



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

July 7, 2022

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *A*
 FROM: Meaghan Nguyen, Planner II *MN*
 SUBJECT: **PUD-1-94** Citiplace, Concept Plan Revision 8

Application Summary			
Applicant	Sam Sayania	Submittal Date	May 4, 2022
Design Professional	Thomas Olinde, PE; Patin Engineers & Surveyors, Inc		
Lot and Block	44	Site Area	68.84 acres
Location	South side of Corporate Boulevard, north of Interstate 10 (Council District 11-Adams)		
Planning Commission Meeting Date	July 18, 2022	Metropolitan Council Meeting Date	July 20, 2022
Request			
Requested Zoning	N/A	Existing Zoning	Planned Unit Development (PUD)
Proposed Use(s)	Change of land use in Phase V to allow for hotel use, additional motor vehicle connection to Corporate Boulevard	Existing Use(s)	Hotel, restaurant, bar and lounge, personal service establishment, health club, retail sales, bank, office, theatre (with alcohol), governmental facility, medium density multi-family residential
Site Characteristics			
FUTUREBR Land Use Designation	Commercial, Regional Center, Compact Neighborhood	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	Yes ± 95%
Area Characteristics			
Surrounding Zoning	PUD, Small Planned Unit Development (SPUD), Single Family Residential (A1), Town House (A2.5), Light Commercial Three (LC3), Heavy Commercial (C2), Commercial Alcoholic Beverage (restaurant) (C-AB-1), Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)		

Surrounding Uses	Personal service establishment, retail sales, restaurant, hotel, governmental facility, low density single family residential, high density multi-family residential, townhouse
Findings	
Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements	

Case History -Site

- **PUD-1-94** Citiplace, Concept Plan Revision 8
 - Deferred from June 20 by Councilmember Adams
 - To be heard by the Planning Commission on July 18, 2022
 - To be heard by the Metropolitan Council on July 20, 2022
- **PUD-1-94** Home 2 Suites by Hilton, Citiplace, Final Development Plan
 - Approved by the Planning Commission on December 10, 2018
- **PUD-1-94** Citiplace, Concept Plan Revision 7, to change use of Lot C from restaurant to hotel
 - Approved by the Planning Commission Staff on October 30, 2018
- **PUD-1-94** Citiplace, Concept Plan Revision 6, to change use of Lot C from restaurant to hotel
 - Approved by the Planning Commission Staff on August 29, 2018
- **PUD-1-94** Sola Salons, Citiplace, Final Development Plan, for signage
 - Approved by the Planning Commission Staff on June 18, 2018
- **PUD-1-94** Tru by Hilton, Citiplace, Final Development Plan, for signage
 - Approved by the Planning Commission Staff on May 11, 2018
- **PUD-1-94** Ameritrade, Citiplace, Final Development Plan, for signage
 - Approved by the Planning Commission Staff on February 15, 2018

Case History -Area

- **PUD-2-04** BancorpSouth, Creekstone II, Final Development Plan
 - Approved by the Planning Commission on April 18, 2022

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of light commercial and residential properties
- Overall PUD includes: Light commercial, hotel, office, medium and high density multi-family residential uses
- Revision will not change existing land use patterns

Regulatory Issues

- Revision includes:
 - Change in use, specifically Lot N-B-1 located in Phase V from residential to hotel
 - Increase in allowable commercial square footage by 53,854
 - Correction in notation of existing medium density residential units
 - Additional motor vehicle connection to Corporate Boulevard
- No new proposed signage regulations
- No new proposed building setbacks

- Revised proposed land uses summarized in chart below:

Proposed Land Uses				
	Medium Density Residential	Commercial/ Office	Public and Semi-Public	Open Space
Total Units	425	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	649,254	N/A	N/A
Total Acreage	23.37	33.98	4.29	7.20
Percent of Site	33.9%	49.4%	6.2%	10.5%*

*Open space has been approved with original PUD Concept Plan

Transportation Analysis

- Property located on the Major Street Plan- *Corporate Boulevard*
- Completed
- Property located in the vicinity of street on the Major Street Plan- *Interstate 10*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Corporate Boulevard sidepath*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Ward Creek trail*
- Property located in the vicinity of transit stop

Environmental Issues

- Approximately 95% of the property located within AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- Subject property posted on June 3, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and Bocage Lake Property Owners Association and on June 3, 2022
- Legal advertisement published in The Advocate on June 10, 14 and 16, 2022
- Staff reports available to review on July 7, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

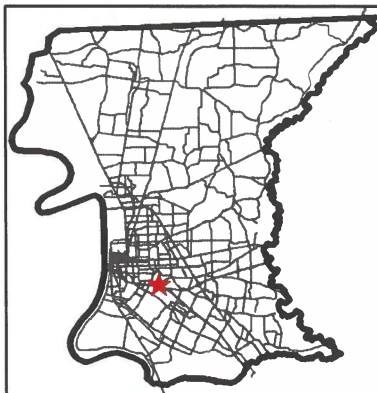
Findings

Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements



Legend

	Current Case	Pedestrian/Bike Master Plan	
	MoveBR Projects		Existing
Major Street Plan Status			Proposed
	Completed	Transit	
	Additional		Tiger Trails
	Future		Bus Stops



PUD-1-94

Concept Plan Rev.

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