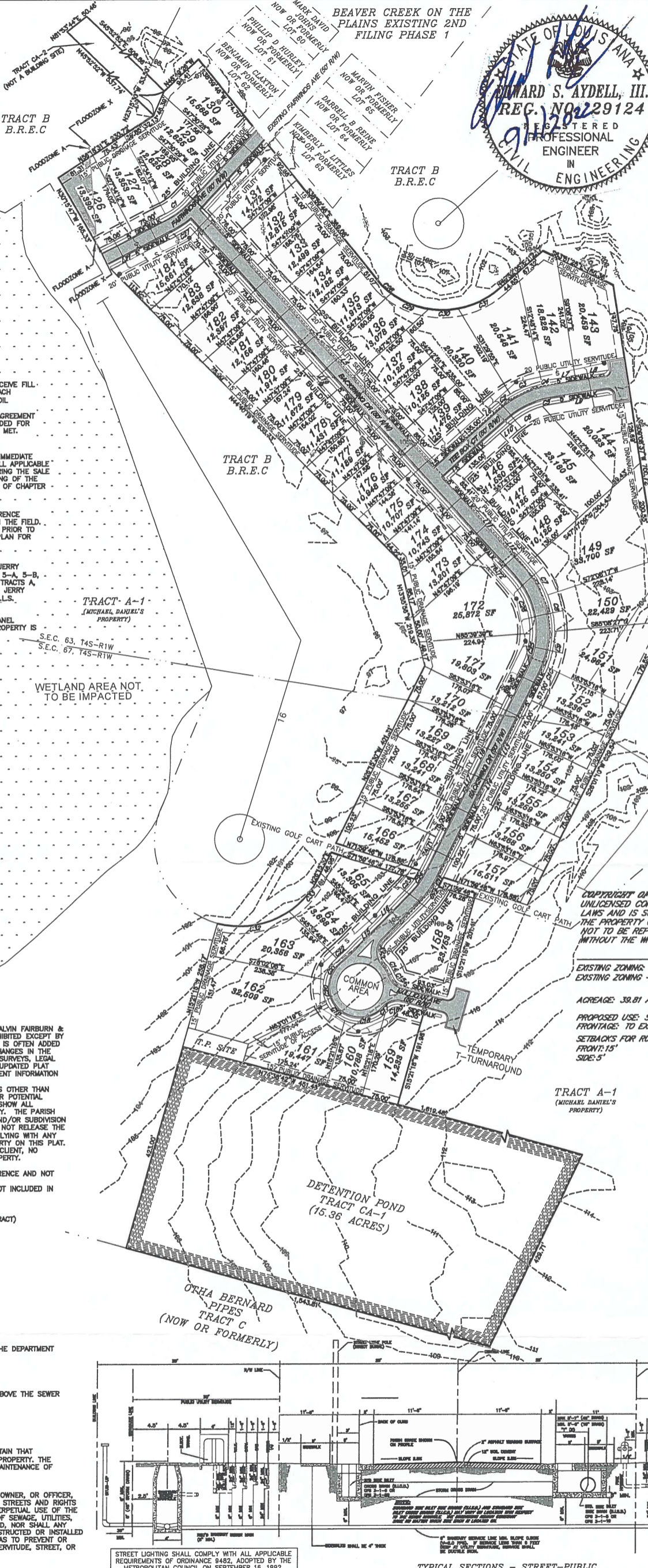
ENGINEER:
ALVIN FAIRBURN AND ASSOCIATES
1289 DEL ESTE AVE.
DENHAM SPRINGS, LA 70726
PHONE: 225-685-1515
FAX: 225-685-1523

GENERAL NOTES:

- THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF ALVIN FAIRBURN & ASSOCIATES, LLC. AND REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUING AND RECORDING PROCESS WITHOUT RECORDING CHANGES IN THE PUBLIC RECORDS. THIS FIRM CAN NOT BE RESPONSIBLE FOR SURVEYS, LEGAL TRANSACTIONS, OR PROJECTS WHICH ARE NOT BASED ON AN UPDATED PLAT WHICH IS MADE BY THIS FIRM AND BASED ON THE MOST RECENT INFORMATION AND PROPER STANDARDS OF CARE.
- PROPERTY RESTRICTIONS, SERVICED, AND/OR RIGHT OF WAYS OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING THE TITLE TO SHOW ALL ENCUMBRANCES WERE NOT WITHIN THE SCOPE OF THIS SURVEY. THE PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS; HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE PROPERTY OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS WHICH MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- THIS SURVEY WAS BASED ON INFORMATION SUPPLIED BY THE CLIENT, NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF THIS PROPERTY.
- BEARINGS SHOWN ARE BASED ON REFERENCE MAP NO. 1.
- * INDICATES BEARINGS AND/OR DISTANCES TAKEN FROM REFERENCE AND NOT SURVEYED.
- A WETLAND DETERMINATION WAS NOT REQUESTED, AND WAS NOT INCLUDED IN THIS SURVEY.
- NUMBER OF ACRES IN SUBDIVISION: 39.81 ACRES.
- EXISTING ZONING: RURAL
- "FUTURE": RESIDENTIAL NEIGHBORHOOD (RN) (39.81 ACRE TRACT)
- EXISTING LAND USE: UND (UNDEVELOPED) & P (PARK/TRACT)
- STREETS: PUBLIC - RESIDENTIAL LOCAL (WIDE) - 2 LANES WITHOUT PARKING
- PARKING FORMULA: TWO SPOTS PER UNIT
- SCHOOL DISTRICT: ZACHARY 1
- FIRE DISTRICT: FIRE PROTECTION DISTRICT #1
- COUNCIL DISTRICT: 1
- SEWAGE DISPOSAL: COMMUNITY TREATMENT PLANT.
- WATER SUPPLY: TOWN OF ZACHARY
- GAS SUPPLY: TOWN OF ZACHARY
- ELECTRICITY: ENTERGY
- TELEPHONE: AT&T
- RESTRICTIONS: ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADJUNCT HERETO.
- BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE DEPARTMENT OF DEVELOPMENT.
- NUMBER OF LOTS IN SUBDIVISION: 59
- ALL PROPOSED SERVICED SHOWN ARE PUBLIC UNLESS OTHERWISE NOTED ON THE PLAN.
- APPROVED PRIVATE SEWAGE TREATMENT PLANTS ARE IN USE. MINIMUM SLAB ELEVATIONS ARE REQUIRED TO BE 24 INCHES ABOVE THE SEWER EFFLUENT DITCH INVERT
- CHARACTER AREA: SUBURBAN
- LOT IDS: REM OF D-1: 112840300 AND TRACT A: 112840185

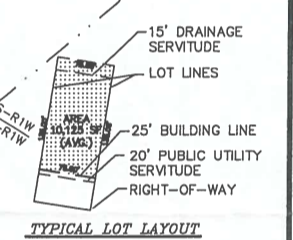
SIDEWALK NOTE:
IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK, WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS.(CODE OF ORDINANCES, CHAPTER 3, SEC. 2-171)

PUBLIC DEDICATION:
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL LAND OWNER, OR OFFICER, OF THE PROPERTY BEING SUBDIVIDED AND THAT THE SERVICED, STREETS AND RIGHTS OF WAY SHOWN ON THE PLAT ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES INCLUDING DRAINAGE, REMOVAL OF SEWAGE, UTILITIES, AND SIDEWALKS, NO TREES, SHRUBS OR PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR OTHER IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED, STREET OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED, STREET, OR RIGHT-OF-WAY IS GRANTED.



LINE DATA

NUMBER	BEARING	DISTANCE
L1	S42°29'31"W	33.91'
L2	S42°29'31"W	150.00'
L3	N42°29'31"E	178.94'
L4	N42°29'31"E	75.00'
L5	N42°29'31"E	75.00'
L6	S47°47'09"W	28.25'
L7	S80°51'23"W	53.11'
L8	S80°51'23"W	68.52'
L9	N80°51'23"E	123.63'
L10	N47°47'09"E	29.25'
L11	N42°29'31"W	75.00'
L12	N42°29'31"W	75.00'
L13	N26°06'44"E	75.00'
L14	N26°06'44"E	75.00'
L15	S44°27'12"W	66.47'
L16	S44°27'12"W	101.81'
L17	S26°06'44"W	75.00'
L18	S26°06'44"W	75.00'
L19	S42°29'31"E	75.00'
L20	S42°29'31"E	75.00'
L21	N62°25'48"E	150.09'



LEGEND

- PROPERTY LINE
- LOT LINE
- BUILDING LINE
- SERVITUDE
- ADJACENT PROPERTY
- VEHICLE USE AREA
- SEWER LINE AND MANHOLE
- DRAINAGE LINE AND CATCH BASIN
- EXIST. CONTOUR

PLANNING SUMMARY

EXISTING ZONING: RURAL
EXISTING ZONING - ADJ. PROPERTIES: NORTH - RURAL, EAST - RURAL, WEST - RURAL, SOUTH - RURAL

ACREAGE: 39.81 AC

PROPOSED USE: SINGLE FAMILY RESIDENTIAL - 100% OF SITE USE
FRONTAGE: TO EXISTING BEAVER CREEK SUBDIVISION SECOND FILING PHASE 1

SETBACKS FOR RURAL ZONING:
FRONT: 15'
SIDE: 5'
CORNER SIDE: 15'
REAR: 25'

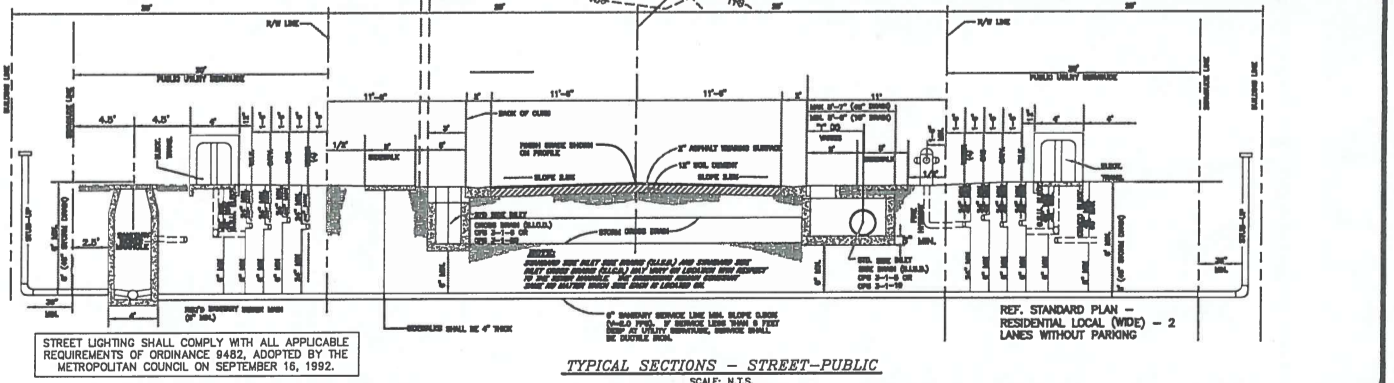
LEGEND

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- VEHICLE USE AREA
- SEWER LINE AND MANHOLE
- DRAINAGE LINE AND CATCH BASIN
- EXIST. CONTOUR

REVIEW SET NOT FOR CONSTRUCTION

THIS DRAWING IS PRELIMINARY AND IS NOT TO BE CONSIDERED AS A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH. THIS PLAN IS MADE TO PRESENT A PROPOSED CONCEPT OF DEVELOPMENT FOR THE PROPERTY CONTAINED HEREOF. IT DOES NOT REPRESENT A GROUND SURVEY OR ANY DESIGN OTHER THAN A PRELIMINARY NATURE.

THIS PLAN IS THE PROPERTY OF ALVIN FAIRBURN & ASSOCIATES, LLC, AND SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, COVENANCE OR SALES. ANY DIMENSIONS SHOWN ARE SCALED AND APPROXIMATE AND SUBJECT TO CHANGE.



OWNER: MICHAEL DANIEL

DATE: SEPTEMBER, 2022

SHEET NO. 01

ALVIN FAIRBURN & ASSOCIATES, LLC
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70726 (225) 665-1515

PLANNING COMMISSION JOB NUMBER: MPN 53871-S, 5-15-22, 7598745

PRELIMINARY PLAT FOR BEAVER CREEK ON THE PLAINS 4th FILING
LOTS 126-184 AND TRACTS A-1, TRACT CA-1, TRACT CA-2, TRACT A, AND TRACT B
A RESIDENTIAL DEVELOPMENT
LOCATED IN SECTION 62, 63, 67, 145-R1W, G.L.D., EAST BATON ROUGE PARISH, LOUISIANA FOR MICHAEL DANIEL

9/20/22
135 71
PC SET 9/28/22