



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): <u>\$1900.00</u>	Application Taken by: <u>af</u>
Case Number: <u>5-5-24</u>	Meeting Date: <u>September 16</u>
MPN Project Number: <u>54714-5</u>	

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

- 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
- Developer (if applicable): Sinclair Kouns  
 Email Address: skouns@universityclubbr.com
- 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
- Subject Property Information:  
 CPPC Lot ID#(s): 1620940696  
 Lot #(s): TR. F-7 Filings 12 (56 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: \_\_\_\_\_
- Specific Proposed Use: RN
- Zoning District and Comprehensive Plan Land Use Designation: R
- Size of property: 39.88 AC
- Type of Subdivision:  Five lots or less  Six lots of greater  Flag Lot
- Average size of proposed lots: 0.725 AC
- Waiver(s) requested:  No  Yes  
 If "Yes" specify the ordinance section, paragraph and justification for the requested waiver(s):  
 \_\_\_\_\_
- Access:  Private Street  Public Street (City-Parish)  Public Street (State)  
 If street is a State/Hwy approval is contingent upon LADOTD approval of access.

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

    Sinclair B. Koark    University Club Plantation LLC    07/24/24      
Signature of Property Owner                      Type or Print Name of Property Owner                      Date









**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-5-24** University Club Plantation, 12th Filing

Application Summary			
<b>Applicant</b>	Joseph Yarbrough, PE	<b>Submittal Date</b>	August 1, 2024
<b>Design Professional</b>	Joseph Yarbrough, PE; CSRS Inc.		
<b>Lot and Block</b>	94	<b>Site Area</b>	39.88 acres
<b>Location</b>	North side of Homecoming Drive, north of Reveille Avenue (Council District 3-Gaudet)		
<b>Planning Commission Meeting Date</b>	October 21, 2024		
Request			
<b>Project Description</b>	Major residential subdivision with public streets		
<b>Gross Residential Density</b>	1.4 units per acre	<b>Number of Lots</b>	56
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Residential Neighborhood	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Rural	<b>Overlay District</b>	N/A
<b>Existing Use</b>	Undeveloped	<b>Special Flood Hazard</b>	No
Area Characteristics			
<b>Surrounding Zoning</b>	Planned Unit Development (PUD), Rural, Commercial Alcoholic Beverage (bar and lounge)(C-AB-2)		
<b>Surrounding Uses</b>	Low density single family 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-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
  - 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:
  - 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 Smallest Lot Area
50	56 ft	6,000 sf	16,150 sf

**Transportation**

- None

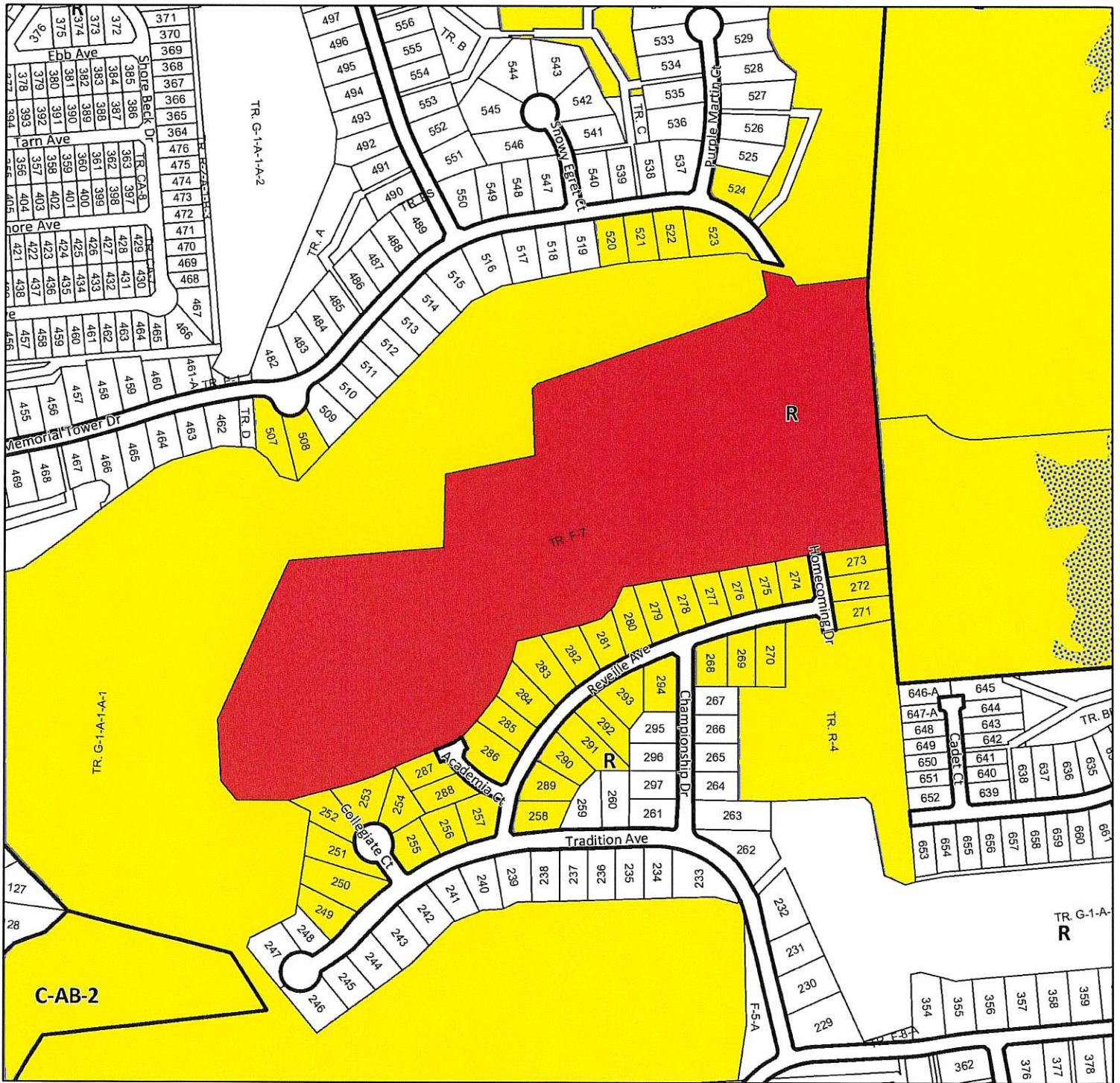
**Environmental Issues**

- Subject Property located outside of Special Flood Hazard Area







**Community Outreach/Notification**

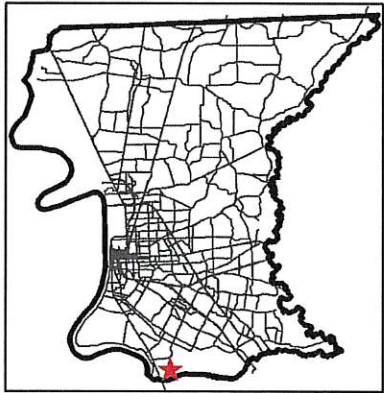
- Subject property posted on August 23, 2024
- Public Notification Cards mailed to property owners within 300 foot radius and Lexington Estates, Lakes at Harveston, University Club Plantation Homeowners Associations, on August 30, 2024
- Legal advertisement published in The Advocate on September 6, 2024
- Staff reports available for review on October 10, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>





**Legend**

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

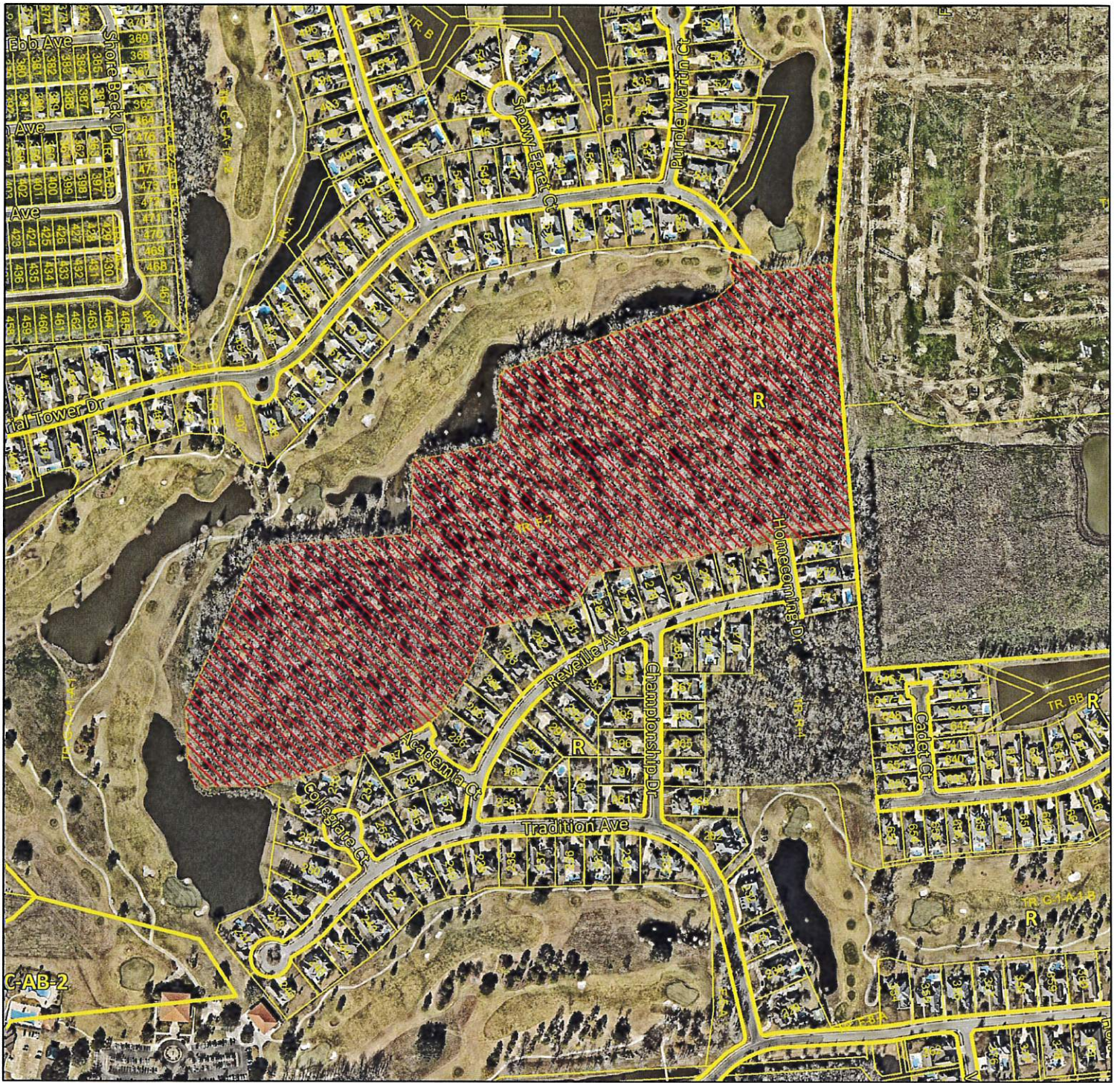


**S-5-24**




0 200 400 600 800 ft

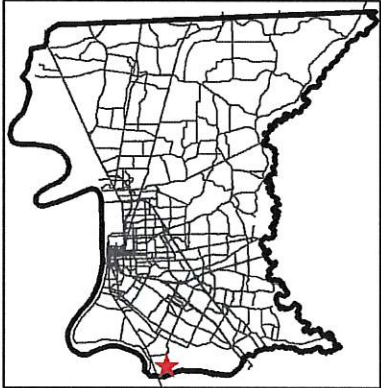
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**Legend**

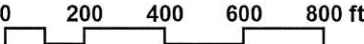
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



**S-5-24**

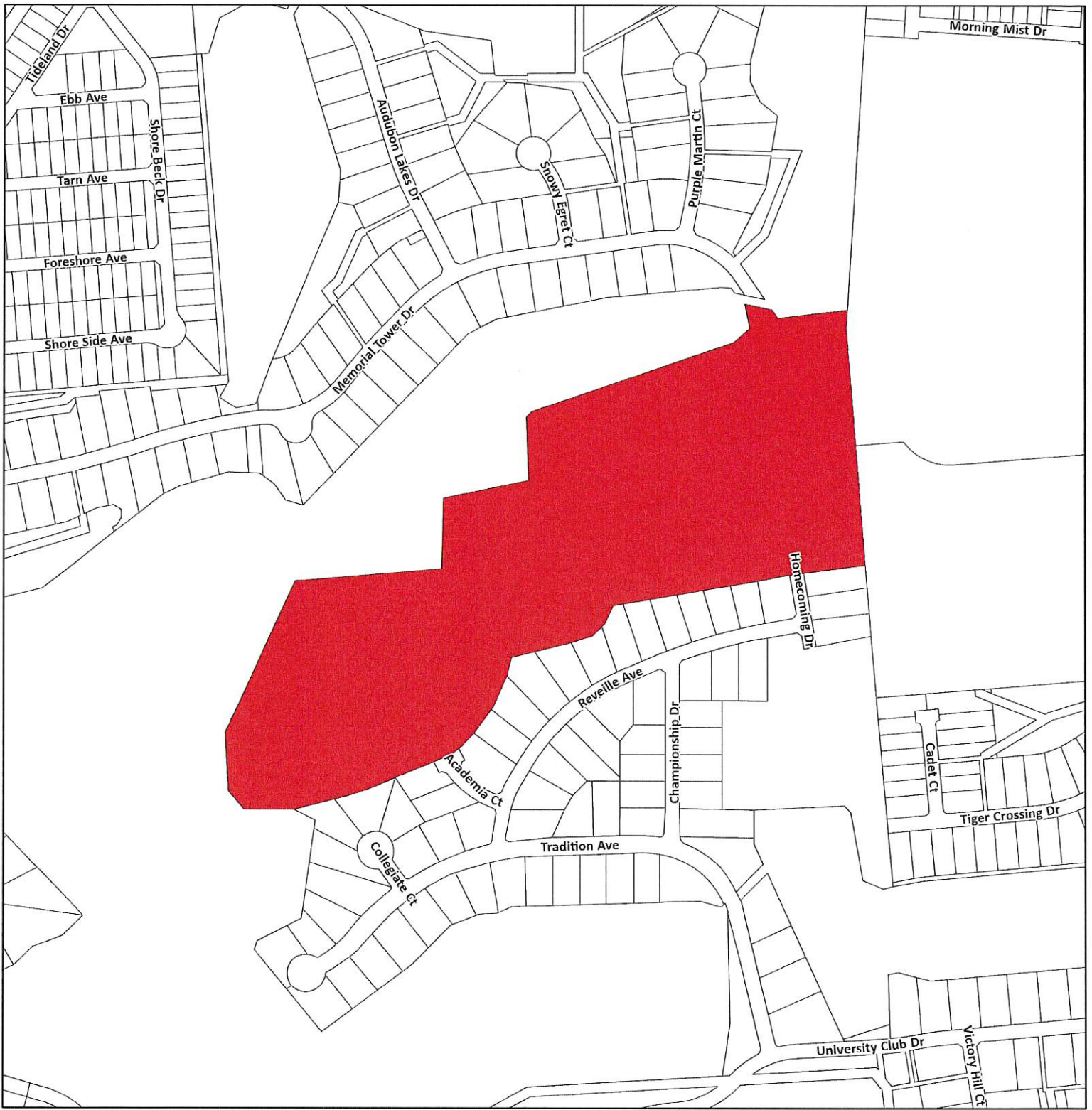


N









**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-5-24

N

0    200    400    600    800

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.*