Office of the Planning Commission



City of Baton Rouge and Parish of East Baton Rouge Post Office Box 1471, Baton Rouge, Louisiana 70821

1100 Laurel Street, Suite 104, Baton Rouge, LA 70802 Phone (225) 389-3144 Fax (225) 389-5342 Ryan L. Holcomb, AICP Planning Director

November 3, 2022

TO:

Planning Commission

THROUGH:

Ryan L. Holcomb, AICP, Planning Director

FROM:

Jeremy Gremillion, Planner I JMG

SUBJECT:

SS-9-22 Elliot's Meadow and Elliot Development Corporation Property

	Applicat	ion Summary			
Applicant	Curtis Chaney, PLS	Submittal Date	August 9, 2022		
Design Professional	Curtis Chaney, PLS; Louisiana Land Surveying, Inc.				
Lot and Block	86	Site Area	5.13 acres		
Location	North of Browning Lane, west of Elliot Road (Council District 9-Hudson)				
Planning Commission Meeting Date	November 14, 2022				
	R	equest			
Project Description	Single family residential subdivision with a private street				
Gross Residential Density	0.6 units per acre	Number of Lots	Three		
	Site Ch	aracteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban		
Existing Zoning	Rural	Overlay District	N/A		
Existing Use	Low density single family residential	Special Flood Hazard	Yes ± 50%		
	Area Ch	naracteristics			
Surrounding Zoning	Rural				
Surrounding Uses	Low density single family residential				
	The state of the s	indings			

Case History – Site

Code for Planning Commission consideration

- SS-9-22 Elliot's Meadow and Elliot Development Corporation Property
 - o Deferred by the Planning Director on October 17, 2022

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 low density residential properties

Regulatory Issues

- Gravel private street requires a 50 foot paved apron, UDC §13.7.A.2
- Subdivision proposes sewer connection to existing public sewer
- One lot does not meet the minimum dimensional requirements for the current zoning district
 - Proposed resubdivision reduces the extent of the nonconformity
 - o Remaining lot widths and areas 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	50 ft	6,000 sf	5,750 sf	

Transportation

- Property located in the vicinity of streets on the Major Street Plan- Hoo Shoo Too Road, Elliot Road, Jefferson Highway
- Property located in the vicinity of proposed MOVEBR Project- Hoo Shoo Too Road
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan-BREC Jones Creek to Ward Creek trail

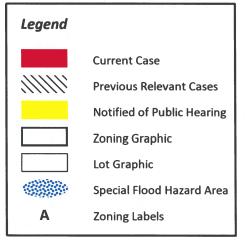
Environmental Issues

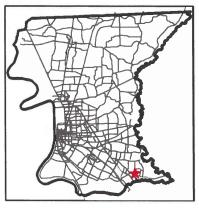
 Approximately 50% of the property lies within the AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

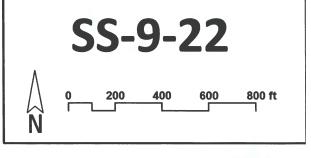
Community Outreach/Notification

- Subject property posted on September 28, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on September 30,
- Legal advertisement published in The Advocate on October 7, 2022
- Staff reports available for review on November 3, 2022 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12

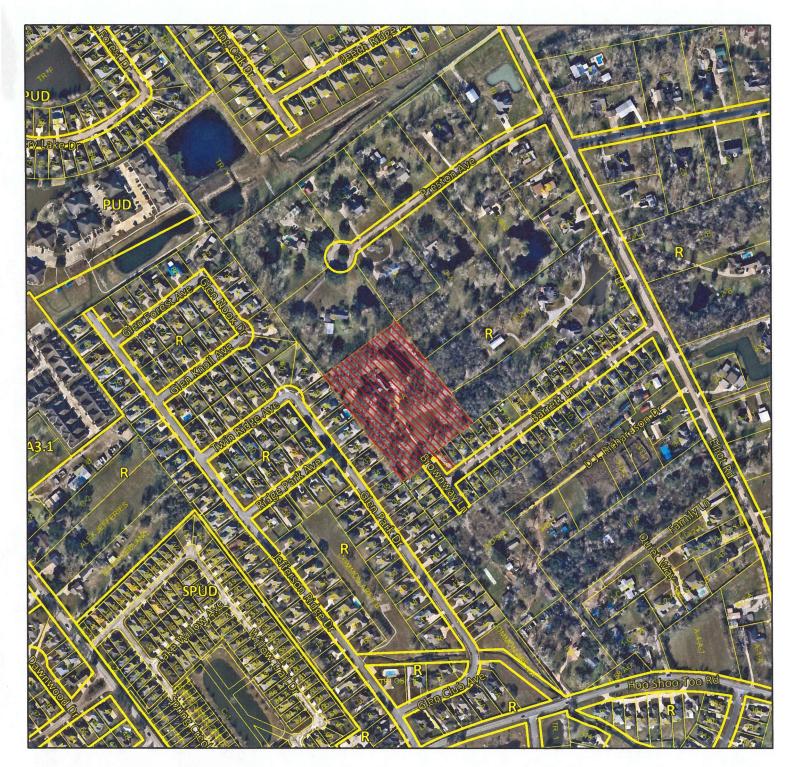


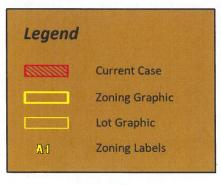


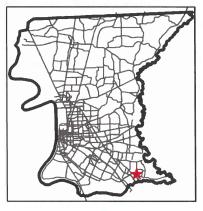


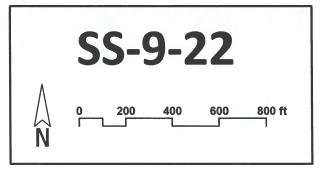




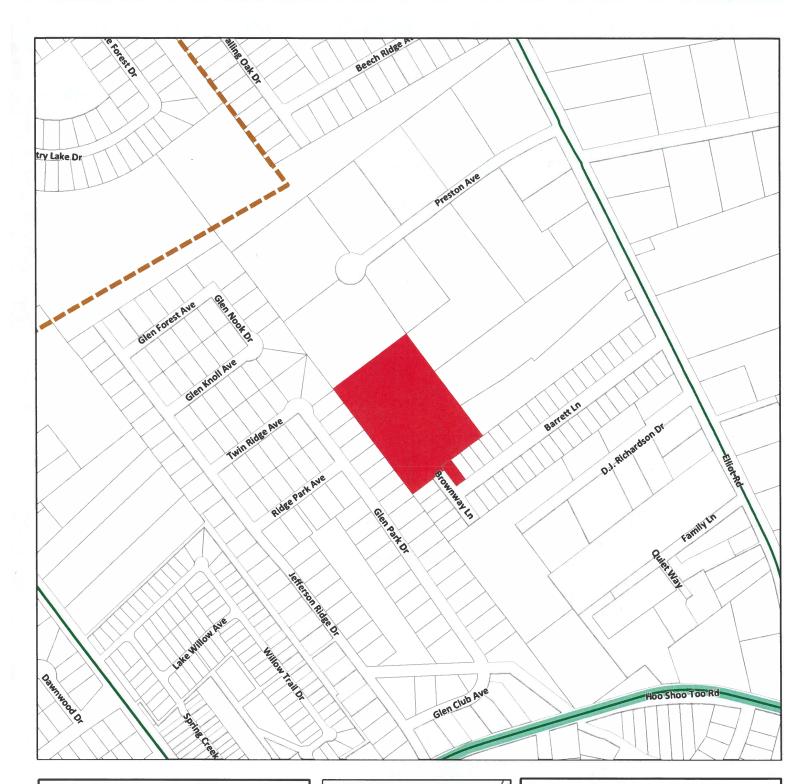


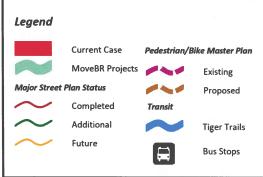




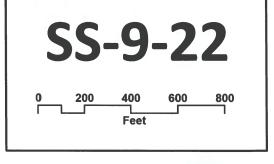














Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.



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. BASIS OF BEARING: THE BEARINGS SHOWN HERON ARE GRID BEARINGS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, (NAD83). DISTANCES INDICATED ARE GRID DISTANCES. Exist. 15' Public Servitude 1. FINAL PLAT OF ELLIOT'S MEADOW, FIRST FILING, LOCATED IN SECTIONS 39 & 40, T-8-S, R-2-E, G.L.D., EAST BATON ROUGE PARISH, LOUISIANA, FOR ELLIOT DEVELOPMENT CORPORATION, PREPARED BY NORRIS J. DECOTEAU, R.L.S., DATED 6-17-1985.
2. FINAL PLAT OF JEFFERSON PARK SUBDIVISION, SECOND FILING, PREPARED BY GWS ENGINEERING, INC. DATED 4/29/98, REVISED 5/8/98.
3. FINAL PLAT OF JEFFERSON PARK SUBDIVISION, FIRST FILING, PREPARED BY GWS ENGINEERING, INC. DATED 9/22/97, REVISED 10/22/97.

4. MAP SHOWING THE SURVEY AND EXCHANGE OF PROPERTY OF LOT L-3, ELLIOT LOT L-3-A-1 DEVELOPMENT CORPORATION PROPERTY AND LOT 27 ELLIOTS MEADOW INTO LOT L-3-A
AND LOY 27-A...BY PHILLIP J. THOMAS, PLS, DATED 11-26-2007, RECORDED AS ORIG 675 BNDL FLOOD ZONE GENERAL NOTES (Cont): (per FEMA) **GENERAL NOTES:** SCHOOL: FBR-6 EXISTING LAND USE: LDR ACREAGE: 5.126 Ac. CPPC PROPERTY ID: 1640867475 & 1640867476 FUTURE LAND USE: RN -Story Brick Residence CHARACTER AREA: SUBURBAN WATER: B.R. WATER CO. Daniel Lastrapes 17833 Glen Park Di Baton Rouge, LA 708 SEWER: W.S.T.N GAS: ENTERGY SETBACKS: FRONT-15', SIDE-5' REAR-25' ELECTRIC: ENTERGY B.F.E.=27.0' (BASE FLOOD ELEVATIONS ARE SUBJECT FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2 TO CHANGE AND SHOULD BE VERIFIED WITH THE EBRP FLOOD OFFICE) FLOOD NOTE: ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY Lot 32 FLOOD INSURANCE RATE MAP NO. 22033C-0355E EFFECTIVE 5-02-08, THIS Diane G. Hewitt PROPERTY IS LOCATED IN FLOOD ZONE "AE", WITH AN INUNDATION 17623 Barrett Ln. ELEVATION OF 26.5'. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE Baton Rouge, LA 70817 AND SHOULD BE VERIFIED WITH THE FLOOD OFFICE IN EAST BATON (Now or Formerly) ROUGE PARISH, LOUISIANA. Nelson Tompley 17905 Glen Park Di Baton Rouge, LA 708 1. NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN Ex. Gravel Drive to THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE. nunter Lawrence 17915 Clen Park Dr Idan Rouge, LA 7081 (Now on E-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 LOT L-3-A-2 LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF 1.00 Acres THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE Lot 34 --Gina Ann Legendre 17925 Glen Park Dr ton Rouge, LA 7081: COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED. LOT 27-A-1 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. THE AREA DESIGNATED AS REQ'D 35' PRIVATE ACCESS SERVITUDE IS FOR ACCESS TO LOTS A-3-A-1 & A-3-A-2 EXCLUSIVELY, AND THE MAINTENANCE FOR THE ACCESS SERVITUDE IS THE RESPONSIBILITY OF THE OWNERS OF THE SAME. THE CITY PARISH OR EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS SERVITUDE. S 53'09'01" N THE RIGHTS OF WAY OF STREETS SHOWN HEREON, UNLESS SPECIFICALLY DESIGNATED Barrett Ln. (60' R/W) AS PRIVATE AND IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE APPROVED: 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, NOT SHRUBBERY PLANTED RYAN L. HOLCOMB, AICP, PLANNING DIRECTOR OR HIS DESIGNEE DATE: WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE WAS GRANTED. EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION SS-9-22 (53830-SS 7562268) NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT BNDL. Case # ORIG. CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM. UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH **CERTIFICATION:** AUTHORITY. THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH CURTIS M. CHANEY LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES REG. No. 4829 GOVERNING THE SUBDIVISION OF LAND AND TO THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTERED IRENE D. BOUY, OWNER (LOT L-3-A) DATE REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

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CURTIS M. CHANEY, P.L.S.

COURTNEY L. HENRY, OWNER (LOT 27-A)

DATE

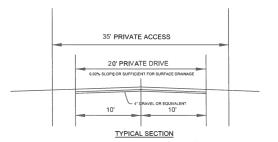
9/13/2022

DATE



VICINITY MAP

1"=2000'



MAP SHOWING RESUBDIVISION

LOTS L-3-A OF ELLIOT ACRES AND LOT 27-A OF ELLIOT'S MEADOW, 1ST FILING

LOTS L-3-A-1, L-3-A-2 & 27-A-1

Situated in Section 39, T-8-S, R-2-E, G.L.D. East Baton Rouge Parish, Louisiana prepared for

MARCY GAUTREAU & IRENE BOUY



FILE NAME: 22-061_RS1
PROJECT NO. 22-061
DATE: 9/13/2022
SCALE: 1= 100'
DRAWN BY: CMC
APPROVED: CMC

SURV

LOUISIANA LAND SURVEYIN

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