



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) 389-5342

Ryan L. Holcomb, AICP
 Planning Director

December 1, 2022

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director
 FROM: Donnicha London, Senior Planner
 SUBJECT: PUD-3-22 Northridge (formerly Templeton Ridge)

Application Summary			
Applicant	Templeton Ridge Development, LLC	Submittal Date	October 27, 2022
Design Professional	Michael J. Thomassiee, PE; Duplantis Design Group, PC		
Lot and Block	158	Site Area	186.88 acres
Location	West side of Old Scenic Highway, west of Groom Road (Council District 1-Noel)		
Planning Commission Meeting Date	December 12, 2022	Metropolitan Council Meeting Date	January 18, 2023
Request			
Requested Zoning	N/A	Existing Zoning	Planned Unit Development (PUD)
Existing Use	Undeveloped		
Project Description	Planned development with four phases consisting of 735 low density single family residential lots		
Gross Residential Density	3.9 units per acre	Number of Lots	735
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ± 20%
Area Characteristics			
Surrounding Zoning	Rural		
Surrounding Uses	Low density single family residential, agriculture, undeveloped		
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-2-17** Phase 1, Templeton ridge, Final Development Plan Revision 2
 - Approved by Planning Commission staff on March 15, 2021
- **PUD-2-17** Templeton Ridge, Concept Plan Revision 3
 - Approved by the Planning Commission staff on February 22, 2021
- **PUD-2-17** Phase 1, Templeton ridge, Final Development Plan Revision 1
 - Approved by Planning Commission staff on February 12, 2019
- **PUD-2-17** Templeton Ridge, Concept Plan Revision 2
 - Approved by the Planning Commission staff on November 30, 2018
- **PUD-2-17** Phase 1A, 1B Part 1, and 2B Part 1, Templeton Ridge, Final Development Plan
 - Approved by the Planning Commission on July 16, 2018
- **PUD-2-17** Templeton Ridge, Concept Plan Revision 1
 - Approved by the Planning Commission staff on July 10, 2018
- **PUD-2-17** Templeton Ridge, Concept Plan
 - Approval recommended by the Planning Commission on December 18, 2017
 - Approved by the Metropolitan Council on April 18, 2018
- **PA-19-17** Templeton Ridge, AG/R to RN
 - Approval recommended by the Planning Commission on December 18, 2017
 - Approved by the Metropolitan Council on April 18, 2018

Case History – Area

- **PA-9-22** 15050 Samuels Road and 15175, 15195, 15200-15300 Old Scenic Highway, RN to C
 - Approval recommended by the Planning Commission on March 21, 2022
 - Approved by the Metropolitan Council on April 20, 2022
- **MCUP-1-21** Old Scenic Highway Dirt Pit
 - Approval recommended by the Planning Commission on September 20, 2021
 - Approved by the Metropolitan Council on October 20, 2021
- **PA-13-18** 115900-16000 UND and 15683 Old Scenic Highway, AG/R to RN
 - Approval recommended by the Planning Commission on October 15, 2018
 - Approved by the Metropolitan Council on October 17, 2018

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Area contains residential, agriculture and undeveloped properties
- Overall PUD will include: low density single family residential

Regulatory Issues

- No buffers required
- Proposed sidewalk on Old Scenic Highway to connect to all internal streets of the development, consistent with UDC §13.8.A.1
- One vehicular entrance proposed to the development from Old Scenic Highway
- Previously approved Templeton Ridge development plans expired in 2021

- See proposed land uses summarized in chart below:

Proposed Land Uses					
	Low Density Residential	Medium Density Residential	High Density Residential	Commercial	Open Space
Total Units	735	N/A	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	N/A	N/A	N/A	N/A
Total Acreage	149.48	N/A	N/A	N/A	37.40
Percent of Site	80	N/A	N/A	N/A	20

- Open Space meets UDC requirements as shown in chart below:

Open Space		
Components	Required	Provided
Common Open Space	37.38 acres	37.79 acres
Green Open Space	18.90 acres	25.62 acres

- Lot dimensions for residential lots shown in the chart below:

Lot Dimensions			
Typical Minimum Lot Width (A2.7)	Proposed Widths	Typical Minimum Lot Area (A2.7)	Proposed Lot Areas
50 ft	50 ft – 70 ft	6,000 sf	6,000 sf – 10,000 sf

- Proposed building setbacks shown in chart below:

Setbacks		
	Typical (A2.7)	Proposed
Front Yard	15 ft	15-25 ft min
Side Yard	5 ft	5 ft min
Corner Side Yard	15 ft	20 ft min
Rear Yard	25 ft	15 ft min

Transportation Analysis

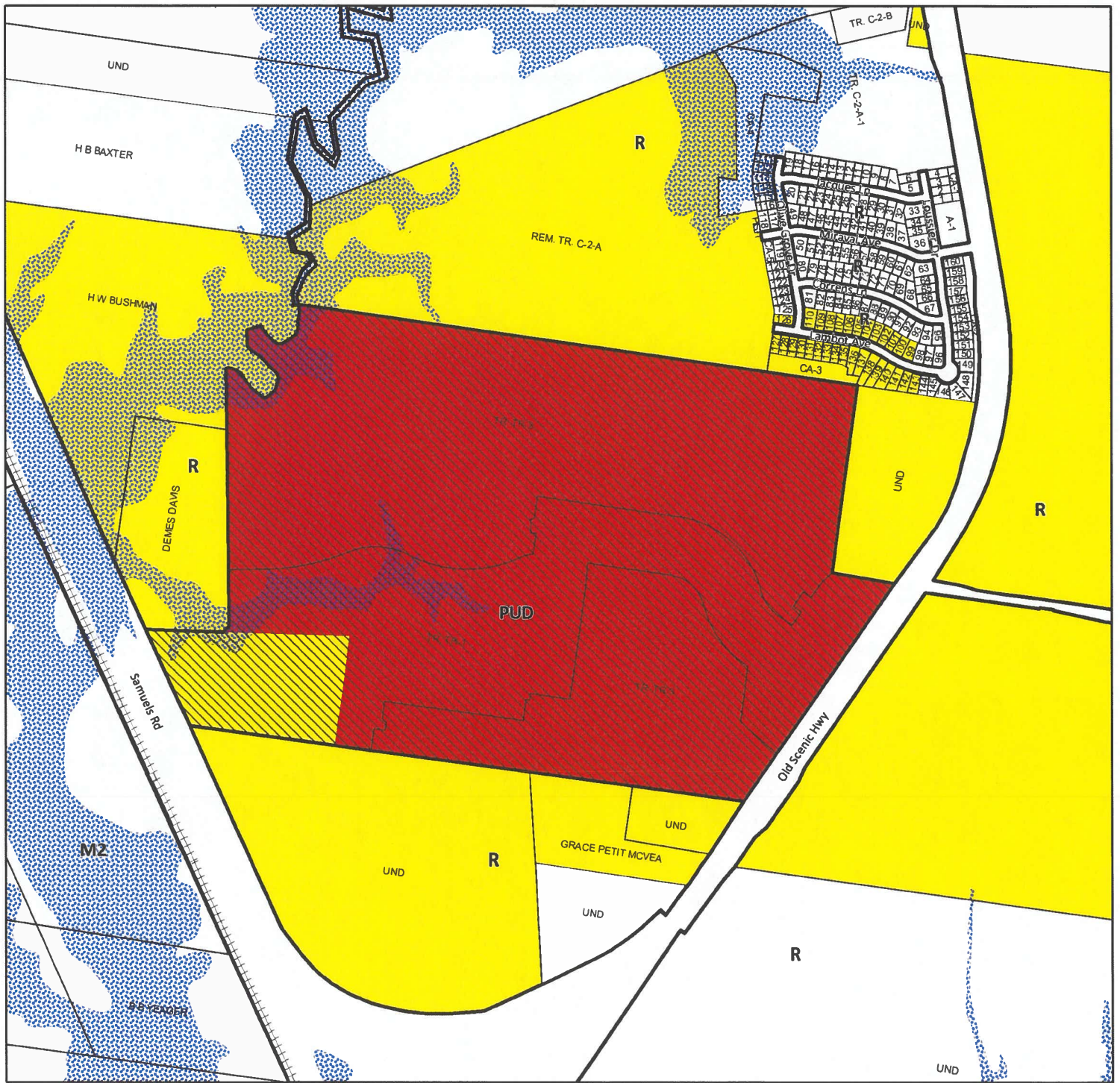
- Property located on the Major Street Plan- *Old Scenic Highway, Groom Road*
 - Future and Additional Right-of-Way may be needed
- Property located in the vicinity of street on the Major Street Plan- *Samuels Road*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *BREC railroad trail*

Environmental Issues







- Approximately 20% of property located in AE Flood Zone, which may require elevation of building pads, and structures above the base flood elevation

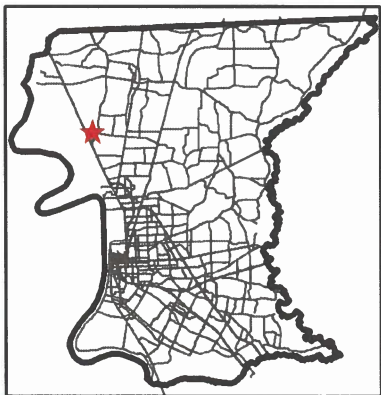
Community Outreach/Notification

- City of Zachary notified on October 27, 2022 pursuant to UDC § 3.1.4.B
 - Zachary Planning and Zoning Commission held a public hearing on November 7, 2022
 - Zachary Council objected to the request at a public hearing on November 15, 2022
- Subject property posted November 18, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on November 25, 2022
- Staff reports available to review December 1, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on December 2, 6 and 8, 2022




Legend


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



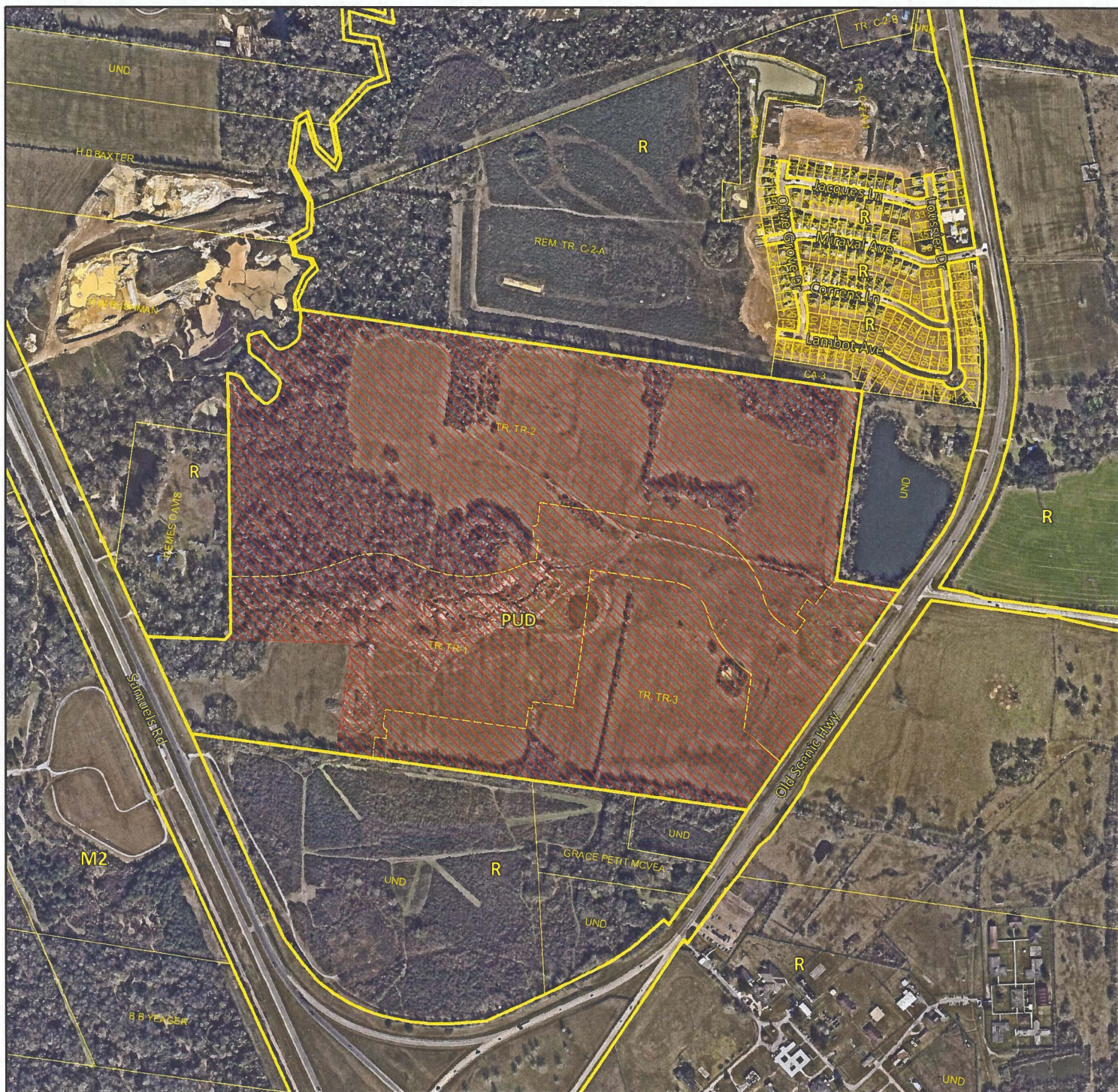
PUD-3-22






N

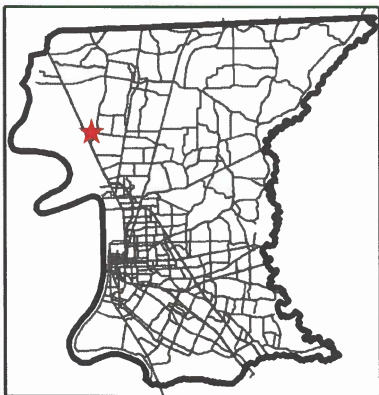







Legend


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

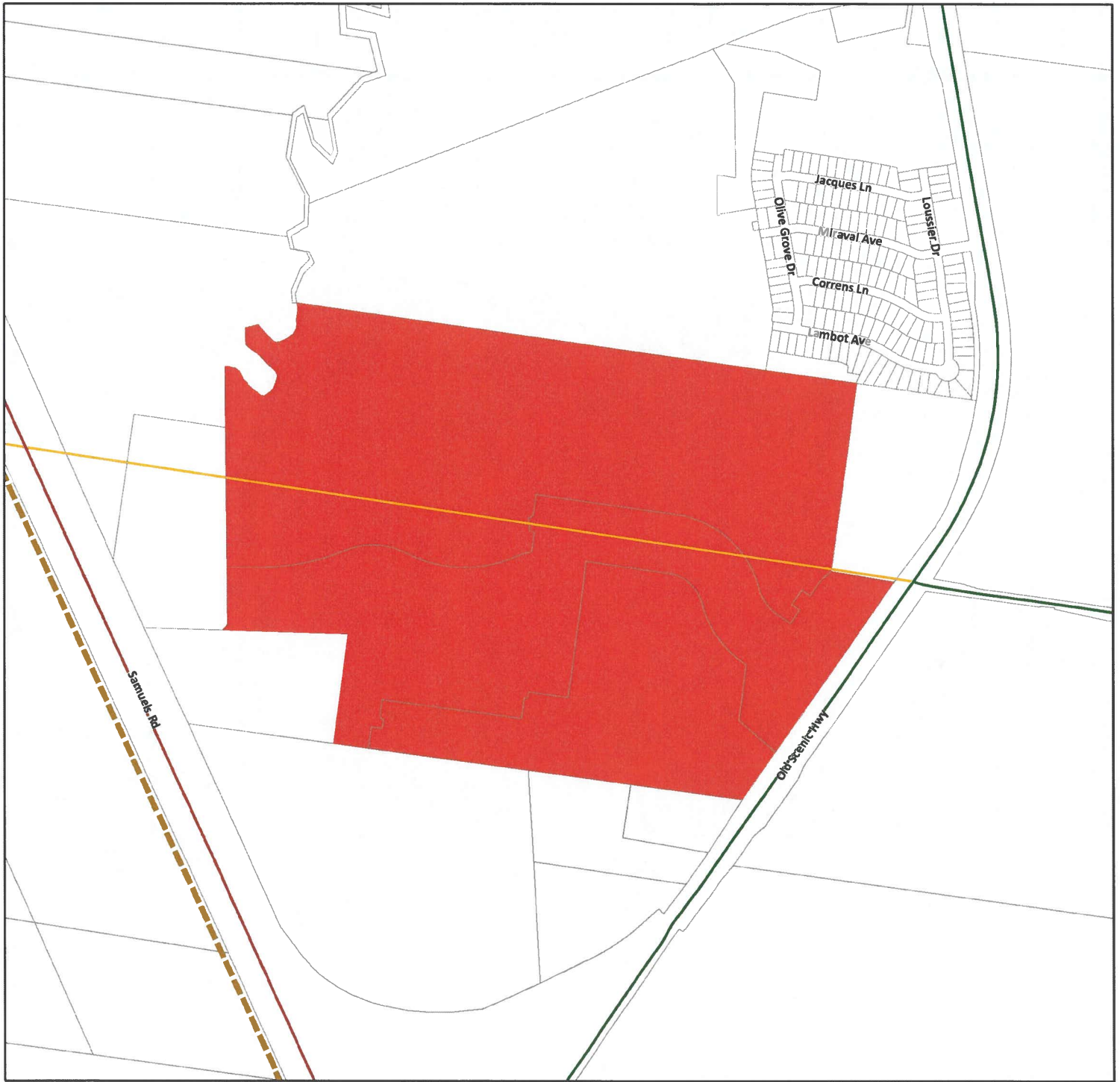


PUD-3-22



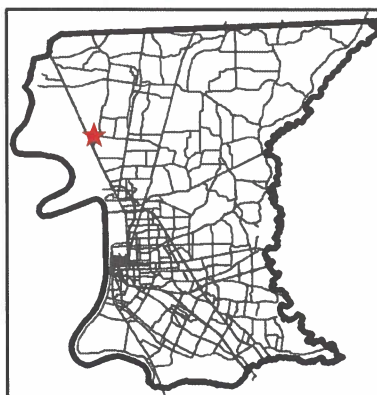
N





Legend

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



PUD-3-22

0 400 800 1200 1600
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**