



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

October 10, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*

FROM: Michael F. Hynson, Planner II *[Signature]*

SUBJECT: **ISPUD 8-19** The Elysian III Apartments (Deferred from September 16 by the Planning Director)

Application Summary			
Applicant	J. Dyke Nelson	Submittal Date	August 1, 2019
Design Professional	DNA Workshop		
Lot and Block	49	Site Area	0.30 acres
Location	South of Spanish Town Road, east of Canal Street, and west of North 11 th Street. (Council District 10 - Wicker)		
Planning Commission Meeting Date	September 16, 2019	Metropolitan Council Meeting Date	October 16, 2019
Request			
Requested Zoning	Infill/ Mixed Use Small Planned Unit Development (ISPUD)		
Proposed Use(s)	High density multi-family residential development		
Overall Residential Density	40 units per acre	Number of Units	12 units
Site Characteristics			
FUTUREBR Land Use Designation	Urban Neighborhood	Character Area	Urban/Walkable
Existing Zoning	General Residential (A4)	Overlay District	Old Town
Existing Use	Undeveloped	Special Flood Hazard	None
Area Characteristics			
Surrounding Zoning	Limited Residential (A3.3), A4, Transition, ISPUD		
Surrounding Uses	Office, high density multifamily residential, undeveloped, educational institution		
Findings			
Staff certifies that the proposed request meets the minimum criteria for an ISPUD being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.			

Case History – Site

- None

Case History – Area

- **ISPUD 6-15** The Elysian II Apartments Revision 1 to relocate driveway entrance
 - Approved by the Planning Commission on April 17, 2017
- **ISPUD 6-15** The Elysian II Apartments to build 100 high density multi-family units
 - Approval Recommended by the Planning Commission on April 18, 2016
 - Approved by the Metropolitan Council on April 20, 2016
- **PA-11-15** Elysian II to rezone from Institutional to Town Center
 - Approval Recommended by the Planning Commission on January 19, 2016
 - Approved by the Metropolitan Council on February 17, 2016

Comprehensive Plan Consistency

- Consistent with the designation of Urban Neighborhood on the Future Land Use Map
- Consistent with Housing Action Item 5.1.3: Encourage development in downtown Baton Rouge, the City’s inner neighborhoods, and in transportation-efficient locations across the City-Parish

Neighborhood Compatibility

- Area contains a mixture of multi-family residential and office uses
- Will not change existing land use patterns

Regulatory Issues

- Site not located on road on MoveBR
- Street yards provided as required
- Pedestrian circulation provided by existing sidewalks
- Parking meets minimum requirements of the UDC:

Parking			
	Required	Proposed	Meets Requirements
Auto Spaces	18	18	Yes
ADA Spaces	1	2	Yes
Bicycle Spaces	1	6	Yes

- Sign meets minimum requirements of the UDC:

Signs		
	Typical Sign Area	Proposed Sign Area
Wall	15% of wall area	90 sf

- Proposed setbacks shown in chart below:

Yards	Setbacks	
	Typical	Proposed
Front	20 ft	9 ft
Rear	20 ft	13 ft
Corner Side (North)	20 ft	0 ft
Side (South)	5 ft	63 ft

Environmental Issues

- No environmental issues have been identified

Community Outreach/Notification







- BREC notified on August 14
- Subject property posted on August 23
- Public Notification Cards mailed to property owners within 300 foot radius and the Spanish Town HOA on August 30, 2019
- Staff reports available to review on October 10, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 6, 10, and 12, 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.


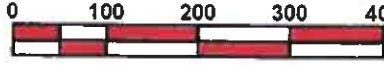


Legend

-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels

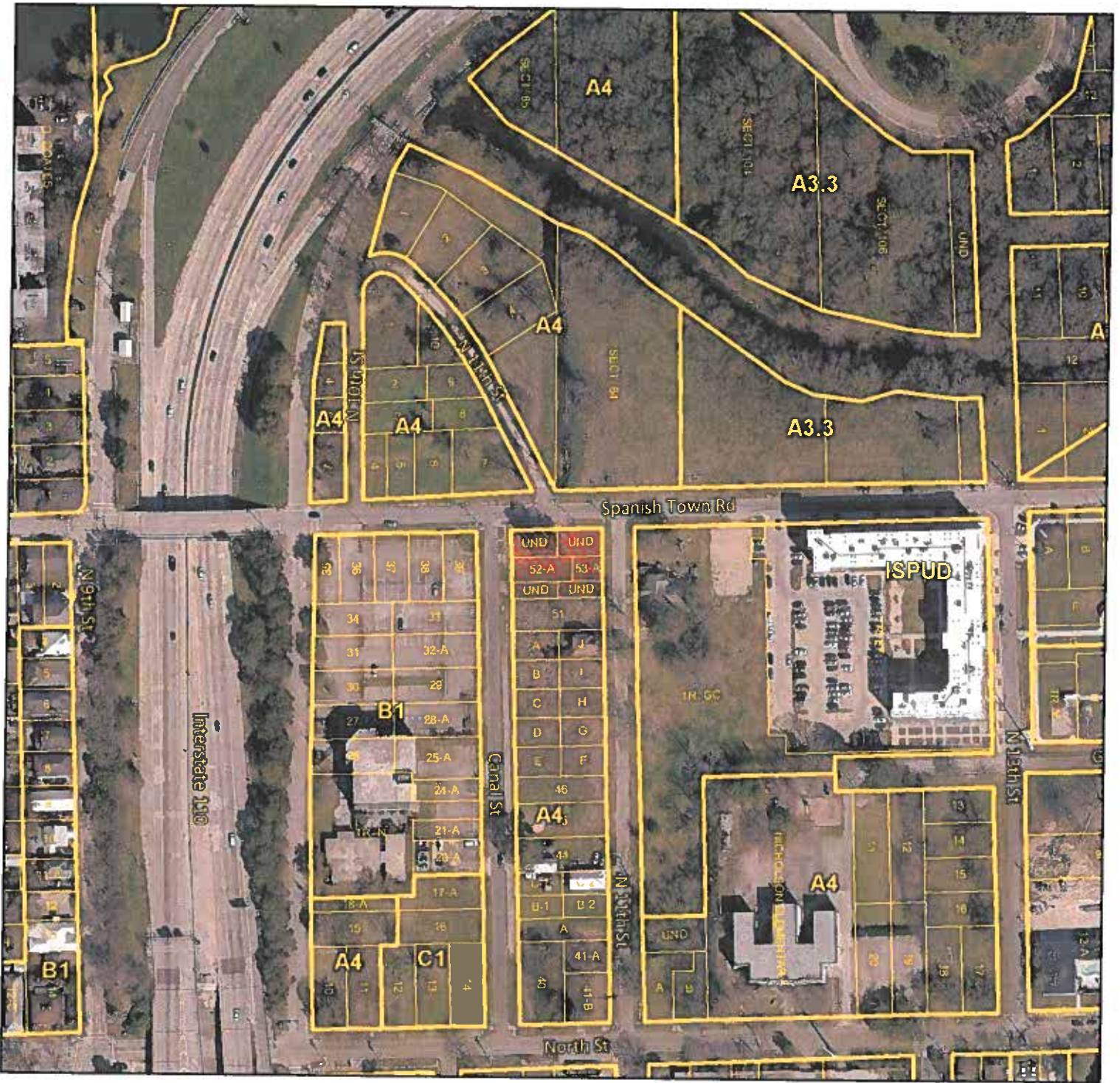


ISPUD-8-19







SCALE





Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



ISPUD-8-19

0 100 200 300 400 ft

SCALE

N

