



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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 Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
 Planning Director

September 8, 2022

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director
 FROM: Blanca Tejera, Planning Manager **BAT**
 SUBJECT: **S-11-22** Kodiak Business Park

Application Summary			
Applicant	Mickey L. Robertson PE, PLS	Submittal Date	August 3, 2022
Design Professional	Mickey L. Robertson PE, PLS; MR Engineering & Surveying, LLC		
Lot and Block	85	Site Area	12.77 acres
Location	East side of Baringer Foreman Road, north of Airline Highway (Council District 9-Hudson)		
Planning Commission Meeting Date	September 19, 2022		
Request			
Project Description	Major commercial subdivision with a public street		
Gross Residential Density	N/A	Number of Lots	Seven
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Heavy Commercial (C2)	Overlay District	N/A
Existing Use	Undeveloped	Special Flood Hazard	Yes ± 60%
Area Characteristics			
Surrounding Zoning	Light Commercial Three (LC3), Heavy Commercial One (HC1), C2, Commercial Alcoholic Beverage (restaurant) (C-AB-1), Planned Unit Development (PUD), Rural, Light Industrial (M1)		
Surrounding Uses	Low density single family residential, self-storage, motor vehicle repair, retail sales, office, medical office, governmental facility, laboratory, heavy equipment rental, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- None

Case History – Area

- **Case 81-21** 14500-15000 Airline Highway, Rural and LC3 to HC1
 - Approval recommended by the Planning Commission on October 18, 2021
 - Approved by the Metropolitan Council on November 17, 2021
- **S-13-21** Baringer Commercial
 - Proposed 26 commercial lots
 - Approved by the Planning Commission on November 15, 2021
- **PUD-4-09** Long Farm, Concept Plan, Revision 6
 - Establish low/medium density designation
 - Approved by the Planning Commission on July 19, 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

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Surrounding area is a mixture of commercial uses and undeveloped properties

Regulatory Issues

- Proposed sidewalks within development and along Baringer Foreman Road, consistent with UDC §13.8.A
- Monument sign complies with UDC §16.5.5.b
- One entrance on Baringer Foreman Road with a cul-de-sac per UDC §13.2.E
- Street cross section approved by the Department of Transportation and Drainage
- Proposed lot areas and widths meet the established minimums for current zoning district
- Lot dimensions for the subdivision 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	132 ft	7,500 sf	43,560 sf

Transportation Analysis

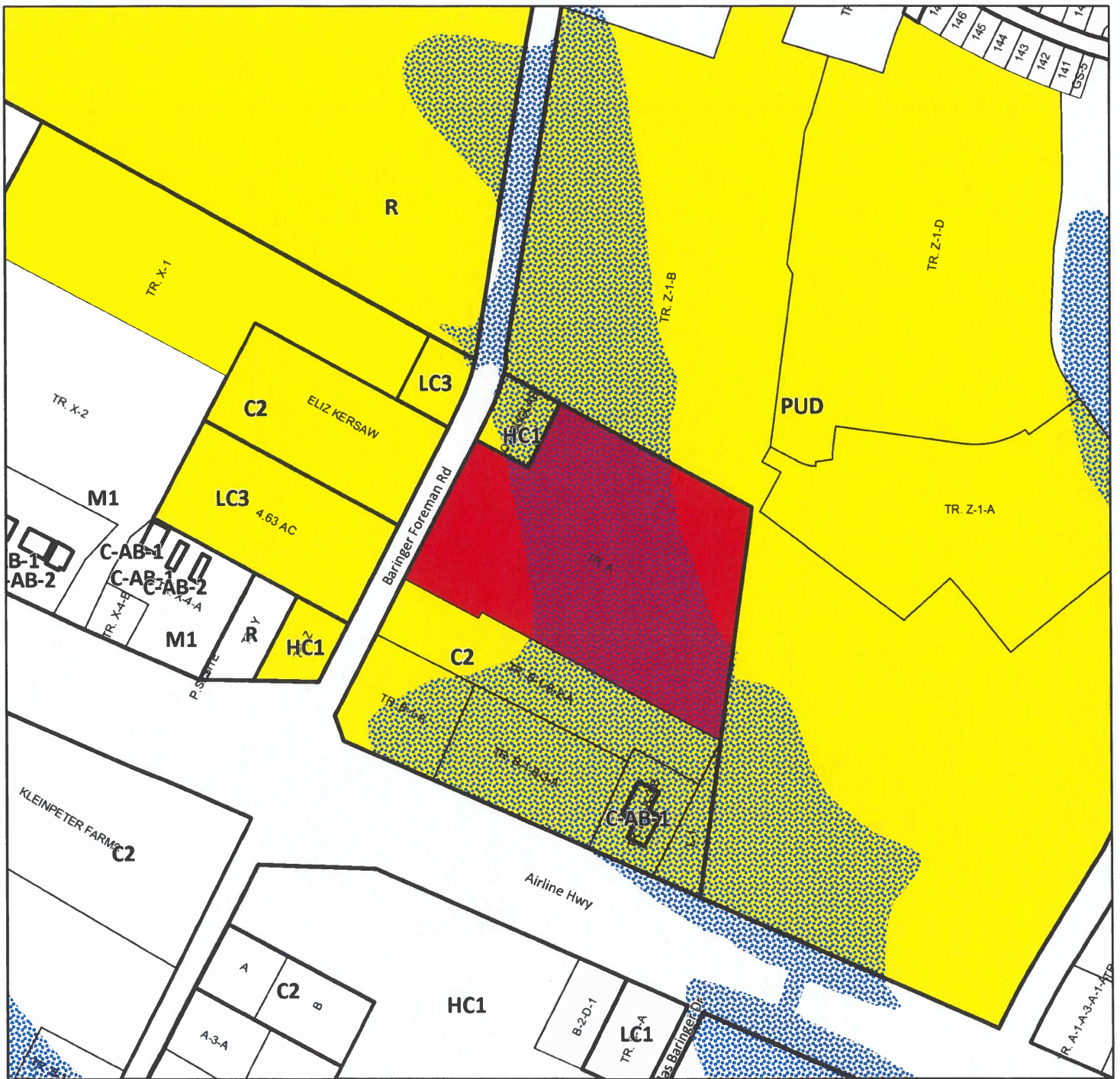
- Property located on the Major Street Plan- *Baringer Foreman Road*
 - Additional Right-of-Way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *Airline Highway, Antioch Road*
- Property located in the vicinity of proposed MOVEBR Project- *Airline Highway*
- Property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

Environmental Issues

- Approximately 60% of the property lies within the 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 August 29, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on September 2, 2022
- Staff reports available for review on September 8, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 9, 2022

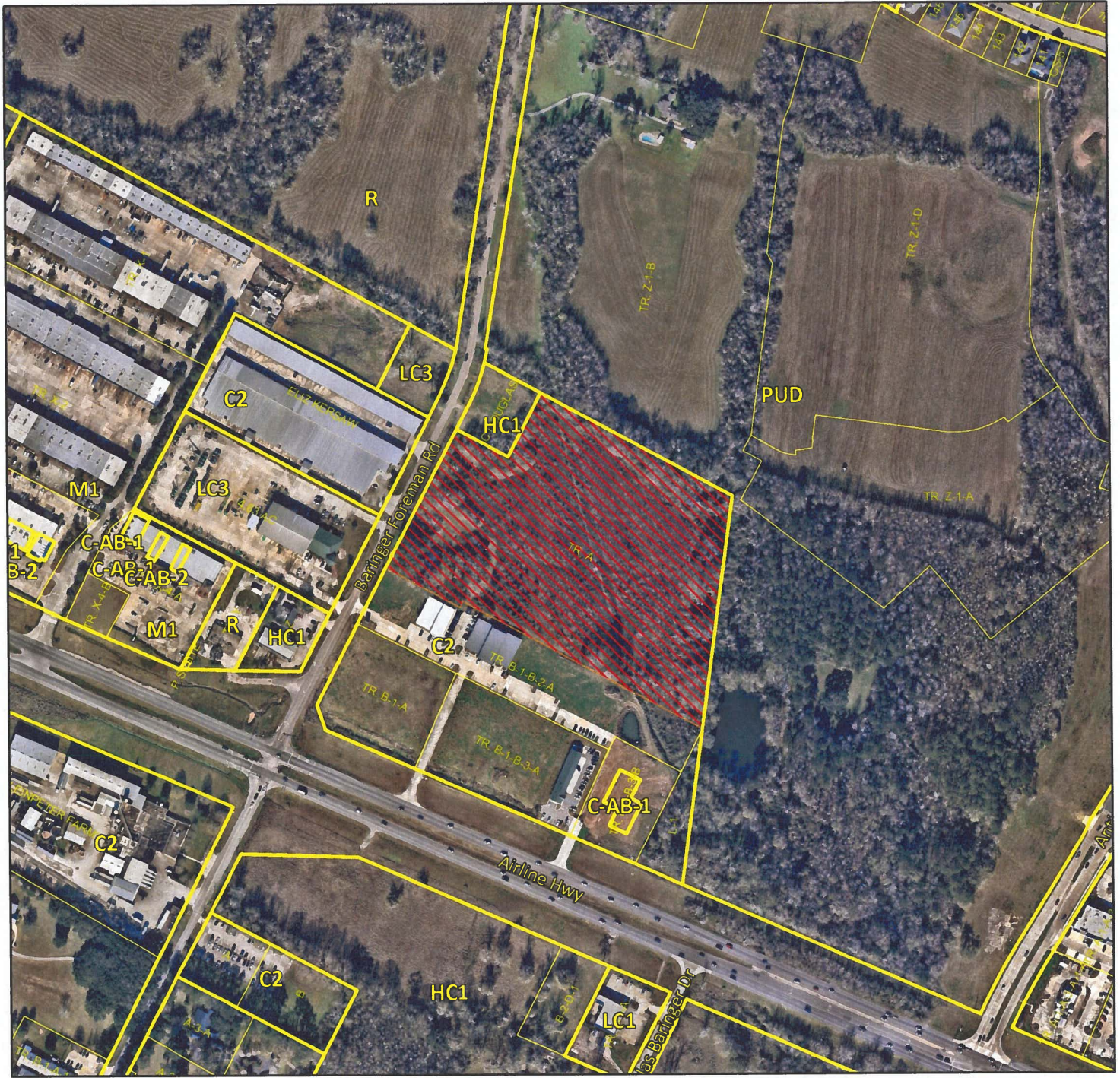


Legend




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



S-11-22



Legend

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

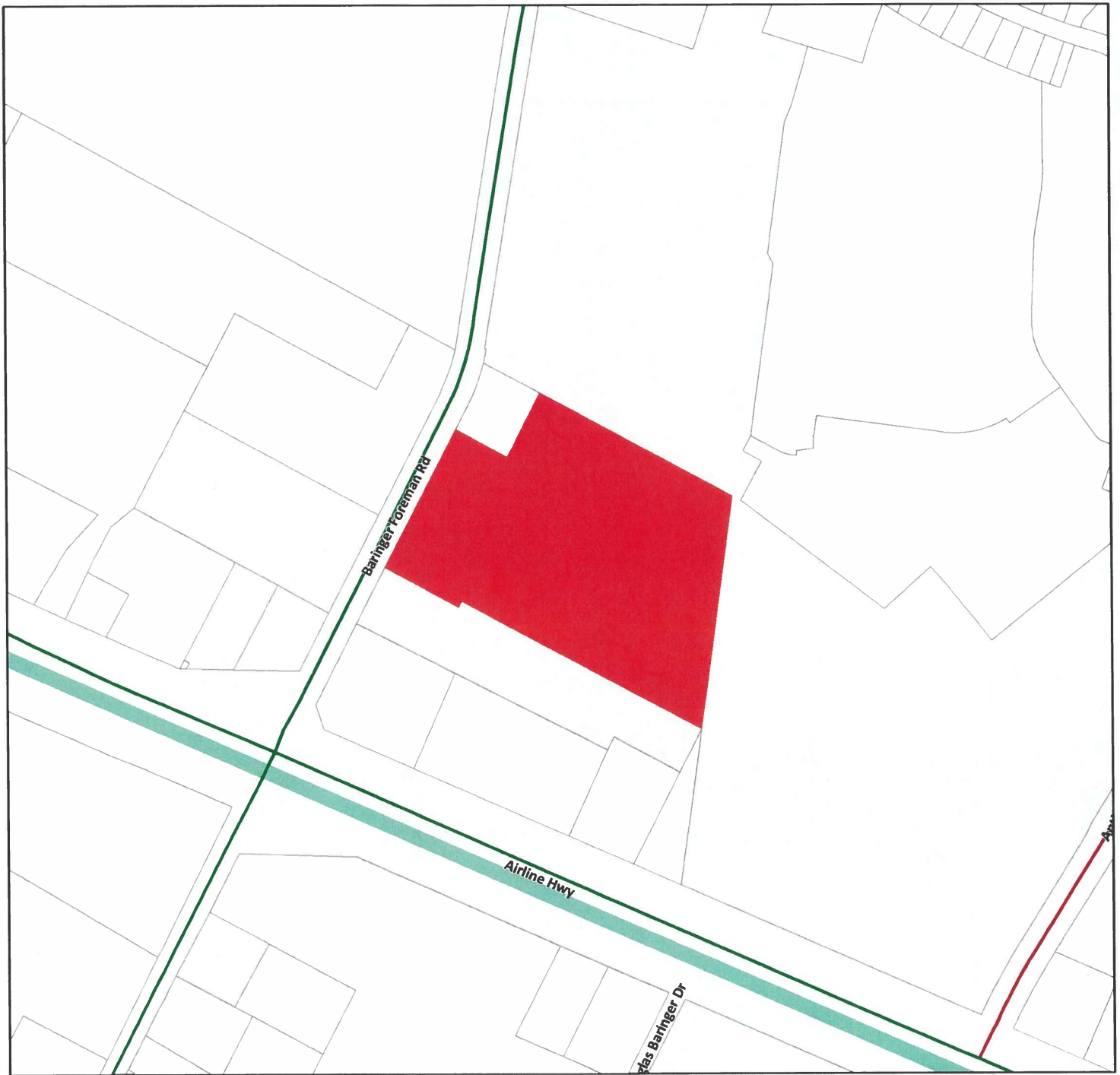


S-11-22










0 200 400 600 800 ft

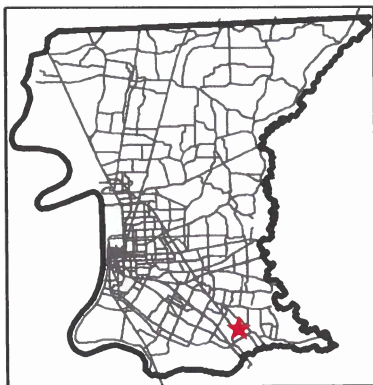
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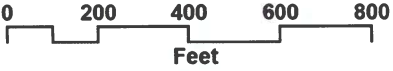


Legend

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



S-11-22




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



REFERENCE MAPS:

1) RESUBDIVISION OF A PART OF MRS. LILLIAN G. KLEINPETER'S PROPERTY AND THE V.J. BROUSSARD PROPERTY INTO TRACT "A" AND TRACT "B" FOR MR. & MRS. LEON R. KLEINPETER, SR BY CLARY, WIGGINS & ASSOCIATES, INC.
2) SUBDIVISION OF TRACTS B-1-B-2-A AND B-1-B-3 FORMERLY BEING PARTITIONS OF THE LILLIAN G. KLEINPETER AND MAMIE F. EASTERLY ESTATE INTO TRACTS B-1-B-2-A, B-1-B-3A AND B-1-B-3-B LOCATED IN SECTION 51, T-8-S, R-2-E, GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH, LOUISIANA FOR HENDERSON DEVELOPMENT AND HEIRLINE PROPERTIES BY BMA CIVIL ENGINEERING AND LAND SURVEYING.

FILL NOTE:
VARIOUS LOTS WITHIN KODIAK BUSINESS PARK SUBDIVISION HAVE RECEIVED FILL DURING THE SUBDIVISION CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL BE RESPONSIBLE FOR INDEPENDENTLY INVESTIGATING THE SOIL CONDITIONS OF THE LOT AND SHALL FURNISH CONSTRUCTION DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO ENSURE BUILDING CODE COMPLIANCE FOR APPROPRIATE FOUNDATIONS/SLAB DESIGN.

REFERENCE BEARING: *S63°00'01"E

BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B" BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

REFERENCE BENCHMARK:

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "S161" (PID DC4818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

LEGEND

- PROPERTY LINE
- ADJ. PROPERTY LINE
- SEWER SERVIDUTE
- UTILITY SERVIDUTE
- DRAINAGE SERVIDUTE
- PROPOSED LOT LINE
- SIDEWALK
- CENTERLINE OF ROAD
- SEWER LINE
- POND

OWNERS:

KATHRYN R. BROUSSARD
V.J. BROUSSARD JR.
FRANCES J. BROUSSARD
DANIEL J. BROUSSARD

GENERAL NOTES:

- ZONED: C2
- SETBACKS:
FRONT: 10'
SIDE: N/A
REAR: N/A
CORNER SIDE: 10'
- STREETS: 27' ASPHALT W/ CONC. CURB & OUTER PROPERTY W/ CONC. CURB
- EXISTING LAND USE: LDR, UND
- FUTURE LAND USE: C
- EXISTING ZONING (ADJOINING PARCELS): PUD, HCL, C2
- SCHOOL DISTRICT: EBR 6
- SEWER: CITY OF BATON ROUGE (WSTW)
- WATER: BATON ROUGE WATER CO
- ELECTRIC CO.: ENTERGY
- GAS CO.: ENTERGY
- FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
- CHARACTER AREA: SUBURBAN
- OPPC LOT 10 #: 16-40056263

PUBLIC DEDICATION:

THE 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 SERVIDUTES 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 SERVIDUTE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT-OF-WAY IS GRANTED.

COMMON AREA DEDICATION:

THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE PROPERTY OWNERS IN KODIAK BUSINESS PARK. ALL MAINTENANCE SHALL BE BY THE PROPERTY OWNERS ASSOCIATION. DPW SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UNKEEP OF ANY COMMON AREAS.

SEWAGE DISPOSAL:

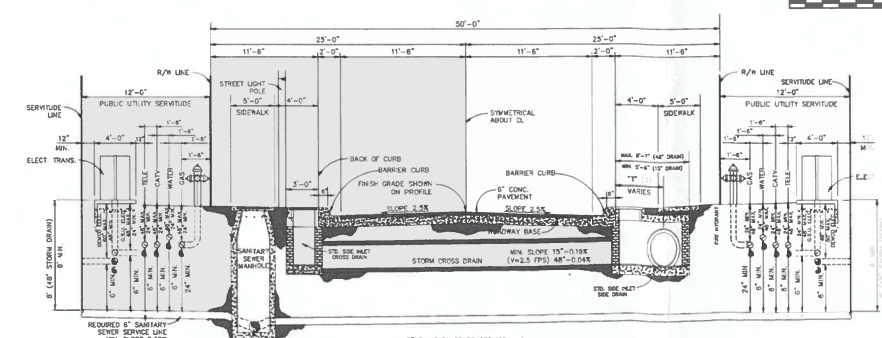
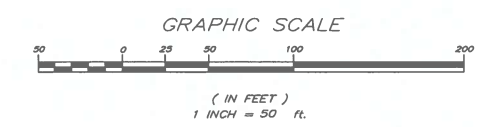
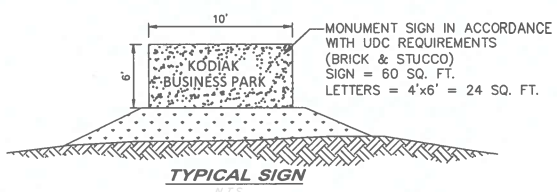
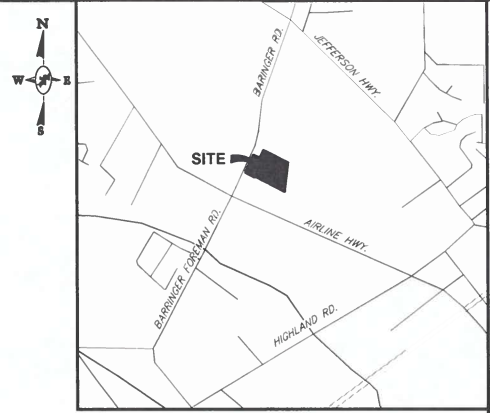
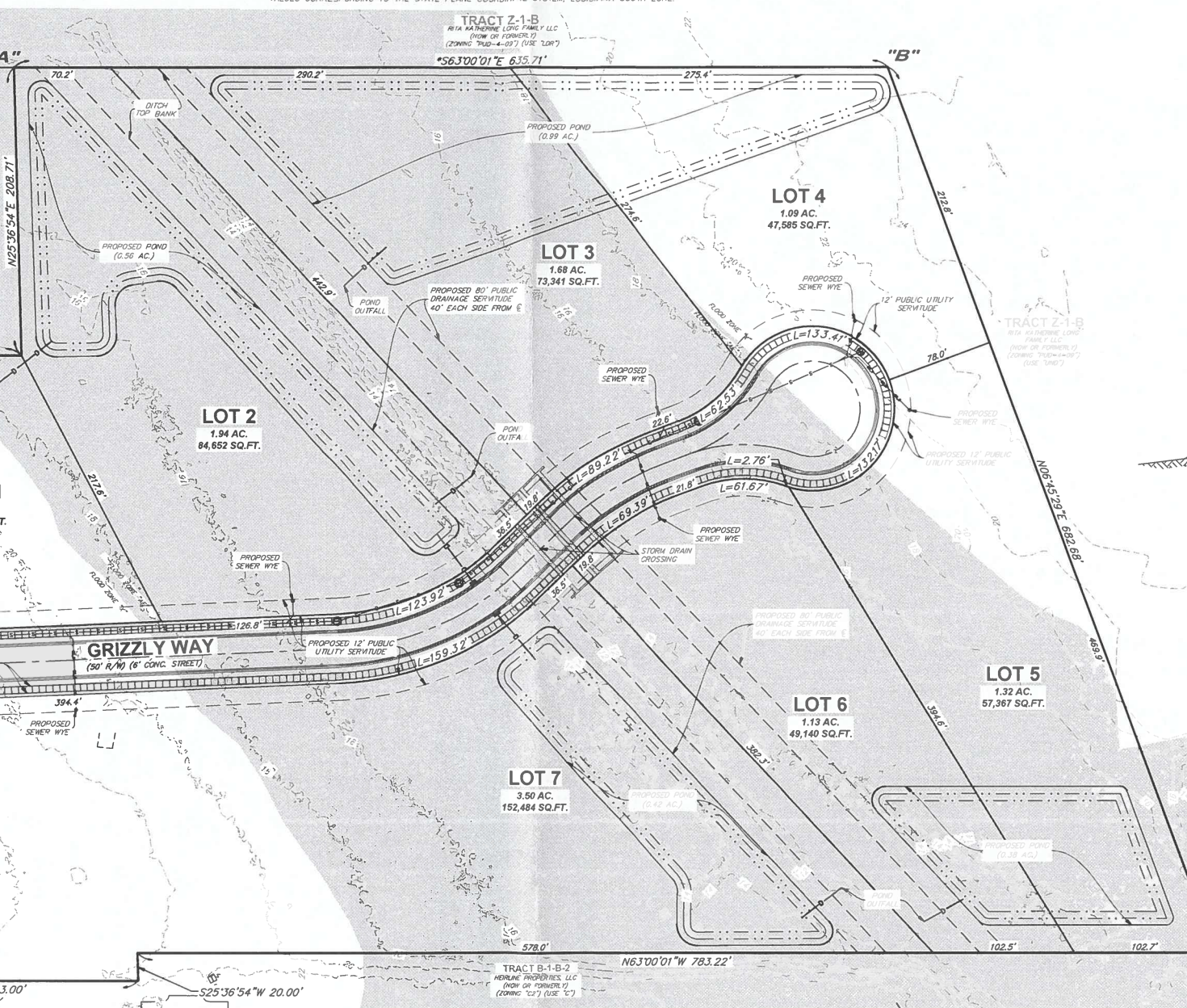
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

STORMWATER MANAGEMENT:

AS PART OF THE 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 UNITED DEVELOPMENT CODE, LATEST REVISION.

NOTES:

- 1) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVIDUTES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- 2) 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 FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNITED DEVELOPMENT CODE ARE ADDRESSED.
- 3) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE 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.
- 4) THE CURRENT ADJACENT BASE FLOOD AND INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 5) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES. EXISTING DRAINAGE PATTERN IS TO MONEY CUT BAYOU.
- 6) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" & "AE" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 2203300335, DATED MAY 2, 2008. BASE FLOOD ELEVATION: 19.0'.
- 7) SITE WILL HAVE INDIVIDUAL MAIL BOXES. NO KIOSK WILL BE PROVIDED.
- 8) THIS SITE IS NOT ON ANY CATS BUS ROUTE.



PUBLIC STREET SECTION
SCALE: N.T.S.

PRELIMINARY PLAT OF KODIAK BUSINESS PARK
(A COMMERCIAL SUBDIVISION)

LOTS 1 THRU 7 (INCLUSIVE), BEING A SUBDIVISION OF TRACT "A" A PORTION OF LILLIAN G. KLEINPETER PROPERTY & THE V.J. BROUSSARD PROPERTY LOCATED IN

SECTION 51, T8S-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR KODIAK BUSINESS PARK, LLC

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISION STATUTES 33:503, ET. SEQ., AND CONFORMING TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



S-11-22
53806-S
7553806

MR ENGINEERING & SURVEYING, LLC
9345 Inlet Avenue, Baton Rouge, LA 70809 225.690.9592

Louisiana 811
CALL 811 TO REPORT A PROBLEM OR REQUEST A SERVICE. A CONTRACTOR SHALL CALL 811 PRIOR TO ANY EXCAVATION OR DRILLING OPERATIONS TO LOCATE UTILITIES. CONTRACTORS ARE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND FOR NOTIFYING UTILITIES COMPANIES FOR ALL AREAS OF CONSTRUCTION.

KODIAK BUSINESS PARK
BARINGER FORMAN RD.
BATON ROUGE
EAST BATON ROUGE PARISH
PRELIMINARY PLAT

DESIGNED	THB	08/2022	1	OF 1
CHECKED	MJR			
DETAILED	THB			
CHECKED	MJR			
DATE				
SHEET				
BY				
REVISION				
DESCRIPTION				
REVISION DATE				
SHEET NUMBER			1	

PC SET 8/26/22