

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

Cas	Tee(s): <u>\$1100.00</u> Case Number: <u>5-5-24</u> MPN Project Number: <u>349/4-5</u>		tion Taken by	11 8		
	Please Print or Type (all entities listed below wi	ll be copie	ed on all com	ments)		
1.	L. Applicant Name and Title: Joseph Yarbrough, P.E.					
	Email Address: joseph.yarbrough@csrsinc.com	Daytime	Phone Numb	er: 225-923-7180		
	Business (if applicable): CSRS					
	Address: 8555 United Plaza Blvd. City:	Baton Rouge	_ State: LA	ZIP: _ ⁷⁰⁸⁰⁹		
2.	2. Developer (if applicable): Sinclair Kouns					
	Email Address: skouns@universityclubbr.com					
3.	3. Name of Property Owner: Woodstock Plantation East, LLC	Name of Property Owner: Woodstock Plantation East, LLC				
	Email Address:	Daytime	Phone Numb	oer:		
	Address: 528 Hidden Lake Ct City:	Baton Rouge	_State: LA	ZIP: 70810		
4.	1. Subject Property Information:					
	CPPC Lot ID#(s): 1620940696		¥6			
	Lot #(s): TR. F-7 Fi \ (2 (56 Lots) Block/Square: 94					
	Subdivision or Tract Name: Woodstock Plantation					
	(If property is not subdivided, attach a complete legal	descripti	on and surve	y map indicating		
	bearings and dimensions.)					
	Nearest Intersection:					
5.	5. Specific Proposed Use: RN					
6.	5. Zoning District and Comprehensive Plan Land Use Des	signation:	R			
7.	7. Size of property: 39.88 AC					
8.	B. Type of Subdivision: ☐ Five lots or less ☐ Six lot	s of great	er 🗆 Fl	ag Lot		
9.	9. Average size of proposed lots: 0.725 AC					
10	10. Waiver(s) requested: ■ No □ Yes					
	If "Yes" specify the ordinance section, paragraph and waiver(s):	justificati	on for the re	quested		
11	11. Access: ☐ Private Street ☐ Public Street (City	y-Parish)	☐ Public	Street (State)		
	If street is a State/Hwy approval is contingent upon L	5 55				

8311Applicant's Initials

	Stormwater Management Plan (SMP): Submitted
	Drainage Impact Study: ■ Submitted □ Not Submitted If not submitted please explain:
	Water Quality Impact Study: ■ Submitted □ Not Submitted If not submitted please explain:
	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 of Applicant Type or Print Name of Applicant Date
	Signature of Property Owner Type or Print Name of Property Owner Date



VICINITY MAP Scale: 1"=2000'±

GENERAL NOTES:

1. FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL
f22033C-0330-E FOR EAST BATON ROUGE PARISH LOUISMAN, LAST REVISED MAY
2. 2008, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X". THE NEAREST
ADALCENT IO OVER FLOOD ELEVATION I FLOOD ZONE "X". THE NEAREST
ADALCENT IO OVER FLOOD ELEVATION IS LOO," BASE FLOOD AND RECORD
RUNDANCON ELEVATIONS ARE SUBJECT TO CHANGE AND CURRENT BASE FLOOD
SUBDINGSON DIVISION. VERNIFIED WITH THE OPERATURENT OF DEVELOPMENT
2. ACREAGE. 39.88 AC.
3. NUMBER OF LOTS: PHASE 12 = 56 LOTS, 2 COMMON AREAS/GREENSPACES
MINIMUM LOT MARE. 4,000 Sq.FT.
MINIMUM LOT WITHE 50

MINIMUM LOT WIDTH: 50'
CPPC ID NO. 1820940696
EXISTING LAND USE: UNDEVELOPED
FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD
CHARACTER AREA: SUBURBAN
THIS SITE IS WITHIN THE CITY OF St. GEORGE
TORNOR: DIEJEM (P)

THIS SITE IS MITHER UTILITY OF COUNTER SIDE—IS THE STREAM, THE UTILITY OF COUNTER SIDE—IS THE SIDE—IS CORNER SIDE—IS THE SIDE—IS CORNER SIDE—IS THE SI

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ARE 27' MIDE CURB AND GUTTER WITH SUBSURFACE DRAINAGE PER

THE CONTROL OF CONTROL OF THE

DISTRIBUTION SYSTEM, WHICH WILL BE PREPARED 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

COMPLING WITH AMY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT. THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELEVE THE IMMEDIATE PROPERTY OWNER FROM COMPLINES WITH ALL APPLICABLE AND DEVELOPMENT OF THE PROPERTY. MY PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER TO FIT WITH A CONTINUE OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER TO FIT WINNERD DEVELOPMENT CODE ARE ADDRESSED. ON ATTEMPT HAS BEEN MADE BY CS R S. LEC. TO VERIFY TITLE ACTUAL LEGAL ON THE PROPERTY OTHER THAN THIS MEDIAN. OR OTHER BUNDONS ON THE PROPERTY OTHER THAN THIS MEDIAN OF THE CHAPTER OF THE BUNDONS ON THE PROPERTY OTHER THAN THIS THIS PLATE OF THE CHAPTER OF THE PROPERTY OF THE THAN THAN THIS PLATE OF THE CHAPTER OF THE PROPERTY OF THE THAN THAN THIS PLATE OF THE CHAPTER OF THE PROPERTY OF THE THAN THAN THIS PLATE OF THE CHAPTER OF TH

ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE LUCKY ON THE REPRESENTATION.

SHORT TRANSCE NOTE: NO PLANTINGS, FENCES, OR PARKING ARLES TO BE CONSTRUCTED WITHIN SIGHT TRANSCES SO AS TO NOT INTERFERE WITH THE SIGHT DESTANCE REQUIREMENTS OF THE UNITED DEVELOPMENT CODE. STREET LIGHT MANIFORMER RESPONSIBILITY TO BE SUFFREY. TRAFFIC CONTROL SIGNS, UGHTS, AND DETAILS WILL BE PER EBR PARISH STANDARDS.

6. TRAFFIC CONTROL SIGNS, LIGHTS, AND DETAILS WILL BE PER EBR PARISH STANDARDS.
7. CERTAIN AREAS OF THE PROJECT WILL BE FILLED. THEREFORE, LOT PURCHASERS ARE ADVISED TO HAVE THER PSECIFIC LOTS SCHAMINED BY A COMPETENT EXPERT ON THEIR BEHALF TO DETERMINE IF ANY REMEDIAL ACTION SUCH AS HOUSE FOUNDATION MODIFICATIONS ARE NECESSAY.
1. OPENING THE THAN MALEY PER SECTION 1.1.1.2. INSIGNOR NOTES ALL NICOHBORNOOD SIGNS WILL COMPLY WITH CHAPTER 16 AND SECTION 1.6.5.58. AND TABLE 16.8. REFERENCE MAP.
8. PERFERNE MAP.
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() "AMP SHOWING RESUBBINSION OF G-2-A-1 INTO TRACTS G-2-A-1-A & G-2-A-1-B A REVISION TO MAP TITLED "MAP SHOWING RESUBBINSION OF TRACT F-1, F-2, G-1-A, G-2-A, G-1-B, R-1-A & R-2-A... ™ RUHCHEL B. SIONY. 13. F. P. LS. DATED 04/11/2011.

31. THE NEAREST CATS BUS STOP IS GARDERE ○ NICHOLSON 3.5 MILES FROM

DEDICATION NOTES:

4L20

DEDITATION NUTES:

I. STORMWARE 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 INTERFER
WITH THE PURPOSE FOR HIGH. IT WAS INTERDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH I
PART OF FACH LOT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER. DRW SHALL HAVE NO RESPONSIBILITY FOR THE
WANTENANCE THEREOF. THE LAKES WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

2. 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 SERVITIOES ARE TO BE GRANTED TO THE PUBLIC FOR USE OF THE PUBLIC FOR THE PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC OF THE PUBLIC FOR USE OF THE PUBLIC FOR THE PUBLIC FOR USE OF THE PUBLIC FOR THE PUBLIC FOR USE OF THE P

3. 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, SERVITUDE AND OTHER RELATED ACTIVITIES. TO "COMMON AREA" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENLOYMENT 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".

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

REQUIREMENTS SET CHIRTH IN SECURITION 13.13 OF THE UNIFIED BEVELOPMENT CODE, LAST REVISION. FILL NOTE: VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECENDED 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 VERRIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

PROPOSED DRAINAGE PROPOSED SAN SEWER 100 200 NB3'22'06"E-239.09'-GS-2-MAIL CENTER 841

CURVE TABLE				
#	RAD.	ARC LENGTH	CHD. DIR.	CHD. LEN
C1	63.00*	319.70"	S65'29'15"E	71.59
C2	25.00*	24.16	N3'10'32"W	23.23
C3	25.00*	24.16	S52'12'03'W	23.23
C4	180.00	190.85	N54"53"16"E	182.04
C5	230.00*	243.87*	S54'53'16'W	232.60*
C6	180.00*	108.36"	577"29"28"E	106.73
C7	230.00*	138.46	N77"29"28"W	136.38*
СВ	20.00	29.13'	S78'01'32"W	26.62
C9	20.00	29.13"	S18'30'58"E	26.62
C10	375.00	379.18	S5'45'16"E	363.23
C11	325.00	497.44*	S7'18'17"W	450.29
C12	375.00*	97.24	S43'43'28'W	96.96
C13	350.00	227.08*	S32'33'59'W	223.11
C14	400.00"	259.52"	S32'33'59'W	254.99
C15	275.00"	274.23'	S42'32'50"W	263.00'
C16	225.00*	224.37'	S42'32'50'W	215.19'
C17	20.00	31.42	N63'53'08"W	28.28'
C18	180.00	88.45	N4"48"31"W	87.56
C19	25.00	24.16'	N36"57"24"E	23.23
C20	63.00	319.70*	N80'43'54"W	71.59
C21	25.00"	24.16'	S18'25'12"E	23.23'
C22	230.00*	113.02'	S4'48'31"E	111.88
C23	20.00	31.42	S26'06'52"W	28.28

LINE TABLE

DIR. DIST.

L1 N39'56'24"W 84.11'

L2 N3'04'03"W 207.76

L3 N1"33"03"E 248.81"

N2"02"04"W 223.94"

N43'57'01"E 26.41'

N11"19"30"W 87.10"

L6 N48'46'04"E 76.04"

L8 S78'01'44"E 24.51'

L9 N34"18'21"W 44.27'

L10 S78'01'44"E 72.34"

11 S34'18'21"E 80.12'

L12 S78'33'56'W 90.74"

.13 S24'32'45'W 71.28'

L14 S46'06'26'W 60.59'

L15 S72'36'07'W 77.39'

L16 S75'49'58'W 215.28'

L17 S13'20'30"W 67.08'

L18 S24'05'42"W 118.76'

L19 S36'36'16"W 117.02'

L20 S42'30'18"W 63.29'

SCALE: N.T.S.

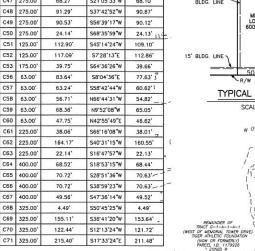


LINE TABLE

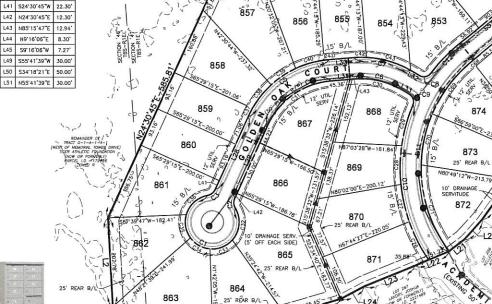
DIR. DIST.



CURVE TABLE



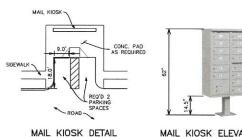




PU No./Name#	DESCRIOTION
GS-1	30' PUBLIC DRAIN SERVITUDE
GS-2	50' PUBLIC DRAIN SERVITUDE
GS-3	50' PUBLIC DRAIN SERVITUDE
GS-4	50' PUBLIC DRAIN SERVITUDE

842

OPEN SPACE CALCULATIONS				
TRACT	OPEN SPACE USE	AREA(Ac.)	% OPEN SPACE	OPEN SPACE(Ac.
GS-1	LANDSCAPE BUFFER	0.209	100%	0.209
CA-1	STORM WATER MANAGEMENT FACILITY	4.843	25%	1.211
PORTION OF TRACT G-1-A-1-A-1	ACTIVE RECREATION	9.150	50%	4.575
		TOTAL OPE	N SPACE	5.995
GROSS AREA OF DEVELOPMENT TOTAL PERCENT OPEN SPACE PROVIDED			39.880	
			15.0%	
	TOTAL PERCENT O	PEN SPACE P	REQUIRED	15.0%



LINE TABLE

DIR. DIST. L21 S52'12'39'W 43.93'

L22 S66'54'54'W 87.10'

L23 S67'44'27'W 127.93'

L24 S62'04'26'W 62.48'

L25 S73'50'24"W 180.61"

L26 S75'26'43"W 131.52'

L27 N89'56'22"W 178.37'

L28 S24'30'45"W 186.52'

L29 N24'30'45"E 186.52'

L30 S85'15'47"W 58.30"

L31 N85'15'47"E 58.30"

L32 N60'14'43'W 24.99'

L33 S60'14'43"E 24.99"

L34 N18'53'08'W 67.75'

L35 N9'16'06"E 84.04"

L36 S9'16'06"W 84.04"

L37 S18'53'08"E 67.75'

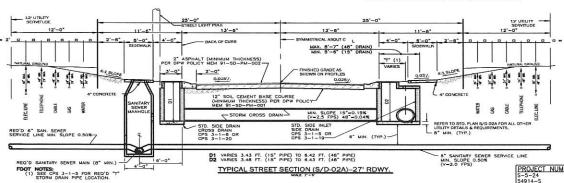
L38 S71'06'52"W 128.36'

L39 S34'18'21"E 149.84'

L40 S34'18'21"E 61.70'



SCALE: N.T.S.



PROJECT NUMBERS:



LEGEND

SERVITUDE

DESCRIPTION

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: SINCLAIR B. KOUNS, JR. UNIVERSITY CLUB OF BATON ROUGE, LI P.O. BOX 16021 RATON ROUGE, LA 70893-6021

ENGINEER: IOSEPH YARBROUGH, P.F. C S R S, INC. 8555 UNITED PLAZA BLVD. BATON ROUGE, LA. 70809 PH (225) 769-0546

CPPC ID#: 1620940696

MAP SHOWING PRELIMINARY PLAT TRACT 7 OF **WOODSTOCK PLANTATION** UNIVERSITY CLUB

PLANTATION 12th FILING LOTS 839-894,GS-I, GS-2, & CA-1

LOCATED IN SECTIONS 46, 47 & 52 T-8-S R-1-E GREENSBURG LAND DISTRICT FAST BATON ROUGE PARISH LOUISIANA **UNIVERSITY CLUB**

PLANTATION, L.L.C. JULY 31, 2024 Project Number 223059 Drawn By:

Checked By

CRG

Office of the Planning Commission



City of Baton Rouge and Parish of East Baton Rouge Post Office Box 1471, Baton Rouge, Louisiana 70821

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-5-24 University Club Plantation, 12th Filing

	Applica	ation Summary	
Applicant	Joseph Yarbrough, PE	Submittal Date	August 1, 2024
Design Professional	Joseph Yarbrough, PE; (CSRS Inc.	
Lot and Block	94	Site Area	39.88 acres
Location North side of Homecoming Drive, north of Reveille Avenue (Council District 3-Gaudet)			
Planning Commission Meeting Date October 21, 2024			
		Request	
Project Description	Major residential subdi	vision with public streets	
Gross Residential Density	1.4 units per acre	Number of Lots	56
	Site C	haracteristics	
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use	Undeveloped	Special Flood Hazard	No
	Area (Characteristics	
Surrounding Zoning Planned Unit Development (PUD), Rural, Commercial Alcoholic Beverage (bar and lounge)(C-AB-2)			
Surrounding Uses	Low density single fami	ly residential, country club	
		Findings	

for Planning Commission consideration

Case History - Site

- S-5-24 University Club Plantation, 12th Filing
 - Deferred by Councilmember Gaudet on September 13, 2024

Case History - Area

- S-6-24 University Club Plantation, 13th Filing
 - Deferred by Councilmember Gaudet on September 13, 2024
- PUD-6-13 The Lakes at Harveston, Phase 2, Final Development Plan
 - o Approved by the Planning Commission on June 21, 2021
- PUD 6-13 The Lakes at Harveston Concept Plan, Revision 2, removed phasing lot counts, updated construction sequence
 - Approved by the Planning Commission Staff on May 25, 2021

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 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 spaces provided for two vehicles per lot and two spaces at mail kiosk
- No entry monument sign proposed, any future signage to comply with UDC Chapter 16
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning
- 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:
 - o Existing golf course with previous subdivision filings satisfies open space requirement

Open Space .			
	Components	Required	Provided
	Open Space	5.98 ac	5.99 ac

• 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 Smailest Lot Area
50	56 ft	6,000 sf	16,150 sf

Transportation

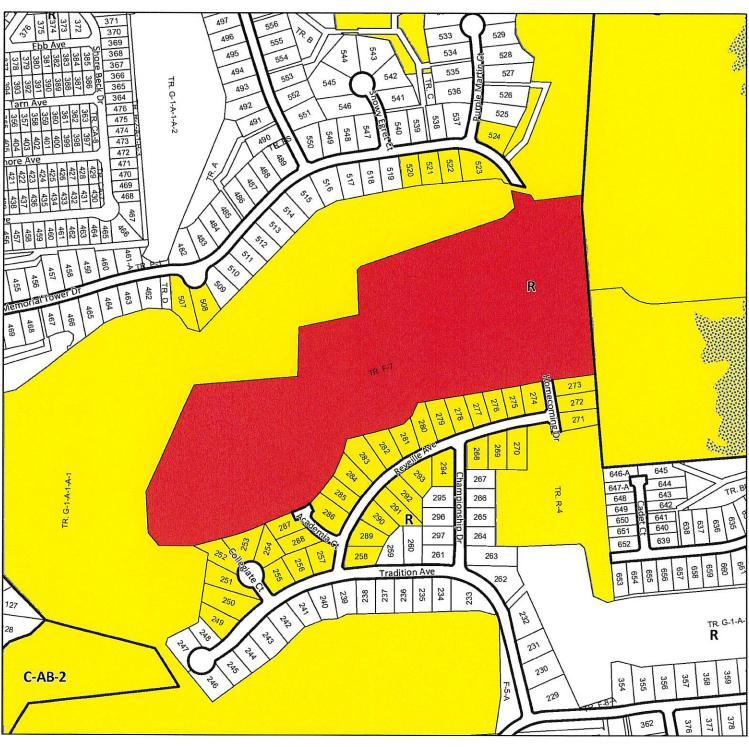
None

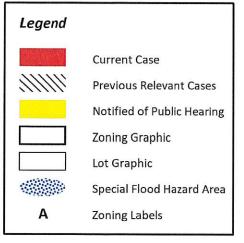
Environmental Issues

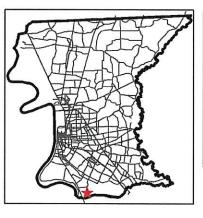
Subject Property located outside of Special Flood Hazard Area

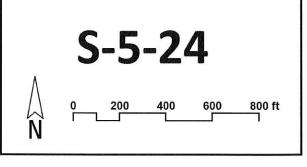
Community Outreach/Notification

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



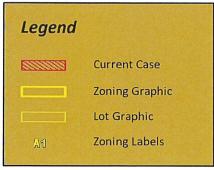


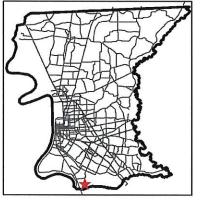


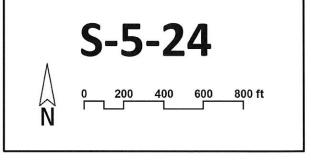




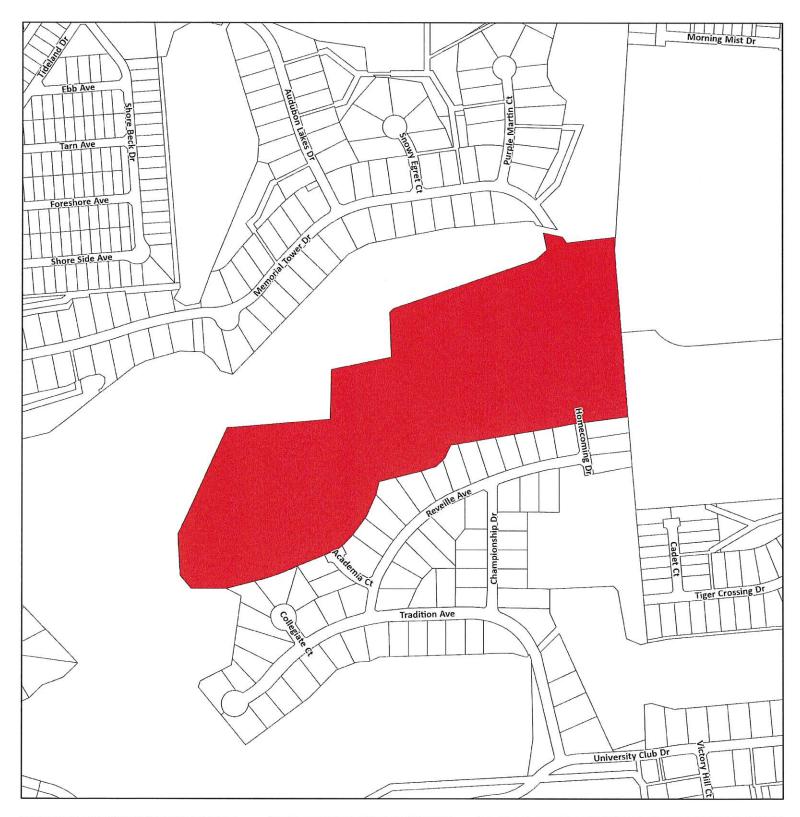






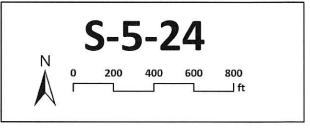












Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.

