



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

September 5, 2024

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director
FROM: Don Arellano, Senior Planner
SUBJECT: S-5-24 University Club Plantation, 12th Filing

Table with 4 columns and multiple rows, categorized into sections: Application Summary, Request, Site Characteristics, Area Characteristics, and Findings. Includes details like Applicant (Joseph Yarbrough, PE), Submittal Date (August 1, 2024), Project Description (Major residential subdivision), and Findings (Staff certifies that the proposed request meets the minimum requirements).

**Case History – Site**

- None

**Case History – Area**

- **S-5-24** University Club Plantation, 13th Filing
  - To be heard by the Planning Commission September 16, 2024
- **PUD-6-13** The Lakes at Harveston, Phase 2, Final Development Plan
  - Approved by the Planning Commission on June 21, 2021
- **PUD 6-13** The Lakes at Harveston Concept Plan, Revision 2, removed phasing lot counts, updated construction sequence
  - Approved by the Planning Commission Staff on May 25, 2021

**Comprehensive Plan Consistency**

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

**Neighborhood Compatibility**

- Existing low density single family residential to the north south, west and east

**Regulatory Issues**

- Proposed sidewalks provided internally and along double loaded streets, are consistent with UDC §13.8.A.1
- Front-loaded garages or carports for single family development shall be at least 25 feet from any adjacent public right-of-way other than an alley, per UDC §17.5.2.A.3 and §11.1.2.8
- Parking spaces provided for two vehicles per lot and two spaces at mail kiosk
- No entry monument sign proposed, any future signage to comply with UDC Chapter 16
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning
- Open space provided for a minimum of 15% of site area, consistent with UDC §12.3.2
- Open Space meets UDC requirements as shown in chart below:
  - Existing golf course with previous subdivision filings satisfies open space requirement

Open Space		
Components	Required	Provided
Open Space	5.98 ac	5.99 ac

- 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	56 ft	6,000 sf	16,150 sf

**Transportation**

- None

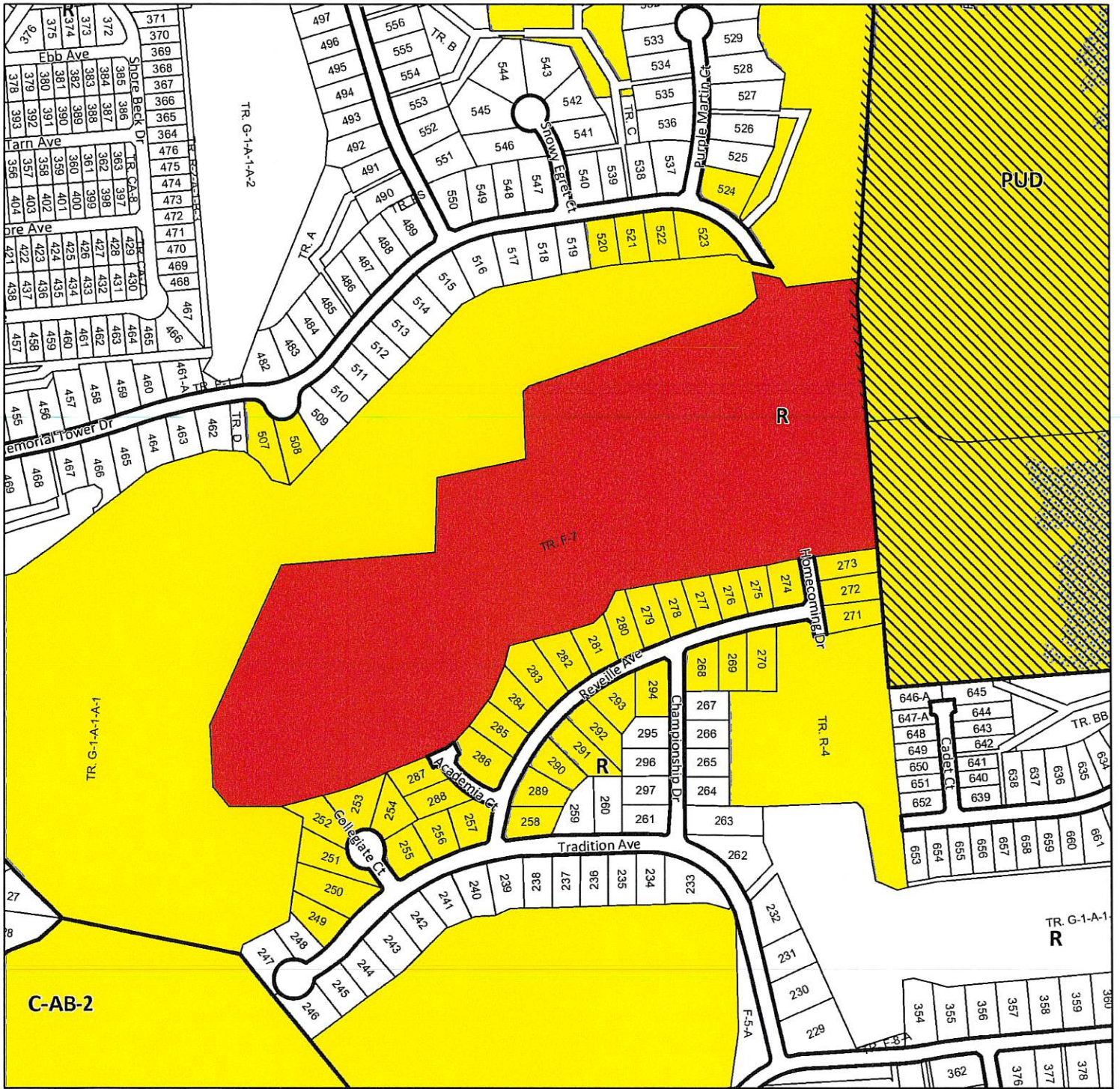
**Environmental Issues**

- Subject Property located outside of Special Flood Hazard Area







**Community Outreach/Notification**

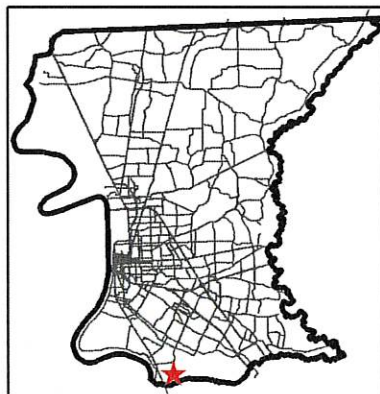
- Subject property posted on August 23, 2024
- Public Notification Cards mailed to property owners within 300 foot radius and Lexington Estates, Lakes at Harveston, University Club Plantation Homeowners Associations, on August 30, 2024
- Staff reports available for review on September 5, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 6, 2024





**Legend**

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

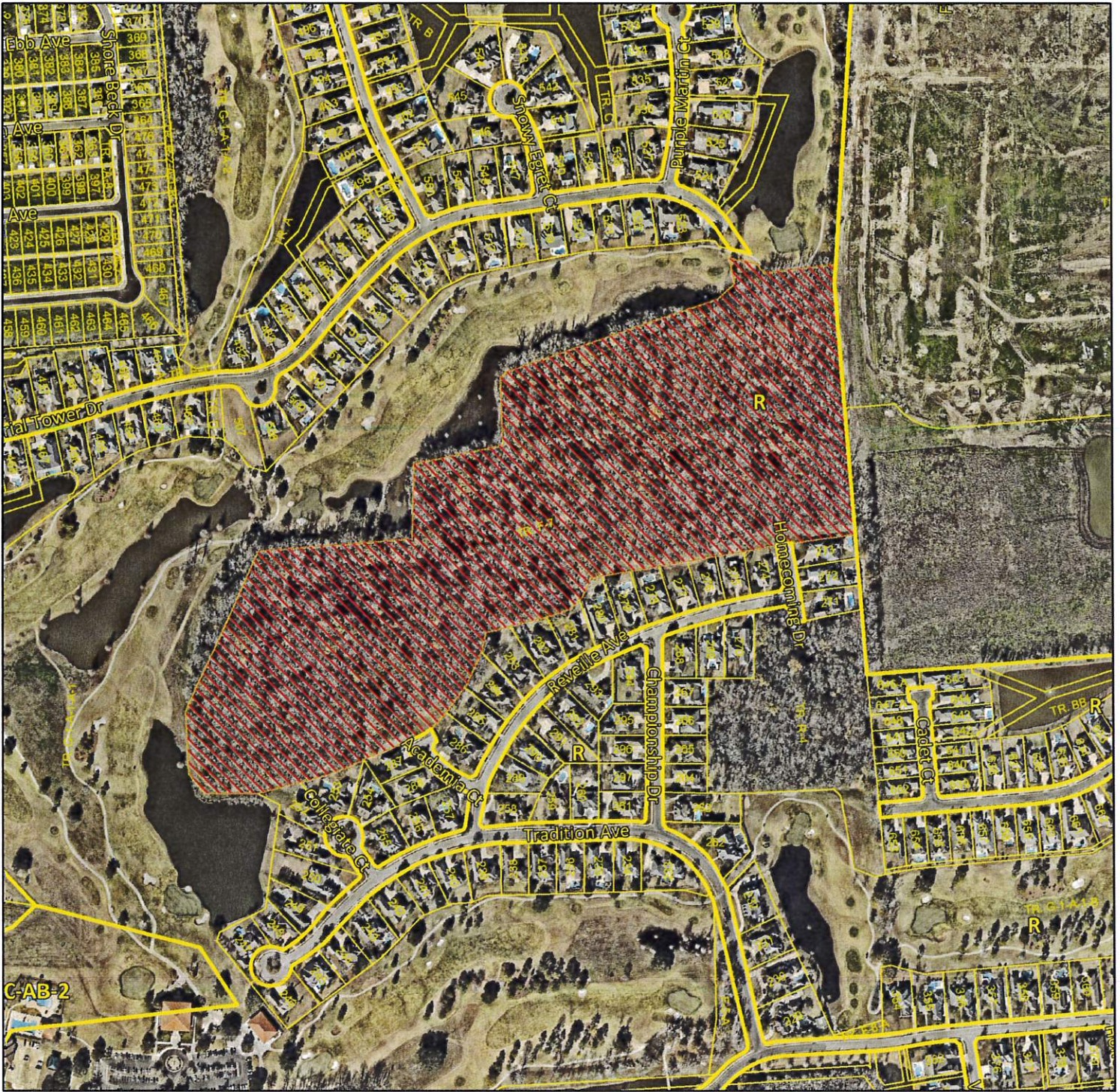


**S-5-24**





0 200 400 600 800 ft

N






**Legend**


-  Current Case
-  Zoning Graphic
-  Lot Graphic
-  Zoning Labels



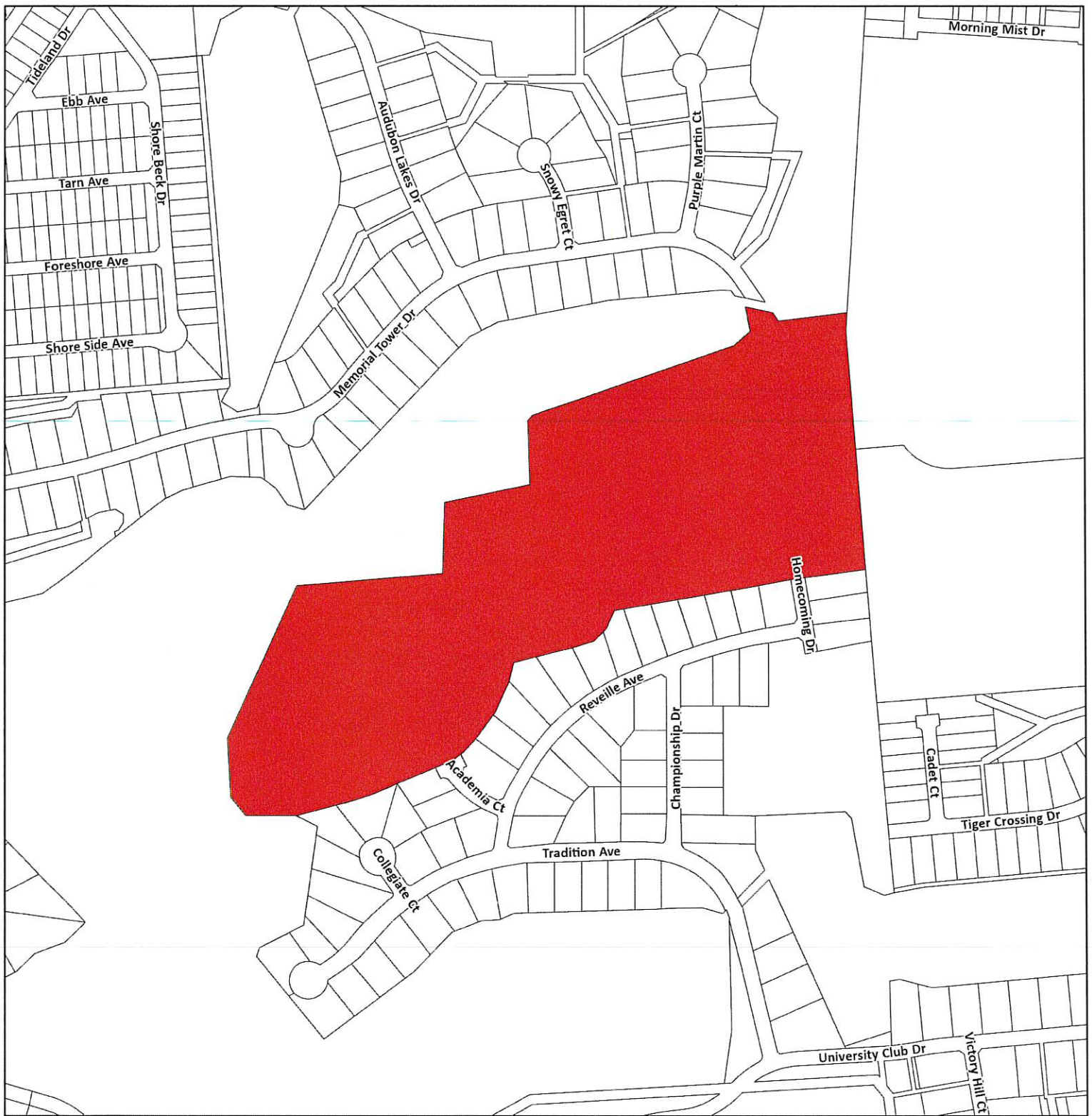
**S-5-24**



N

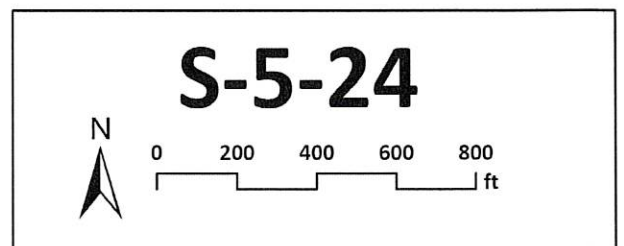






**Legend**

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- B Bus Stops



*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**  
PLANNING COMMISSION





VICINITY MAP  
Scale: 1"=2000'

**GENERAL NOTES:**

- FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL #2003C-0330-E FOR EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 2, 2008, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X". THE NEAREST ADJACENT 100 YEAR FLOOD ELEVATION = 15.00'. BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE DEPARTMENT OF DEVELOPMENT SUBDIVISION DIVISION.
- ACRES: 39.88 AC.
- NUMBER OF LOTS: PHASE 12 = 56 LOTS, 2 COMMON AREAS/GREENSPACES. MINIMUM LOT AREA: 6,000 SQ.FT.
- MINIMUM LOT WIDTH: 50'
- CPPC ID NO. 1620940696
- EXISTING LAND USE: UNDEVELOPED
- FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD (R)
- CHARACTER AREA: SUBURBAN
- THIS SITE IS WITHIN THE CITY OF ST. GEORGE.
- ZONING: RURAL (R)
- SETBACKS: FRONT=15' SIDE=8' CORNER SIDE=15' REAR=25'
- ZONING INFORMATION WAS OBTAINED FROM <http://gla.bayou.com/insp>. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- SANITARY SEWER: PROPOSED GRAVITY COLLECTION LINES TO BE ROUTED TO EXISTING PUBLIC LIFT STATION IN 12TH FILING.
- STORM DRAINAGE: SUBSURFACE STORM SEWER OUTFALLING INTO PROPOSED LAKE DETENTION SYSTEM.
- UTILITIES: ELECTRICITY: EXTERIOR WATER: BATON ROUGE WATER COMPANY GAS: EXTERIOR TELEPHONE: AT&T SOUTH SEWER DISTRICT: EAST BATON ROUGE PARISH
- ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK.
- SCHOOLS: ELEMENTARY SCHOOL: MAGNOLIA WOODS MIDDLE SCHOOL: WESTLAKE MIDDLE SCHOOL: TARA HIGH
- ALL STREETS ARE 27' WIDE CURB AND GUTTER WITH SUBSURFACE DRAINAGE PER DPW CPS 02/04A.
- FIRE DISTRICT: ST. GEORGE FIRE DISTRICT NO. 2.
- ALL UTILITIES SHALL BE UNDERGROUND.
- ALL UTILITIES SHALL BE WITHIN THE 12' UTILITY SERVIDUTE. DETAILS SHOWN IN THE STREET SECTION.
- FIVE (5) POINTS WILL BE INDICATED ON THE CONSTRUCTION PLANS FOR THE WATER DISTRIBUTION SYSTEM WHICH WILL BE PREPARED BY BATON ROUGE WATER CO. DISTANCES IN US SURVEY FEET.
- THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.
- THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTIES OWNERS FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF REAL ESTATE. NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADHERED TO.
- NO ATTEMPT HAS BEEN MADE BY C S R S, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVIDUTES, EASEMENTS, OR OTHER BURDENS OF THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- SIGHT TRIANGLE NOTE: NO PLANTINGS, FENCES, OR PARKING ARE TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO NOT INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- NO ATTEMPT HAS BEEN MADE BY C S R S, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVIDUTES, EASEMENTS, OR OTHER BURDENS OF THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- CERTAIN AREAS OF THE PROJECT WILL BE FILLED. THEREFORE, LOT PURCHASERS ARE ADVISED TO HAVE THEIR SPECIFIC LOTS EXAMINED BY A COMPETENT EXPERT ON THEIR BEHALF TO DETERMINE IF ANY REMEDIAL ACTION RIGHT-OF-WAY OTHER THAN ALLEY PER SECTION 111.1.2.
- CARPORIT NOTE: FRONT LOADED GARAGES OR CARPORTS FOR SINGLE FAMILY DEVELOPMENTS SHALL BE AT LEAST 25' FROM ANY ADJACENT PUBLIC RIGHT-OF-WAY OTHER THAN ALLEY PER SECTION 111.1.2.
- SIGNAGE NOTE: ALL NEIGHBORHOOD SIGNS WILL COMPLY WITH CHAPTER 16 AND SECTION 16.5.5B. AND TABLE 16.B.
- REFERENCE MAP: A) MAP SHOWING THE SUBDIVISION OF TRACT C OF BURLVILLE PLANTATION INTO TRACT C-1 & C-2 BY TAYLOR M. GRAVOS, P.L.S., DATED 08-01-2009. B) MAP SHOWING FINAL PLAN OF UNIVERSITY CLUB PLANTATION ELEMENTAL FILING PHASE 2 LOTS 785-817, P-A & P-S-5, BY COLIN B. GRAVOS, P.L.S., DATED: 09-20-2023. C) MAP SHOWING RESUBDIVISION OF G-2-A-1 INTO TRACTS G-2-A-1-A & G-2-A-1-B A REVISION TO MAP TITLED "MAP SHOWING RESUBDIVISION OF TRACTS G-2-A-1-A & G-2-A-1-B" BY MICHAEL B. SONDY, P.E., P.L.S. DATED 04/11/2021.
- THE NEAREST CATS BUS STOP IS GARDNER @ NICHOLSON 3.5 MILES FROM SUBDIVISION.

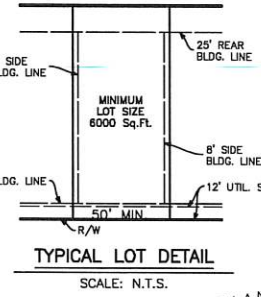
**DEDICATION NOTES:**

- STORMWATER MANAGEMENT: THE LAKES SHOWN HEREON, AS REQUIRED BY THE CITY-PARISH DPW, WERE DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NO PART OF ANY LAKE SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT WAS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS A PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER. DPW SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKES WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.
- PRIVATE DEDICATION: THE PROPOSED STREETS AND RIGHTS OF WAY SHOWN HEREON ARE TO BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN TO BE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC, NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVIDUTE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT-OF-WAY IS GRANTED.
- COMMON AREA DEDICATION: THOSE AREAS DESIGNATED HEREON AS "COMMON AREAS" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE UNIVERSITY CLUB PLANTATION SUBDIVISION FOR RECREATION, SERVIDUTE AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE UNIVERSITY CLUB PLANTATION SUBDIVISION. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE UNIVERSITY CLUB PLANTATION HOMEOWNERS ASSOCIATION. DPW IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "COMMON AREA".

**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.

**STORM WATER MANAGEMENT NOTE:**  
AS A PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LAST REVISION.

**FILL NOTE:**  
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FUNDING/SLAB DESIGN, A HOLD HARMLESS AND INDEMNITY AGREEMENT SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.



**CURVE TABLE**

#	RAD.	ARC LENGTH	CHD. DIR.	CHD. LEN.
C1	83.00'	319.70'	S85°29'15"E	71.59'
C2	25.00'	24.16'	N3°10'32"W	23.23'
C3	25.00'	24.16'	S52°12'03"W	23.23'
C4	180.00'	190.85'	N5°43'16"E	182.04'
C5	230.00'	243.87'	S54°53'16"W	232.60'
C6	180.00'	108.36'	S77°29'28"E	106.73'
C7	230.00'	138.46'	N77°29'28"W	136.38'
C8	20.00'	29.13'	S78°01'32"W	28.62'
C9	20.00'	29.13'	S18°30'58"E	28.62'
C10	375.00'	379.18'	S5°45'16"E	363.23'
C11	325.00'	497.44'	S7°18'17"W	450.29'
C12	375.00'	97.24'	S43°43'28"W	96.96'
C13	350.00'	227.08'	S32°33'59"W	223.11'
C14	400.00'	259.52'	S32°33'59"W	254.99'
C15	275.00'	274.23'	S42°32'50"W	263.00'
C16	225.00'	224.37'	S42°32'50"W	215.19'
C17	20.00'	31.42'	N63°53'08"W	28.28'
C18	180.00'	88.45'	N4°48'31"W	87.56'
C19	25.00'	24.16'	N38°57'24"E	23.23'
C20	63.00'	319.70'	N80°43'54"W	71.59'
C21	25.00'	24.16'	S18°25'12"E	23.23'
C22	350.00'	113.02'	S4°48'31"E	111.88'
C23	20.00'	31.42'	S26°08'52"W	28.28'

**CURVE TABLE**

#	RAD.	ARC LENGTH	CHD. DIR.	CHD. LEN.
C24	175.00'	321.99'	S18°24'16"W	278.45'
C25	125.00'	229.99'	S18°24'16"W	198.90'
C26	375.00'	100.13'	S27°04'20"E	99.83'
C27	375.00'	88.46'	S12°35'19"E	89.25'
C28	375.00'	90.54'	S10°09'45"W	90.32'
C29	375.00'	99.05'	S15°38'46"W	98.76'
C30	180.00'	108.36'	S77°29'28"E	106.73'
C31	180.00'	190.85'	N5°43'16"E	182.04'
C32	63.00'	79.97'	N5°30'01"E	74.71'
C33	63.00'	58.29'	N68°22'16"E	56.23'
C34	63.00'	53.96'	S60°35'00"E	52.33'
C35	63.00'	56.90'	S10°10'24"E	54.98'
C36	63.00'	70.58'	S47°47'38"W	66.95'
C37	230.00'	22.14'	S27°16'12"W	22.13'
C38	230.00'	70.72'	S38°50'09"W	70.44'
C39	230.00'	69.25'	S56°16'12"W	68.99'
C40	230.00'	70.30'	S73°39'07"W	70.02'
C41	230.00'	11.46'	S83°50'08"W	11.46'
C42	230.00'	30.33'	S89°02'28"W	30.31'
C43	230.00'	108.12'	N73°42'47"W	107.13'
C44	350.00'	20.85'	S49°26'47"W	20.85'
C45	350.00'	184.50'	S32°38'18"W	182.37'
C46	350.00'	21.73'	S18°45'30"W	21.72'

**CURVE TABLE**

#	RAD.	ARC LENGTH	CHD. DIR.	CHD. LEN.
C47	275.00'	68.27'	S21°05'33"W	68.10'
C48	275.00'	91.29'	S37°42'52"W	90.87'
C49	275.00'	90.53'	S56°39'17"W	90.12'
C50	275.00'	24.14'	S88°35'59"W	24.13'
C51	125.00'	112.90'	S45°14'24"W	109.10'
C52	125.00'	117.09'	S72°8'13"E	112.66'
C53	175.00'	39.75'	S64°38'28"W	39.66'
C54	63.00'	83.64'	S8°04'36"E	77.63'
C55	63.00'	63.24'	S58°42'44"W	60.62'
C56	63.00'	56.71'	N66°44'31"W	54.82'
C57	63.00'	68.36'	N9°52'08"W	65.05'
C58	63.00'	47.75'	N42°55'49"E	46.62'
C59	63.00'	38.06'	S66°16'08"W	38.01'
C60	225.00'	164.17'	S40°31'15"W	160.55'
C61	225.00'	22.14'	S15°47'57"W	22.13'
C62	400.00'	68.52'	S18°53'15"W	68.44'
C63	400.00'	70.72'	S28°51'36"W	70.63'
C64	400.00'	70.72'	S38°59'23"W	70.63'
C65	400.00'	49.56'	S47°36'14"W	49.52'
C66	325.00'	4.49'	S50°45'25"W	4.49'
C67	325.00'	155.11'	S36°41'20"W	153.64'
C68	325.00'	122.44'	S12°13'24"W	121.72'
C69	325.00'	215.40'	S17°33'24"E	211.48'

**LINE TABLE**

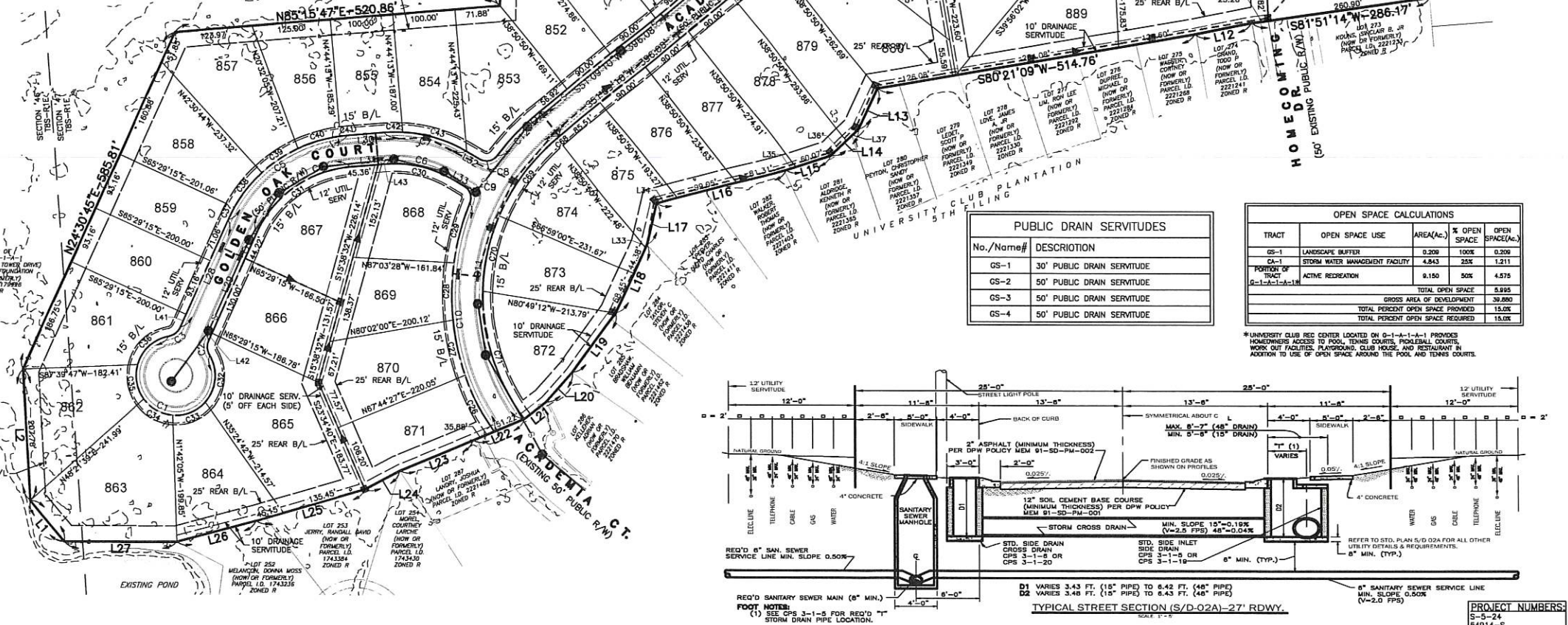
#	DIR.	DIST.
L1	N39°56'24"W	84.11'
L2	N30°40'3"W	207.76'
L3	N1°33'03"E	248.81'
L4	N2°02'04"W	223.94'
L5	N43°57'01"E	26.41'
L6	N48°46'04"E	76.04'
L7	N11°19'30"W	87.10'
L8	S78°01'44"E	24.51'
L9	N34°18'21"W	44.27'
L10	S78°01'44"E	72.34'
L11	S34°18'21"E	80.12'
L12	S78°33'56"W	90.74'
L13	S24°32'45"W	71.28'
L14	S46°08'26"W	60.59'
L15	S72°36'07"W	77.39'
L16	S75°49'58"W	215.28'
L17	S13°20'30"W	67.08'
L18	S24°05'42"W	118.76'
L19	S36°36'16"W	117.02'
L20	S42°30'18"W	63.29'

**LINE TABLE**

#	DIR.	DIST.
L21	S52°12'39"W	43.93'
L22	S66°54'54"W	87.10'
L23	S67°44'27"W	127.93'
L24	S62°04'06"E	62.46'
L25	S73°50'24"W	180.61'
L26	S75°26'43"W	131.52'
L27	N88°56'22"W	178.37'
L28	S24°30'45"W	186.52'
L29	N24°30'45"E	186.52'
L30	S85°15'47"W	58.30'
L31	N85°15'47"E	58.30'
L32	N60°14'43"W	24.99'
L33	S60°14'43"E	24.99'
L34	N18°53'08"W	67.75'
L35	N9°16'06"E	84.04'
L36	S9°16'06"W	84.04'
L37	S18°53'08"E	67.75'
L38	S71°06'52"W	128.38'
L39	S34°18'21"E	149.84'
L40	S34°18'21"E	61.70'

**LINE TABLE**

#	DIR.	DIST.
L41	S24°30'45"W	22.30'
L42	N24°30'45"E	12.30'
L43	N85°15'47"E	12.94'
L44	N9°16'06"E	8.30'
L45	S9°16'06"W	7.27'
L46	S55°41'39"W	30.00'
L47	S34°18'21"E	50.00'
L48	N55°41'39"E	30.00'

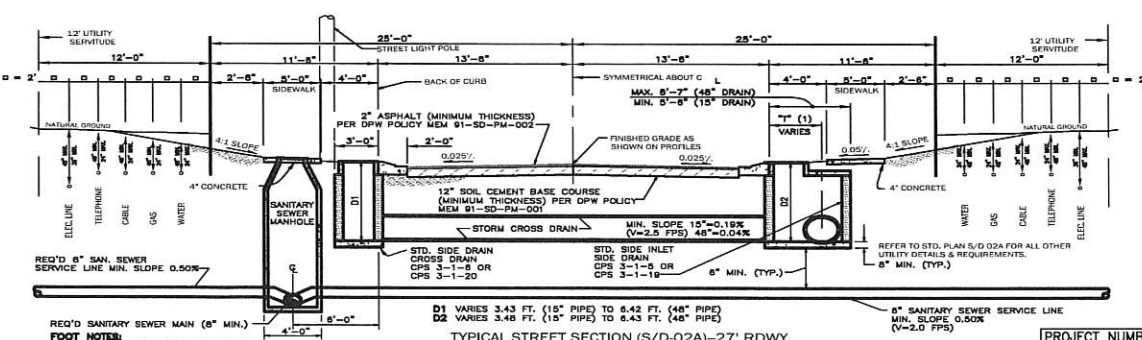
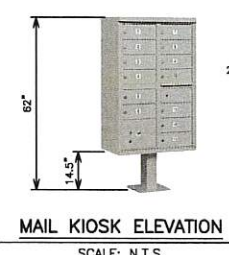
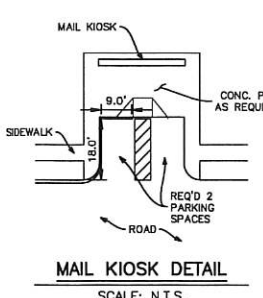


**PUBLIC DRAIN SERVIDUTES**

No./Name	DESCRIPTION
GS-1	30' PUBLIC DRAIN SERVIDUTE
GS-2	50' PUBLIC DRAIN SERVIDUTE
GS-3	50' PUBLIC DRAIN SERVIDUTE
GS-4	50' PUBLIC DRAIN SERVIDUTE

**OPEN SPACE CALCULATIONS**

TRACT	OPEN SPACE USE	AREA(Ac.)	% OPEN SPACE	OPEN SPACE(Ac.)
GS-1	LANDSCAPE BUFFER	0.209	100%	0.209
CA-1	STORM WATER MANAGEMENT FACILITY	4.843	25%	1.211
POWDER	ACTIVE RECREATION	0.150	50%	0.075
TOTAL OPEN SPACE		5.202		5.202
GROSS AREA OF DEVELOPMENT		39.880		
TOTAL PERCENT OPEN SPACE PROVIDED		15.00%		
TOTAL PERCENT OPEN SPACE REQUIRED		15.00%		



**PRELIMINARY PLAN ONLY**  
NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, COVENANCE, SALES, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT.

**DEVELOPER/OWNER:**  
SINCLAIR B. KOUBIS, JR.  
UNIVERSITY CLUB OF BATON ROUGE, L.L.C.  
P.O. BOX 16021  
BATON ROUGE, LA 70893-6021

**ENGINEER:**  
JOSEPH YARBROUGH, P.E.  
C S R S, INC.  
8555 UNITED PLAZA BLVD.  
BATON ROUGE, LA 70809  
PH (225) 769-0546

**CPCC ID#:** 1620940696

**CSRS**  
8555 United Plaza Blvd., Baton Rouge, LA 70809  
Telephone: 225 769-0546 Fax: 225 767-0660  
www.csrs.com

**MAP SHOWING PRELIMINARY PLAN OF TRACT 7 OF WOODSTOCK PLANTATION INTO UNIVERSITY CLUB PLANTATION 12th FILING LOTS 839-894, GS-1, GS-2, & CA-1**

LOCATED IN SECTIONS 46, 47 & 52 T-8-S R-1-E GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH LOUISIANA

**UNIVERSITY CLUB PLANTATION, L.L.C.**

Date: JULY 31, 2024  
Project Number: 223059  
Drawn By: dch  
Checked By: CBG

PC Set 8-29-24 54914-5 6-5-24



## Melissa Guilbeau

---

**From:** Jennifer Jones Thomas <jennifer.thomas@keanmiller.com>  
**Sent:** Monday, October 21, 2024 5:57 PM  
**To:** City of St George Planning  
**Subject:** Opposition to New Development in University Club Plantation

In observing the October 21, 2024, EBR Planning Commission meeting, it appears that EBR is transferring the decision on whether or not the new development requested by Sinclair Kouns in University Club Plantation ("UCP") will be approved to the City of St. George. I am submitting this email as a homeowner in UCP, not as legal counsel. When I purchased my lot in 2007, the UCP agent specifically stated that the wetlands located behind my lot were protected and would never be developed. I reasonably relied on this representation when valuating the lot and purchasing the lot. I built and have resided in the home for sixteen years. If the development of the wetlands is approved, then it is my personal opinion that UCP could be liable for breach of contract, misrepresentation and potentially fraud. Regardless, the infrastructure of the subdivision is not designed for the current amount traffic and cannot sustain any additional traffic. We currently have to employ off-duty police to assist the residents and school buses in exiting the neighborhood during rush hour times. The lack of access to and from the neighborhood and poor street design is dangerous. I have personally witnessed numerous accidents at the entrance of the subdivision. I was present during the unfortunate accident when the children were struck on Memorial Tower Drive this summer. I assisted in trying to direct traffic to clear the road so the ambulances and firetrucks could get to the scene of the accident. It was a nightmare situation for any parent and should never happen again. The additional houses will only add to the traffic problems and accidents. With regard to flooding, my back yard, which has a drain installed by the developer, does currently flood during and after a heavy storm. We were extremely lucky the water did not rise to the home during the 2016 flood. The loss of the wetlands will only exacerbate flooding issues throughout the neighborhood.

Please take this information into consideration when making the decision on Mr. Kouns' request to further develop UCP.

Thank you  
Jennifer Thomas

Jennifer Jones Thomas  
Partner / Board Certified Health Law Specialist  
Kean Miller LLP  
400 Convention Street, Suite 700  
Post Office Box 3513 (70821-3513)  
Baton Rouge, Louisiana 70802  
225.389.3705(direct)  
225.975.3002(mobile)  
jennifer.thomas@keanmiller.com

**KEAN | MILLER** LLP



CONFIDENTIALITY STATEMENT

This electronic message contains information from the law firm of Kean Miller LLP and is confidential or privileged. The information is intended to be for the use of the individual or entity named above. If you are not the intended recipient, be aware that any disclosure, copying, distribution or use of the contents of this message is prohibited. If you have received this electronic message in error, please notify sender immediately by telephone.