



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-6-24** University Club, 13th Filing

Application Summary			
Applicant	Joseph Yarbrough, PE	Submittal Date	August 1, 2024
Design Professional	Joseph Yarbrough, PE; CSRS Inc.		
Lot and Block	94	Site Area	57.74 acres
Location	East side of Audubon Lakes Drive, north of Memorial Tower Drive (Council District 3-Gaudet)		
Planning Commission Meeting Date	September 16, 2024		
Request			
Project Description	Major residential subdivision with private street		
Gross Residential Density	1.3 units per acre	Number of Lots	74
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use	Undeveloped	Special Flood Hazard	Yes ± 35%
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), PUD, Rural		
Surrounding Uses	Low density residential, country club		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- None

Case History – Area

- **S-5-24** University Club Plantation, 12th Filing
 - To be heard by the Planning Commission September 16, 2024
- **PUD-17-06** Phases 4, 5, 6, 7, 9, II, IV, and VI, The Preserve at Harveston, Final Development Plan Revision 2
 - Approved by the Planning Commission on February 19, 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, Corrected mathematical errors, removed phasing lot counts, updated construction sequence
 - Approved by the Planning Commission Staff on May 25, 2021
- **PA-8-20** LA 30 at Bluebonnet Boulevard, Residential Neighborhood to Mixed Use
 - Approval recommended by the Planning Commission on April 20, 2020
 - Approved by the Metropolitan Council on May 20, 2020
- **PUD 6-13** The Lakes at Harveston Phase 1, Final Development Plan, Revision, revised setbacks
 - Approved by the Planning Commission on August 19, 2019

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 design of Audubon Lakes Drive would require a revocation of the existing right of way connection to the north
 - Required to provide a new dedication of right of way with final plat to the northern property line
- 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 provided for two vehicles per lot and two spaces at mail kiosk
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning
- No entry monument sign proposed, any future signage to comply with UDC Chapter 16
- 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	8.66 ac	9.66

- 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 ft	55 ft	6,000 sf	16,206 sf

Transportation

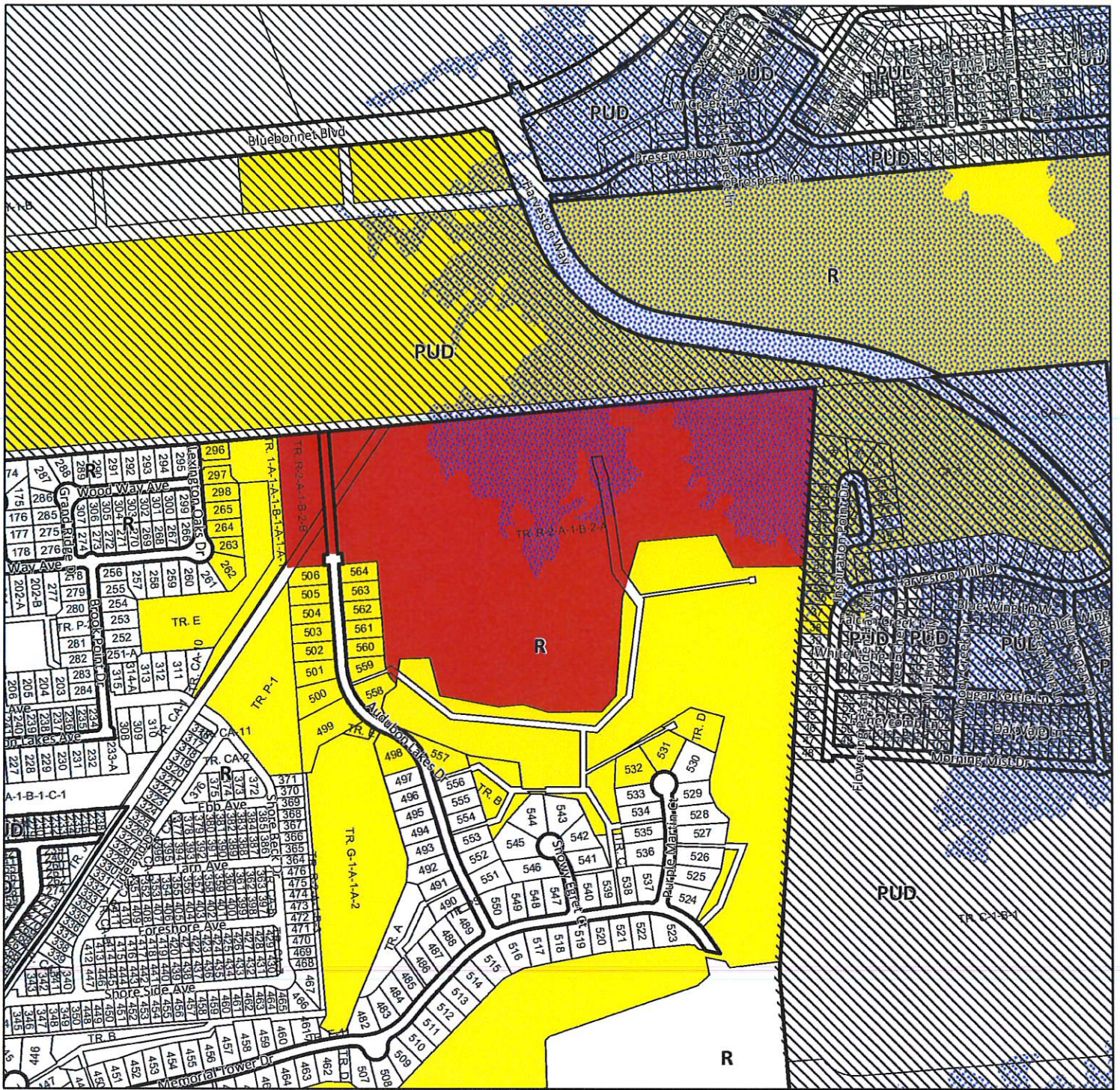
- Property located in the vicinity of streets on the Major Street Plan- *Bluebonnet Boulevard, Harveston Way, Selene Parkway*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *BREC Greenwell Springs to River Road trail*

Environmental Issues







- Approximately 35% of the property lies within the Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

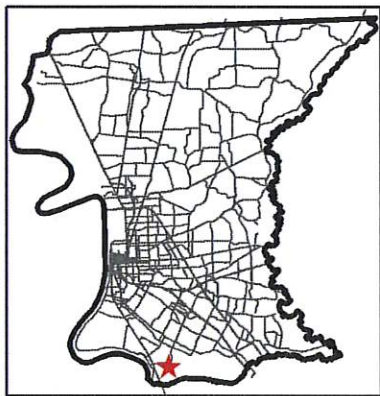
Community Outreach/Notification

- Subject property posted on August 23, 2024
- Public Notification Cards mailed to property owners within 300 foot and Lexington Estates, Lakes at Harveston, University Club Plantation Homeowners Associations radius 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

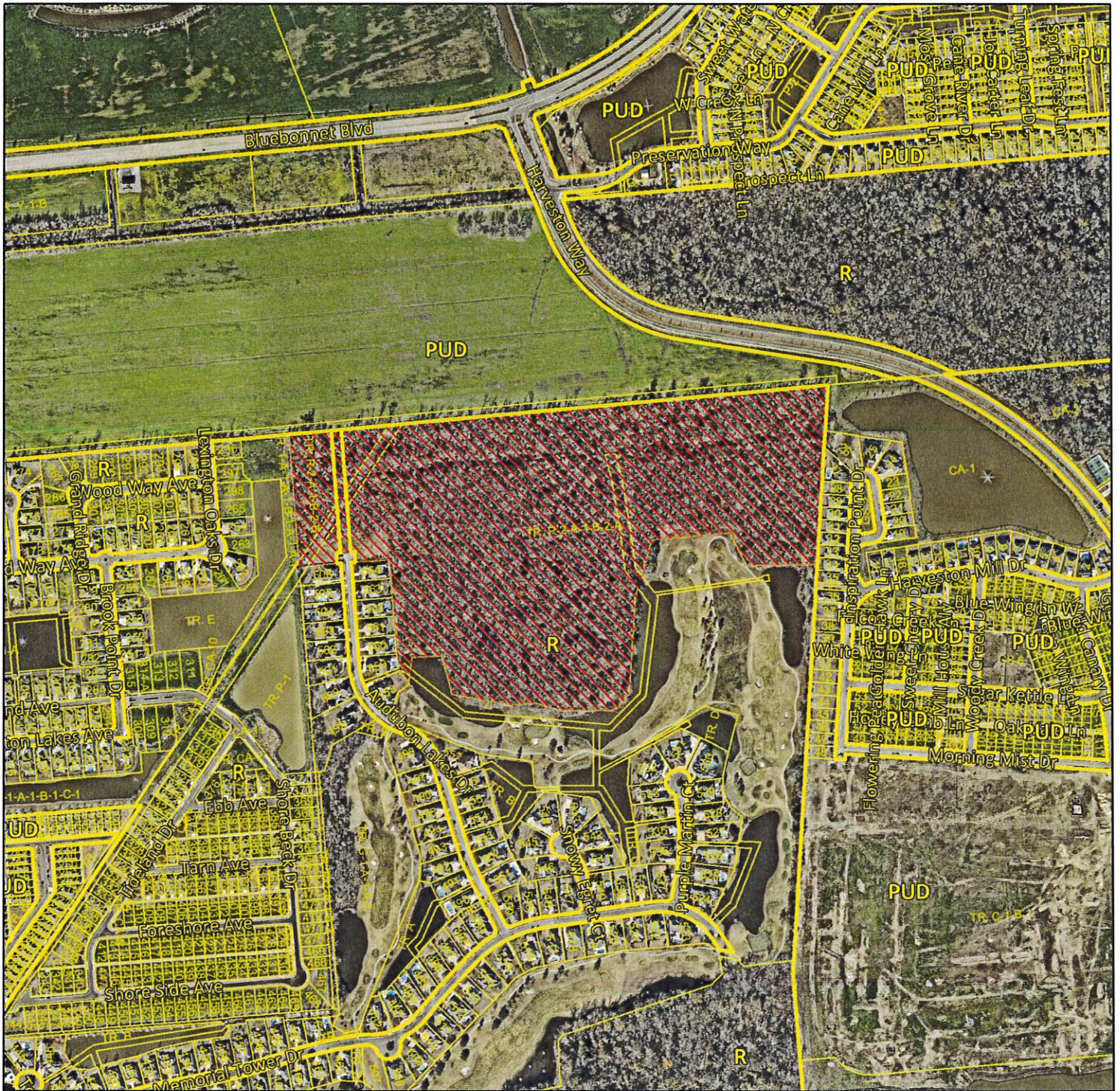
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels






S-6-24

0 200 400 600 800 ft

N




Legend

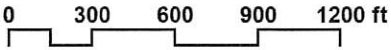
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels

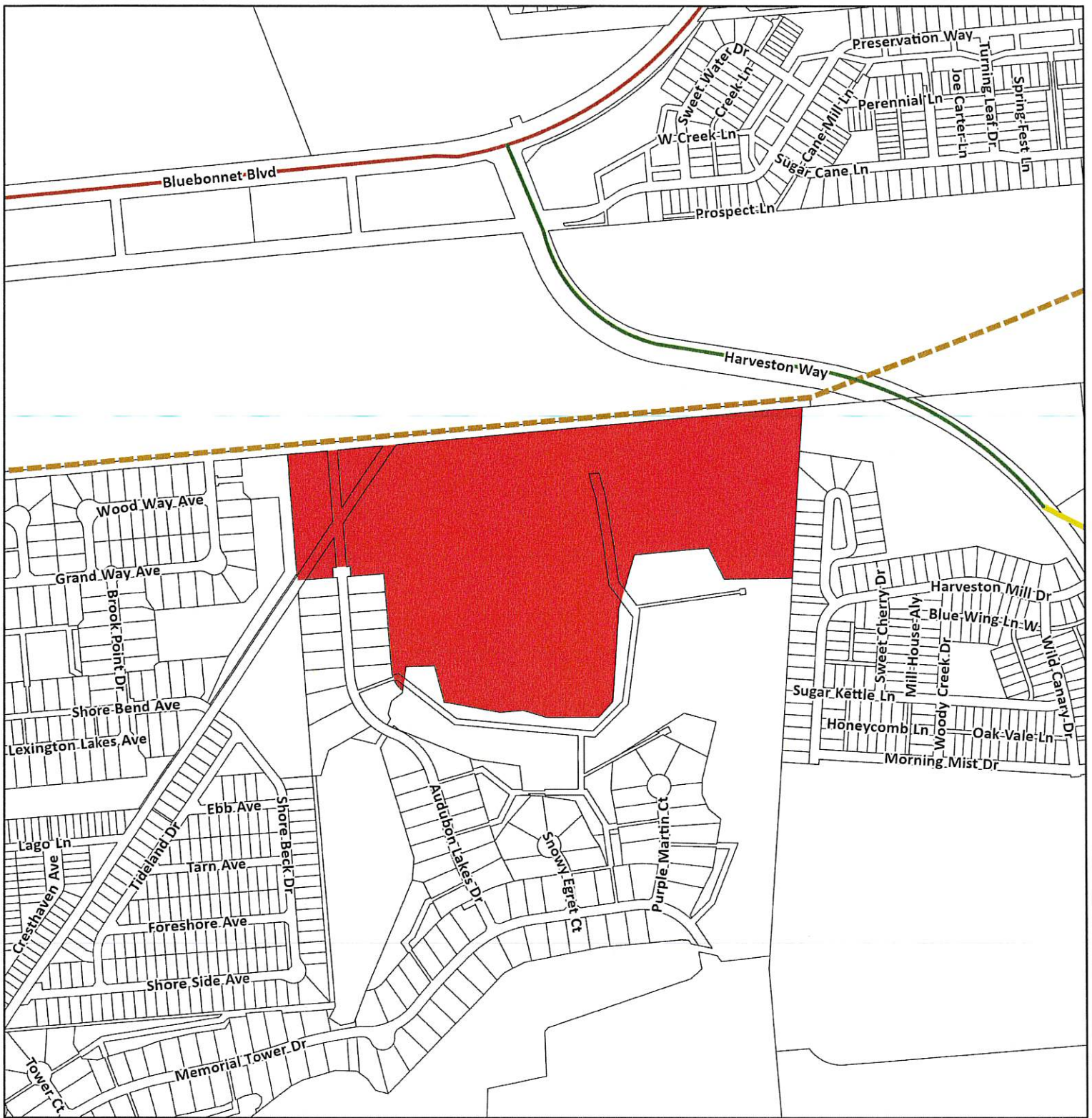


S-6-24



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
- Bus Stops



S-6-24

0 200 400 600 800 1,000 1,200 1,400

ft

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



VICINITY MAP
Scale: 1"=2000'±

PUBLIC DRAIN SERVIDUES

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

OPEN SPACE CALCULATIONS

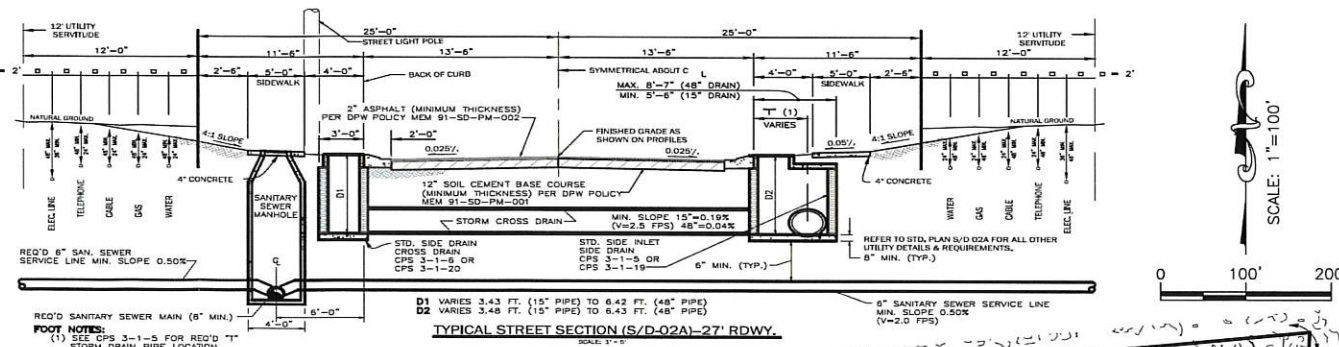
TRACT	OPEN SPACE USE	AREA(Ac.)	% OPEN SPACE	OPEN SPACE(Ac.)
GS-1	LANDSCAPE BUFFER	0.124	100%	0.124
GS-2	LANDSCAPE BUFFER	0.240	100%	0.240
GS-3	LANDSCAPE BUFFER	0.379	100%	0.379
GS-4	LANDSCAPE BUFFER	0.189	100%	0.189
GS-5	STORM WATER MANAGEMENT FACILITY	0.129	25%	0.032
CA-1	LANDSCAPE BUFFER	4.584	100%	4.584
CA-2	STORM WATER MANAGEMENT FACILITY	3.031	25%	0.758
CA-3	LANDSCAPE BUFFER	2.098	25%	0.524
CA-3	LANDSCAPE BUFFER	1.237	100%	1.237
TOTAL OPEN SPACE		9.657		9.657
GROSS AREA OF DEVELOPMENT		57.740		
TOTAL PERCENT OPEN SPACE PROVIDED				16.7%
TOTAL PERCENT OPEN SPACE REQUIRED				15.0%

CURVE TABLE

#	RAD.	ARC LENGTH	CHD. DIR.	CHD. LEN.
C1	140.00'	117.08'	S28°23'09"E	113.70'
C2	350.00'	544.80'	S40°10'27"W	491.51'
C3	155.00'	227.72'	S53°08'19"E	207.78'
C4	30.00'	26.96'	S49°40'08"E	24.87'
C5	375.00'	45.40'	N88°14'36"E	45.37'
C6	225.00'	200.32'	S69°43'08"E	193.77'
C7	30.00'	16.95'	S68°29'44"E	16.45'
C8	63.00'	322.35'	S53°48'20"W	69.39'
C9	20.00'	24.20'	N14°16'17"W	22.75'
C10	175.00'	141.39'	N72°04'43"W	137.58'
C11	425.00'	54.68'	S88°27'38"W	54.64'
C12	20.00'	25.61'	S55°27'27"W	23.90'
C13	155.00'	20.84'	S22°35'01"W	20.63'
C14	225.00'	88.80'	S15°05'30"W	88.23'
C15	225.00'	109.08'	S17°40'14"W	107.99'
C16	20.00'	24.72'	S33°50'54"E	23.17'
C17	63.00'	197.92'	S50°44'48"W	126.00'
C18	20.00'	24.29'	N74°02'42"W	22.82'
C19	325.00'	73.97'	S80°34'54"W	73.64'
C20	175.00'	191.91'	S68°30'03"W	183.44'
C21	275.00'	193.03'	N47°16'35"W	189.09'
C22	175.00'	189.86'	N36°18'18"W	180.68'
C23	20.00'	31.42'	N50°13'30"W	28.28'
C24	300.00'	487.06'	S40°10'27"W	421.30'
C25	20.00'	31.42'	N39°48'30"E	28.38'
C26	105.00'	222.89'	S34°24'48"E	183.33'
C27	275.00'	108.54'	S15°05'30"W	107.84'
C28	175.00'	263.33'	S46°53'33"W	238.18'
C29	125.00'	137.08'	N68°35'03"W	130.31'
C30	325.00'	228.12'	N47°16'35"W	223.47'
C31	125.00'	135.61'	N36°18'18"W	128.06'
C32	350.00'	20.83'	N83°04'11"E	20.83'
C33	380.00'	22.62'	S83°04'11"W	22.61'
C34	155.00'	47.52'	S88°29'35"E	47.33'
C35	155.00'	62.77'	S86°03'36"E	62.34'
C36	155.00'	67.24'	S42°01'51"E	66.72'
C37	155.00'	50.19'	S30°19'35"E	49.97'
C38	225.00'	4.45'	N85°20'28"E	4.45'
C39	225.00'	70.56'	S85°06'29"E	70.28'
C40	225.00'	70.84'	S67°06'13"E	70.55'
C41	225.00'	54.47'	S51°08'54"E	54.22'
C42	63.00'	3.46'	N88°47'40"E	3.46'
C43	63.00'	89.37'	S48°59'38"E	82.06'
C44	63.00'	53.71'	S16°04'08"W	52.10'
C45	63.00'	52.80'	S84°30'11"W	51.27'
C46	63.00'	55.40'	N84°13'30"W	53.63'
C47	63.00'	67.82'	N10°21'32"W	64.42'
C48	225.00'	85.15'	S15°33'25"W	84.84'
C49	225.00'	3.66'	S4°15'01"W	3.66'
C50	225.00'	87.29'	S14°53'58"W	86.75'
C51	225.00'	21.77'	S28°47'07"W	21.76'
C52	63.00'	37.17'	S27°31'09"E	36.63'

GENERAL NOTES:

- FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL #22033C-0325-6 FOR EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 2, 2008, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "AE" & "X". THE NEAREST ADJACENT 100 YEAR FLOOD ELEVATION IS 15.00'. BASE FLOOD AND REGIONAL HUNDRETH ELEVATIONS ARE SUBJECT TO CHANGE AND CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE DEPARTMENT OF SUBDIVISION DEVELOPMENT.
- MINIMUM LOT WIDTH: 50'
- CPCP ID: 162094095
- EXISTING LAND USE: UNDEVELOPED
- FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD (RN)
- 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://pds.batonrouge.gov/mesa>. 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 DRAINAGE COLLECTION LINES TO BE ROUTED TO EXISTING PUBLIC UTILITY STATION IN 12TH FILING.
- STORM DRAINAGE: SUBSURFACE STORM SEWER OUTFALLING INTO PROPOSED LAKE DETENTION SYSTEM.
- UTILITIES: ELECTRICITY: ENTERY WATER: BATON ROUGE WATER COMPANY GAS: ENTERY 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: MANOLIA WOODS MIDDLE SCHOOL: WESTLAND MIDDLE HIGH SCHOOL: TARA HIGH
- ALL STREETS ARE 27' WIDE CURB AND GUTTER WITH SUBSURFACE DRAINAGE PER DPW CPS 30/02A.
- ALL UTILITIES SHALL BE UNDERGROUND WITHIN THE 12' UTILITY SERVIDUE DETAILS SHOWN IN THE STREET SECTION.
- EXISTING HYDRANTS WILL BE INDICATED ON THE CONSTRUCTION PLANS FOR THE WATER DISTRIBUTION SYSTEM, WHICH WILL BE PROVIDED 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 PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES COVERING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THIS PLAN SHALL BE CONSIDERED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- NO ATTEMPT HAS BEEN MADE BY C S R S, L.L.C. TO VERIFY TITLE, ACTUAL LAKE OWNERSHIPS, DEED RESTRICTIONS, SERVIDUES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- SHORT TRIANGLE NOTE: NO PLANTINGS, FENCES, OR PARKING AREAS TO BE CONSTRUCTED WITHIN SHORT TRIANGLES SO AS TO NOT INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- STREET LIGHT MAINTENANCE RESPONSIBILITY TO BE DETERMINED.
- SHORT TRIANGLE NOTE: NO PLANTINGS, FENCES, OR PARKING AREAS TO BE CONSTRUCTED WITHIN SHORT TRIANGLES SO AS TO NOT INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- 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 SUCH AS HOUSE FOUNDATION MODIFICATIONS ARE NECESSARY.
- CARPOT NOTE: FRONT LOADED GARAGES OR CARPORTS FOR SINGLE FAMILY DEVELOPMENTS SHALL BE AT LEAST 25' FROM AN ADJACENT PUBLIC RIGHT-OF-WAY OTHER THAN ALLEY PER SECTION 11.1.1.
- 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 BURYVILLE PLANTATION INTO TRACT C-1 & C-2, BY TAYLOR M. GRAVOS, P.L.S., DATED 08-01-2009. B) MAP SHOWING FINAL PLAT OF UNIVERSITY CLUB PLANTATION ELEVENTH FILING PHASE 2 LOTS 785-817, P-4 & P-5, BY COLIN B. GRAVOS, P.L.S., DATED 09-01-2020. C) MAP SHOWING RESUBDIVISION OF GS-1 & GS-2 INTO TRACTS 1-A & 1-B, F-2 & F-1, G-1 & G-2, G-1-B, R-1 & R-2, BY MICHAEL B. SONGY, P.E., P.L.S., DATED 04/11/2011.
- THE NEAREST CATS BUS STOP IS GARDERE & NICHOLSON 4.1 MILES FROM SUBDIVISION.



SYMBOL LEGEND

SYMBOL	DESCRIPTION
(Symbol)	SERVIDUE
(Symbol)	BUILDING LINES
(Symbol)	T.B.M.
(Symbol)	FLOODZONE "AE"
(Symbol)	SERVIDUE (RIGHT OF WAY) (TO BE REVOKED)
(Symbol)	SANITARY SEWER
(Symbol)	SANITARY SEWER MH
(Symbol)	SANITARY SEWER FORCE MAIN
(Symbol)	SANITARY SEWER FORCE MAIN
(Symbol)	DRAIN INLET
(Symbol)	DRAIN JUNCTION BOX

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 FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

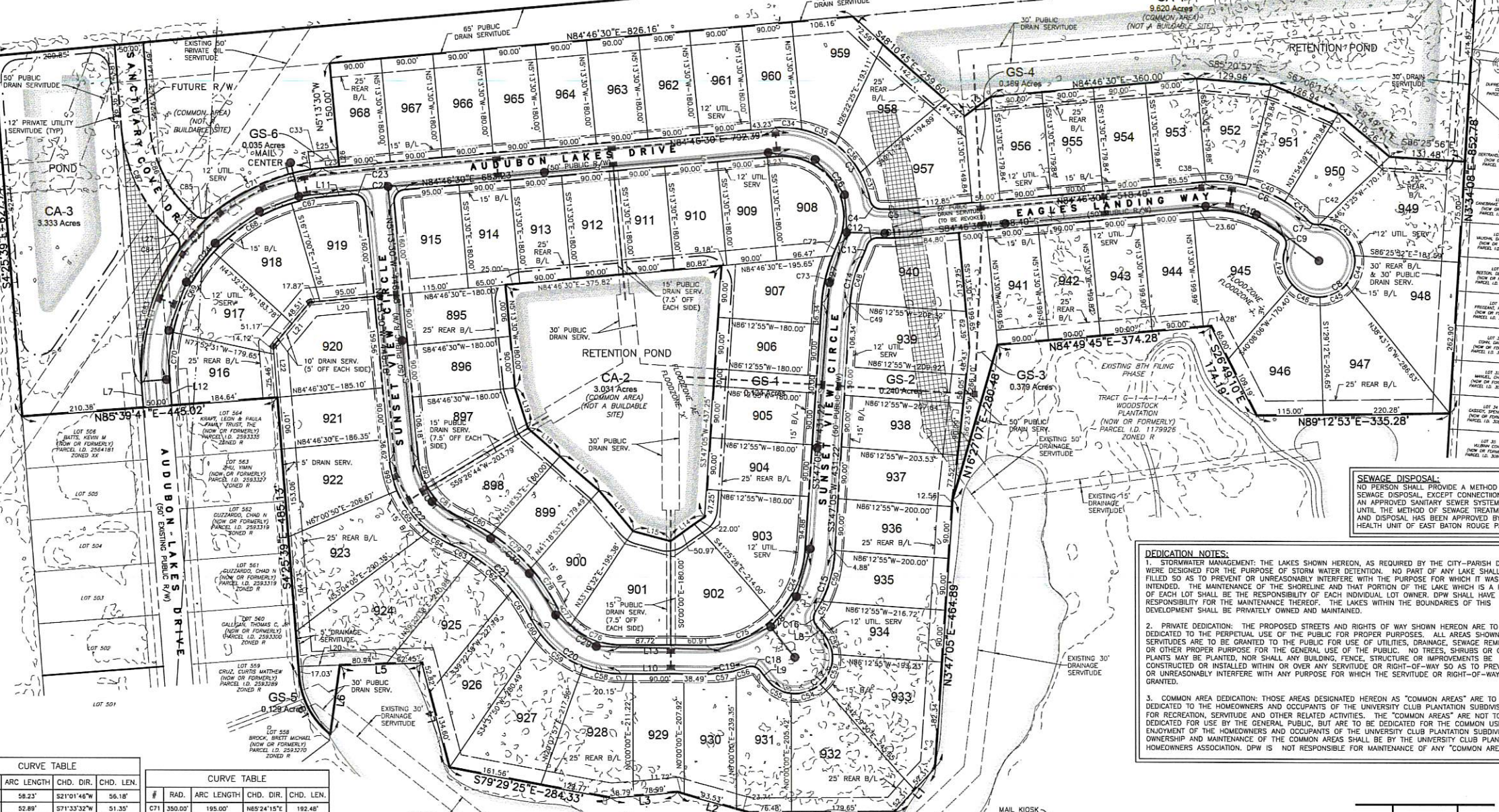


PRELIMINARY PLAN ONLY NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT.

DEVELOPER/OWNER:
SINGULAR S. HOUNS, 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.
855 UNITED PLAZA BLVD.
BATON ROUGE, LA 70809
PH (225) 769-0546

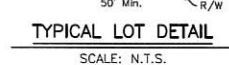
CPCP ID #: 1620940951



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.

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 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 AS SERVIDUES ARE 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 SERVIDUE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUE 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, SERVICE AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT TO BE DEDICATED TO THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE 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".



MAP SHOWING PRELIMINARY PLAT OF TRACT R-2-A-1-B-2-A OF WOODSTOCK PLANTATION INTO UNIVERSITY CLUB PLANTATION 13TH FILING LOTS 895-968, GS-1, THRU GS-6, & CA-1, CA-2 & CA-3

LOCATED IN SECTIONS 45 & 52 T-4-S-R-1-E GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH LOUISIANA FOR UNIVERSITY CLUB PLANTATION, L.L.C.

Date: JULY 31, 2023
Project Number: 223059
Drawn By: dch
Checked By: CBG
Sheet:

PC Set 8-29-24 54915-S-6-24

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.