



Office of the Planning Commission

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

January 5, 2023

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Jeremy Gremillion, Planner I *JMG*
SUBJECT: **SS-1-23** Euhel D. Martin Tract

Application Summary			
Applicant	Phillip J. Thomas, PLS	Submittal Date	November 3, 2022
Design Professional	Phillip J. Thomas, PLS		
Lot and Block	131	Site Area	4.38 acres
Location	East side of South Tiger Bend Road, north of Hoo Shoo Too Road (Council District 9-Hudson)		
Planning Commission Meeting Date	January 17, 2023		
Request			
Project Description	Single family residential subdivision with a private street		
Gross Residential Density	1.4 units per acre	Number of Lots	Three
Site Characteristics			
FUTUREBR Land Use Designation	Agricultural/Rural	Character Area	Rural
Existing Zoning	Rural	Overlay District	N/A
Existing Use	Low density single family residential, undeveloped	Special Flood Hazard	Yes 100%
Area Characteristics			
Surrounding Zoning	Rural		
Surrounding Uses	Low density single family residential, 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

- **SS-5-22** 13265 Euhel D. Martin Tract
 - Small subdivision on a private street, two residential lots
 - Approved by the Planning Commission on June 20, 2022

- **PA-2-18** 9143 South Tiger Bend Road, Agricultural/Rural to Industrial
 - Approval recommended by the Planning Commission on March 19, 2018
 - Approved by the Metropolitan Council on April 18, 2018
- **Case 15-18** 9143 South Tiger Bend Road, Rural to M1
 - Approval recommended by the Planning Commission on March 19, 2018
 - Approved by the Metropolitan Council on April 18, 2018

Comprehensive Plan Consistency

- Consistent with the designation of Agricultural/Rural on the Future Land Use Map

Neighborhood Compatibility

- Consistent with the surrounding residential uses

Regulatory Issues

- Private gravel street proposed requiring a 50 foot paved apron per UDC § 13.7.A.2
- Subdivision proposes private individual on-site sewer treatment facilities for proposed lots
- Proposed lot widths and areas meet the established minimums for the current zoning district with the Future Land Use designation of Agricultural/Rural
- 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
100 ft	182 ft	1 ac	1.46 ac

Transportation Analysis

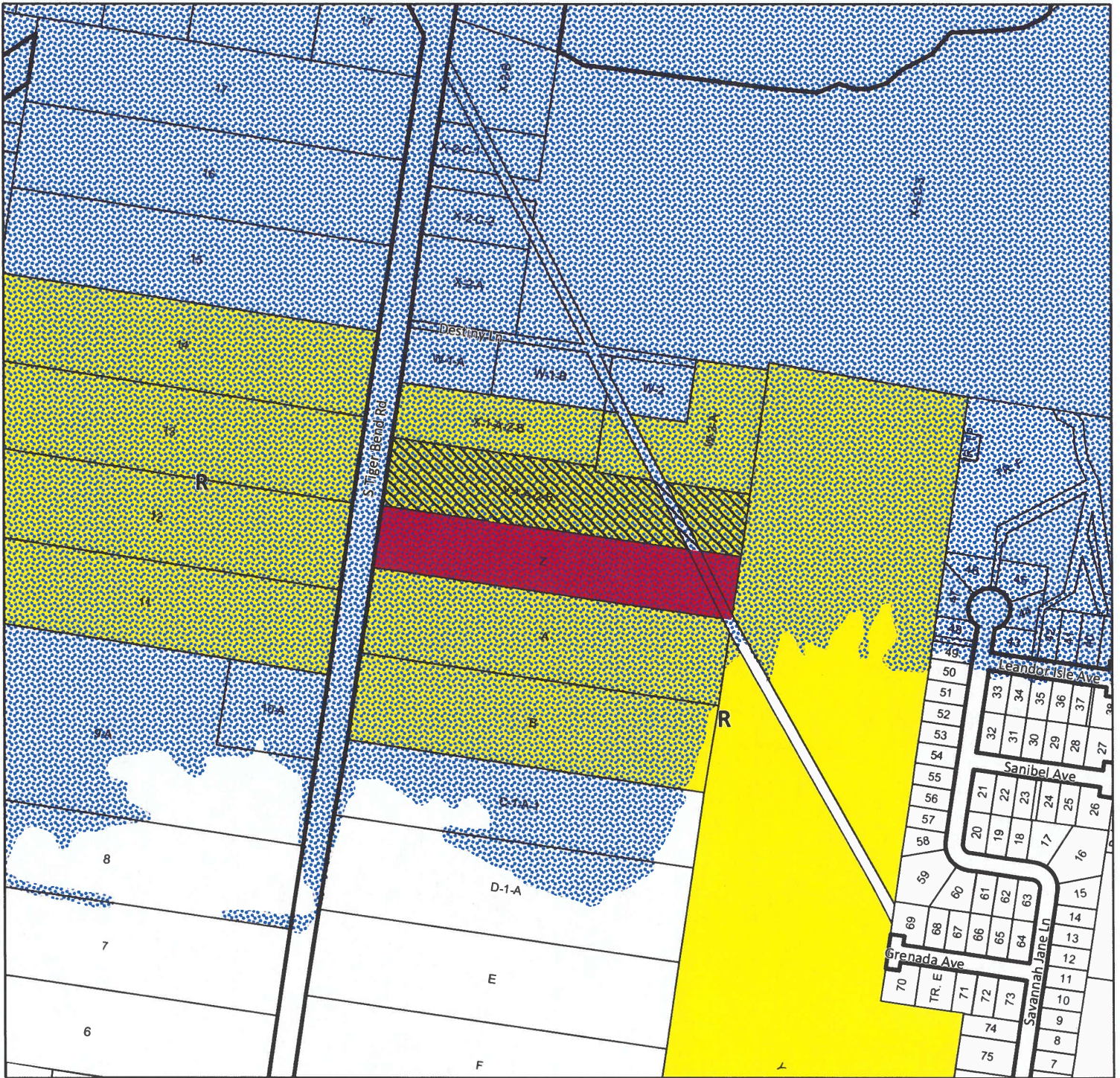
- Property located on the Major Street Plan- *South Tiger Bend Road*
 - Additional Right-of-Way may be needed

Environmental Issues







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

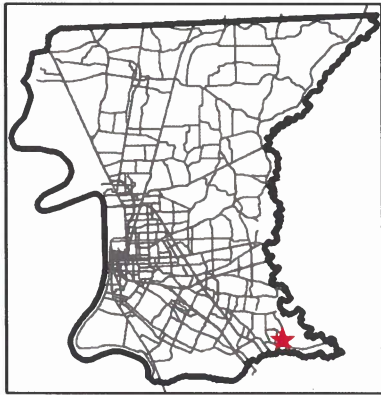
Community Outreach/Notification

- Subject property posted on December 22, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on December 30, 2022
- Staff reports available for review on January 5, 2023 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on January 6, 2023





Legend

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






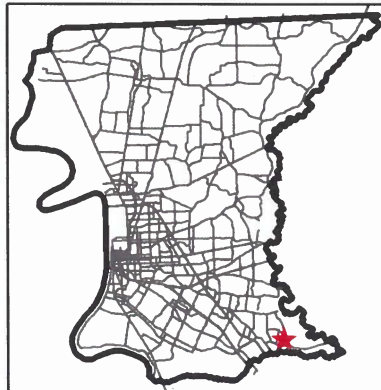
SS-1-23





Legend

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



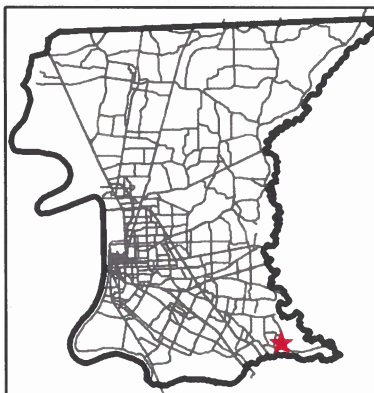
SS-1-23



Legend

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



SS-1-23

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

NOTES:
 CPPC PROPERTY ID NO. 1651310839
 MUNICIPAL # 9811
 TOTAL ACREAGE: 4.38 Ac.
 WATER: B.R. WATER CO.
 SEWER: INDIVIDUAL TREATMENT SYSTEM
 GAS: ENTERGY
 ELECTRIC: ENTERGY
 FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
 SCHOOL: EBR-6
 ZONING: R
 EXISTING LAND USE: LDR/UND
 FUTURE LAND USE: AG/RU
 CHARACTER AREA: RURAL
 SETBACKS:
 Minimum Front: 15'
 Minimum Side: 25'
 Minimum Rear: 25'
 Corner Side: 15'
 Maximum Height: 35'

REFERENCE MAPS:
 1. MAP SHOWING SURVEY & RESUBDIVISION OF A NINE (9) ACRE +/- TRACT FOR EUHEL D. MARTIN, BY JOHN W. KELLEN, JR., C.E. & R.L.S., DATED MARCH 31, 1976.
 2. MAP SHOWING THE SURVEY AND SUBDIVISION OF PROPERTY OF TRACT Y-1-A-2-B, BEING A PORTION OF TRACT Y, EUHEL D. MARTIN TRACT INTO TRACTS Y-1-A-2-B-1 & Y-1-A-2-B-2, BY PHILLIP J THOMAS, P.L.S., DATED 10/27/2022.

BASE BEARING:
 S82°11'57"E, BEING THE NORTH PROPERTY LINE OF TRACT Z REFERENCED FROM MAP MENTIONED ABOVE.

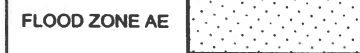
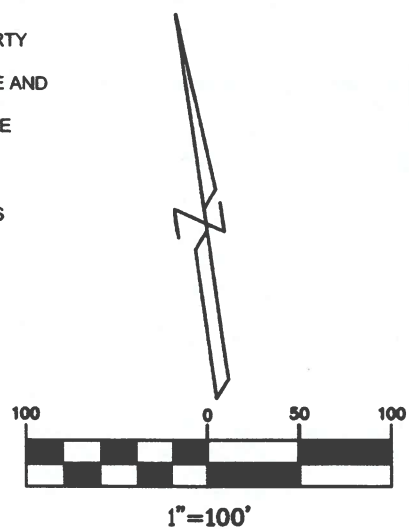
1. NO ATTEMPT HAS BEEN MADE BY PHILLIP J. THOMAS, TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.
 2. ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP PANEL NO. 22033C 0355E, EFFECTIVE MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE. BFE 26.0', INUNDATION 26.5'

FILL RESTRICTION NOTE:
 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.

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 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.

NOTE:
 A "PRIVATE ROAD, NO PUBLIC MAINTENANCE" SIGN WILL BE REQUIRED, AND WILL BE FIELD VERIFIED BY SUBDIVISION ENGINEERING IN THE INSPECTION OF THE CONSTRUCTION OF THE PRIVATE SERVITUDE OF ACCESS (PRIVATE STREET).

"THE CITY OF BATON ROUGE / EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS". THE MAINTENANCE AND UPKEEP OF ALL PRIVATE STREET ARE THE RESPONSIBILITY OF THE RESIDENTS / OWNERS OF THE EUHEL D. MARTIN TRACT.



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.

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.

PRIVATE DEDICATION:
 THE "30' PRIVATE SERVITUDE OF ACCESS" SHOWN HEREON IS HEREBY DEDICATED AS A MEANS OF PROVIDING PRIVATE ACCESS AND UTILITIES TO TRACTS Z-1, Z-3 & Z-3. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THIS SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSES FOR WHICH THIS SERVITUDE IS GRANTED. THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE HAS NO RESPONSIBILITY FOR THE MAINTENANCE OR UPKEEP OF THE PRIVATE ACCESS DRIVE.

SEWERAGE DISPOSAL STATEMENT:
 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.

DAVID FREY _____ DATE _____

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.

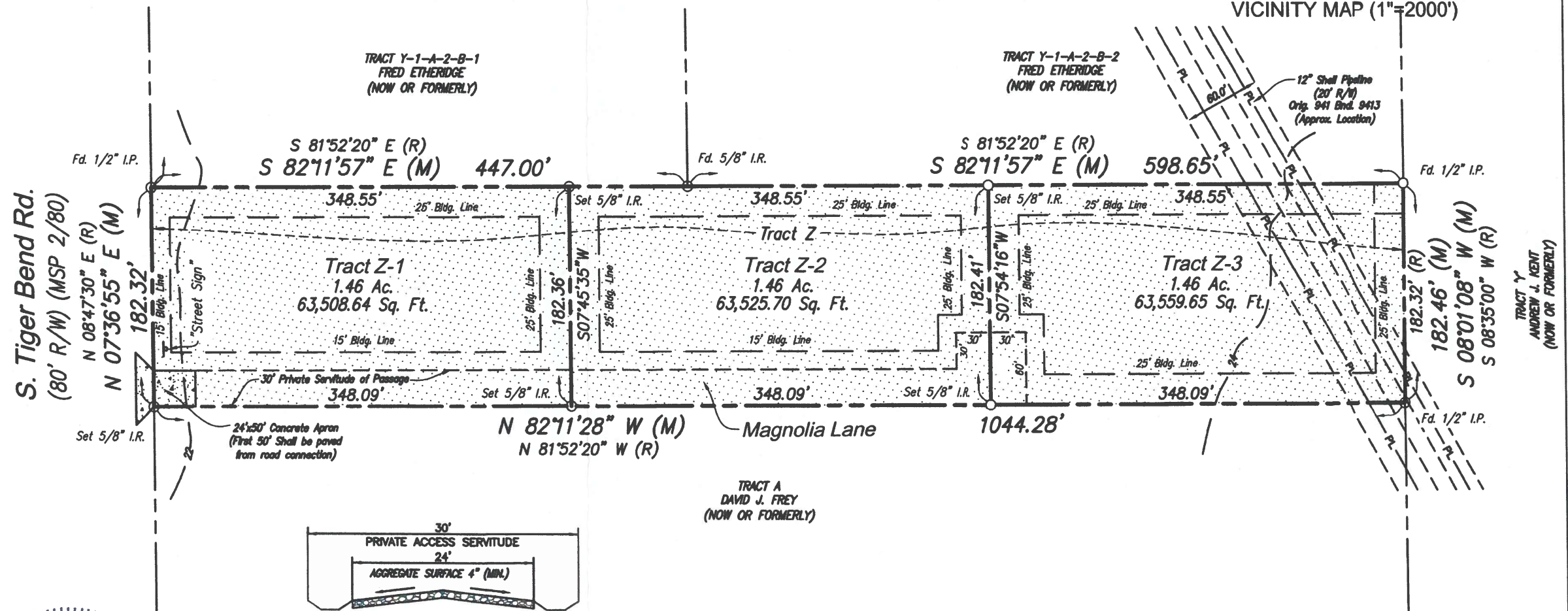
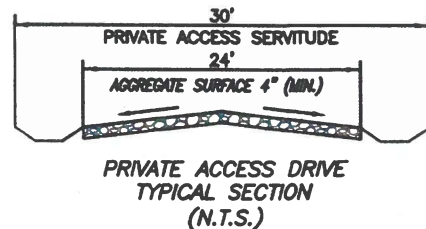
Phillip J. Thomas 12/27/2022
 PHILLIP J. THOMAS
 PROFESSIONAL LAND SURVEYOR
 7826 MENLO DRIVE
 BATON ROUGE, LA 70808
 225-938-2282



APPROVED: 53976-SS (S-1-23) 8517346

RYAN HOLCOMB, AICP, PLANNING DIRECTOR
 OR HIS DESIGNEE EAST BATON ROUGE
 CITY/PARISH PLANNING COMMISSION

C- _____ ORIG. _____ BNDL. _____



MAP SHOWING THE SURVEY AND SUBDIVISION OF PROPERTY
 of
 Tract Z, Euhel D. Martin Tract
 into
 Tracts Z-1, Z-2 & Z-3
 Located In
 Section 42, T-8-S, R-2-E, G.L.D.
 East Baton Rouge Parish, LA.
 for
 DAVID FREY

RECOMMENDED FOR APPROVAL:
 APPROVED PRIVATE SEWAGE TREATMENT PLANTS ARE IN USE, MINIMUM SLAB ELEVATIONS ARE REQUIRED TO BE 24 INCHES ABOVE THE SEWER EFFLUENT INVERT.

HEATHER GRAY, PARISH MANAGER
 OFFICE OF PUBLIC HEALTH
 EAST BATON ROUGE PARISH HEALTH UNIT

PC Set 12/27/22