



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

January 6, 2022

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
 FROM: Blanca Tejera, Planning Manager **BAT**
 SUBJECT: **S-15-21** Trivento Subdivision

Application Summary			
Applicant	Adam Kurz, D.R. Horton, Inc.	Submittal Date	October 13, 2021
Design Professional	William Purser, PE; Quality Engineering & Surveying, LLC		
Lot and Block	159	Site Area	350.64 acres
Location	East side of Old Scenic Highway, north of Groom Road (Council District 2-Banks)		
Planning Commission Meeting Date	January 18, 2022		
Request			
Number of Lots Proposed	946 residential lots, 49 common area tracts, 3 reserved tracts		
Overall Residential Density	2.7 units per acre		
Access	Public streets		
Background	One existing tract		
Site Characteristics			
FUTUREBR Land Use Designation	Industrial	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use	Agricultural, low density single family residential, utilities	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Rural, Planned Unit Development (PUD)		
Surrounding Uses	Low density single family residential, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- **S-15-21** Trivento Subdivision
 - Deferred by the Planning Director from December 13, 2021
- **S-4-21** Trivento Subdivision
 - Residential subdivision with 986 lots
 - Denied by the Planning Commission from August 16, 2021
- **PA-7-21** 15694 and 15696 Old Scenic Highway, Industrial to Residential Neighborhood
 - Withdrew by the applicant on August 10, 2021
- **PA-22-18** 15694 and 15696 Old Scenic Highway, Industrial to Residential Neighborhood
 - Approval recommended by Planning Commission on December 10, 2018
 - Deleted by Metropolitan Council on April 17, 2019

Case History – Area

- **PA-9-20** 16591 Old Scenic Highway, Agricultural/Rural to Office
 - Approval recommended by the Planning Commission on May 18, 2020
 - Approved by the Metropolitan Council on June 17, 2020
- **Case 24-20** 16591 Old Scenic Highway, Rural to GOL
 - Approval recommended by the Planning Commission on May 18, 2020
 - Approved by the Metropolitan Council on June 17, 2020
- **PA-13-18** 15900-16000 UND and 15683 Old Scenic Highway, Agricultural/Rural to Residential Neighborhood
 - Approval recommended by the Planning Commission on October 15, 2018
 - Approved by the Metropolitan Council on October 17, 2018
- **S-9-18** Miraval Subdivision Phase I
 - Approved by the Planning Commission on October 15, 2018
- **PA-19-17** Temple Ridge, Agricultural/Rural to Residential Neighborhood
 - Approval recommended by the Planning Commission on December 18, 2017
 - Approved by the Metropolitan Council on April 18, 2018
- **PUD-2-17** Templeton Ridge (Phase 1A, 1B Part 1, and 2B Part 1) Final Development Plan
 - Single family residential subdivision with 213 lots and 11 common area tracts
 - Approved by the Planning Commission on July 16, 2018
- **PUD-2-17** Temple Ridge Concept Plan
 - Approval recommended by the Planning Commission on December 18, 2017
 - Approved by the Metropolitan Council on April 18, 2018

Comprehensive Plan Consistency

- Inconsistent with the designation of Industrial on the Future Land Map
- Future Land Use of this area will be studied for potential amendment during the next FUTUREBR update

Transportation Analysis

- Property located on the Major Street Plan- *Old Scenic Highway, Groom Road, Leisure Road*
 - Completed and Future Right-of-Way needed

Neighborhood Compatibility

- Existing low density single family residential to the west and east
- Adjacent to undeveloped properties to the north
- Vehicular connections are provided to the north and south for connectivity

Regulatory Issues

- Existing sidewalks along Groom Road, proposed sidewalks along Old Scenic Highway, and internally on double loaded streets, consistent with UDC §13.8.A.1
- Front-loaded garages or carports for single family development shall be at least 25 feet from any adjacent public right-of-way other than an alley, per UDC §17.5.2.A
- Two proposed entry signs at 15 ft setback, consistent with UDC § 16.5.5.B
- Open space provided for a minimum of 15% of site area, consistent with UDC §12.3.2

Open Space		
Components	Required	Provided
Open Space	52.59 ac	57.69 ac

- Proposed lot areas and widths meet or exceed the established minimums for the current zoning
- 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
50 ft	50 ft	6,000 sf	6,000 sf

Environmental Issues

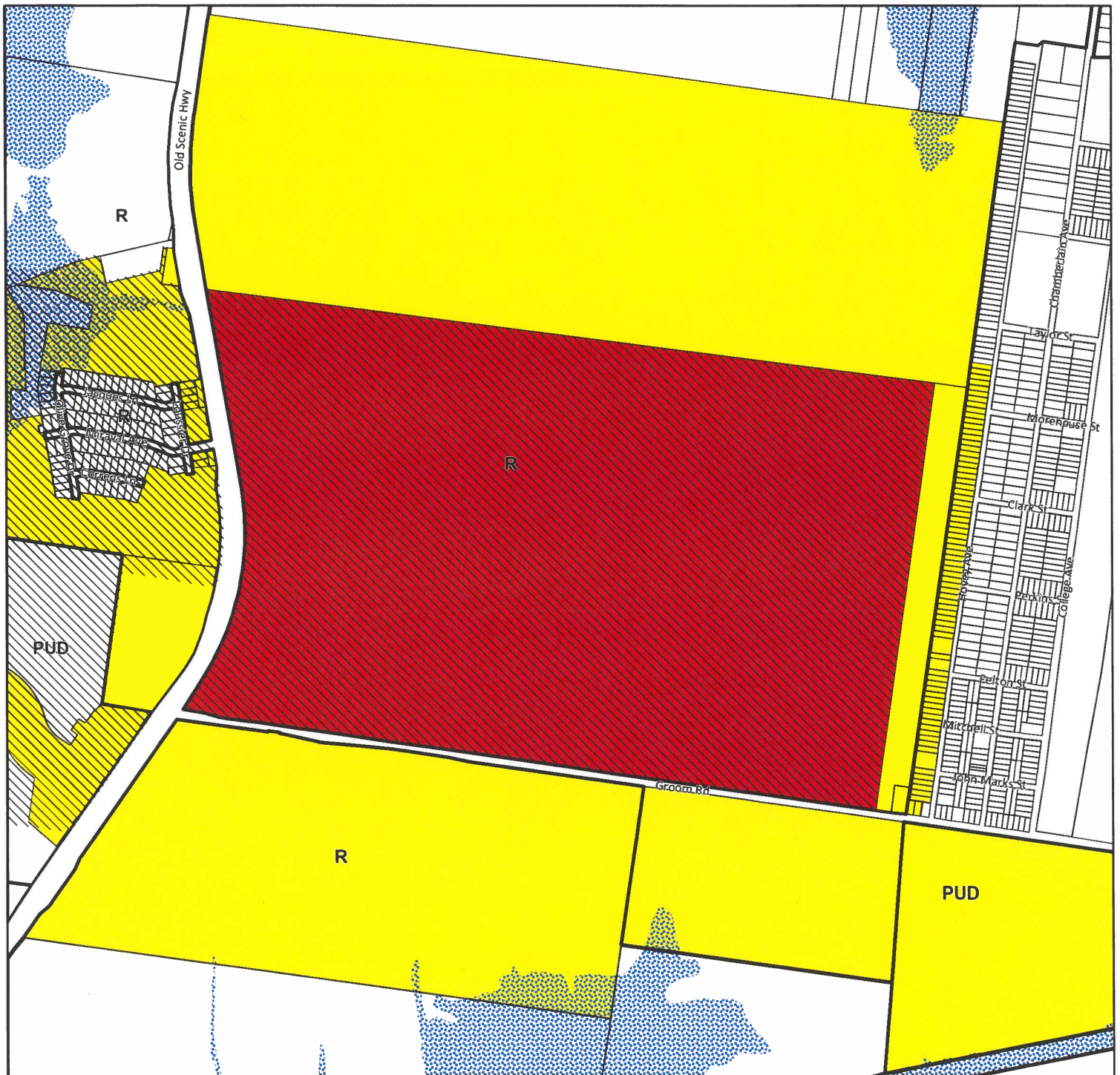
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- City of Zachary notified on October 13, 2021 pursuant to UDC §3.1.4.B
- BREC notified on November 2, 2021
- Subject property posted November 12, 2021
- Public Notification Cards mailed to property owners within 300 foot radius on November 24, 2021
- Staff reports available for review on January 6, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in the Advocate on January 7, 2022

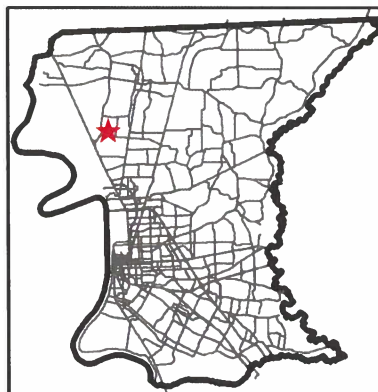
Findings

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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



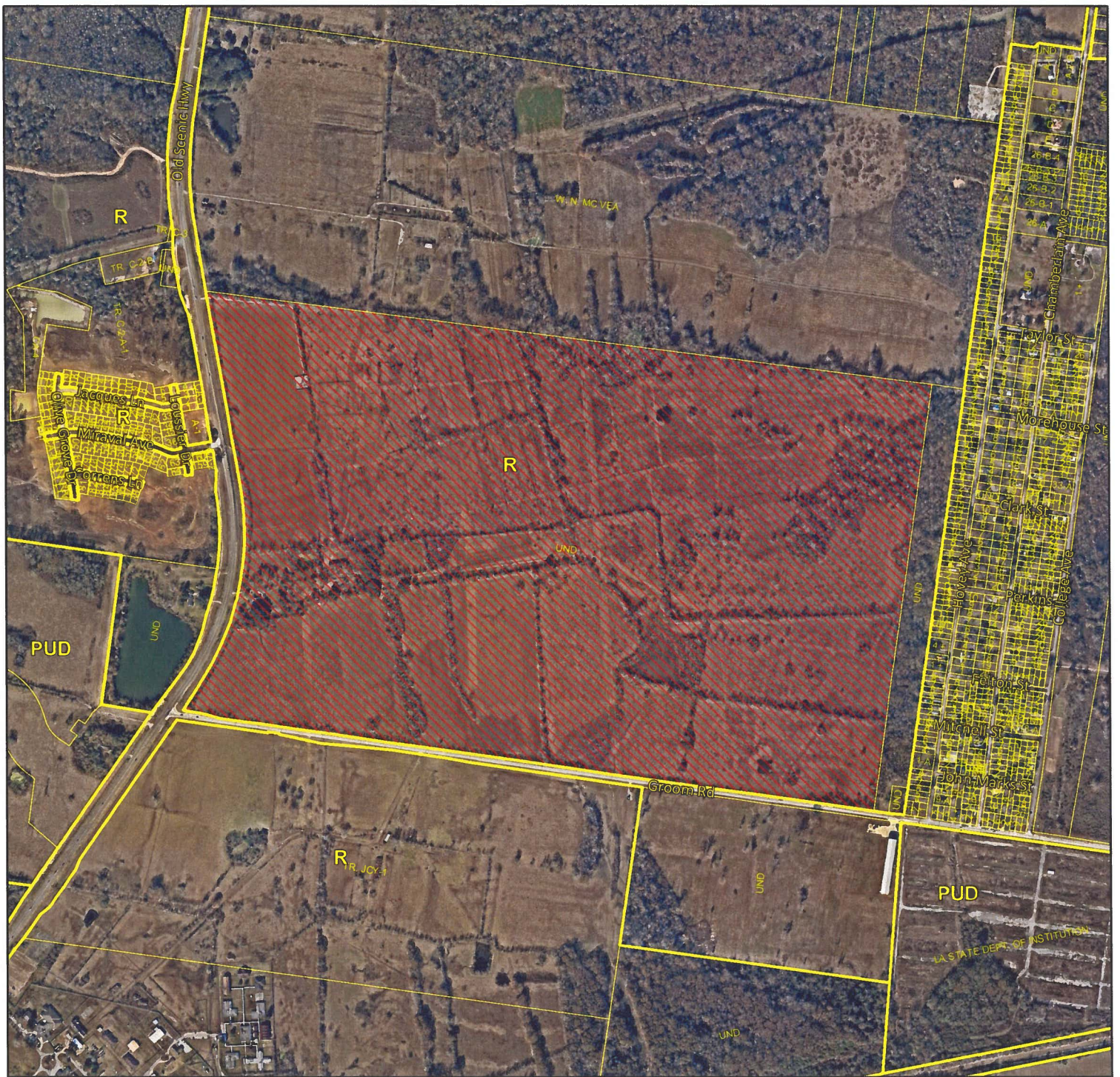
S-15-21






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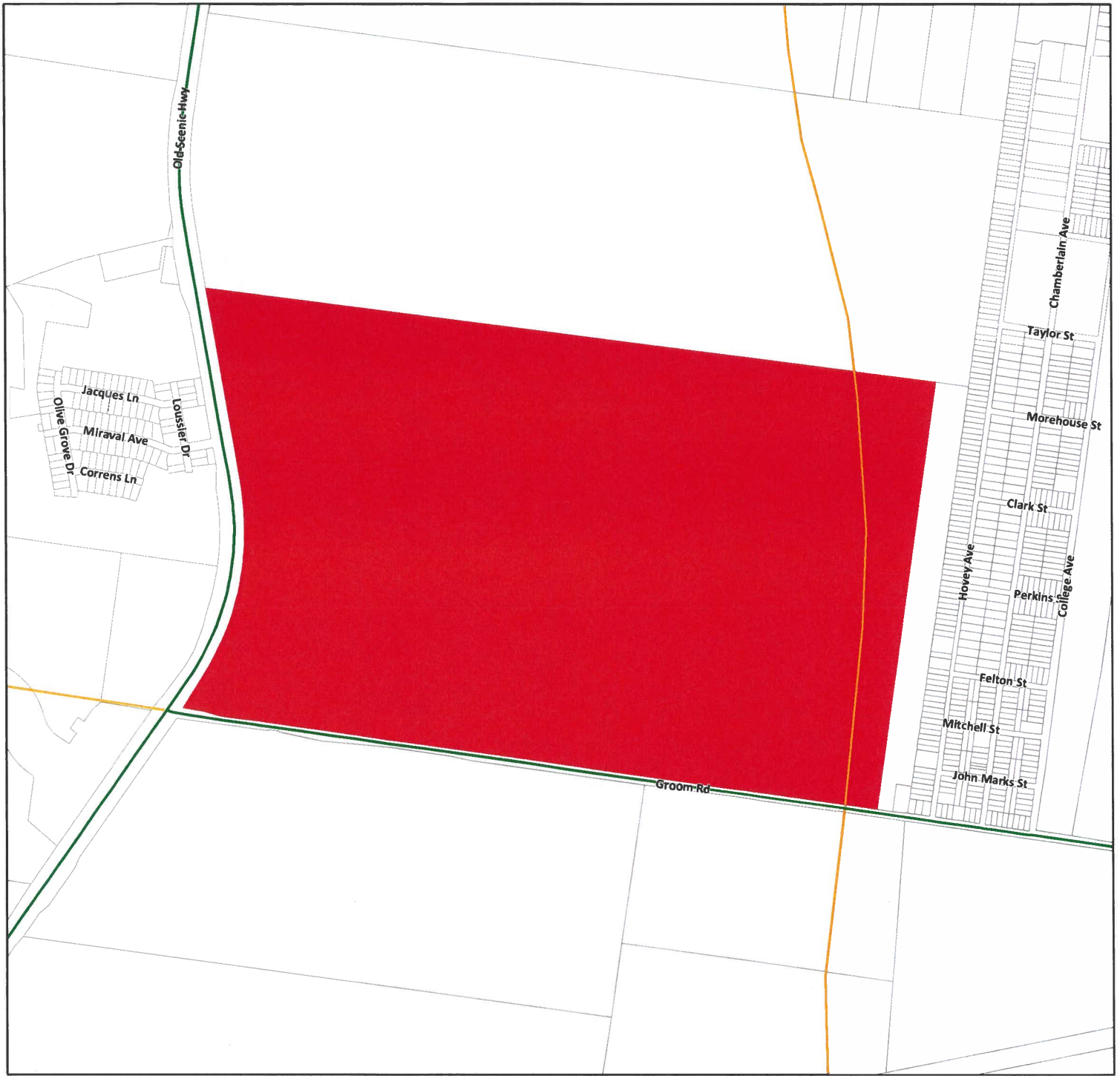
Legend

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



S-15-21



Legend

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



S-15-21

0 500 1000 1500 2000
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**