



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

Location: 11465 and 11557 Honore Lane

Owner/Applicant: Kelvin Tillotson

Site Area: 4.502 acres

Zoning: C1 Light Commercial, B Off-Street Parking, M1 Light Industrial

Character Area: Suburban

Flood Zone: X

Conveyance Zone: No

Existing Use: Single-family residential and Undeveloped

Request: Preliminary/final plat to subdivide Lot Y, W. W. Pecue Tract, into Lots Y-1, Y-2, and Y-3, including a new flag lot (Y-1)

Received: March 21, 2025

Planning Commission: May 5, 2025

Staff Recommendation: Approval

Findings

1. The subject site has three zoning districts and two existing single-family dwellings.
2. The applicant proposes to subdivide the lot into three lots:
 - Lot Y-1 will be split-zoned with the same three zoning districts and be undeveloped;
 - Lot Y-2 will be zoned M1 and is developed with an existing house; and
 - Lot Y-3 will be zoned C1 and is developed with an existing house.
3. M1 (proposed Lot Y-2) does not allow any residential use. The existing house at 11465 Honore Lane is and will continue to be nonconforming.

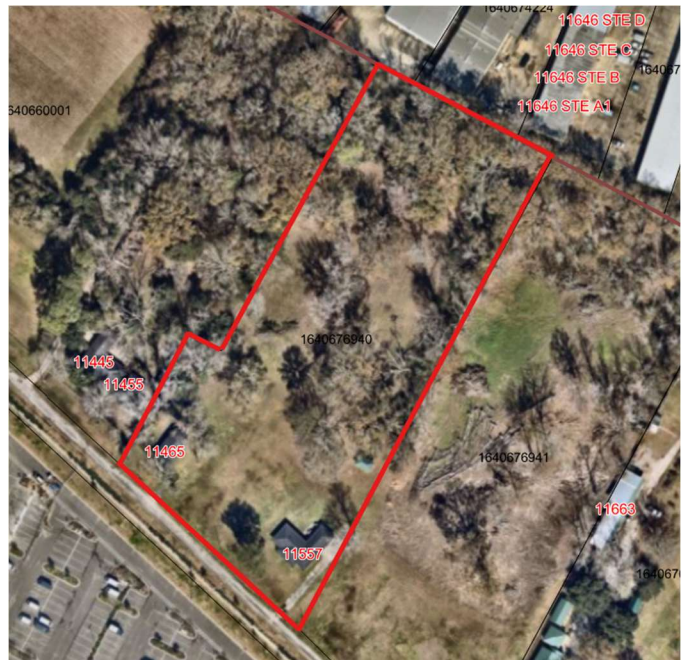


Figure 1. Aerial of subject site c. 2025.

4. There are no minimum lot width or area standards for single-family residential in any of the three zoning districts; the non-residential or multi-family standards have been applied. All three lots meet the minimum standards (see Table 1).
5. Proposed Lot Y-1 is a flag lot. It has a flagpole width of 60.0 ft, which meets the minimum of 20 ft (Sec. 7:4.3.9.B).
6. Proposed Lot Y-1 is not a building site, as it is within 500 ft of public sewer but does not currently have public sewer. The EBR Parish Subdivision Engineering Office states that “a public sewer extension would be required since the 24” gravity line cannot be directly connected to.”
7. Honore Lane is a private road in a 25-ft private servitude. Future development of proposed Lot Y-1 will likely trigger a requirement to improve this private road.

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

Lots Zoning		Fronting Street	Width (ft.)	Area (sq. ft.)
Y		Honore Ln	329.90	196,107.12
Y-1		Honore Ln	~270	152,198.64
Y-2		Honore Ln	137.07	21,910.68
Y-3		Honore Ln	132.83	21,997.80
M1	Non-residential Use	N/A	100 min	15,000
B	Non-residential Use	N/A	50 min	6,000
C1	Non-residential Use /Multi-family Use	N/A	60 min.	7,500

Table 2. Summary of Technical Requirements of the UDC

Standard or Guideline [Sec.]	Required	Proposed	Meets?
Subdivision Plats, Generally			
Location of facilities [7:4.3.2.B]	N/A	N/A	N/A
Adequate public facilities [7:4.3.2.C]	Public sewer extension required	Will connect before Lot Y-1 is developable, currently proposed as “not a building site”	YES
Lot dimensions [7:4.3.2.D.2]	Comply with Chapter 11	See Table 1	YES
Lot arrangement [7:4.3.2.D.3]	No foreseeable difficulty securing building permits	No foreseeable difficulty	YES

Standard or Guideline [Sec.]	Required	Proposed	Meets?
Review criteria [7:4.3.2.F]	See Subdivision Review Criteria		
Dimensional Regulations [7:11.2]			
Lot width	See Table 1		YES
Lot area	See Table 1		YES
Open Space			
Required open space [7:12.3.2]	N/A	None	N/A
Transportation			
Blocks [7:13.1]	N/A	N/A	N/A
Street and alley widths [7:13.2]	N/A	N/A	N/A
Access to arterial streets [7:13.3.B]	N/A	N/A	N/A
New streets [7:13.3.C]	N/A	N/A	N/A
Sidewalks [7:13.8]	No. Will be required with future road improvements	None	YES
Traffic Impact Analysis [7:13.9]	No	None	YES
Utilities			
Street lighting [7:14.1.3]	N/A	N/A	N/A
Drainage and Water Quality			
Stormwater Management Plan [7:15.13]	No	No	YES
Drainage Impact Study [7:15.15]	No	No	YES
Water Quality Impact Study [7:15.17]	No	No	YES
Floodplain Conveyance Zone [7:15.24]	N/A	N/A	N/A
Stream Setbacks [7:15.25]	N/A	N/A	N/A

Subdivision Review Criteria [7:4.3.2.F]

1. Consistency with the comprehensive plan and other applicable planning documents.
Applicant Response: The new re-subdivision of property is consistent with light commercial use. The existing houses will be used as "Air bnb" rentals. And Tract Y-1 is planned for a Townhome development.

Staff Comment: See Consistency with Comprehensive Plan below. No other applicable planning documents.

2. Consistency with existing or proposed zoning of the property.

Applicant Response: The property is currently zoned for light industrial and light commercial and will propose to re-zone all lots to light commercial.

Staff Comment: The proposed lots meet the minimum dimensional requirements of the existing zoning districts and are adequately sized and appropriately configured for potential development that would be allowed by the existing zoning districts.

3. Existing or proposed availability of adequate facilities and services.

Applicant Response: Adequate facilities and services will require improvements.

Staff Comment: Proposed Lots Y-2 and Y-3 are developed with existing single-family houses. Proposed Lot Y-1 is marked as "not a building site" and will require connection to public sewer before it is developable. Public sewer is nearby and the applicant is aware of and is making plans to connect to it.

4. Suitability of the site for the proposed development.

Applicant Response: The site is suitable for the concept plan and consistent with other developments in the area.

Staff Comment: The site is suitable to be subdivided into three lots, which will allow each of the two existing house to be on their own lots.

5. Compatibility with existing and planned land use patterns.

Applicant Response: This Planned unit development is consistent with other developments in the area.

Staff Comment: Existing land use in the area is a mix of residential and commercial of different scales and intensities. Proposed Lot Y-1 is adequately sized and appropriately configured for potential development compatible with existing land use patterns.

6. Compatibility with the neighborhood norm.

Applicant Response: The neighborhood norm is transitioning to meet the City's comprehensive plan for future use and existing zoning patterns.

Staff Comment: N/A. Not in a recognized subdivision.

7. Whether the proposed development is premature as evidenced by: the lack of adequate public facilities within a reasonable distance to the site; or extraordinary public facility delivery costs due to the remote location or poor access to the site.

Applicant Response: The planned development is in the conceptional phase and plan to upgrade required facilities with existing public facilities within distance of site.

Staff Comment: Public sewer is within 500 feet of the site. Honore Ln, a private street, will likely need improvements before proposed Lot Y-1 can be developed.

8. Whether proposed rights-of-way and servitudes are adequate to serve the property and are consistent with adopted plans.

Applicant Response: Existing right of ways and servitudes currently service the property and adjacent sites consistent with proposed concept.

Staff Comment: Concur.

9. Whether the traffic impacts from the proposed development can be adequately mitigated in accordance with a traffic impact analysis, if required.

Applicant Response: No traffic studies have been done for the site.

Staff Comment: Proposed Lot Y-1 is marked as not a building site and proposed Lots Y-2 and Y-3 have existing houses, so there are no new traffic impacts at this time.

10. Whether the proposed development is consistent with an applicable concept plan approval.

Applicant Response: This Planned unit development is consistent with other developments in the area and will add a new look that continues with the City's comprehensive plan consistent with the existing zoning already established in the area.

Staff Comment: No applicable concept plan.

Consistency with Comprehensive Plan

St. George has not adopted a comprehensive plan, but this section refers to FuturEBR, which is the Parish's comprehensive plan that covered St. George prior to its incorporation.

- Future Land Use is Employment Center (EC).
- "Employment Centers are primarily business districts... with multi-family housing options and other commercial enterprises."
- Staff finds that the proposed subdivision may be consistent with the EC future land use, depending on future development of proposed Lot Y-1, which is split-zoned M1, B, and C1.

Public Notification

- The subject property sign was posted on April 17, 2025.
- Letters were mailed to owners of property within 300 feet on April 18, 2025.
- Legal advertisement was published on April 20, 28, and May 5, 2025.

BASE BEARING: S 28°25'19" W (SPC-LA SOUTH ZONE 1702)
 FLOOD ZONE: SHADED X BASE FLOOD ELEVATION: N/A
 F.E.M.A. F.I.R.M. MAP NO. 22033C0270E DATE: 5/2/08
 RECORD INUNDATION N/A

DRAWN BY	SLL
CREW CHIEF	SSL
TECHNICIAN	FDL
CHECKED BY	SSL
CHECKED BY	-

FLOOD ZONE SCALED FROM F.I.R.M.

NOTE: SPECIFIC FLOOD HAZARD AREAS, BASE FLOOD ELEVATIONS, CONVEYANCE ZONES, AND ZONING DISTRICTS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED.

REFERENCE:

1. MAP SHOWING RESUBDIVISION OF THE W.W. PECUE LOT CONTAINING 9.16 ACRES AND THE EDWARD BURR LOT CONTAINING 5.00 ACRES, BY PHILLIP J THOMAS, P.L.S., DATED 01/30/2001. RECORDED AS ORIGINAL #216 BUNDLE #11197.
2. MAP SHOWING THE NORTH PORTION OF THE W.W. PECUE TRACT, BY STU E. KLEINPETER, C.E., DATED 11/7/1950 AND RECORDED AS ORIG. 41 AND BUNDLE 2718.
3. MAP SHOWING SUBDIVISION OF TRACT X-1-A-1 INTO X-1-A-1-A AND X-1-A-1-B AND DEDICATION OF SERVITUDES FOR TRACTS X-1-B-1 AND B-1-A-2-A-2, BY COLIN B. GRAVOIS, P.L.S., DATED 5/18/2022 AND RECORDED AS ORIGINAL 568 AND BUNDLE 13210.

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA. ACCORDING TO HEALTH DEPARTMENT STANDARDS, PROPOSED RESIDENCES CONSTRUCTED ON THIS SITE SHALL BE A MINIMUM OF 24" ABOVE THE BOTTOM OF THE ADJACENT ROADSIDE DITCH. HOWEVER, FINAL DETERMINATION OF THE PROPOSED FLOOR ELEVATION SHALL BE DETERMINED ACCORDING TO PARISH ORDINANCES.

RECOMMENDED FOR APPROVAL:

HEATHER GRAY, SANITARIAN
 EAST BATON ROUGE PARISH
 HEALTH UNIT

NOTE:

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 PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

THE APPROVAL OF THIS PLAT 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 PARTICULARLY, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED

APPROVED: CITY OF ST. GEORGE

PLANNING DIRECTOR
 MELISSA GUILBEAU, AICP

DATE
 (S25-05-F)

ENGINEERING MANAGER

DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

I FURTHER CERTIFY THAT THIS MAP CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

F. DEWITT LADNER
 PROFESSIONAL LAND SURVEYOR
 REG. #4983

4/16/2025
 DATE

GENERAL NOTES:

TOTAL AREA: 4.502 ACRES; (196099 SQ. FT.)
 TOTAL NO. LOTS: 3
 ZONING: C1, B & M1

ZONE C1 Building Setbacks:	ZONE M1 Building Setbacks:
Front: 10'	Front: 25'
Rear: 20'	Rear: N/A
Side: N/A	Side: N/A

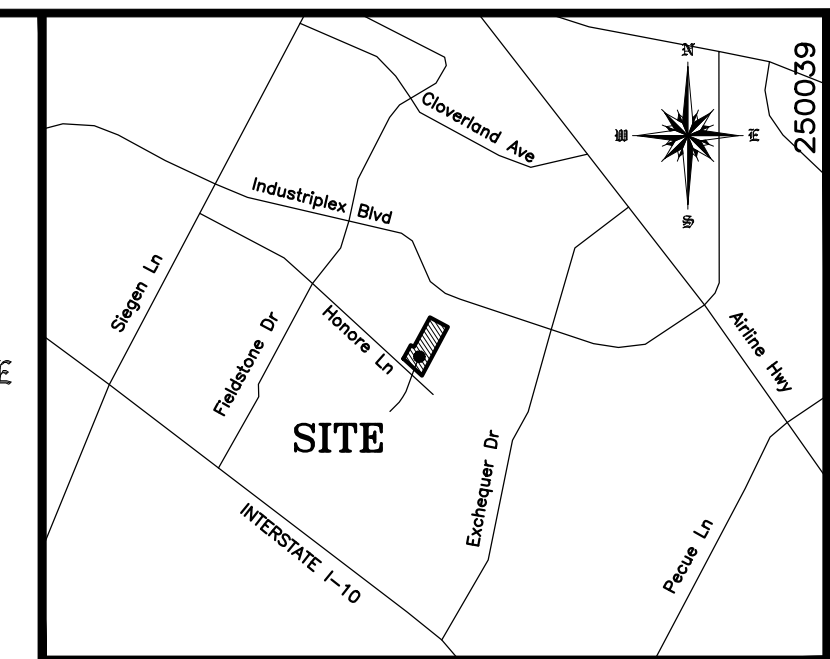
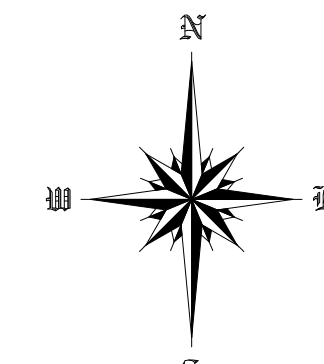
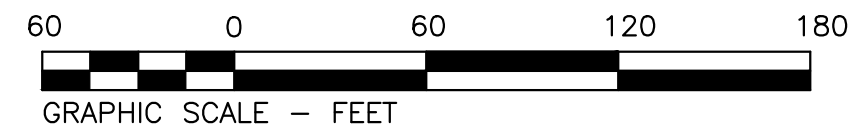
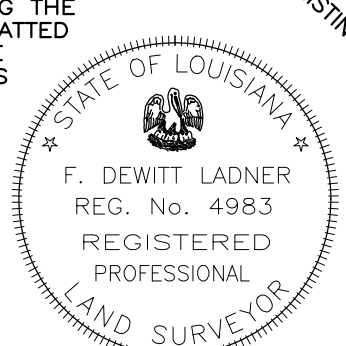
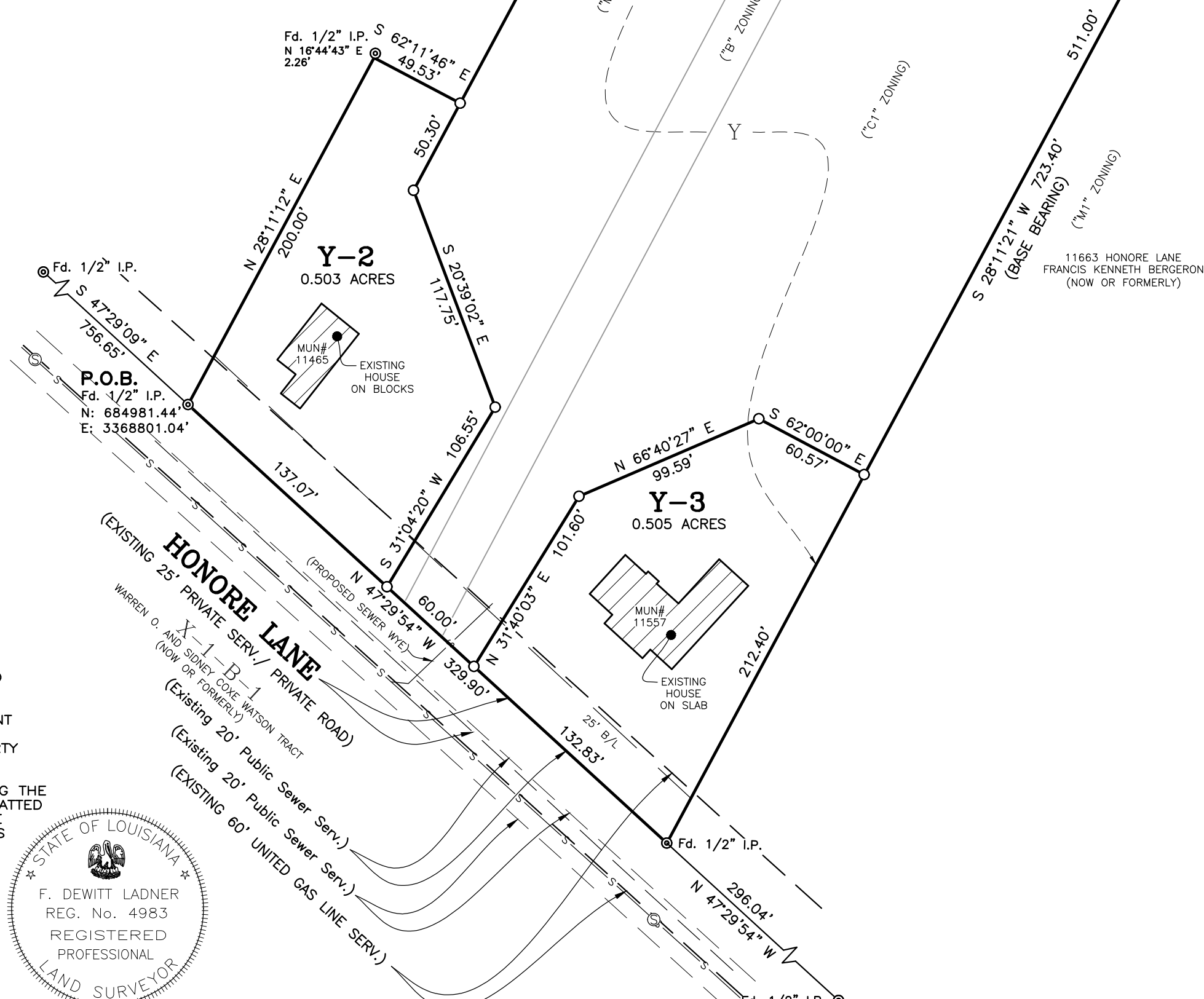
COMPREHENSIVE LAND USE: EC
 EXISTING LAND USE: LDR, UND
 CHARACTER AREA: SUBURBAN
 WATER: BR WATER CO.
 ELECTRICITY: ENTERGY
 GAS: ENTERGY
 TELEPHONE: AT & T
 SEWER: (OUTSIDE OF C.S.D.) INDIVIDUAL PRIVATE TREATMENT SYSTEMS. OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.
 SCHOOL DISTRICT: EBR-9
 FIRE DISTRICT: St. GEORGE FIRE DISTRICT #2
 CPPC I.D. NUMBERS:
 LOT Y / 1640676940

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

()NOT A BUILDING SITE**

**THE UNDERSIGNED OWNER HEREBY CERTIFIES THAT THE LAND DESIGNATED AS LOT Y-1 WILL BE USED ONLY FOR ORCHARDS, FORESTRY, OR THE RAISING OF CROPS. NO PERMITS FOR BUILDINGS SHALL BE ISSUED UNTIL THE PROPERTY HAS A PROPER SEWER WYE CONNECTION/ ACCEPTED BY THE DEPT. OF DEVELOPMENT AND COMPLIES WITH ALL REQUIREMENTS IN UNIFIED DEVELOPMENT CODE 4.3.2 & 4.3.6.D AND A REVISED PLAT IS APPROVED/RECORDED TO REMOVE THE "NOT A BUILDING SITE" DESIGNATION.



VICINITY MAP
 SCALE 1" = 500'

- LEGEND**
- ⊙ Fd. Iron
 - Set 1/2" I.R.
 - SSMH
 - SEWER LINE

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

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 EBR HEALTH UNIT.

DEDICATION:
 THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON. THE STREET AND 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 ARE 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 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.

KELVIN TILLOTSON, (OWNER) _____ DATE _____

MAP SHOWING SURVEY & DIVISION
 OF
LOT "Y"
OF THE W.W. PECUE TRACT
 INTO
LOTS Y-1, Y-2 & Y-3
 LOCATED IN SECTION 48, T8S-R2E
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
KELVIN TILLOTSON

