



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

July 8, 2021

TO: Planning Commission

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

FROM: Meaghan Nguyen, Planner II *MN*

SUBJECT: **PUD-1-03** Town Center at Cedar Lodge (Creekstone), Concept Plan Revision 4

Application Summary			
Applicant	Stephen D. Keller	Submittal Date	May 4, 2021
Design Professional	Christopher Ferris, PLA, Ferris Engineering & Surveying, Inc.		
Lot and Block	45	Site Area	52.96 acres
Location	South side of Jefferson Highway, north of Corporate Boulevard (Council District 11-Adams)		
Planning Commission Meeting Date	July 19, 2021	Metropolitan Council Meeting Date	July 21, 2021
Request			
Requested Zoning	N/A	Existing Zoning	Planned Unit Development (PUD)
Proposed Use(s)	Revise permissible uses to add multi-family residential	Existing Use	Retail sales, restaurants, personal service establishments, health clubs, banks, office
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	PUD, Small Planned Unit Development (SPUD), Infill Small Planned Unit Development (ISPUD), Light Commercial (C1), Neighborhood Office (NO), Transition (B1), Commercial Alcoholic Beverage (restaurant) (C-AB-1), Commercial Alcoholic Beverage (bar and lounge) (C-AB-2), Single Family Residential (A1)		
Surrounding Uses	Office, bank, hotel, retail sales, low density single family residential, undeveloped, educational intuitional		
Findings			
Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History –Site

- **PUD-1-03** Town Center at Cedar Lodge (Creekstone), Concept Plan Revision 4
 - Deferred by Councilmember Adams on June 21, 2021
- **PUD-1-03** Town Center at Cedar Lodge (Creekstone), Concept Plan Revision 3, to revise the PUD to remove Kennels from the list of prohibited uses
 - Approval recommended by the Planning Commission on February 20, 2017
 - Approved by Metropolitan Council on March 20, 2017
- **PUD-1-03** Town Center at Cedar Lodge (Creekstone), Concept Plan Revision 2, to revise the Planned Unit Development (PUD) to allow limited Commercial Alcoholic Beverage - Bars and Lounges (C-AB-2) use
 - Approval recommended by the Planning Commission on January 17, 2017
 - Approved by the Metropolitan Council on February 15, 2017

Case History –Area

- **Case 66-19** 7560 Corporate Boulevard, C1 to C-AB-2
 - Approval recommended by the Planning Commission on October 12, 2019
 - Approved by the Metropolitan Council on November 12, 2019
- **Case 117-17** 7474 Corporate Boulevard, Suite 206, C1 to C-AB-1
 - Approval recommended by the Planning Commission on February 19, 2018
 - Approved by the Metropolitan Council on February 21, 2018

Comprehensive Plan Consistency

- Consistent with the designation of Commercial on the Future Land Use Map

Neighborhood Compatibility

- Overall PUD and surrounding area contains commercial, office, single family and multi-family residential uses

Regulatory Issues

- All open space requirements are met
 - Tract TC-3-A-3 will be redeveloped with 10% greenspace per revised covenants
- Revision allows for multi-family residential use
 - Multi-family use will be limited to Tract TC-3-A-3 per revised covenants
- External circulation patterns of the PUD do not change
- No new proposed signage regulations
- No new proposed building setbacks
- Building height complies with UDC requirements, based on abutting zoning districts
 - Multi-family use will be limited to a height of 60 feet per revised covenants
- Residential density: 90 units/acre or 300 units
 - Multi-family use will be 60% or greater of one bedroom units per revised covenants

Transportation Analysis

- Property located on the Major Street Plan- *Completed*
- Property located adjacent to a proposed facility on the Pedestrian and Bicycle Master Plan- *Corporate Boulevard side path*
- Property located within the vicinity of the a proposed MOVEBR project- *Jefferson Highway*
- 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, the Goodwood Property Owners Association, Inc and Jefferson Place-Bocage Property Owners' Association on June 4, 2021
- Legal advertisement published in The Advocate on June 11, 15 and 17, 2021
- Staff reports available to review on July 8, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

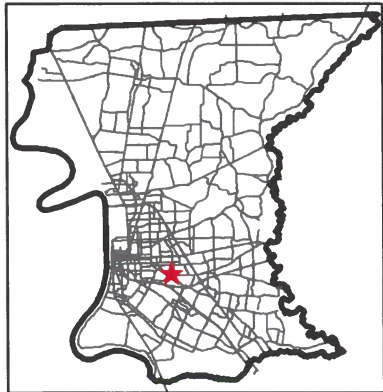
Findings

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




Legend

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




PUD-1-03

Concept Plan Rev.

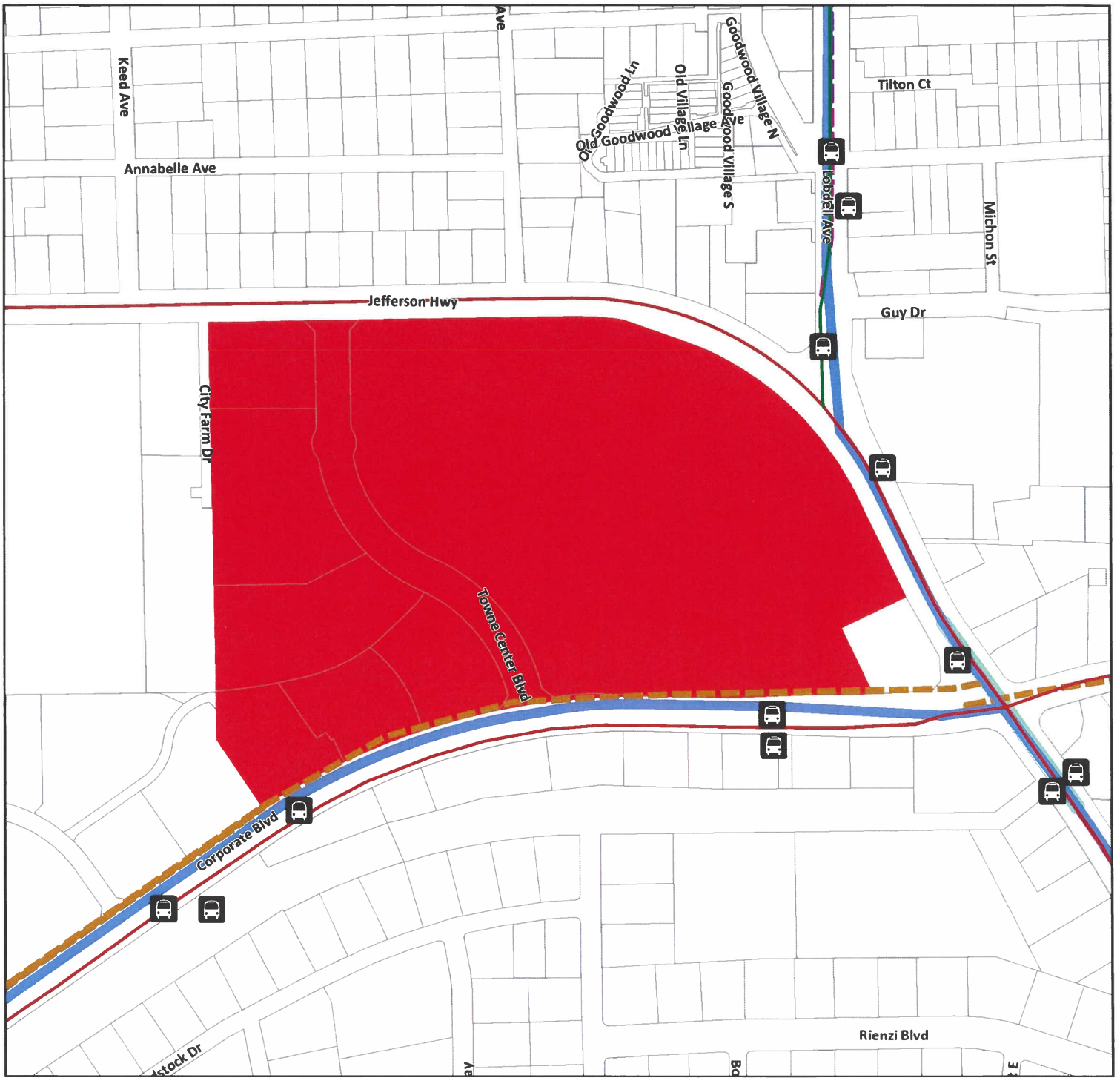


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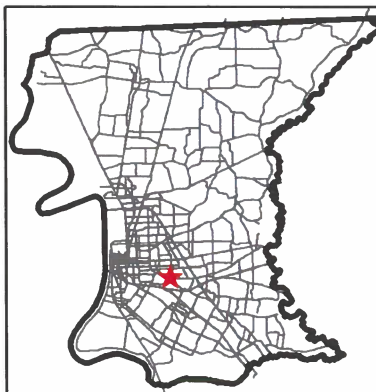
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Legend

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



PUD-1-03

Concept Plan Rev.



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.



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PARISH OF EAST BATON ROUGE
PLANNING COMMISSION