



**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 9, 2022

TO: Planning Commission  
THROUGH: Ryan L. Holcomb, AICP, Planning Director *M*  
FROM: Yulonda Derrick, Planner I *YD*  
SUBJECT: **PUD-2-00** Waffle House, Burbank University, Final Development Plan

Application Summary			
Applicant	Erica Bruce-May	Submittal Date	May 5, 2022
Design Professional	Ron T. Crump, PE; Contineo Group, LLC		
Lot and Block	57	Site Area	0.55 acres
Location	North side of West Lee Drive, west of Bere Lane (Council District 12-Racca)		
Planning Commission Meeting Date	June 20, 2022	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Existing Zoning	Planned Unit Development (PUD)
Proposed Use(s)	Restaurant	Existing Use	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	Yes ± 45%
Area Characteristics			
Surrounding Zoning	PUD, Commercial Alcoholic Beverage (bar and lounge) (C-AB-2), Heavy Commercial (C2), Single Family Residential (A1)		
Surrounding Uses	Car wash, restaurant, retail sales, 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-2-00** Burbank University, Concept Plan Revision 11, to increase commercial use and decrease public facilities and natural resource use
  - Approved by the Planning Commission on October 18, 2021
- **PUD-2-00** Burbank University, Concept Plan Revision 10, to propose additional medium density residential units and decrease commercial/retail square footage and acreage
  - Approved by the Planning Commission on September 20, 2021
- **PUD-2-00** Burbank University, Concept Plan Revision 9, revised uses and proposed additional medium density residential units
  - Approved by the Planning Commission on October 26, 2020
- **PUD-2-00** Burbank University, Concept Plan Revision 8, to add additional vehicular access points
  - Approved by the Planning Commission on July 15, 2019
- **PUD-2-00** Burbank University, Concept Plan Revision 7, to update residential and commercial percentages
  - Approved by the Planning Commission Staff on June 19, 2019
- **PUD-2-00** Burbank University, Concept Plan Revision 6, to update residential lots and drainage ponds
  - Approved by the Planning Commission Staff on November 14, 2018

### Case History –Area

- **PUD-2-00** Lake Villas Crossing, Burbank University, Final Development Plan Revision 1, to propose change to corner side yard setbacks
  - Approved by the Planning Commission on March 21, 2022
- **PUD-2-00** Highcroft, Burbank University, Final Development Plan Revision 2, to propose change to corner side yard setbacks
  - Approved by the Planning Commission on March 21, 2022
- **PUD-2-00** Wendy's Restaurant, Burbank University, Final Development Plan, to propose a restaurant with drive-thru
  - Approved by the Planning Commission on December 13, 2021
- **PUD-2-00** Elite Training Academy, Burbank University, Final Development Plan
  - Approved by the Planning Commission on December 13, 2021
- **PUD-2-00** McDonald's, Burbank University, Final Development Plan
  - Approved by the Planning Commission on May 17, 2021
- **PUD-2-00** Highcroft, Burbank University, Final Development Plan Revision 1, to change name of the development
  - Approved by the Planning Commission Staff on April 1, 2021
- **PUD-2-00** Whataburger, Burbank University, Final Development Plan
  - Approved by the Planning Commission on December 14, 2020
- **PUD-2-00** Express Oil, Burbank University, Final Development Plan
  - Approved by the Planning Commission on December 14, 2020
- **PUD-2-00** Lake Villas Crossing, Burbank University, Final Development Plan
  - Approved by the Planning Commission on November 16, 2020
- **PUD-2-00** Nicholson Townhomes, Burbank University, Final Development Plan
  - Approved by the Planning Commission on November 16, 2020
- **PUD-2-00** National Tire Battery, Burbank University, Final Development Plan
  - Approved by the Planning Commission on August 17, 2020
- **PUD-2-00** Andy's Frozen Custard, Burbank University, Final Development Plan

- Approved by the Planning Commission on April 20, 2020
- **PUD-2-00** Arlington Marketplace, Burbank University, Final Development Plan Revision 3, to revise pylon sign to add electronic message center
  - Approved by the Planning Commission Staff on October 16, 2018
- **PUD-2-00** Chicken Salad Chick, Burbank University, Final Development Plan
  - Approved by the Planning Commission Staff on September 17, 2018
- **PUD-2-00** Arlington Marketplace, Burbank University, Final Development Plan Revision 2, pylon sign height increased
  - Approved by the Planning Commission Staff on July 27, 2018
- **PUD-2-00** Benny's Car Wash, Burbank University, Final Development Plan
  - Approved by the Planning Commission on July 16, 2018
- **PUD-2-00** Zaxby's, Burbank University, Final Development Plan Revision 7, to revise footprint, move part of parking, reduce parking spaces, provide wider entrance, and shift building
  - Approved by the Planning Commission Staff on May 14, 2018
- **PUD-2-00** Raising Canes, Burbank University, Final Development Plan
  - Approved by the Planning Commission on December 18, 2017

**Comprehensive Plan Consistency**

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

**Neighborhood Compatibility**

- Property located on the Major Street Plan- *West Lee Drive*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Nicholson Drive, Burbank Drive, Ben Hur Road*
- Property located in the vicinity of an existing facility on the Pedestrian and Bicycle Master Plan- *Nicholson multi-use path*
- Property located in the vicinity of a proposed MOVEBR Project- *Nicholson Drive*
- Property located in the vicinity of a proposed facility on the Pedestrian and Bicycle Master Plan- *Nicholson Drive trail*
- Property located in the vicinity of transit stop

**Regulatory Issues**

- Required Class B trees provided in street yard planting area along West Lee Drive
- Required three-foot tall screen provided between parking spaces and road
- Pedestrian circulation will connect interior sidewalks to sidewalks along Frogmore Drive, consistent with UDC § 13.8.A.1
- Open Space meets UDC requirements as shown in the chart below:

Open Space		
Components	Required	Provided
Common Open Space	N/A	N/A
Green Open Space	N/A	0.17 acres

- Proposed motor vehicle parking meets minimum requirements of the UDC:
  - Does not exceed 125% maximum, per UDC § 17.4.2

Parking			
	Required	Proposed	Meets Requirements
<b>Auto Spaces</b>	13	17	Yes
<b>ADA Spaces</b>	1	2	Yes
<b>Bike Spaces</b>	1	2	Yes

- Proposed signage shown in chart below:

Signs				
	Typical Sign Area	Proposed Sign Area	Typical Allowable Height	Proposed Height
<b>Monument</b>	64 sf	50 sf	10 ft	8 ft
<b>Wall</b>	30% wall area	East 29 sf	N/A	N/A
		South 29 sf		
		West 29 sf		

- Proposed building setbacks shown in chart below:

Setbacks		
	Approved from Concept Plan	Proposed
<b>Front Yard (South)</b>	10 ft	58 ft
<b>Side Yard (East)</b>	None	53 ft
<b>Rear Yard (West)</b>	None	20 ft

### Transportation Analysis

- Property located on the Major Street Plan- *West Lee Drive*
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### Environmental Issues

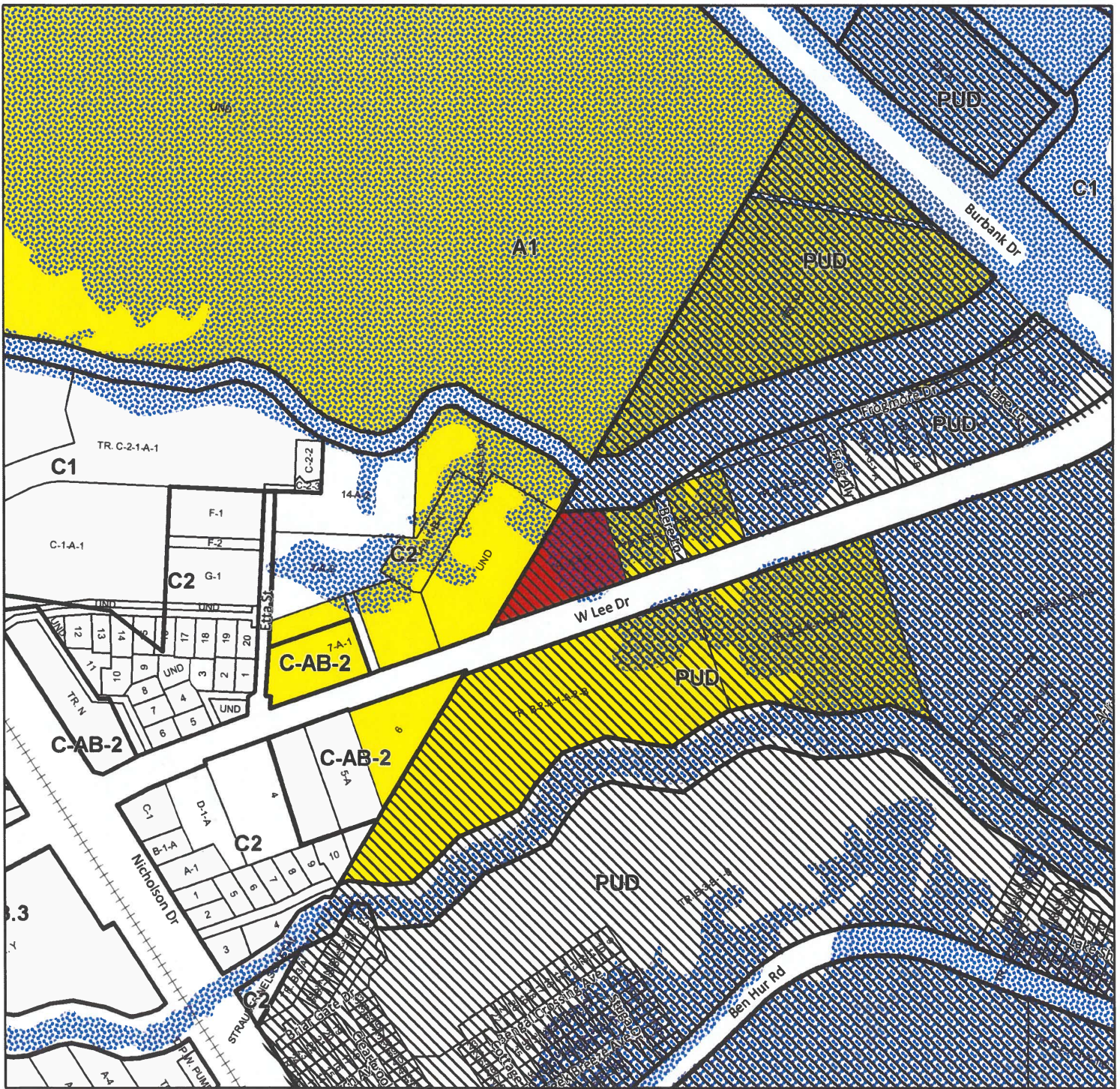
- Approximately 45% of property located in AE Flood Zone, which may require elevation of building pads, and structures above the base flood elevation

### Community Outreach/Notification







- Subject property posted on June 3, 2022
- Public Notification Cards were mailed to all property owners within a 300 foot radius of the subject property on June 3, 2022
- Staff reports available to review on June 9, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on June 10, 14 and 16, 2022

**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**

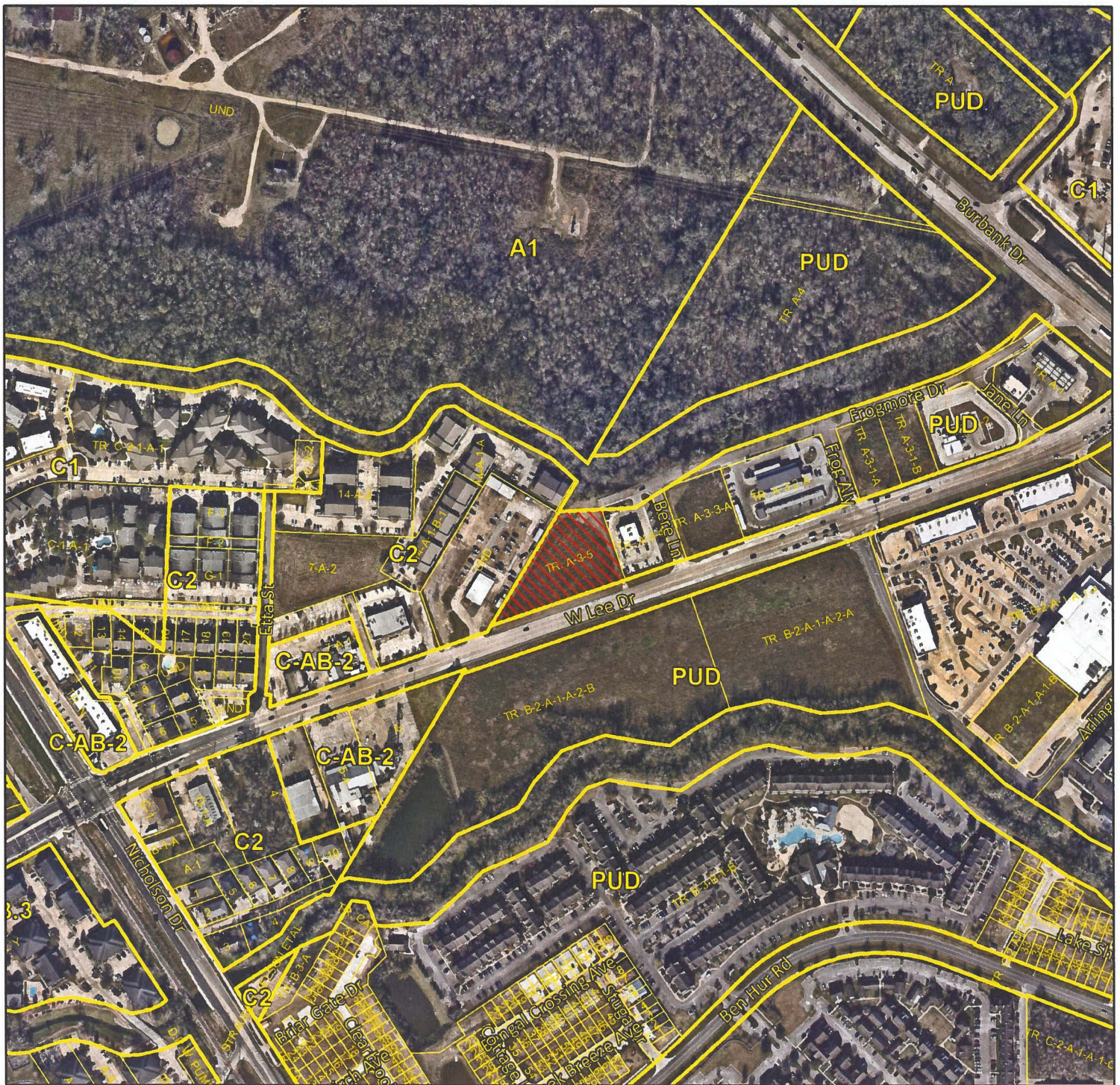
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels






# PUD-2-00

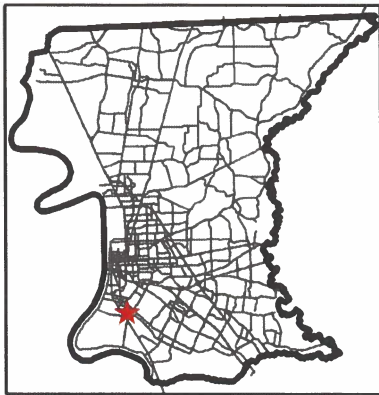
Final Dev. Plan





**Legend**

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

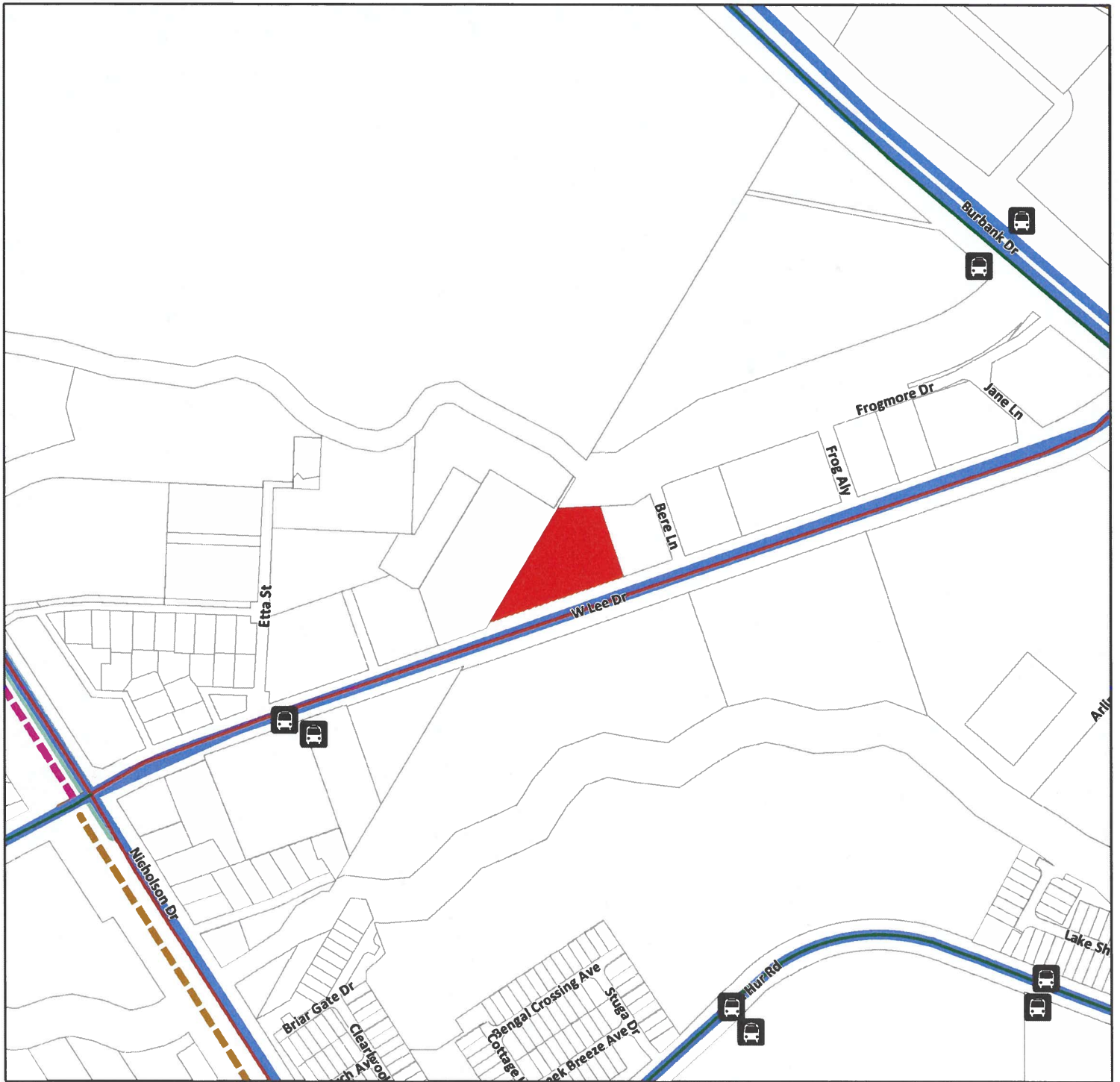


# PUD-2-00

Final Dev. Plan





**Legend**

	Current Case		<b>Pedestrian/Bike Master Plan</b>
	MoveBR Projects		Existing
	Major Street Plan Status		Proposed
	Completed		<b>Transit</b>
	Additional		Bus Routes
	Future		Bus Stops



# PUD-2-00

## 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.*



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PARISH OF EAST BATON ROUGE  
PLANNING COMMISSION