

Subdivision

City of Baton Rouge / Parish of East Baton Rouge
Office of the Planning Commission, 1100 Laurel Street, Suite 104
Baton Rouge, Louisiana 70802

Staff Use Only

Fee(s): \$600.00 Application Taken by: BAT
Case Number: CS-13-24 Meeting Date: Oct 21, 2024
MPN Project Number: 54919-CS

Please Print or Type (all entities listed below will be copied on all comments)

- Applicant Name and Title: Stephen LaCours
Email Address: landsurveyingssl@gmail.com Daytime Phone Number: (225) 454-7263
Business (if applicable): _____
Address: _____ City: _____ State: _____ ZIP: _____
- Developer (if applicable): _____
Email Address: _____
- Name of Property Owner: Brian Aucrain
Email Address: _____ Daytime Phone Number: (225) 413-1818
Address: _____ City: _____ State: _____ ZIP: _____
- Subject Property Information:
CPPC Lot ID#(s): 1650861765 / 1650861764 + 1650861763
Lot #(s): A-1-B-1-C, A-1-B-1-B + A-1-B-1-A Block/Square: _____
Subdivision or Tract Name: SE Cooper Property
(If property is not subdivided, attach a complete legal description and survey map indicating bearings and dimensions.)
Nearest Intersection: Site is 513' west of Old World Dr.
- Specific Proposed Use: Residential
- Zoning District and Comprehensive Plan Land Use Designation: Rural / AG / Und.
- Size of property: 26.18
- Type of Subdivision: Five lots or less Six lots of greater Flag Lot
- Average size of proposed lots: 22.1 ac, 2.98 ac + 1.1 ac
- Waiver(s) requested: No Yes
If "Yes" specify the ordinance section, paragraph and justification for the requested waiver(s):

- Access: Private Street Public Street (City-Parish) Public Street (State)
If street is a State/Hwy approval is contingent upon LADOTD approval of access.

12. Stormwater Management Plan (SMP):

Submitted Not Submitted If not submitted please explain: EOP

13. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain: EOP

14. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain: EOP

14. Compliance with Development Review Committee and/or Departments of Development and Transportation and Drainage comments will be required prior to approval:

Acknowledgment

15. Acknowledgement:

I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Planning Commission nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application, nor can the City or Parish enforce private deed restrictions or covenants. It is my responsibility as an Applicant to determine if any such deed restrictions and covenants exist on the subject property, and to be aware that violations of the same subject me and/or Property Owner to litigation from others.

Public Hearing Items: I acknowledge that the Planning Commission makes the final decision on the approval or denial of this application. I also recognize I do not have a right to an approval, regardless of staff certification that the application meets ordinance requirements. A Public Hearing is required to be held and the Planning Commission will make the decision based upon all evidence presented at the meeting.

I understand that the application fee is nonrefundable. (Applications must be received by 10:00a.m. on the scheduled Application Deadline.)

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

[Signature] Stephen LaCour 8-8-24
Signature of Applicant Type or Print Name of Applicant Date

[Signature] Brian Aucoin 8-8-24
Signature of Property Owner Type or Print Name of Property Owner Date

BASE BEARING: S 07°51'00" W (PER REF. #1)
 FLOOD ZONE: "X" & "AE" BASE FLOOD ELEVATION: 27.0'
 F.E.M.A. F.I.R.M. MAP NO. 22033C 0355 E DATE: 5/2/08
 RECORD INUNDATION 26.5'

FLOOD ZONE SCALED FROM F.I.R.M.

REFERENCE:

- MAP SHOWING RESUBDIVISION OF LOT B-1 OF THE „A. WEBER TRACT AND TRACT A-1-B OF THE S.E. COOPER PROPERTY, INTO LOT B-1-A AND TRACT A-1-B-1, BY G.L. LESSARD, SR., P.L.S., DATED 6/28/2003. RECORDED AS ORIGINAL: 640 & BUNDLE: 11496.
- MAP SHOWING SURVEY AND DIVISION OF TRACT A-1-B-1 OF THE S.E. COOPER PROPERTY INTO A-1-B-1-A, A-1-B-1-B, A-1-B-1-C, A-1-B-1-D & A-1-B-1-E, BY F. DEWITT LADNER, P.L.S., DATED 1/29/2021 AND RECORDED AS ORIG. 913 & BUNDLE 13094.
- MAP SHOWING SURVEY AND DIVISION OF TRACT A-1-B-1 OF THE S.E. COOPER PROPERTY INTO TRACTS A-1-B-1-A, A-1-B-1-B, A-1-B-1-C, A-1-B-1-D & A-1-B-1-E, BY F. DEWITT LADNER, DATED 04/06/2022. RECORDED AS ORIGINAL #913 BUNDLE #13094.

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.

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 EBR HEALTH UNIT.

DEDICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET AND RIGHTS OF WAY 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 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 SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

BRIAN J. AUCOIN, (OWNER) _____ DATE _____

NOTE:

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 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 PARTICULARLY, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

APPROVED BY:

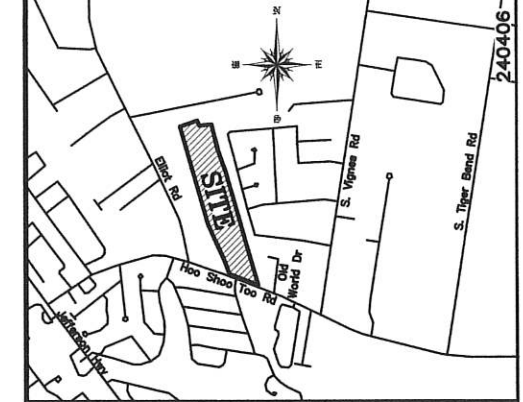
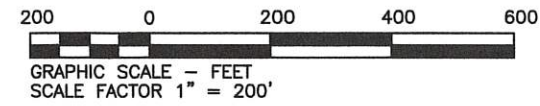
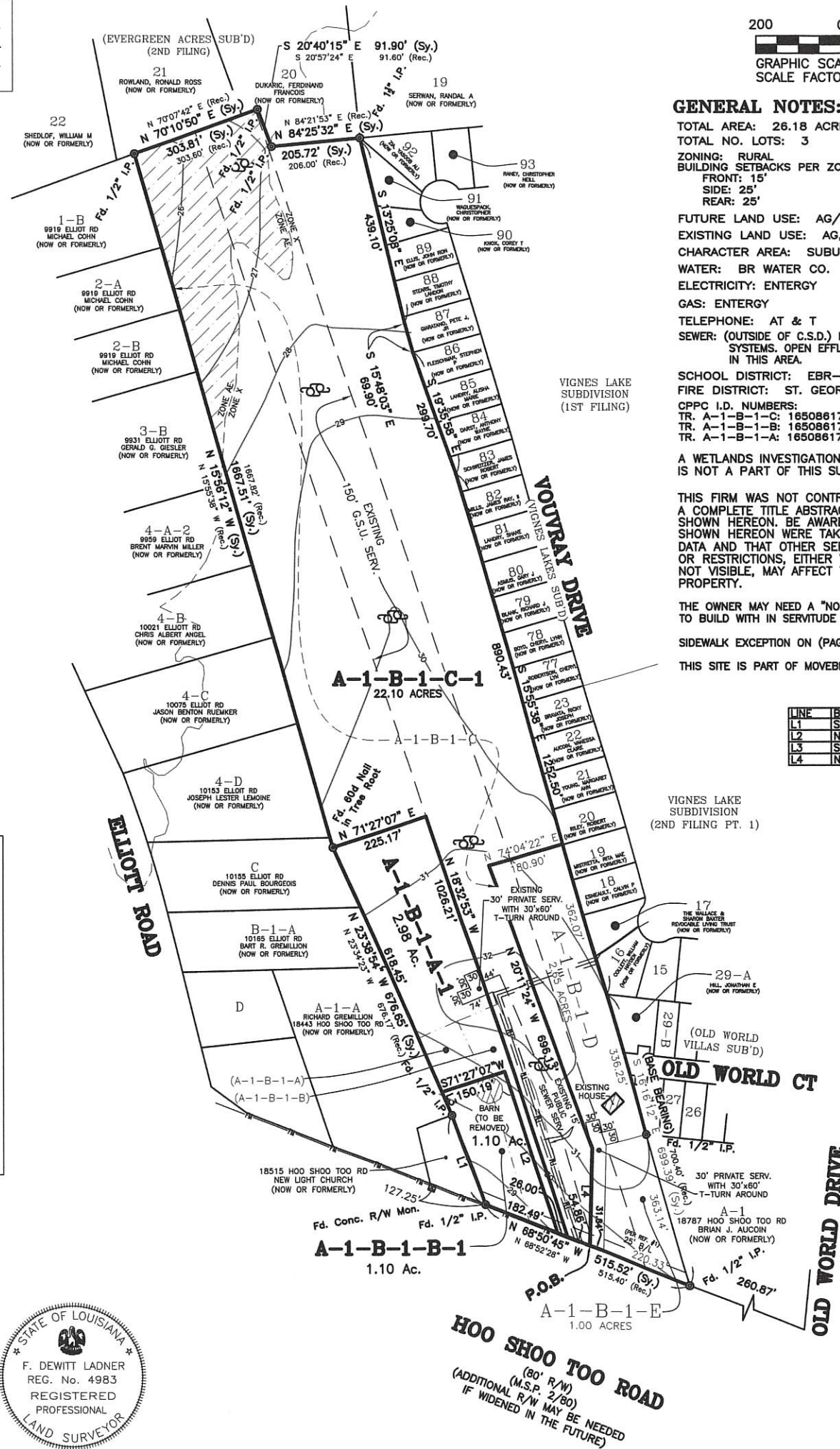
RYAN HOLCOMB, AICP _____ DATE _____
 PLANNING DIRECTOR OR HIS DESIGNEE CS-13-24
 BATON ROUGE PLANNING COMMISSION 54919-CUP
 13414025

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

F. DEWITT LADNER
 PROFESSIONAL LAND SURVEYOR
 REG. #4983

08/09/2024
 DATE



GENERAL NOTES:

- TOTAL AREA: 26.18 ACRES
- TOTAL NO. LOTS: 3
- ZONING: RURAL
- BUILDING SETBACKS PER ZONING REGULATIONS:
 FRONT: 15'
 SIDE: 25'
 REAR: 25'
- FUTURE LAND USE: AG/RU
- EXISTING LAND USE: AG, UND
- CHARACTER AREA: SUBURBAN
- WATER: BR WATER CO.
- ELECTRICITY: ENTERGY
- GAS: ENTERGY
- TELEPHONE: AT & T
- SEWER: (OUTSIDE OF C.S.D.) INDIVIDUAL PRIVATE TREATMENT SYSTEMS. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.
- SCHOOL DISTRICT: EBR-6
- FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
- CPPC I.D. NUMBERS:
 TR. A-1-B-1-C: 1650861765
 TR. A-1-B-1-B: 1650861764
 TR. A-1-B-1-A: 1650861763

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

THE OWNER MAY NEED A "NO HOLDS HARMLESS" AGREEMENT TO BUILD WITH IN SERVITUDE ON LOTS A-1-B-1-C-1.

SIDEWALK EXCEPTION ON (PAGE 13-7) SECTION 13.A.C.2

THIS SITE IS PART OF MOVEBR.

LINE	BEARING	DISTANCE
L1	S19°45'19"E	219.11'
L2	N18°32'53"W	393.61'
L3	S23°38'54"E	58.21'
L4	N01°34'09"E	225.64'

LEGEND

- Fd. Iron
- Set 1/2" I.R.
- ⊕ Power Pole
- Contour Lines (1ft)
- ▨ Flood Zone AE
- FM — Force Main
- Calculated

VICINITY MAP

SCALE: 1" = 2000'

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. ACCORDING TO HEALTH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.

RECOMMENDED FOR APPROVAL:

HEATHER GRAY, SANITARIAN _____ DATE _____
 EAST BATON ROUGE PARISH
 HEALTH UNIT

REVISED
 MAP SHOWING SURVEY & DIVISION
 OF
TRACTS A-1-B-1-C, A-1-B-1-A & A-1-B-1-B
OF THE S.E. COOPER PROPERTY
 INTO
TRACT A-1-B-1-C-1, A-1-B-1-A-1, & A-1-B-1-B-1
 LOCATED IN SECTION 40, T8S-R2E
 GREENSBURG LAND DISTRICT
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
BRIAN J. AUCOIN



54919-CUP
 CS-13-24
 9/27/2024
 PC Set



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 10, 2024

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director
FROM: Jeremy Gremillion, Planner II
SUBJECT: CS-13-24 S. E. Cooper Property (Flag Lot)

Table with 4 columns and multiple rows, containing sections: Application Summary, Request, Site Characteristics, Area Characteristics, and Findings.

Case History – Site

- CS-2-21 S. E. Cooper Property (Flag Lot)
Proposed residential flag lot minor subdivision with five lots
Approved by the Planning Commission on March 15, 2021

Case History – Area

- PA-9-21 10146 South Vignes Road, Residential Neighborhood to Agricultural/Rural
Approval recommended by the Planning Commission on June 21, 2021
Approved by the Metropolitan Council on July 21, 2021

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Consistent with the surrounding residential properties

Regulatory Issues

- Conditional Use Permit required for approval of the proposed flag lot
- Subdivision proposes private individual on-site sewer treatment facilities for proposed lots
- Proposed lot widths and areas meet or exceed the established minimums for the current zoning with the Future Land Use designation of Agricultural/Rural and for flag lots
- 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	1.10 ac

Transportation Analysis

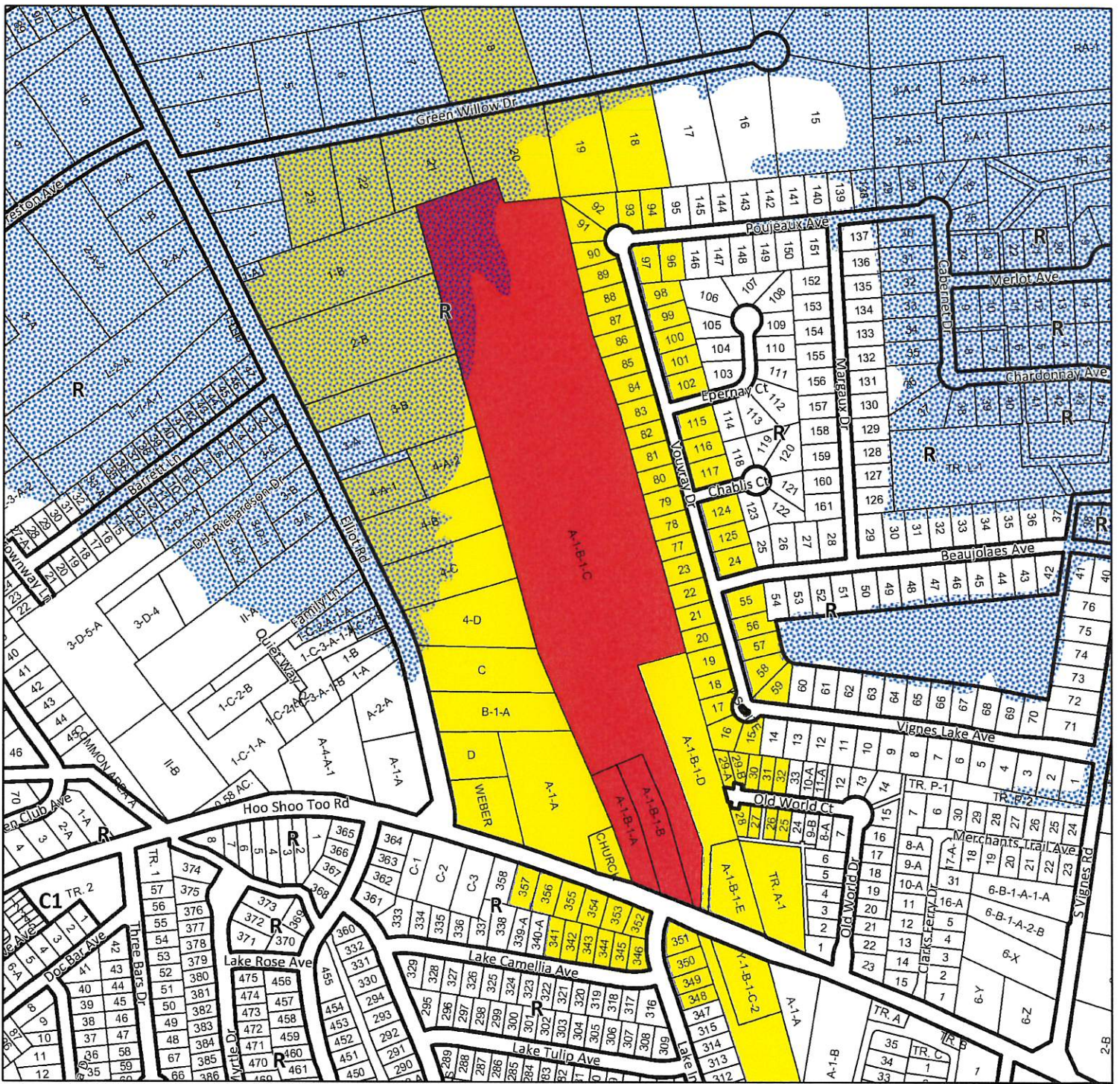
- Property located along the Major Street Plan- *Hoo Shoo Too Road*
 - Additional right-of-way may be needed
- Property located in the vicinity of street on the Major Street Plan- *Elliot Road*
- Property located in the vicinity of proposed MOVEBR Projects- *Hoo Shoo Too Road*

Environmental Issues







- Approximately 15% of the property lies within Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

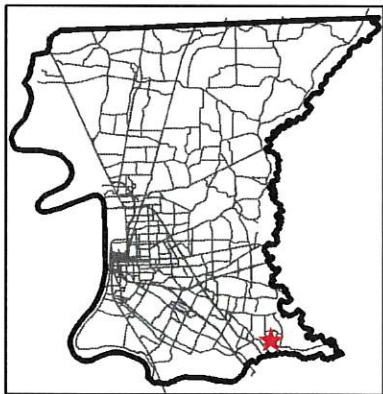
Community Outreach/Notification

- MoveBR notified on September 5, 2024
- Subject property posted on October 2, 2024
- Public Notification Cards mailed to property owners within 300 foot radius and the Vignes Lake, Azalea Lakes, and Old World Villas homeowners’ associations on October 4, 2024
- Staff reports available for review on October 10, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on October 11, 15 and 17, 2024




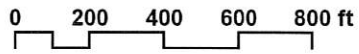
Legend

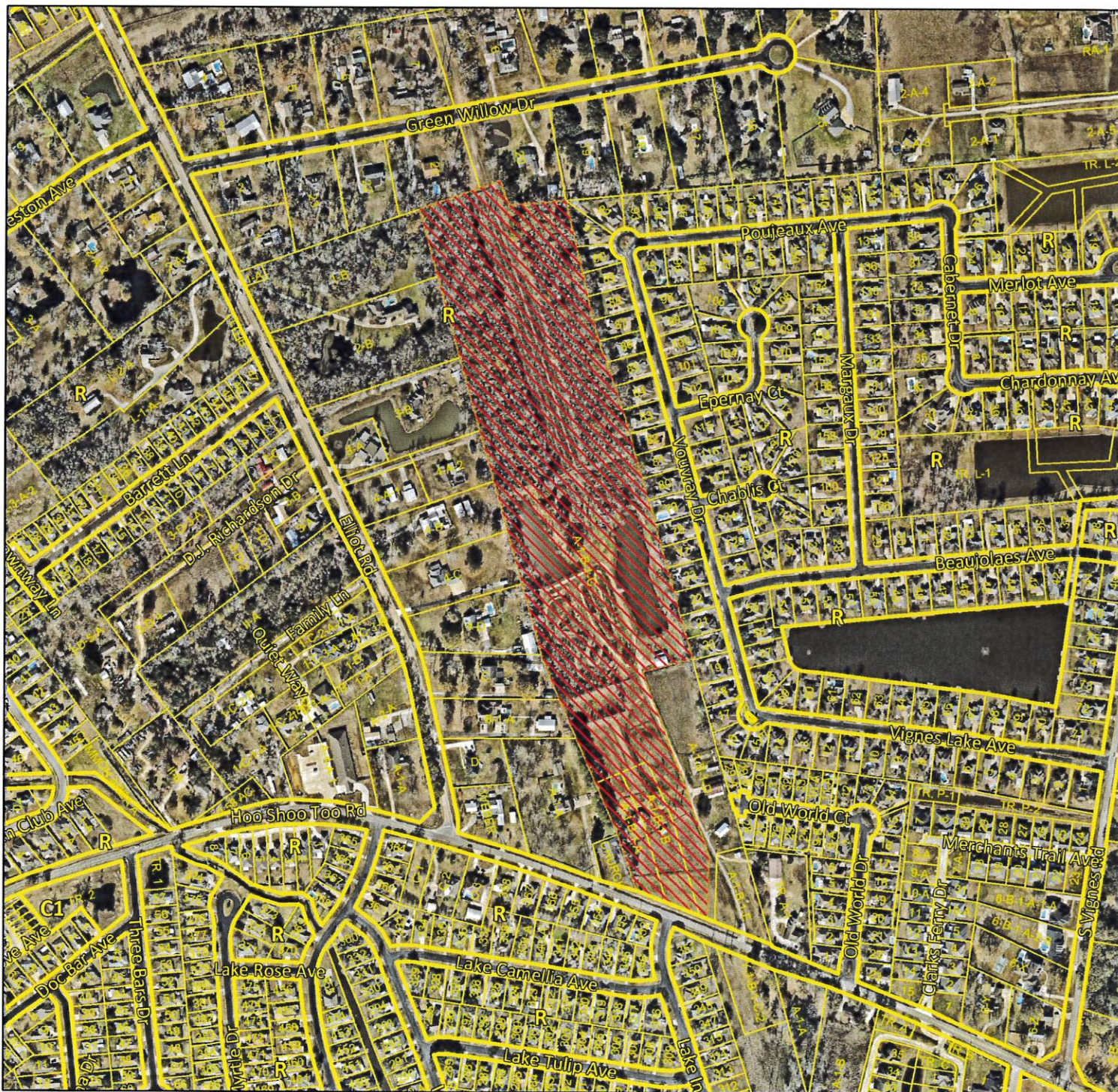
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels






CS-13-24

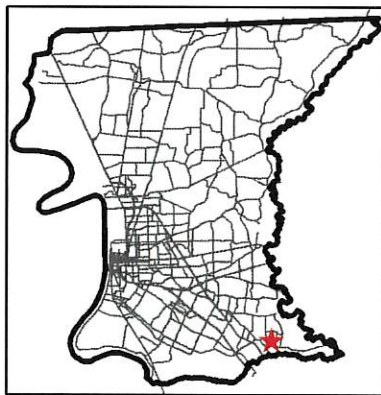







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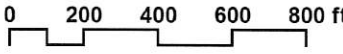
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



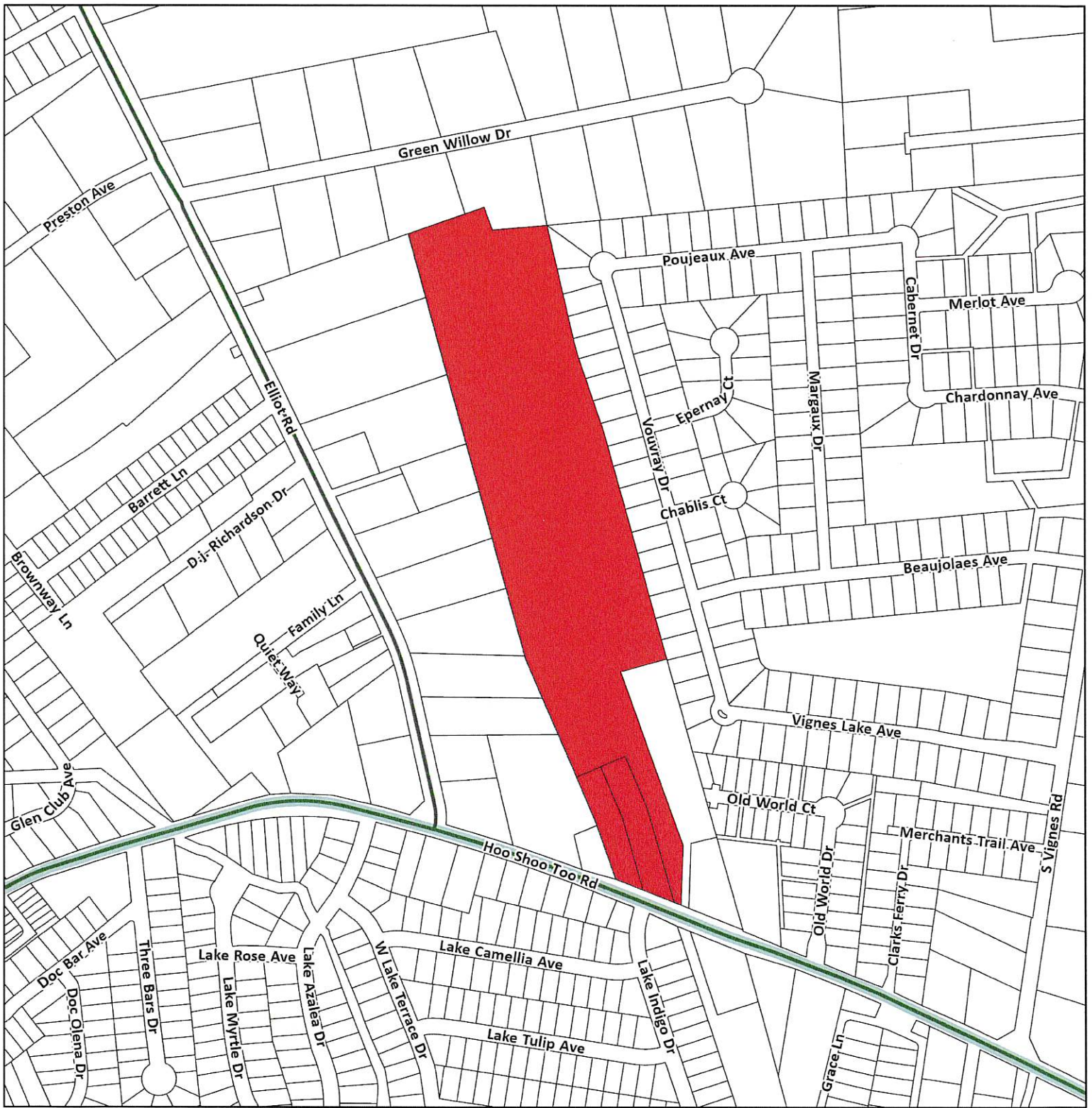
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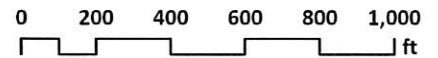


Legend

- 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
- Bus Stops



CS-13-24



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