



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
 Planning Director

June 10, 2021

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
 FROM: Meaghan Nguyen, Planner II *MN*
 SUBJECT: **ISPUD-11-19** La Rosa Revision 1

Application Summary			
Applicant	Kori Rodi	Submittal Date	May 5, 2021
Design Professional	GWS Engineering, Inc.		
Lot and Block	72	Site Area	1.98 acres
Location	North side of Highland Road, west of Kenilworth Parkway, south of Menlo Drive (Council District 12-Racca)		
Planning Commission Meeting Date	June 21, 2021	Metropolitan Council Meeting Date	July 21, 2021
Request			
Requested Zoning	N/A	Existing Zoning	Infill Small Planned Unit Development (ISPUD)
Proposed Use(s)	Mixed use development that includes commercial and medium density residential uses	Existing Use	Low density residential
Overall Residential Density	11.1 units per acre	Number of Units	22 units
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Center	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), Transition (B1), Light Commercial (C1), Light Commercial (LC1), Commercial Alcoholic Beverage (restaurant) (C-AB-1)		
Surrounding Uses	Low density single family residential, high density multifamily residential, fire station, health club, restaurants, personal service establishment, office, bank, retail sales, educational institution		
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

- **ISPUD-11-19** La Rosa Revision 1
 - Withdrawn by the applicant on November 11, 2020
- **ISPUD-11-19** La Rosa Revision 1
 - Withdrawn by the applicant on August 19, 2020
- **ISPUD-11-19** La Rosa
 - Approval recommended by the Planning Commission on November 18, 2019
 - Approved by the Metropolitan Council on December 4, 2019
- **PA-11-19** 7391, 7393, 7395, 7399 Highland Road, Residential Neighborhood to Neighborhood Center
 - Approval recommended by the Planning Commission on September 16, 2019
 - Approved by the Metropolitan Council on October 16, 2019
- **ISPUD-7-19** La Rosa di Highland, mixed use development
 - Withdrawn by the applicant on September 30, 2019
- **Case 67-18** 7399 and 7393 Highland Road, A1 to NC
 - Withdrawn by the applicant on August 30, 2018

Case History –Area

- **ISPUD-5-19** Highland Grove (7507 Highland Road), to develop 11 single family lots
 - Approval recommended by the Planning Commission on July 15, 2019
 - Approved by the Metropolitan Council on July 17, 2019
- **Case 50-18** 7171 Highland Road, A1 to NO
 - Approval recommended by the Planning Commission on July 16, 2018
 - Denied by the Metropolitan Council on August 15, 2018
- **Case 17-18** 7171 Highland Road, A1 to NC
 - Approval recommended by the Planning Commission on April 16, 2018
 - Denied by the Metropolitan Council on May 16, 2018

Comprehensive Plan Consistency

- Consistent with the designation of Neighborhood Center on the Future Land Use Map
- Consistent with Land Use Action Item 4.1.5: Allow neighborhood-scale non-residential uses in residential areas to be located on primary streets or at intersections

Neighborhood Compatibility

- Area contains a mixture of low and high density residential, restaurant, commercial, office, and institutional uses
- Will not change existing land use patterns

Regulatory Issues

- Required 2 Class A trees along Highland Road and 2 Class B trees along Menlo Drive, where overhead electrical lines exist, provided in street yard planting area
- Required 15ft @L2 buffer to the west abutting light commercial and 20ft @L2 buffer to the east abutting low density residential
 - Design variation approved by Director of Development per UDC §18.3.3.A.3
- Sidewalk provided throughout development and along Menlo Drive, consistent with UDC §13.8.A.1
- Building height complies with UDC requirements, based on abutting zoning districts
- Single entrance to commercial development from Highland Road and gated residential access from Menlo Drive

- Proposed uses summarized in the chart below:
 - Overall residential density 11.11 units/acre

Proposed Land Uses			
	Medium Density Residential	Commercial/Office	Open Space
Total Units	22	N/A	N/A
Total Acreage	1.08	0.29	0.61
Percent of Site	55%	14%	31%

- Open space meets UDC requirements as shown in the chart below:

Common Open Space		
Components	Required	Provided
Common Open Space	4,312 sf	26,571 sf
Green Open Space	2,156 sf	26,571 sf

- Motor vehicle parking reduction credit for tree preservation approved by the Director of Development for a total of 4 parking credits per UDC §17.4.4.D
- Proposed motor vehicle parking meets minimum requirement of the UDC:

Parking				
		Required	Proposed	Meets Requirements
Auto Spaces	Residential		N/A	N/A
	Townhome (22 units)	50		
	Commercial/Office	13		
	Restaurant/Fitness Center	12		
TOTAL		75		
TOTAL (with credits)		71	83	Yes
ADA Spaces		4	4	Yes
Bicycle Spaces		4	4	Yes

- Proposed signage shown in the chart below:

Signs				
	Typical Sign Area	Proposed Sign Area	Allowable Height	Proposed Height
Monument Sign	64 sf	12.5 sf	6 ft	2.5 ft
Commercial Tenant Wall Signs (4 max)	30% of wall area	30 sf	N/A	N/A
Commercial Tenant Registry Wall Sign 2	30% of wall area	1 sf	N/A	N/A

- Lot dimensions for the subdivision shown in the chart below:

Parking		
	Typical Lot Width	Typical Lot Area
Townhouse (22 single family units)	25 ft	1,500 sf

- Proposed building setbacks shown in the chart below:

Setbacks			
Yards	Typical	Provided	
		Commercial/Office	Residential
Front	10 ft	20 ft	0 ft
Side	None	20 ft	0 ft
Rear	None	200 ft	20 ft

Transportation Analysis

- Property located on the Major Street Plan – *Completed*
 - Site complies with Major Street Plan setback
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan – *Kenilworth bike lane*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan – *Kenilworth buffered/separated bike lane*
- Property located within the vicinity of a transit stop

Environmental Issues

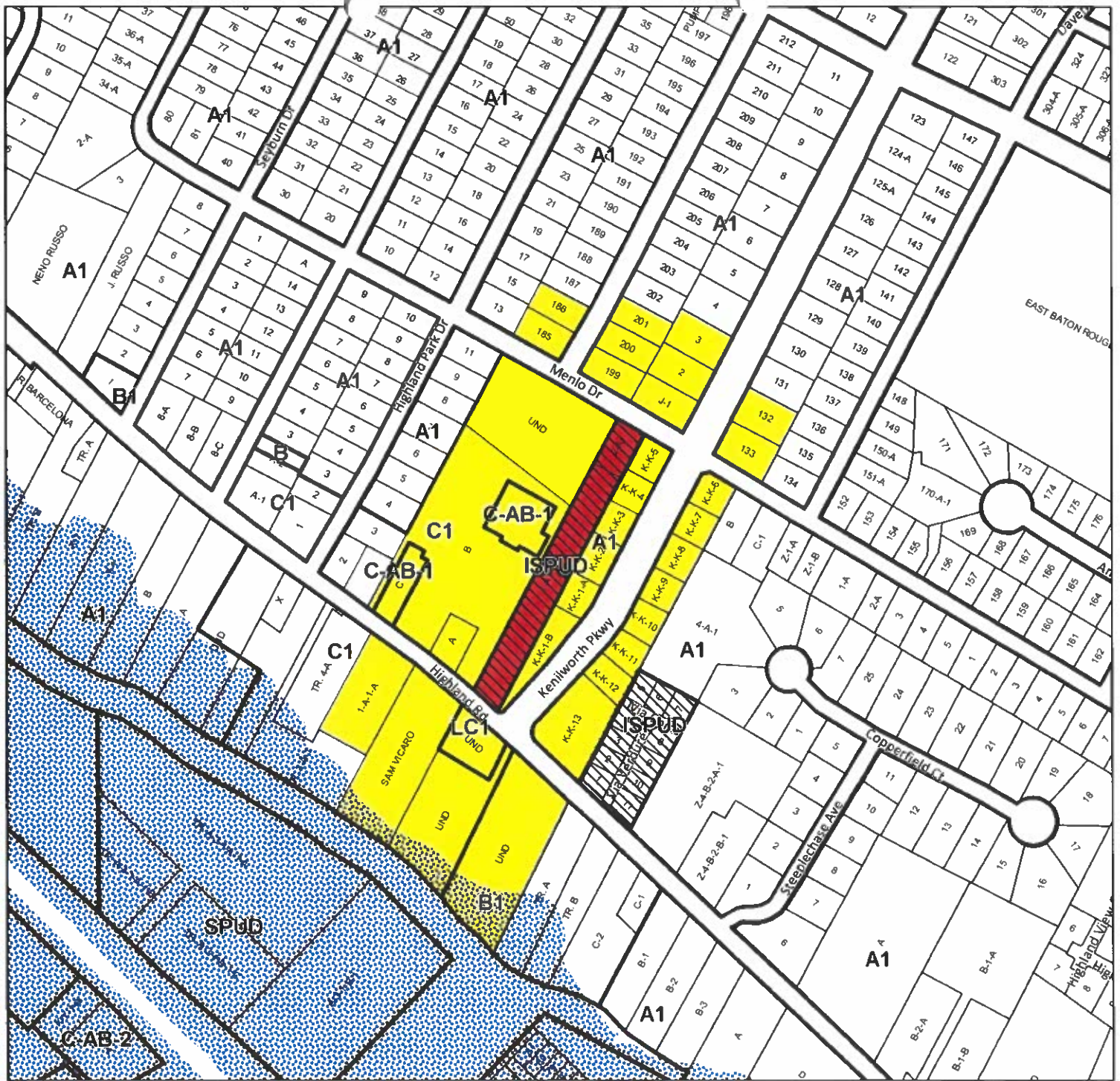
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- Subject property posted on June 4, 2021
- Public Notification Cards mailed to property owners within 300 foot radius and the Kenilworth Homeowners on June 4, 2021
- Staff reports available to review on June 10, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on June 11, 15 and 17, 2021

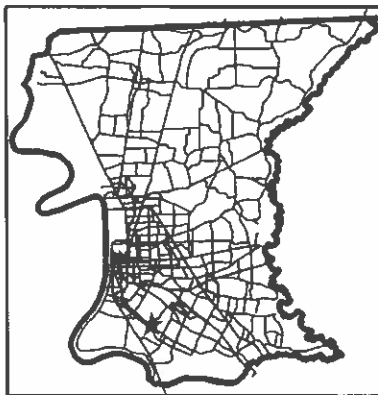
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Legend

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






ISPUD-11-19

Revision





Legend

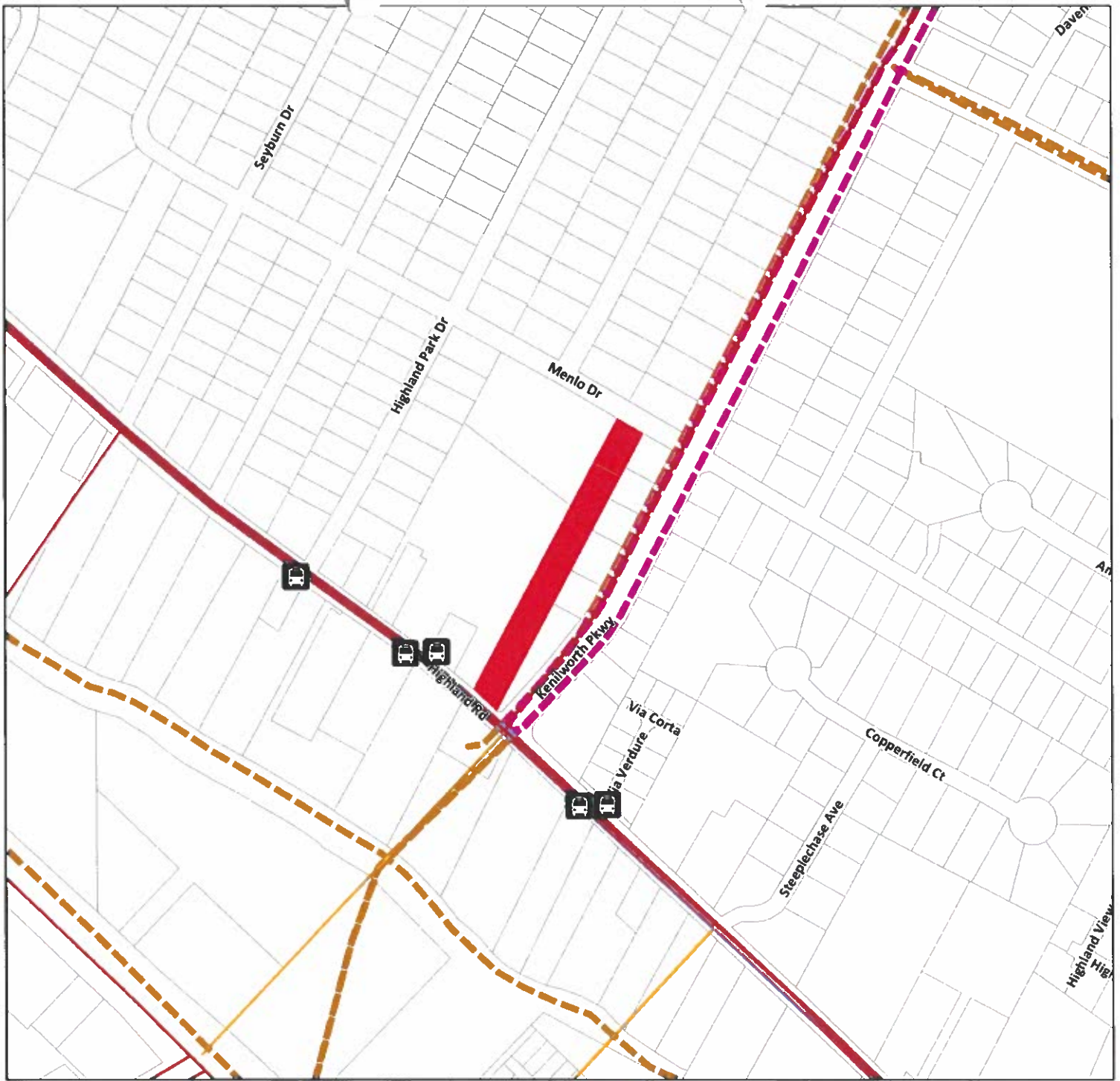
-  Current Case
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- A1** Zoning Labels



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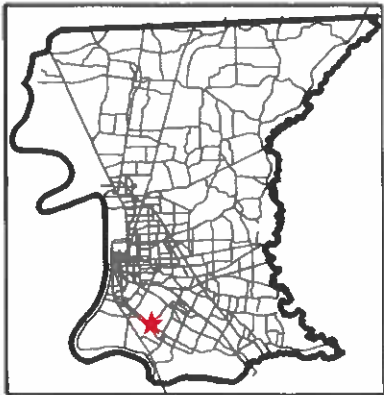
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Legend

	Current Case		Pedestrian/Bike Master Plan
	MovEBR Project		Existing
	Completed		Proposed
	Additional		Transit
	Future		Bus Routes
			Bus Stops



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