



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

June 10, 2021

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
 FROM: Meaghan Nguyen, Planner II *MN*
 SUBJECT: **SPUD-1-21 @Highland**

Application Summary			
Applicant	John Schexnayder	Submittal Date	May 6, 2021
Design Professional	CSRS, Inc.		
Lot and Block	14	Site Area	8.51 acres
Location	West side of Bluebonnet Boulevard, north of Highland Road (Council District 12-Racca)		
Planning Commission Meeting Date	June 21, 2021	Metropolitan Council Meeting Date	July 21, 2021
Request			
Requested Zoning	SPUD	Existing Zoning	General Office High Rise (GOH), Light Commercial Two (LC2)
Proposed Use(s)	Proposed high density multifamily residential, office, retail, and restaurant with drive thru development	Existing Use	Office, undeveloped
Overall Residential Density	28.2 units per acre	Number of Units	240 residential units
Site Characteristics			
FUTUREBR Land Use Designation	Mixed Use	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ± 75%
Area Characteristics			
Surrounding Zoning	Heavy Commercial (C2), Light Commercial One (LC1), Single Family Residential (A1)		
Surrounding Uses	Park, undeveloped, bank, retail sales, personal service establishment, restaurant, religious institutional, low density residential		
Findings			
Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses and conforming to Unified Development Code requirements			

Case History –Site

- **SP-9-16** General Informatics Revision 1
 - Withdrawn on August 29, 2017
- **SS-1-17** @Highland Commercial Subdivision
 - Approved by the Planning Commission on March 20, 2017
- **SP-9-16** General Informatics
 - Approved by the Planning Commission on May 16, 2016

Case History –Area

- **Case 80-19** 9200-9700 UND Bluebonnet Boulevard, A1 to LC1
 - Approval recommended by the Planning Commission on December 16, 2019
 - Approved by Metropolitan Council on January 15, 2020

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Adjacent to institutional to the west, BREC Bluebonnet Swamp to the north
- Area contains a mixture of undeveloped and commercial uses
- Will not change existing land use patterns

Regulatory Issues

- Required 23 Class A trees in street yard planting area along Highland Road and Bluebonnet Boulevard not provided
 - Tree preservation plan approved by Development Director for a credit of 110 trees per UDC §18.6
- Buffer provided to the abutting church and public park
- Sidewalk provided throughout development, along Highland Road, and along Bluebonnet Boulevard, consistent with UDC §13.8.A.1
- Building height complies with UDC requirements, based on abutting zoning districts
- Main entrance to development from Highland Road with secondary access from Bluebonnet Boulevard
- See proposed land uses summarized below:
 - Overall residential density 28.2 units/acre

Proposed Land Uses			
	High Density Residential	Commercial/ Office	Open Space
Total Units	240	N/A	N/A
Total Acreage	2.48	4.48	3.51
Percent of Site	29.14%	23.15%	41.24%

- Open space meets UDC requirements as shown in the following table:

Common Open Space		
Components	Required	Provided
Common Open Space	1.28 acres	3.51 acres
Green Open Space	0.64 acres	2.67 acres

- Motor vehicle parking reduction for structured parking for a total of 65 parking credits, per UDC §17.4.4.C
- Motor vehicle parking reduction credit for tree preservation approved by the Director of Development for a total of 25 parking credits per UDC §17.4.4.D
- 63 existing motor vehicle parking spaces to remain and 492 new spaces proposed
- Proposed motor vehicle parking meets minimum requirements of the UDC:

Parking				
	Uses	Required	Proposed	Meets Requirements
Auto Spaces	Multifamily		N/A	N/A
	1 bedroom (111 units)	111		
	2 bedroom (111 units)	222		
	3 bedrooms (20 units)	45		
	Commercial/ Office			
	Office	184		
	Restaurant	62		
	Retail	21		
TOTAL		645		
TOTAL (with credits)		555	555	Yes
ADA Spaces		12	12	Yes
Bicycle Spaces		28	28	Yes

- Existing monument sign along Bluebonnet Boulevard to remain
- Proposed signage shown in chart below:

Signs				
	Typical Sign Area	Proposed Sign Area	Allowable Height	Proposed Height
Residential Canopy Sign	84 sf ¹	36.7 sf	2 ft	2.5 ft
Commercial Canopy Sign	61 sf ¹	105 sf	2 ft	2.5 ft
Commercial Canopy Sign 2	67 sf ¹	105 sf	2 ft	2.5 ft
Commercial Canopy Sign 3	32 sf ¹	105 sf	2 ft	2.5 ft
Residential Projecting Sign 1	48 sf max	100.9 sf	7.5 ft min	13 ft

¹50% of canopy area

- Proposed building setbacks shown in chart below:

Setbacks				
Yards	Typical	Provided		
		Office (Building 1)	Mixed- Use (Building 2)	Residential and retail (Building 3)
Front	10 ft	33 ft	26 ft	23 ft
Side (East)	None	113 ft	77 ft	13 ft
Side (West)	None	38 ft	35 ft	40 ft
Rear	None	98 ft	104 ft	14 ft

Transportation Analysis

- Property located on the Major Street Plan- *Completed*
 - Site complies with Major Street Plan setback
- Property located adjacent to a proposed facility on the Pedestrian and Bicycle Master Plan- *Bluebonnet side path*
- Property located within the vicinity of a transit stop

Environmental Issues

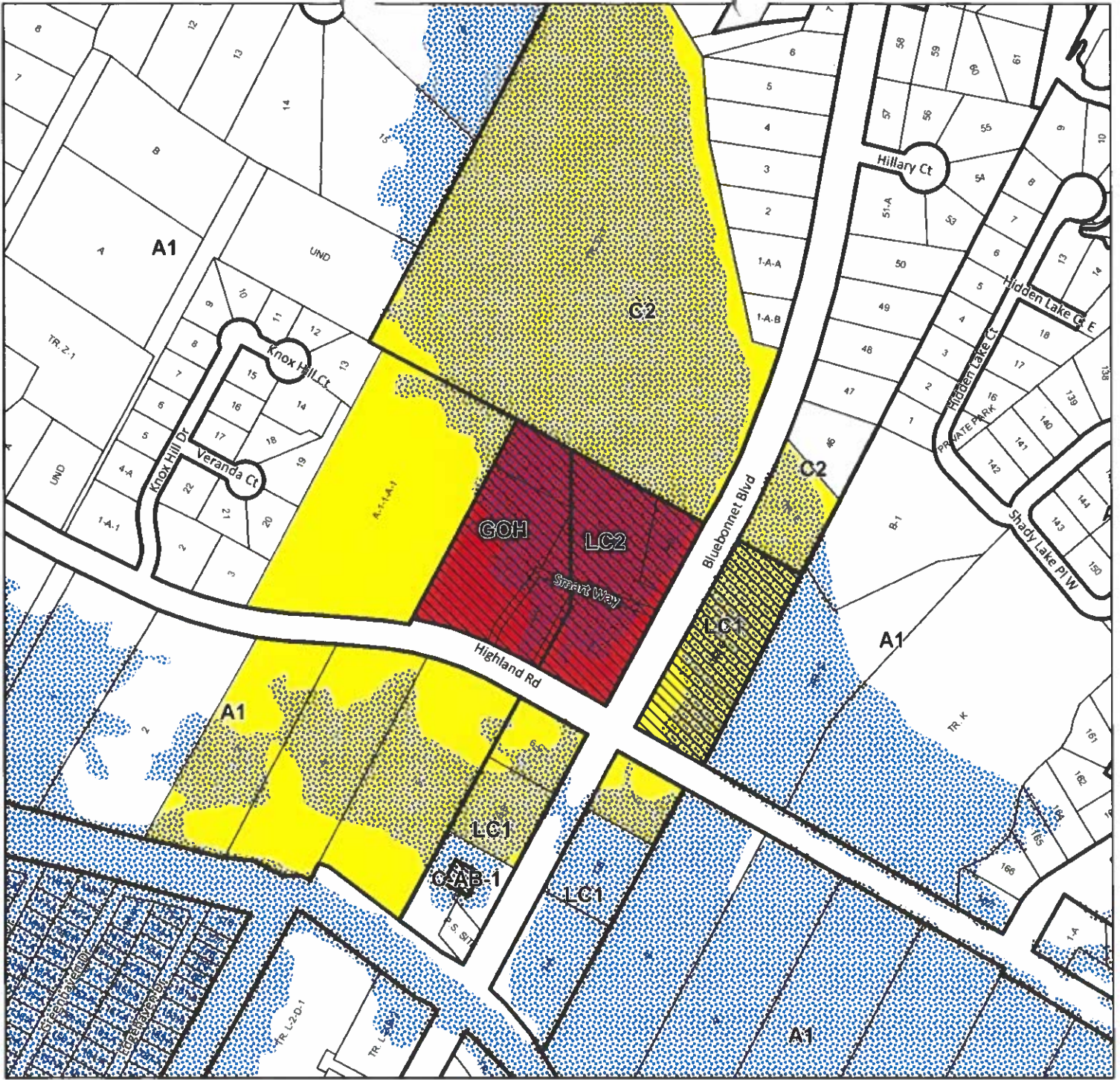
- Approximately 75% of property located in AE Flood Zone, which may require elevation of building pads, and structures above the base flood elevation

Community Outreach/Notification







- BREC notified on May 10, 2021
- Subject property posted on June 4, 2021
- Public Notification Cards mailed to property owners within 300 foot radius and Westhaven Subdivision Association on June 4, 2021
- Staff reports available to review on June 10, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on June 11, 15 and 17, 2021

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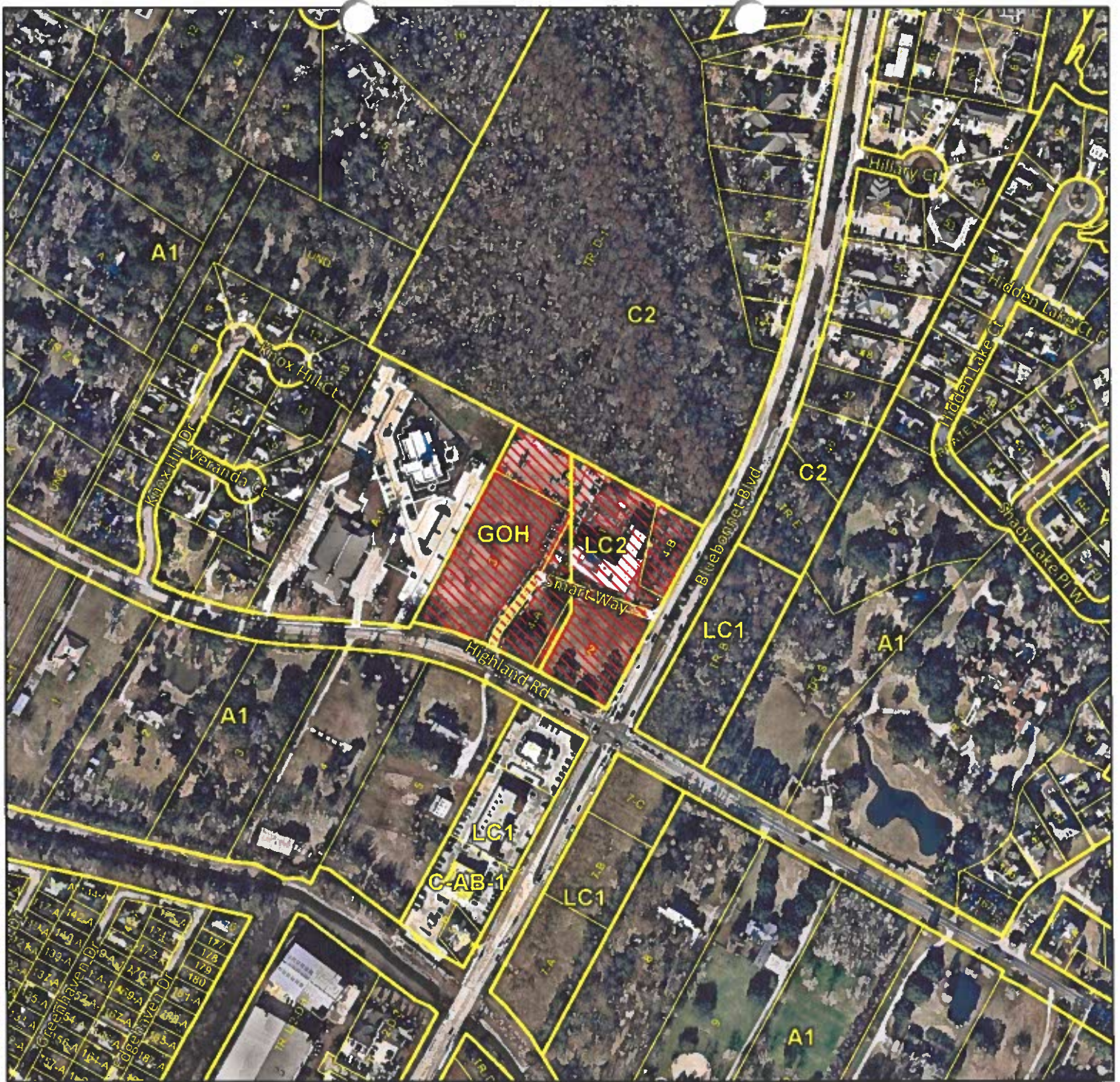
Legend

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






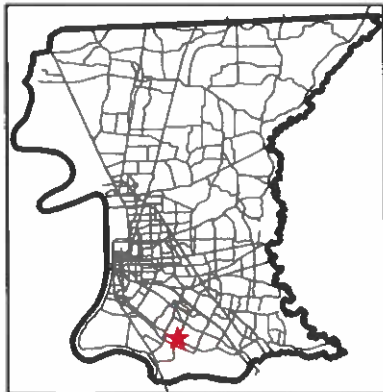
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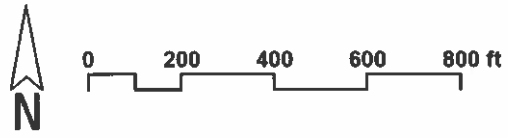


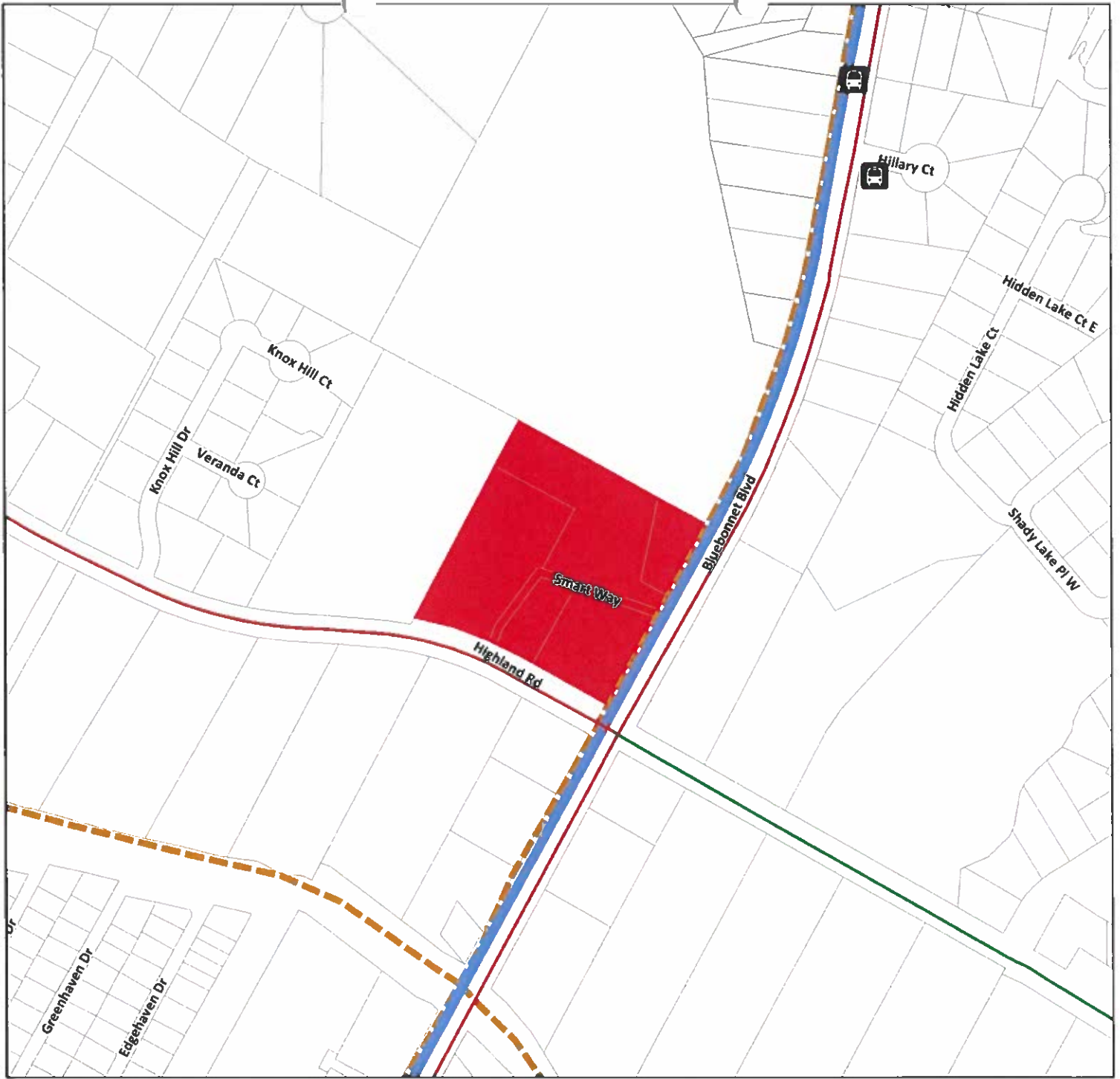
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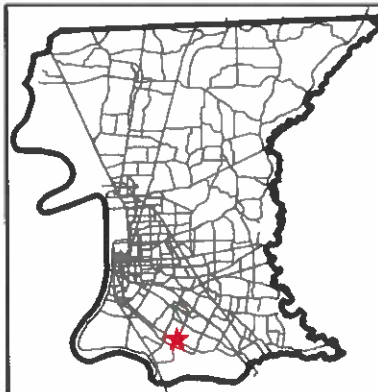
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Legend

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



SPUD-1-21



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PARISH OF EAST BATON ROUGE
PLANNING COMMISSION