



CITY OF ST. GEORGE MUNICIPAL SERVICES

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Staff Report

Case No. S24-07-F

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

Location: Northeast corner of Nicholson Dr and Bluebonnet Blvd (Fig. 1)

Owner: SLP Limited Liability Company

Applicant: CSRS, LLC

Site Area: 372.9 acres

Zoning: PUD Planned Unit Development (PUD-17-06)

Character Area: Suburban

Flood Zone: X, with AE in southeast corner

Conveyance Zone: Partial (southeast corner)

Existing Use: Undeveloped

Request: Preliminary/final plat to subdivide a portion of Tracts V, W, and X, Longwood and Burtville Plantation Property, in Sec. 44, T8S-R1E, GLD, EBRP, LA, into Tracts V-1, V-2, V-3, V-4, W-1, and X-1

Planning Commission:

February 3, 2025

Staff Recommendation: Approval

Findings

1. The EBR CPPC approved a preliminary plat on 2/19/2024, concurrently with a revision to the PUD-17-06 Final Development Plan, showing Tracts W and X into 17 tracts (Figure 2).
2. The current request to subdivide Tracts W and X is mostly consistent with the approved preliminary plat.
3. Tract V, comprised of about 86 acres, has never been approved for subdivision as part of a preliminary plat. Therefore, this request requires Planning Commission approval.
4. If this request (Figure 3) is approved, the portions of the PUD-17-06 preliminary plat shown as W-1 and X-1 will be revised, and the other portions will remain.

Case History

- PUD-17-06 FDP, Phases 4, 5, 6, 7, 9, II, IV, VI, The Preserve at Harveston, Revision 2. EBR CPPC approved on 2/19/2024.
- PUD-17-06 FDP, Phases 4, 5, 6, 7, 9, II, IV and VI, The Preserve at Harveston, Revision 1. EBR CPPC approved on 6/20/2022.
- PUD-17-06 Concept Plan, Revision 4. EBR CPPC approved on 6/20/2022.
- PUD-17-06 FDP, Phase 1. EBR CPPC approved on 10/19/2020.

Public Notification

- The subject property sign was posted on January 17, 2025.
- Letters were mailed to owners of property within 300 feet on January 17, 2025.
- Legal advertisement was published on January 17, 24, and 31, 2025.



Figure 1. Aerial view of subject property.

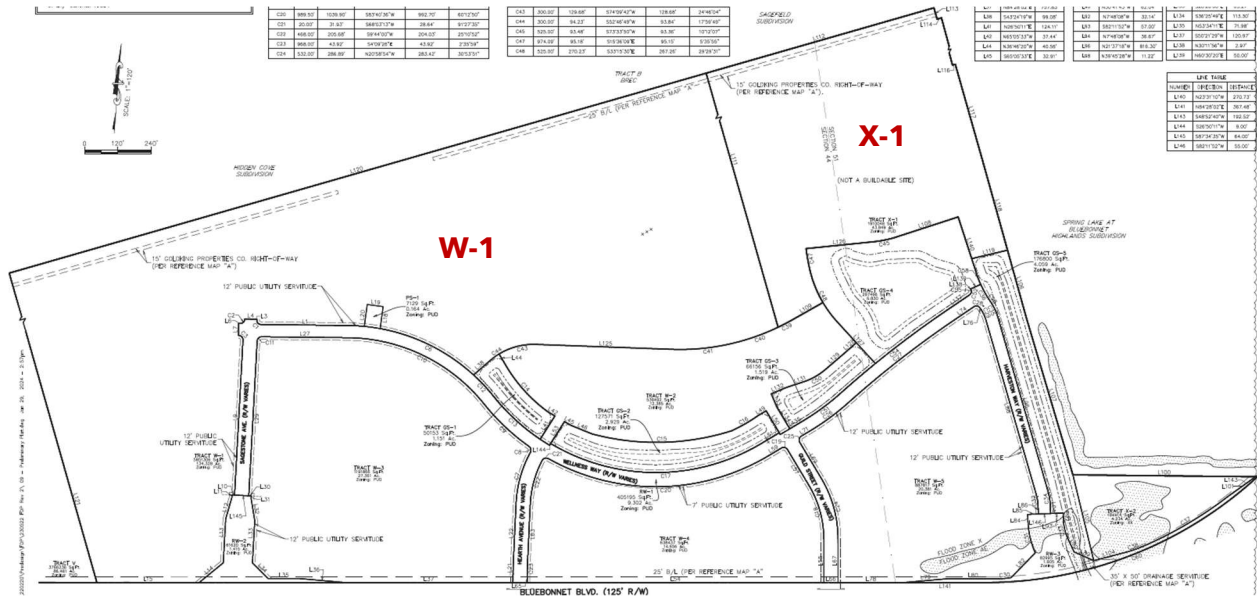


Figure 2. Preliminary Plat, approved 2/19/2024, showing Tracts W and X into 17 tracts.

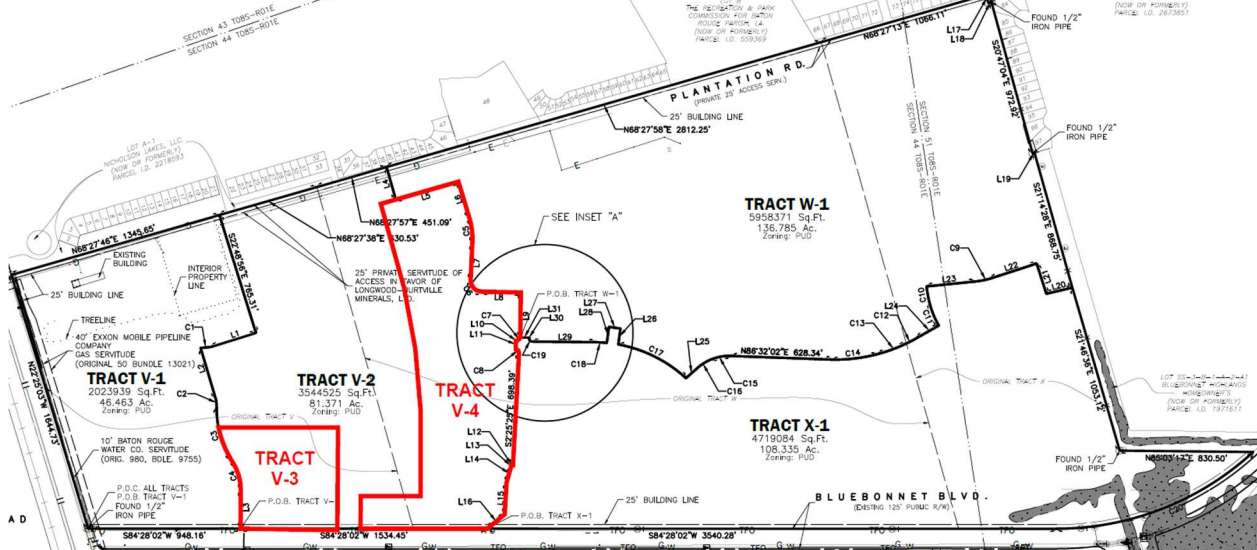


Figure 3. Draft proposed preliminary/final plat, showing subdivision of Tracts V, W, and X into six tracts.