



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

August 8, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director

FROM: Rexter Chambers, Senior Planner

SUBJECT: **S-10-19** Woodstock Park, 1st Filing, Phase A & B, and 2nd Filing (Deferred from July 15 by Councilmember Loupe)

Application Summary			
Applicant	Burbank Highlands, LLC	Submittal Date	May 30, 2019
Design Professional	Duplantis Design Group, PC		
Lot and Block	93	Site Area	52.98 acres
Location	East of Nicholson Drive and south of Lexington Lakes Avenue (Council District 3-Loupe)		
Planning Commission Meeting Date	August 19, 2019		
Request			
Number of Lots Proposed	213 Residential lots and five common area tracts		
Overall Residential Density	4.02 Units per acre		
Access	Public streets		
Background	One existing tract		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural	Overlay District	None
Existing Use	Undeveloped	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), Planned Unit Development, Rural		
Surrounding Uses	Low density single-family residential, undeveloped, utilities		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration			

Case History – Site

- **PA-5-19** 14001 Nicholson Drive to amend the Comprehensive Land Use Plan from Parks to Residential Neighborhood
 - Approval recommended by Planning Commission on May 20, 2019
 - Approved by Metropolitan Council on June 19, 2019

Case History – Area

- **S-6-19** Waters Edge @ Lexington Estates
 - Single family residential subdivision with 177 lots
 - Deferred for 30 days by the Planning Director and 30 days by Councilmember Loupe to August 19, 2019
- **PUD-1-17** Atwater Final Development Plan
 - Single family residential subdivision with 329 lots
 - Approved by Planning Commission on November 13, 2017
- **PUD-5-10** Lexington Clubhouse Final Development Plan
 - For proposed neighborhood clubhouse
 - Approved by Planning Commission on September 15, 2014

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Abuts single family residential lots to the north and east

Regulatory Issues

- Sidewalks provided within subdivision, consistent with Section 13.8.A.1 of the UDC
- Secondary connection added for Fire Department emergency access
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning district

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
50 ft	50 ft	6,000 sf	6,000 sf

Environmental Issues

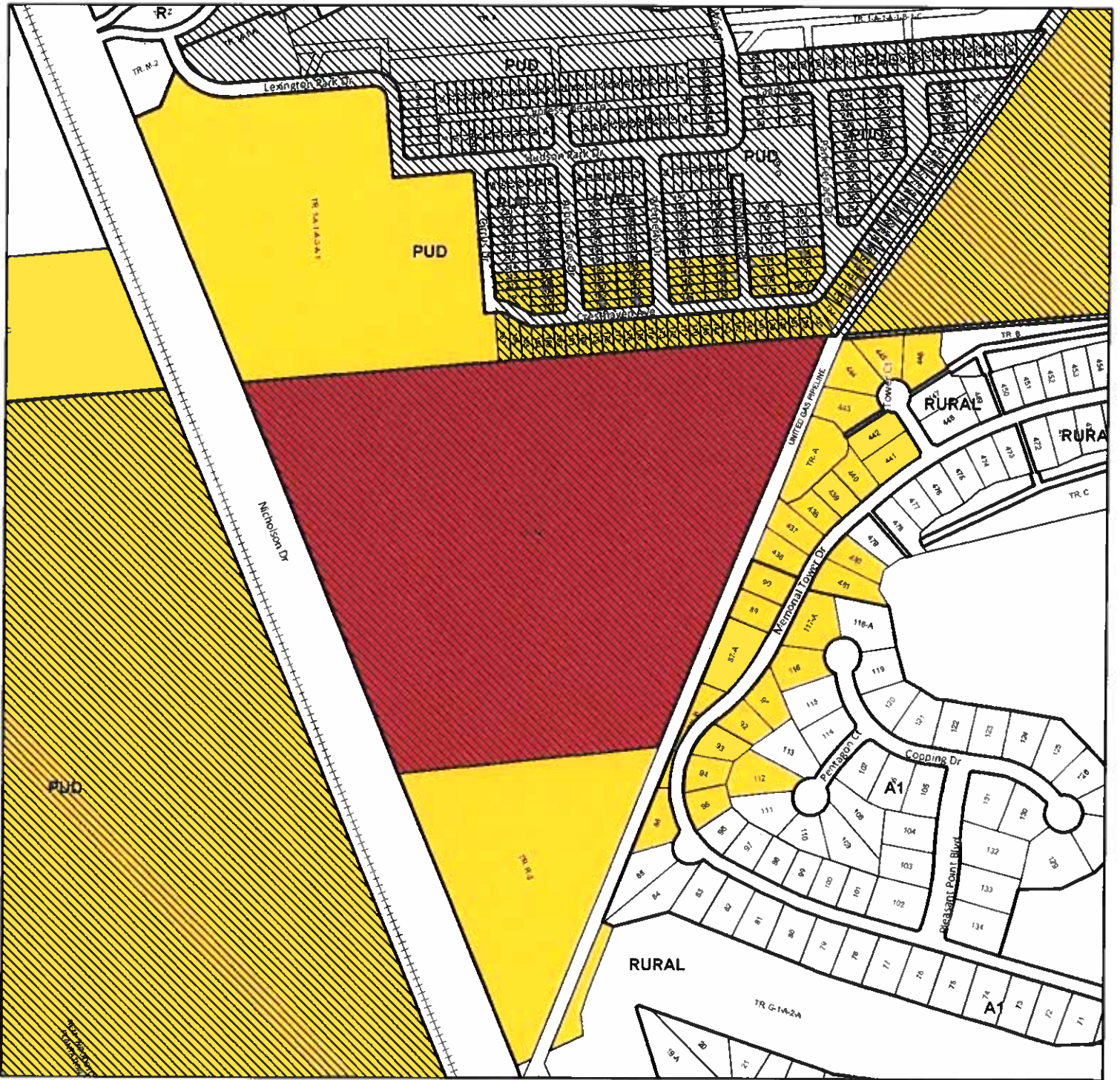
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- BREC Notification sent June 12, 2019
- Subject property posted on June 25, 2019
- Public Notification Cards mailed to property owners within 300 foot radius and the University Club Plantation Homeowners Association on June 28, 2019
- Legal advertisement published in the Advocate on July 5, 2019
- Staff reports available for review on August 8, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

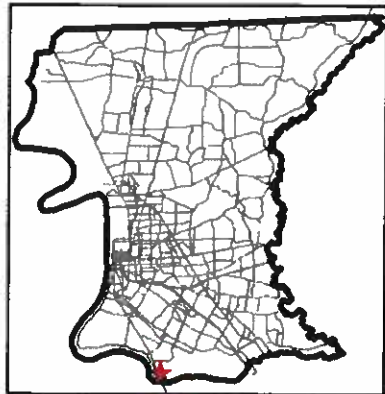
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Legend


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



S-10-19



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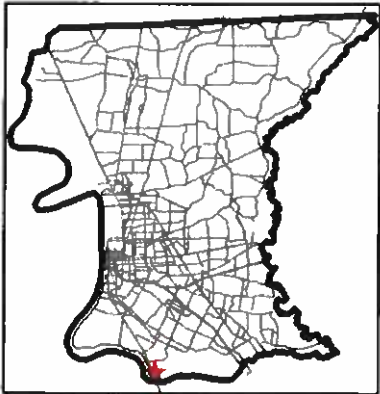
SCALE







Legend

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-  Zoning Labels



S-10-19

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SCALE



