



**CITY OF  
CENTRAL**

A COMMUNITY THAT CARES

**MUNICIPAL SERVICES CENTER**

6703 Sullivan Rd ♦ Central, LA 70739 ♦ p: 225-262-5000

June 20, 2024 **REVISED July 16, 2024**

TO: Zoning Commission

FROM: Melissa Guilbeau, AICP, Planning Consultant, and  
Taurus Freeman, MPA, Deputy Program and Planning Director

Re: **PUD-1-24 Planned Unit Development Preliminary Plan for The Summit at Greenwell Springs**

Application Summary					
<b>Property Owner</b>	Garden Gate Properties, LLC		<b>Submittal Date</b>	May 16, 2024	
<b>Applicant &amp; Design Professional</b>	Mickey L. Robertson, MR Engineering & Surveying LLC		<b>Total Site Area</b>	34.30 acres	
<b>Location</b>	North side of Magnolia Bridge Rd and west side of Greenwell Springs Rd on Tract Y-1-A of the Lawrence E. Kennard Tract				
<b>Zoning Commission Meeting Date</b>	June 27, 2024	<b>City Council Meeting Date</b>	July 23, 2024	<b>Lot ID Number</b>	611170052
Request					
<b>Proposed Uses</b>	15,200 sq. ft. of new commercial buildings		<b>Proposed Zoning</b>	R-3 (Single-Family Attached/Multi-Family Residence)	
	7 <b>14</b> new single-family zero-lot line dwellings			<b>R-2 (Single-Family Residence)</b>	
	64 <b>46</b> new single-family detached dwellings			B-3 (General Commercial/Business)	
			<b>Access</b>	Public and Private	
<b>Departures from Conformance</b>	Yes; see PUD Standards table		<b>Sewer</b>	Public	
Site Characteristics					
<b>Land Use Plan Designation</b>	Conservation Areas, Restricted Greenspace, Rural/Agriculture		<b>Zone of Influence</b>	N/A	
<b>Existing Zoning</b>	R/A (Rural/Agricultural)		<b>Overlay District</b>	Corridor (Magnolia Bridge Rd)	
<b>Existing Use</b>	2 single-family dwellings (19321 & 19325 Greenwell Springs Rd) and Undeveloped		<b>Special Flood Hazard</b>	AE/X <a href="#">Map</a>	
Surrounding Characteristics					
<b>Surrounding Zoning</b>	R/A, R-2 (Single-Family Residence)		<b>Surrounding Uses</b>	Institutional, Single-Family Residential, Undeveloped	



## Case History-Site

- **PUD-2-23** Planned Unit Development Preliminary Plan for The Summit at Greenwell Springs. Application submitted 8/17/2023. Public participation meeting conducted 9/20/2023. Application withdrawn by applicant 11/16/2023 before it was advertised for public hearing.

## Master Plan Context Analysis

- **Future Land Use.** The subject property is designated as the following future land use (FLU) classifications (see descriptions at right and attached map):
  - Conservation Areas (aka Greenways)
  - Restricted Greenspace
  - Rural/Agriculture
- The Master Plan does not identify any zoning districts as aligning with the Conservation Areas or Restricted Greenspace FLUs. Notably, the Conservation Area FLU (aka Greenways) is “considered unsuitable for development and should be protected from development in order to ensure adequate flood basin area.”
- The Master Plan identifies the R/A (Rural/Agricultural) zoning district as the district that most closely aligns with the Rural/Agriculture FLU.
- The proposed PUD, including its requested rezoning to R-3, **R-2**, and B-3, does not meet the intent of any of the three FLU classifications.
- **Density Zone.** The subject property is in the Rural Density Zone, which provides for very low density of a rural character.
- The proposed PUD is of a moderate density that is not compatible with the Rural Density Zone.
- **Sector Plan.** The subject property is in the following two sectors (descriptions at right):
  - G1 Restricted Growth (corresponds with Conservation Areas)
  - G2 Controlled Growth (corresponds with Rural/Agriculture)
- The proposed PUD is not consistent with the intent of the G1 Sector. It is consistent with the G2 Sector.
- **Overall Consistency.** Staff's opinion is that the proposed PUD is not consistent with the Master Plan.

### Greenways

This designates areas where inundation during a 100 year storm event would exceed four feet. These areas are considered unsuitable for development and should be protected from development in order to insure adequate flood basin area. Lands located in the greenway designation can be utilized for agricultural purposes - pasture, forestry, etc... - but severe restrictions should be placed upon any activity that would diminish floodplain capacity or contribute to degradation of water quality. Also included in this classification is the flood way of the Amite River. The recommended use for these areas is as public greenspace, including parks and trails serving to create non-vehicular connections throughout the City. Some areas may also be considered as suitable for designation as conservation easements and permanent open space within the framework of Conservation Subdivisions when appropriate. However, maintaining the connectivity capability should be the highest priority.

### Restricted Greenspace

This designation is used to describe properties within the 100 Year Flood Zone with inundation levels of less than four feet. The density of development in these areas should be restricted. In some cases, when an underlying land use designation is shown, density bonuses should be given priority over development in these areas.

### Rural /Agriculture

This classification designates areas of minimum density development. Intended for agricultural and very low density residential uses with a maximum density of one unit per ten acres. Residential and agricultural structures should be restricted to areas outside the 100 year flood plain and should be not be paced or constructed in ways that reduce or impede the floodplain.

### **G2 Controlled Growth Sector**

Characterized by areas with slightly less suitability and/or existing infrastructure resources typically adjacent to and just beyond existing development. Streamlining the permit process, density bonus options and offering assistance with infrastructure development are tools that might be used to encourage development of these high-priority areas.

### **G1 Restricted Growth Sector**

These are areas that have considerable pressure for development, but due to either poor overall suitability or lack of existing infrastructure should be carefully monitored to limit new development in the near term. Uncontrolled new development in these areas could quickly overrun the ability to provide essential services at a reasonable cost. In this sector, projects should be considered individually. Only very high-value, transformative developments should receive special assistance with regard to permitting and development assistance. Other projects that have minimal beneficial impact or increase sprawling, unconnected development should be discouraged.



## Planned Unit Development (PUD) Standards

Standard or Guideline	Required	Proposed	Meets?
<b>PUD Standards (<a href="#">Zoning Sec. 14.6</a>)</b>			
A. Size and Ownership	Single ownership Min. 2 acres	Single ownership 34.30 acres	YES
B. Compatibility	Compatible with surrounding uses	Compatible	YES
C. Need	Benefit to community	New commercial and residential	YES
D. Yards	Min. 25ft from north and Min. 35 ft from west property line (abutting R/A)	>25ft and >35ft	YES
E. Parking Requirements	See Parking Requirements Table		YES
F. Traffic	Adequate ingress and egress	See Conceptual Traffic Impact Study	YES
G. Other	May depart from conformance	Departs from conformance: • Parking in required front or side yards (commercial) • Block length	YES
<b>PUD Specific Content (<a href="#">Zoning Sec. 14.5.B</a>)</b>			
1.j. Open Space	Min. 3.43 acres (10%)	<del>10.84</del> <b>9.70</b> acres ( <del>31.6</del> <b>28.3%</b> )	YES
9. Architectural Plans	Preliminary	Provided	YES
10. Landscape Plans	Preliminary	Provided	YES
11. Facilities Plans	Preliminary	Provided	YES
12. Drainage Impact Study	Stormwater Management Plan (Sec. 7:15.2)	Provided	YES
13. Traffic Impact Study	Conceptual	Provided	YES
<b>Zoning District Regulations (R-3; <a href="#">Zoning Ch. 5</a>) (B-3; <a href="#">Zoning Ch. 8</a>)</b>			
Uses (5.1, 5.2, 8.1, 8.2)	See code	In R-3: • <del>Single-family detached (SF)</del> • Zero lot line single-family detached (ZLL)  <b>In R-2:</b> • <b>Single-family detached (SF)</b>  In B-3: • Office • Restaurant	YES
Lot Area, residential detached (SF) ( <a href="#">4.3.A</a> )	Min. <del>60</del> <b>75</b> ft width Min. <del>7,200</del> <b>10,500</b> sqft area	Min. <del>60</del> <b>75</b> ft width Min. <del>7,200</del> <b>10,500</b> sqft area	YES
Lot Area, residential attached (ZLL) (5.3.B, and Title 7, 7:4.9)	Min. 20ft width Min. 2,000sqft area	Min. 35ft width Min. 4,375sqft	YES



Standard or Guideline	Required	Proposed	Meets?
Lot Area, commercial (8.3.A)	Min. 2 acres	<del>2.36</del> <b>2.737</b> acres	YES
Setbacks, residential detached (SF) (4.3.B)	Min. 15ft front Min. <del>6</del> <b>7.5</b> ft side interior Min. <del>12</del> <b>25</b> ft side corner Min. 25ft rear	Min. 25ft front Min. <del>5</del> <b>8</b> ft side Min. <del>20</del> <b>25</b> /35ft rear	<del>NO</del> <b>YES</b>
Setbacks, residential attached (ZLL) (5.3.B, and Title 7, 7:4.9)	Min. 20ft front None for side or rear	Min. 25ft front Min. 0/5ft side Min. 20ft rear	YES
Setbacks, commercial (8.3.A)	Min. 30/60/85ft front Min. 10/30ft side and rear (see code)	Min. 85ft front Min. 85ft side <del>≈5ft</del> <b>Min. 43.5 ft</b> rear (pavilion)	<del>NO</del> <b>YES</b>
Building Height, residential (4.3.D, 5.3.D)	Max. 35ft	One- and Two-story	YES
Building Height, commercial (8.3.D)	Max. 45ft	One- and Two-story	YES
Parking (5.3.F, 8.3.F)	See Parking Requirements Table		YES
Parking location (16.2.G)	Not in required front or side yards adjoining a street	Located in required front (Greenwell Springs) <del>and side (proposed Summit Dr)</del> yards	NO
<b>Subdivision Standards (Sec. 7:4.103)</b>			
(2)b. Water	Public	Public	YES
(2)c. Sanitary sewer	Public	Public	YES
(2)d. Stormwater management	Stormwater Management Plan (Sec. 7:15.2)	Provided	YES
(4) Lot improvements	No foreseeable difficulties	No foreseeable difficulties	YES
(6) Blocks	Max. 1,500ft	~2,750ft between intersecting street centerlines (Greenwell Springs and Magnolia Bridge) ~1,500ft between 90deg turns	NO
(7)a. Roads	Appendix J	Most similar to F. Neighborhood Street	YES
(7)b. Street location	Connection to adjacent	Provided to south via Tract CA-4	YES
<b>Offsite Drainage Assessment (ODA)</b>			
Conveyance Zone	Yes	ODA required	NA
ODA	Required	Complete	YES



**REVISED**

<b>PARKING REQUIREMENTS:</b>			
USE	REQ'D SPACES PER UNIT OR GROSS SQ.FT.	# OF UNITS/ TOTAL GROSS SQ.FT.	REQ'D SPACES
SINGLE FAMILY (ZERO LOT LINE)	0	7 UNITS	0
SINGLE FAMILY (DETACHED)	0	46	0
OFFICE	1 SPACE/ 250 SQ.FT. GROSS FLOOR AREA	10,000 SQ.FT.	40
RESTAURANT	1 SPACE/ 100 SQ.FT. GROSS FLOOR AREA PLUS 15 PERCENT OF TOTAL	5,200 SQ.FT.	60
TOTAL SPACES REQUIRED			100
TOTAL HC SPACES REQ'D			6
TOTAL BIKE PARKING			3
TOTAL SPACES PROVIDED (INCLUDING HC AND COMPACT SPACES)			141
TOTAL SINGLE FAMILY/ZERO LOT GUEST PARKING			49
TOTAL HC SPACES PROVIDED			6
TOTAL BIKE PARKING PROVIDED			3
TOTAL PARKING			190

**Development Review Committee (DRC)**

- DRC meeting was held May 28, 2024.

**Flood Zone Regulatory Requirements**

- The subject property is partially in Flood Zone AE and partially in Flood Zone X. Future structures (in both AE & X) will need to meet elevation requirements outlined in [Sec. 8:1552 \(6\)](#) of the Building Code.
- There are some restrictions on the use of landfill in Flood Zone AE per [Sec. 8:1552 \(7\)](#) of the Building Code.
- A land disturbance permit is required prior to any earthwork – [Sec. 8:1553](#)

**Public Notification**

- The subject property sign was posted on June 7, 2024.
- Legal advertisement was published on June 8, 13, 18, 2024

**Findings**

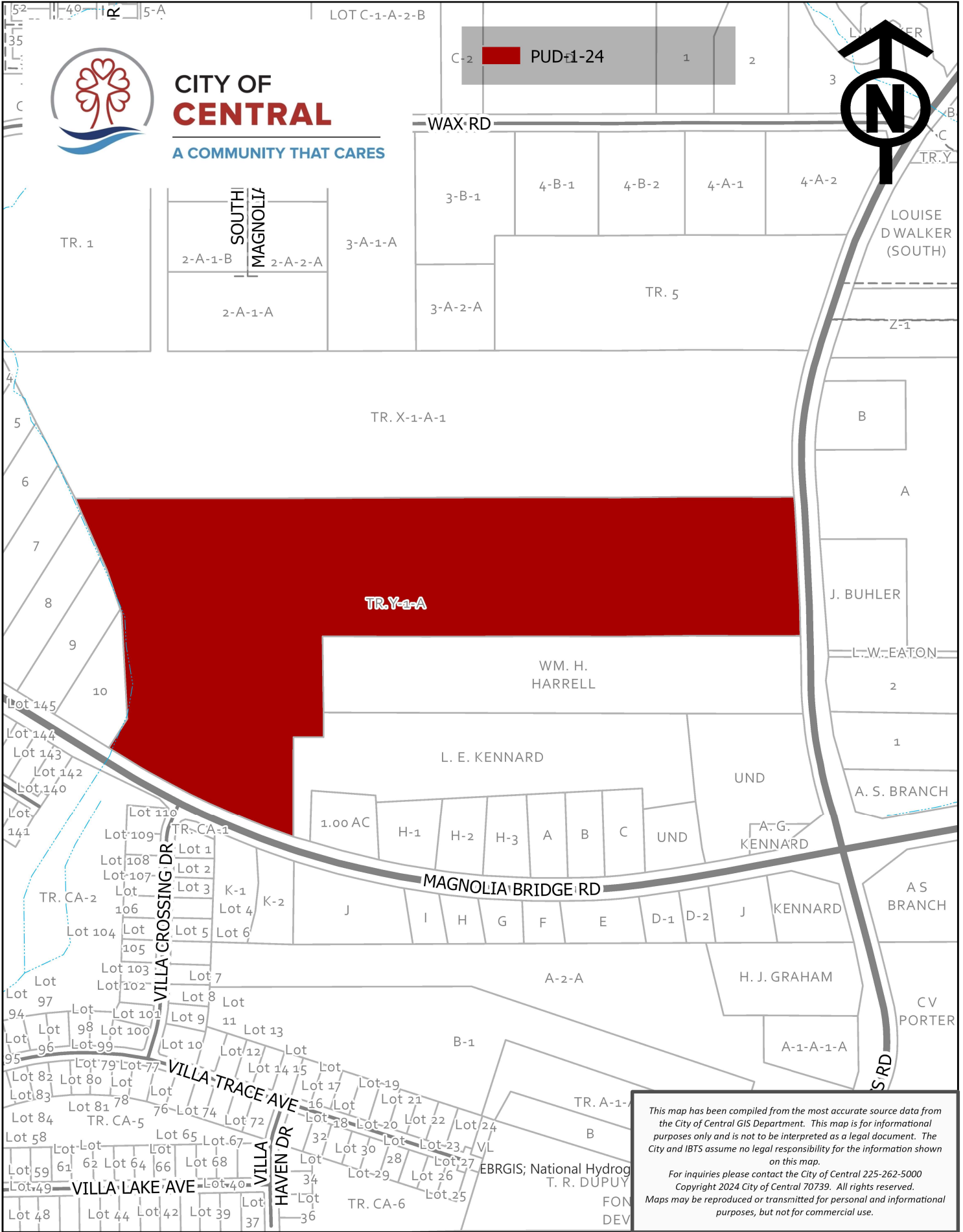
**Staff certifies that the request meets the criteria for a planned unit development preliminary plan approval.**





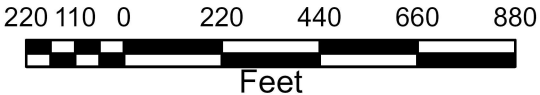
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C-2 **PUD-1-24** 1 2 3



*This map has been compiled from the most accurate source data from the City of Central GIS Department. This map is for informational purposes only and is not to be interpreted as a legal document. The City and IBTS assume no legal responsibility for the information shown on this map.*

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Vicinity Map

**PUD-1-24**

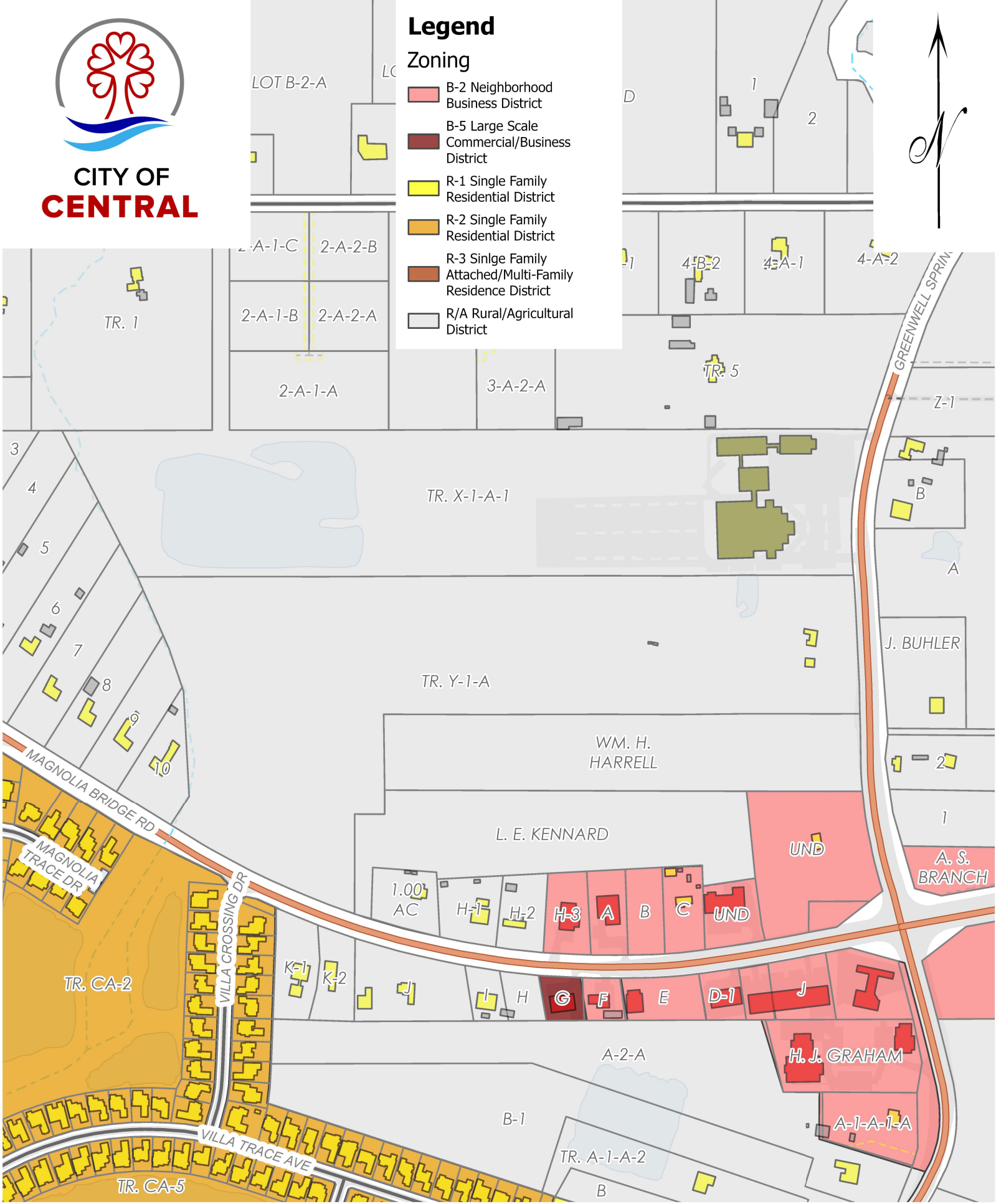


**CITY OF  
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### Legend

#### Zoning

- B-2 Neighborhood Business District
- B-5 Large Scale Commercial/Business District
- R-1 Single Family Residential District
- R-2 Single Family Residential District
- R-3 Single Family Attached/Multi-Family Residence District
- R/A Rural/Agricultural District



# ZONING

# PUD-1-24

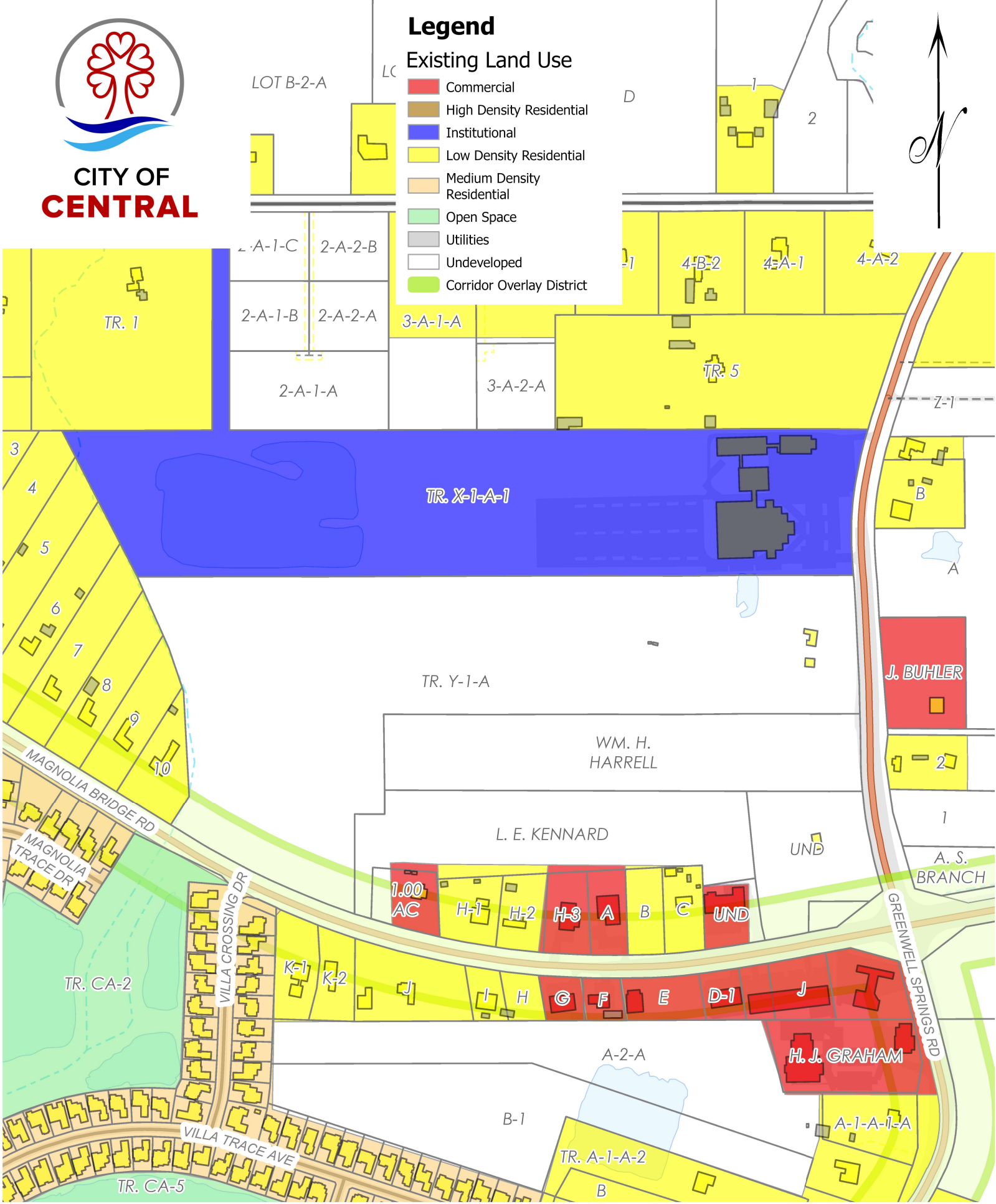


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### Legend

#### Existing Land Use

- Commercial
- High Density Residential
- Institutional
- Low Density Residential
- Medium Density Residential
- Open Space
- Utilities
- Undeveloped
- Corridor Overlay District

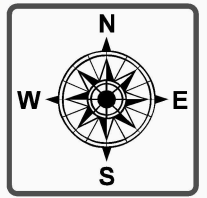


**LAND USE**

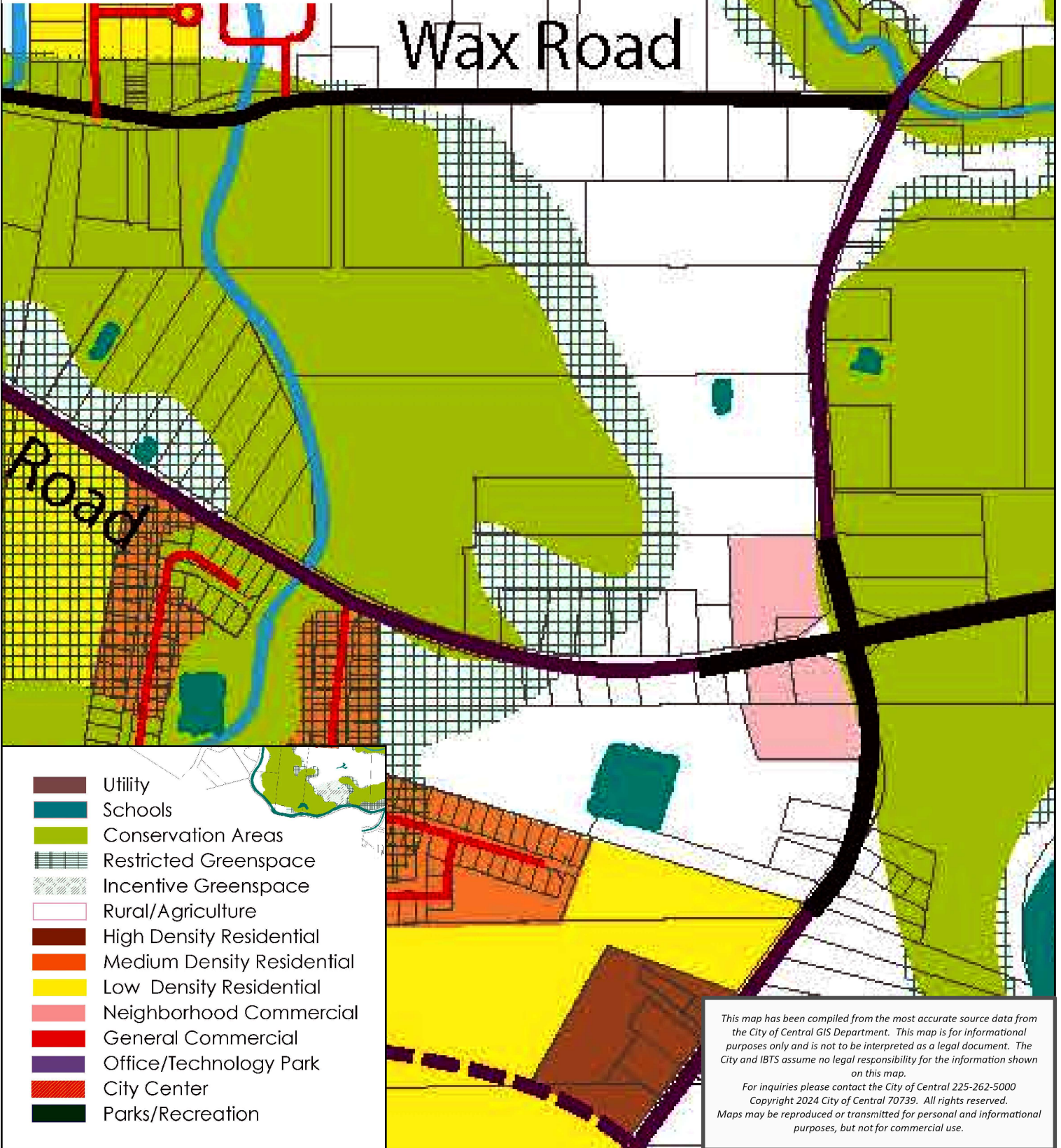
**PUD-1-24**



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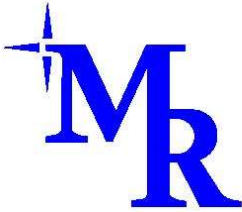
# Wax Road



- Utility
- Schools
- Conservation Areas
- Restricted Greenspace
- Incentive Greenspace
- Rural/Agriculture
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Neighborhood Commercial
- General Commercial
- Office/Technology Park
- City Center
- Parks/Recreation

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**MR ENGINEERING & SURVEYING, LLC**

9345 Interline Ave, Baton Rouge, LA 70809 225.490.9592

**REVISED 7-09-24**

**The Summit at Greenwell Springs**

City of Central, LA

1. GENERAL DESCRIPTION:

- a. Total Acreage: 34.30 acres
  - b. Land-Use Designations and Acreages
    - i. Single-Family: 28.93 acres
    - ii. Single-Family Zero Lot Line: 2.05 acres
    - iii. Commercial: 2.74 acres
    - iv. Greenspace: 9.70 acres
    - v. Pond: 9.98 acres
  - c. Number of Buildings: 62 total
  - d. Total Residential Units: 60
    - i. Net Density (Residential Units):  $60/28.93 = 2.07$  Units / acre
    - ii. Gross Acreage: 34.30 acres
    - iii. Wetlands: none
    - iv. Detention Pond Area: 1.49 acres
    - v. Estimated Infrastructure ROW: 2.72 acres
    - vi. Proposed Open Space: 9.70 acres
    - vii. Conserved Open Space: none
  - e. Total Square Footage of Commercial Buildings: 15,200 sq ft
2. Streets and roads are proposed to be publicly owned and maintained.
  3. All utilities will be properly extended to service the site. Construction plans will be provided at the appropriate time.
  4. This PUD is not consistent with the Master Plan designation of Ru/Ag. However, the Master Plan is from 2010 and is outdated based on development patterns in the area. The average daily traffic is about 30,000 vehicles on Magnolia Bridge Road alone. The subject site is situated between a major church and commercial property. It is also across the street from a large single-family residential development. This is an appropriate and needed update to the Master Plan based on development in the area.
  5. All roadway infrastructure will be constructed in a single phase. Construction will begin in October 2024 and be completed in October 2025. The commercial site will be constructed on an as-needed basis and is expected to be completed by 2026.

# PLANNED UNIT DEVELOPMENT FOR THE SUMMIT AT GREENWELL SPRINGS

## TRACT Y-1-A, LAWRENCE E. KENNARD TRACT LOCATED IN SECTION 66, TOWNSHIP 6 SOUTH, RANGE 2 EAST GREENSBURG LAND DISTRICT, CITY OF CENTRAL EAST BATON ROUGE PARISH, LOUISIANA JULY 2024

**PLANNING SUMMARY:**

EXISTING ZONING: RA (R2, R3, B3 REQUESTED)  
 MASTER PLAN LAND USE: CONSERVATION/ RESTRICTED GREENSPACE/ RURAL AGRICULTURE  
 EXISTING ZONING OF ADJOINING PARCELS: RA  
 ACREAGE: 34.30 AC.  
 STREET SECTION: APPENDIX J SECTION D. MODIFIED AS SHOWN ON TYP. SECTION SHEET 3.  
 PROPOSED BUILDING SQUARE FOOTAGE:  
 OFFICE: 10,000 SQ.FT.  
 RESTAURANT: 5,200 SQ.FT.  
 SCHOOL DISTRICT: CENTRAL 6  
 FIRE DISTRICT: CENTRAL FIRE DISTRICT #4

**LEGAL DESCRIPTION:**

TRACT Y-1-A OF THE LAWRENCE E. KENNARD TRACT,  
 SECTION 66, T-6-S, R-2-E.

**CONSULTANTS/CONTACTS**

**CIVIL ENGINEER/SURVEYOR:**

MR ENGINEERING & SURVEYING, LLC  
 JONATHAN BRADLEY, P.E./L.S.I.  
 9345 INTERLINE AVENUE  
 BATON ROUGE, LA 70809  
 PH: 225.490.9592  
 FAX: 225.490.9504  
 EMAIL: JONATHAN@MRESMAIL.COM

**OWNER/DEVELOPER:**

GARDEN GATE PROPERTIES, LLC.  
 GERALD VINCE  
 18233 GREENWELL SPRINGS RD.  
 GREENWELL SPRINGS, LA 70739

**LANDSCAPE ARCHITECT:**

JON J. PULLIAM, LANDSCAPE ARCHITECT LLC  
 JON PULLIAM, PLA  
 9345 INTERLINE AVENUE  
 BATON ROUGE, LA 70809  
 PH: 225.490.9592  
 FAX: 225.490.9504  
 EMAIL: JON@PULLIAMLA.COM

**UTILITIES/CONTACTS**

**WATER SERVICE**

BATON ROUGE WATER COMPANY  
 P.O. BOX 96016  
 BATON ROUGE, LA 70896-9016  
 (225)928-1000  
 MARGIE SWANSON

**SEWER SERVICE**

CITY OF BATON ROUGE – SEWER OPERATIONS  
 251 FLORIDA ST. – SUITE 407  
 BATON ROUGE, LA 70801  
 (225) 389-3154

**ELECTRICAL SERVICE**

ENTERGY  
 P.O. BOX 2431  
 BATON ROUGE, LOUISIANA 70895  
 (225)354.3066  
 KIRK KEES

**TELEPHONE SERVICE**

AT&T  
 5550 S. SHERWOOD FOREST BLVD. – ROOM 121  
 BATON ROUGE, LA 70809  
 (225) 291-1851  
 PAUL MATTSOON

**GAS SERVICE**

ENTERGY SOUTHERN FRANCHISE  
 P.O. BOX 2431  
 BATON ROUGE, LA 70821  
 (225)351-3130  
 MIKE CREEL

**CABLE SERVICE**

COX CABLE  
 5428 FLORIDA BLVD.  
 BATON ROUGE, LA 70806  
 (225) 237-5014  
 LATONYA HUNT

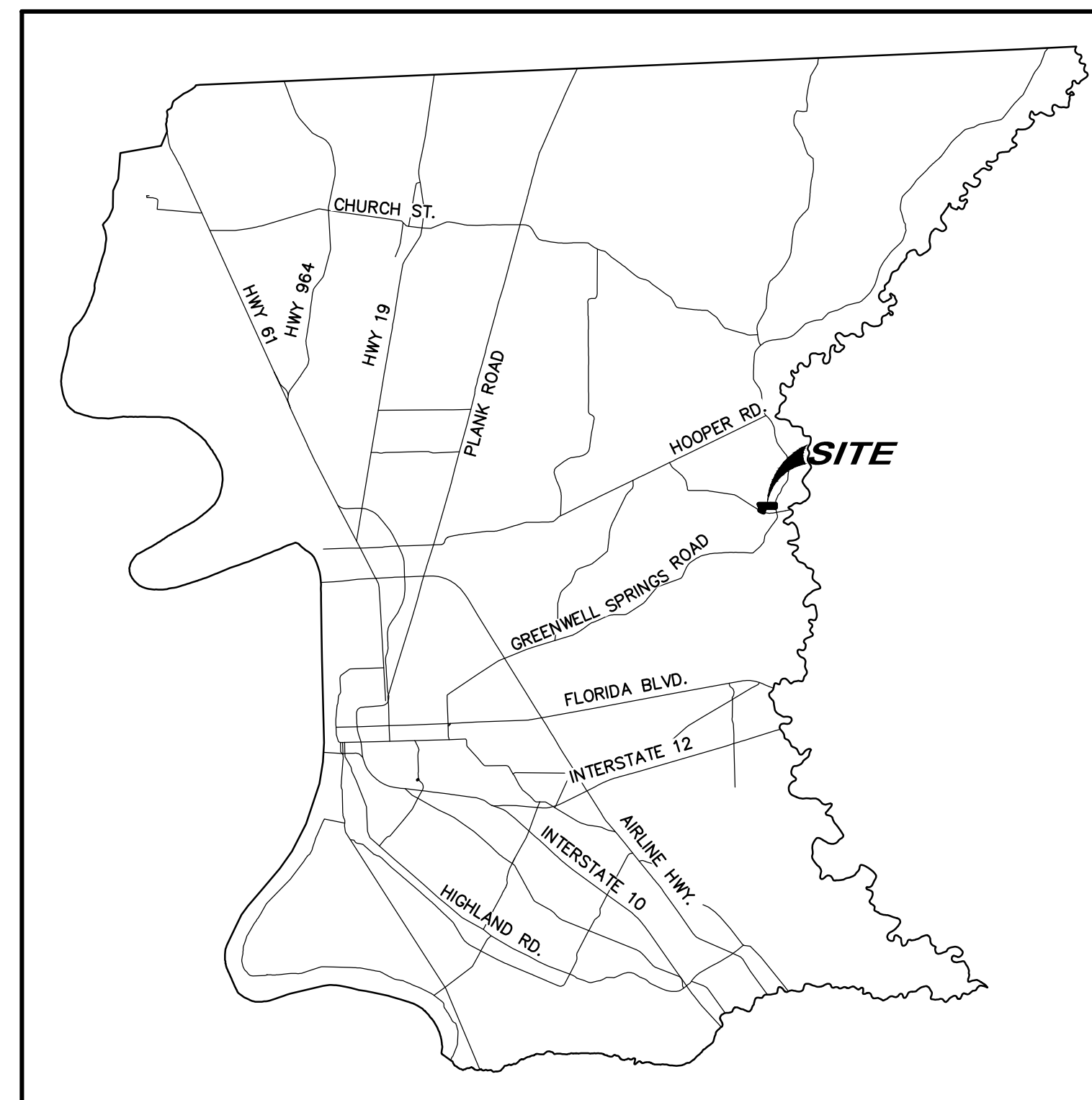
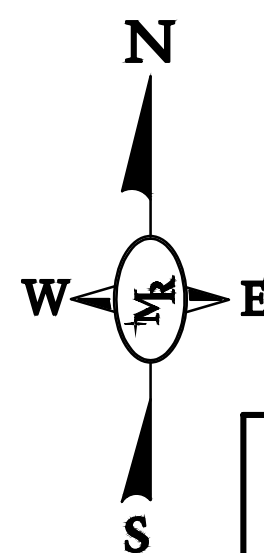
**INDEX TO SHEETS**

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS
3	PRELIMINARY PLAN
4	CIRCULATION PLAN
5	LAND USE PLAN
6	SITE AMENITIES PLAN
A1	ARCHITECTURAL SITE PLAN
A2	COMMERCIAL ARCHITECTURAL DESIGN
A3	RESIDENTIAL ARCHITECTURAL DESIGN
A4	RESIDENTIAL ARCHITECTURAL DESIGN



**QUAD MAP**

SCALE 1" = 400'



**PARISH MAP**

**GENERAL NOTES:**

- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" & "A" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22033C0195F, DATED JUNE 19, 2012 AND REVISED PER LOMR 15-06-4438P, DATED JULY 15, 2016. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 2) 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.
- 3) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 4) 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 OWNERS REPRESENTATIVE.

**REFERENCE BEARING: \*S89°45'13"E**

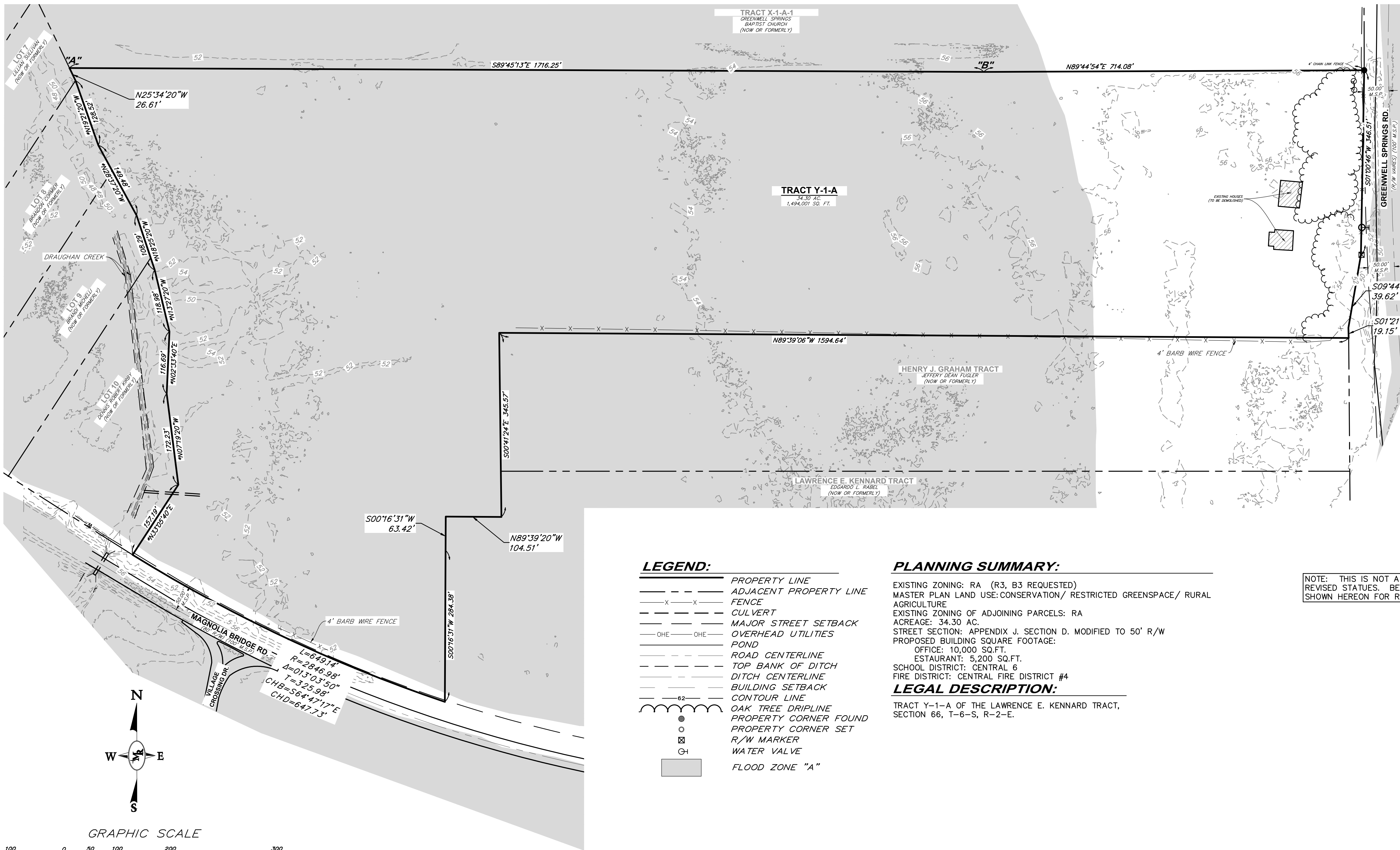
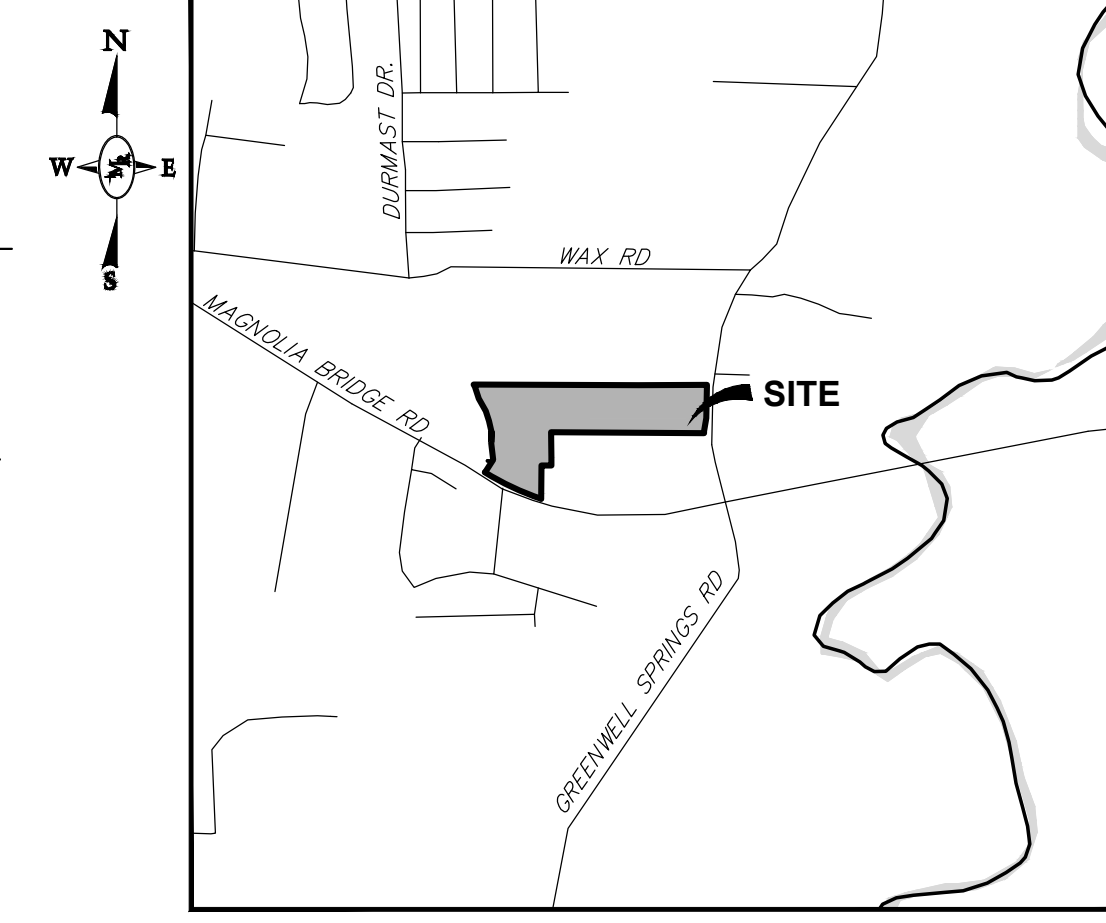
BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

**REFERENCE BENCHMARK:**

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SJB1" (PID DG4818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

**REFERENCE MAP:**

1) MAP SHOWING THE RESUBDIVISION OF TRACTS Y-1 AND X-1 OF THE L.E. KENNARD PROPERTY INTO TRACTS X-1-A & Y-1-A, BY SIGMA ASSOCIATES INC., DATED 10-04-2000.



**LEGEND:**

- — — — — PROPERTY LINE
- - - - - ADJACENT PROPERTY LINE
- x - x - FENCE
- - - - - CULVERT
- - - - - MAJOR STREET SETBACK
- - - - - OVERHEAD UTILITIES
- — — — — POND
- - - - - ROAD CENTERLINE
- - - - - TOP BANK OF DITCH
- - - - - DITCH CENTERLINE
- - - - - BUILDING SETBACK
- - - - - CONTOUR LINE
- ~ ~ ~ ~ ~ OAK TREE DRIPLINE
- ○ ○ ○ ○ PROPERTY CORNER FOUND
- ⊗ R/W MARKER
- H WATER VALVE
- FLOOD ZONE "A"

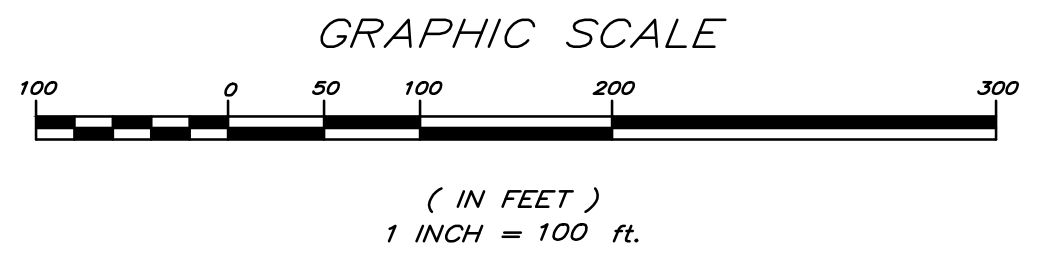
**PLANNING SUMMARY:**

EXISTING ZONING: RA (R3, B3 REQUESTED)  
 MASTER PLAN LAND USE: CONSERVATION/ RESTRICTED GREENSPACE/ RURAL AGRICULTURE  
 EXISTING ZONING OF ADJOINING PARCELS: RA  
 ACREAGE: 34.30 AC.  
 STREET SECTION: APPENDIX J, SECTION D, MODIFIED TO 50' R/W  
 PROPOSED BUILDING SQUARE FOOTAGE:  
 OFFICE: 10,000 SQ.FT.  
 RESTAURANT: 5,200 SQ.FT.  
 SCHOOL DISTRICT: CENTRAL 6  
 FIRE DISTRICT: CENTRAL FIRE DISTRICT #4

**LEGAL DESCRIPTION:**

TRACT Y-1-A OF THE LAWRENCE E. KENNARD TRACT, SECTION 66, T-6-S, R-2-E.

NOTE: THIS IS NOT A BOUNDARY SURVEY PER LA REVISED STATUTES. BEARINGS AND DISTANCES ARE SHOWN HEREON FOR REFERENCE ONLY.



**MR ENGINEERING & SURVEYING, LLC**  
 3945 Infield Avenue, Baton Rouge, LA 70809 225-490-9892

STATE OF LOUISIANA  
 MICKEY L. ROBERTSON  
 REG. NO. 2582  
 PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 07-08-2024

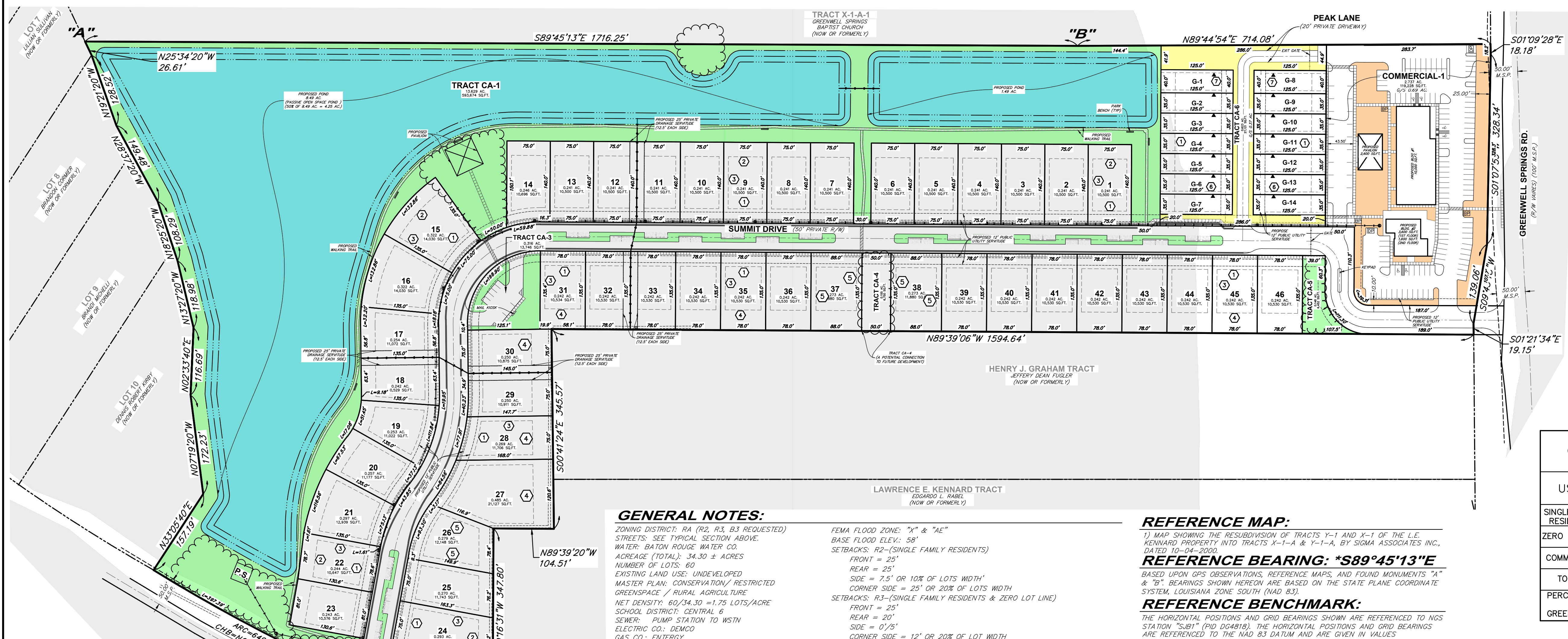
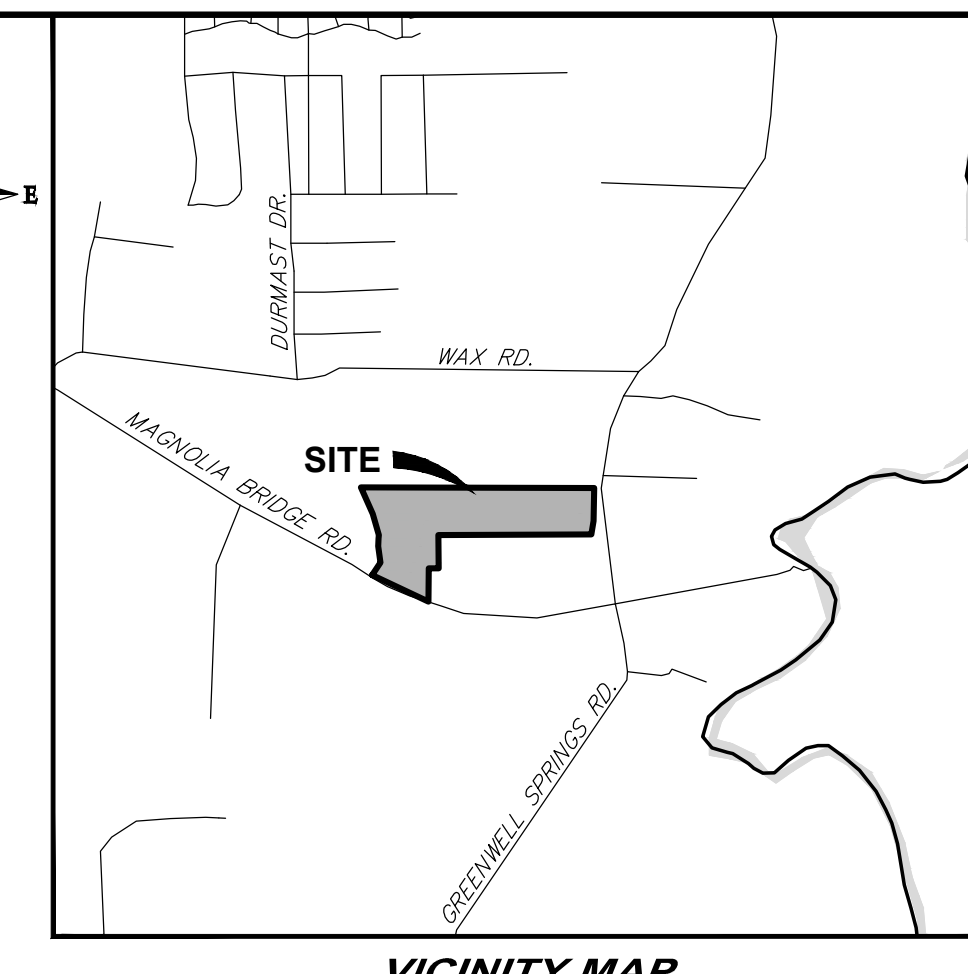
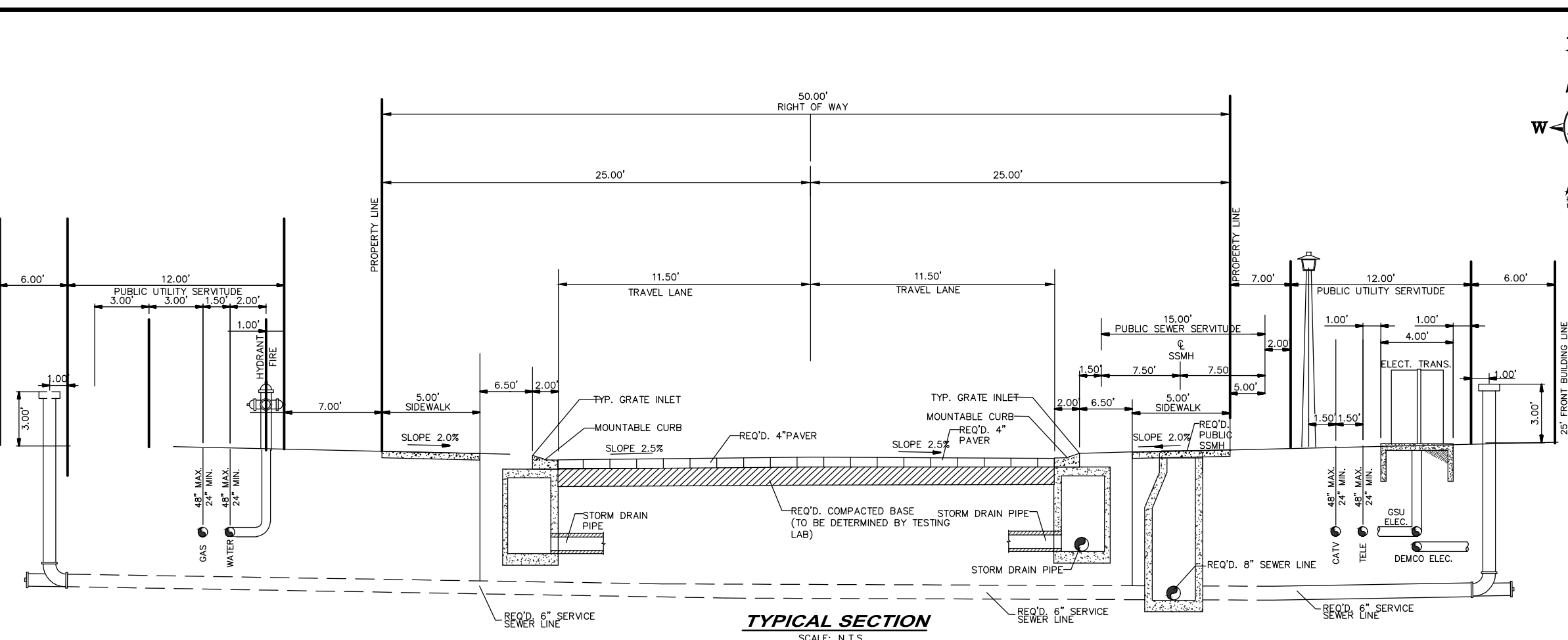
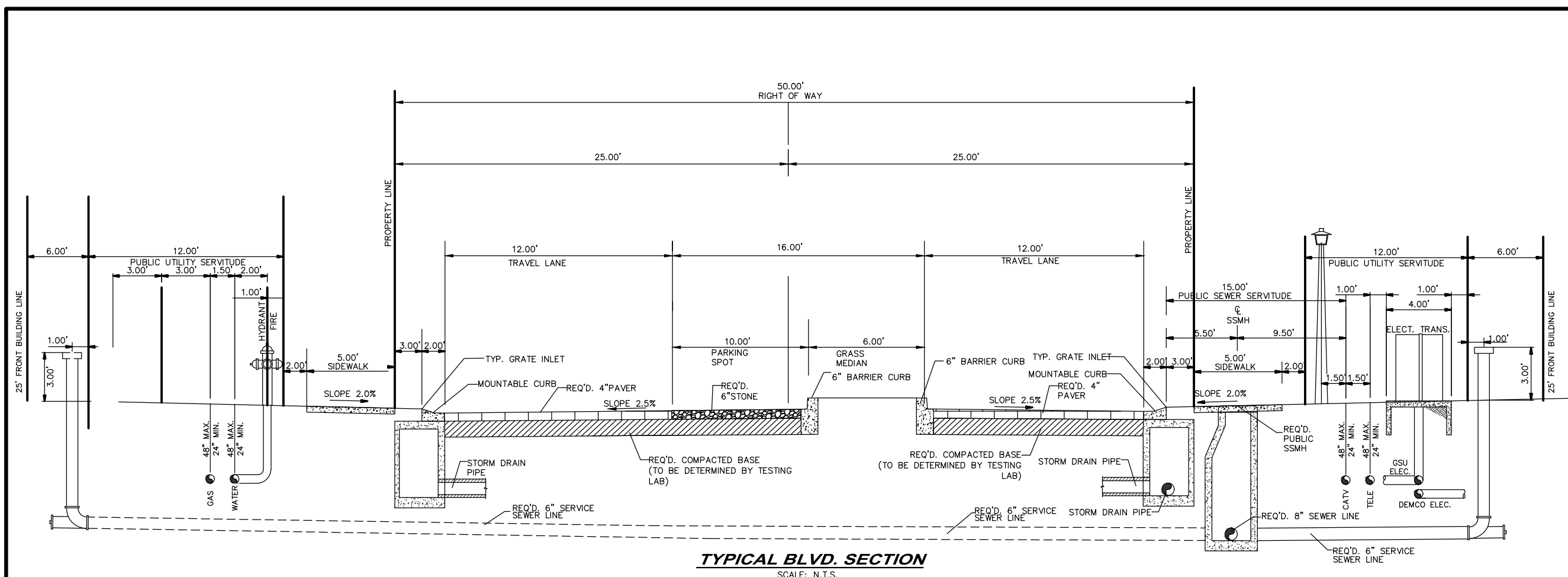
**Louisiana 811**  
 LA ONE CALL - CALL BEFORE YOU DIG. THE CONTRACTOR SHALL CALL PRIOR TO WORK COMMENCEMENT AND SHALL CALL THE PUBLIC DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES LOCATED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

THE SUMMIT AT GREENWELL SPRINGS  
 GREENWELL SPRINGS ROAD  
 CENTRAL, LA  
 EAST BATON ROUGE PARISH  
 EXISTING CONDITIONS MAP

DESIGNED	TRB	07/2024
CHECKED	JAB	2 OF 10
DETAILED	TRB	
CHECKED	JAB	

REVISION NUMBER	DATE	REVISION DESCRIPTION	BY

D:\VARES PROJECTS\DRP\PROJECTS\THE SUMMIT @ GREENWELL SPRINGS\DWG\EXISTINGCONDITIONSMAP.DWG JUL-08-2024, THOMAS



- KEY NOTES:**
- 1) REQ'D. 25' FRONT BUILDING SETBACK
  - 2) REQ'D. 25' REAR BUILDING SETBACK
  - 3) REQ'D. 8' SIDE BUILDING SETBACK
  - 4) REQ'D. 35' SIDE BUILDING SETBACK
  - 5) REQ'D. 9' SIDE BUILDING SETBACK
  - 6) REQ'D. 5' SIDE BUILDING SETBACK
  - 7) REQ'D. 20' REAR BUILDING SETBACK

**LEGEND:**

- PROPERTY LINE
- LOT LINE
- UTILITY SERVICE
- ROAD CENTERLINE
- ZERO LOT LINE
- GREEN SPACE ZERO LOT LINE 0.37 ± AC.
- GREEN SPACE RESIDENTIAL 4.39 ± AC.
- GREEN SPACE COMMERCIAL 0.69 ± AC.
- PONDS 9.98 ± AC. (DETENTION 1.49 AC.)
- FLOOD ZONE "AE"
- NATIVE TREES (TO BE SAVED WHERE POSSIBLE)

**GREENSPACE CALCULATIONS**

USE	GROSS AC.	REQ'D G/S	PROVIDE G/S
SINGLE FAMILY RESIDENTIAL	29.51 AC.	2.95 AC.	8.64 AC.
ZERO LOT LINE	2.05 AC.	0.21 AC.	0.37 AC.
COMMERCIAL	2.74 AC.	0.27 AC.	0.69 AC.
TOTAL	34.30 AC.	3.43 AC.	9.70 AC.
PERCENTAGE OF GREENSPACE		10%	28%

**GENERAL NOTES:**

ZONING DISTRICT: RA (R2, R3, B3 REQUESTED)  
STREETS: SEE TYPICAL SECTION ABOVE.  
WATER: BATON ROUGE WATER CO.  
ACREAGE (TOTAL): 34.30 ± ACRES  
NUMBER OF LOTS: 60  
EXISTING LAND USE: UNDEVELOPED  
MASTER PLAN: CONSERVATION/ RESTRICTED GREENSPACE / RURAL AGRICULTURE  
NET DENSITY: 60/34.30 = 1.75 LOTS/ACRE  
SCHOOL DISTRICT: CENTRAL G  
SEWER: PUMP STATION TO WSTN ELECTRIC CO.; DEMCO  
GAS CO.: ENTERGY  
FIRE DISTRICT: CENTRAL FIRE DISTRICT 4  
OPPC LOT ID#: 611170052

**NOTES:**

- 1) 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 OWNERS REPRESENTATIVE.
- 2) THE CITY OF CENTRAL 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.
- 3) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT.
- 4) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES.
- 5) ALL STREET R/W = 50.00' (UNLESS OTHERWISE NOTED).
- 6) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "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 22033C0195F, DATED JUNE 19, 2012 AND REVISED PER LOMR 15-06-44389, DATED JULY 15, 2016. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 7) 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 BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED.
- 8) ALL TURNING RADII AT STREET INTERSECTION TO BE A MINIMUM OF 25'.

**REFERENCE MAP:**

1) MAP SHOWING THE RESUBDIVISION OF TRACTS Y-1 AND X-1 OF THE L.E. KENNARD PROPERTY INTO TRACTS X-1-A & Y-1-A, BY SOMA ASSOCIATES INC., DATED 10-04-2000.

**REFERENCE BEARING: \*S89°45'13"E**

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 "SUB1" (PID DG4918). 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.

**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 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.

**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.

**STORMWATER MANAGEMENT:**

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

**PRELIMINARY DOCUMENT:**

NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS BASIS FOR THE ISSUANCE OF A PERMIT. THIS IS NOT A BOUNDARY SURVEY.

**PRELIMINARY PLAT**  
OF  
**THE SUMMIT AT GREENWELL SPRINGS**  
A PLANNED UNIT DEVELOPMENT  
LOTS 1 THRU 46 (INCLUSIVE), TRACTS CA-1 THRU CA-6,  
TRACTS G-1 THRU G-14 AND A COMMERCIAL TRACT (2.361 ACRES)  
FORMERLY BEING TRACT Y-1-A  
OF THE LAWRENCE E. KENNARD TRACT  
LOCATED IN  
SECTION 66, T6S-R2E,  
GREENSBURG LAND DISTRICT,  
CITY OF CENTRAL,  
EAST BATON ROUGE PARISH,  
STATE OF LOUISIANA,  
FOR  
**GARDEN GATE PROPERTIES, LLC**

DESIGNED: TRB  
CHECKED: MLR  
DETAILED: TRB  
DATE: 07/2024  
SHEET: 3 OF 10

BY: \_\_\_\_\_  
REVISION DESCRIPTION: \_\_\_\_\_  
REVISION DATE: \_\_\_\_\_

D:\LARES PROJECTS\PROXIMITY\PROJECTS\THE SUMMIT AT GREENWELL SPRINGS\DWG\PRELIMINARY PLATING JUL-08-2024 THOMAS

**MR ENGINEERING & SURVEYING, LLC**  
3945 Infield Avenue, Baton Rouge, LA 70809 225-490-9592

**Louisiana 811**  
LA ONE CALL - CALL BEFORE YOU DIG  
PRIOR TO WORK COMMENCEMENT, THE CONTRACTOR SHALL CALL 811 TO REPORT THE LOCATION OF ALL UTILITIES TO THE PUBLIC WORKS DEPARTMENT OF PUBLIC WORKS TO HAVE UTILITIES MARKED FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES. THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

THE SUMMIT AT GREENWELL SPRINGS  
GREENWELL SPRINGS ROAD  
CENTRAL, LA  
EAST BATON ROUGE PARISH  
PRELIMINARY PLAT

DESIGNED	TRB	MLR	DATE	BY
CHECKED	MLR			
DETAILED	TRB			
DATE	07/2024			
SHEET	3	OF	10	

PARKING REQUIREMENTS:			
USE	REQ'D SPACES PER UNIT OR GROSS SQ.FT.	# OF UNITS/ TOTAL GROSS SQ.FT.	REQ'D SPACES
SINGLE FAMILY (ZERO LOT LINE)	0	7 UNITS	0
SINGLE FAMILY (DETACHED)	0	46	0
OFFICE	1 SPACE/ 250 SQ.FT. GROSS FLOOR AREA	10,000 SQ.FT.	40
RESTAURANT	1 SPACE/ 100 SQ.FT. GROSS FLOOR AREA PLUS 15 PERCENT OF TOTAL	5,200 SQ.FT.	60
TOTAL SPACES REQUIRED			100
TOTAL HC SPACES REQ'D			6
TOTAL BIKE PARKING			3
TOTAL SPACES PROVIDED (INCLUDING HC AND COMPACT SPACES)			141
TOTAL SINGLE FAMILY/ZERO LOT GUEST PARKING			49
TOTAL HC SPACES PROVIDED			6
TOTAL BIKE PARKING PROVIDED			3
TOTAL PARKING			190

**PLANNING SUMMARY:**

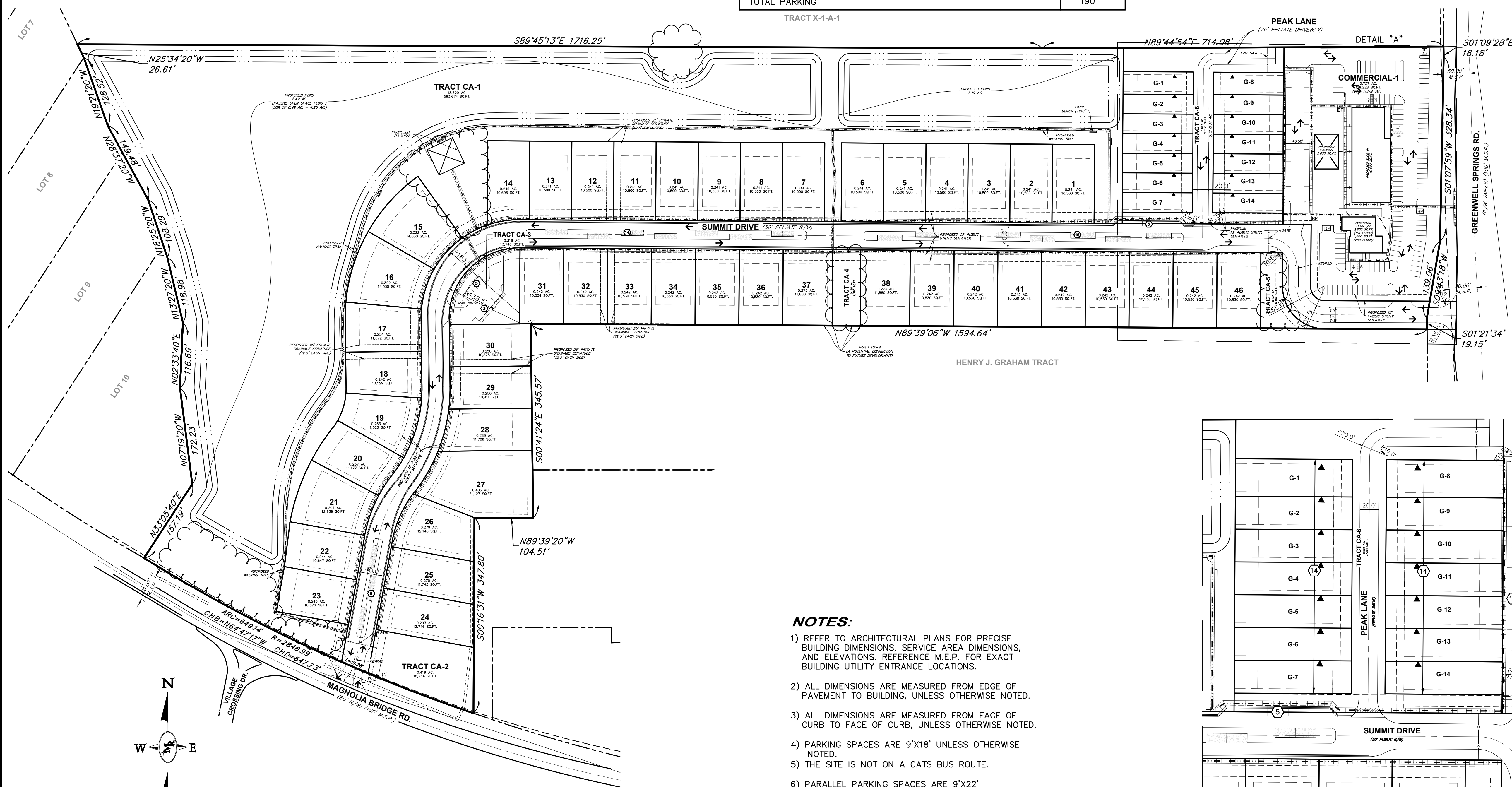
EXISTING ZONING: RA (R2, R3, B3 REQUESTED)  
 MASTER PLAN LAND USE: CONSERVATION/ RESTRICTED GREENSPACE/ RURAL AGRICULTURE  
 EXISTING ZONING OF ADJOINING PARCELS: RA  
 ACREAGE: 34.30 AC.  
 STREET SECTION: APPENDIX J, SECTION D, MODIFIED AS SHOWN ON TYP. SECTION SHEET 3.  
 PROPOSED BUILDING SQUARE FOOTAGE:  
 OFFICE: 10,000 SQ.FT.  
 RESTAURANT: 5,200 SQ.FT.  
 SCHOOL DISTRICT: CENTRAL 6  
 FIRE DISTRICT: CENTRAL FIRE DISTRICT #4

**LEGAL DESCRIPTION:**

TRACT Y-1-A OF THE LAWRENCE E. KENNARD TRACT, SECTION 66, T-6-S, R-2-E.

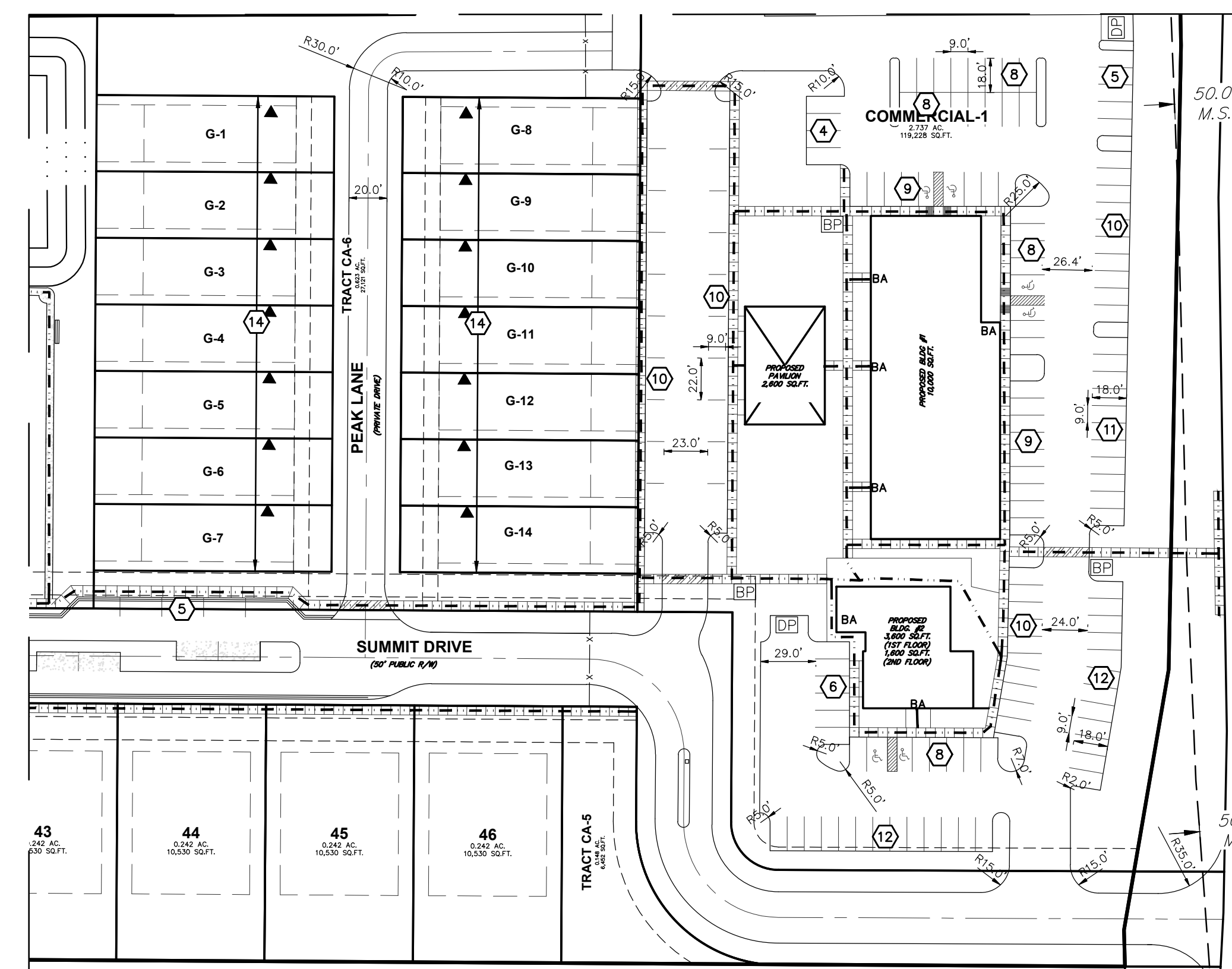
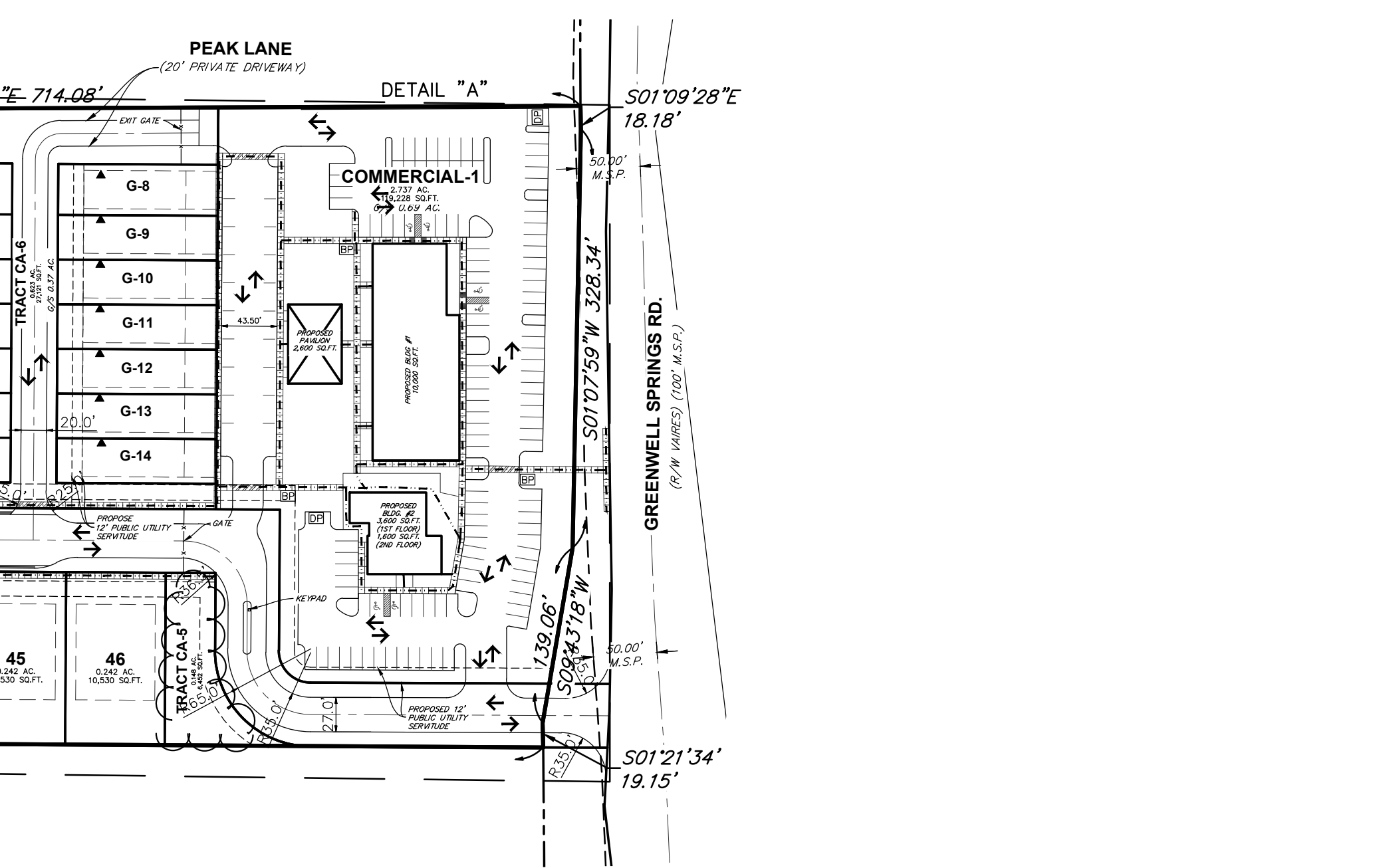
**LEGEND:**

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BUILDING ACCESS
- PARKING COUNT
- DUMPSTER PAD
- BIKE PARKING
- HANDICAP PARKING



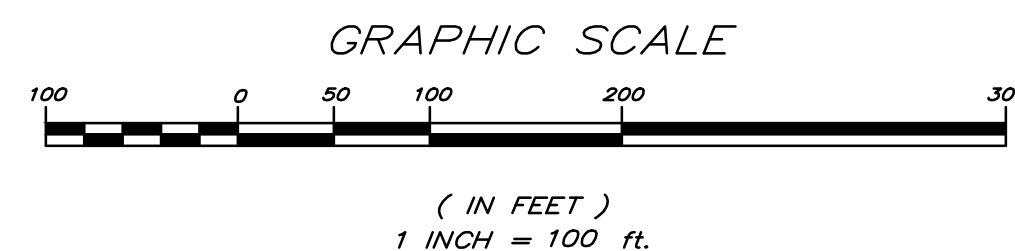
**NOTES:**

- REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS, SERVICE AREA DIMENSIONS, AND ELEVATIONS. REFERENCE M.E.P. FOR EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DIMENSIONS ARE MEASURED FROM EDGE OF PAVEMENT TO BUILDING, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- PARKING SPACES ARE 9'X18' UNLESS OTHERWISE NOTED.
- THE SITE IS NOT ON A CATS BUS ROUTE.
- PARALLEL PARKING SPACES ARE 9'X22'
- ALL TURNING RADII ARE 20' UNLESS OTHERWISE NOTED



**DETAIL "A"**

SCALE= 1":60'



**MR ENGINEERING & SURVEYING, LLC**  
 3945 Infield Avenue, Baton Rouge, LA 70809 225-490-9592

STATE OF LOUISIANA  
 MICKEY L. ROBERTSON  
 REG. NO. 2582  
 PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 07/08/2024

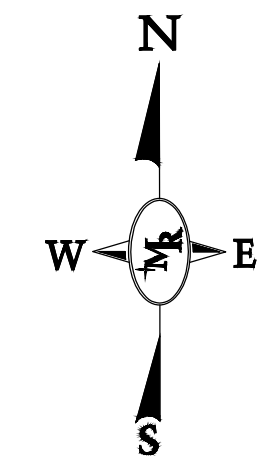
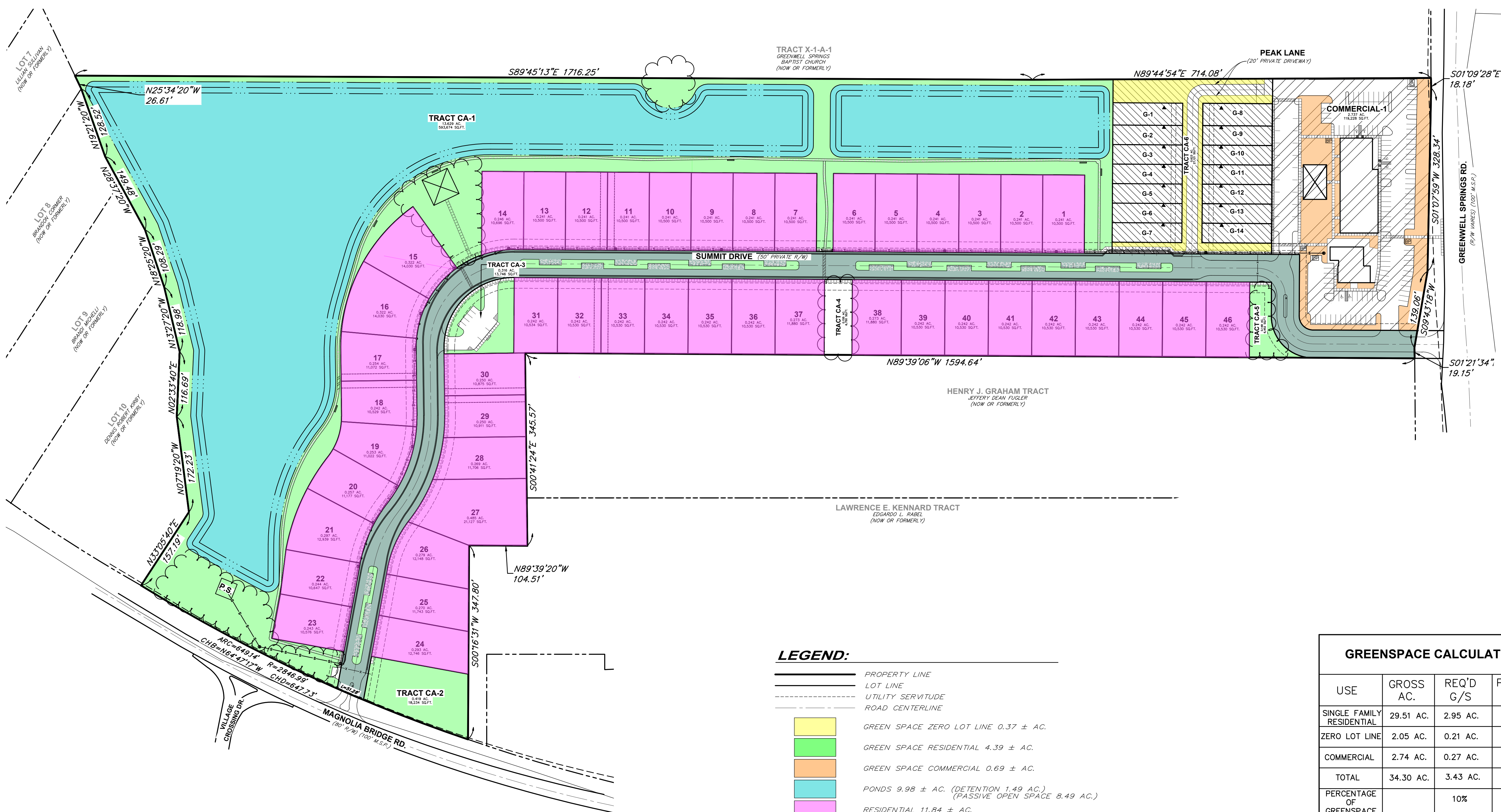
**Louisiana 811**  
 LA ONE CALL - CALL BEFORE YOU DIG. THE CONTRACTOR SHALL CALL PRIOR TO WORK COMMENCEMENT AND SHALL CALL THE PUBLIC UTILITY COMPANIES TO HAVE UTILITIES LOCATED AND MARKED. THE LOCATION OF THE UTILITIES FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES WITH THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

THE SUMMIT AT GREENWELL SPRINGS  
 GREENWELL SPRINGS ROAD  
 CENTRAL, LA  
 EAST BATON ROUGE PARISH  
 CIRCULATION PLAN

DESIGNED	TRB	07/2024
CHECKED	JAB	4 OF 10
DETAILED	TRB	
CHECKED	JAB	

REVISION DATE	REVISION DESCRIPTION	BY

D:\VARES PROJECTS\PROPOSALS\PROJECTS\THE SUMMIT AT GREENWELL SPRINGS\DWG\CA CIRCULATION PLAN.DWG, JUL-09-2024, THOMAS



GRAPHIC SCALE



( IN FEET )  
1 INCH = 100 ft.

**LEGEND:**

- PROPERTY LINE
- LOT LINE
- UTILITY SERVITUDE
- ROAD CENTERLINE
- GREEN SPACE ZERO LOT LINE 0.37 ± AC.
- GREEN SPACE RESIDENTIAL 4.39 ± AC.
- GREEN SPACE COMMERCIAL 0.69 ± AC.
- PONDS 9.98 ± AC. (DETENTION 1.49 AC.) (PASSIVE OPEN SPACE 8.49 AC.)
- RESIDENTIAL 11.84 ± AC.
- COMMERCIAL 2.74 ± AC.
- ZERO LOT LINE 2.05 ± AC.
- SUMMIT DR. RIGHT OF WAY 2.72 ± AC.
- NATIVE TREES (TO BE SAVED WHERE POSSIBLE)

**GREENSPACE CALCULATIONS**

USE	GROSS AC.	REQ'D G/S	PROVIDE G/S
SINGLE FAMILY RESIDENTIAL	29.51 AC.	2.95 AC.	8.64 AC.
ZERO LOT LINE	2.05 AC.	0.21 AC.	0.37 AC.
COMMERCIAL	2.74 AC.	0.27 AC.	0.69 AC.
TOTAL	34.30 AC.	3.43 AC.	9.70 AC.
PERCENTAGE OF GREENSPACE		10%	28%

D:\ARES PROJECTS\DRP\PROJECTS\THE SUMMIT @ GREENWELL SPRINGS\DWG\PLANS\LAND USE PLANNING\_JUL-08-2024\_THOMAS

**MR ENGINEERING & SURVEYING, LLC**  
3945 Infield Avenue, Baton Rouge, LA 70809 225-490-9592

STATE OF LOUISIANA  
**MICKEY L. ROBERTSON**  
REG. NO. 2382  
PROFESSIONAL ENGINEER  
CIVIL ENGINEERING  
07-08-2024

**Louisiana 811**  
LA ONE CALL - CALL BEFORE YOU DIG. THE CONTRACTOR SHALL CALL PRIOR TO WORK COMMENCEMENT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION FROM THE PUBLIC UTILITY COMPANIES TO HAVE UTILITIES LOCATED AND MARKED PRIOR TO THE LOCATION OF THE UTILITIES WITHIN THE UTILITY COMPANIES' AREAS OF CONSTRUCTION.

**THE SUMMIT AT GREENWELL SPRINGS**  
GREENWELL SPRINGS ROAD  
CENTRAL, LA  
EAST BATON ROUGE PARISH  
LAND USE PLAN

DESIGNED	TRB	JAB	07/2024
CHECKED	TRB	JAB	5 OF 10
DATE	CHECKED	DATE	SHEET

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION	BY



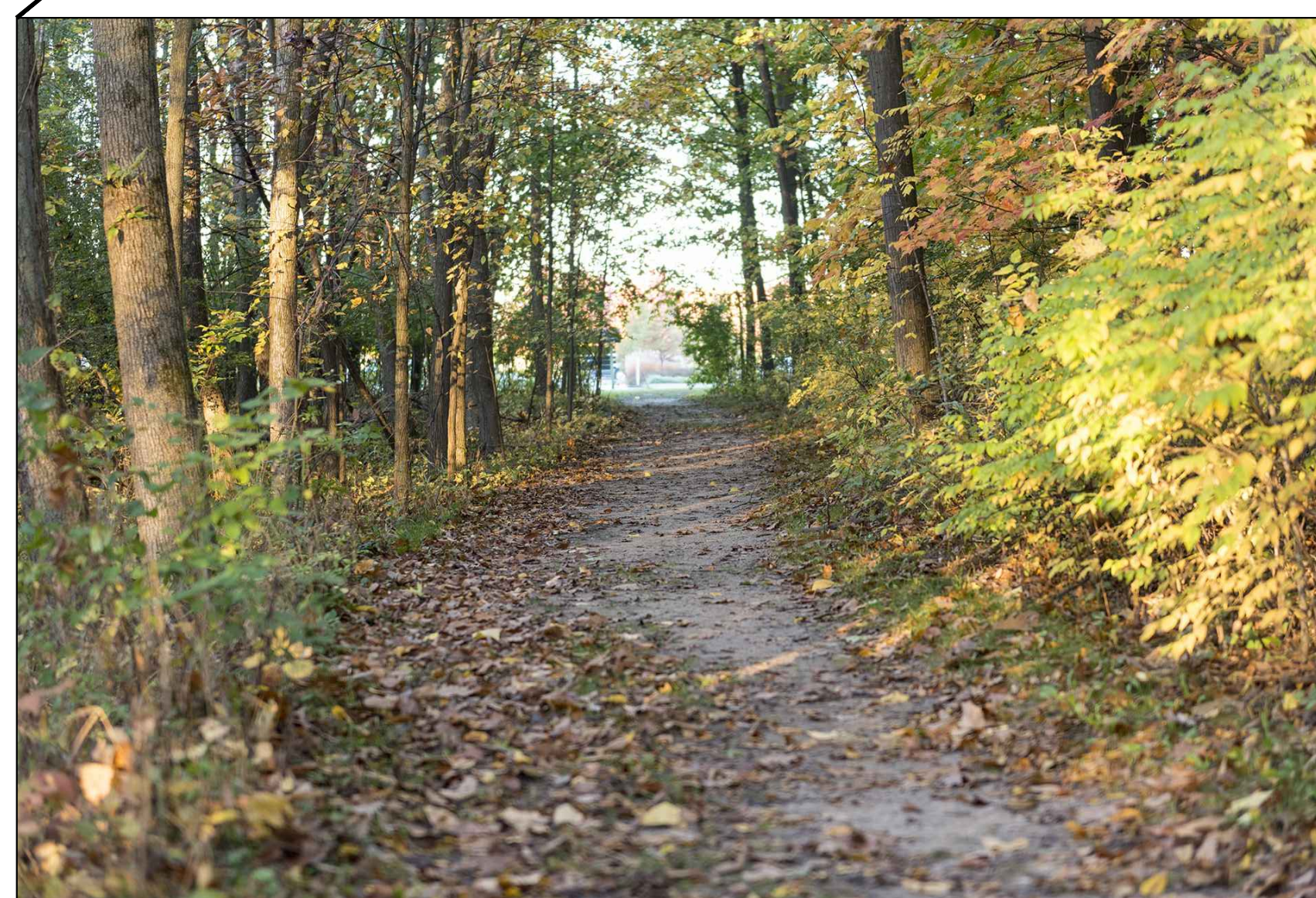
COMMUNITY PAVILION



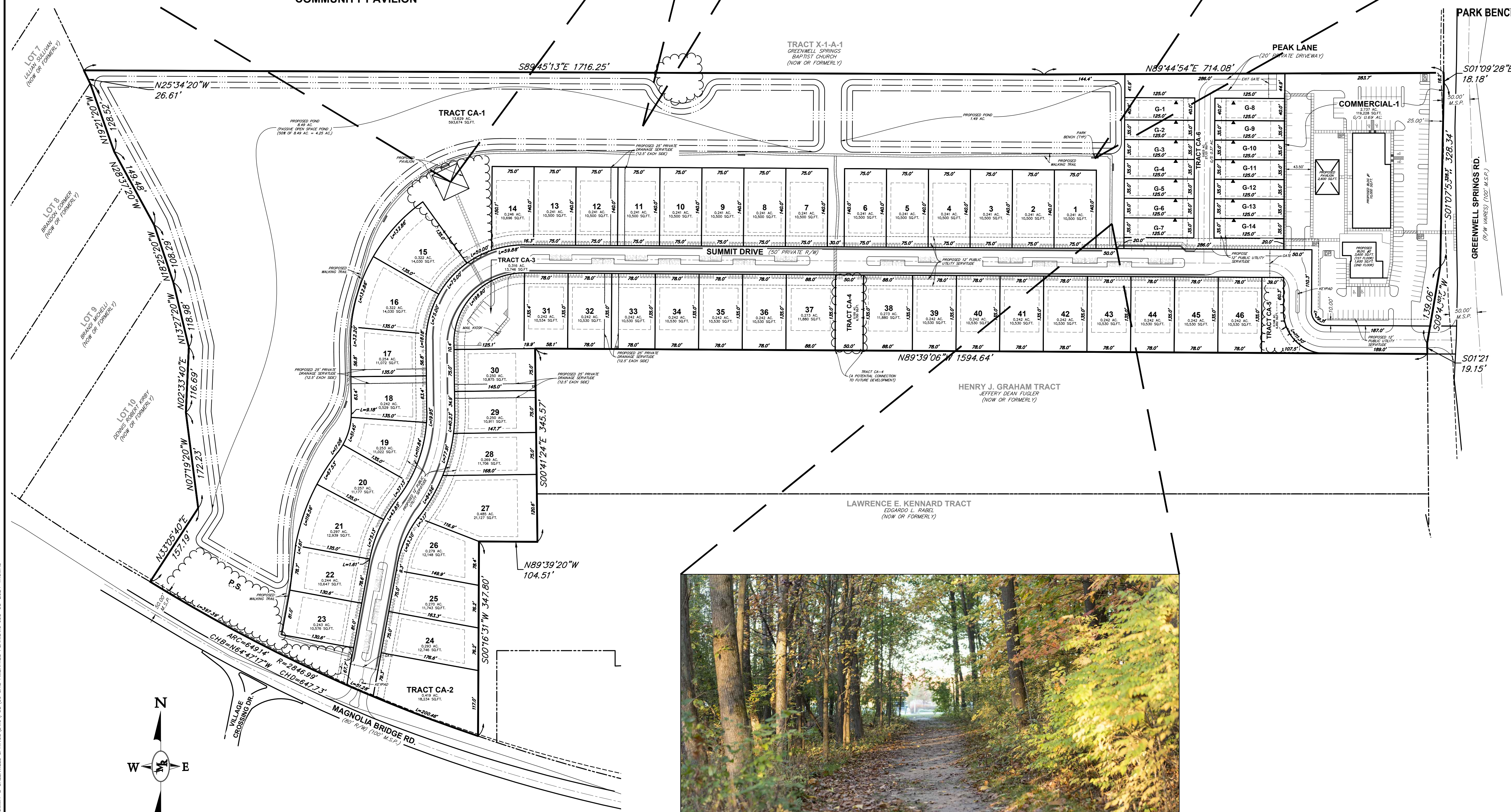
AERATION PUMPS IN PONDS TO MAINTAIN HEALTHY ECOSYSTEM



PARK BENCHES PROPOSED ALONG THE WALKING PATH FOR PASSIVE RECREATION



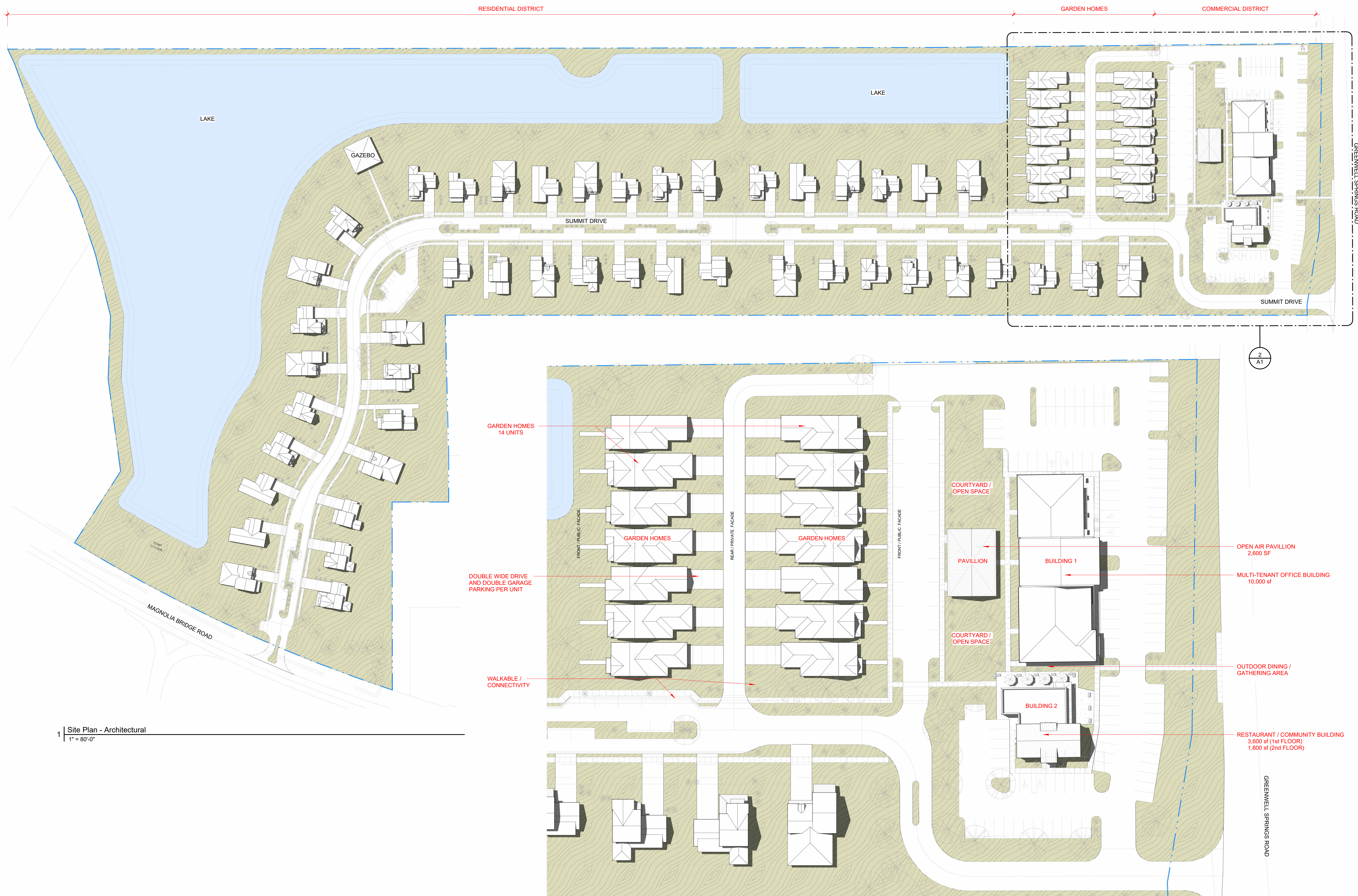
WALKING TRAIL WITH ACCESS FROM MULTIPLE LOCATIONS WITHIN THE DEVELOPMENT



D:\WORKS PROJECTS\PROJECTS\THE SUMMIT AT GREENWELL SPRINGS\WORK\DRAWING SITE AMENITIES PLAN AUG-08-2024 THOMAS

DESIGNED	JJP	MLR	07/2024
CHECKED	JJP	MLR	6 OF 10
DATE			

REVISION DATE	REVISION DESCRIPTION	BY



1 | Site Plan - Architectural  
1" = 80'-0"

2 | Site Plan - Architectural (Commercial District)  
1" = 40'-0"



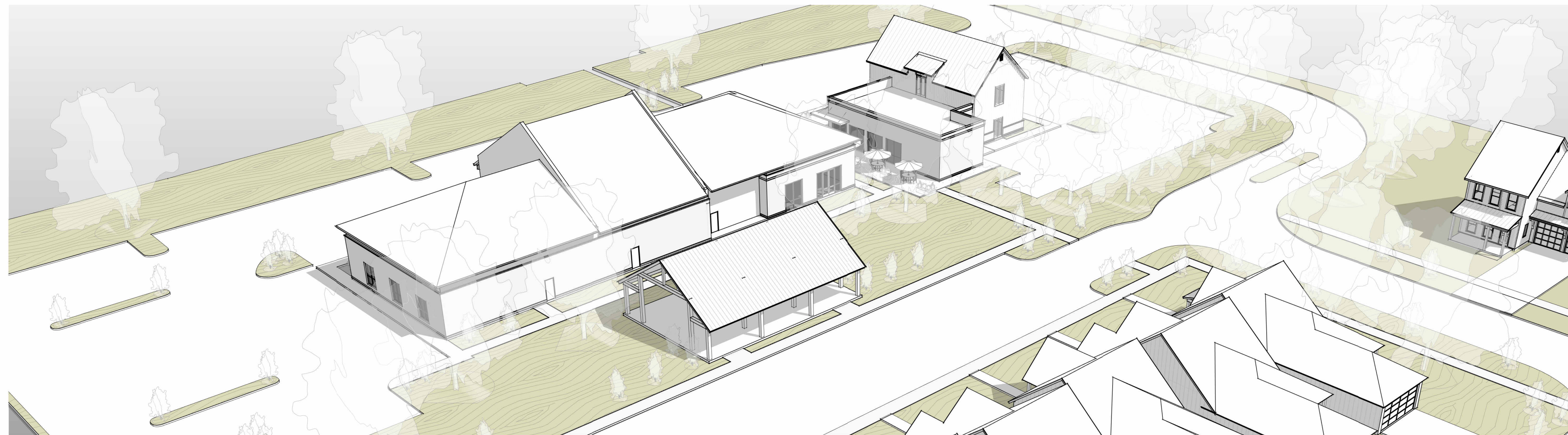
1 | Commercial District - Street View



2 | Commercial District - Front Aerial View



4 | Commercial District - Restaurant



3 | Commercial District - Rear Aerial View



5 | Commercial District - Office Courtyard



1 | Street View - Business Meets Residential



3 | Garden Home Front / Public



4 | Garden Home Rear / Private

The Summit at Greenwell Springs

Greenwell Springs Road  
Central, LA

Project Information 23.03.04

Seal

Revisions

No	Date	Description

Date

04/11/24

Project Phase

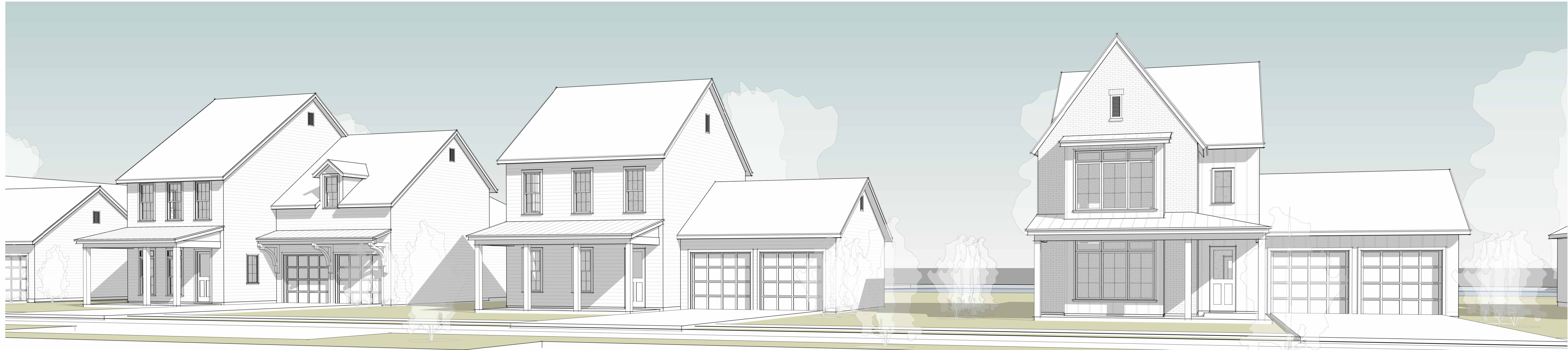
Schematic Design

Sheet Title

Garden Home Street  
Character

Sheet No.

A3



1 Residential Street Character



2 Residential Street From Commercial District



3 Residential Street Character



4 Residential Street Elevation  
1/8" = 1'-0"

Revisions		
No.	Date	Description



**MR ENGINEERING & SURVEYING, LLC**

9345 Interline Ave, Baton Rouge, LA 70809 225.490.9592

## **The Summit at Greenwell Springs**

### **CHAPTER 14. - PLANNED UNIT DEVELOPMENT REGULATIONS**

#### **Sec. 14.1. - Purpose.**

The purpose of the Planned Unit Development Regulations is to allow more creative and imaginative design for land development than is possible under the underlying zoning district regulations. In this regard, the bulk and use regulations of any district may be modified within a Planned Unit Development to preserve the natural site qualities, include urban amenities, create more open space and greater aesthetics and facilitate an overall higher quality project.

A. The following objectives are sought through the use of the Planned Unit Development procedure:

1. To permit a creative approach to the use of land and related physical facilities that results in better design and development, with the inclusion of aesthetic amenities.

By utilizing the pond area as a passive recreation space, the development will allow residents to better enjoy the space and the outdoor amenities provided. The gazebo and benches will also contribute to a better design and quality of life.

2. To encourage a pattern of development to preserve natural vegetation, topographic and geological features and environmentally appropriate features.

We have created a layout that better utilizes the natural contours of the land by providing passive greenspace and walking trails in the areas that are at lower elevations. This contributes to a better quality of life for the residents.

3. To create a method for the permanent preservation of common open space for the continued use and enjoyment of the residents of the development.

The planned walking trail around the pond invites residents to do more than just visually enjoy the amenities. It encourages them to actively interact with the space.

4. To provide for more usable and suitably located recreation facilities and other public and private facilities.

The gazebo, trail and benches also create a more interactive experience and encourages neighbors to be more social and enjoy a better quality of life as a result.

5. To encourage a land use that promotes the public health, safety, comfort, morals and welfare.

The low-density nature of this development coupled with the multiple uses on the same property promote walkability and discourages vehicular traffic for some basic entertainment and dining experiences.

6. To encourage building design, materials, and construction that promote a quality image now, and in the future, enhance the overall.

The architectural theme and building materials support sustainability and the longevity of architectural features that are of quality form and substance.

# Technical Memo

**To:** Mr. Blake Seguin, JBS Companies, Inc.  
**From:** Jonathan Duhe, P.E., PTOE, Neel-Schaffer, Inc.  
**Date:** August 15, 2023  
**Re:** The Summit at Greenwell Springs PUD  
Conceptual Traffic Study



As per the City of Central Planning and Zoning Commission's PUD Preliminary Plan Checklist, this proposed development requires a Conceptual Traffic Impact Study. The Conceptual Traffic Impact Study requires the following.

- Total number of vehicular trips generated from the proposed development
- Identify intersections that might be affected by the development

This conceptual traffic impact study is in reference to the proposed Summit at Greenwell Springs which is to be located on the west side of LA 37 (Greenwell Springs Road) in the City of Central, Louisiana. A vicinity map is shown in **Figure 1**.

The proposed Summit at Greenwell Springs will be a planned unit development including residential development (single family homes and townhomes), office buildings, and retail with full access onto LA 37 (Greenwell Springs Road) and also limited access (right-in, right-out) to LA 3034 (Magnolia Bridge Road). LA 37 (Greenwell Springs Road), near the proposed development, is a two-lane roadway with a posted speed limit of 45 mph. The proposed development will directly access LA 37 (Greenwell Springs Road) via one (1) proposed driveway. LA 3034 (Magnolia Bridge Road), near the proposed development, is a two-lane roadway with a posted speed limit of 45 mph. The proposed development will directly access LA 3034 (Magnolia Bridge Road) via one (1) proposed right-in, right-out driveway. A site plan is shown in **Figure 2**.

Additional traffic generated by the Summit at Greenwell Springs was determined using the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition. The additional traffic generated was determined using the land use for single-family detached housing (54 lots), single-family attached housing (9 units), general office building (17,200 total square feet), and a strip retail plaza (13,600 total square feet). A summary of the ITE land use information is provided in **Table 1**.

**Table 1: Trip Generation Land Use Documentation**

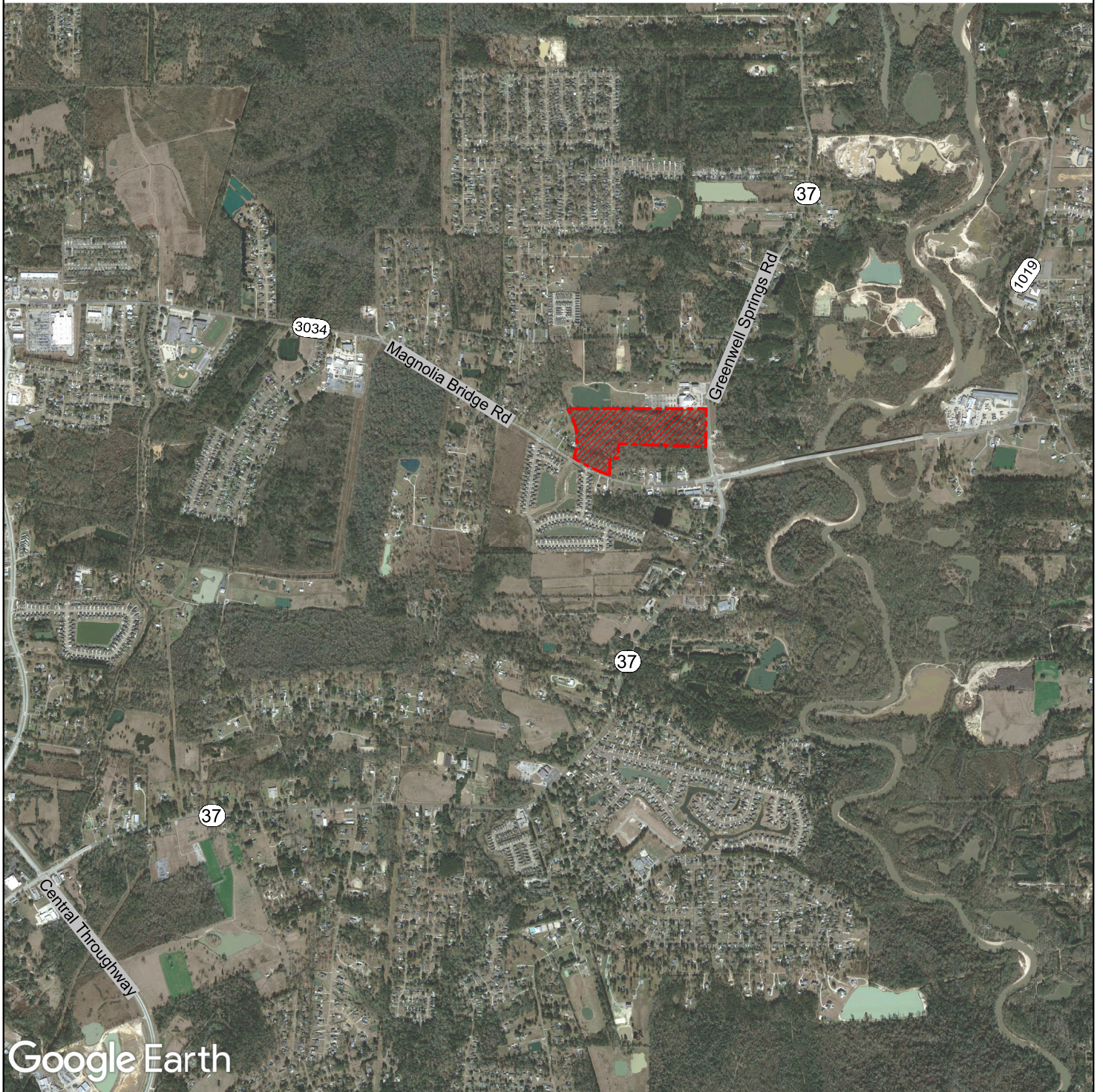
Anticipated Land Use	ITE Land Use Code	ITE Land Use Name	Estimated Units
Single Family Homes	210	Single-Family Detached Housing	54
Townhomes	215	Single-Family Attached Housing	9
Office Building	710	General Office Building	17,200 ft <sup>2</sup>
Retail	822	Strip Retail Plaza (<40k)	13,600 ft <sup>2</sup>

Using the land use code and estimated units shown in **Table 1**, trip generation was determined. A summary of the AM and PM peak generated trips for the Summit at Greenwell Springs is shown in **Table 2**.

**Table 2: Full Build Trip Generation**

Anticipated Land Use	AM Peak		PM Peak	
	Enter	Exit	Enter	Exit
<b>FULL BUILD</b>				
<b>Single-Family Housing</b>				
Trip Generation	11	32	35	21
Internal Capture	0	1	7	4
<i>New External Trips</i>	<i>11</i>	<i>31</i>	<i>28</i>	<i>17</i>
<b>Townhomes</b>				
Trip Generation	1	3	3	2
Internal Capture	0	0	1	1
<i>New External Trips</i>	<i>1</i>	<i>3</i>	<i>2</i>	<i>1</i>
<b>Office Space</b>				
Trip Generation	33	4	7	32
Internal Capture	2	1	1	5
<i>New External Trips</i>	<i>31</i>	<i>3</i>	<i>6</i>	<i>27</i>
<b>Retail</b>				
Trip Generation	19	13	45	45
Internal Capture	1	1	9	9
<i>New External Trips</i>	<i>18</i>	<i>12</i>	<i>36</i>	<i>36</i>
<b>FULL BUILD DEVELOPMENT SUMMARY</b>				
Trip Generation	64	52	90	100
Internal Capture	3	3	18	19
<b><i>New External Trips</i></b>	<b><i>61</i></b>	<b><i>49</i></b>	<b><i>72</i></b>	<b><i>81</i></b>

It is recommended that along with the proposed driveway locations, the intersection of LA 3034 (Magnolia Bridge Road) and LA 37 (Greenwell Spring Road) be included in the detailed traffic study that will be required as part of the PUD Final Plan.



LEGEND

 PROPOSED DEVELOPMENT

FIGURE 1  
THE SUMMIT AT GREENWELL SPRINGS  
VICINITY MAP

EBR PARISH





**REFERENCE MAP:**

1) MAP SHOWING THE RESUBDIVISION OF TRACTS Y-1 AND X-1 OF THE L.E. KENNARD PROPERTY INTO TRACTS X-1-A & Y-1-A, BY SIGMA ASSOCIATES INC., DATED 10-04-2000.

**REFERENCE BEARING: \*S89°45'13"E**

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 "581" (PD 04818). 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.

**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 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.

**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.

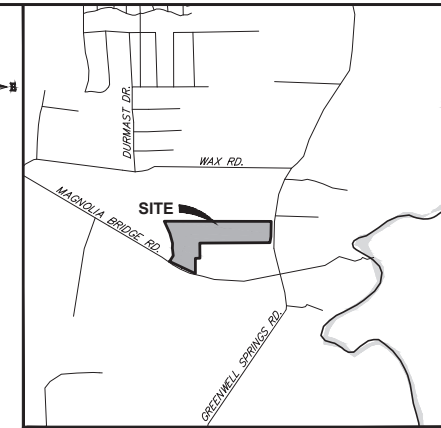
**STORMWATER MANAGEMENT:**

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

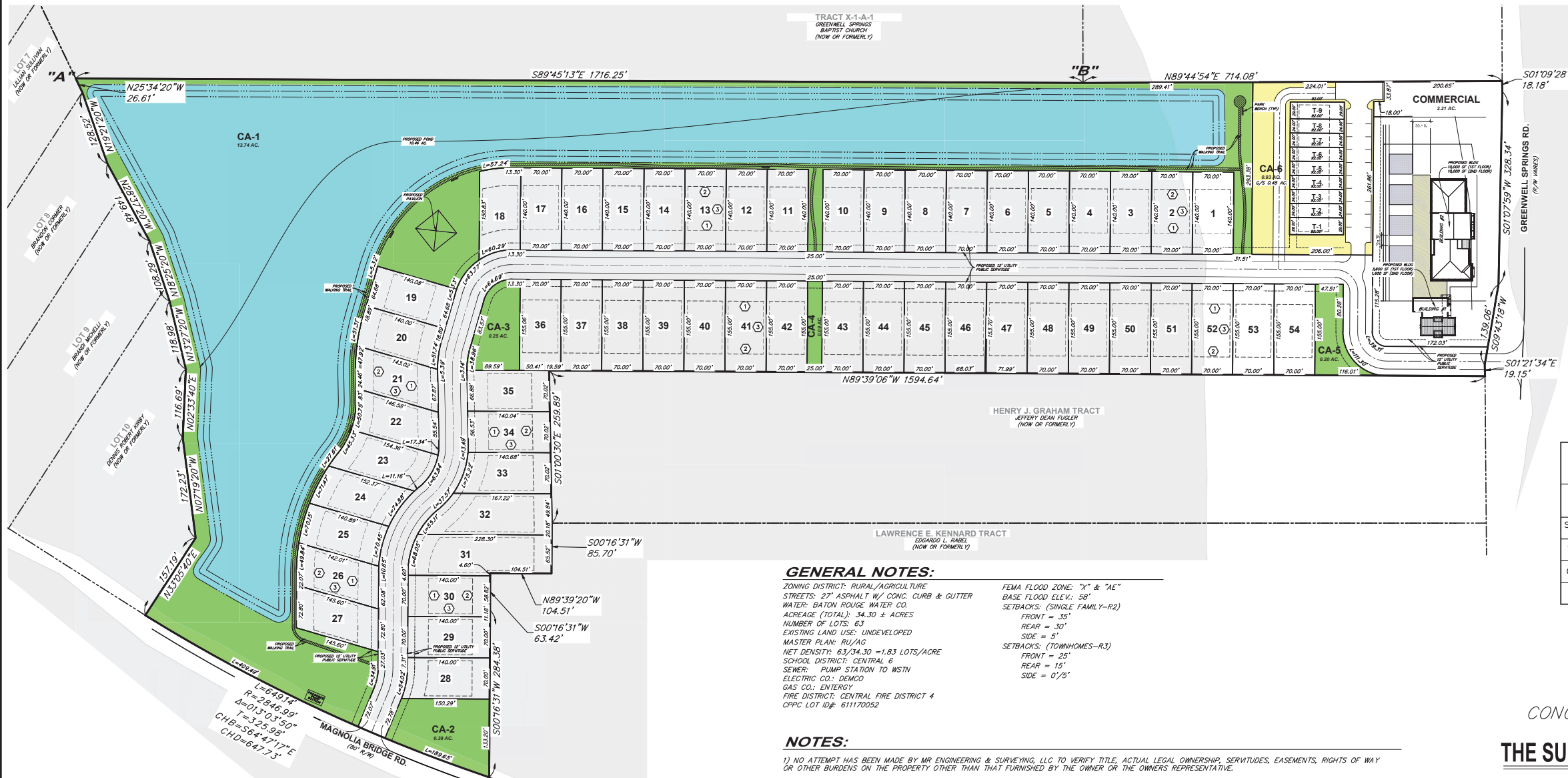
**PRELIMINARY DOCUMENT:**

NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS BASIS FOR THE ISSUANCE OF A PERMIT. THIS IS NOT A BOUNDARY SURVEY.

# FIGURE 2: SITE PLAN



**VICINITY MAP**  
SCALE= 1":2,000'



**KEY NOTES:**

- ① REQ'D. 35' FRONT BUILDING SETBACK
- ② REQ'D. 30' REAR BUILDING SETBACK
- ③ REQ'D. 5' SIDE BUILDING SETBACK

**LEGEND:**

- PROPERTY LINE
- LOT LINE
- UTILITY SERVITUDE
- ROAD CENTERLINE
- GREEN SPACE TOWNHOMES 0.45 ± AC.
- GREEN SPACE 4.20 ± AC.
- POND 10.46 ± AC.
- FLOOD ZONE "AE"

**GREENSPACE CALCULATIONS**

USE	GROSS AC.	REQ'D G/S	PROVIDE G/S
SINGLE FAMILY RESIDENTIAL	30.69 AC.	3.07 AC.	9.40 AC.
TOWNHOMES	1.40 AC.	0.14 AC.	0.45 AC.
COMMERCIAL	2.11 AC.	0.22 AC.	0.22 AC.
<b>TOTAL</b>	<b>34.30 AC.</b>		

**GENERAL NOTES:**

- ZONING DISTRICT: RURAL/AGRICULTURE
- STREETS: 27' ASPHALT W/ CONC. CURB & GUTTER
- WATER: BATON ROUGE WATER CO.
- ACREAGE (TOTAL): 34.30 ± ACRES
- NUMBER OF LOTS: 63
- EXISTING LAND USE: UNDEVELOPED
- MASTER PLAN: RU/AG
- NET DENSITY: 63/34.30 = 1.83 LOTS/ACRE
- SCHOOL DISTRICT: CENTRAL 6
- SEWER: PUMP STATION TO WSTN
- ELECTRIC CO.: DEMCO
- GAS CO.: ENTERTON
- FIRE DISTRICT: CENTRAL FIRE DISTRICT 4
- OPPC LOT ID#: 611170052
- FEMA FLOOD ZONE: "X" & "AE"
- BASE FLOOD ELEV.: 58'
- SETBACKS: (SINGLE FAMILY-R2)  
FRONT = 35'  
REAR = 30'  
SIDE = 5'
- SETBACKS: (TOWNHOMES-R3)  
FRONT = 25'  
REAR = 15'  
SIDE = 0/5'

**NOTES:**

- 1) 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 OWNERS REPRESENTATIVE.
- 2) THE CITY OF CENTRAL 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.
- 3) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT.
- 4) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES.
- 5) ALL STREET R/W = 50.00' (UNLESS OTHERWISE NOTED).
- 6) ALL LOTS HAVE A 35' FRONT BUILDING LINE AND 12' UTILITY SERVITUDE ON THE FRONT OF THE LOT (UNLESS OTHERWISE NOTED). ALL SIDE SETBACKS AND REAR SETBACKS SHALL CONFORM WITH THE COMPREHENSIVE ZONING CODE.
- 7) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "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 220330019K, DATED JUNE 15, 2012 AND REVISED PER LOMR 15-06-4438P, DATED JULY 15, 2016. THE CURRENT ADJACENT BASE FLOOD ELEVATION ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 8) 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 BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF THE DEVELOPMENT CODE ARE ADDRESSED.
- 9) ALL TURNING RADI AT STREET INTERSECTION TO BE A MINIMUM OF 25'.

**GRAPHIC SCALE**



( IN FEET )  
1 INCH = 100 FT.

**MR ENGINEERING & SURVEYING, LLC**  
9345 Interline Avenue, Baton Rouge, LA 70809 225-490-9892

**Louisiana 811**  
CALL BEFORE YOU DIG  
PRIOR TO WORK COMMENCEMENT THE CONTRACTOR SHALL CALL 811 TO LOCATE ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF THE UTILITIES FOR FINAL VERIFICATION OF THE LOCATION OF THE UTILITIES. THE UTILITY COMPANIES FOR ALL AREAS OF CONSTRUCTION.

THE SUMMIT AT GREENWELL SPRINGS  
GREENWELL SPRINGS ROAD  
CITY OF CENTRAL, LOUISIANA  
EAST BATON ROUGE PARISH  
CONCEPTUAL PRELIMINARY PLAT

DESIGNED	TRB	MLR	CHECKED	TRB	MLR
DATE	08/2023	SHEET	1	OF	1

CONCEPTUAL PRELIMINARY PLAT  
OF  
**THE SUMMIT AT GREENWELL SPRINGS**  
A PLANNED UNIT DEVELOPMENT  
LOTS 1 THRU 54 (INCLUSIVE), TRACTS CA-1 THRU CA-6,  
TRACTS T-1 THRU T-10 AND A COMMERCIAL TRACT (2.21 ACRES)  
FORMERLY BEING TRACT Y-1-A  
OF THE LAWRENCE E. KENNARD TRACT  
LOCATED IN  
SECTION 66, T6S-R2E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH,  
STATE OF LOUISIANA,  
FOR  
**JBS COMPANIES, INC.**



BY	
REVISION DESCRIPTION	
REVISION DATE	
SHEET NUMBER	1

# Attachments

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- I. Trip Generation Summary
- II. ITE Trip Generation Calculations
- III. Internal Capture Calculations

# **Attachments**

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## I. Trip Generation Summary

<b>Trip Generation Summary</b>					
<b>Land Use</b>	<b>Units</b>	<b>AM Peak</b>		<b>PM Peak</b>	
		<b>Enter</b>	<b>Exit</b>	<b>Enter</b>	<b>Exit</b>
<i>Single-Family Detached Housing (210)</i>	54	11	32	35	21
Internal Capture	Dwelling	0	1	7	4
New External Trips	Units	11	31	28	17
<i>Single-Family Attached Housing (215)</i>	9	1	3	3	2
Internal Capture	Dwelling	0	0	1	1
New External Trips	Units	1	3	2	1
<i>General Office Building (710)</i>	17	33	4	7	32
Internal Capture	sq.ft.	2	1	1	5
New External Trips		31	3	6	27
<i>Strip Retail Plaza (822)</i>		19	13	45	45
Internal Capture	14	1	1	9	9
New External Trips	sq.ft.	18	12	36	36
<b>DEVELOPMENT SUMMARY</b>					
<b>Total Trips Generated</b>		64	52	90	100
<b>Internal Capture</b>		3	3	18	19
<b>Net External Trips (NEW)</b>		61	49	72	81

<sup>1</sup>A limit of 20% was used for internal capture.

# **Attachments**

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## II. ITE Trip Generation Calculations

# Single-Family Detached Housing (210)

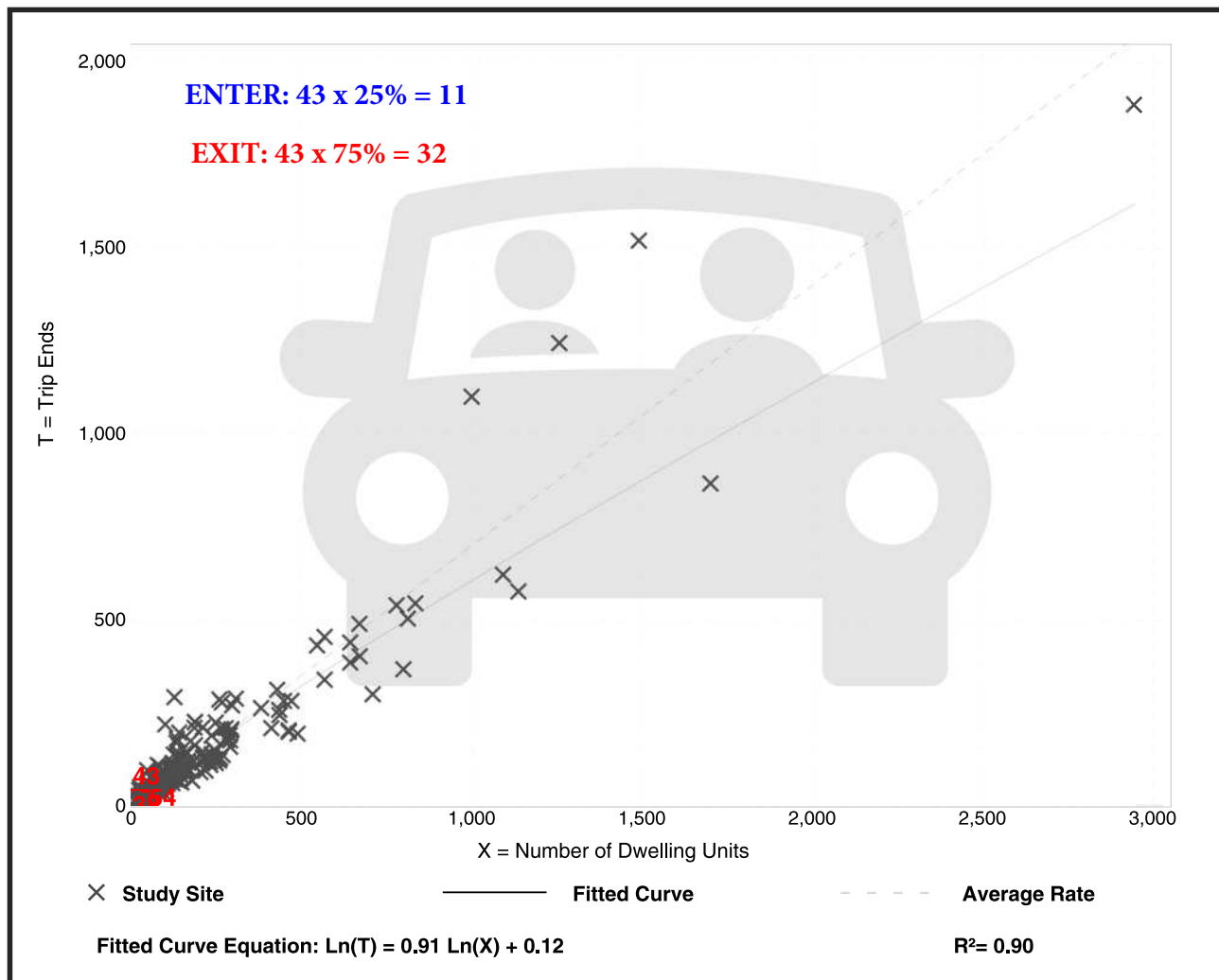
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 192  
 Avg. Num. of Dwelling Units: 226  
 Directional Distribution: 25% entering, 75% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

## Data Plot and Equation



# Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

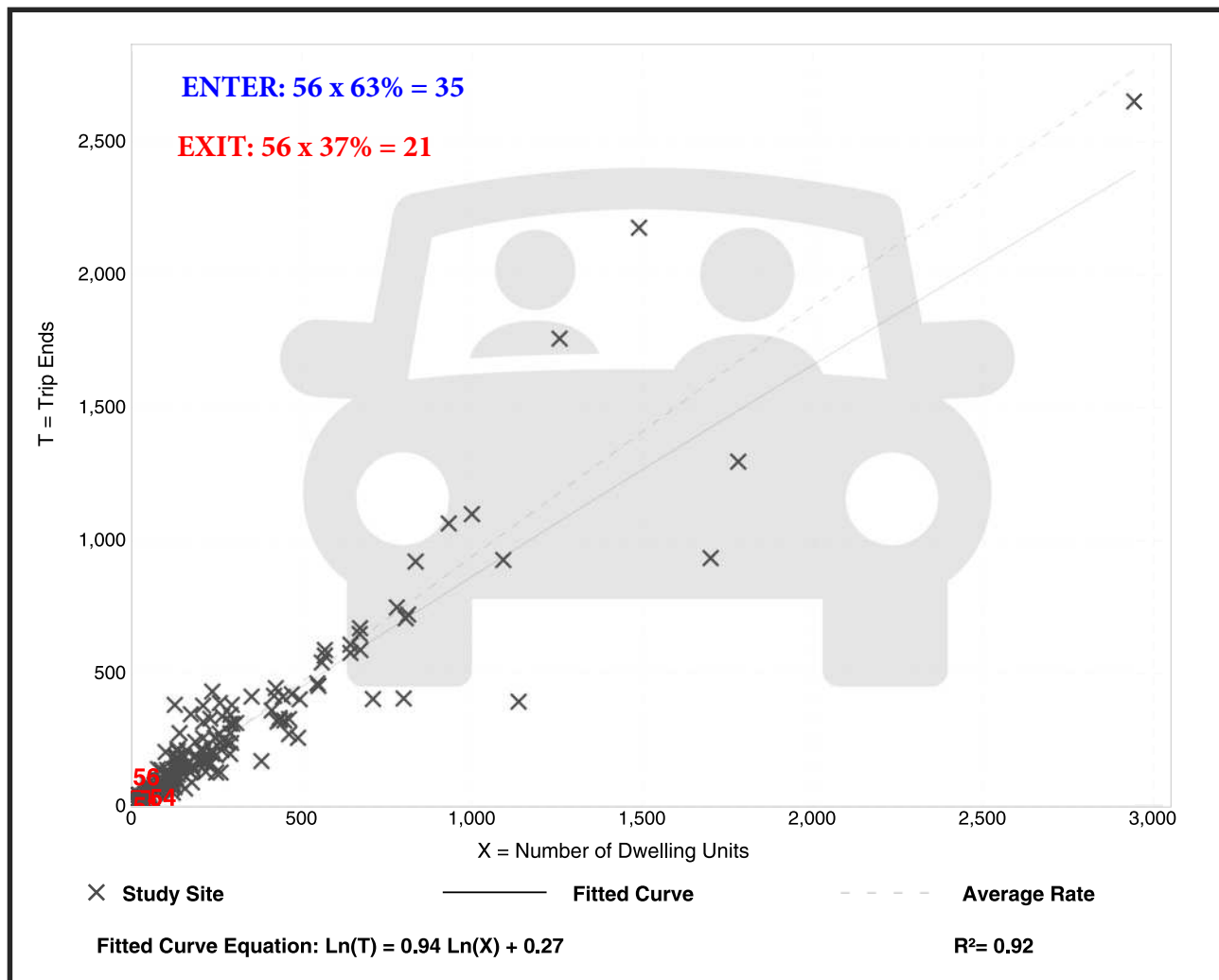
**Setting/Location: General Urban/Suburban**

Number of Studies: 208  
 Avg. Num. of Dwelling Units: 248  
 Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

## Data Plot and Equation



# Single-Family Attached Housing (215)

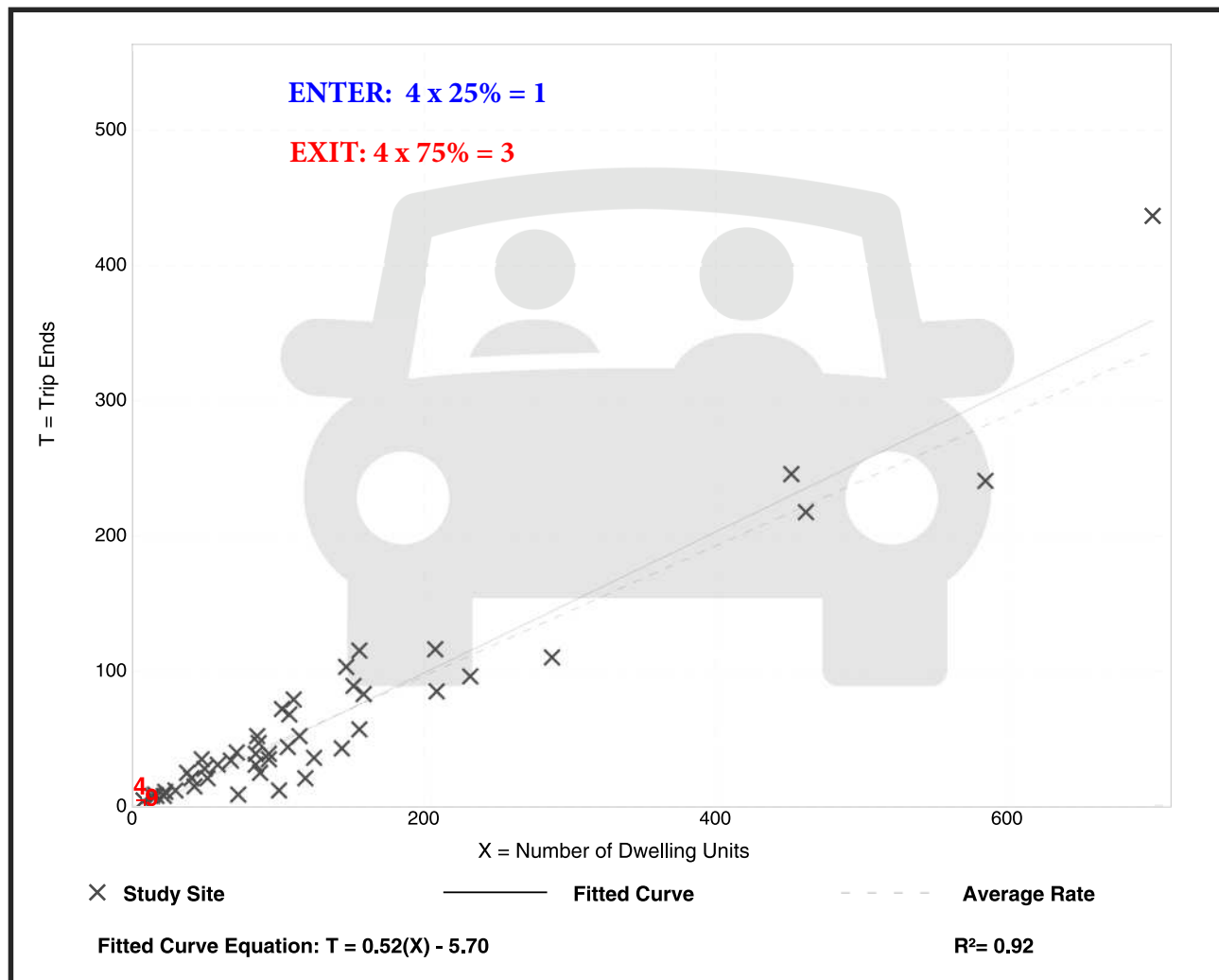
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 46  
 Avg. Num. of Dwelling Units: 135  
 Directional Distribution: 25% entering, 75% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

## Data Plot and Equation



# Single-Family Attached Housing (215)

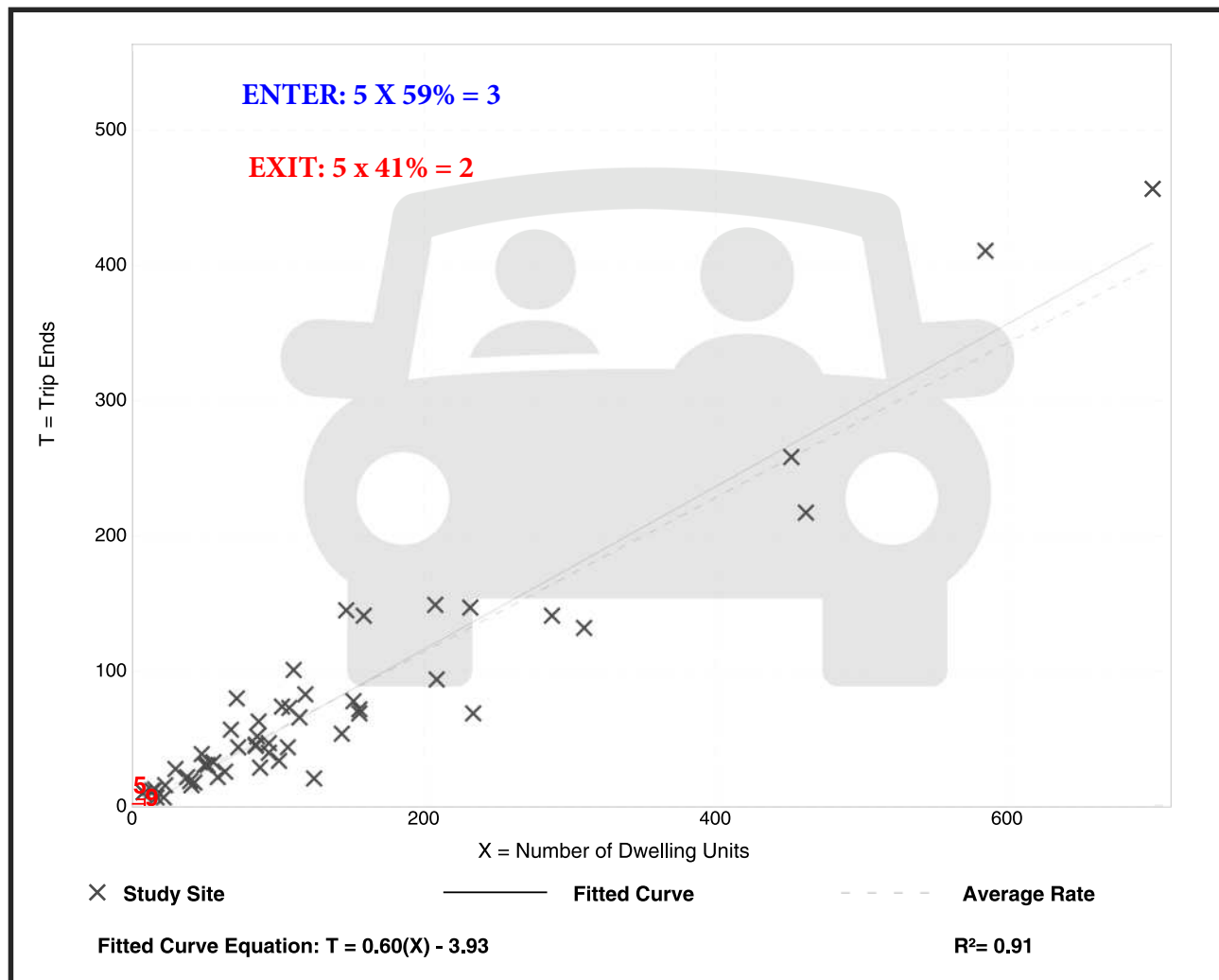
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**

**Setting/Location: General Urban/Suburban**  
 Number of Studies: 51  
 Avg. Num. of Dwelling Units: 136  
 Directional Distribution: 59% entering, 41% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

## Data Plot and Equation



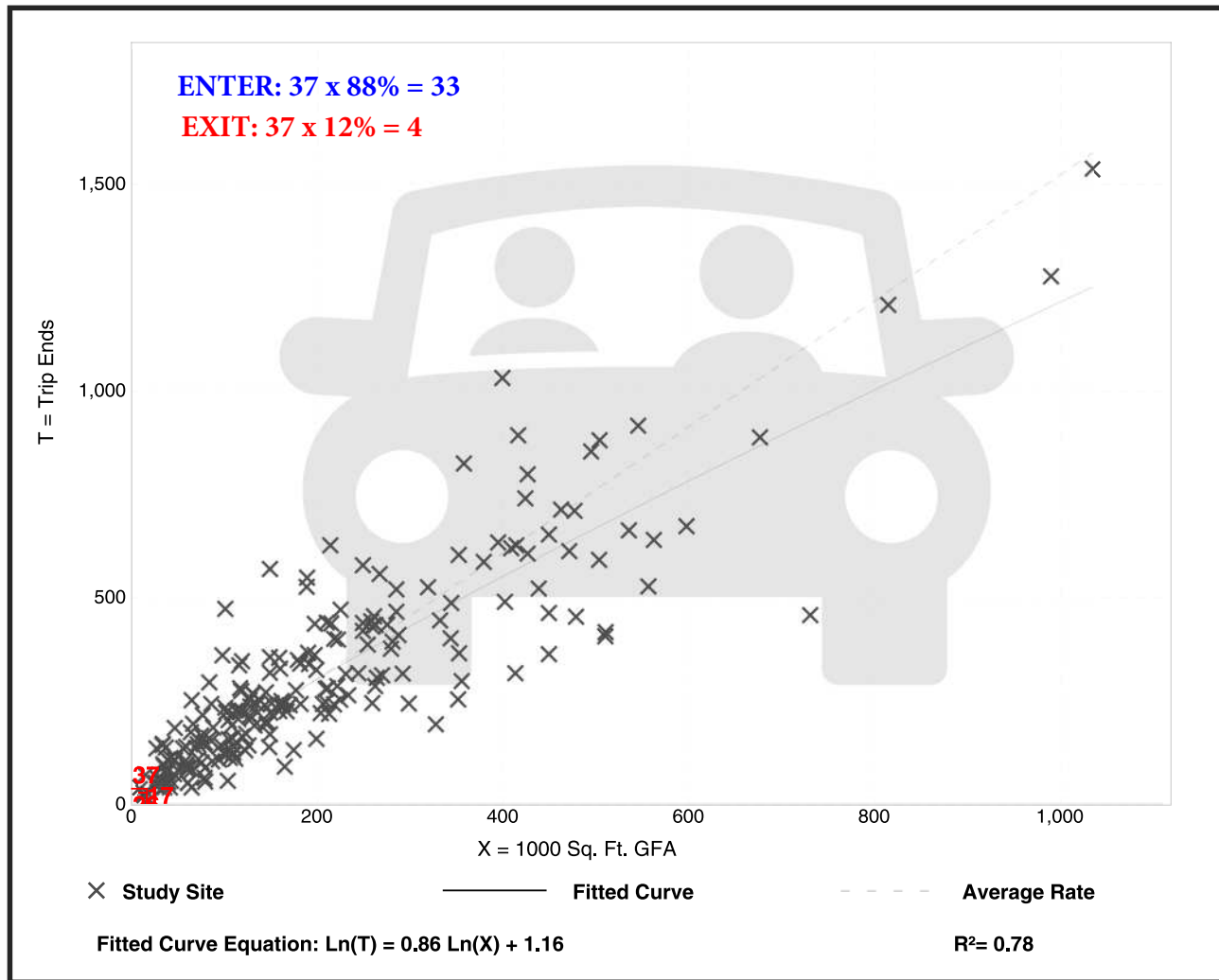
# General Office Building (710)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 221  
 Avg. 1000 Sq. Ft. GFA: 201  
 Directional Distribution: 88% entering, 12% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.52	0.32 - 4.93	0.58

## Data Plot and Equation



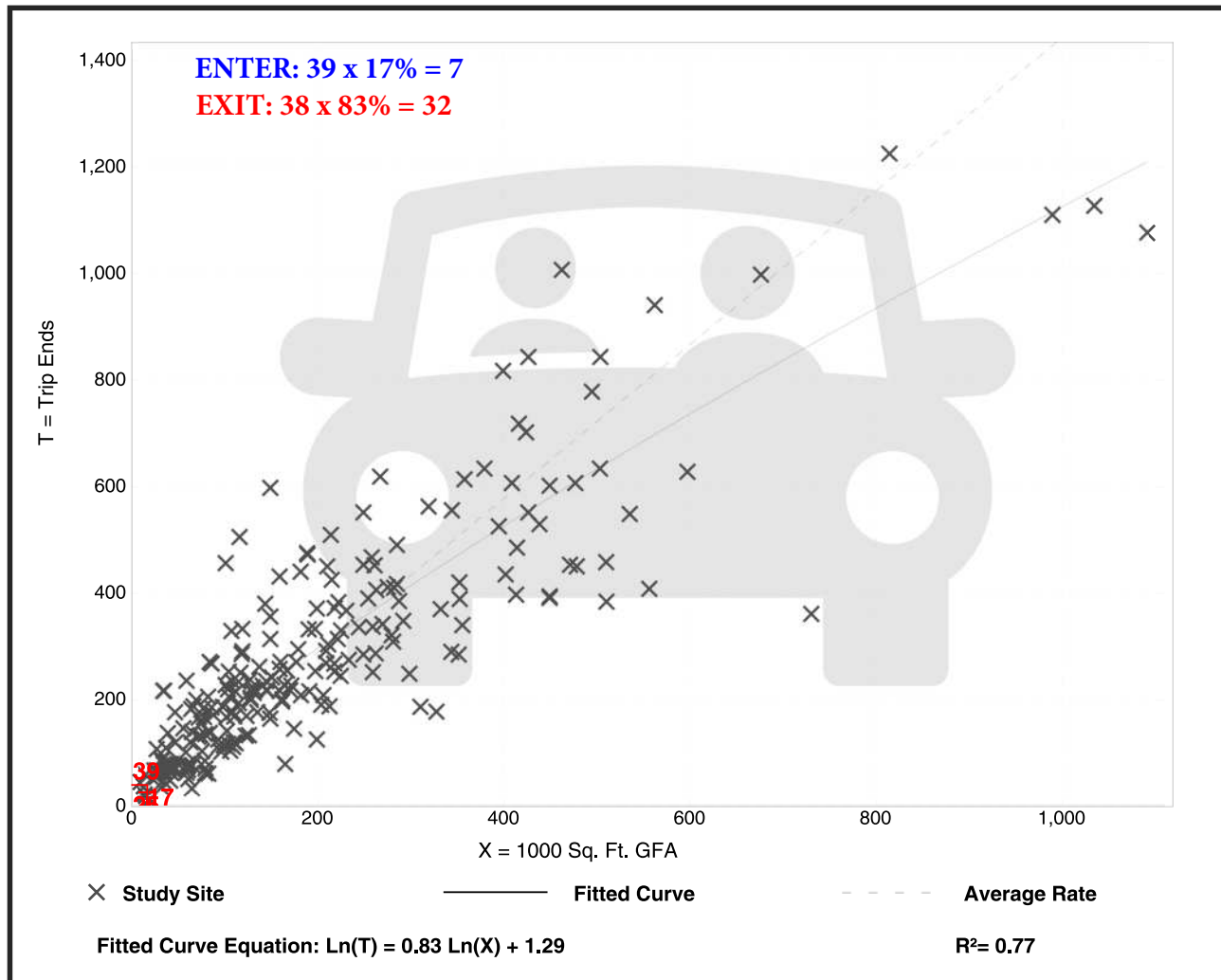
# General Office Building (710)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GFA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 232  
 Avg. 1000 Sq. Ft. GFA: 199  
 Directional Distribution: 17% entering, 83% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.44	0.26 - 6.20	0.60

## Data Plot and Equation





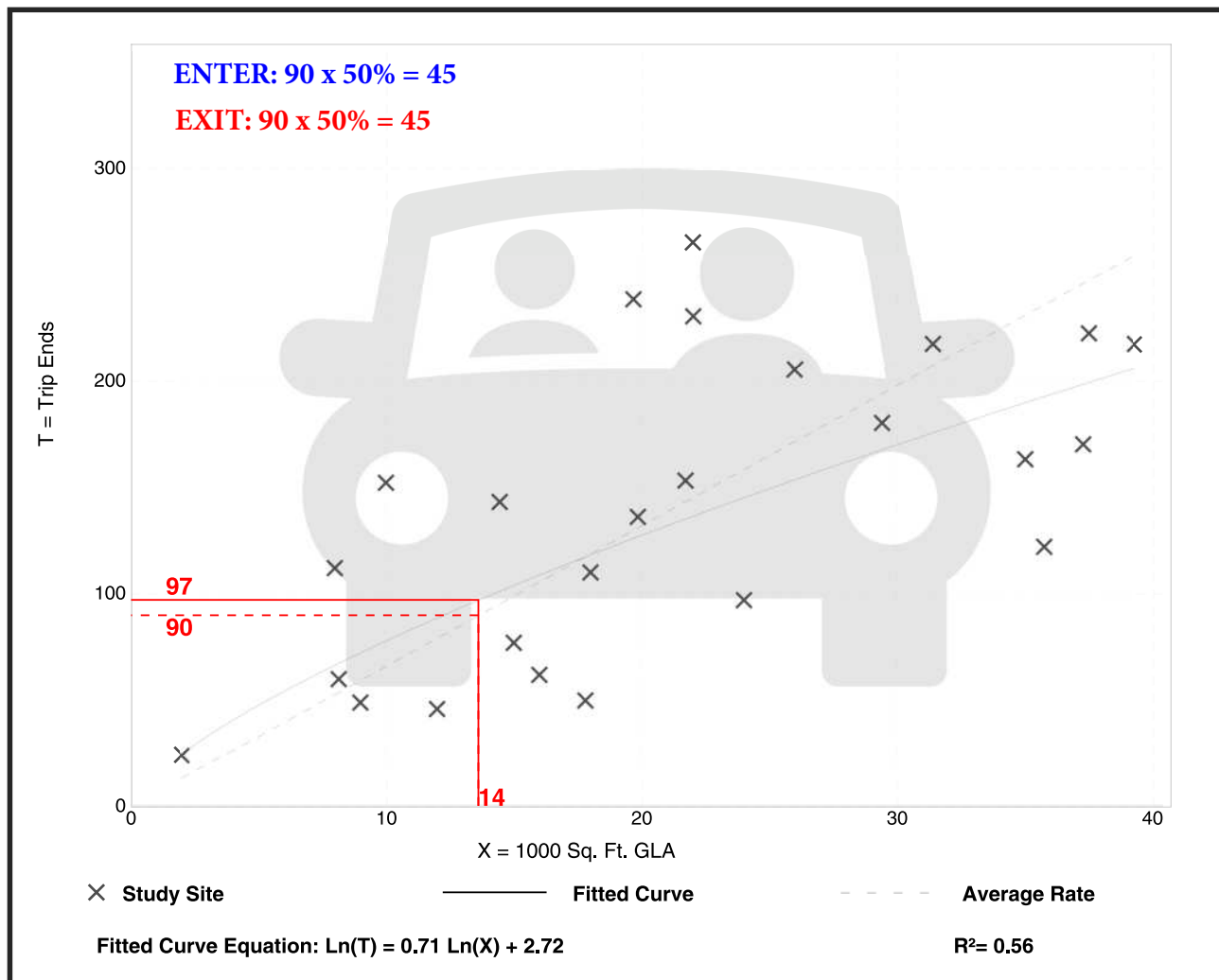
# Strip Retail Plaza (<40k) (822)

**Vehicle Trip Ends vs: 1000 Sq. Ft. GLA**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 25  
 Avg. 1000 Sq. Ft. GLA: 21  
 Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

## Data Plot and Equation



# **Attachments**

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## III. Internal Capture Calculations

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Summit at Greenwell Springs	Organization:	NSI
Project Location:	Central, LA	Performed By:	JPD
Scenario Description:	AM Peak	Date:	6/2/2023
Analysis Year:	2023	Checked By:	
Analysis Period:	AM Street Peak Hour	Date:	

Table 1-A: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting
Office				37	33	4
Retail				32	19	13
Restaurant				0		
Cinema/Entertainment				0		
Residential				47	12	35
Hotel				0		
All Other Land Uses <sup>2</sup>				0		
<b>Total</b>				<b>116</b>	<b>64</b>	<b>52</b>

Table 2-A: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses <sup>2</sup>						

Table 3-A: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-A: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	0	0	0	0
Retail	1		0	0	0	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	0	0	0		0
Hotel	0	0	0	0	0	

Table 5-A: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	116	64	52
Internal Capture Percentage	5%	5%	6%
External Vehicle-Trips <sup>3</sup>	110	61	49
External Transit-Trips <sup>4</sup>	0	0	0
External Non-Motorized Trips <sup>4</sup>	0	0	0

Table 6-A: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	6%	25%
Retail	5%	8%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	0%	3%
Hotel	N/A	N/A

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

<sup>2</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

<sup>3</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A

<sup>4</sup>Person-Trips

\*Indicates computation that has been rounded to the nearest whole number.

*Estimation Tool Developed by the Texas Transportation Institute*

<b>Project Name:</b>	Summit at Greenwell Springs
<b>Analysis Period:</b>	AM Street Peak Hour

Land Use	Table 7-A (D): Entering Trips			Table 7-A (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	33	33	1.00	4	4
Retail	1.00	19	19	1.00	13	13
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	12	12	1.00	35	35
Hotel	1.00	0	0	1.00	0	0

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		1	3	0	0	0
Retail	4		2	0	2	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	0	7	0		0
Hotel	0	0	0	0	0	

Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	0	0	0	0
Retail	1		0	0	0	0
Restaurant	5	2		0	1	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	3	0	0		0
Hotel	1	1	0	0	0	

Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	2	31	33	31	0	0
Retail	1	18	19	18	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	0	12	12	12	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses <sup>3</sup>	0	0	0	0	0	0

Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	1	3	4	3	0	0
Retail	1	12	13	12	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	1	34	35	34	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses <sup>3</sup>	0	0	0	0	0	0

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-A  
<sup>2</sup>Person-Trips  
<sup>3</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator  
\*Indicates computation that has been rounded to the nearest whole number.

NCHRP 8-51 Internal Trip Capture Estimation Tool			
Project Name:	Summit at Greenwell Springs	Organization:	NSI
Project Location:	Central, LA	Performed By:	JPD
Scenario Description:	PM Peak	Date:	45079
Analysis Year:	2023	Checked By:	
Analysis Period:	PM Street Peak Hour	Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs <sup>1</sup>	Quantity	Units	Total	Entering	Exiting
Office				39	7	32
Retail				90	45	45
Restaurant				0		
Cinema/Entertainment				0		
Residential				61	38	23
Hotel				0		
All Other Land Uses <sup>2</sup>				0		
<b>Total</b>				<b>190</b>	<b>90</b>	<b>100</b>

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						
All Other Land Uses <sup>2</sup>						

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office						
Retail						
Restaurant						
Cinema/Entertainment						
Residential						
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4	0	0	1	0
Retail	1		0	0	12	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	5	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	190	90	100
Internal Capture Percentage	25%	27%	24%
External Vehicle-Trips <sup>3</sup>	142	66	76
External Transit-Trips <sup>4</sup>	0	0	0
External Non-Motorized Trips <sup>4</sup>	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	29%	16%
Retail	20%	29%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	34%	26%
Hotel	N/A	N/A

<sup>1</sup>Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

<sup>2</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

<sup>3</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

<sup>4</sup>Person-Trips

\*Indicates computation that has been rounded to the nearest whole number.

*Estimation Tool Developed by the Texas Transportation Institute*

<b>Project Name:</b>	Summit at Greenwell Springs
<b>Analysis Period:</b>	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	7	7	1.00	32	32
Retail	1.00	45	45	1.00	45	45
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	38	38	1.00	23	23
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		6	1	0	1	0
Retail	1		13	2	12	2
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	1	10	5	0		1
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		4	0	0	2	0
Retail	2		0	0	17	0
Restaurant	2	23		0	6	0
Cinema/Entertainment	0	2	0		2	0
Residential	4	5	0	0		0
Hotel	0	1	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	2	5	7	5	0	0
Retail	9	36	45	36	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	13	25	38	25	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses <sup>3</sup>	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles <sup>1</sup>	Transit <sup>2</sup>	Non-Motorized <sup>2</sup>
Office	5	27	32	27	0	0
Retail	13	32	45	32	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	6	17	23	17	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses <sup>3</sup>	0	0	0	0	0	0

<sup>1</sup>Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

<sup>2</sup>Person-Trips

<sup>3</sup>Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

\*Indicates computation that has been rounded to the nearest whole number.

# City of Central Offsite Drainage Assessment

## PUD-1-24: The Summit at Greenwell Springs

This Memorandum assesses the potential offsite drainage impacts specific to the proposed development, The Summit at Greenwell Springs (PUD-1-24), submitted to the Planning Commission.

## Information Received from Applicant

The applicant provided a proposed AutoCAD elevation surface, a drainage impact study, and a site plan.

## Updated Effective Hydraulic Model (EHM)

No adjustments to the EHM were made as the applicant did not provide existing elevation data and no adjustments were determined to be needed. The effective EHM's terrain is shown in *Figure 1*. The EHM was run for the 10%, 4%, and 1% annual exceedance probability (AEP), 24-hour storm events.

## Post-Development Hydraulic Model

The proposed development comprises 63 lots with one detention pond and one mitigation pond. The detention pond collects runoff from the proposed development via the proposed subsurface drainage system and discharges it into the mitigation pond via a 15" reinforced concrete pipe. The mitigation pond discharges into Draughan Creek via the proposed open ditch outfall. A 4-foot bottom-width ditch was proposed as the rear yard swale along the southeast side of the development. Two weir inlets were placed in the ditch and connected to the mitigation pond via a 36" RPVCCP pipe. The proposed terrain can be seen in *Figure 2*. The Post-Development Hydraulic Model was run for the 10%, 4%, and 1% AEP, 24-hour storm events.

## Offsite Drainage Assessment Results

The peak water surface elevations from each storm event were extracted from the effective EHM and Post-Development Hydraulic Models and compared to one another, as shown in *Figures 3, 4, and 5*.

The comparisons reveal the following impact on peak water surface elevations beyond the development site for all storm events:

- Decreases of 0.2 to 0.25 feet along the lateral of Draughan Creek upstream and downstream of Magnolia Bridge Rd for 10-yr, 25-yr, and 100yr event
- Decreases of 0.1 to 0.15 feet from the southeast site boundary to the Magnolia Bridge Road for the 100-yr event

A small area to the south of the development at the far east side shows increases in peak water surface elevations. Review of the lidar and model flow paths reveals these locations are not indicative of a water surface elevation increase and identified as "model noise"; not true increases.

**To:**

City of Central

**From:**

CSRS

Stokka Brown, MS, PE, CFM  
Principal & Water Resources  
Practice Area Leader

8555 United Plaza Blvd,  
Baton Rouge, LA 70809  
(225) 769-0546  
stokka.brown@csrsinc.com

**Date:**

6/11/2024



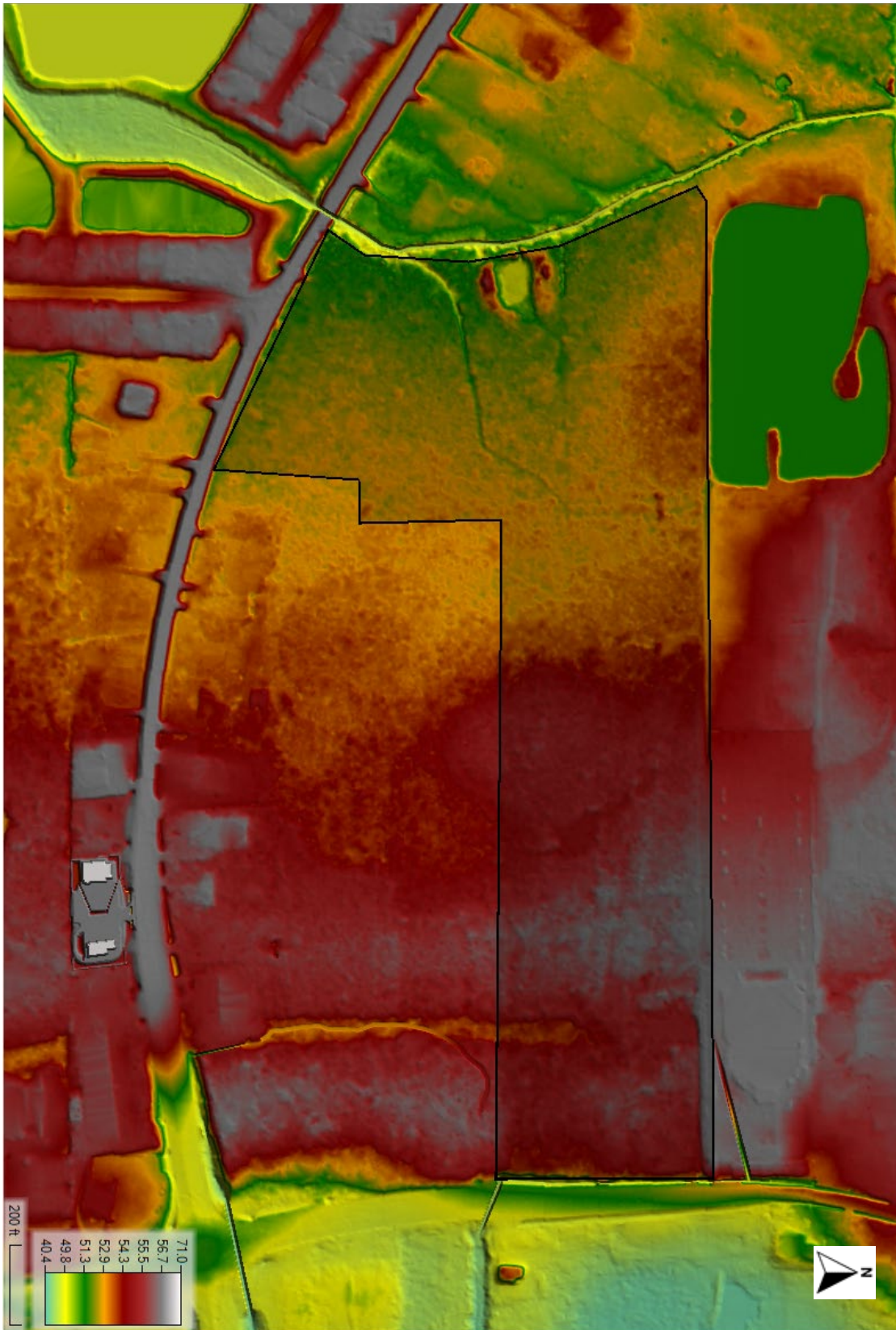
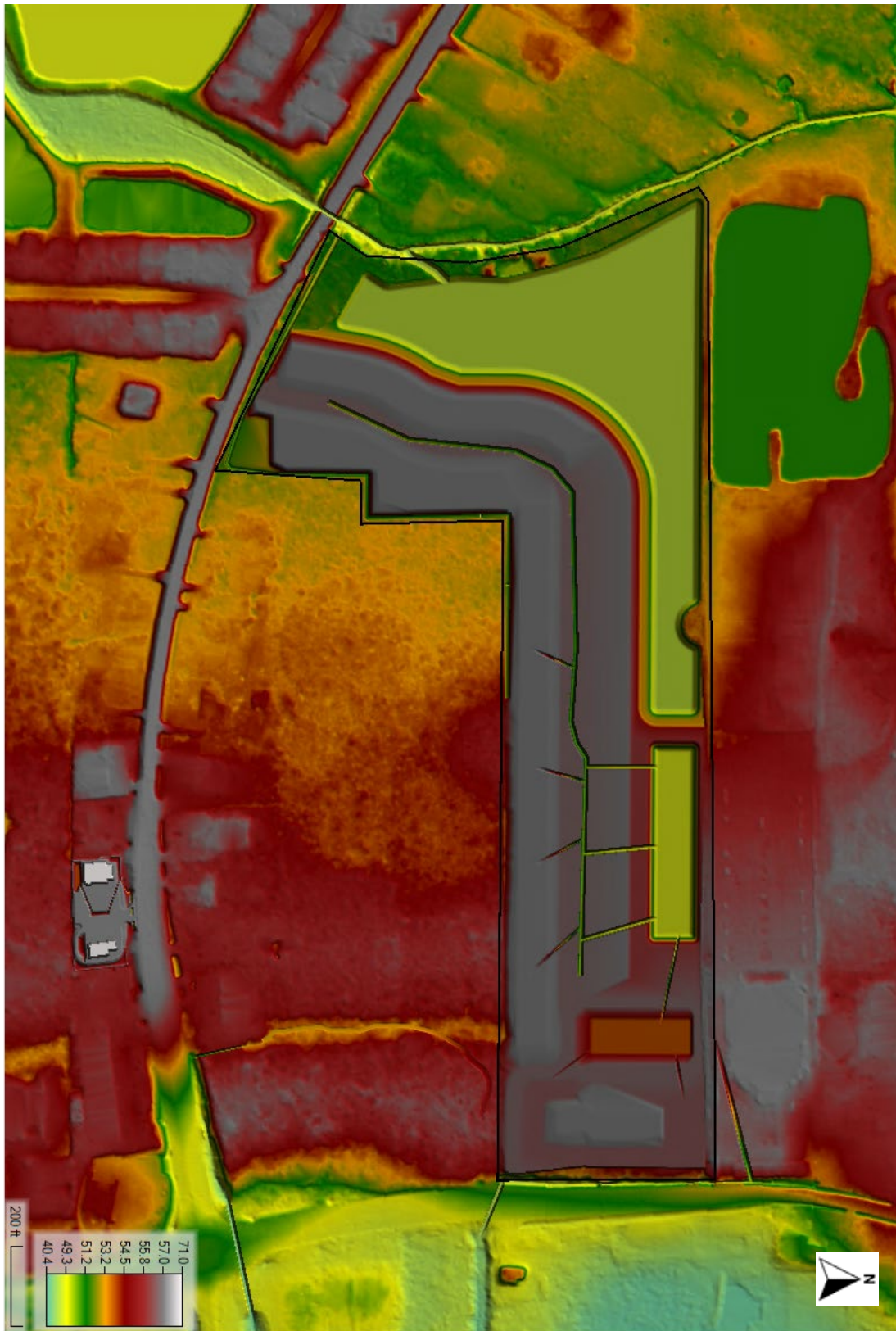


Figure 1.: Existing Terrain LIDAR

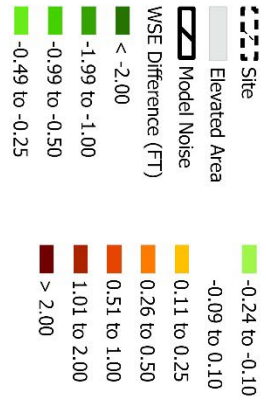


*Figure 2: Proposed Terrain LIDAR*

City of Central, LA  
Offsite Drainage Assessment

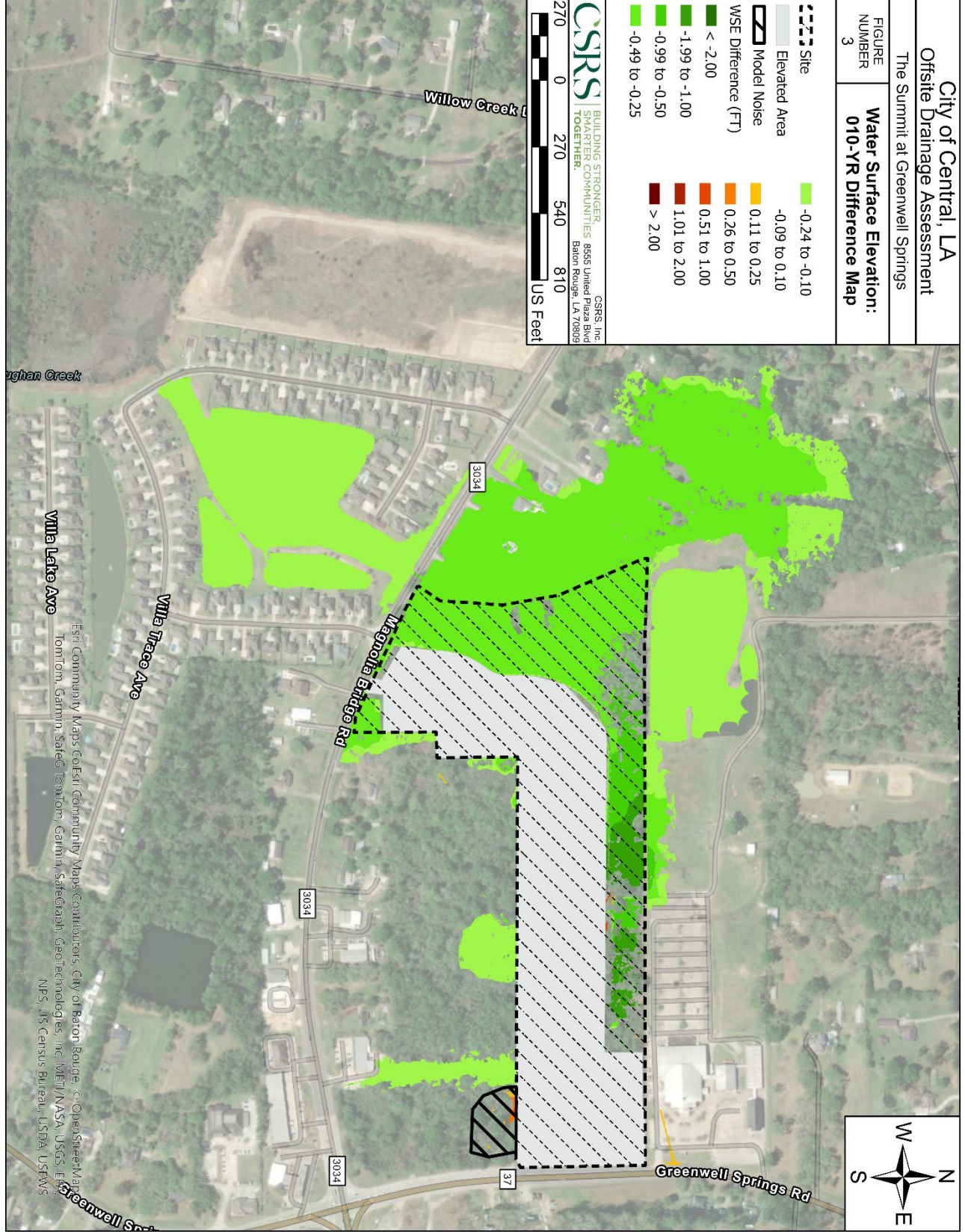
The Summit at Greenwell Springs

FIGURE NUMBER 3  
**Water Surface Elevation: 010-YR Difference Map**

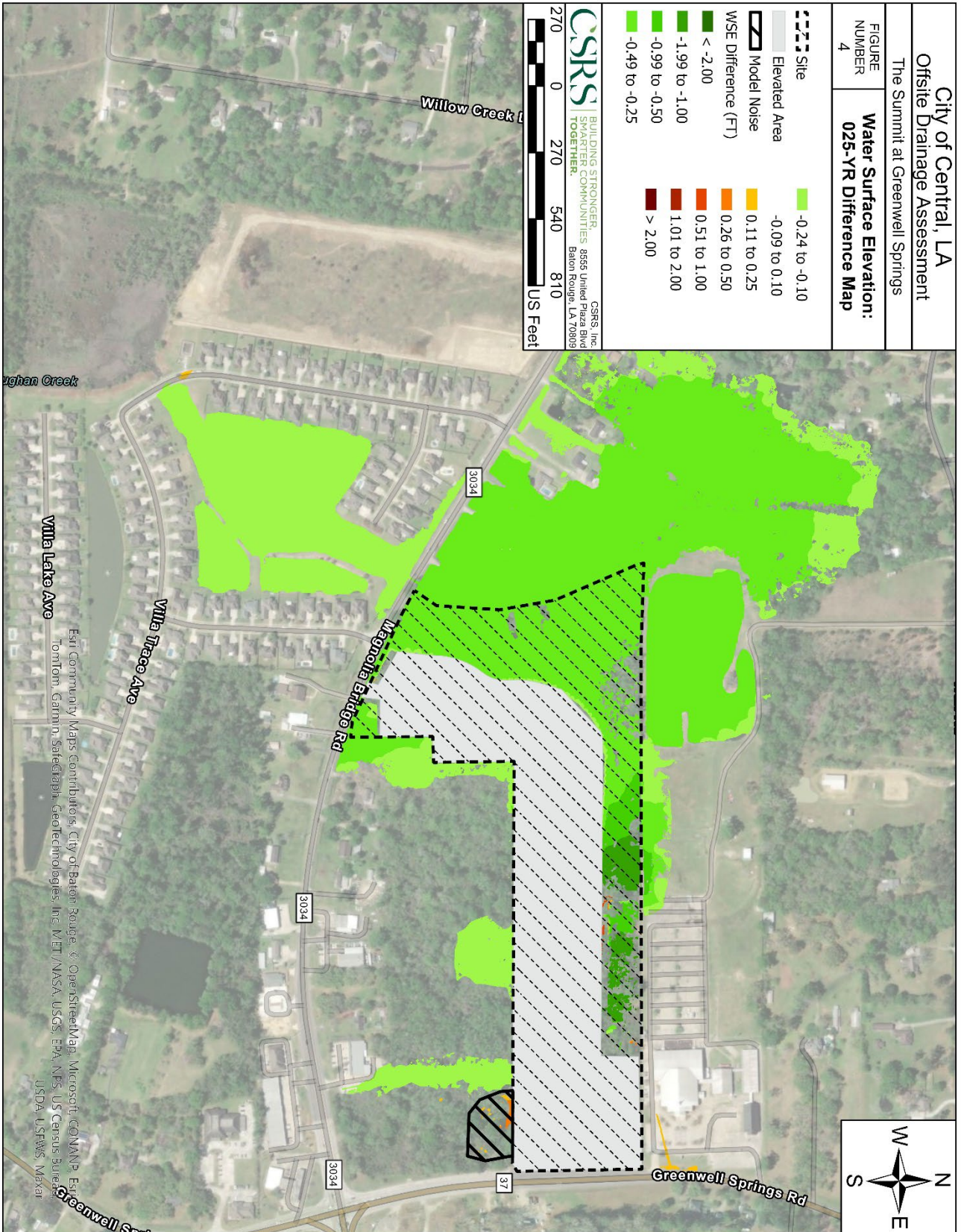


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Baton Rouge, LA 70809

Scale: 270 0 270 540 810 US Feet



East Community Maps, ColEst, Community Maps, Contributors: City of Baton Rouge, OpenStreetMap, TomTom, Garmin, Satel, TomTom, Garmin, Satel, Geotechnologies, Inc, MET/ANSA, USGS, ESRI, NPS, US Census Bureau, USDA, USFWS



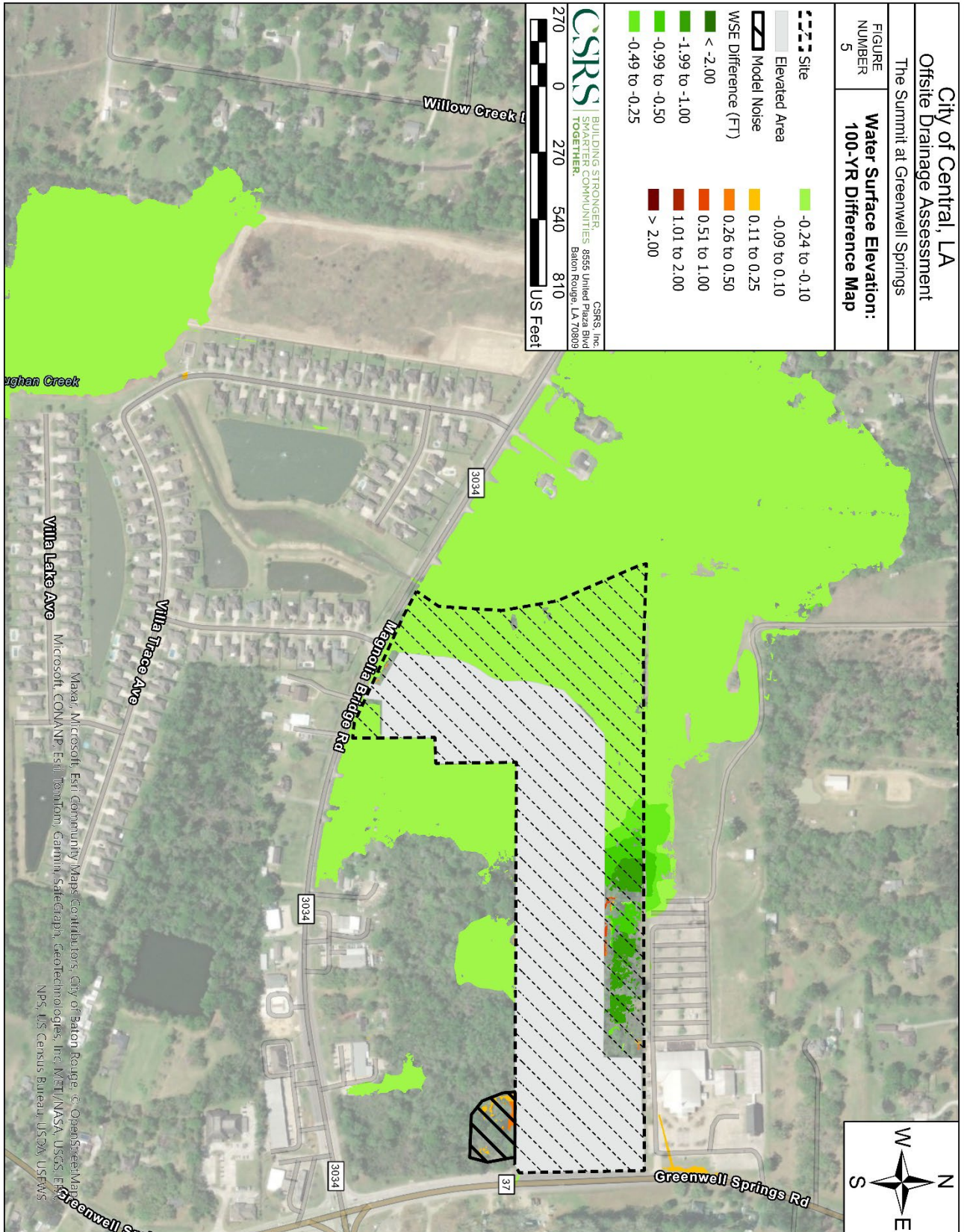


Figure 6: Existing Conditions 100-Year Water Depth Map with Flow Direction



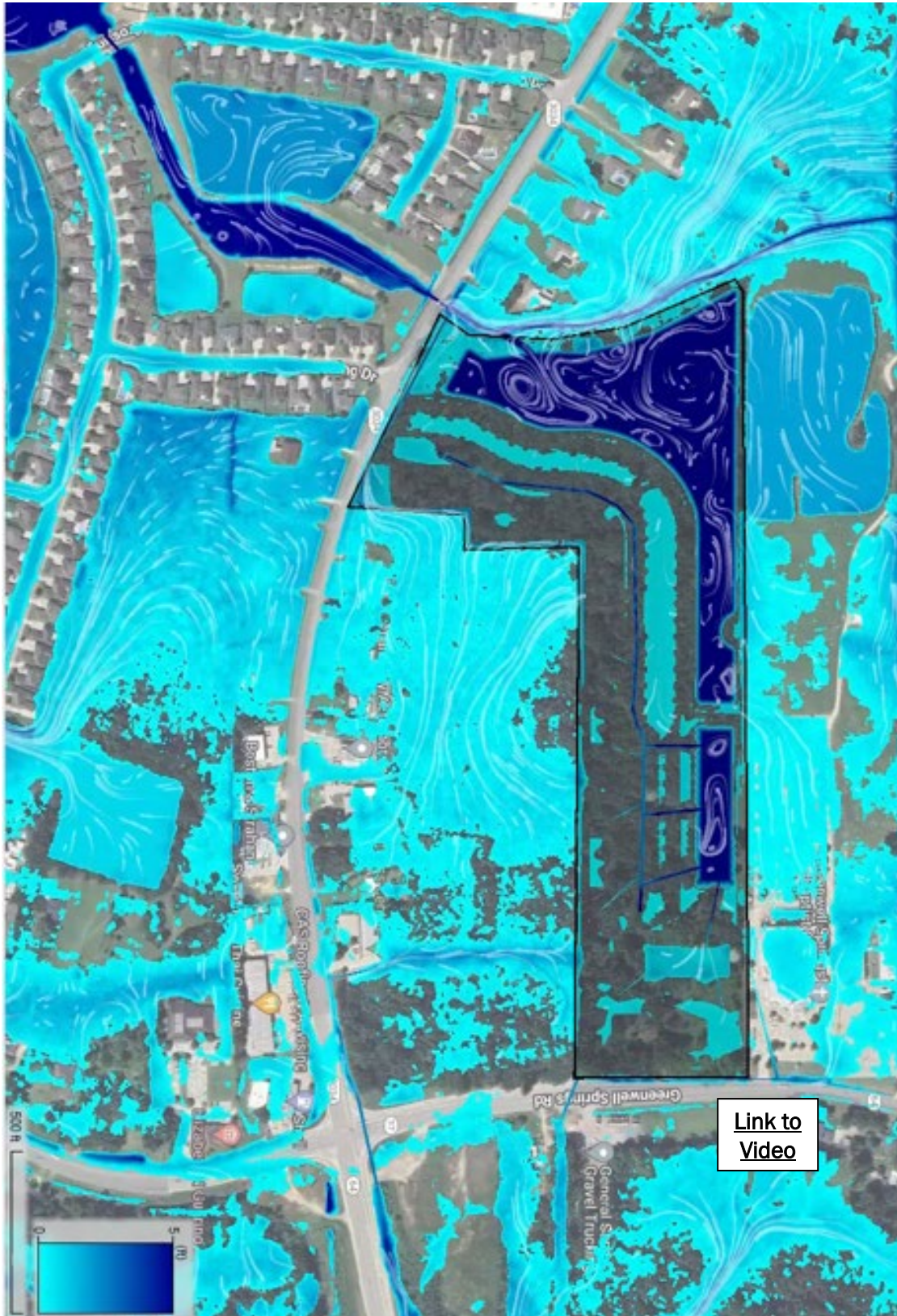


Figure 7: Proposed Conditions 100-Year Water Depth Map with Flow Direction

## **Melissa Guilbeau - CTR**

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**From:** Melissa Guilbeau - CTR  
**Sent:** Friday, May 31, 2024 1:28 PM  
**To:** mickey@mresmail.com  
**Cc:** gardengatedev@yahoo.com; Planning - COC  
**Subject:** PUD-1-24 DRC comments

Please address the items below, and submit all documents and revisions before June 11, including justification for noncompliance items. I will send any additional comments I might receive, including from the ODA, promptly after I receive them.

### **Planning and Zoning**

1. Keypads and gates are shown on Sheets 3, 4, and 6, but written description says streets will be public. Correct whichever is incorrect (written description based on our DRC conversation).
2. On the preliminary plat, there appear to be inconsistencies between the labeling and scale of the width of the seven zero lot line lots. G-1 appears to be the only one that measures 35 feet in width. G-5, G-6, and G-7 include 35.0' width labels but don't measure 35 feet. And G-5 has 30.0' and 35.0' labels front and rear.
3. Redo the MOVEBR concept overlay; update from 9/2023.
4. Label Tract CA-4 as a potential connection to future development on the Henry J. Graham Tract to the south, as mentioned in the DRC meeting. Using this proposed green tract for a future road connection would reduce your greenspace, which should be disclosed now if that is your intent.

### **Floodplain Management**

1. A Land Disturbance Permit is required prior to any earthwork.

### **Drainage Engineering**

1. Waiting on results of ODA.

### **Traffic**

1. A traffic contribution of \$200 per lot will be required prior to final plat approval.

### **Fire Department**

1. Get with the water company and send us a letter stating that fire hydrants can provide 1500 GPM. Houses 10 feet apart or less this is the requirement.
2. If any of the businesses require fire sprinklers, a fire hydrant will need to be installed within 300 feet of the FDC.

### **EBR Subdivision Engineering**

1. Show existing Right-of-way width for Magnolia Bridge Rd and Greenwell Springs Rd. Any Right-of-way width less than 100' shall show the required major street setback on the property.
2. Magnolia Bridge Rd is part of the MOVEBR program. Coordination with the project design team is required. Contact Andrea Kelley for review and approval [andrea.kelley@csrsinc.com](mailto:andrea.kelley@csrsinc.com).
3. A DOTD permit is required for the proposed street connection to state routes.
4. A sewer capacity request has been received and is currently being evaluated.
5. Plans for the public gravity sewer, pump station, and sewer forcemain shall be submitted to EBR Subdivision Engineering for review and permitting. No building permits shall be granted until the public sewer extension is constructed and accepted.
6. Sanitary sewer lines deeper than 10' below grade shall require additional servitude in accordance with EBR servitude guidelines.

**EBR Traffic Engineering**

None

**DOTD**

None

**Baton Rouge Water**

None



CITY OF  
**CENTRAL**

**Melissa Guilbeau, AICP**

Planning Consultant

**Phone.** (225) 372-1182 **Fax.** (225) 262-5001

**Email.** [mguilbeau\\_CTR@ibts.org](mailto:mguilbeau_CTR@ibts.org)

**Address.** 6703 Sullivan Road, Central, LA 70739

**Web.** [www.centralgov.com](http://www.centralgov.com)

**THIS PROPERTY IS BEING PROPOSED FOR DEVELOPMENT**

CURRENT ZONING IS: RA

PROPOSED ZONING IS: PUD-1-24

NUMBER OF PROPOSED LOTS: 62 SFR  
7 SFR, Zero Lot Lin  
Commercial 15,200

PROPOSED: SQ.FT.

NAME OF PROPOSED DEVELOPMENT:  
Summit at Greenwell Springs

APPLICANTS INFORMATION:  
Mickey Robertson 225.490.9592

PUBLIC HEARING TO BE HELD AT 6:00 P.M.

THURSDAY June 27, 2024

**CENTRAL SCHOOL BOARD OFFICE**  
11576 SULLIVAN RD

FOR FURTHER INFORMATION, CONTACT THE CITY OF CENTRAL  
MUNICIPAL SERVICES DEPARTMENT AT

6703 SULLIVAN RD. 225-262-5000

OR DOWNLOAD THE AGENDA AT [WWW.CENTRALGOV.COM](http://WWW.CENTRALGOV.COM)



Jun 7, 2024 at 1:16:51 PM  
Central  
PUD 1 24

**PUBLIC HEARING**  
Case Number: PUD-1-24  
Request: Preliminary Map  
for the Summit @  
Greenwell Springs  
City of Central  
PLANNING & ZONING COMMISSIONS  
will hold a public hearing on  
Date: 6/27/24 Time: 6 p.m.  
at the Central School Board Office  
11576 Sullivan Road, Central, LA 70818  
For more information:  
225-262-5000 | [central-la.gov](http://central-la.gov)

Jun 7, 2024 at 1:09:19 PM  
Central  
PUD 1 24

**PUBLIC HEARING**

Case Number: PUD-1-24

Request: Preliminary Plan  
for the Subnit @  
Greenwell Springs

City of Central  
PLANNING & ZONING COMMISSIONS

will hold a public hearing on

Date: 6/27/24 Time: 6 p.m.

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For more information:

225-262-5000 | [central-la.gov](http://central-la.gov)