



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

Location: 3373 Bluebonnet Blvd

Owner: Ujjagar Investment, LLC

Applicant: Lazarus C. Ona, Benchmark Group, LLC

Site Area: 3.56 acres

Zoning: C2 Heavy Commercial/
Bluebonnet Boulevard Design Overlay

Flood Zone: X

Conveyance Zone: No

Existing Use: Undeveloped

Request: Preliminary/final plat to subdivide Lot 39-B-1-A-1-B-1, Inniswold Estates, into Lots 39-B-1-A-1-B-1-A and 39-B-1-A-1-B-1-B

Planning Commission:
January 6, 2025

Staff Recommendation: Approval

Findings

1. The subject property fronts on Bluebonnet Blvd and unimproved right-of-way for Mayfair Dr Extension (Figure 1).
2. The applicant requests to subdivide one lot into two. No new public infrastructure is proposed.
3. A portion of the property is not in the City of St. George (Figure 1). The applicant has applied for a subdivision with East Baton Rouge. Both the City and the Parish must approved their respective subdivision applications for it to be approved.
4. Both proposed lots meet C2 dimensional regulations (Table 1).

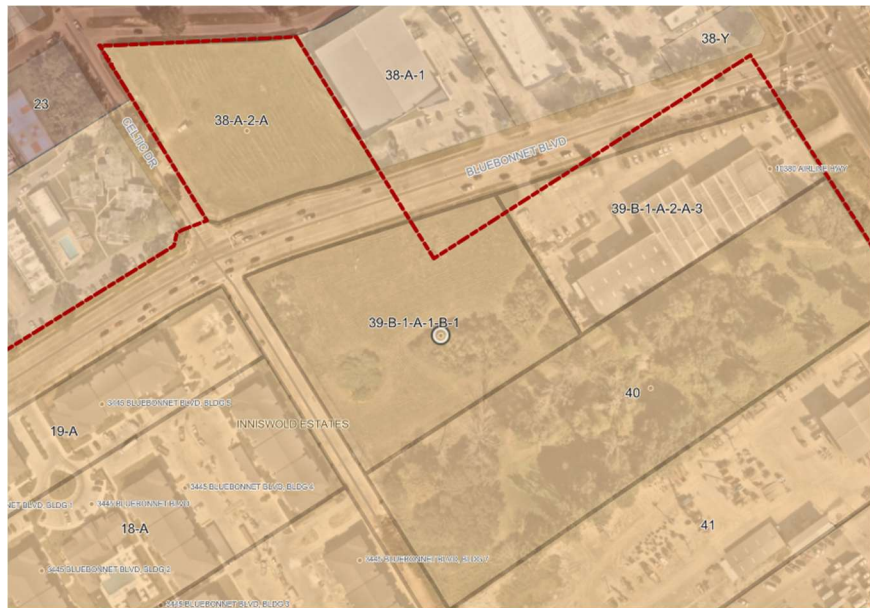


Figure 1. Subject property and City of St. George municipal boundary (red dashed line)

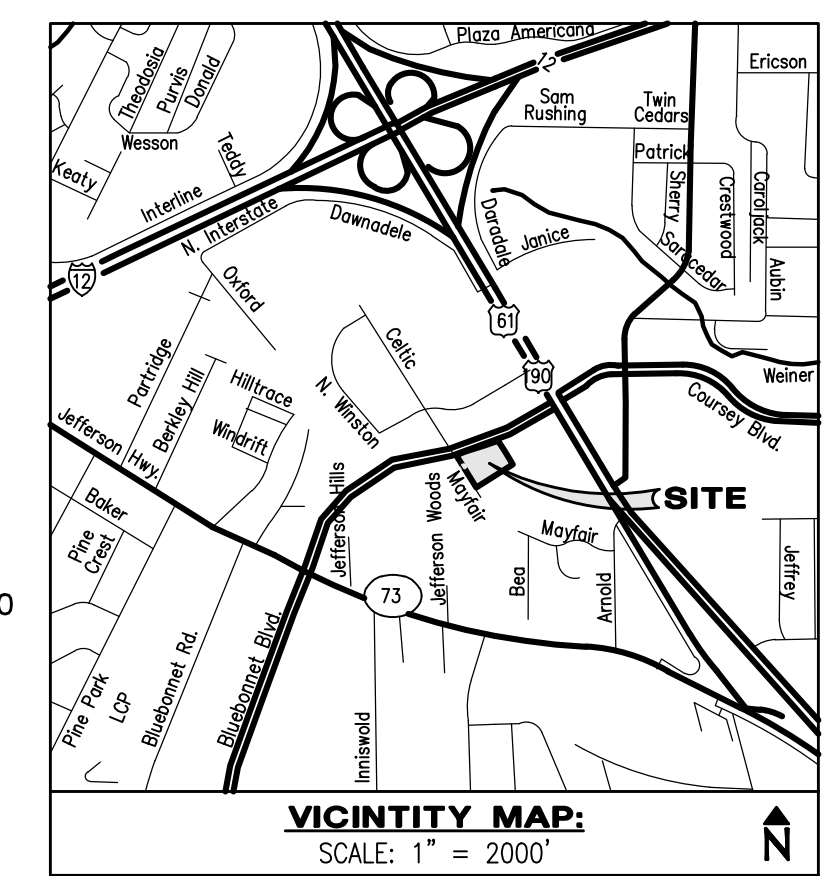
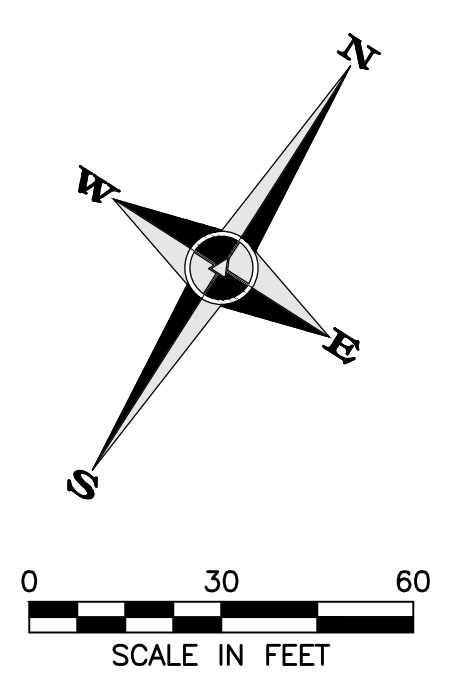
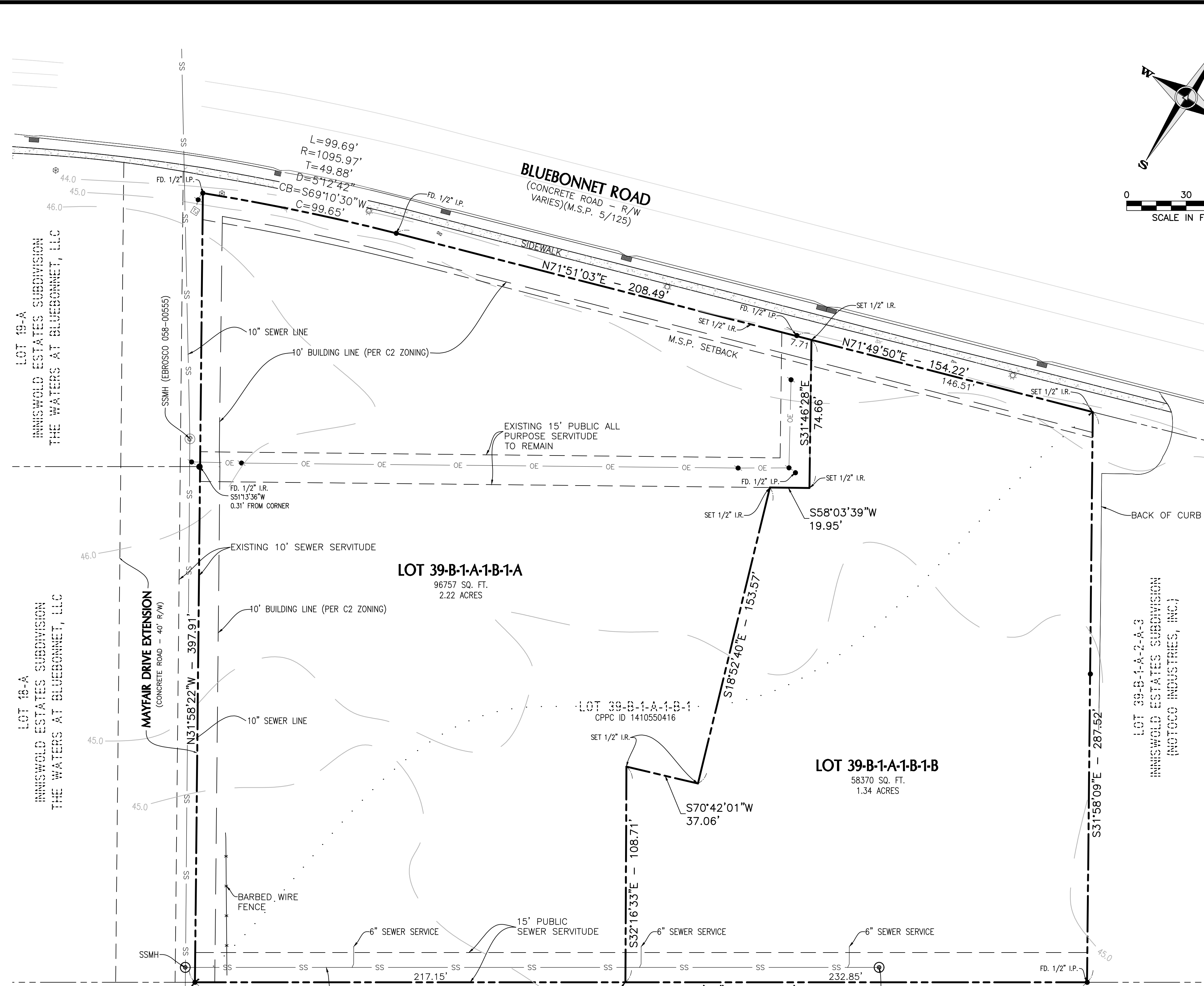
5. Bluebonnet Blvd is classified as an Urban Principal Arterial. The intersection of Bluebonnet Blvd and Airline Hwy is in the MoveBR program and the subject property is within functional area of the intersection for LADOTD. Any development of either proposed lot will require a driveway permit from LADOTD and EBR, which may require cross-access and not a direct connection from each lot.
6. Both proposed lots are served by an existing public sewer line.

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

Lots Zoning	Fronting Street	Width (ft.)	Area (sq. ft.)
39-B-1-A-1-B-1	Bluebonnet Blvd	462.40	155,127
39-B-1-A-1-B-1-A	Bluebonnet Blvd	308.18	96,757
39-B-1-A-1-B-1-B	Bluebonnet Blvd	154.22	58,370
<i>C2 (min.)</i>	<i>N/A</i>	<i>60</i>	<i>7,500</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.



BENCHMARK GROUP, L.L.C.
 12232 INDUSTRIPLEX BLVD., SUITE 9
 BATON ROUGE, LOUISIANA 70809
 PHONE: 225.368.2475 FAX: 225.368.2476
 www.benchmarkgroupllc.com

This document is preliminary until such time as the document is signed & dated.
 SCALE: 1" = 30' DRAWN BY: MC
 FILE: LOT 39-B-1-A-1-B RESUB
 PROJECT NO.: 23-036A DATE: 11/12/24

LEGEND:

- POWER POLE
- ⊗ TRAFFIC SIGNAL POLE
- ☼ STREET LIGHT
- ⊞ TELEPHONE PEDESTAL
- ⊞ TELEPHONE SWITCHBOX
- CURB INLET

REFERENCE MAPS:

- "MAP SHOWING EXCHANGE OF PROPERTY OF LOT 38-A-2 & LOT 39-B-1-A-1-B INNISWOLD ESTATES INTO LOT 38-A-2-A & LOT 39-B-1-A-1-B..."; BY: DAVID B. FAZEKAS, P.L.S., DATED 7/3/13.
- "MAP SHOWING THE RESUBDIVISION OF LOT 39-B-1-A-2-A AND LOT 39-B-1-A-1 OF INNISWOLD ESTATES..."; BY: PHILLIP J. THOMAS, P.L.S., DATED: 10/9/2002.
- "RIGHT OF WAY MAP BLUEBONNET ROAD REALIGNMENT 1-10 TO CEDARCREST AVENUE..."; PROJECT NO. 97-CS-HC-0023, DATED 1-28-2000.
- "MAP SHOWING RESUBDIVISION OF LOT 38-A & LOT 39-B-1-A-1-A INTO LOT 38-A-1 & 38-A-2..."; ORIG. 199, BNDL 10785.

BASIS FOR BEARING:
ALL BEARINGS SHOWN HEREON ARE BASED OFF OF AND RELATIVE TO LA. SOUTH STATE PLANE COORDINATES NAD 83.

FLOOD ZONE NOTE:
THIS PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE 'X' (AREA OUTSIDE 100 YEAR FLOOD HAZARD) ACCORDING TO FEMA-FIRM MAP FOR EAST BATON ROUGE PARISH PANEL NUMBER 220058 0265 F, EFFECTIVE DATE JUNE 19, 2012.

NOTES:

- NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.
- THE CITY OF ST. GEORGE/PARISH OF EAST BATON ROUGE DOES 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.
- 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 FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE EAST BATON ROUGE PARISH ENGINEERING DIVISION.

STORMWATER NOTE:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF EACH LOT TO COMPLY WITH THE STORM WATER MANAGEMENT PLAN AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

SERVITUDE NOTE:
ALL SERVITUDES AND RIGHTS-OF-WAY SHOWN HEREON ARE EXISTING. NO NEW SERVITUDES OR RIGHTS-OF-WAY ARE DEDICATED BY THIS MAP.

LOT FILL:
THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE IMMEDIATE 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 SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE FOR EAST BATON ROUGE PARISH ARE ADDRESSED.

RESTRICTIONS:
THE CITY OF ST. GEORGE AND PARISH OF EAST BATON ROUGE DOES 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.

SETBACKS:

FRONT: 10'
SIDE: NONE
SIDE CNR.: 10'
REAR: 20'
HEIGHT: 45'

GENERAL NOTES:

CPPC ID: 1410550416
TOTAL ACREAGE: 3.56 AC
ZONING: C2 (HEAVY COMMERCIAL)
EXISTING LAND USE: COMMERCIAL
FUTURE LAND USE: COMMERCIAL
SEWER: STATE SEWER DISTRICT
WATER: BATON ROUGE WATER COMPANY
ELECTRICITY: ENTERGY
GAS: ENTERGY
TELEPHONE: AT&T
SCHOOL: EBR-9
FIRE: ST. GEORGE FIRE DISTRICT #2
CHARACTER AREA: SUBURBAN

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND THAT THIS MAP CONFORMS TO THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

PRELIMINARY
THIS DOCUMENT IS A PRELIMINARY DRAFT ISSUED FOR REVIEW/COMMENT AND SHOULD NOT BE RECORDED AS AN OFFICIAL RECORD DOCUMENT.

LAZARUS C. ONA, P.L.S. DATE: _____
FOR BENCHMARK GROUP, L.L.C.



APPROVED:
CITY OF ST. GEORGE, LA

MELISSA GUILBEAU, AICP DATE: _____
CITY OF ST. GEORGE PLANNING COMMISSION

APPROVED:
EAST BATON ROUGE PARISH, LA

RYAN HOLCOMB, PLANNING DIRECTOR (OR HIS DESIGNEE) DATE: _____
EAST BATON ROUGE PARISH PLANNING COMMISSION

P- _____
RECEIPT

PUBLIC DEDICATION:
THE STREETS, RIGHTS-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES, OTHER THAN THOSE LABELED AS PRIVATE SERVITUDES, ARE GRANTED TO THE PUBLIC FOR THE PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE BY 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 SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

GURDIP SINGH, MANAGER DATE: _____
UJJAGAR INVESTMENTS
OWNER: LOT 39-B-1-A-1-B-1

Map Showing Resubdivision

of
LOT 39-B-1-A-1-B-1
INNISWOLD ESTATES

INTO
LOT 39-B-1-A-1-B-1-A & LOT 39-B-1-A-1-B-1-B

Located in Section 100, Township 7 South, Range 5 East
Greensburg Land District, East Baton Rouge Parish
Louisiana

for
UJJAGAR INVESTMENTS