



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

August 5, 2021

TO: Planning Commission

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

FROM: Donnicha London, Planner II *DL*

SUBJECT: **PUD-2-00** McAlister's Deli and Arby's, Burbank University, Final Development Plan

Application Summary			
Applicant	D. Todd Shirk, PE	Submittal Date	July 1, 2021
Design Professional	D. Todd Shirk, PE, Gulf States Engineering Inc.		
Lot and Block	57	Site Area	1.19 acres
Location	South side of Burbank Drive, west of Ben Hur Road (Council District 3-Gaudet)		
Planning Commission Meeting Date	August 16, 2021	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Existing Zoning	Planned Unit Development (PUD)
Proposed Use(s)	Two restaurants with drive thrus	Existing Use	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	Yes ± 100%
Area Characteristics			
Surrounding Zoning	PUD		
Surrounding Uses	Medium and high density multifamily residential, retail sales, restaurant, undeveloped		
Findings			
Staff certifies that the proposed request is consistent with approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History –Site

- **PUD-2-00** Burbank University, Concept Plan Revision 9, revised uses and proposed additional MDR units
 - Approved by the Planning Commission on October 26, 2020
- **PUD-2-00** Burbank University, Concept Plan Revision 8, add additional vehicular access points
 - Approved by the Planning Commission on July 15, 2019
- **PUD-2-00** Burbank University, Concept Plan Revision 7, update residential and commercial percentages
 - Approved by Planning Commission staff on June 19, 2019
- **PUD-2-00** Burbank University, Concept Plan Revision 6, update residential lots and drainage ponds
 - Approved by Planning Commission staff on November 14, 2018
- **PUD-2-00** Starbucks, Burbank University, Final Development Plan
 - Approved by the Planning Commission on November 13, 2017

Case History –Area

- **PUD-2-00** Express Oil, Final Development Plan
 - Approved by the Planning Commission on December 14, 2020
- **PUD-2-00** Lake Villas Crossing, Final Development Plan
 - Approved by the Planning Commission on November 16, 2020
- **PUD-2-00** The Woodlands of Baton Rouge, Final Development Plan, signage
 - Approved by the Planning Commission on April 19, 2019
- **PUD-2-00** Lake Villas, Final Development Plan Revision 2
 - Approved by the Planning Commission Staff on December 12, 2018
- **PUD-2-00** Arlington Marketplace, Final Development Plan Revision 3, to approve pylon sign
 - Approved by the Planning Commission Staff on October 16, 2018
- **PUD-2-00** Arlington Marketplace, Final Development Plan Revision 2, pylon sign height increased
 - Approved by the Planning Commission Staff on July 27, 2018
- **PUD-2-00** Raising Canes, restaurant with drive thru
 - Approved by the Planning Commission on December 18, 2017
- **PUD-3-11** The Fairfield at Baton Rouge, Concept Plan Revision
 - Approved by the Planning Commission on December 19, 2016
- **PUD-2-00** Burger King, restaurant with drive thru
 - Approved by the Planning Commission on October 17, 2016
- **PUD-2-00** Lake Villas, Final Development Plan Revision
 - Approved by the Planning Commission Staff on August 11, 2016
- **PUD-2-00** Murphy Express, gas station with 10 fuel islands under canopy
 - Approved by Planning Commission on July 18, 2016

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Property is within a 32.54 acre Commercial area of the existing PUD Concept Plan which allows 309,130 sf of commercial uses
 - Proposed request for 5,391 sf of commercial space, where 141,528 sf is remaining
- Surrounding uses within the PUD include restaurants, multi-family residential, retail sales, undeveloped
- Proposed Final Development Plan will not change character of the existing neighborhood development
 - Plan will provide uses to support surrounding residential area

Regulatory Issues

- Street yard planting areas typically are a minimum of 10 feet along all streets
 - Street trees are provided along Burbank Drive, Ben Hur Road, and Creek Centre Drive
- No buffer required
- Plan includes pedestrian circulation that connects interior sidewalks to sidewalks along Ben Hur Road, Burbank Drive and Creek Centre Drive, consistent with UDC § 13.8.A.1
- Open Space meets UDC requirements as shown in chart below:

Common Open Space		
Components	*Required	Provided
Common Open Space	N/A	0.36 acres
Green Open Space	N/A	N/A

*Overall PUD requires 15% open space, already provided

- Motor vehicle parking exceeds minimum requirements of the UDC
 - Does not exceed 125% maximum, per UDC § 17.4.2

Parking			
	Required	Proposed	Meets Requirements
Auto Spaces	22	24	Yes
ADA Spaces	2	4	Yes
Bike Spaces	2	2	Yes

- Proposed signage shown in the chart below:

McAlister's Deli Signs				
	Typical Sign Area	Proposed Sign Area	Typical Allowable Height	Proposed Height
Pylon	150 sf	149.8 sf	35 ft	35 ft
Wall	30% wall area	North (2 signs) 71 sf and 21 sf	N/A	N/A
		East 45.4 sf		
		South 45.4 sf		
		West (2 signs) 45.4 sf and 8 sf		

Arby's Signs				
	Typical Sign Area	Proposed Sign Area	Typical Allowable Height	Proposed Height
Pylon	150 sf	139.9 sf	35 ft	35 ft
Monument	24 sf	36.5 sf	N/A	6 ft
Wall	30% wall area	North (2 signs) 18 sf and 6.93	N/A	N/A
		West 6.93 sf		

- Proposed building setbacks shown in chart below:

Setbacks (McAlister's Deli)		
	Approved from Concept Plan	Proposed
Front Yard	10 ft	61.2 ft
Side Yards	None	15.8 ft (west side)
Rear Yard	None	111.4 ft

Setbacks (Arby's)		
	Approved from Concept Plan	Proposed
Front Yard	10 ft	51.3 ft
Side Yards	None	45.1 ft (east side)
Rear Yard	None	103.1 ft

Transportation Analysis

- 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, Highland Road and West Lee Drive*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Burbank Drive separated bike lane*
- Property located in the vicinity of proposed facility on the pedestrian and Bicycle Master Plan- *BREC Bayou Fountain trail*
- Property located in the vicinity of transit stop

Environmental Issues

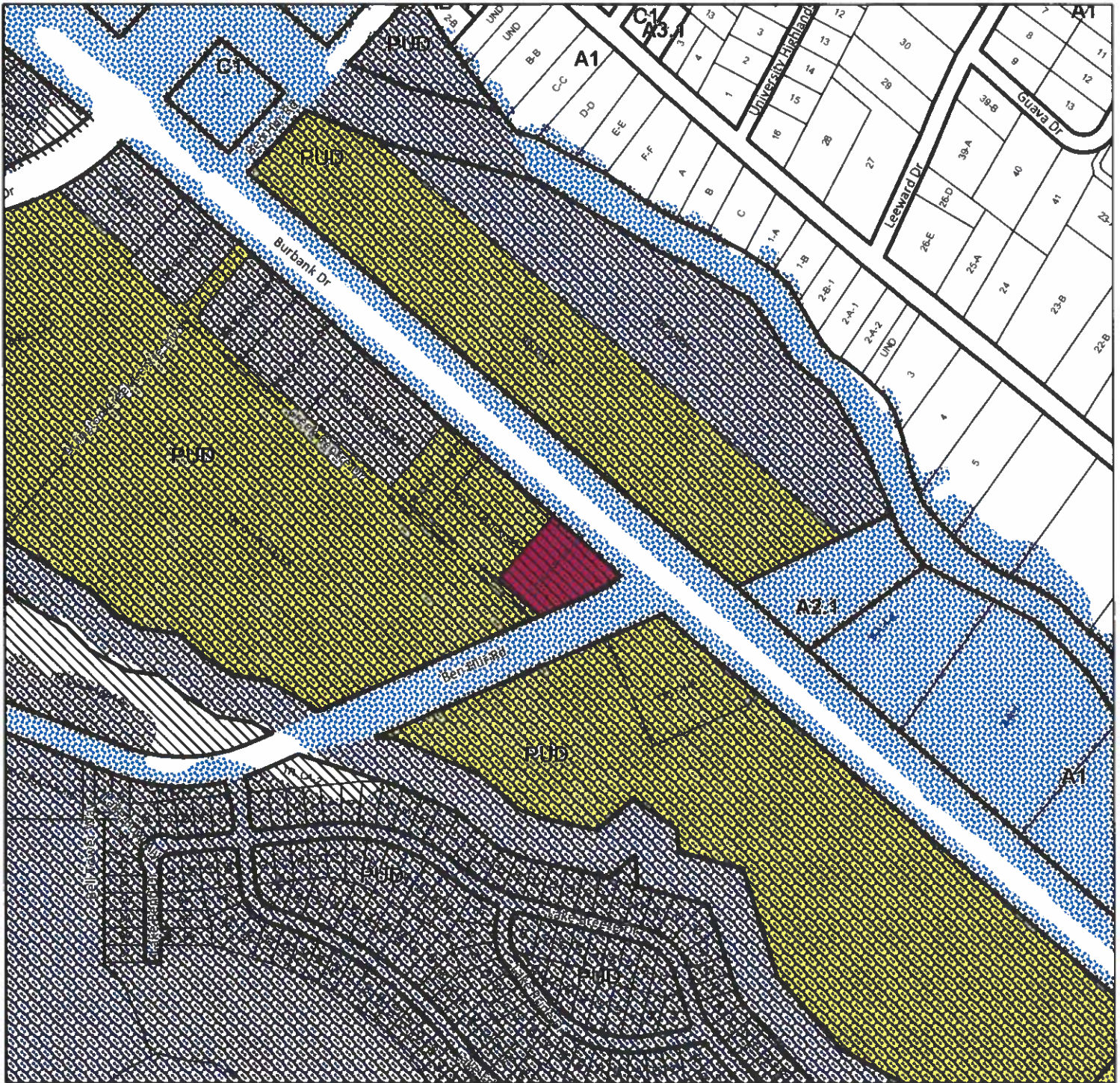
- Approximately 100% of property located in AE Flood Zone, which may require elevation of building pads, finished floors and structures above the base flood elevation

Community Outreach/Notification







- Subject property was posted on July 27, 2021
- Public Notification Cards were mailed to all property owners within a 300 foot radius of the subject property on July 30, 2021
- Staff reports available to review on August 5, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on April 6, 10 and 12, 2021

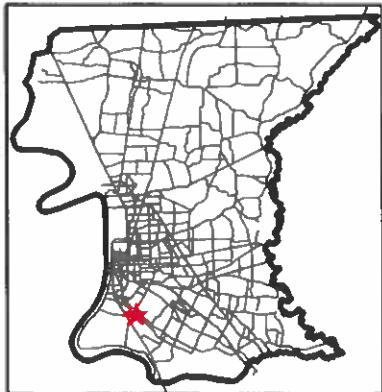
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Legend

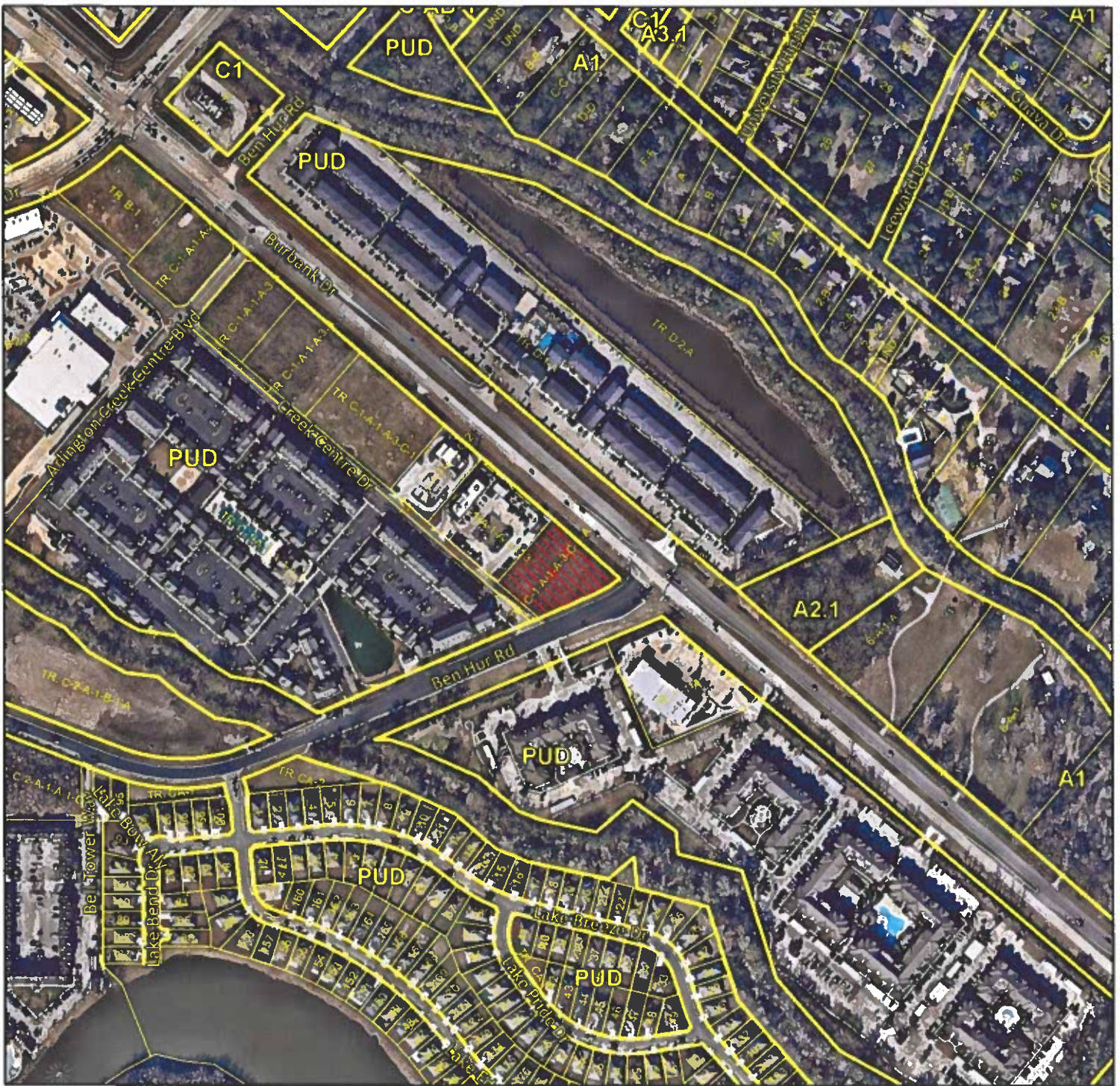
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels






PUD-2-00

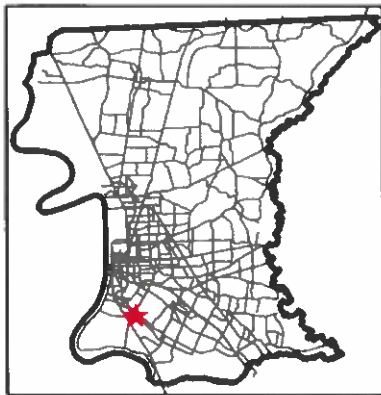
Final Dev. Plan





Legend

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



PUD-2-00

Final Dev. Plan



Legend

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



PUD-2-00

Final Dev. Plan

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.