



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
 Post Office Box 1471, Baton Rouge, Louisiana 70821
 or
 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
 Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
 Interim Planning Director

October 8, 2020

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Interim Planning Director
 FROM: Meaghan Nguyen, Planner I
 SUBJECT: **ISPUD-6-20** Motor City Apartments

Application Summary			
Applicant	William Callihan	Submittal Date	September 3, 2020
Design Professional	Alvin Fairburn & Associates, LLC		
Lot and Block	33	Site Area	2.04 Acres
Location	North side of North Street, east of North 20 th Street, south of Gayosa Street, and west of Scenic Highway (Council District 10-Wicker)		
Planning Commission Meeting Date	October 19, 2020	Metropolitan Council Meeting Date	November 18, 2020
Request			
Requested Zoning	Infill Small Planned Unit Development (ISPUD)		
Proposed	110 high density multifamily residential units		
Overall Residential Density	53.92 units per acre		
Site Characteristics			
FUTUREBR Land Use Designation	Mixed- Use	Character Area	Urban/Walkable
Existing Zoning	Heavy Commercial (C2)	Overlay District	Old Town
Existing Use	Vacant, undeveloped	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	C2, Commercial Alcoholic Beverage (Bar and Lounge) (C-AB-2)		
Surrounding Uses	Undeveloped, single family residential, park, vacant, religious institution, motor vehicle sales, millwork, boarding house		
Findings			
Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History –Site

- None

Case History –Area

- **ISPUD-3-19** Mid City Redevelopment Alliance
 - Approval recommended by Planning Commission on April 15, 2019
 - Approved by Metropolitan Council on May 15, 2020

Comprehensive Plan Consistency

- Consistent with the designation of Mixed- Use on the Future Land Use Map
- Consistent with the following:
 - Land Use Objective 4.2: Revitalize underutilized land
 - Land Use Objective 5.3: Promote infill development to bolster areas with prime redevelopment potential

Neighborhood Compatibility

- Area contains a mixture of residential, institutional, vacant, and undeveloped uses
- Will not change existing land use patterns

Regulatory Issues

- Site not located on road on MoveBR
- Site complies with Major Street Plan setback
- A combination of lots has been submitted and is contingent to the approval of this ISPUD
- Street yard planting areas provided along North Street, North 20th Street, Gayosa Street, and Scenic Highway
 - 1 class B tree per 20 ft provided along Scenic Highway and North Street where overhead utilities exist
- Proposed internal pedestrian circulation system connects to existing sidewalk along Gayosa Street
- Proposed motor vehicle parking:

Parking			
	Required	Proposed	Meets Requirements
Residential	127		
Total (with credits)¹	115	115	Yes
ADA Spaces	5	5	Yes
Bicycle Spaces	6	6	Yes

¹Alternative parking plan approved by Interim Planning Director on September 28, 2020 per UDC Section 17.4.1.B.3

- Proposed signs shown in chart below:

Signs		
	Typical Sign Area	Proposed Sign Area
Roof Sign 1 (Gayosa Street)	600 sf	286 sf
Roof Sign 2 (Scenic Highway)	600 sf	331 sf
Wall sign 1 (Scenic Highway)	15% of wall area ¹ (9,000 sf wall)	103 sf
Wall sign 2 (North Street)	15% of wall area ² (8,370 sf wall)	103 sf

¹ 15% of wall area: 1,350 sf

² 15% of wall area: 1,256 sf

- Proposed setbacks shown in chart below:

Yards	Setbacks	
	Typical	Provided
Front (Scenic Highway)	10 ft	5 ft
Side (North Street)	5 ft	2 ft
Side (Gayosa Street)	5 ft	5 ft
Rear (N 20 th Steet)	20 ft	5 ft

Environmental Issues

- No environmental issues have been identified

Community Outreach/Notification

- BREC notification September 9, 2020
- Subject property posted on September 30, 2020
- Public Notification Cards mailed to property owners within 300 foot radius of the subject property and the Spanish Town Home Owners Association on October 2, 2020
- Staff reports available to review on October 8, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on October 9, 13, and 16, 2020

Findings

Staff certifies that the proposed request meets the minimum criteria for an Infill Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

