



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

April 4, 2019

TO: Planning Commission

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

FROM: Blanca Tejera, Senior Planner **BAT**

SUBJECT: **PUD-14-06** Copper Oaks, Phase III, Second Filing, Final Development Plan

Application Summary			
Applicant	Karen M. Kennedy	Submittal Date	February 28, 2019
Design Professional	GWS Engineering, Inc		
Lot and Block	15	Site Area	4.39 acres
Location	South side of Mickens Road, west of Joor Road, on Tract A, of the Copper Oaks subdivision in the Mickens Road Planned Unit Development (PUD) (Council District 5-Green)		
Planning Commission Meeting Date	April 15, 2019	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A		
Proposed Use(s)	20 low density single family homes		
Overall Residential Density	4.55 units per acre	Number of Units	20 units
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	Character Area	Suburban
Existing Zoning	PUD	Overlay District	None
Existing Use	Undeveloped	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	PUD, Single Family Residential (A1), Heavy Commercial (C2)		
Surrounding Uses	Low density single family residential, commercial nursery undeveloped		
Findings			
Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History –Site

- None

Case History –Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- The proposed Final Development Plan is consistent with the approved Concept Plan

Regulatory Issues

- Street yard planting areas typically minimum of 10 feet along all main streets
 - Required one class A tree per 40 linear feet or where overhead utilities exist, class B is allowed per UDC 18.3.4.C
 - Provided 7 class A trees along Mickens Road, 7 class A trees long Forest Glen Avenue and 13 class A trees along Forestwood Avenue
- Proposed pedestrian circulation connects site to sidewalk along Cooper Oakes Drive, Forestwood Avenue, and around Forest Glen Avenue Cul-de-Sac to promote walkability
- No signage proposed
- Proposed parking meets minimum requirement as shown in table:

Parking			
	Required	Proposed	Meets Requirements
Auto Spaces	40	40	Yes

- Proposed setbacks shown in chart below:

Setbacks		
Yards	Typical	Proposed
Front	15 ft	15 ft
Side	5 ft	8 ft
Rear	25 ft	25 ft
Corner Side	15 ft	12 ft 6 in

Environmental Issues

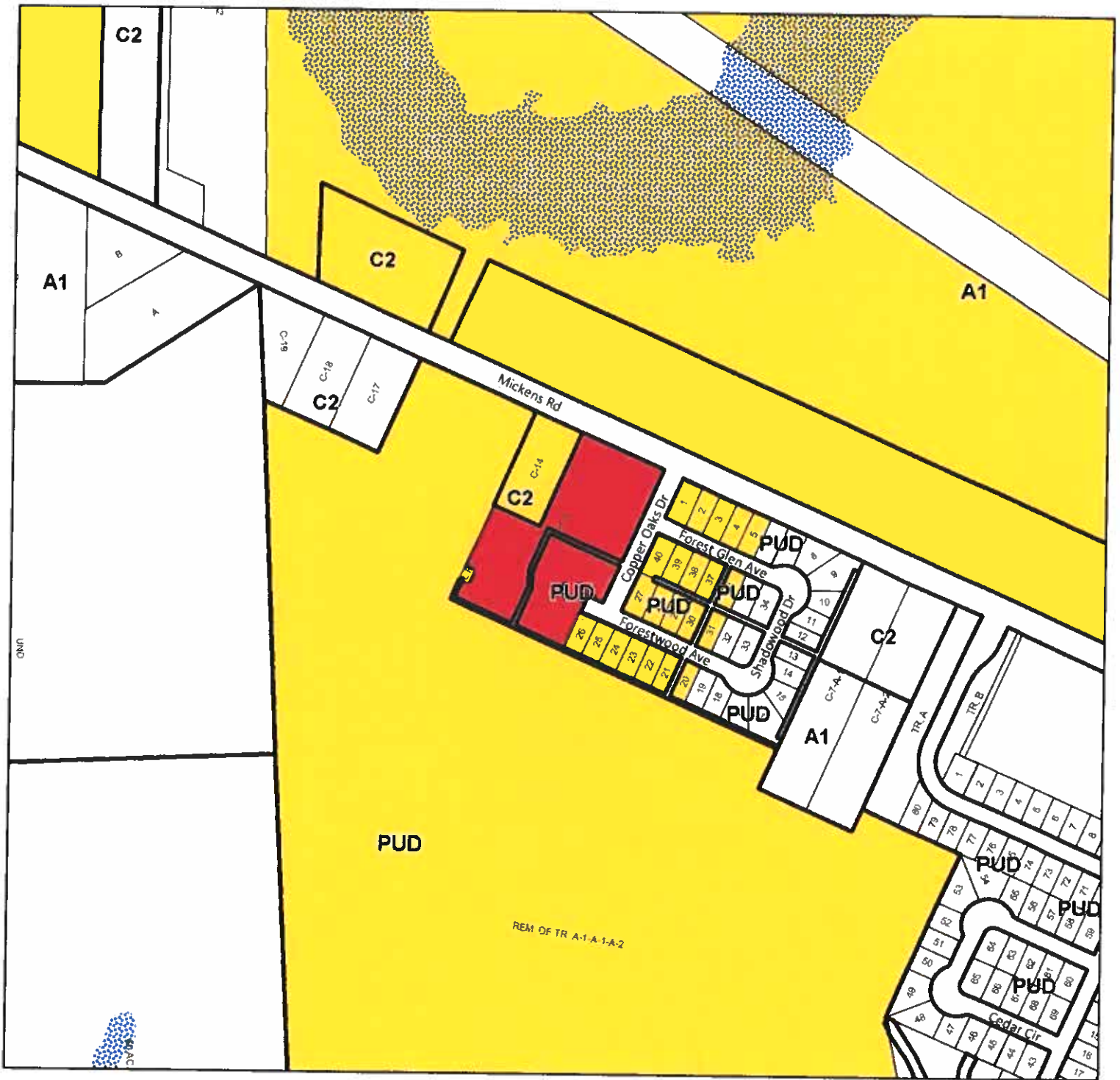
- No environmental issues have been identified

Community Outreach/Notification







- Subject property posted on March 22, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on March 29, 2019
- Staff reports available to review on April 4, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on April 5, 9, and 11, 2019

Findings

Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration




Legend

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




PUD-14-06

Final Dev. Plan



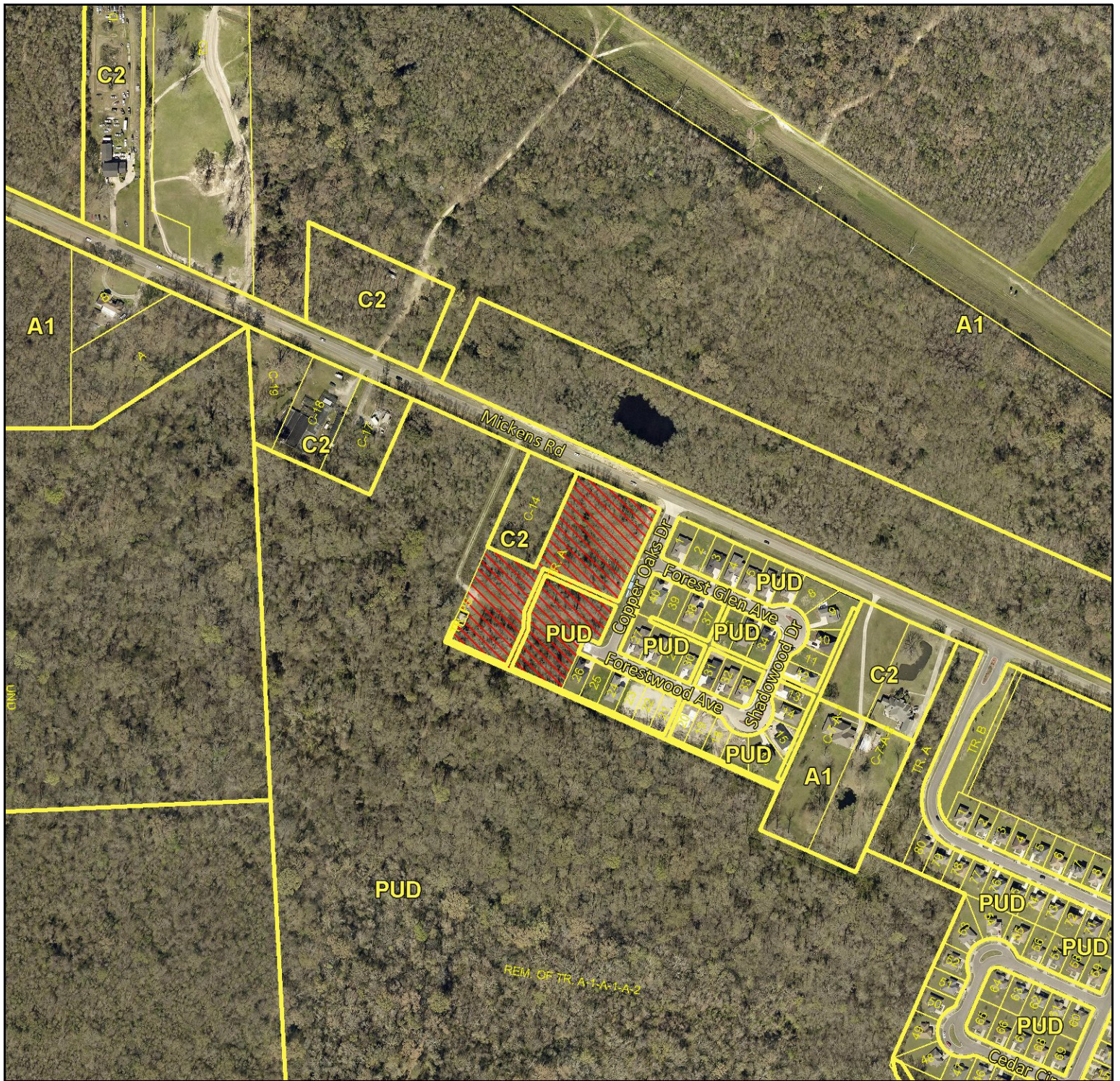
N






0 200 400 600 800 ft

SCALE






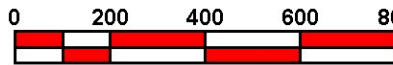
Legend

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



PUD-14-06

Final Dev. Plan

SCALE

