



Date Received: 8-1-2024

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): \$2350.00
Case Number: S-6-24
MPN Project Number: 54915-S

Application Taken by: [Signature]
Meeting Date: September 16

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

1. Applicant Name and Title: Joseph Yarbrough, P.E.
 Email Address: joseph.yarbrough@csrsinc.com Daytime Phone Number: 225-923-7180
 Business (if applicable): CSRS
 Address: 8555 United Plaza Blvd. City: Baton Rouge State: LA ZIP: 70809
2. Developer (if applicable): Sinclair Kouns
 Email Address: skouns@universityclubbr.com
3. Name of Property Owner: Woodstock Plantation East, LLC
 Email Address: _____ Daytime Phone Number: _____
 Address: 528 Hidden Lake Ct City: Baton Rouge State: LA ZIP: 70810
4. Subject Property Information:
 CPPC Lot ID#(s): 1620940951
 Lot #(s): TR, R-2-A-1-B-2-A-1 13 Filing (74 Lots) Block/Square: 94
 Subdivision or Tract Name: Woodstock Plantation
 (If property is not subdivided, attach a complete legal description and survey map indicating bearings and dimensions.)
 Nearest Intersection: _____
5. Specific Proposed Use: RN
6. Zoning District and Comprehensive Plan Land Use Designation: R
7. Size of property: 57.74 AC
8. Type of Subdivision: Five lots or less Six lots of greater Flag Lot
9. Average size of proposed lots: 0.607 AC
10. Waiver(s) requested: No Yes
 If "Yes" specify the ordinance section, paragraph and justification for the requested waiver(s):

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

[Signature] Applicant's Initials

12. Stormwater Management Plan (SMP):

Submitted Not Submitted If not submitted please explain: _____

13. Drainage Impact Study:

Submitted Not Submitted If not submitted please explain: _____

14. Water Quality Impact Study:

Submitted Not Submitted If not submitted please explain: _____

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.

 Sinclair B. Keay Jr. Sinclair B. Keay Jr. 07/24/24
Signature of Applicant Type or Print Name of Applicant Date

 Sinclair B. Keay Jr. University Club Plantation LLL 07/24/24
Signature of Property Owner Type or Print Name of Property Owner Date



VICINITY MAP
Scale: 1"=2000'

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

TRACT
1-A-1-B-1-A-1
LEXINGTON LAND DEVELOPMENT, L.L.C.
(NOW OR FORMERLY)
PARCEL ID. 30849189
ZONED R

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
GS-6	STORM WATER MANAGEMENT FACILITY	0.850	25%	2.125
CA-1	LANDSCAPE BUFFER	5.028	100%	5.028
CA-2	STORM WATER MANAGEMENT FACILITY	3.031	25%	0.758
CA-3	STORM WATER MANAGEMENT FACILITY	2.086	25%	0.521
	LANDSCAPE BUFFER	1.237	100%	1.237
	TOTAL OPEN SPACE	10.814		
	GROSS AREA OF DEVELOPMENT	54.020		
	TOTAL PERCENT OPEN SPACE PROVIDED	20.2%		
	TOTAL PERCENT OPEN SPACE REQUIRED	15.0%		

#	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°06'15"E	207.78'
C4	20.00'	26.86'	S49°40'08"E	24.97'
C5	375.00'	45.40'	N88°14'38"E	45.37'
C6	225.00'	200.32'	S69°43'08"E	193.77'
C7	20.00'	16.95'	S68°29'44"E	16.45'
C8	63.00'	322.25'	S53°46'20"W	69.36'
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'	S68°27'38"W	54.64'
C12	20.00'	25.61'	S52°27'27"W	23.90'
C13	155.00'	20.84'	S22°35'01"W	20.83'
C14	225.00'	88.80'	S19°05'30"W	88.23'
C15	225.00'	109.06'	S17°40'14"W	107.89'
C16	20.00'	24.72'	S25°50'54"E	23.17'
C17	63.00'	197.82'	S59°44'48"W	128.00'
C18	20.00'	24.29'	N7°02'42"W	22.82'
C19	225.00'	73.97'	S80°34'54"W	73.64'
C20	175.00'	191.51'	N56°35'03"W	182.44'
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°46'30"E	28.28'
C26	105.00'	222.88'	S34°24'48"E	183.33'
C27	275.00'	108.54'	S19°05'30"W	107.84'
C28	175.00'	253.33'	S49°53'33"W	239.18'
C29	125.00'	137.08'	N58°35'03"W	130.31'
C30	325.00'	228.12'	N47°16'35"W	223.47'
C31	125.00'	135.81'	N36°18'18"W	129.06'
C32	350.00'	20.83'	N83°04'11"E	20.83'
C33	155.00'	47.52'	S88°26'35"E	47.33'
C34	155.00'	82.77'	S66°03'38"E	62.34'
C35	155.00'	57.24'	S42°01'51"E	66.72'
C36	155.00'	50.18'	S20°16'35"E	49.97'
C37	225.00'	4.45'	N89°20'28"E	4.45'
C38	225.00'	70.56'	S85°09'28"E	70.28'
C39	225.00'	70.56'	S87°06'13"E	70.55'
C40	225.00'	54.47'	S51°08'54"E	54.54'
C41	63.00'	3.46'	N88°47'40"E	3.46'
C42	63.00'	89.37'	S49°59'39"E	82.08'
C43	63.00'	53.71'	S18°04'08"W	52.10'
C44	63.00'	52.80'	S84°30'11"W	51.27'
C45	63.00'	55.40'	N69°17'49"W	53.63'
C46	63.00'	87.62'	N19°21'32"W	84.42'
C47	225.00'	85.15'	S19°33'38"W	84.64'
C48	225.00'	3.66'	S41°51'01"W	3.66'
C49	225.00'	87.29'	S14°53'58"W	86.79'
C50	225.00'	21.77'	S28°47'07"W	21.78'
C51	63.00'	37.17'	S22°11'05"E	38.63'

GENERAL NOTES:

- FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL 22033C-0330-E FOR EAST BATON ROUGE PARISH LOUISIANA, LAST REVISED MAY 2, 2006, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "A". THE HIGHEST ADJACENT 100 YEAR FLOOD ELEVATION = 18.00'. BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE DEPARTMENT OF DEVELOPMENT SUBDIVISION DIVISION.
- ADJACENT PARCEL: 34.02 AC.
- NUMBER OF LOTS: PHASE 13 = 74 LOTS, 6 GREEN SPACES, 3 COMMON AREAS
- MINIMUM LOT AREA: 8,000 Sq.Ft.
- MINIMUM LOT WIDTH: 50'
- CPCC ID NO. 1620940951
- 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://planning.com/ncsp>. 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 GRAVITY COLLECTION LINES TO BE ROUTED TO EXISTING PUBLIC LIFT STATION IN 13TH FILING.
- STORM DRAINAGE: SUBSURFACE STORM SEWER OUTFALLING INTO PROPOSED LAKE DETENTION SYSTEM.
- UTILITIES: ELECTRICITY: ENTERING WATER: BATON ROUGE WATER COMPANY GAS: ENTERING TELEPHONE: AT&T SOUTH SEWER DISTRICT: EAST BATON ROUGE PARISH INTERNAL STREET NETWORK: SCHOOLS: ELEMENTARY SCHOOL: MAGNOLIA WOODS MIDDLE SCHOOL: WESTLAKE MIDDLE HIGH SCHOOL: TANA HIGH
- ALL STREETS ARE 27' WIDE CURB AND GUTTER WITH SUBSURFACE DRAINAGE PER DPW CIP 50/02A
- FIRE DISTRICT: ST. GEORGE FIRE DISTRICT No. 2
- ALL UTILITIES SHALL BE UNDERGROUND WITHIN THE 12' UTILITY SERVICE DETAIL SHOWN IN THE STREET SECTION
- FIRE HYDRANTS WILL BE INDICATED ON THE CONSTRUCTION PLANS FOR THE WATER DISTRIBUTION SYSTEM, WHICH WILL BE PREPARED BY BATON ROUGE WATER CO.

20. DISTANCES IN US SURVEY FEET.

21. 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.

22. 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 GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

23. NO ATTEMPT HAS BEEN MADE BY C S R S, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVICE RECORDS, EASEMENTS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

24. STREET LIGHT MAINTENANCE RESPONSIBILITY TO BE ENTERY.

25. TRAFFIC CONTROL SIGNS, LIGHTS, AND DETAILS WILL BE PER DPW PERS STANDARDS.

26. 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.

27. CARPORT NOTE: FRONT LOADED GARAGES OR CARPORTS FOR SINGLE FAMILY DEVELOPMENTS ARE NECESSARY.

28. SURFACE NOTES ALL NEIGHBORHOOD SIGNS WILL COMPLY WITH CHAPTER 18 AND SECTION 16.5.55 AND TABLE 16.6.

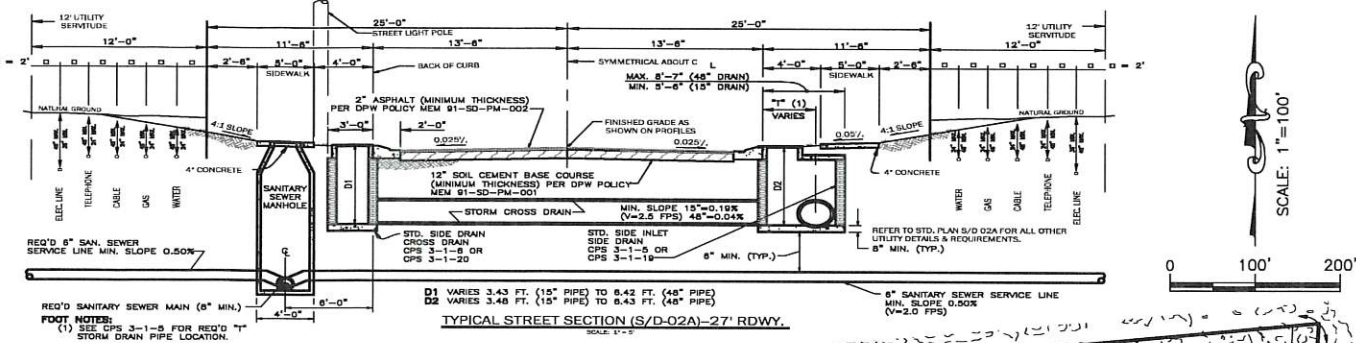
29. REFERENCE MAP:

A) MAP SHOWING THE SUBDIVISION OF TRACT C OF BURLIVILLE PLANTATION INTO TRACT C-1 & C-2, BY TAYLOR M. GRAYSON, P.L.S., DATED 08-01-2006.

B) MAP SHOWING FINAL PLAN OF UNIVERSITY CLUB PLANTATION ELEVENTH FILING PHASE LOTS 788-917, P.L.S. BY COLIN B. GRAYSON, P.L.S., DATED: 08-01-2008.

C) MAP SHOWING RESUBDIVISION OF C-2-A-1 INTO TRACTS C-2-A-1-A & C-2-A-1-B, A REVISION TO MAP TITLED "MAP SHOWING RESUBDIVISION OF TRACTS F-1, F-2, G-1-A, G-1-B, R-1-A & R-2-A." BY MICHAEL B. SONDY, P.L.S., DATED 04/11/2011.

30. THE NEAREST GAS BY STOP IS GARDNER @ NICHOLSON 4.1 MILES FROM SUBDIVISION.



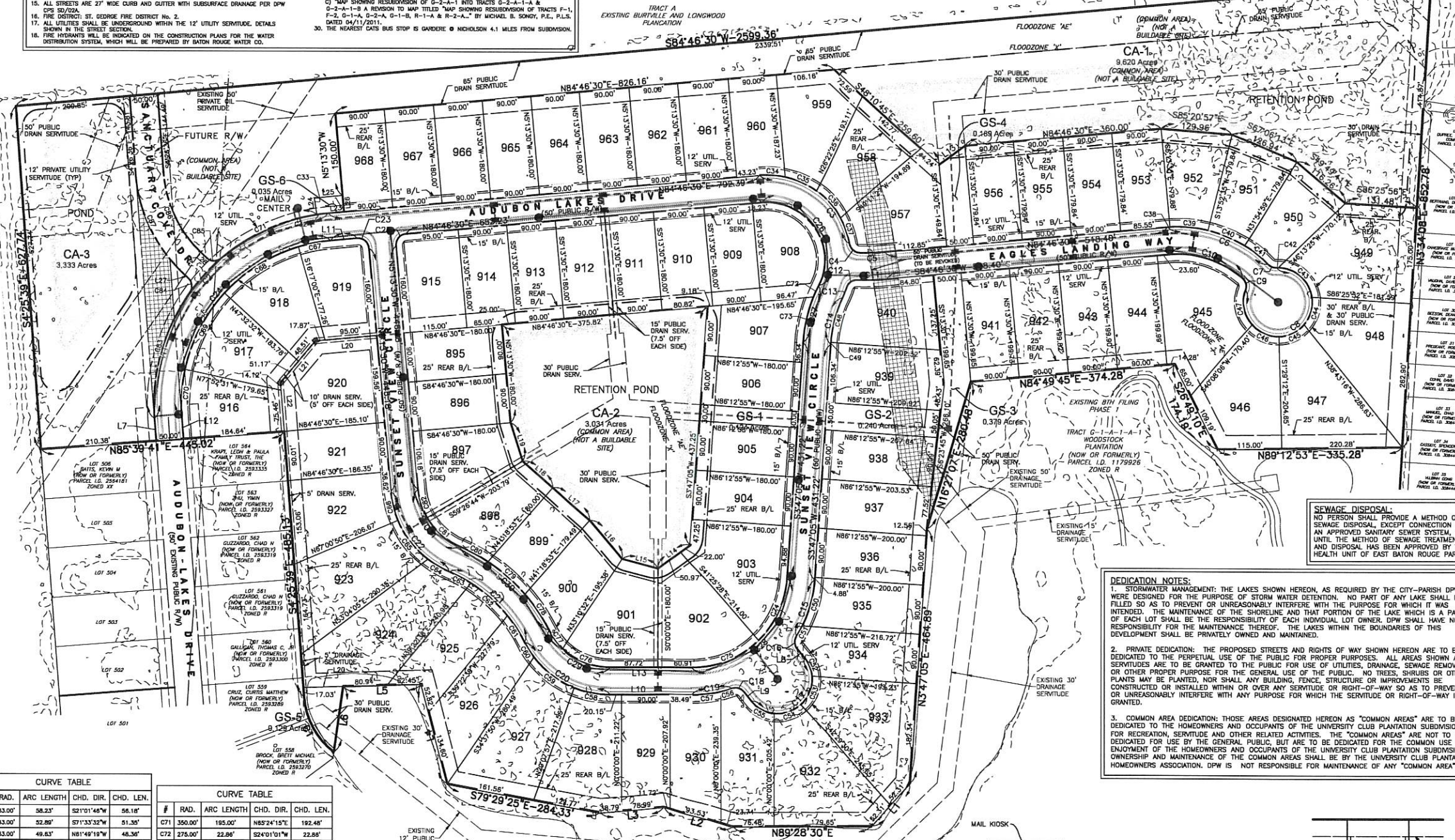
SYMBOL	DESCRIPTION
---	SERVICE TUBING LINES
---	B.M.
---	FLOODZONE 'AE'
---	SERVICE/RIGHT OF WAY (TO BE REVOKED)
---	SANITARY SEWER
---	SANITARY SEWER MH
---	SANITARY SEWER FORCE MAIN
---	SANITARY SEWER FORCE MAIN
---	DRAIN INLET
---	DRAIN JUNCTION BOX

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, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT.

DEVELOPER/OWNER:
SINCLAIR B. KOUNS, JR.
UNIVERSITY CLUB OF BATON ROUGE, L.L.C.
P.O. BOX 10021
BATON ROUGE, LA 70893-8021

ENGINEER:
JOSEPH YARBROUGH, P.E.
C S R S, INC.
8555 UNITED PLAZA BLVD.
BATON ROUGE, LA 70809
PH (225) 768-0546

CPCC ID# 1620940951



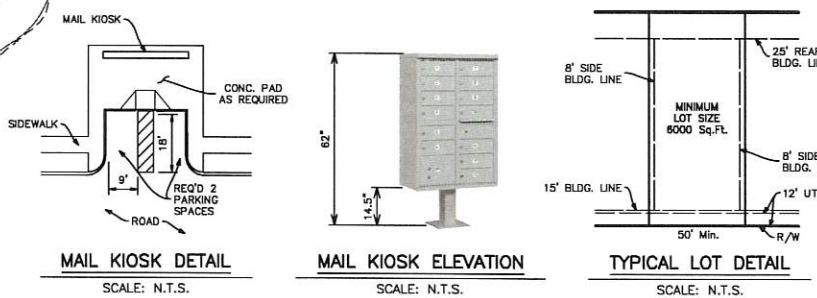
MAP SHOWING PRELIMINARY PLAN OF TRACT R-2-A-1-B-2-A OF WOODSTOCK PLANTATION INTO UNIVERSITY CLUB PLANTATION 13TH FILING LOTS 895-968, GS-1, THRU GS-6, & CA-1, CA-2 & CA-3

LOCATED IN SECTIONS 45 & 52 T-8-S-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: dcb
Checked by: CBG
Sheet:

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 THAT 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 SERVICE ARE TO BE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER 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 SERVICE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE 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 FOR USE BY 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".



PC Set - 8-24-24 5495-5 5-6-24



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: 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	October 21, 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

- **S-6-24** University Club Plantation, 13th Filing
 - Deferred by Councilmember Gaudet on September 13, 2024

Case History – Area

- **S-5-24** University Club Plantation, 12th Filing
 - Deferred by Councilmember Gaudet on September 13, 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

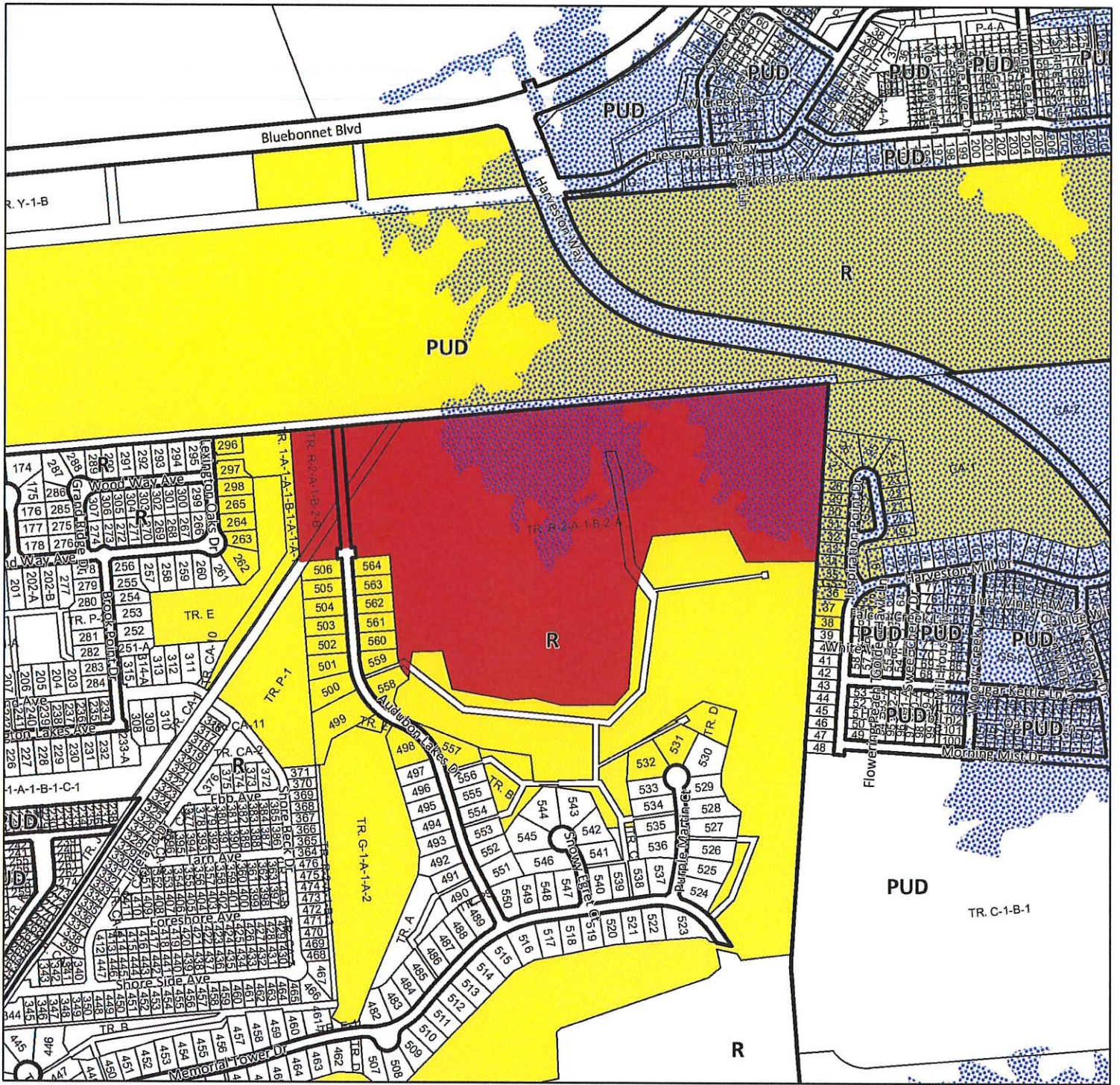
- Property located in the vicinity of streets on the Major Street Plan- *Bluebonnet Boulevard, Harveston Way, Selene Parkway*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *BREC Greenwell Springs to River Road trail*

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

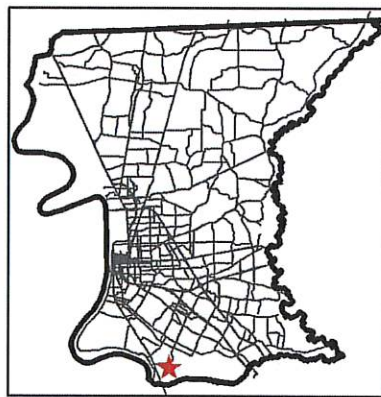
Community Outreach/Notification

- 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
- Legal advertisement published in The Advocate on September 6, 2024
- Staff reports available for review on October 10, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>



Legend

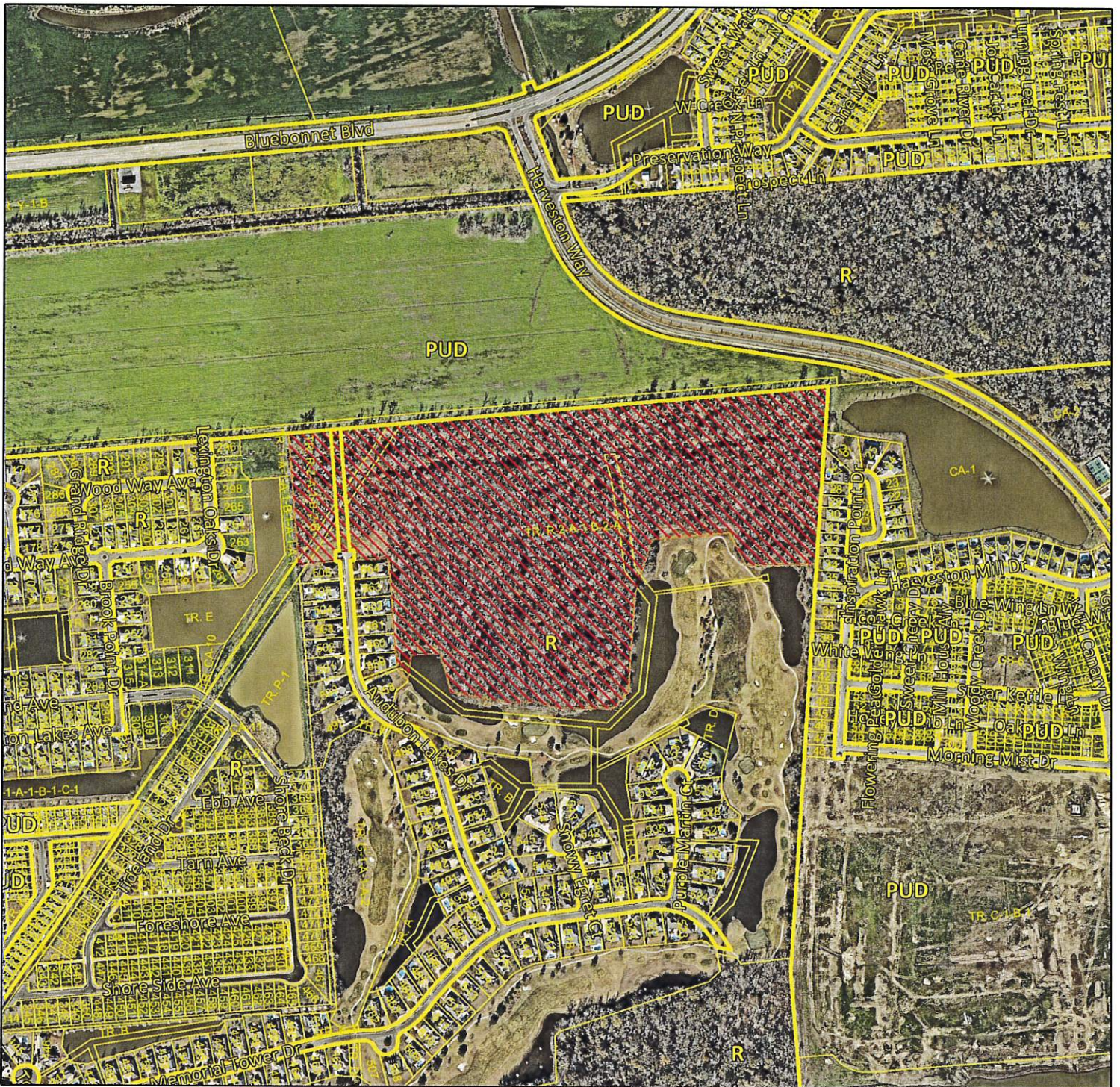
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels






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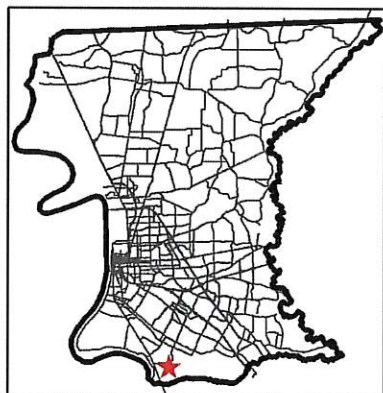
0 300 600 900 1200 ft

N




Legend

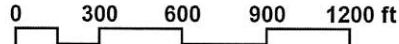
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



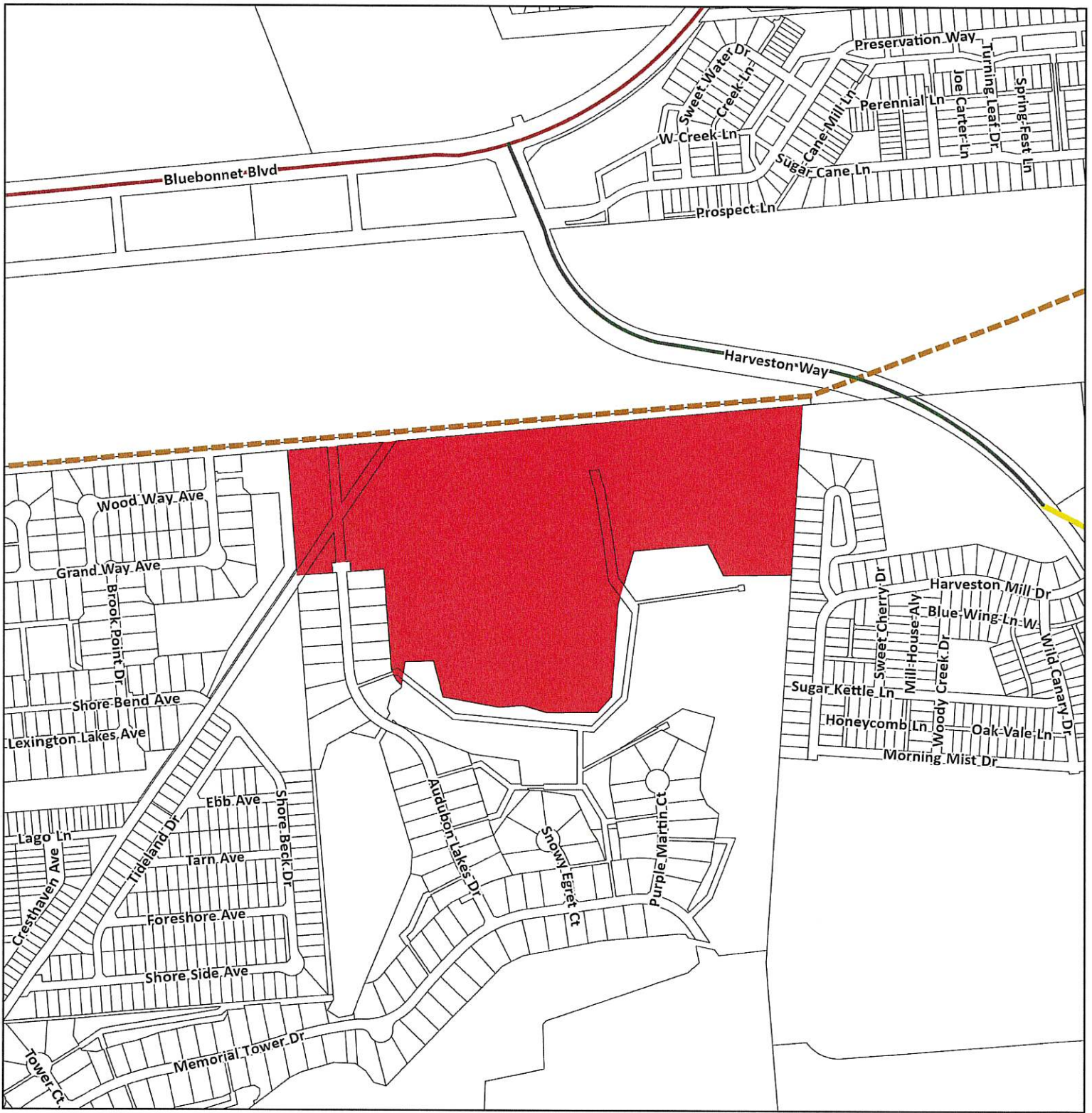
S-6-24



N



0 300 600 900 1200 ft



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.