



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: Vance W. Baldwin, PLA, ASLA, CFM, Planning Manager

SUBJECT: **RV-9-19** Gayosa Street Revocation

Application Summary			
Applicant	Riddick Investments LLC	Submittal Date	May 2, 2019
Location	East of N. 14 th Street and west of N. 15 th Street, within Suburb Gracie (Council District 10-Wicker)		
Planning Commission Meeting Date	July 15, 2019	Metropolitan Council Meeting Date	August 21, 2019
Request			
Background	Existing right-of-way of Gayosa Street at this location includes a railroad crossing which is scheduled to be closed		
Justification	Applicant states the revocation will eliminate the railroad crossing at N. 15 th Street which will allow for the additional revoked area to be utilized for access, parking and infrastructure improvements to the abutting properties		
Area Characteristics			
Surrounding FUTUREBR Land Use Designation	Urban Neighborhood, Open Space	Character Area	Urban/Walkable
Surrounding Zoning	General Residential	Overlay District	Old Town
Surrounding Uses	Cemetery, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – This Site

- None

Case History – Surrounding Area

- **SPUD-2-18** Valencia Park
 - Deferred for 180 days to October 21 by the Planning Commission
- **RV-5-18** Bridge Street Revocation
 - Revoked an unimproved portion of right-of-way for future residential development
 - Approved by Metro Council on November 20, 2018

Comprehensive Plan Consistency

- None

Neighborhood Compatibility

- Right-of-way intersection with the Kansas City Southern railroad is scheduled to be closed

Regulatory Issues

- The Department of Development has no objection, contingent on stipulations
 - The existing sewer lines and manholes within the Gayosa Street right-of-way must be maintained within a dedicated 15 foot public sewer servitude, centered on the sewer line
 - The Hebrew Cemetery to the south of Gayosa Street drains into the right-of-way. A drainage servitude shall be dedicated so that the stormwater runoff from the cemetery continues to be accepted. If the drainage servitude is to remain public, new subsurface infrastructure will have to be constructed and accepted in accordance with East Baton Rouge Parish Public Works Construction Specifications; construction plans must be submitted to the Department of Development Subdivision Engineering Office for approval of the work
 - Prior to the issuance of any building permits, a map indicating the revoked right-of-way (referencing the Metro Council Ordinance) shall be prepared, approved and recorded
- Letters of no objection received from the utility companies, with the Baton Rouge Water Company requiring a 10 foot wide servitude centered over the existing water main

Environmental Issues

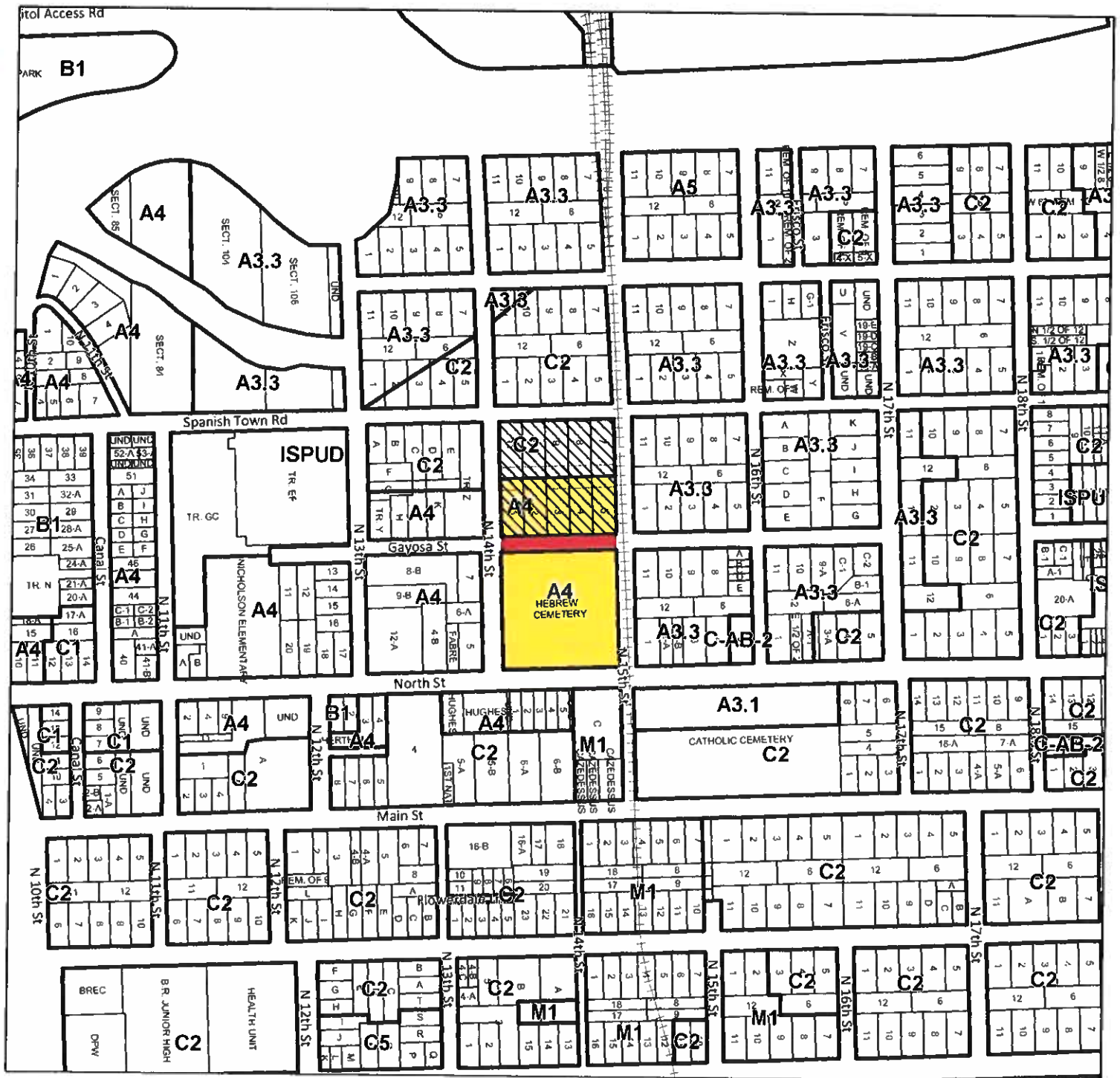
- No adverse environmental impacts are expected from the proposed revocation of this unimproved right-of-way

Community Outreach/Notification







- Public Notification Cards were mailed to abutting property owners on June 28, 2019
- Staff reports will be available for review on July 3, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

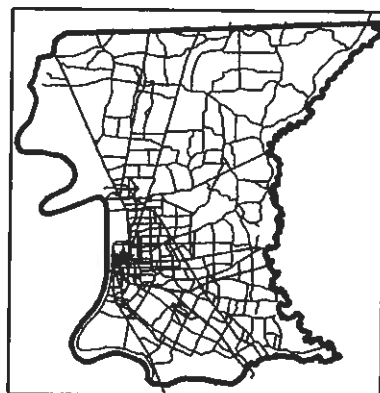
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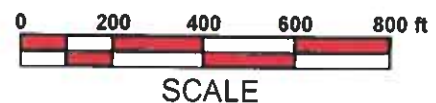


Legend

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

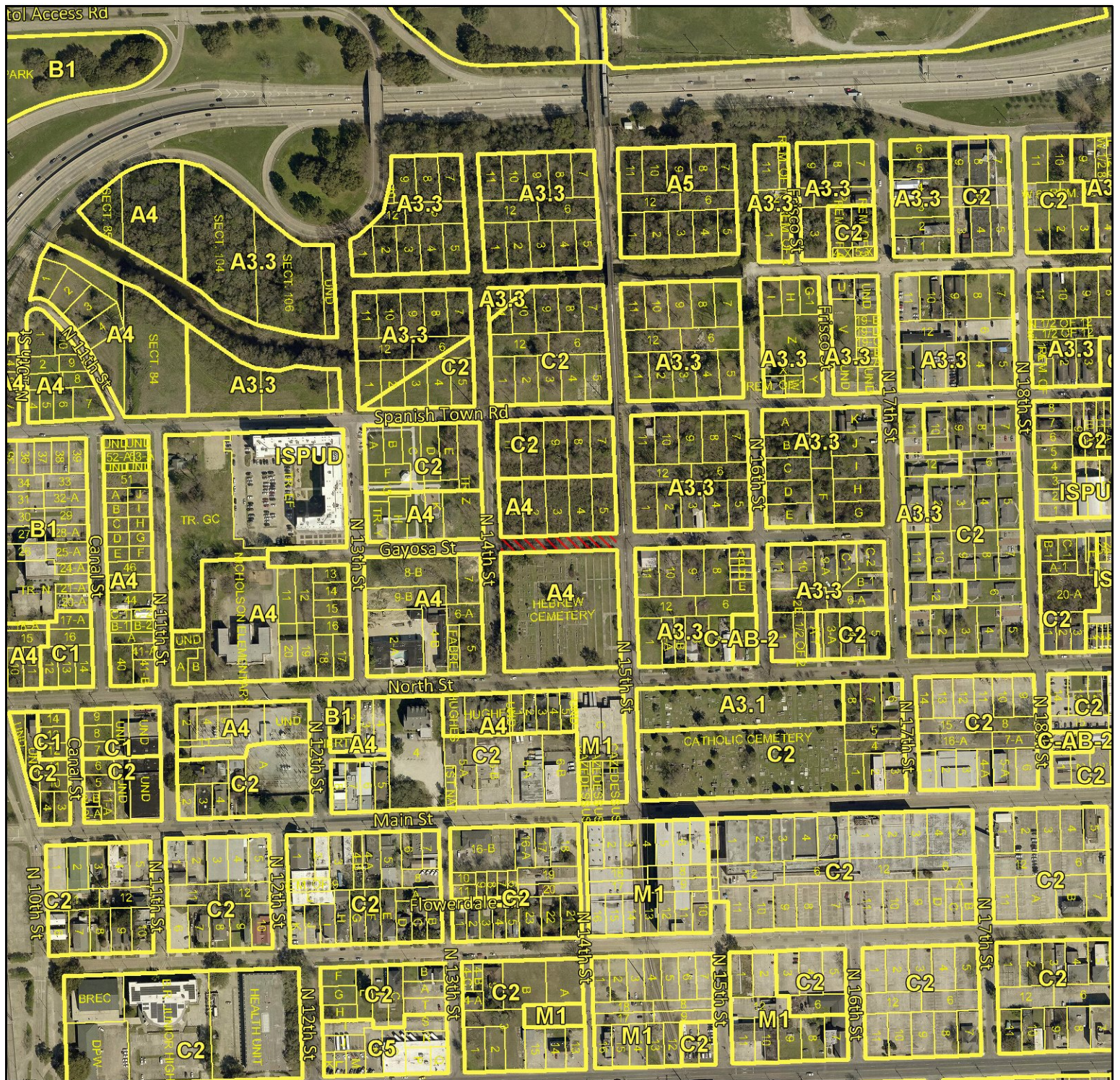


RV-9-19






SCALE

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Legend

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



RV-9-19

0 200 400 600 800 ft

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