



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
Planning Director

September 9, 2021

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *GRM/RH*

FROM: Jasmine Thomas, AICP Candidate, Planner II *MG/JT*

SUBJECT: **PA-18-21** 5600-5700 Nicholson Drive (Related to PUD-2-00)

Application Summary			
Applicant	Mickey Robertson PE, PLS	Submittal Date	August 11, 2021
Site Area	15.48 acres		
Location	East side of Nicholson Drive, south of Ben Hur Road (Council District 3-Gaudet)		
Planning Commission Meeting Date	September 20, 2021	Metropolitan Council Meeting Date	October 20, 2021
Request			
Requested FUTUREBR Land Use Designation	Compact Neighborhood	Current FUTUREBR Land Use Designation	Commercial
Site Characteristics			
Special Flood Hazard	Yes ± 100%	Character Area	Urban/Walkable
Area Characteristics			
Surrounding Land Use Designation(s)	Commercial, Compact Neighborhood, Institutional, Open Space, Residential Neighborhood, Urban Neighborhood		
Findings			
Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses			

Case History – Site

- **PUD-2-00** Burbank University, Concept Plan Revision 10
 - 130 single family residential units
 - To be heard by the Planning Commission on September 20, 2021

Case History – Area

- None

Comprehensive Plan Analysis

- Properties to the north are designated Compact Neighborhood and Commercial on the Future Land Use Map
- Properties to the west are designated Institutional and Urban Neighborhood on the Future Land Use Map
- Properties to the east are designated Compact Neighborhood and Residential Neighborhood on the Future Land Use Map
- Properties to the south are designated Open Space on the Future Land Use Map
- Single family building type is not consistent with the Commercial land use designation
- Related Planned Unit Development meets medium density requirement of Compact Neighborhood

Transportation

- Property located on the Major Street Plan- Completed and Additional Right-of-way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *Ben Hur Road*
- Property located in the vicinity of proposed MOVEBR Projects- *Nicholson Drive (Ben Hur-Bluebonnet), Nicholson Drive at Ben Hur Road*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Nicholson Drive trail*

Neighborhood Compatibility

- Property is undeveloped
- Surrounding area is a mixture of medium density residential, low density residential, commercial, agricultural, institutional and undeveloped uses

Environmental Issues

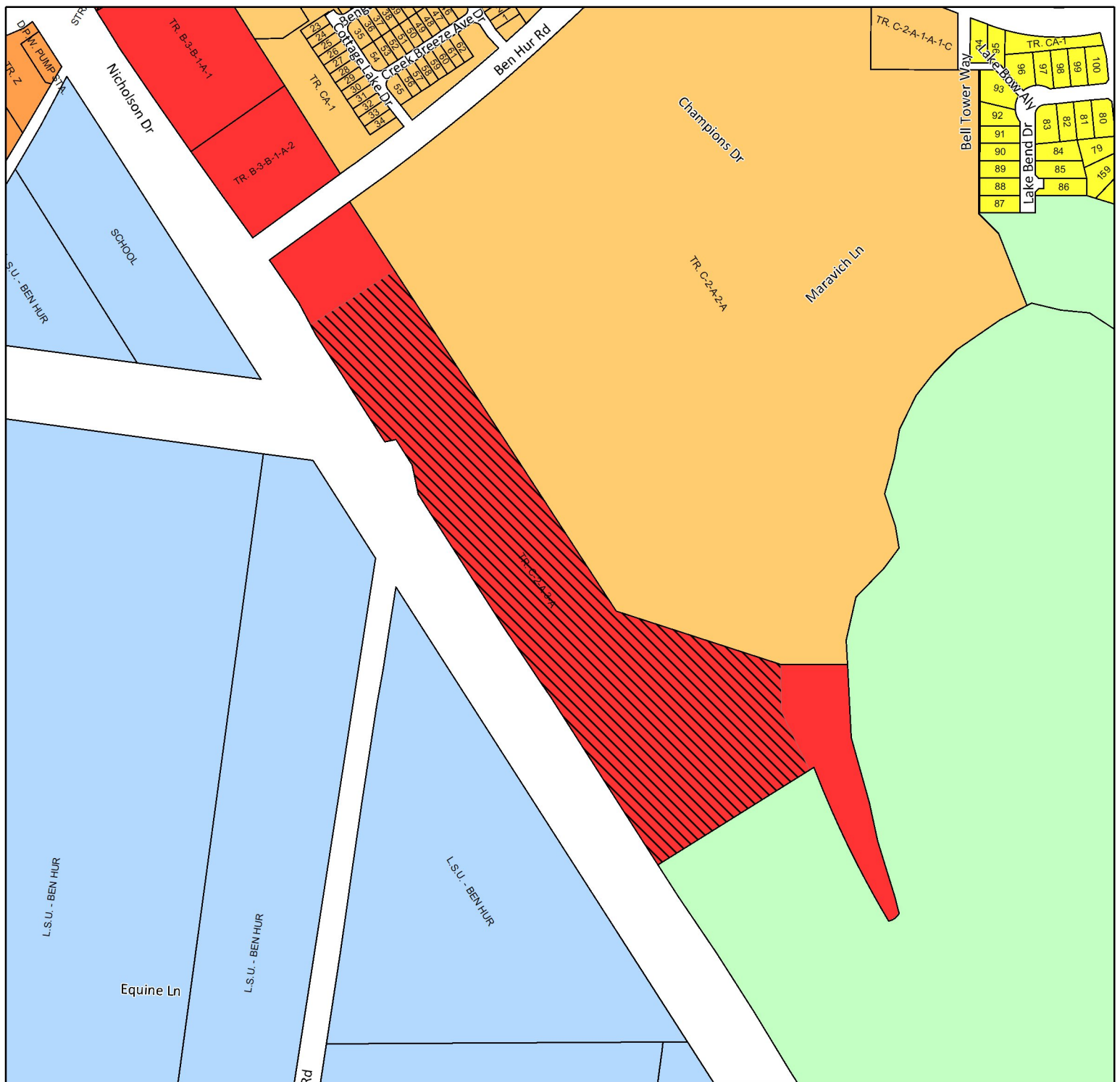
- Approximately 100% of the property lies within AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- Subject property posted on August 27, 2021
- Public Notification Cards mailed to property owners within a 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>
- Display advertisement published on September 10, 2021
- Legal advertisement published in The Advocate on September 10, 14 and 16, 2021

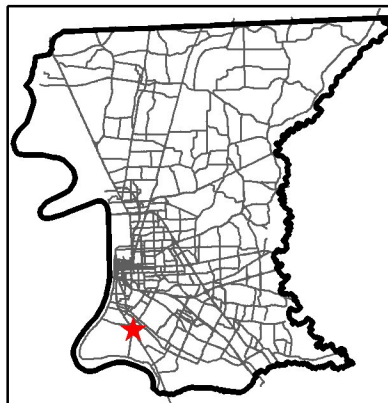
Findings

Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses



Future Land Use

- Commercial
- Compact Neighborhood
- Institutional
- Open Space
- Residential Neighborhood
- Urban Neighborhood
- Current Case



PA-18-21






0 200 400 600 800 ft



CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION




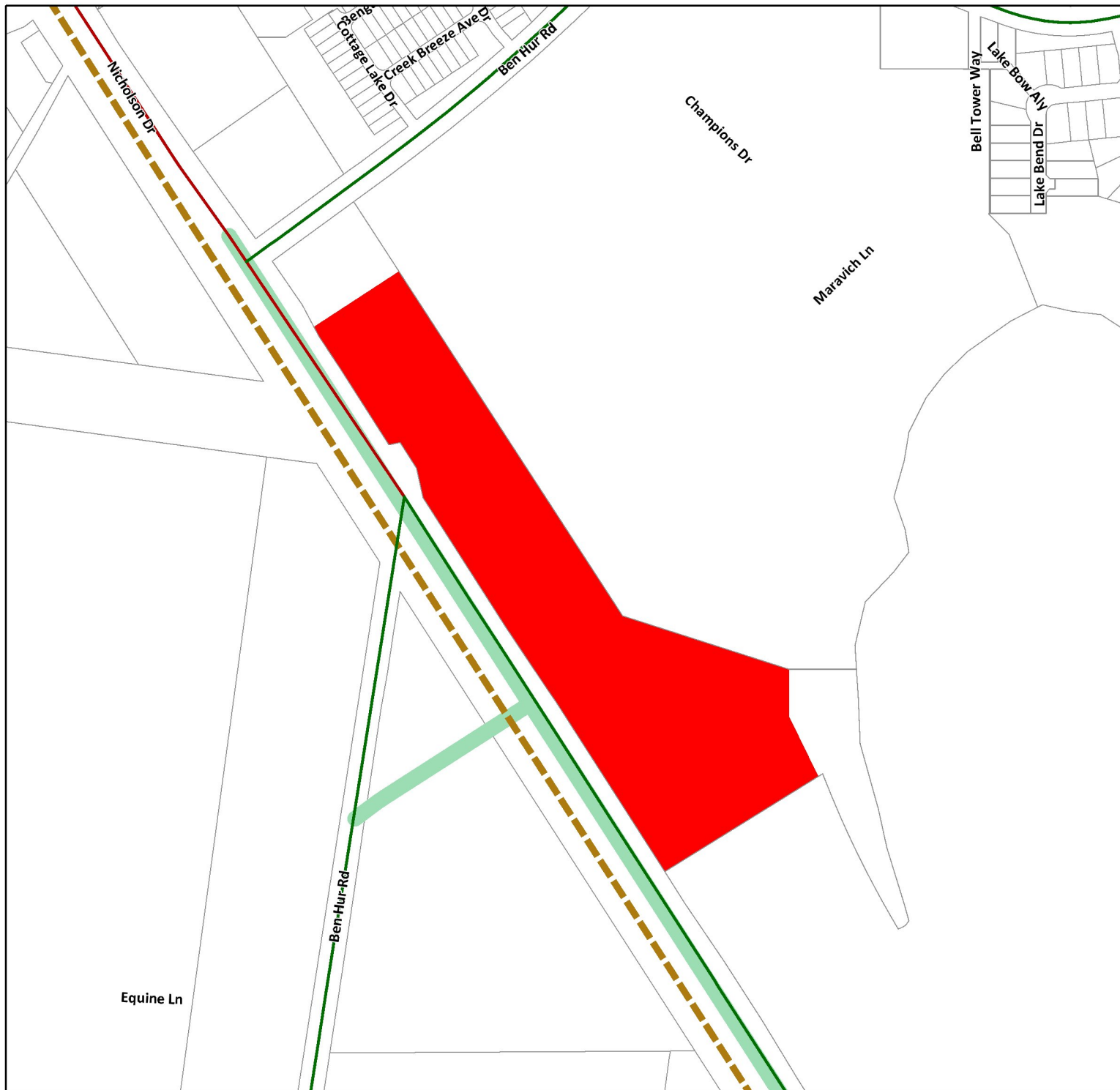
Legend

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












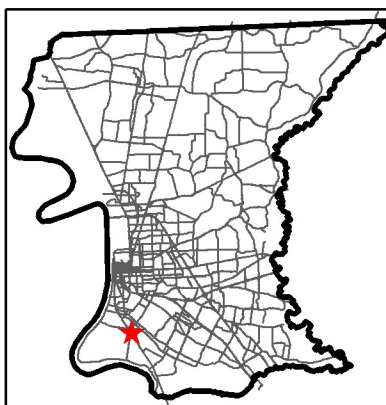
PA-18-21

 0 200 400 600 800 ft



Legend

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



PA-18-21

0 200 400 600 800
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