



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

October 7, 2021

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
 FROM: Donnicha London, Planner II *DL*
 SUBJECT: PUD-1-09 L'Auberge, Concept Plan Revision 3

Application Summary			
Applicant	Andre M. Rodrigue, PE	Submittal Date	September 8, 2021
Design Professional	Kori Rodi, PE; Stantec		
Lot and Block	87	Site Area	538.09 acres
Location	Intersection of River Road and L'Auberge Crossing Drive (Council District 3-Gaudet)		
Planning Commission Meeting Date	October 18, 2021	Metropolitan Council Meeting Date	November 17, 2021
Request			
Requested Zoning	N/A	Existing Zoning	Planned Unit Development (PUD)
Proposed Use(s)	Reallocation of total acreage, revised land uses, and add recreational vehicle park to allowable uses	Existing Use	Gaming, government facility, hotel, low density single family residential, undeveloped, utility facility
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use, Regional Center, Residential Neighborhood	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ± 15%
Area Characteristics			
Surrounding Zoning	PUD, Heavy Commercial (C2), Light Commercial Three (LC3), Rural, Single Family Residential (A2.7)		
Surrounding Uses	Convenience store with gasoline sales/gas station, low density single family, high density multi-family residential, undeveloped, utility facility		
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

- None

Case History –Area

- **PA-13-21** 8178 Innovation Park Drive, Compact Neighborhood to Commercial
 - Approval recommended by the Planning Commission on July 19, 2021
 - Approved by the Metropolitan Council on August 18, 2021
- **Case 35-20** 16500-16600 River Road, Rural to A2.1
 - Approval recommended by the Planning Commission on August 17, 2021
 - Approved by the Metropolitan Council on September 16, 2021
- **Case 47-21** 8178 Innovation Park Drive, Rural to HC1
 - Approval recommended by the Planning Commission on July 19, 2021
 - Approved by the Metropolitan Council on August 18, 2021
- **PUD-1-20** Harveston District, Concept Plan Revision 1, revise common open space and green space in Zone 1
 - Approved by the Planning Commission Staff on June 3, 2021
- **PUD-1-11** Phase 1, Parts 1 thru 10, Pointe Marie, Final Development Plan Revision 9, Revised Phase 1, Part 2 into Phase 1, Part 2 thru 10
 - Approved by the Planning Commission Staff on February 23, 2021
- **PUD-5-04** Pelican Lakes, Concept Plan Revision 7, to remove all high density multi-family residential units from development, add 67 medium density single-family residential units, and remove 3 access points
 - Approval recommended by the Planning Commission on December 14, 2020
 - Approved by the Metropolitan Council on February 17, 2021
- **PUD-5-04** Burbank Parc Townhomes, Pelican Lakes, Final Development Plan
 - Approved by the Planning Commission on December 14, 2020
- **PUD-5-04** Pelican Lakes, Concept Plan Revision 6, to increase allowable density of Phase 6
 - Approved by the Planning Commission Staff on November 16, 2020
- **PUD-1-11** Phase 1, Parts 1 and 2, Pointe Marie, Final Development Plan Revision 8, added community pool area/amenities, revised private streets widths, increase lot sizes, increase number of parking spaces, and phase 1 boundaries
 - Approved by the Planning Commission on November 16, 2020
- **PUD-5-04** Pelican Lakes, Concept Plan Revision 5, to increase units and acreage of single family residential, decrease commercial acreage, and to change use of Tract D-1 from retail to medium density residential
 - Approved by the Planning Commission Staff on September 28, 2020
- **PA-8-20** LA 30 @ Bluebonnet Boulevard, RN to MU
 - Approval recommended by the Planning Commission on April 20, 2020
 - Approved by the Metropolitan Council on May 20, 2020
- **PUD-1-20** Harveston District, Concept Plan, proposed 3 zones of mixed-use, pond, open space
 - Approval recommended by the Planning Commission on April 20, 2020
 - Approved by the Metropolitan Council on May 20, 2020
- **PUD-1-11** Phase 1, Pointe Marie, Final Development Plan Revision 7, revised boundary of Phase 1 and Phase 2, reallocated lots from Phase 1, Part 2 to Part 1
 - Approved by the Planning Commission staff on March 2, 2020
- **PUD 1-11** Phase 1, Pointe Marie, Concept Plan Revision 6, revised boundary of Phase 1
 - Approved by the Planning Commission staff on June 13, 2019
- **PUD 1-11** Phase 1, Pointe Marie, Final Development Plan Revision 5, revised boundary of Phase 1
 - Approved by the Planning Commission staff on February 11, 2019

- **PUD 1-11** Phase 1, Pointe Marie, Concept Plan Revision 5, revised boundary of Phase 1
 - Approved by the Planning Commission on January 22, 2019
- **PUD 1-11** Phase 1, Pointe Marie, Final Development Plan Revision 4, revised lots of Phase 1
 - Approved by the Planning Commission staff on November 2, 2018
- **PUD 1-11** Phase 1, Pointe Marie Concept Plan Revision 4, rename districts
 - Approved by the Planning Commission staff on November 2, 2018
- **PUD-5-04** Pelican Lakes, Concept Plan Revision 4, to add 22 units to multi-family residential and phase lines
 - Approved by the Planning Commission Staff on August 28, 2018
- **PUD-5-04** StoneLake Village, Pelican Lakes, Final Development Plan Revision 1, to add phase lines and rotate units
 - Approved by the Planning Commission Staff on August 28, 2018
- **PUD-5-04** Pelican Lakes, Concept Plan Revision 3, to increase commercial and residential acreage and decrease open space area
 - Approved by the Planning Commission Staff on January 12, 2018
- **PUD-5-04** Pelican Lakes, Final Development Plan, Phase 1-4 Revision 2, to adjust phase lines
 - Approved by the Planning Commission Staff on May 30, 2018
- **PUD-5-04** Pelican Lakes, Final Development Plan, Phase 1-4 Revision 1, to increase commercial and residential and decrease open space and lake area
 - Approved by the Planning Commission Staff on January 12, 2018
- **PUD 1-11** Phase 1, Pointe Marie, Final Development Plan Revision 3, change language
 - Approved by the Planning Commission staff on September 26, 2017
- **PA-14-17** South Highland Industrial Park Subdivision, First and Second Filing, Compact Neighborhood to Commercial
 - Approval recommended by the Planning Commission on July 17, 2017
 - Approved by the Metropolitan Council on August 17, 2017
- **Case 52-17** South Highland Industrial Park Subdivision, First and Second Filing, Rural to HC1
 - Approval recommended by the Planning Commission on July 17, 2017
 - Approved by the Metropolitan Council on August 17, 2017
- **Case 53-17** Plantation Plaza, First Filing, Rural to HC1
 - Approval recommended by the Planning Commission on July 17, 2017
 - Approved by the Metropolitan Council on August 17, 2017
- **PUD 1-11** Phase 1, Pointe Marie, Final Development Plan Revision 2, to change setback and height requirements
 - Approved by the Planning Commission staff on June 30, 2017
- **PUD 1-11** Phase 1, Pointe Marie, Concept Plan Revision 3, to revise contact information
 - Approved by the Planning Commission staff on June 28, 2017
- **PUD-5-04** Pelican Lakes, Concept Plan Revision 2, to increase high density residential units from 300 to 323 and add an additional access point off Burbank Drive
 - Approval recommended by the Planning Commission on April 17, 2017
 - Approved by the Metropolitan Council on May 17, 2017
- **PUD-5-04** Pelican Lakes, Final Development Plan, Pelican Lakes Apartments, to build 323 high density multi-family residential units and common areas
 - Approved by the Planning Commission on April 17, 2017

Comprehensive Plan Consistency

- Consistent with the designation Mixed Use, Regional Center and Residential Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of commercial, residential, and undeveloped uses
- Overall PUD includes: Low density single family residential, hotel, and gaming uses
- Revision will not change existing land use patterns

Regulatory Issues

- Revision includes:
 - Total acreage of PUD decreased from 576.09 to 538.09 to reflect River Road dedication and fluctuation in Mississippi River water surface elevation in accordance with recent recorded maps
 - Low Density Residential acreage decreased from 171.27 to 111.86
 - Medium Density Residential acreage increased from 15.88 to 16.21
 - Commercial/Office acreage increased from 12.74 to 235.90
 - Open Space acreage decreased from 360.17 to 174.11
 - Commercial building square footage increased from 692,500 to 731,900 and buildings increased from 20 to 50 to allow for cabins and support buildings in Zone 2
 - Zone 1 acreage decreased from 164.32 acreage to 148.55 acres
 - Zone 2 acreage increased from 14.72 to 73.72
 - Amend land use of Zone 2 to allow for a recreational vehicle park
 - Zone 3 acreage increased from 12.52 to 32.42
 - Zone 4 acreage increased from 110.19 to 180.32
 - Zone 5 acreage decreased from 209.61 to 63.58
 - Zone 6 acreage decreased from 43.37 to 39/50
 - Zone 7 absorbed into Zone 3
- Revised proposed land uses summarized in chart below:

Proposed Land Uses					
	Low Density Residential	Medium Density Residential	Commercial/ Office	Industrial	Open Space
Total Units	430	240	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	N/A	731,900	N/A	N/A
Total Acreage	111.86	16.21	235.91	N/A	174.11
Percent of Site	21%	3%	44%	0%	32%

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

Common Open Space		
Components	Required	Provided
Common Open Space	107.62 ac	174.11 ac
Green Open Space	53.81 ac	53.81 ac

Transportation Analysis

- Property located on the Major Street Plan- Additional Right-of-Way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *Bluebonnet Boulevard, Burbank Drive, Gardere Lane, Innovation Park Drive, Nicholson Drive, South Staring Lane*
- Property located adjacent to proposed MOVEBR Project- *Nicholson Drive (Ben Hur-Bluebonnet)*
- Property located in the vicinity of proposed MOVEBR Projects- *South Staring Lane extension, Nicholson Drive (Bluebonnet-Parish Line)*
- Property located adjacent to existing facility on the Pedestrian and Bicycle Master Plan- *Levee Trail multi-use path*
- Property located adjacent to proposed facilities on the Pedestrian and Bicycle Master Plan- *Levee trail, Gardere Lane separated bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Highland Road to Levee trail, Nicholson Drive trail, BREC Siegen Lane to River Road trail, Burbank Drive separated bike lane, BREC Bayou Fountain trail*
- Property located in the vicinity of transit stop

Environmental Issues

- Approximately 15% located in 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 September 24, 2021
- Public Notification Cards mailed to property owners within 300 foot radius and Pointe-Marie Homeowner's Association on October 1, 2021
- Staff reports available to review on October 7, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on October 8, 12, and 14, 2021

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




PUD-1-09

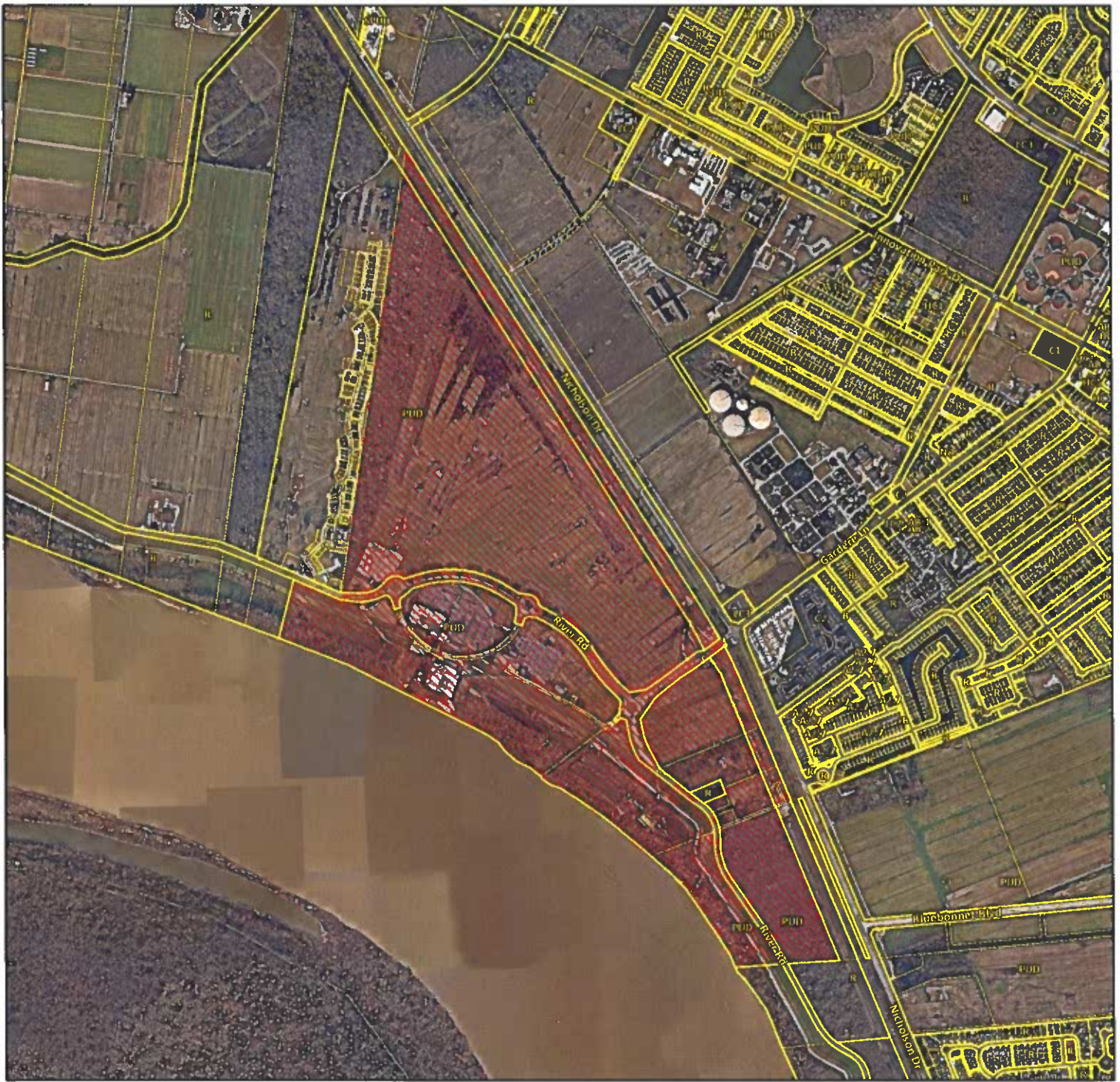
Concept Plan Rev.



N

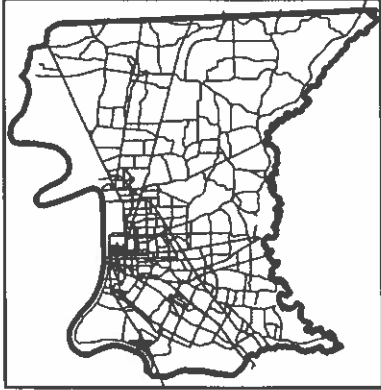


0 700 1400 2100 2800 ft




Legend

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




PUD-1-09

Concept Plan Rev.



N

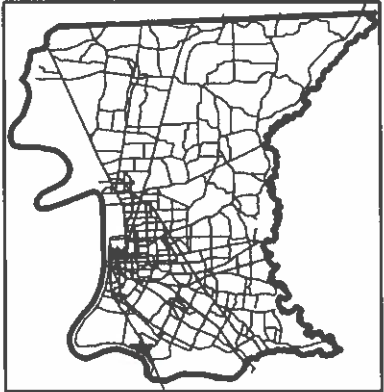


0 700 1400 2100 2800 ft



Legend

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



PUD-1-09

Concept Plan Rev.

0 700 1400 2100 2800
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**