



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

April 7, 2022

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *N*

FROM: Blanca Tejera, Planning Manager *BAT*

SUBJECT: **S-8-22** Cedar Grove Townhome Subdivision (Related PA-13-22 and Case 25-22)

Application Summary			
Applicant	Mickey L. Robertson PE, PLS	Submittal Date	March 3, 2022
Design Professional	Mickey L. Robertson PE, PLS; MR Engineering & Surveying, LLC		
Lot and Block	76	Site Area	21.05 acres
Location	South side of Jefferson Highway, west of Baringer Foreman Road (Council District 9-Hudson)		
Planning Commission Meeting Date	April 18, 2022		
Request			
Number of Lots Proposed	148 townhome residential lots with four common area tract		
Overall Residential Density	7.03 units per acre		
Access	Private streets		
Background	One existing tract		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use	Low density single family residential, undeveloped	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Rural		
Surrounding Uses	Low density single family residential, undeveloped, daycare, office		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the plan amendment and rezoning are approved			

Case History – Site

- **PA-13-22** 14810 Jefferson Highway, Residential Neighborhood to Compact Neighborhood
 - To be heard by the Planning Commission on April 18, 2022
 - To be heard by the Metropolitan Council on May 18, 2022
- **Case 25-21** 14810 Jefferson Highway, Rural to A2.5
 - To be heard by the Planning Commission on April 18, 2022
 - To be heard by the Metropolitan Council on May 18, 2022

Case History – Area

- None

Comprehensive Plan Consistency

- Inconsistent with the designation of Residential Neighborhood on the Future Land Use Map
- Companion plan amendment to Compact Neighborhood would address inconsistency

Transportation Analysis

- Property located on the Major Street Plan- *Jefferson Highway*
 - Additional Right-of-Way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *Jones Creek Road extension, Airline Highway, Baringer Foreman Road*
- Property located adjacent to proposed MOVEBR Project- *Jones Creek Road extension*
- Property located in the vicinity of proposed MOVEBR Project- *Airline Highway*

Neighborhood Compatibility

- Surrounding area is a mixture of residential, commercial, institutional, office and undeveloped properties

Regulatory Issues

- Sidewalks within development and along Jefferson Highway, consistent with UDC §13.8.A.1
- Entry monument sign will comply with UDC §16.5.5.d
- Subdivision entrance on Jefferson Highway and potential connection located on southeast corner
- Each townhouse unit shall comply with UDC §4.3.8.C.1-8
- Open Space provided for a minimum of 15% of site area consistent with UDC §12.3.2

Open Space		
Components	Required	Provided
Open Space	3.25 ac	5.84 ac

- Proposed lot areas and widths meet or exceed the established minimums for the proposed 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
20 ft	27 ft	2,000 sf	2,835 sf

Environmental Issues

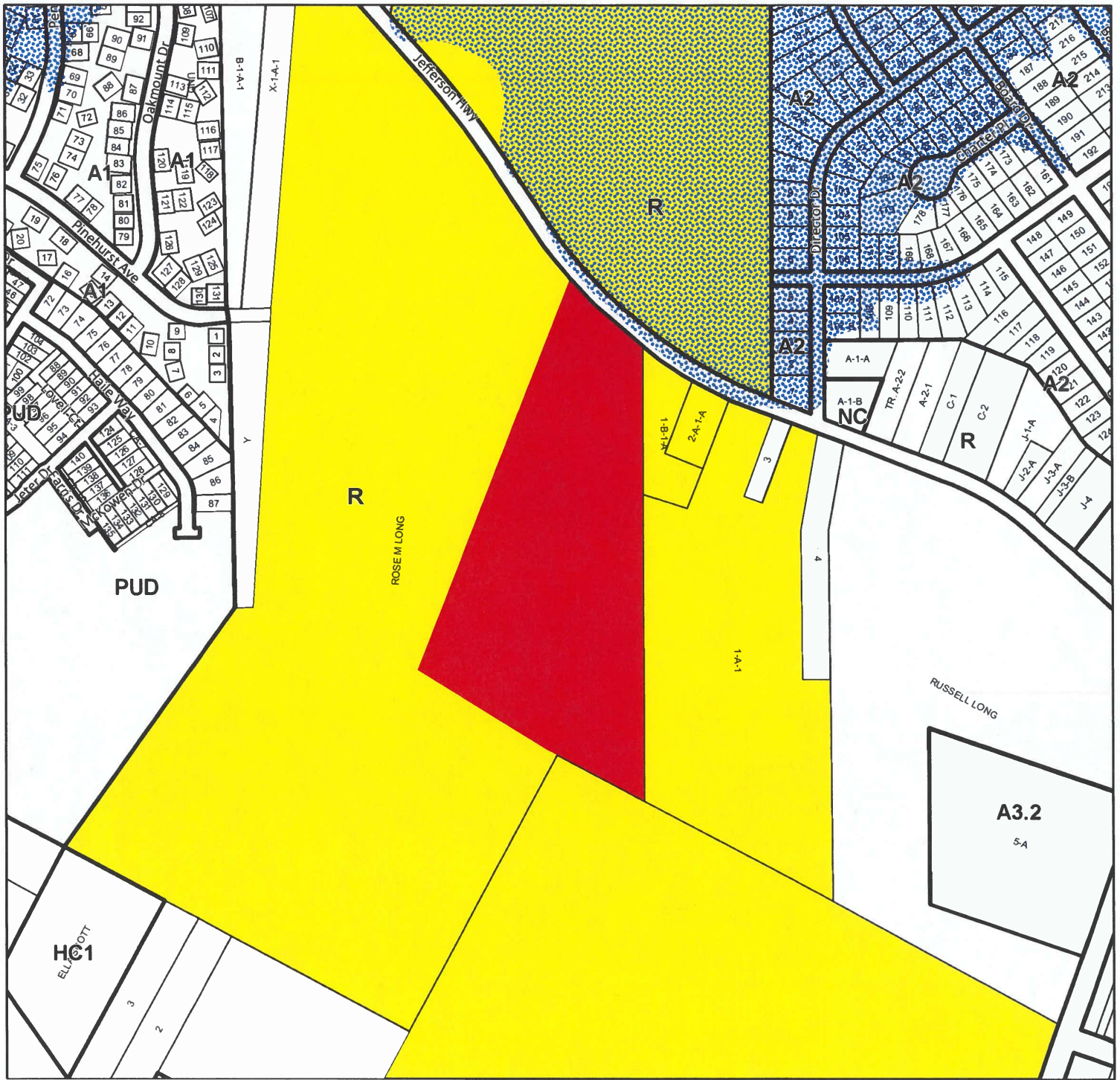
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- MOVEBR notification on March 7, 2022
- Subject property posted on March 25, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on April 1, 2022
- Staff reports available for review on April 7, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on April 8, 2022

Findings

Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the plan amendment and rezoning are approved





Legend

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






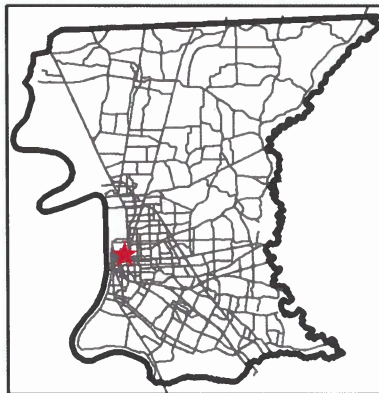
S-8-22



Legend

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



S-8-22

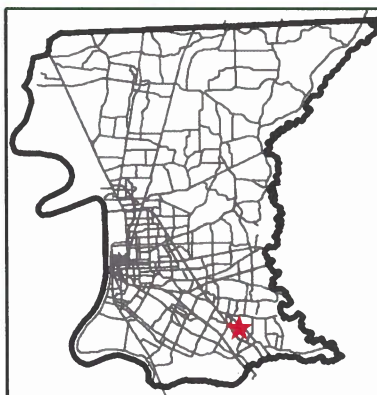
0 200 400 600 800 ft

N



Legend

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



S-8-22

0 300 600 900 1200
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