CITY OF ST. GEORGE
MUNICIPAL SERVICES
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Staff Report

Case No. S25-06-F

13646 Perkins Rd, 70810 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

Location: 4635, 4645, 4667 and 4733 Floynell Dr

Owner: JJKK Investments, LLC

Applicant: Phillip Thomas

Site Area: 3.51 acres

Zoning: A1 Single Family Residential

Character Area: Suburban

Flood Zone: AE and CD SFHA

Conveyance Zone: No

Existing Use: Undeveloped

Request: Preliminary/final plat to subdivide Lots 642, 643, 644 & 645, Jefferson Terrace Subdivision Section 1, 1st Filing, into Lots 642-A, 642-B, 642-C, 642-D, 642-E & 642-F, and dedicate new private drain servitude

Received: March 25, 2025

Planning Commission: May 5, 2025

Staff Recommendation: Approval

Findings

1. The applicant proposes to subdivide 4 lots into 6.
2. All proposed lots meet the minimum lot width and area of the A1 zoning district (Table 1).
3. Public sewer is on Floynell Dr. Each of the four existing lots has an existing sewer wye. EBR Parish Subdivision Engineering Office and EBR Department of Environmental Services approved proposed double wyes on Lots 642-E and 642-D. Private sewer servitudes are proposed.
4. Floynell Dr is classified as a Local road. It has two lanes (one in each direction), no sidewalks, open ditch, and a 25 mph speed limit.
5. The entire subject site is within the AE and CD SFHA flood zones.
6. The applicant proposes a 75' private drain servitude across the rear of all six proposed lots to provide for potential shared fill mitigation or stormwater management area as the lots are developed.

Figure 1. Aerial of subject site c. 2025.

Table 1. Dimensions of Current and Proposed Lots, and Zoning District

Lots | *Zoning*		**Fronting Street**	**Width** (ft.)	**Area** (sq. ft.)
0.85 ac Lot 642		Floynell Dr	126.36	36,902
0.89 ac Lot 643		Floynell Dr	126.36	38,706
0.87 ac Lot 644		Floynell Dr	126.45	37,758
0.90 ac Lot 645		Floynell Dr	126.90	39,141
Lot 642-A		Floynell Dr	84.36	25,304
Lot 642-B		Floynell Dr	84.36	25,304
Lot 642-C		Floynell Dr	83.90	25,178
Lot 642-D		Floynell Dr	84.36	25,304
Lot 642-E		Floynell Dr	84.39	25,700
Lot 642-F		Floynell Dr	84.28	26,267
A1	*Residential Use*	*N/A*	*75 min.*	*10,500 min*

Table 2. Summary of Technical Requirements of the UDC

Standard or Guideline [Sec.]	**Required**	**Proposed**	**Meets?**
Subdivision Plats, Generally			
Location of facilities [7:4.3.2.B]	N/A	N/A	N/A
Adequate public facilities [7:4.3.2.C]	No new public facility required	None	YES
Lot dimensions [7:4.3.2.D.2]		See Table 1	YES
Lot arrangement [7:4.3.2.D.3]	No foreseeable difficulty securing building permits	No foreseeable difficulty	YES
Review criteria [7:4.3.2.F]	See Subdivision Review Criteria		
Dimensional Regulations [7:11.2]			
Lot width	See Table 1		YES
Lot area	See Table 1		YES
Open Space			
Required open space [7:12.3.2]	N/A	None	N/A
Transportation			
Blocks [7.13.1]	N/A	N/A	N/A
Street and alley widths [7:13.2]	N/A	N/A	N/A

Standard or Guideline [Sec.]	Required	Proposed	Meets?
Access to arterial streets [7:13.3.B]	N/A	N/A	N/A
New streets [7:13.3.C]	N/A	N/A	N/A
Sidewalks [7:13.8]	YES	Location of sidewalk or sidewalk notes to be added on the plat	Not Yet
Traffic Impact Analysis [7:13.9]	No	None	YES
Utilities			
Street lighting [7:14.1.3]	N/A	N/A	N/A
Drainage and Water Quality			
Stormwater Management Plan [7:15.13]	No	No	YES
Drainage Impact Study [7:15.15]	No	No	YES
Water Quality Impact Study [7:15.17]	No	No	YES
Floodplain Conveyance Zone [7:15.24]	N/A	N/A	N/A
Stream Setbacks [7:15.25]	N/A	N/A	N/A

Subdivision Review Criteria [7:4.3.2.F]

1. Consistency with the comprehensive plan and other applicable planning documents.
   Applicant Response: Will comply.
   Staff Comment: See Consistency with Comprehensive Plan below. No other applicable planning documents.
2. Consistency with existing or proposed zoning of the property.
   Applicant Response: Will comply.
   Staff Comment: The proposed lots meet the minimum dimensional requirements of the existing zoning districts and are adequately sized and appropriately configured for potential development that would be allowed by the existing zoning districts.
3. Existing or proposed availability of adequate facilities and services.
   Applicant Response: Will comply.
   Staff Comment: Public facilities and services are existing and adequate.
4. Suitability of the site for the proposed development.
   Applicant Response: Will comply.

Staff Comment: Site is suitable for single-family detached dwellings allowed by the A1 zoning district.

5. Compatibility with existing and planned land use patterns.

   Applicant Response: Will comply.

   Staff Comment: Existing land use pattern in the area is single-family detached dwellings on similarly sized lots.

6. Compatibility with the neighborhood norm.

   Applicant Response: Will comply.

   Staff Comment: The proposed subdivision of 4 lots into 6 is compatible with the neighborhood norm. It:
   - *Is consistent with the general intent of the original lot layout;*
   - *Is similar to the predominant and average lot width, area, and depth;*
   - *Does not change the orientation of lots; and*
   - *Does not negatively impact neighborhood stability.*

7. Whether the proposed development is premature as evidenced by: the lack of adequate public facilities within a reasonable distance to the site; or extraordinary public facility delivery costs due to the remote location or poor access to the site.

   Applicant Response: Will comply.

   Staff Comment: No new public facilities are required.

8. Whether proposed rights-of-way and servitudes are adequate to serve the property and are consistent with adopted plans.

   Applicant Response: Will comply.

   Staff Comment: No new public rights-of-way or servitudes proposed or necessary.

9. Whether the traffic impacts from the proposed development can be adequately mitigated in accordance with a traffic impact analysis, if required.

   Applicant Response: Will comply.

   Staff Comment: Traffic impact is minor with addition of two new single-family lots.

10. Whether the proposed development is consistent with an applicable concept plan approval.

    Applicant Response: Will comply.

    Staff Comment: No applicable concept plan.

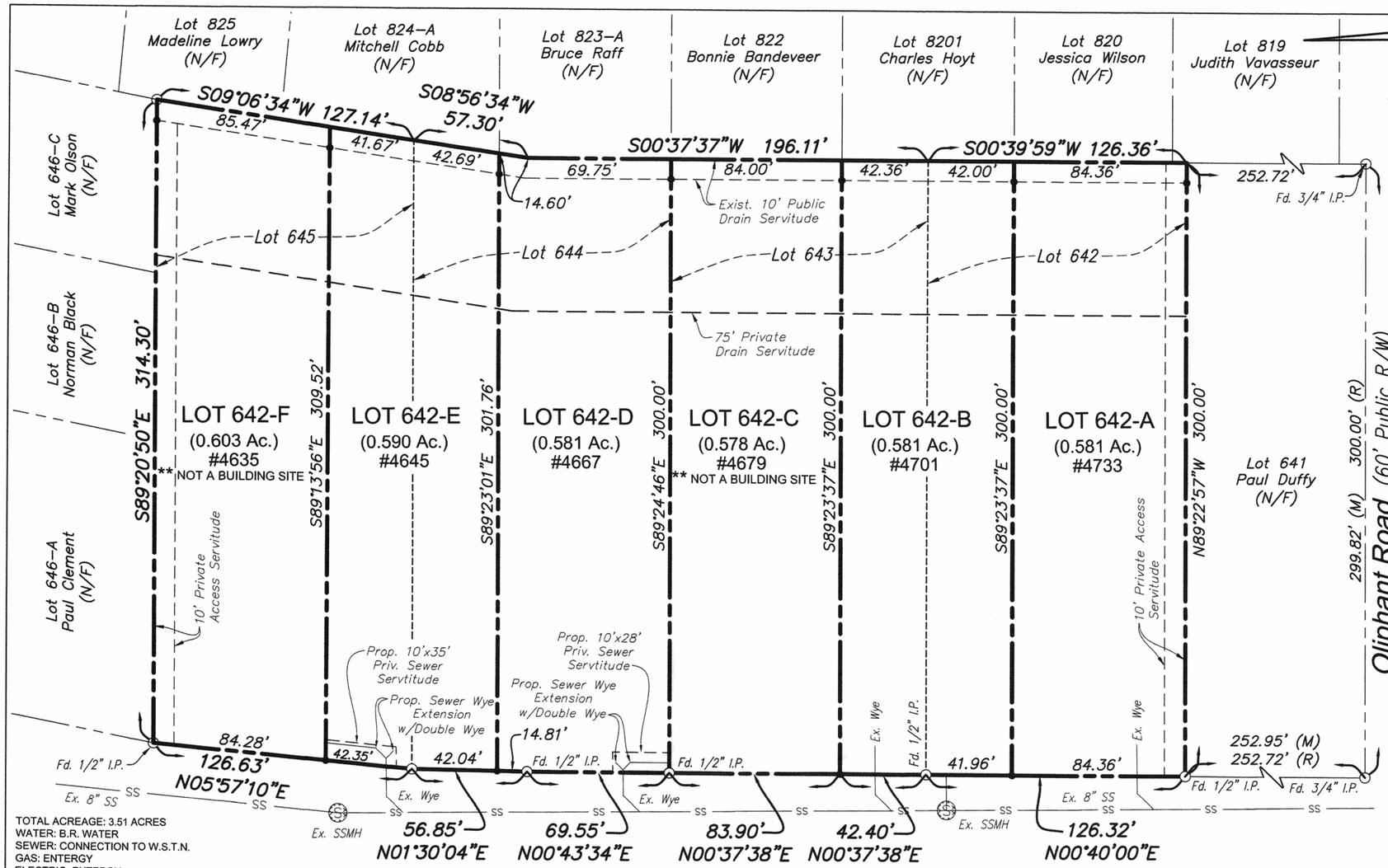
Consistency with Comprehensive Plan

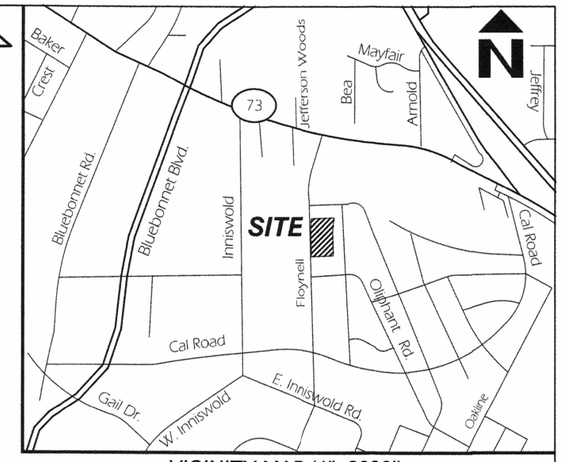
St. George has not adopted a comprehensive plan, but this section refers to FuturEBR, which is the Parish's comprehensive plan that covered St. George prior to its incorporation.

- Future Land Use is Residential Neighborhood (RN).
- The RN "…category includes predominantly single-family homes."
- Staff finds that the proposed subdivision is consistent with the RN future land use.

Public Notification

- The subject property sign was posted on April 17, 2025.
- Letters were mailed to owners of property within 300 feet on April 18, 2025.
- Legal advertisement was published on April 20, 28, and May 5, 2025.





VICINITY MAP (1"=2000')

LEGEND
- ○ Found Monument
- ● Set 5/8" Iron Rod
- (M) Measured
- (R) Record

TOTAL ACREAGE: 3.51 ACRES
WATER: B.R. WATER
SEWER: CONNECTION TO W.S.T.N.
GAS: ENTERGY
ELECTRIC: ENTERGY
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
SCHOOL: EBR-9
ZONING: A1
EXISTING LAND USE: UND
FUTURE LAND USE: RN
CHARACTER AREA: SUBURBAN
SETBACKS:
- Minimum Front: 15'
- Minimum Side: 8'
- Minimum Rear: 25'
- Corner Side: 15'

"Zoning Setbacks are subject to change. The current zoning and setbacks should be verified with the Planning and Zoning Department"

NOTES:
CPPC PROPERTY ID NUMBERS:
LOT 642: 1640555829
LOT 643: 1640555830
LOT 644: 1640555831
LOT 645: 1640555832

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.

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.

JJKK INVESTMENTS, LLC _____ DATE _____

REFERENCE MAPS:
1. FINAL PLAT OF JEFFERSON TERRACE SUBDIVISION (SECTION NO. 1, FIRST FILING) BY TOXIE CRAFT, CIVIL ENGINEER, DATED JANUARY 26, 1954.

BASE BEARING:
N00°40'00"E, BEING THE PROPERTY LINE ALONG FLOYNELL DRIVE FOR LOTS 642-A & 642-B REFERENCED FROM STATE PLANE COORDINATES LOUISIANA SOUTH ZONE.

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 DATE:
PROFESSIONAL LAND SURVEYOR
7826 MENLO DRIVE
BATON ROUGE, LA 70808
225-938-2282

APPROVED:

MELISSA GUILBEAU DATE:
PLANNING DIRECTOR, CITY OF ST. GEORGE

PROJ. NO. S25-06-F ORIG. _____ BNDL. _____

APPROVED:

CITY OF ST. GEORGE ENGINEERING DIRECTOR DATE:

APPROVED:

RACHEL LAMBERT, EBR DIRECTOR OF DEPT. OF DEVELOPMENT DATE:

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.

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.

NOTES:
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.

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. NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE AREA ADDRESSED.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP PANEL NO. 22033C 0265F, EFFECTIVE 6/19/12. THIS PROPERTY IS LOCATED IN FLOOD ZONE AE. BASE FLOOD ELEV. 32.0'. RECORD INNUNDATION ELEV. 31.5'

DEED RESTRICTION NOTE:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE PARISH OF EAST BATON ROUGE DO 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: REAR PROPERTY CORNERS SET ON 10' SERVITUDE LINE WITH 5/8" IRON RODS

CONTOUR NOTE: THERE ARE NO SUBSTANTIAL CONTOURS ACROSS THIS SITE

** "NO BUILDING PERMITS SHALL BE ISSUED FOR THESE LOTS UNTIL THE FOLLOWING HAVE BEEN COMPLETED:
1. Sanitary sewer plans shall be designed by a qualified registered professional;
2. Plans shall be reviewed and approved by the Department of Development;
3. The required sanitary sewer improvements shall be constructed by the owner/contractor;
4. The Department of Development shall inspect and approve the sanitary sewer improvements;
5. A revision to this plat removing this stipulation shall be submitted to the Planning Department for approval; and,
6. The revised plat shall be recorded in the Clerk of Court conveyance records and the required certified copies submitted to the Planning Commission."

MAP SHOWING THE SURVEY AND SUBDIVISION OF LOTS 642, 643, 644 & 645, JEFFERSON TERRACE SUBDIVISION SECTION NO. 1, FIRST FILING

into

LOTS 642-A, 642-B, 642-C, 642-D, 642-E & 642-F

LOCATED IN SECTIONS 58, T-7-S, R-1-E, G.L.D.
EAST BATON ROUGE PARISH, LA.
for
JJKK INVESTMENTS, LLC

60 0 30 60
1"=60'