



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

October 7, 2021

TO: Planning Commission

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

FROM: Donnicha London, Planner II *DL*

SUBJECT: **PUD-4-08** Charter School, Woman’s Hospital, Final Development Plan Revision 2

Application Summary			
Applicant	Andre M. Rodrigue, PE	Submittal Date	August 5, 2021
Design Professional	Andre M. Rodrigue, PE; Stantec		
Lot and Block	67	Site Area	9.67 acres
Location	North side of McCall Drive, east of Stumberg Lane (Council District 9-Hudson)		
Planning Commission Meeting Date	October 18, 2021	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Existing Zoning	Planned Unit Development (PUD)
Proposed Use(s)	New 25,130 sf classroom building, remove four modular classroom buildings	Existing Use(s)	Educational Institution
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ± 100%
Area Characteristics			
Surrounding Zoning	PUD, Rural, Single Family Residential (A1)		
Surrounding Uses	Low density single family residential, park, parking facility, undeveloped		
Findings			
Staff certifies that the proposed request is consistent with the 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-4-08** Woman's Hospital, Concept Plan Revision 6, to revise low, medium, and high density residential units
 - To be heard by the Planning Commission on October 18, 2021
 - To be heard by the Metropolitan Council on November 17, 2021
- **PUD-4-08** Charter School, Woman's Hospital, Final Development Plan Revision 2, to add a new 25,130 sf classroom building, remove four modular classroom buildings
 - Deferred by Councilmember Hudson on September 20, 2021
 - To be heard by the Planning Commission on October 18, 2021
- **PUD-4-08** Woman's Hospital, Concept Plan Revision 5, to Increase commercial building area from 64,500 sf to 70,900 sf in zone 7
 - Deferred by Councilmember Hudson on September 20, 2021
 - To be heard by the Planning Commission on October 18, 2021
- **PUD-4-08** Charter School, Woman's Hospital, Final Development Plan Revision 1, addition of four modular classroom buildings
 - Approved by the Planning Commission on November 18, 2019
- **PUD-4-08** Woman's Hospital, Concept Plan Revision 3, to revise low density residential units and common open space
 - Approved by Planning Commission Staff on April 11, 2018
- **PUD-4-08** Woman's Hospital, Concept Plan Revision 2, to move building, increase non-residential floor area, and decrease common open space
 - Approved by the Planning Commission on July 17, 2017
- **PUD-4-08** Charter School, Woman's Hospital, Final Development Plan to build a 35,000 sf charter school
 - Approved by the Planning Commission on July 17, 2017
- **PUD-4-08** Woman's Hospital, Concept Plan Revision 1, to increase commercial, hospital, and mechanical plant areas
 - Approved by Planning Commission Staff on December 9, 2016

Case History –Area

- **PUD-4-08** Materra Phase II, Woman's Hospital, Final Development Plan, low density single family residential development
 - To be heard by the Planning Commission on October 18, 2021
- **PUD-4-08** Materra Phase 1, Women's Hospital, Final Development Plan Revision 1, to revise parking and common open space
 - Approved by Planning Commission staff on January 29, 2019
- **Case 68-17** 14122 Jefferson Highway, A3.1 to LC2
 - Approval recommended by the Planning Commission on August 21, 2017
 - Approved by the Metropolitan Council on October 18, 2017
- **PUD-4-08** Materra Phase 1, Women's Hospital, Final Development Plan, to create 148 lot low density residential development
 - Approved by the Planning Commission on September 17, 2018
- **PUD-4-08** Woman's Hospital, Final Development Plan, Phase 1 Revision 2, to expand medical office building and add parking
 - Approved by Planning Commission staff on April 25, 2018
- **PUD-4-08** Birth Center, Woman's Hospital, Final Development Plan, to build a medical office building
 - Approved by the Planning Commission on June 19, 2017

Comprehensive Plan Consistency

- Consistent with the designation of Employment Center on the Future Land Use Map
- Consistent with Land Use Action Item 5.1.1: Support mixed-use neighborhood development around Downtown, medical centers, universities, and other employment and light industry job centers

Neighborhood Compatibility

- Overall PUD contains a mixture of residential, commercial and institutional uses

Regulatory Issues

- Street yard planting areas typically are a minimum of 10 feet along all streets
 - Street trees are provided along McCall Drive and Mullins Way
- Required buffer previously provided
- Plan includes pedestrian circulation that connects interior sidewalks to sidewalks along McCall drive and Mullins Way, consistent with UDC § 13.8.A.1
- Sufficient carpool stacking will have to be approved by Department of Transportation and Drainage
- No new signage proposed
- Open Space meets UDC requirements as shown in chart below:

Common Open Space		
Components	Required	Provided
Common Open Space	N/A	1.89 acres
Green Open Space	N/A	1.60 acres

- Proposed motor vehicle parking meets minimum requirements of the UDC, shown in chart below:

Parking			
	Existing	Proposed	Meets Requirements
Auto Spaces	114	174	Yes
Pervious Spaces	0	60	Yes
ADA Spaces	6	6 (3 Van)	Yes
Bike Spaces	8	12	Yes

¹Alternative parking approved by Planning Director on September 10, 2021 per UDC § 17.4.1.B.3

- Proposed building setbacks shown in chart below:

Setbacks		
	Approved from Concept Plan	Proposed
Front Yard	5 ft	25 ft
Side Yards	None	143 ft
Rear Yard	10 ft	52 ft

Transportation Analysis

- Property located in the vicinity of streets in the Major Street Plan- *Airline Highway, Jefferson Highway, Stumberg Lane*
- Property located in the vicinity of proposed MOVEBR Project- *Airline Highway*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *Pecue Lane trail*
- Property located in the vicinity of transit stop

Environmental Issues

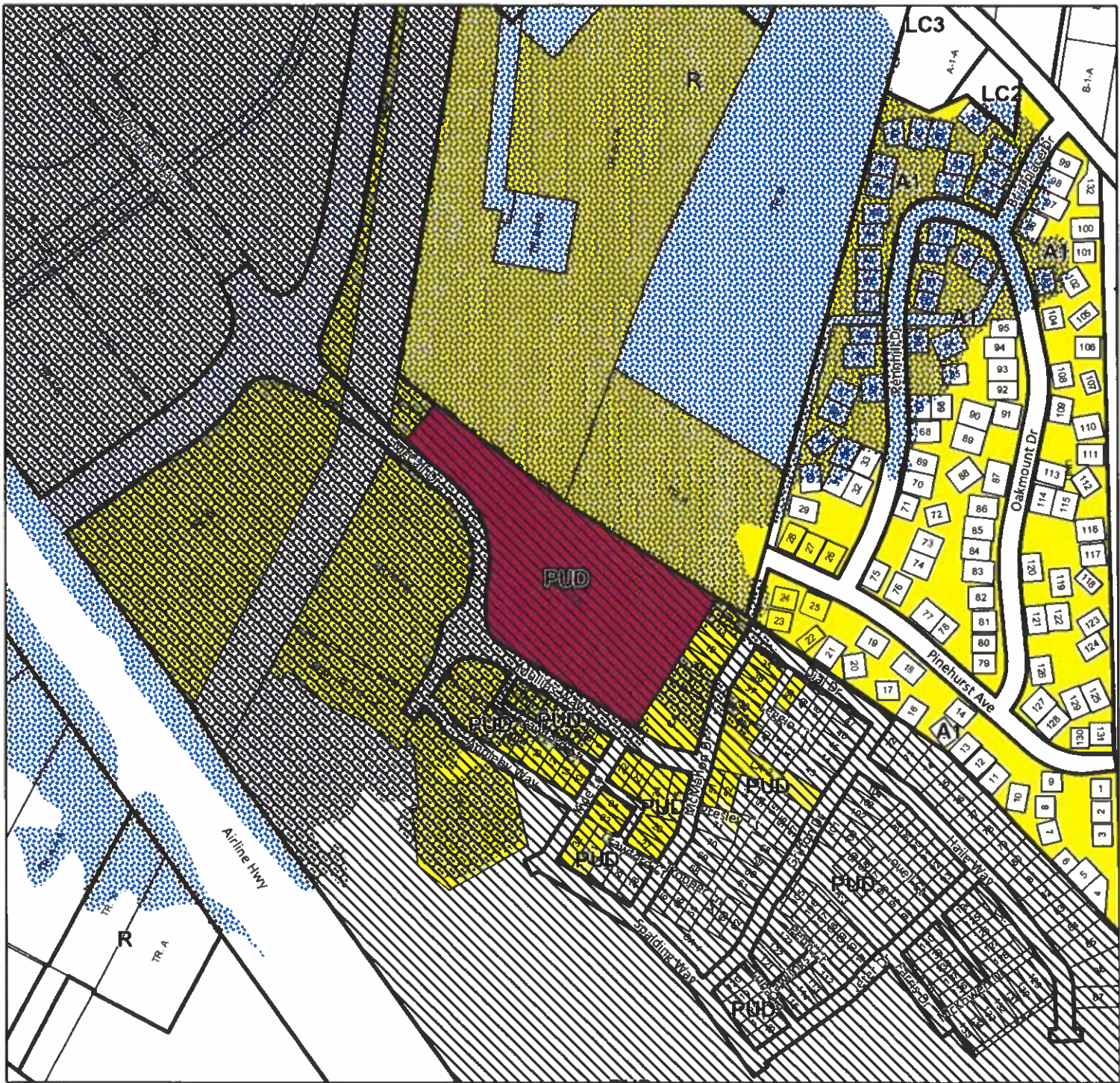
- Approximately 100% of property located in AE Flood Zone, which may require elevation of building pads, and structures above the base flood elevation

Community Outreach/Notification







- BREC notified on August 10, 2021
- Subject property posted on August 27, 2021
- Public Notification Cards mailed to property owners within 300 foot radius, Briar Place, and Materra Home Owners Association on September 3, 2021
- Legal advertisement published in The Advocate on September 10, 14 and 16, 2021
- Staff reports available to review on October 7, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

Findings

Staff certifies that the proposed request is consistent with the 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




Legend

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




PUD-4-08

Final Dev. Plan



N



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



PUD-4-08

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.



CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION