



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

Location: 10051 Siegen Ln

Owner: Acacia Church

Applicant: Mickey L. Robertson,
MR Engineering & Surveying, LLC

Site Area: 3.13 acres

Zoning: R Rural, A2 Single Family
Residential, and A2.1 Zero Lot Line

Character Area: Suburban

Flood Zone: X

Conveyance Zone: No

Existing Use: Acacia Church and
Undeveloped

Request: Preliminary/final plat to combine
Tract C-1, Quail Ridge Subdivision 1st Filing
and Lots 251, 252, 253, & 254, Quail Ridge
Subdivision 3rd Filing into Tract C-1-A,
Quail Ridge Subdivision

Planning Commission:
January 6, 2025

Staff Recommendation: Approval

Findings

1. The subject properties front Siegen Ln (Tract C-1) and Quail Ridge Ave (all) (Figure 1).
2. In 1988, the southern portion of TR. C, as shown on Figure 1, was acquired by East Baton Rouge Parish to accommodate construction of East Baton Rouge Waste Water Improvement Program. This created Tract C-1 and MSPN 58-1, as shown on the plat.
3. Lots 251, 252, and 253 are undeveloped.
4. The applicant has submitted a concurrent application for a Conditional Use Permit (CU24-02) to add a new building and parking for Acacia Church, which currently occupies Tract C-1 and Lot 254.
5. The applicant requests to combine these five lots into one. No new public infrastructure is proposed.

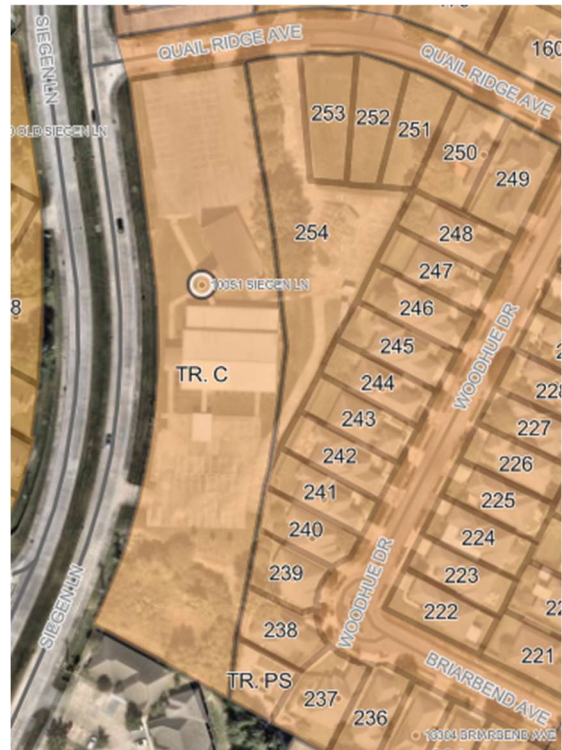


Figure 1. Subject properties

6. The proposed lot would be split-zoned R, A2, and A2.1 (Figure 2). It meets the dimensional standards for non-residential development of all three zoning districts (Table 1).
7. The Development Review Committee (DRC) reviewed the proposed combination of lots. The comments below still need to be addressed. Any other outstanding DRC comments can be addressed before the final plat is signed and recorded.
 - a. A standard public dedication note needs to be added.
 - b. MSPN 58-1 and MSPN 58-1-A can be shown as NEW lots and should be referenced in the public dedication note to be dedicated to the public.
 - c. A public drainage servitude shall be dedicated for the ditch on the south side of the property, as it conveys public drainage.

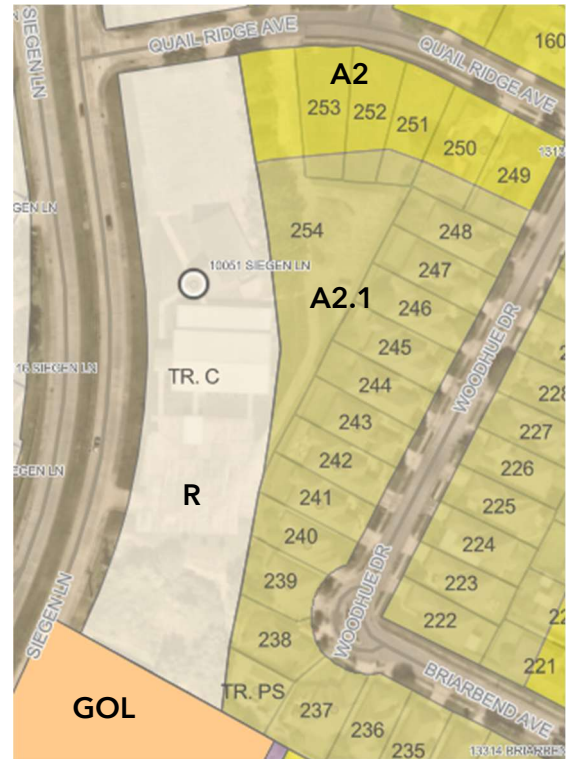


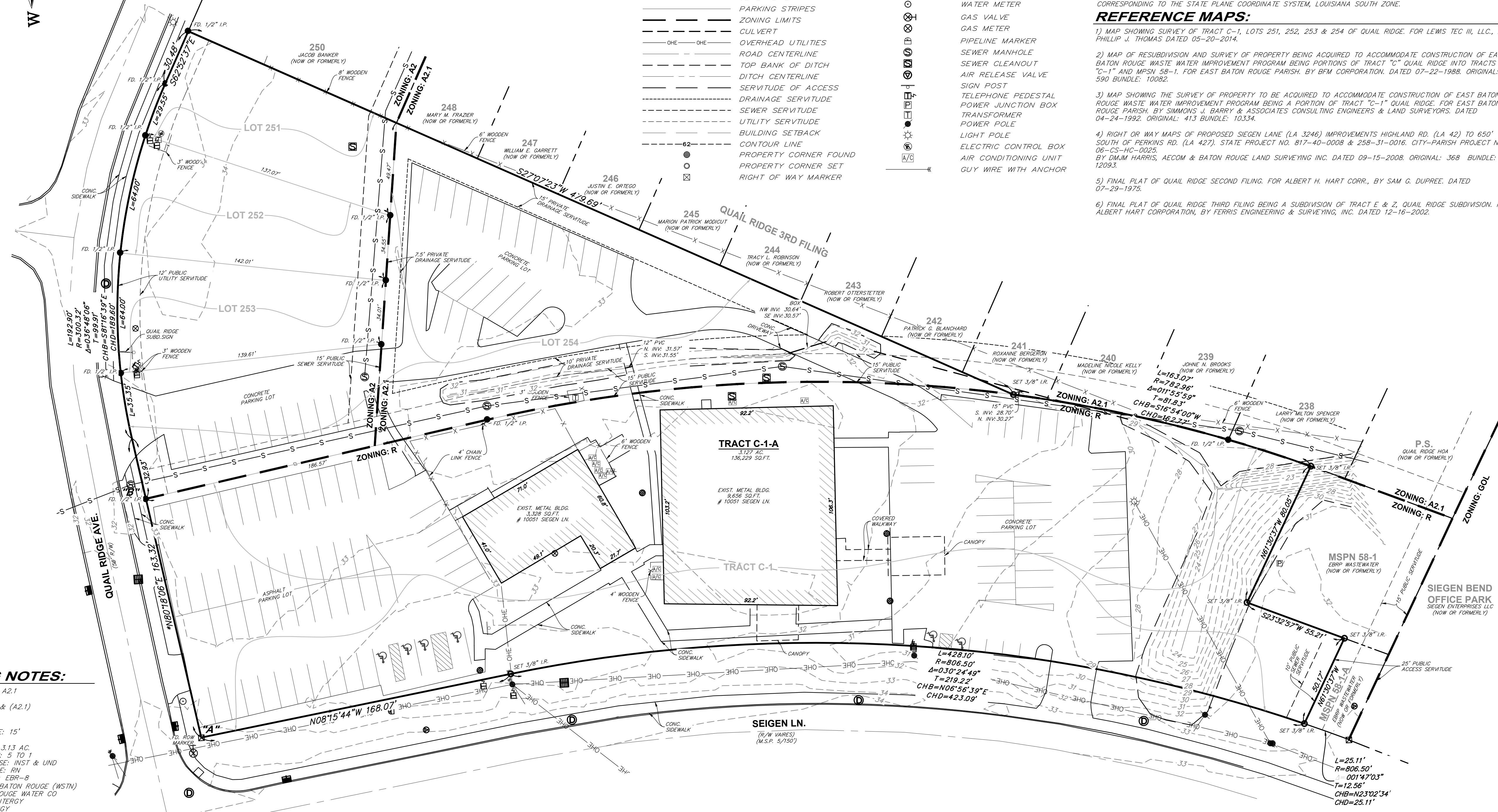
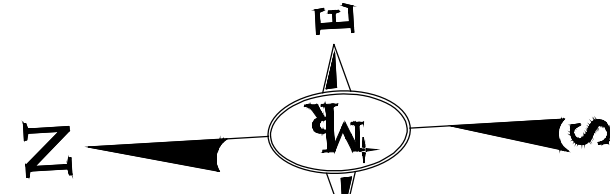
Figure 2. Zoning

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

Lots Zoning	Fronting Street	Width (ft.)	Area (sq. ft.)
Tract C-1	Quail Ridge Ave	163.32	94,961
Lot 251	Quail Ridge Ave	60.03	6,098
Lot 252	Quail Ridge Ave	64.00	6,970
Lot 253	Quail Ridge Ave	64.00	7,405
Lot 254	Quail Ridge Ave	68.28	31,363
Tract C-1-A	Quail Ridge Ave	419.63	136,229
<i>R (min.)</i>	<i>N/A</i>	<i>50</i>	<i>10,500</i>
<i>A2 (min.)</i>	<i>N/A</i>	<i>60</i>	<i>7,500</i>
<i>A2.1 (min.)</i>	<i>N/A</i>	<i>40</i>	<i>5,500</i>

Public Notification

- The subject property sign was posted on December 18, 2024.
- Letters were mailed to owners of property within 300 feet on December 20, 2024.
- Legal advertisement was published on December 22 and 29, 2024, and January 6, 2025.



LEGEND:

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - - - OLD PROPERTY LINES
- x - x - x FENCE
- s - s - s SEWER LINE
- - - - - PARKING STRIPES
- - - - - ZONING LIMITS
- - - - - CULVERT
- - - - - OVERHEAD UTILITIES
- - - - - ROAD CENTERLINE
- - - - - TOP BANK OF DITCH
- - - - - DITCH CENTERLINE
- - - - - SERVITUDE OF ACCESS
- - - - - DRAINAGE SERVITUDE
- - - - - SEWER SERVITUDE
- - - - - UTILITY SERVITUDE
- - - - - BUILDING SETBACK
- - - - - CONTOUR LINE
- - - - - PROPERTY CORNER FOUND
- - - - - PROPERTY CORNER SET
- - - - - RIGHT OF WAY MARKER

- CURB INLET
- DROP INLET CIRCLE
- DROP INLET SQUARE
- DRAINAGE MANHOLE
- WATER METER
- GAS VALVE
- GAS METER
- PIPELINE MARKER
- SEWER MANHOLE
- SEWER CLEANOUT
- AIR RELEASE VALVE
- SIGN POST
- TELEPHONE PEDESTAL
- POWER JUNCTION BOX
- TRANSFORMER
- POWER POLE
- LIGHT POLE
- ELECTRIC CONTROL BOX
- AIR CONDITIONING UNIT
- GUY WIRE WITH ANCHOR

REFERENCE BEARING: *N80°18'06"E

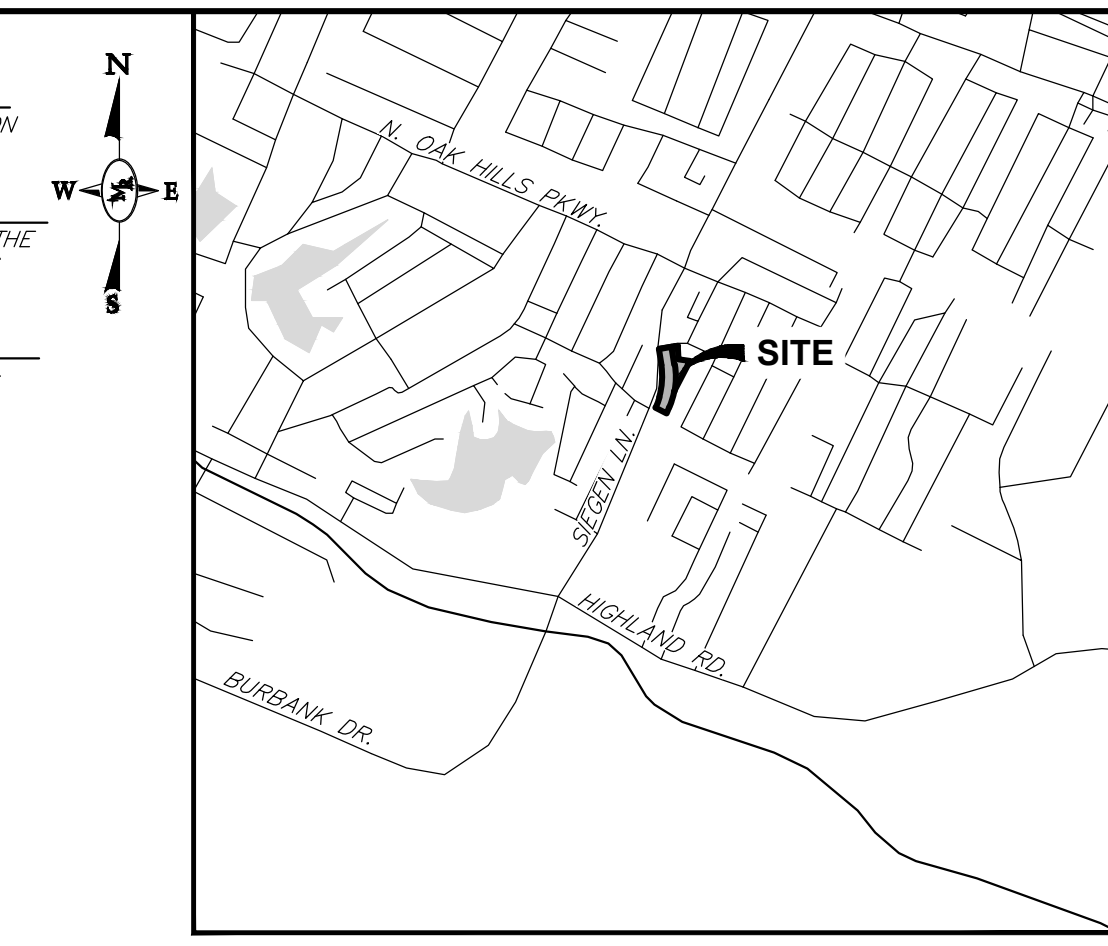
BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

REFERENCE BENCHMARK:

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "S481" (PID 064818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

REFERENCE MAPS:

- 1) MAP SHOWING SURVEY OF TRACT C-1, LOTS 251, 252, 253 & 254 OF QUAIL RIDGE. FOR LEWIS TEC III, LLC., BY PHILLIP J. THOMAS DATED 05-20-2014.
- 2) MAP OF RESUBDIVISION AND SURVEY OF PROPERTY BEING ACQUIRED TO ACCOMMODATE CONSTRUCTION OF EAST BATON ROUGE WASTE WATER IMPROVEMENT PROGRAM BEING PORTIONS OF TRACT "C" QUAIL RIDGE INTO TRACTS "C-1" AND MSPN 58-1. FOR EAST BATON ROUGE PARISH, BY BFM CORPORATION, DATED 07-22-1988. ORIGINAL: 590 BUNDLE: 10082.
- 3) MAP SHOWING THE SURVEY OF PROPERTY TO BE ACQUIRED TO ACCOMMODATE CONSTRUCTION OF EAST BATON ROUGE WASTE WATER IMPROVEMENT PROGRAM BEING A PORTION OF TRACT "C-1" QUAIL RIDGE. FOR EAST BATON ROUGE PARISH, BY SIMONS J. BARRY & ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS. DATED 04-24-1992. ORIGINAL: 413 BUNDLE: 10334.
- 4) RIGHT OF WAY MAPS OF PROPOSED SEIGEN LANE (LA 3246) IMPROVEMENTS HIGHLAND RD. (LA 42) TO 650' SOUTH OF PERKINS RD. (LA 427). STATE PROJECT NO. 817-40-0008 & 258-31-0016. CITY-PARISH PROJECT NO. 06-05-HC-0025. BY DMJM HARRIS, AECOM & BATON ROUGE LAND SURVEYING INC. DATED 09-15-2008. ORIGINAL: 368 BUNDLE: 12093.
- 5) FINAL PLAT OF QUAIL RIDGE SECOND FILING. FOR ALBERT H. HART CORR., BY SAM G. DUPREE. DATED 07-29-1975.
- 6) FINAL PLAT OF QUAIL RIDGE THIRD FILING BEING A SUBDIVISION OF TRACT E & Z. QUAIL RIDGE SUBDIVISION. FOR ALBERT HART CORPORATION, BY FERRIS ENGINEERING & SURVEYING, INC. DATED 12-16-2002.



VICINITY MAP
SCALE= 1"=2,000'

ZONING NOTES:

ZONED: R, A2 & A2.1
 SETBACKS:
 (R) & (A2) & (A2.1)
 FRONT: 15'
 SIDE: 5'
 CORNER SIDE: 15'
 REAR: 25'
 TOTAL ACREAGE: 3.13 AC.
 NUMBER OF LOTS: 5 TO 1
 EXISTING LAND USE: INST & UND
 FUTURE LAND USE: RM
 SCHOOL DISTRICT: EBR-8
 SEWER: CITY OF BATON ROUGE (WSTN)
 WATER: BATON ROUGE WATER CO
 ELECTRIC CO.: ENTERGY
 GAS CO.: ENTERGY
 FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
 OPFC LOT ID #:
 TRACT C-1: 1630815685
 LOT 251: 1630818891
 LOT 252: 1630818892
 LOT 253: 1630818893
 LOT 254: 1630818894

STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN 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 HEALTH UNIT OF EAST BATON ROUGE PARISH.

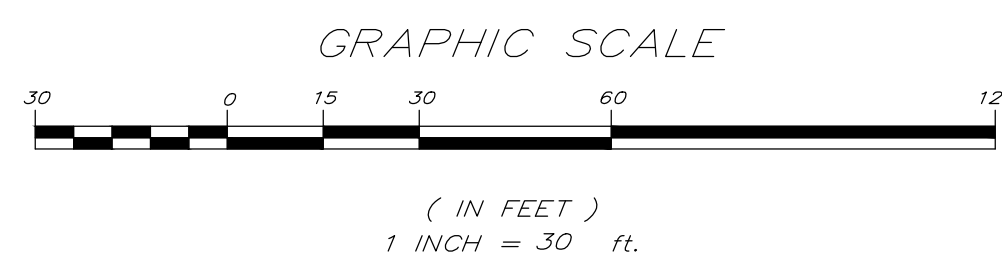
GENERAL NOTES:

- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 220330030E, DATED MAY 2, 2008. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- 3) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 4) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- 5) 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 ARE ADDRESSED.
- 6) THE CITY OF ST. GEORGE AND 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.

APPROVED:

ST. GEORGE PLANNING COMMISSION DIRECTOR

DATE: _____ P-_____



OWNER:

ACACIA CHURCH
PASTOR RUSS CRIPPS

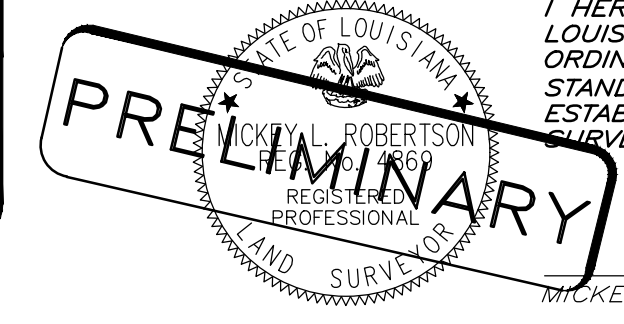
DATE _____

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

FOR REVIEW AND COMMENTS
MICKEY L. ROBERTSON
MICKEY L. ROBERTSON, P.E., P.L.S.

11-25-2024
DATE



MAP SHOWING
COMBINATION OF LOTS
BETWEEN
TRACT C-1
QUAIL RIDGE SUBDIVISION
1ST FILING
&
LOTS 251, 252
253 & 254
QUAIL RIDGE SUBDIVISION
3RD FILING
INTO
TRACT C-1-A
QUAIL RIDGE SUBDIVISION
LOCATED IN
SECTION 38, T8S-R1E,
GREENSBURG LAND DISTRICT,
CITY OF ST. GEORGE,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
ACACIA CHURCH

 MR ENGINEERING & SURVEYING, LLC 9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592	CAD ORIGINAL DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	SCALE: 1"=30'	DRAWN: TRB
	DATE: 11/2024	CHECKED: MLR	