



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) 389-5142

Ryan L. Holcomb, AICP
Planning Director

November 4, 2021

TO: Planning Commission

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

FROM: Blanca Tejera, Planning Manager *BAT*

SUBJECT: **S-13-21** Baringer Commercial Subdivision

Application Summary			
Applicant	Charles Bondy	Submittal Date	September 9, 2021
Design Professional	Max Usrey, III, PLS; Evans-Graves Engineers, Inc		
Lot and Block	85	Site Area	88.80 acres
Location	South side of Airline Highway, east of Baringer Foreman Road (Council District 9-Hudson)		
Planning Commission Meeting Date	November 15, 2021		
Request			
Number of Lots Proposed	26 commercial lots with two common area tracts		
Access	Public streets		
Background	Two existing tracts		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Rural, Light Commercial Three (LC3)	Overlay District	N/A
Existing Use	Undeveloped	Special Flood Hazard	Yes ± 80%
Area Characteristics			
Surrounding Zoning	Rural, Light Commercial (C1), Heavy Commercial (C2), Light Commercial One (LC1), Heavy Commercial One (HC1), Planned Unit Development (PUD)		
Surrounding Uses	Low density single family residential, animal hospital, restaurant, food processing, motor vehicle repair, office, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the rezoning is approved			

Case History – Site

- **Case 81-21** 14500-15000 Airline Highway, Rural and LC3 to HC1
 - Approval recommended by the Planning Commission on October 18, 2021
 - To be heard by the Metro Council on November 17, 2021
- **Case 49-19** 14500-15000 Airline Highway, Rural to LC3
 - Approval recommended by the Planning Commission on July 15, 2019
 - Approved by the Metropolitan Council on August 21, 2019
- **SS-4-17** Daniel W. Baringer Property (Douglas Baringer Drive)
 - Approved by the Planning Commission on July 17, 2017

Case History – Area

- **Case 78-19** 9500 – 10000 Baringer Court, B1 to HC1
 - Approval recommended by the Planning Commission on December 16, 2019
 - Approved by the Metropolitan Council on January 15, 2020
- **Case 73-19** 14565 Baringer Court, Rural to HC1
 - Approval recommended by the Planning Commission on December 16, 2019
 - Approved by the Metropolitan Council on January 15, 2020

Comprehensive Plan Consistency

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

Transportation Analysis

- Property located on the Major Street Plan- Additional Right-of-Way maybe needed
- Property located in the vicinity of streets on the Major Street Plan- *Antioch Road, Baringer-Foreman Road, Highland Road*
- Property located adjacent to proposed MOVEBR Project- *Airline Highway*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Ward Creek trail*

Neighborhood Compatibility

- Subject property is located at the intersection of an arterial and collector roadway
- Consistent with the proposed use and is not changing the character of the area

Regulatory Issues

- Vehicular extension of Douglas Baringer Drive and connection provided to the west with Baringer Foreman Road and potential connection to Antioch Road, consistent with UDC §13.3
- Alternative street cross section approved by the Department of Transportation and Drainage
- Signage not submitted but will be required to meet standards of UDC Chapter 16, if provided in the future
- Proposed sidewalks along Airline Hwy and new streets, consistent with UDC §13.8.A.1
- Proposed lot areas and widths meet or exceed the established minimums for the proposed zoning district, shown in the chart below:

Lot Dimensions			
Required Minimum Lot Width	Proposed Shortest Lot Width	Required Minimum Lot Area	Proposed Smallest Lot Area
60 ft	129 ft	7,500 sf	40,040 sf

Environmental Issues

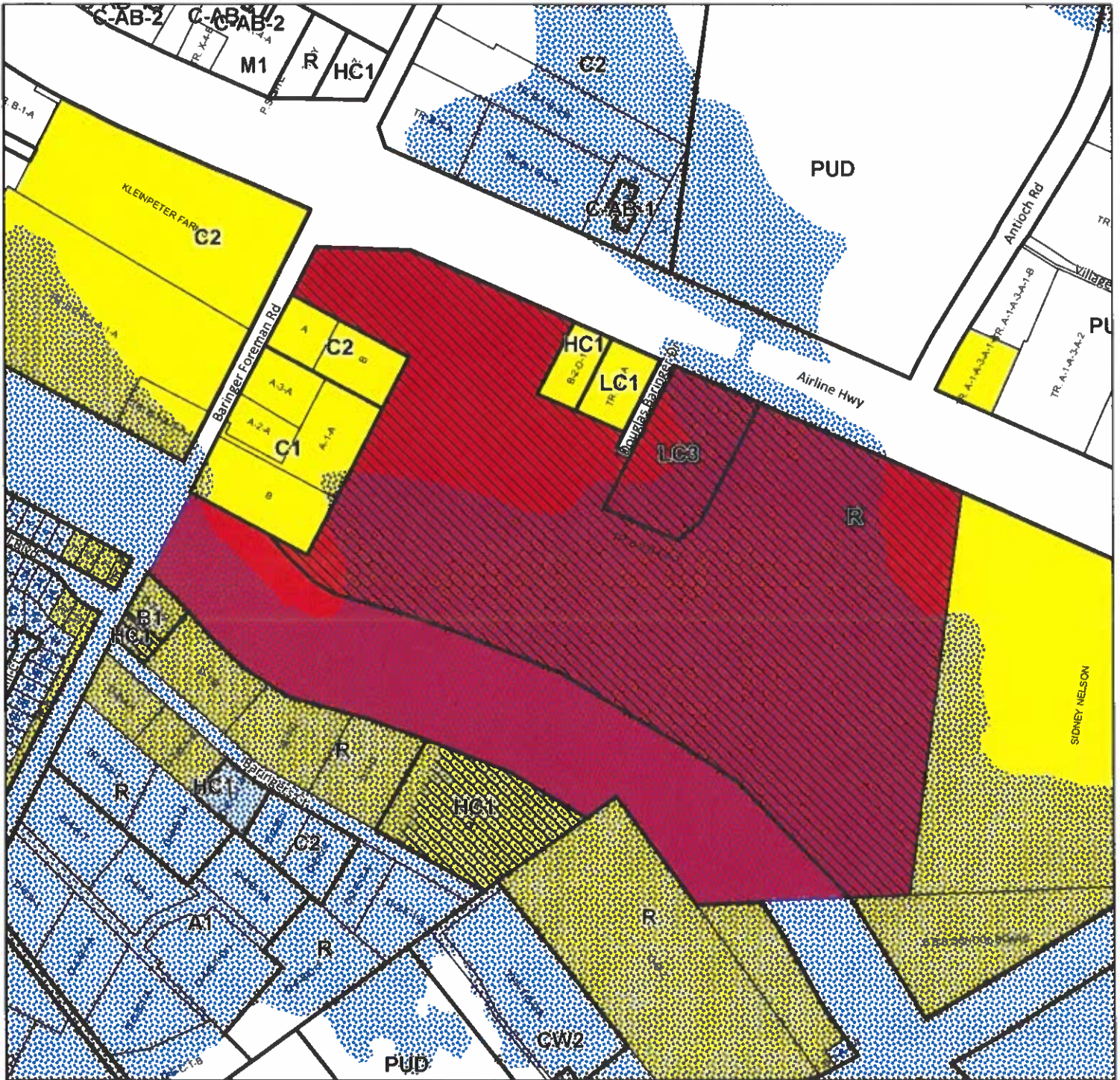
- Approximately 80% of property located in AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification







- Public Notification Cards mailed to property owners within 300 foot radius on October 1, 2021
- Legal advertisement published in the Advocate on October 8, 2021
- Subject property posted on October 26, 2021
- Staff reports available for review on November 4, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

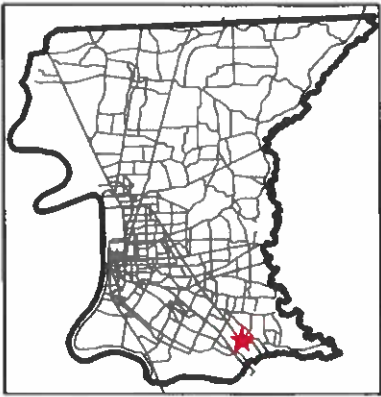
Findings

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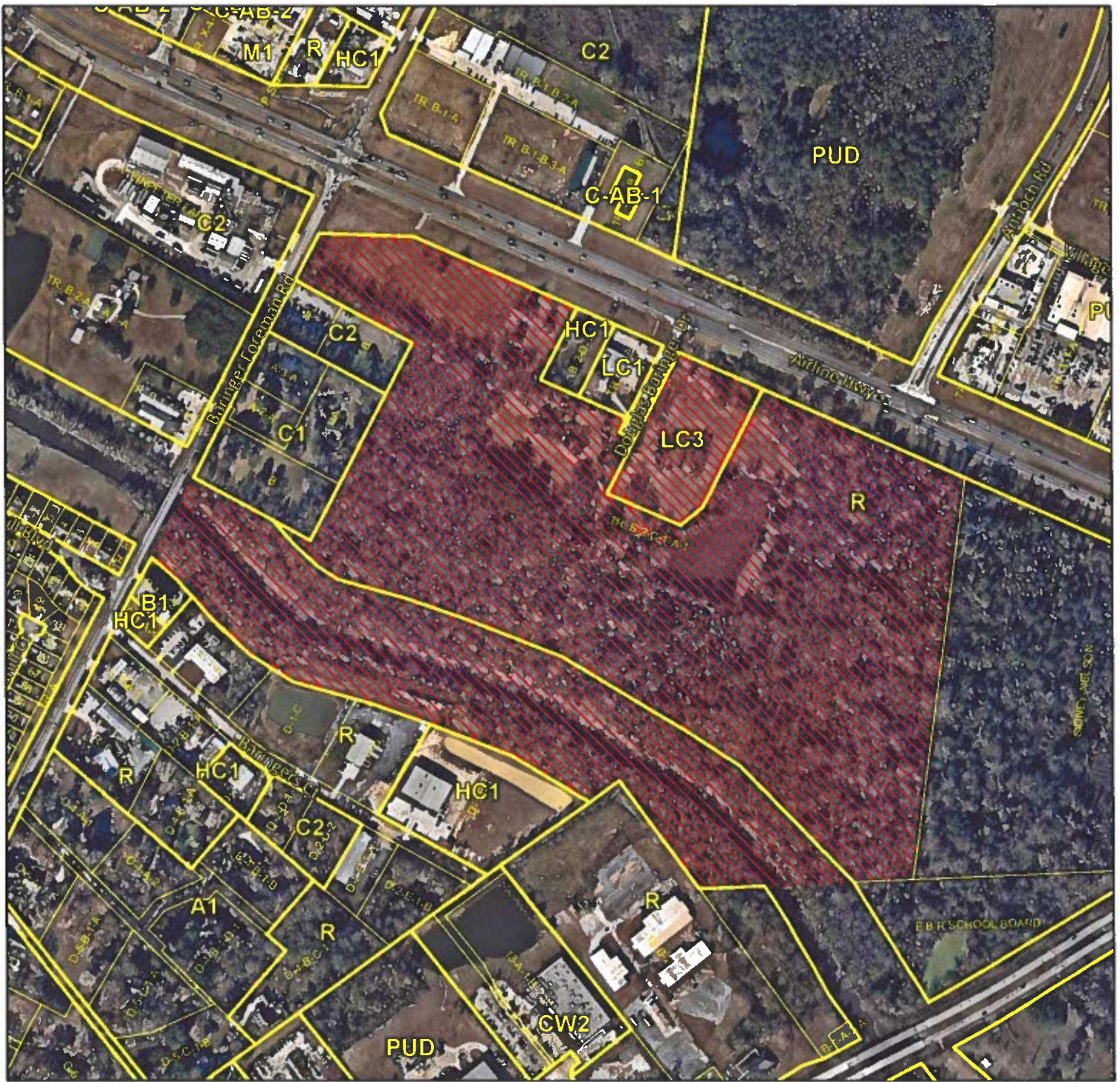
Legend

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



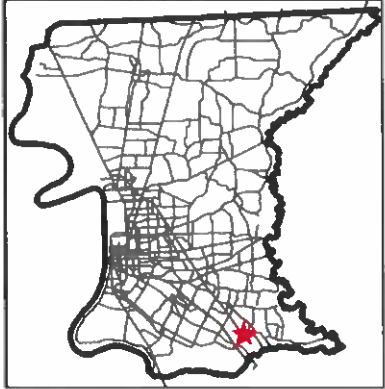
S-13-21





Legend

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



S-13-21



Legend

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



S-13-21

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.



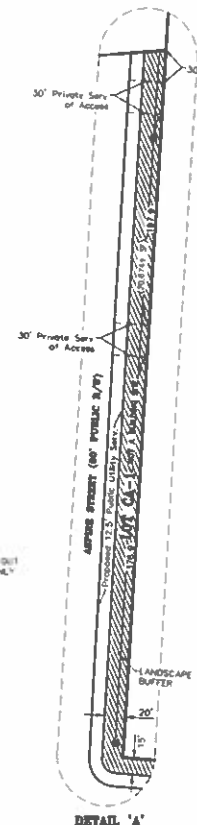
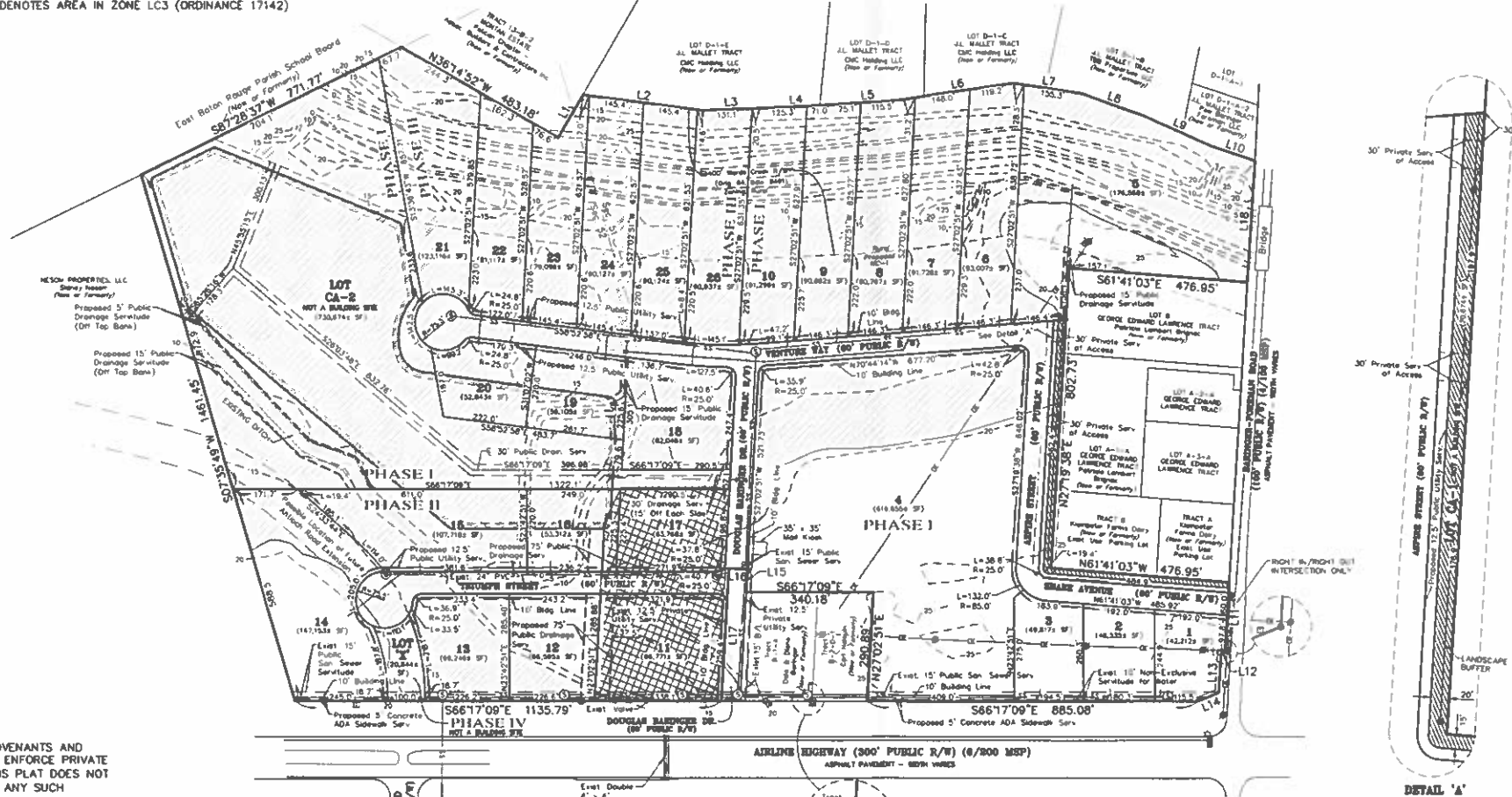
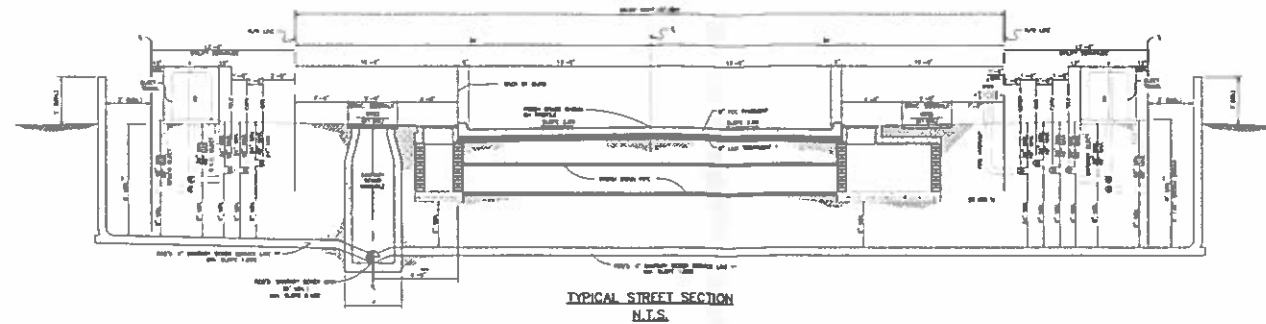
**CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION**



- LEGEND:**
- LIGHT STANDARD
 - POWER POLE
 - SERVICE POLE
 - OVERHEAD ELECTRIC LINE
 - GUY WIRE
 - ⊕ TRAFFIC SIGNAL
 - ⊕ SANITARY SEWER MANHOLE
 - SANITARY SEWER LINE
 - SANITARY SEWER WYE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ FIRE HYDRANT
 - ⊕ WATER METER
 - ▭ DENOTES AREA IN FLOOD ZONE AE
 - ▨ DENOTES LANDSCAPE BUFFER
 - ▩ DENOTES AREA IN ZONE LC3 (ORDINANCE 17142)

LINE #	BEARING	DISTANCE
L1	S53°47'43"W	132.49'
L2	N58°52'58"W	322.30'
L3	N88°29'46"W	151.54'
L4	N89°01'14"W	196.33'
L5	N70°44'14"W	190.62'
L6	N74°26'06"W	298.29'
L7	N57°39'42"W	163.59'
L8	N46°40'42"W	172.88'
L9	N42°00'53"W	198.69'
L10	N47°27'00"W	124.45'
L11	N27°19'38"E	165.30'
L12	S88°55'18"E	11.15'
L13	N27°19'38"E	105.00'
L14	S88°55'18"E	58.85'
L15	N27°02'51"E	61.07'
L16	S62°57'09"E	50.00'
L17	S27°02'51"W	354.88'
L18	N27°40'03"E	324.30'

NOTE:
 PHASE I: LOTS 1-11, 17, 18 LOTS CA-1 & CA-2
 PHASE II: LOTS 12-16
 PHASE III: LOTS 19-26
 PHASE IV: LOT X



VICINITY MAP
 GENERAL NOTES: 1"=2000'

ZONING: HC-1 (PROPOSED)
 RURAL (EXISTING) LC-3 (EXISTING)

EXISTING LAND USE: UND
FUTURE LAND USE CATEGORY: COMMERCIAL
CHARACTER AREA: SUBURBAN
SUB'D. STREETS: CONCRETE W/CURB & GUTTER
SEWER: WSTN
WATER: BATON ROUGE WATER COMPANY
GAS: ENTERGY
ELECTRIC: ENTERGY
TELEPHONE: AT&T
CABLE TELEVISION: COX COMMUNICATIONS
ACREAGE: 88.805 (TOTAL)
DENSITY: N/A
CALC. 100 YR. FLOOD ELEV.: 19.0 NAVD 88
 (AS PER DEPARTMENT OF DEVELOPMENT)
INUNDATION ELEV.: 16.9'
 (AS PER DEPARTMENT OF DEVELOPMENT)
10 YEAR DESIGN WATER SURFACE: 12.1'
 (SUBMITTED TO DEPT. OF DEVELOPMENT)
BASE FLOOD ELEVATION: 19.0' (AS PER DOD, 08-05-21)
FIRE DISTRICT: ST. GEORGE #2
SCHOOL DISTRICTS: EBR-6
 HIGH SCHOOL: WOODLAWN HIGH SCHOOL
 MIDDLE SCHOOL: WOODLAWN MIDDLE SCHOOL
 ELEM. SCHOOL: WOODLAWN ELEM. SCHOOL

SETBACKS: HC-1
 FRONT: 10'
 REAR: NONE
 SIDE: NONE
 CORNER SIDE YARD: 10'
 MIN. LOT WIDTH: 60'
 MIN. LOT AREA: 7,500 SF
FIRE DISTRICT: ST. GEORGE #2
CPCC ID#: 1640855334
GEOLOGIC HAZARDS: NONE
NO PROPOSED GREEN LINK PLANS

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033C0335E DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONES 'AE' & SHADED 'X'.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

BASIS OF BEARING: GRID
 LOUISIANA SOUTH STATE PLANE NAD 83 (2011)
 LSU C4G DERIVED

NOTE: SITE IS NOT ON ANY CATS ROUTES

DEED RESTRICTIONS NOTE: ALL LOTS ARE SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

PUBLIC DEDICATION: THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVIDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDE OR RIGHT-OF-WAY IS GRANTED.

PRIVATE SERVIDE OF ACCESS DEDICATION: THE AREA DESIGNATED AS "PRIVATE SERVIDE OF ACCESS" IS HEREBY DEDICATED TO THE OWNERS OF BARINGER COMMERCIAL SUBDIVISION FOR ACCESS, PARKING, UTILITIES, AND OTHER PROPER PURPOSES. NOT TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THE "PRIVATE SERVIDE OF ACCESS" SO AS TO PREVENT OR UNNECESSARILY INTERFERE WITH ANY PURPOSE FOR WHICH THE "PRIVATE SERVIDE OF ACCESS" IS GRANTED.

COMMON AREA: (PRIVATE) THE AREAS DESIGNATED HEREON AS TRACTS "CA-1" AND "CA-2" COMMON AREAS ARE HEREBY DEDICATED TO THE PROPERTY OWNERS OF BARINGER COMMERCIAL SUBDIVISION FOR ACCESS, RECREATION, PARKING AND OTHER RELATED ACTIVITIES. THE COMMON AREAS ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS OF BARINGER COMMERCIAL SUBDIVISION. THE CITY-PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS WITHIN THE COMMON AREA.

SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

UTILITY SERVICE SERVIDE NOTE: WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVIDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (UDC SEC. 4.3.5.E.1)

GRADING INSTRUCTIONS: AS PART OF THE BUILDING CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. (METRO. ORD. 11135)

FILL NOTE: VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE INFRASTRUCTURE. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT RELEASING THE CITY-PARISH OF ALL LIABILITY SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

DRAINAGE NOTE: AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION. THE STORM WATER SHALL BE COLLECTED BY A SUBSURFACE DRAINAGE SYSTEM, ROUTED THROUGH PONDS, AND DIRECTED TO THE EXISTING DRAINAGE SYSTEM.

SIDEWALK NOTE: IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK, WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3, SEC. 2.171)

NOTE: ASPECTS OF THIS PRELIMINARY PLAT MAY REQUIRE REVIEW AND APPROVAL OF THE EAST BATON ROUGE CITY/PARISH.

RECOMMENDED FOR APPROVAL:
 DEPARTMENT OF DEVELOPMENT
 CITY OF BATON ROUGE AND
 PARISH OF EAST BATON ROUGE

RACHAEL LAMBERT
 DEPARTMENT OF DEVELOPMENT DIRECTOR

DATE

CERTIFICATION:
 I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MAX O. USREY, III, P.L.S.

NOTE: SIGN LOCATION TO BE DETERMINED. A SEPARATE SIGN PERMIT WILL BE REQUIRED.

APPROVED:
 PLANNING COMMISSION
 CITY OF BATON ROUGE AND
 PARISH OF EAST BATON ROUGE

RYAN L. HOLCOMB, AICP or HIS DESIGNEE
 PLANNING DIRECTOR

DATE



THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

DESIGNED BY	EA/PL: 2/18/PL
DATE	06-23-21
CHECKED BY	W.D. 21-01E

EVANS-GRAVES ENGINEERS, INC.
 ENGINEERING CONSULTANTS 9029 JEFFERSON HWY. BATON ROUGE, LA. 70806 (225)928-1820

PC SET 10/25/21

C:\PROJECTS\15-016-Shelby-Sub-Preliminary\21016PL1.dwg - Sep 27, 2021 - 8:55am - opening

CHARLES BONDI
 MANAGER

DATE