



CITY OF ST. GEORGE MUNICIPAL SERVICES

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Staff Report

Case No. S24-08-PF

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

Location: 12991 Highland Rd
Owner: LA BTR Highland Alpha, LLC
Applicant: MR Engineering & Surveying
Site Area: 6.5 acres
Zoning: A1 Single Family Residential
Character Area: Suburban
Flood Zone: X for front half, A and AE for rear half
Conveyance Zone: No
Existing Use: Single-family dwelling and undeveloped

Request: Preliminary/final plat to subdivide Tracts A-1 and A-2, C. Russell Kleinpeter Property, in Secs. 37 & 50, T8S-R1E, GLD, EBRP, LA, into Tracts A-1-A, A-1-B, A-1-C, and A-1-D, and dedicate private servitudes for access and sewer

Planning Commission:
February 3, 2025

Staff Recommendation: Approval, with the conditions listed in Finding #3

Findings

1. Tract A-1 has a house and related improvements. The applicant proposes to demolish these within six months of plat approval.
2. The applicant proposes to subdivide two tracts into four (Table 1), with a:
 - a. Private servitude of access across the front 40 feet of proposed Tracts A-1-B and A-1-C to provide one common access point to all four tracts; and
 - b. Private sewer servitude, 15 feet wide, across the middle of all four tracts, with a private sewer treatment plant servitude on proposed Tract A-1-A, to provide a private community sewer treatment system.



Figure 1. Aerial view of subject property.

3. Staff recommends the following conditions:
 - a. A note be added to the plat to further clarify that access to Highland Rd is restricted to one point for all four tracts, at a location at or further from Siegen Ln than the current driveway.
 - b. The final plat shall not be recorded until the private sewer treatment plant has received all required approvals or permits, and is ready to be installed. If the final plat is recorded before such time, all four tracts shall be labeled as “not a building site.”

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

Lots Zoning	Fronting Street	Width (ft.)	Area (sq. ft.)
Tract A-1	Highland Rd	150.0	205,350
Tract A-2	Highland Rd	225.0	76,738
Tract A-1-A	Highland Rd	93.75	70,522
Tract A-1-B	Highland Rd	93.75	70,522
Tract A-1-C	Highland Rd	93.75	70,522
Tract A-1-D	Highland Rd	93.75	70,522
A1	<i>na</i>	75 min.	10,500 min.

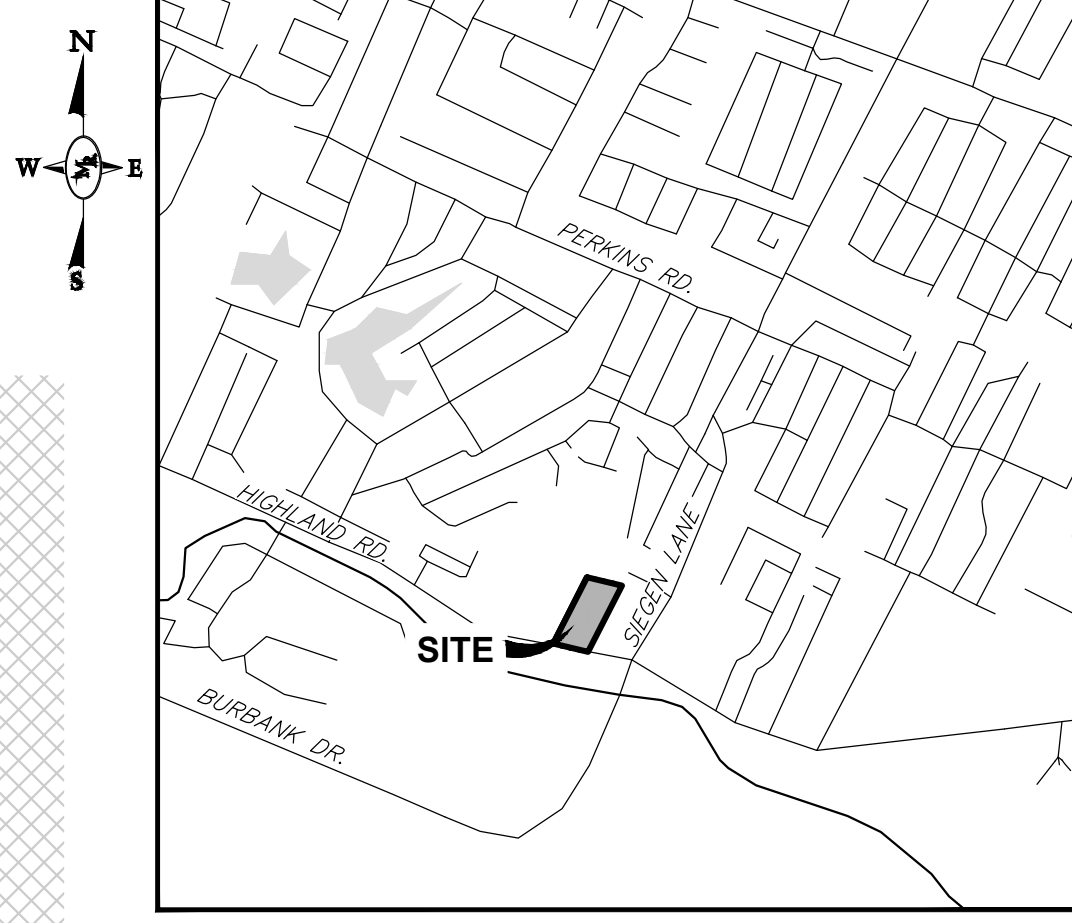
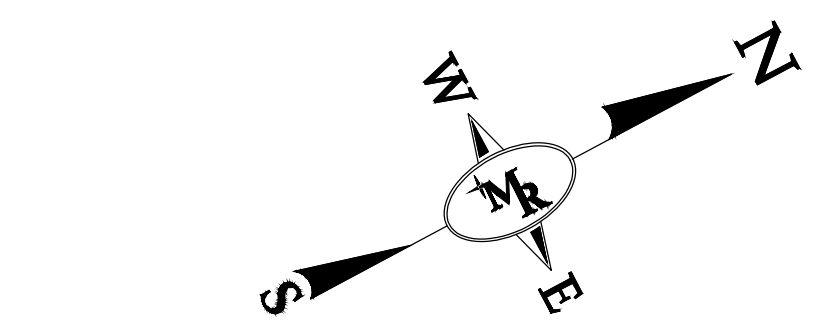
Consistency with Comprehensive Plan

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 Residential Neighborhood (RN).
- “This category includes predominantly single-family homes...”
- Staff finds that the proposed subdivision is consistent with the RN future land use.

Public Notification

- The subject property sign was posted on January 17, 2025.
- Letters were mailed to owners of property within 300 feet on January 17, 2025.
- Legal advertisement was published on January 17, 24, and 31, 2025.



- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - x-x-x- FENCE
 - - - - POND TOP BANK
 - - - - CULVERT
 - - - - OVERHEAD UTILITIES
 - - - - EDGE OF ROAD
 - - - - ROAD CENTERLINE
 - - - - TOP BANK OF DITCH
 - - - - DITCH CENTERLINE
 - - - - BUILDING SETBACK
 - - - - PRIVATE SERVITUDE OF ACCESS
 - - - - CONTOUR LINE
 - PROPERTY CORNER FOUND
 - PROPERTY CORNER SET
 - L.D.H. RIGHT OF WAY MARKER
 - PIPELINE VENT
 - PIPELINE MARKER
 - TELEPHONE PEDESTAL
 - POWER POLE
 - AIR CONDITIONING UNIT
 - BRICK COLUMN
 - GUY WIRE WITH ANCHOR
 - FLOOD ZONE "AE"
 - FLOOD ZONE "A"

- ZONING NOTES:**
- ZONED: A1
 SETBACKS:
 FRONT: 15'
 SIDE: 5'
 REAR: 25'
 CORNER SIDE: 15'
 ACREAGE: 6.476 AC.
 NUMBER OF LOTS: 4
 MAX HEIGHT: 35'
 EXISTING LAND USE: LDR
 FUTURE LAND USE: RM
 SCHOOL DISTRICT: EBR 9
 SEWER: TREATMENT PLANT
 WATER: BATON ROUGE WATER CO
 ELECTRIC CO.: ENTERGY
 GAS CO.: ENTERGY
 FIRE DISTRICT: ST. GEORGE FIRE DISTRICT # 2
 CHARACTER AREA: SUBURBAN
 CDDP LOT ID #
 TRACT A-1: 1485180
 TRACT A-2: 1484199

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

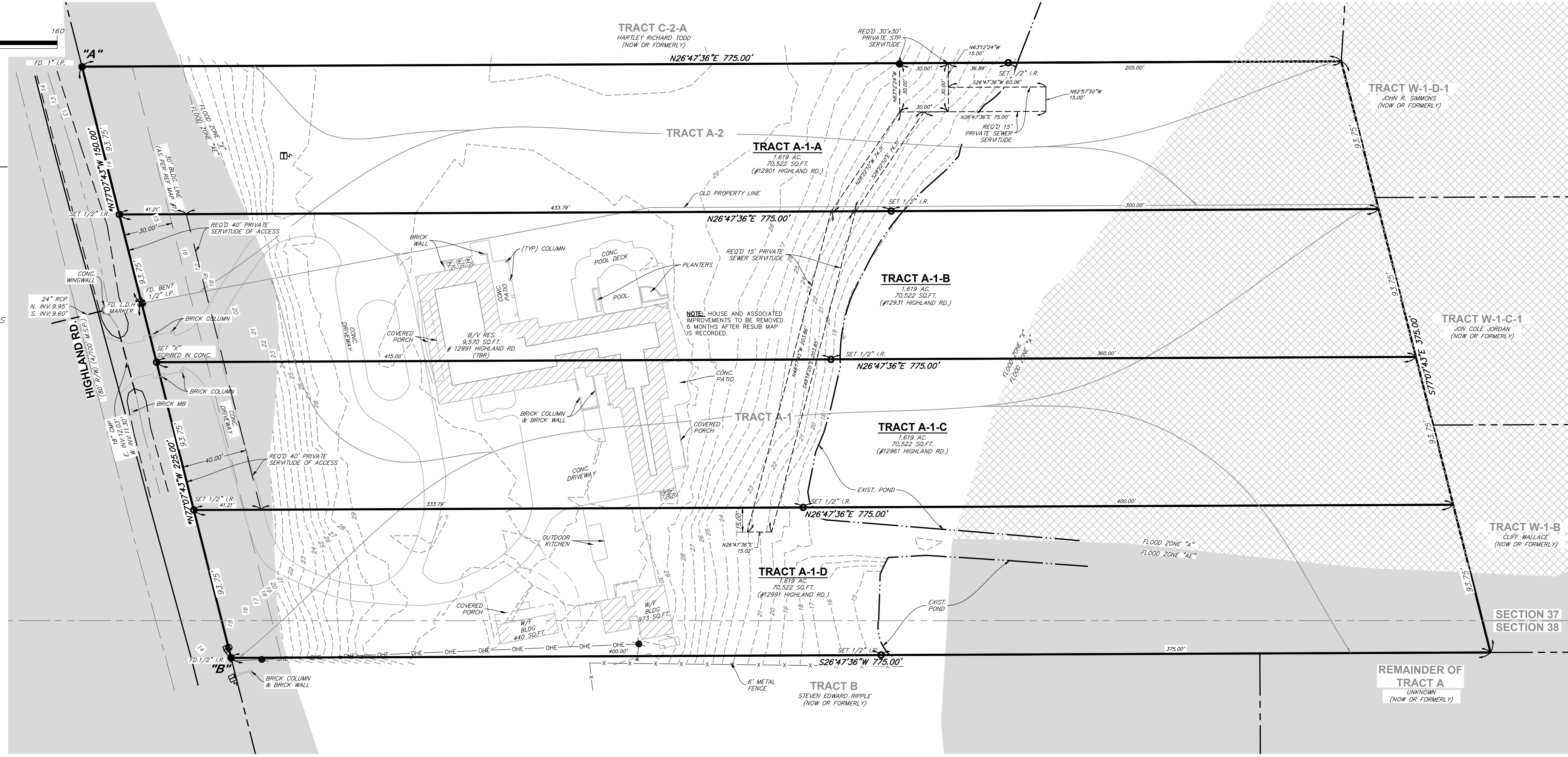
SEWAGE DISPOSAL:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

REFERENCE BEARING: *N77°07'43"W
 BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

REFERENCE BENCHMARK:
 THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "S1B1" (PID D04818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE, GEOID 18.

- REFERENCE MAPS:**
- MAP SHOWING RESUBDIVISION OF TRACT A OF THE C.R. KLEINPETER PROPERTY INTO TRACTS A-1 & A-2, FOR PAUL J. BLALOCK, JR., AND MARY B. BLALOCK, BY MCLIN LAND SURVEYING, DATED 6-17-93. ORIGINAL: 795 BUNDLE: 10412.
 - RIGHT OF WAY MAPS OF PROPOSED SIEGEN LANE (LA 3246) IMPROVEMENTS HIGHLAND RD. (LA 42) TO 650' SOUTH OF PERKINS RD. (LA 42). STATE PROJECT NO. 817-40-0008 & 258-31-0016. CITY-PARISH PROJECT NO. 06-CS-HC-0025. BY DMJM HARRIS, AECOM & BATON ROUGE LAND SURVEYING INC. DATED 09-15-2008. ORIGINAL: 368 BUNDLE: 12093.
 - MAP SHOWING RESUBDIVISION OF TRACTS C-1 & C-2 BEING A PORTION OF THE ORIGINAL C.R. KLEINPETER PROPERTY INTO TRACTS C-1-A & C-2-A. FOR RICHARD T. HARTLEY, BY FERRIS ENGINEERING & SURVEYING INC. DATED 06-08-1992. ORIGINAL: 703 BUNDLE: 10320.

- GENERAL NOTES:**
- THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE SHADED "A", "AE" & "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 2203C0330E, DATED MAY 2, 2008. THE CURRENT BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
 BASE FLOOD ELEVATION: 15.5' RECORD INUNDATION: 15.9'
 - WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
 - DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
 - NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
 - 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 PARTICULAR, NO FILLING OF THE PROPERTY SHALL COMMENCE UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNITED DEVELOPMENT CODE ARE ADDRESSED.
 - THE CITY OF ST. GEORGE AND PARISH OF EAST BATON ROUGE DO 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.



PRIVATE DEDICATION:
 THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF TRACTS A-1-A, A-1-B, A-1-C & A-1-D, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF VILLAS AT OAK BEND. THE CITY-PARISH SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC (DRAINAGE OR SEWER) SERVITUDES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDES" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO TRACTS A-1-A, A-1-B, A-1-C, & A-1-D AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL TIE-INS TO EXISTING FACILITIES) WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE" BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF TRACTS A-1-A, A-1-B, A-1-C, & A-1-D, ITS SUCCESSORS AND ASSIGNS. THE CITY-PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES. THE MAINTENANCE AND UP KEEP OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ABUTTING SUCH PRIVATE STREETS.

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.

OWNER:

WILLIAM STEGALL (REPRESENTATIVE) _____ DATE _____
 LA BTR HIGHLAND ALPHA, LLC.

CERTIFICATION:
 I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:505(1), ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

MICKEY L. ROBERTSON _____ 01-20-2025
 MICKEY L. ROBERTSON, P.E., P.L.S. DATE

APPROVED:

STEPHANIE PHILLIPS GROS, PE, PTOE
 CITY OF ST. GEORGE
 DIRECTOR OF DEVELOPMENT
 DATE: _____

APPROVED:

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



MAP SHOWING
 RESUBDIVISION
 OF
**TRACTS
 A-1 & A-2**
 C. RUSSELL KLEINPETER PROPERTY
 INTO
**TRACTS A-1-A,
 A-1-B, A-1-C
 & A-1-D**
 C. RUSSELL KLEINPETER PROPERTY
 LOCATED IN
 SECTION 37 & 38, T8S-R1E
 GREENSBURG LAND DISTRICT,
 CITY OF ST. GEORGE,
 EAST BATON ROUGE PARISH,
 STATE OF LOUISIANA,
 FOR
LA BTR HIGHLAND ALPHA, LLC.

 MR ENGINEERING & SURVEYING, LLC 9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592	CAD ORIGINAL	SCALE: 1"=40'	DRAWN: TRB
	DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	DATE: 01/2025	CHECKED: MLR