



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 *HL*

FROM: Meaghan Nguyen, Planner II *MAN*

SUBJECT: PUD-4-08 Materra Phase II, Woman's Hospital, Final Development Plan

Application Summary			
Applicant	Todd Waguespack	Submittal Date	September 10, 2021
Design Professional	Michael Thomassie, PE; Duplantis Design Group		
Lot and Block	67	Site Area	24.26 acres
Location	North side of Airline Highway, 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)	Low density single family residential development	Existing Use(s)	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	PUD, Rural, Heavy Commercial One (HC1), Heavy Commercial (C2), Single Family Residential (A1)		
Surrounding Uses	Low density single family residential, educational institution, motor vehicle sales, contractor yard, office, undeveloped		
Findings			
Staff certifies that the proposed request is consistent with the proposed 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
- **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 the Planning Commission 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 the 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 the Planning Commission Staff on December 9, 2016

Case History –Area

- **PUD-4-08** Materra Phase 1, Women's Hospital, Final Development Plan Revision 1, to revise parking and common open space
 - Approved by the Planning Commission Staff on January 29, 2019
- **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 the Planning Commission Staff on April 25, 2018
- **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** 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 Housing Objective 4.1: Meet the housing needs of major Baton Rouge employment clusters

Neighborhood Compatibility

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

Regulatory Issues

- 168 of 180 required Class A trees in street yard planting area along Phase 2 streets
 - Tree preservation plan approved by Development Director for a credit of 306 trees per UDC §18.6
- No buffers are required
- Plan includes pedestrian circulation that connects interior sidewalks to Phase 1, consistent with UDC § 13.8.A.1
- No proposed signage
- Building height complies with UDC requirements, based on abutting zoning districts
- Open Space meets UDC requirements as shown in chart below:

Common Open Space		
Components	Required	Provided
Common Open Space	N/A	7.44 acres
Green Open Space	N/A	5.10 acres

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

Parking			
	Required	Proposed	Meets Requirements
Residential (92 single family units)	184	207	Yes

- Lot dimensions for the subdivision shown in the chart below:

Lot Dimensions		
	Typical Lot Width	Typical Lot Area
Residential (Single Family)	35 ft min	5,175 sf min

- Proposed building setbacks shown in chart below:

Setbacks		
	Approved from Concept Plan	Proposed
Front Yard	15 ft	5-10 ft
Side Yards	5 ft	5 ft
Rear Yard	0-20 ft	5-20 ft

Transportation Analysis

- Property located on the Major Street Plan- Completed
- Property located in the vicinity of street on the Major Street Plan- *Jefferson Highway*
- Property located adjacent to proposed MOVEBR Projects- *Airline Highway, Jones Creek Road extension*

Environmental Issues

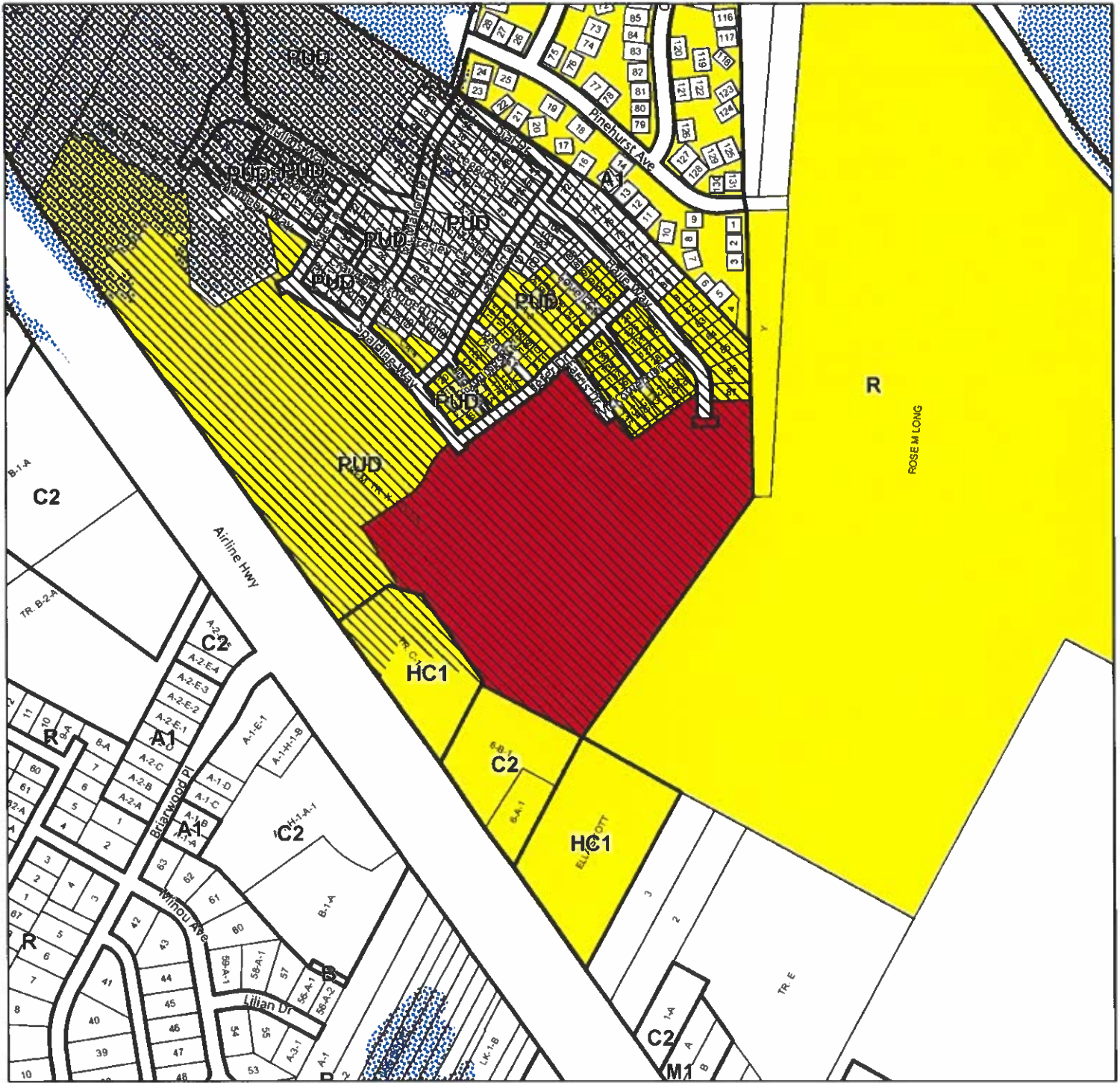
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- BREC notified on September 13, 2021
- Subject property posted on September 24, 2021
- Public Notification Cards mailed to property owners within 300 foot radius and Briar Place and Kimbleton Estates Homeowners Associations 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

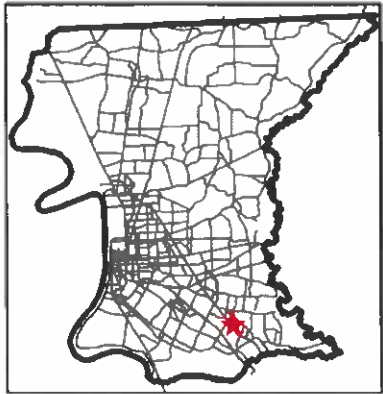
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Legend

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




PUD-4-08

Final Dev. Plan






N

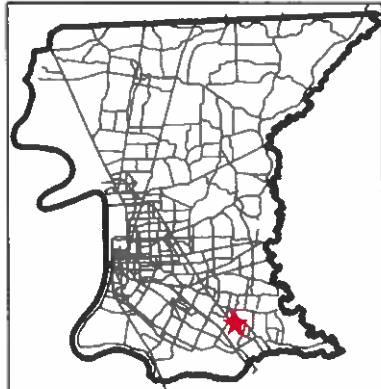


0 200 400 600 800 ft




Legend

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




PUD-4-08

Final Dev. Plan



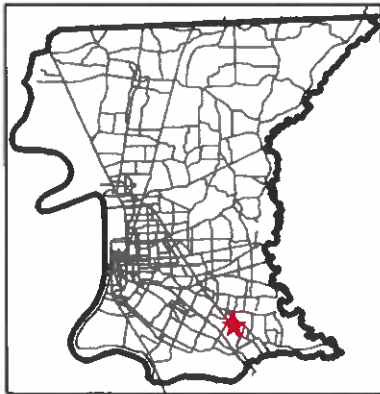
N





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