



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

June 6, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director

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

SUBJECT: **PUD-4-12** Marketplace at the Greens at Millerville, Final Development Plan

Application Summary			
Applicant	Alan Brewer	Submittal Date	May 2, 2019
Design Professional	Duplantis Design Group		
Lot and Block	41	Site Area	15.1 acres
Location	West of Millerville Road and north of Interstate 12, on Parcel 2 of The Greens at Millerville Tract property (Council District 8-Amoroso)		
Planning Commission Meeting Date	June 17, 2019	Metropolitan Council Meeting Date	N/A
Request			
Proposed Use(s)	Proposed 8 new lots, the marketplace will be on a Parcel 2 on a 5.58 acres portion of Parcel 2 with 3 commercial buildings including a grocery store and a restaurant		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Planned Unit Development (PUD)	Overlay District	None
Existing Use	Undeveloped	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	PUD, Zero Lot Line Residential (A2.6), Heavy Commercial (C2), Commercial Alcoholic Beverage (Restaurant) (C-AB-1), Rural		
Surrounding Uses	Low and medium density single family residential, retail, restaurants, gas station, 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

- **PUD-4-12** The Greens at Millerville Concept Plan Revision 10 increased open space, revised sign height, and move a vehicular access
 - Approved by Planning Commission staff on May 23, 2019

- **PUD-4-12** The Greens at Millerville Concept Plan Revision 9 move signs
 - Approved by Planning Commission Staff on September 11, 2018
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 8 relocate billboard
 - Approved by Planning Commission on December 18, 2017
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 7 to add signs
 - Approved by Planning Commission on March 20, 2017
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 6 to add signs, relocate billboard, and update parcel boundaries
 - Approved by Planning Commission on December 19, 2016
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 5 to revise mix of uses and relocate billboard
 - Approved by the Planning Commission on July 18, 2016
 - Approved by Metropolitan Council on September 21, 2016
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 4 to allow additional access points and add signs
 - Approved by the Planning Commission on April 18, 2016
 - Approved by the Metropolitan Council on May 18, 2016
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 3 to revise green space
 - Approved by Planning Commission Staff on February 3, 2016
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 2 to change green space to common open space
 - Approved by the Planning Commission on September 21, 2015
 - Approved by the Metropolitan Council on October 21, 2015

Case History – Area

- **PUD-4-12** Richard's Honda, The Greens at Millerville Final Development Plan Revision 2 move signs
 - Approved by Planning Commission Staff on September 11, 2018
- **PUD-4-12** The RV Shop, The Greens at Millerville Final Development Plan Revision 1
 - Approved by Planning Commission Staff on June 28, 2018
- **PUD-4-12** Parcel 3-D (Billboard), The Greens at Millerville Final Development Plan to relocate billboard
 - Approved by Planning Commission on December 18, 2017
- **PUD-4-12** Aspen Dental, The Greens at Millerville Final Development Plan Revision 1 to increase signage area and add sign per
 - Approved by the Planning Commission Staff on June 6, 2017
- **PUD-4-12** Richard's Honda, The Greens at Millerville Final Development Plan for motor vehicle sales, service, and repair
 - Approved by Planning Commission on December 19, 2016
- **PUD-4-12** Aspen Dental, The Greens at Millerville Final Development Plan for a dental office and a restaurant
 - Approved by the Planning Commission on September 19, 2016
- **PUD-4-12** Freddy's Frozen Custard & Steamburgers, The Greens at Millerville Final Development Plan for a restaurant with drive thru
 - Approved by the Planning Commission on July 18, 2016
- **PUD-4-12** Buc-ee's, The Greens at Millerville Final Development Plan for a gas station
 - Approved by the Planning Commission on July 18, 2016

- **PUD-4-12** Zaxby's, The Greens at Millerville Final Development Plan for a restaurant with drive thru
 - Approved by the Planning Commission on November 16, 2015
- **PUD-4-12** The Greens at Millerville Final Development Plan (Parcel E) for 320 multi-family residential units
 - Approved by the Planning Commission on October 19, 2015
- **PUD-4-12** The RV Shop, The Greens at Millerville Final Development Plan
 - Approved by the Planning Commission on June 15, 2015
- **PUD-4-12** The Greens at Millerville Final Development Plan (Commercial Drive)
 - Approved by the Planning Commission on May 20, 2014

Comprehensive Plan Consistency

- Consistent with the designation of Commercial on the Future Land Use Map

Neighborhood Compatibility

- Proposed Final Development Plan is within an area of the PUD Concept Plan designated for commercial uses
- Overall PUD contains a mixture of residential and commercial uses

Regulatory Issues

- Street trees provided outside 12 foot utility servitude
- Buffer provided to the north abutting low density residential
- Pedestrian circulation connects interior sidewalks to existing sidewalks along Millerville Greens Boulevard
- See proposed uses summarized below for Parcel 2 only:

Proposed Land Uses		
	Commercial	Open Space
Total square footage (three buildings)	44,896 sf	N/A
Total acreage	4.54 ac	1.04 ac
Percentage of Site	81 %	19%

- Proposed parking meets minimum requirements

Parking			
	Required	Proposed	Meets Requirements
Commercial (34,896 sf)	140	140	Yes
Restaurant (10,000 sf)	67	77	Yes
ADA Spaces	7	7	Yes
Bicycle Parking	11	12	Yes
Compact Parking	(20 % Max) 41	13	Yes

- Proposed signage meets requirements

Signs				
	Allowable Sign Area	Proposed Sign Area	Allowable Height	Proposed Height
Pylon sign type B	127 sf	127 sf	40 ft	40 ft
Wall Building 1	30% of wall area	216 sf (south) 45 sf (west)	N/A	N/A
Wall Building 2	6 tenants sign	32 sf each (south) 32 sf (east)	N/A	N/A

- Proposed setbacks meet requirements

Setbacks		
	Typical	Proposed
Front Yard	10 ft	446 ft
Side Yard	None	38 ft
Rear Yard	None	128 ft

Environmental Issues

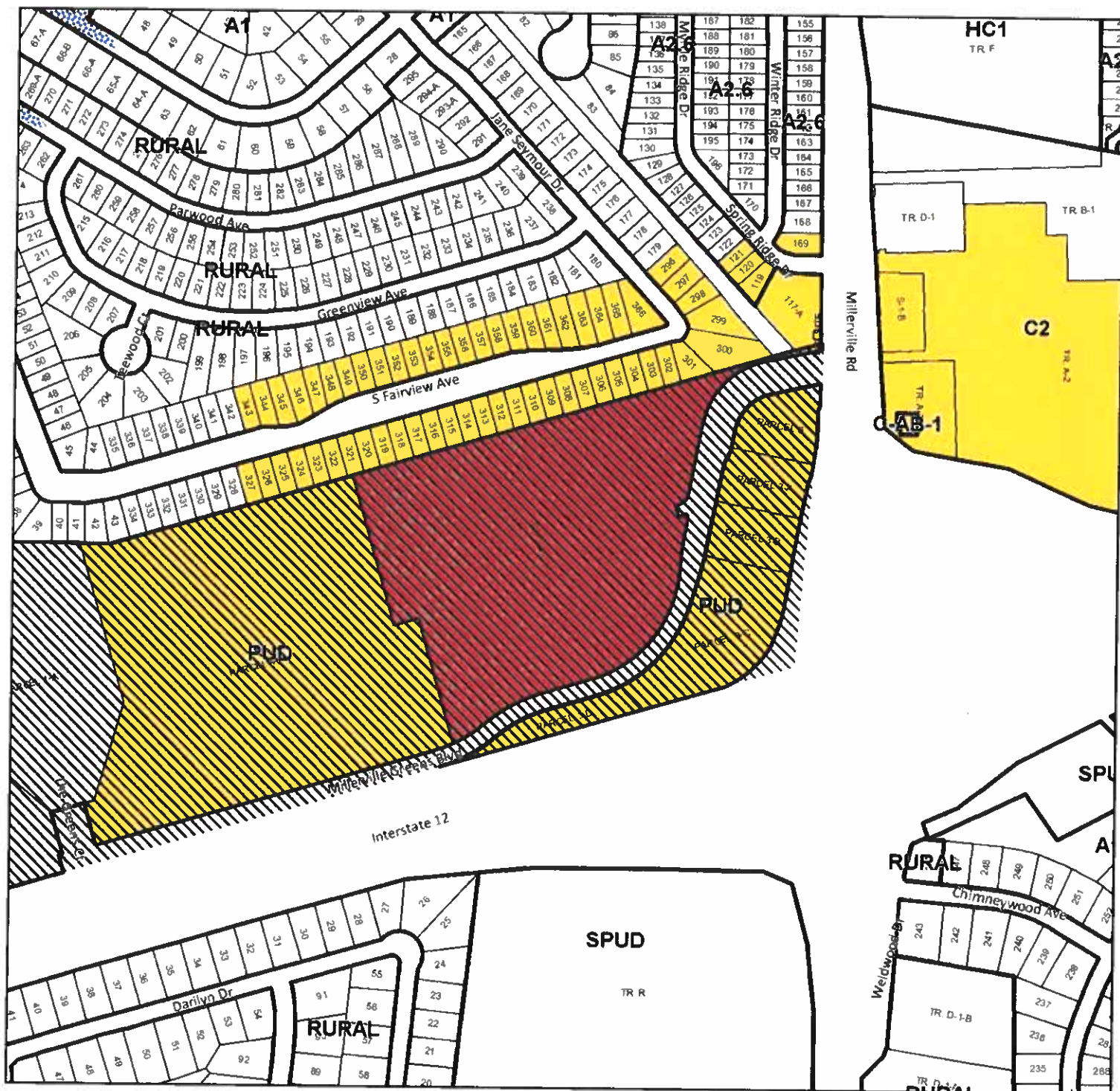
- No environmental issues have been identified
- Site within PUD with approved drainage

Community Outreach/Notification







- The subject property was posted on May 29, 2019
- Public Notification Cards were mailed to all property owners within a 300 foot radius, Country Ridge and Fairwood Estates Homeowners Association of the subject property on May 31, 2019
- Staff reports will be available for review on June 6, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in the Advocate on June 7, 11, and 13, 2019

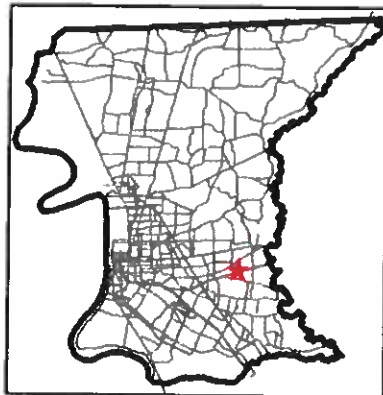
Findings

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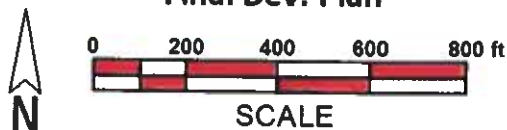
Legend

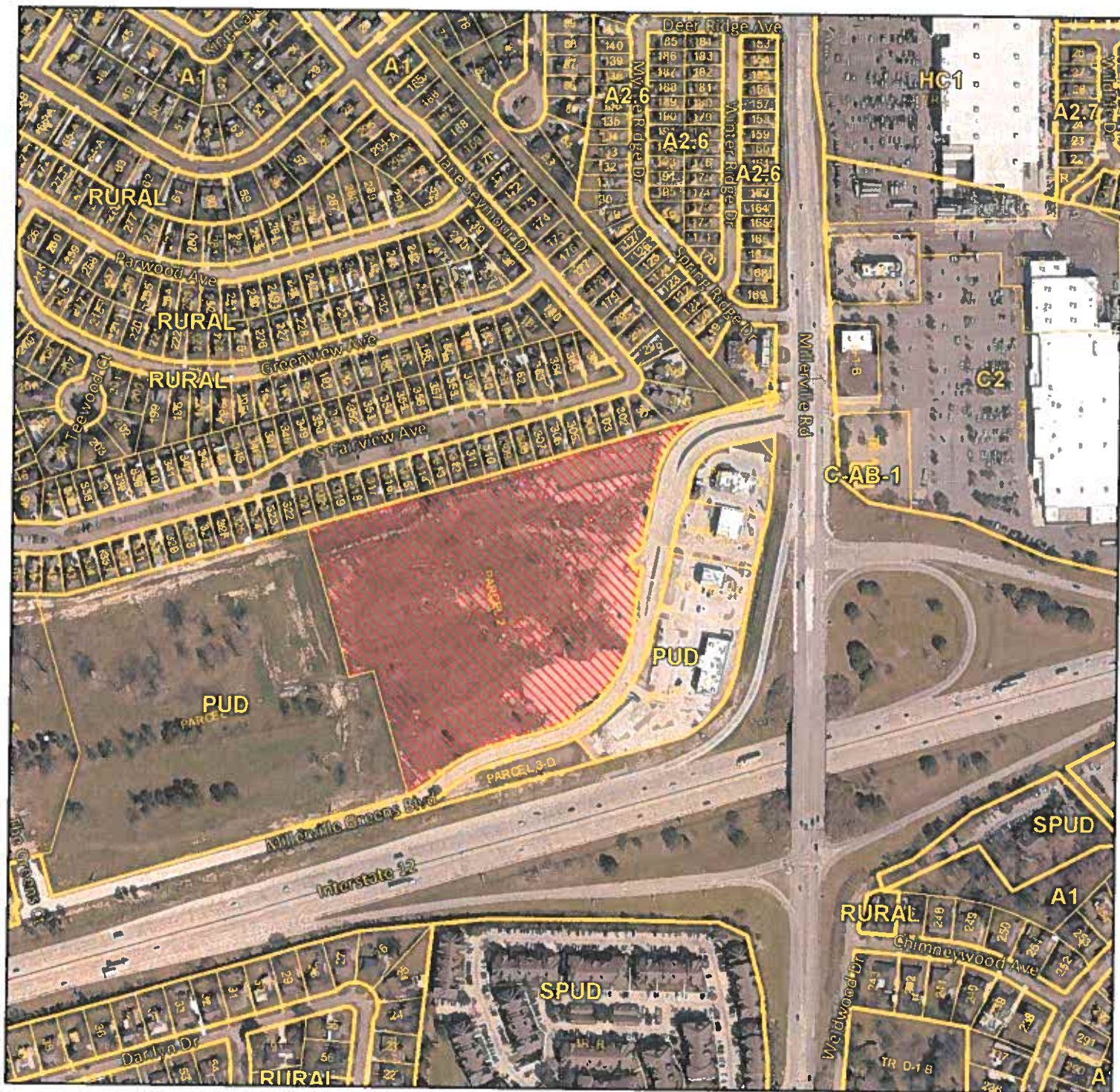
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels






PUD-4-12

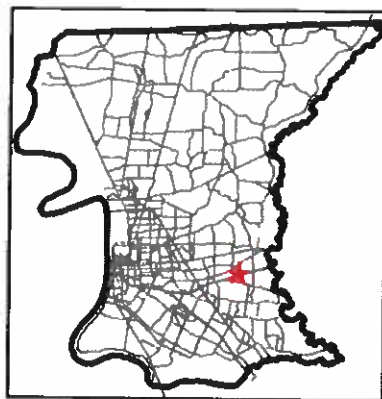
Final Dev. Plan






Legend


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



PUD-4-12

Final Dev. Plan

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SCALE

