



## Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge  
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Frank M. Duke, FAICP  
Planning Director

July 3, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director

FROM: Blanca Tejera, Senior Planner BAT

SUBJECT: **ISPUD 5-19** Highland Grove (7507 Highland Road) (Deferred from May 20 by the Planning Commission)

Application Summary			
<b>Applicant</b>	Trey Savoie	<b>Submittal Date</b>	March 29, 2019
<b>Design Professional</b>	FORM, LLP		
<b>Lot and Block</b>	72	<b>Site Area</b>	1.68 acres
<b>Location</b>	North side of Highland Road, east of Kenilworth Parkway, on Lot A-1-A, of the C. J. Territo tract property (Council District 12-Freiberg)		
<b>Planning Commission Meeting Date</b>	July 15, 2019	<b>Metropolitan Council Meeting Date</b>	July 17, 2019
Request			
<b>Requested Zoning</b>	Infill/ Mixed Use Small Planned Unit Development (ISPUD)		
<b>Proposed Use(s)</b>	Development with eleven single family residential lots		
<b>Overall Residential Density</b>	6.54 units per acre	<b>Number of Units</b>	11 units
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Residential Neighborhood	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Single Family Residential (A1)	<b>Overlay District</b>	N/A
<b>Existing Use</b>	Low Density Residential (LDR)	<b>Special Flood Hazard</b>	No
Area Characteristics			
<b>Surrounding Zoning</b>	Single Family Residential (A1), Light Commercial (LC1), Transition (B1)		
<b>Surrounding Uses</b>	Low density single family residential, retail sales, office, educational institution		
Findings			
Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

#### Case History –Site

- **RV-8-19 7C. J Territo Revocation**
  - To be heard by the Metropolitan Council on June 19, 2019
- **ISPUD-5-19 7507 Highland Road**
  - Deferred from May 20 by the Planning Commission to add the following stipulations to the plan
    - From a 25 foot line across the rear lots of 5, 6 and 7 to the 10 foot rear building setback, building height will be limited to 1 ½ stories
    - Structures on lots 5, 6 and 7 will have no rear windows on homes above the ground level

#### Case History –Area

- **Case 50-18 7171 Highland Road To rezone from A1 to NO**
  - Approval recommended by the Planning Commission on July 16, 2018
  - Denied by the Metropolitan Council on August 15, 2018
- **Case 17-18 7171 Highland Road To rezone from A1 to NO**
  - Approval recommended by the Planning Commission on April 16, 2018
  - Denied by the Metropolitan Council on May 16, 2018
- **Case-39-15 7329 Highland Road rezone from C1 to C-AB-1**
  - Approval recommended by Planning Commission on September 21, 2015
  - Approved by Metropolitan Council on October 21, 2015

#### Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map

#### Neighborhood Compatibility

- Area contains a mixture of residential, office, and educational institutional uses
- Will not change existing land use patterns

#### Regulatory Issues

- Street trees are provided along the entire street frontage
  - Will provide letters of non-objection where overhead utilities exist
- Proposed pedestrian circulation connects site to sidewalk along Highland Road and Via Verdure to promote walkability
  - Sidewalk provided on one side only on Via Verdure per exception on UDC 13.8.B.4
- Parking meets the minimum requirements of the UDC, shown in chart below:
  - Four additional parking parallel spaces proposed on street

Parking			
	Required	Proposed	Meets Requirements
Auto Spaces	22	26	Yes

- Subdivision entry sign to be mounted to proposed masonry wall along Highland Road
- Proposed setbacks shown in chart below:
  - From a 25 foot line across building setback, building height will be limited to 1 ½ stories
  - Structures on lots 1 through 4 rear facing windows on upper story to have minimum 7 foot sill height
  - Lots 5 through 7 rear facing windows are prohibited , except on the ground level floor

Setbacks		
Yards	Typical	Provided
Front	15 ft	10 ft
Side	8 ft	5 ft
Rear	25 ft	12.5 ft (first floor) 25 ft (second floor)

#### Environmental Issues

- No environmental issues have been identified

#### Community Outreach/Notification

- Subject property posted on April 30, 2019
- Public Notification Cards mailed to property owners within 300 foot radius and to Highland Bluff and Kenilworth Homeowners Association of the subject property on May 3, 2019
- Staff reports available to review on July 3, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 10, 14, and 16, 2019

#### Findings

Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements