



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

September 9, 2021

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *LA*
 FROM: Meaghan Nguyen, Planner II *MN*
 SUBJECT: **MCUP-1-21** Old Scenic Highway Dirt Pit

Application Summary			
Applicant	Derek Quebedeaux	Submittal Date	August 5, 2021
Design Professional	Robert Barrilleaux, PE; Robert Barrilleaux and Associates, Inc		
Lot and Block	171	Site Area	26.00 acres
Location	West side of Old Scenic Highway, north of Groom Road (Council District 1-Noel)		
Planning Commission Meeting Date	September 20, 2021	Metropolitan Council Meeting Date	October 20, 2021
Request			
Requested Zoning	N/A	Existing Zoning	Rural
Proposed Use(s)	Sand and gravel mining operation	Existing Use(s)	Utility, undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood, Agricultural/Rural	Character Area	Rural
Overlay District	N/A	Special Flood Hazard	Yes ± 40%
Area Characteristics			
Surrounding Zoning	Rural		
Surrounding Uses	Undeveloped, low density single family residential, agricultural, utility		
Findings			
Staff certifies the proposed request meets the minimum criteria for a Major Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements			

Case History – Site

- None

Case History – Area

- **PUD-2-17** Templeton Ridge, Concept Plan, Revision 3
 - Approved by the Planning Commission Staff on February 22, 2021
- **PUD-2-17** Phase 1, Templeton Ridge, Final Development Plan, Revision 2
 - Approved by the Planning Commission Staff on March 15, 2021
- **Case 24-20** 16591 Old Scenic Highway, Rural to GOL
 - Approval recommended by the Planning Commission on May 18, 2020
 - Approved by the Metropolitan Council on June 17, 2020
- **PA-9-20** 16591 Old Scenic Highway, Ag/R to O
 - Approval recommended by the Planning Commission on May 18, 2020
 - Approved by the Metropolitan Council on June 17, 2020
- **S-9-18** Miraval Subdivision , 2nd and 3rd Filings
 - Approved by the Planning Commission on May 18, 2020
- **PUD-2-17** Phase 1, Templeton Ridge, Final Development Plan, Revision 1
 - Approved by the Planning Commission Staff on February 12, 2019
- **PA-22-18** 15694 and 15696 Old Scenic Highway, I to RN
 - Approval recommended by the Planning Commission on December 10, 2018
 - Approved by the Metropolitan Council on January 16, 2019
- **PUD-2-17** Templeton Ridge, Concept Plan, Revision 2
 - Approved by the Planning Commission Staff on November 30, 2018
- **S-9-18** Miraval Subdivision, 1st Filing
 - Approved by the Planning Commission on October 15, 2018
- **PA-13-18** 115900-16000 UND and 15683 Old Scenic Highway (Related Case S-9-18), Ag/R to RN
 - Approval recommended by the Planning Commission on October 15, 2018
 - Approved by the Metropolitan Council on October 17, 2018
- **PUD-2-17** Phase 1A, 1B Part 1, and 2B Part 1, Templeton Ridge, Final Development Plan
 - Approved by the Planning Commission on July 16, 2018
- **PUD-2-17** Templeton Ridge, Concept Plan
 - Approval recommended by the Planning Commission on December 18, 2017
 - Approved by the Metropolitan Council on April 18, 2018
- **PA-19-17** Templeton Ridge, AG/R to RN
 - Approval recommended by the Planning Commission on December 18, 2017
 - Approved by the Metropolitan Council on April 18, 2018

Comprehensive Plan Consistency

- Consistent with the designation of Agricultural/Rural on the Future Land Use Map
- Inconsistent with the designation of Residential Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Adjacent to single family low density residential
- Area contains a mixture of undeveloped, and single family low density residential uses
- CUP will introduce a new use to the area

Regulatory Issues

- Required L4 street yard provided, consistent with UDC §9.4.4.E

- Buffers provided per UDC §9.4.4.B
 - Fencing is provided along entire area proposed for mining operation, consistent with UDC §9.4.4.F
 - Letter of No Objection provided for excavation area within 1,000 feet of a planned residential lot
- Only one vehicular entrance proposed to the development from Old Scenic Highway
- No proposed signage
- Excavation activities are limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday, consistent with UDC §9.4.4.I
- Reclamation plan has been provided
 - A bond is required prior permit
- Proposed motor vehicle parking meets minimum requirement of the UDC shown in chart below:

Parking			
	Required	Proposed	Meets Requirements
Commercial	2	2	Yes
ADA Spaces	1	1	Yes

- Proposed building setbacks shown in chart below:

Setbacks		
Yards	Minimum	Proposed
Front	50 ft	300 ft
Side (North)	50 ft	200 ft
Side (South)	50 ft	200 ft
Rear	50 ft	200 ft

Transportation Analysis

- Property located on the Major Street Plan- Additional Right-of-Way may be needed
- Property located in the vicinity of street on the Major Street Plan- *Groom Road*

Environmental Issues

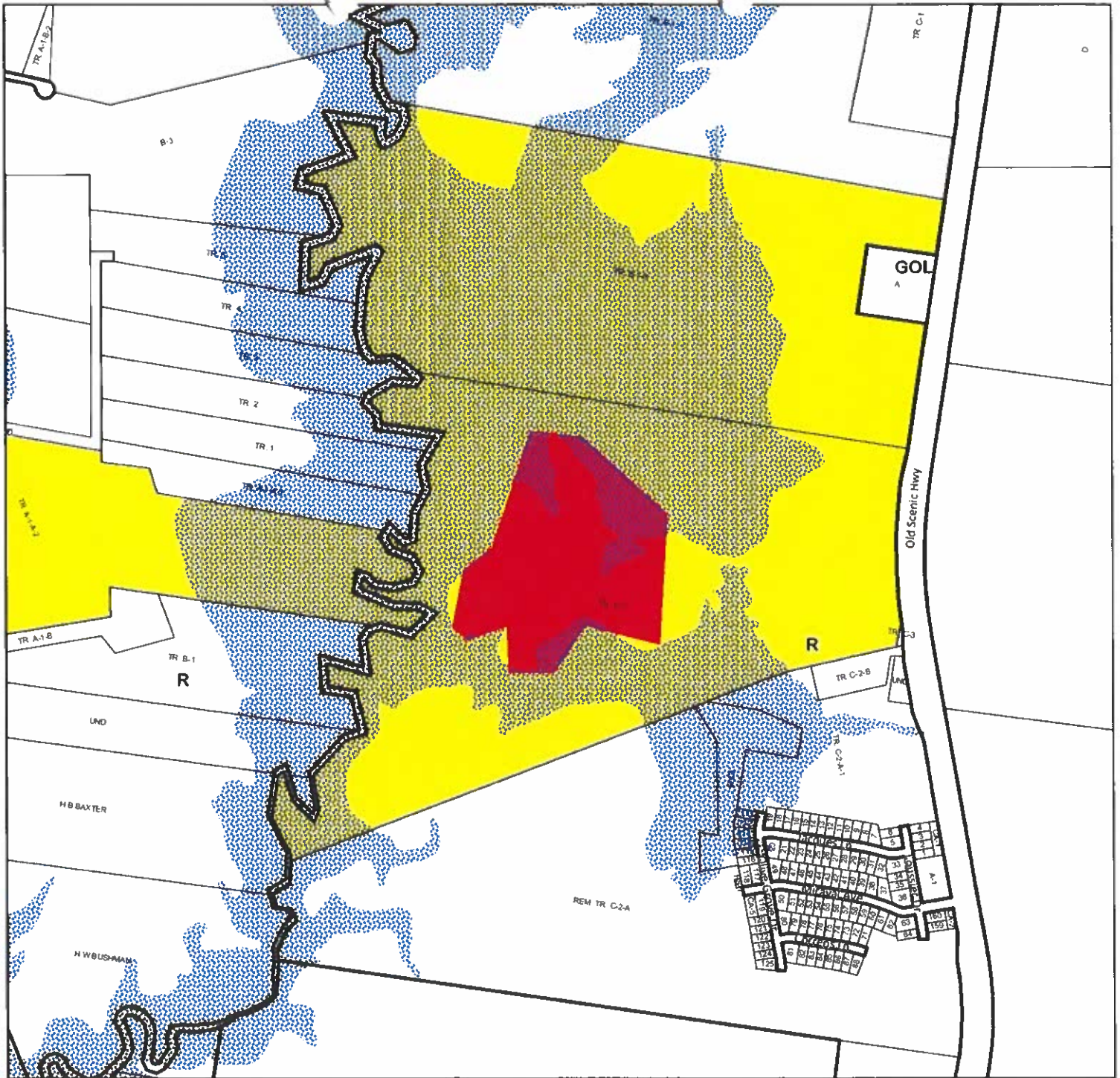
- Approximately 40% of property located in AE Flood Zone, which may require elevation of building pads, and structures above the base flood elevation

Community Outreach/Notification







- City of Zachary notified on August 10, 2021
 - Zachary Council objected to the request at a public hearing on July 27, 2021
 - Received letter of objection from City of Zachary on August 6, 2021, pursuant to UDC §3.1.4.B
- Subject property posted on August 27, 2021
- Public Notification Cards mailed to property owners within 300 foot radius on September 3, 2021
- Staff reports available to review on September 9, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 10, 14 and 16, 2021

Findings

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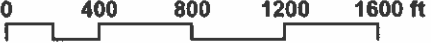


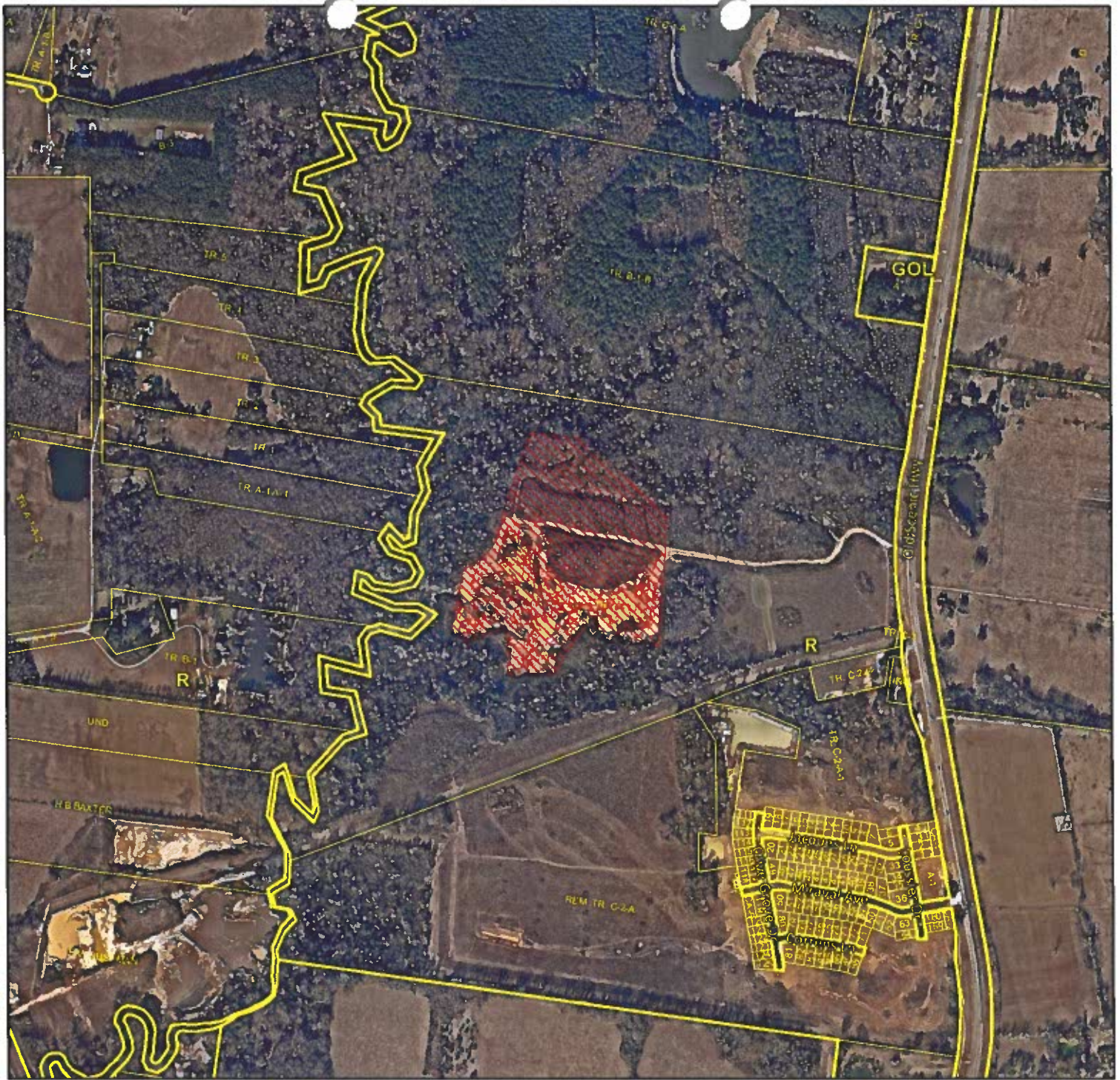
Legend

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





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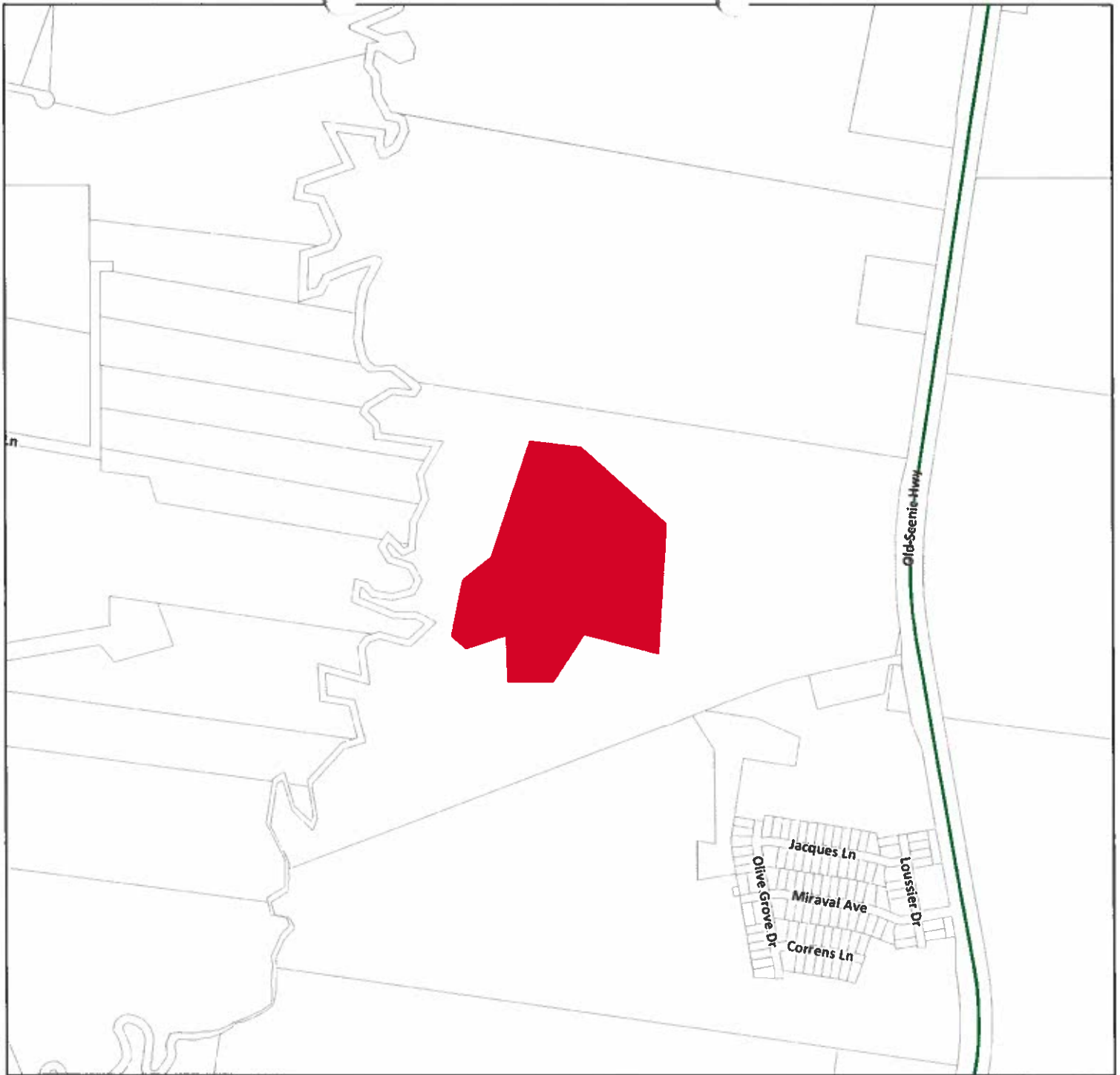
Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
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Legend

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



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0 300 600 900 1200
Feet



Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.



CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION