





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

May 9, 2019

TO: Planning Commission
THROUGH: Frank M. Duke, FAICP, Planning Director 
FROM: Collin Lindrew, Planner I 
SUBJECT: PA-8-19 10122, 10142 Vignes Road (Related to Clark's Ferry)

Application Summary			
Applicant	Chad Stevens	Submittal Date	April 3, 2019
Site Area	3.72 acres		
Location	North side of Hoo Shoo Too Road, on the west side of Vignes Road, on a portion of Tract 6-B-1-A-2, and Tracts 6-B-2-A and 6-C of the Joseph Heard Tract (Council District 9-Hudson)		
Planning Commission Meeting Date	May 20, 2019	Metropolitan Council Meeting Date	June 19, 2019
Request			
Requested FUTUREBR Land Use Designation	Residential Neighborhood		
Site Characteristics			
Current FUTUREBR Land Use Designation	Agricultural/Rural	Character Area	Rural
Special Flood Hazard	Yes ±5%		
Area Characteristics			
Surrounding Land Use Designation(s)	Agricultural/Rural, Residential Neighborhood		
Findings			
Recommend approval, based upon a change in condition			

Case History – This Site

- Related to S-11-18, a proposed residential subdivision

Case History – Surrounding Area

- PA-19-18 18900-19000 und Hoo Shoo Too Road and 19019 Hoo Shoo Too Road to amend the land use designation from Agricultural/Rural to Residential Neighborhood

Comprehensive Plan Analysis

- Abutting properties to north and west are now designated Residential Neighborhood
- The Land Use designation of Residential Neighborhood currently appears more appropriate

Neighborhood Compatibility

- The subject property is single-family residential
- The surrounding area is a mixture of vacant land, single family residential, and agricultural

Environmental Issues

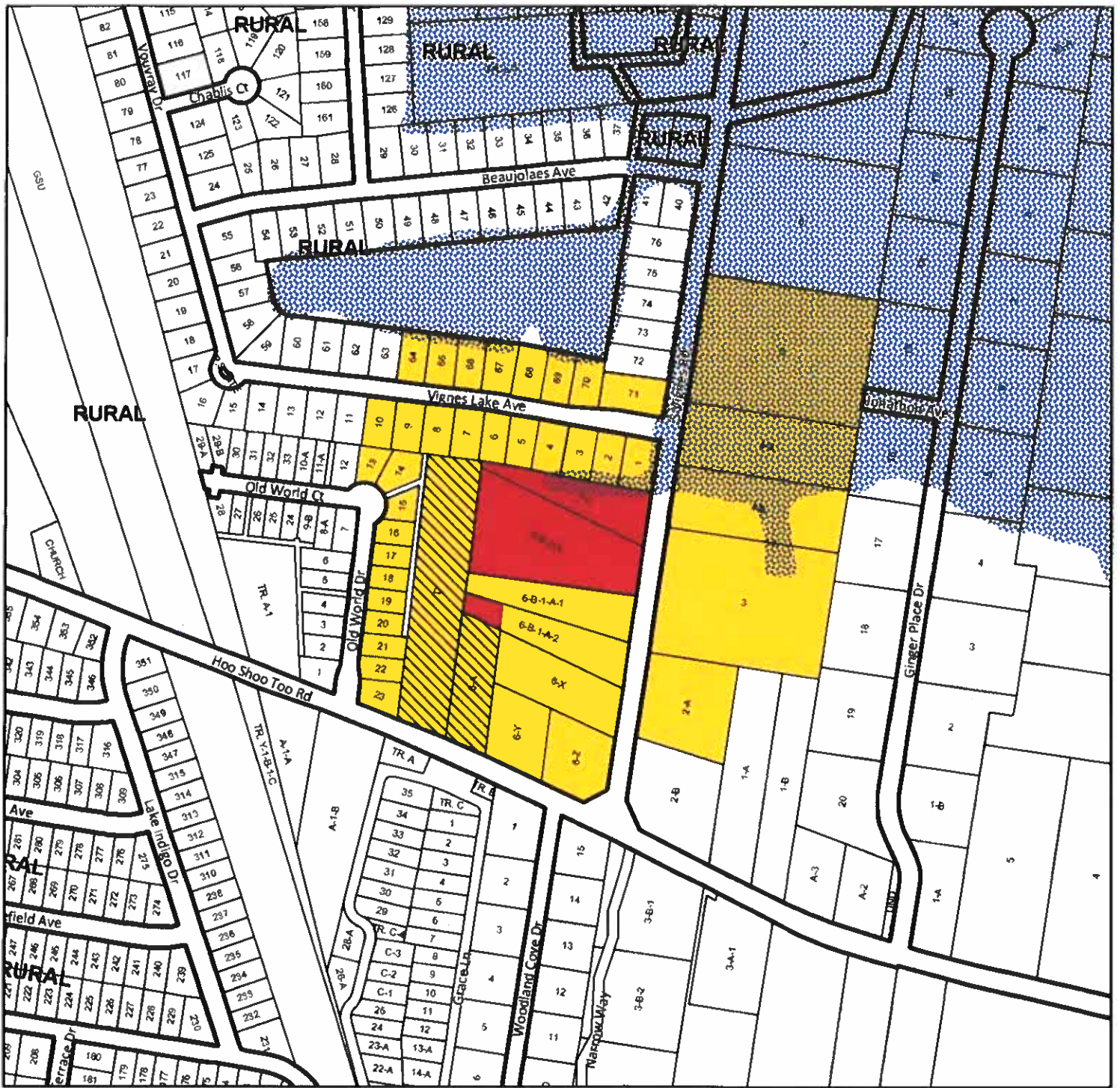
- ± 5% of subject property is within AE flood zone, which will require raising the finishing floor of new development in this area above base flood elevations

Community Outreach/Notification







- Subject property posted on April 30, 2019
- Public Notification Cards mailed to all property owners within a 300-foot radius, and the Vignes Lake and Old World Villas Homeowners Association, on May 3, 2019
- Staff reports available to review on May 9, 2019
<http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 10, 14, and 16, 2019

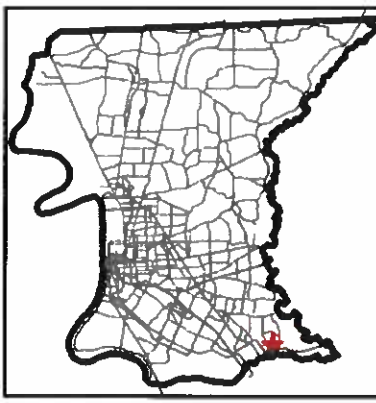
Findings

Recommend approval, based upon a change in condition





Legend

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



PA-8-19







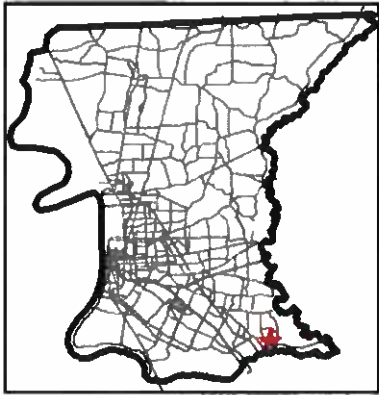
SCALE







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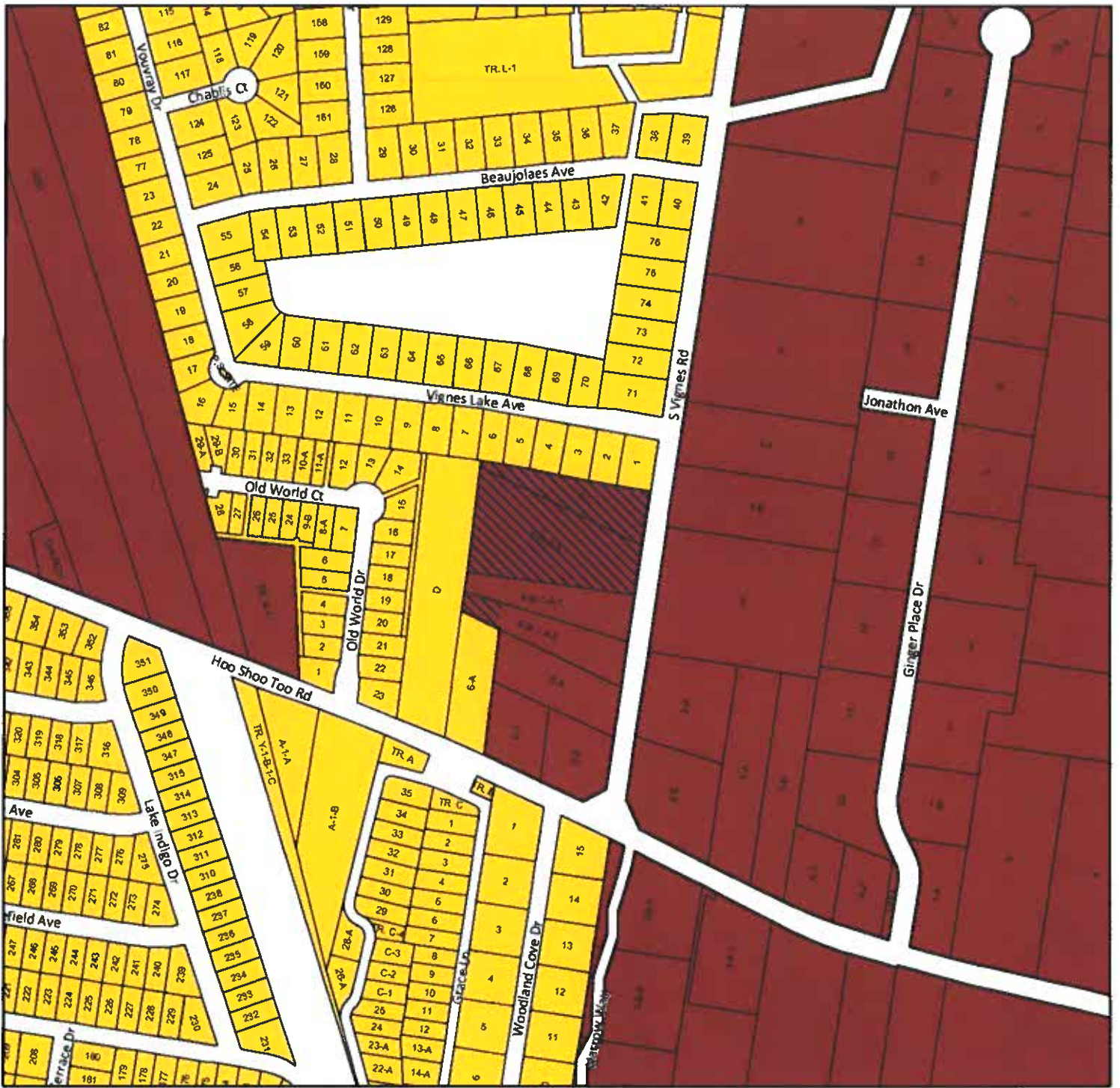


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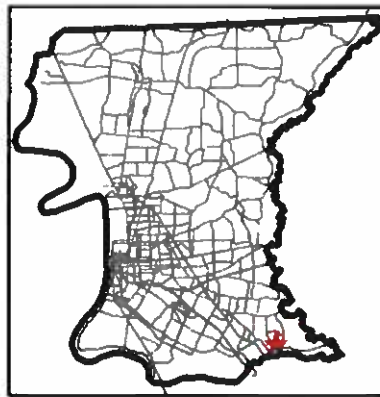
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Future Land Use

- Agricultural/Rural
- Residential Neighborhood
- Current Case



PA-8-19





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