



**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

February 10, 2022

TO: Planning Commission  
 THROUGH: Ryan L. Holcomb, AICP, Planning Director  
 FROM: Meaghan Nguyen, Planner II  
 SUBJECT: **SPUD-1-22** Brightside North II

Application Summary			
<b>Applicant</b>	Geoff Wilson	<b>Submittal Date</b>	January 6, 2021
<b>Design Professional</b>	Geoff Wilson, PE; Geoff Wilson Engineering		
<b>Lot and Block</b>	57	<b>Site Area</b>	5.23 acres
<b>Location</b>	North of Brightside Drive, west of Nicholson Drive (Council District 12-Racca)		
<b>Planning Commission Meeting Date</b>	February 21, 2022	<b>Metropolitan Council Meeting Date</b>	March 16, 2022
Request			
<b>Requested Zoning</b>	Small Planned Unit Development (SPUD)	<b>Existing Zoning</b>	High Density Multi-Family Residential (A3.3)
<b>Proposed Use(s)</b>	Proposed low density semi-detached single family residential development	<b>Existing Use</b>	Undeveloped
<b>Overall Residential Density</b>	7.6 units per acre	<b>Number of Units</b>	40 residential units
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Urban Neighborhood	<b>Character Area</b>	Urban/Walkable
<b>Overlay District</b>	N/A	<b>Special Flood Hazard</b>	No
Area Characteristics			
<b>Surrounding Zoning</b>	SPUD, Single Family Residential (A1), General Residential (A4), Light Commercial (C1), Heavy Commercial (C2), Commercial Alcoholic Beverage (bar and lounge)(C-AB-2), Light Commercial Two (LC2)		
<b>Surrounding Uses</b>	High density multi-family residential, low density single family residential, undeveloped, restaurant, bar, personal service establishment, retail sales, utility facility		
Findings			
Staff certifies that the proposed request meets the minimum criteria for a Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses and conforming to Unified Development Code requirements			

### **Case History –Site**

- None

### **Case History –Area**

- **PUD-2-00** Burbank University, Concept Plan Revision 10
  - Approved by the Planning Commission on September 20, 2021
- **PA-18-21** 5600-5700 Nicholson Drive, Commercial to Compact Neighborhood
  - Approval recommended by the Planning Commission on September 20, 2021
  - Approved by the Metropolitan Council on October 20, 2021
- **PUD-2-00** Nicholson Townhomes, Burbank University, Final Development Plan
  - Approved by the Planning Commission on November 16, 2020
- **PUD-2-00** Burbank University, Concept Plan Revision 9
  - Approved by the Planning Commission Staff on October 26, 2020
- **PUD-2-00** C-Store, Burbank University, Final Development Plan
  - Approved by the Planning Commission on October 21, 2019
- **Case 84-19** 6555 Ward Street, A1 to LC2
  - Approval recommended by the Planning Commission on December 16, 2019
  - Approved by the Metropolitan Council on January 15, 2020
- **PA-17-19** 6555 Ward Drive, UN to NC
  - Approval recommended by the Planning Commission on December 16, 2019
  - Approved by the Metropolitan Council on January 15, 2020
- **PUD-2-00** Burbank University, Concept Plan Revision 8
  - Approved by the Planning Commission on July 15, 2019
- **PUD-2-00** Burbank University, Concept Plan Revision 7
  - Approved by the Planning Commission Staff on June 19, 2019
- **Case 36-19** 1200 – 1300 UND Brightside Drive and 5200 – 5300 UND Oleson Street, A1 and A3.1 to LC2
  - Approval recommended by the Planning Commission on May 20, 2019
  - Approved by the Metropolitan Council on June 19, 2019
- **PA-6-19** 1200 – 1300 UND Brightside Drive, UN to NC
  - Approval recommended by the Planning Commission on May 20, 2019
  - Approved by the Metropolitan Council on June 19, 2019
- **PUD-2-00** Burbank University, Concept Plan Revision 6
  - Approved by the Planning Commission Staff on November 14, 2018

### **Comprehensive Plan Consistency**

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

### **Neighborhood Compatibility**

- Adjacent to high density multi-family residential to the west and south, single family residential to the east
- Area contains a mixture of residential, light commercial, and undeveloped uses

**Regulatory Issues**

- Required Class A trees in street yard planting area along Doris Street provided
- Ten foot L2 buffer plantings provided to the east abutting low density residential
- Plan includes pedestrian circulation that connects interior sidewalks to sidewalk along Doris Street, consistent with UDC §13.8.A.1
- Building height complies with UDC requirements, based on abutting zoning districts
- Main entrance to development from Doris Street
  - Secondary egress not required, per UDC §13.3
- No proposed signage
- See proposed land uses summarized below:
  - Overall residential density 7.6 units/acre

<b>Proposed Land Uses</b>		
	Low Density Residential	Open Space
Total Units	40	N/A
Total Acreage	3.12	2.11 ac
Percent of Site	60%	40%

- Open Space meets UDC requirements as shown in the following table:

<b>Common Open Space</b>		
Components	Required	Provided
Common Open Space	33,977 sf	91,911 sf
Green Open Space	16,988 sf	39,640 sf

- Motor vehicle parking meets minimum requirement of the UDC, shown in chart below:
  - Development utilizes six standard spaces at the centralized mail kiosk

<b>Parking</b>			
	Required	Proposed	Meets Requirements
<b>Residential (40 single family units)</b>	80	86	Yes

- Proposed building setbacks shown in chart below:

<b>Setbacks</b>		
Yards	Typical (A2.9)	Proposed
Front	15 ft	25 ft min
Side	10 ft	0/5 ft min
Corner Side	15 ft	10 ft min
Rear	25 ft	10 ft min

### **Transportation Analysis**

- Property located in the vicinity of streets on the Major Street Plan- *Nicholson Drive, Brightside Drive, West Lee Drive*
- Property located in the vicinity of proposed MOVEBR Project- *Nicholson Drive (Brightside-Gourrier)*
- Property located in the vicinity of existing facilities on the Pedestrian and Bicycle Master Plan- *Nicholson Drive multi-use path, Brightside Drive bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Brightside Drive/West Lee Drive separated bike lane and side path, Nicholson Drive trail*
- Property located in the vicinity of transit stop

### **Environmental Issues**

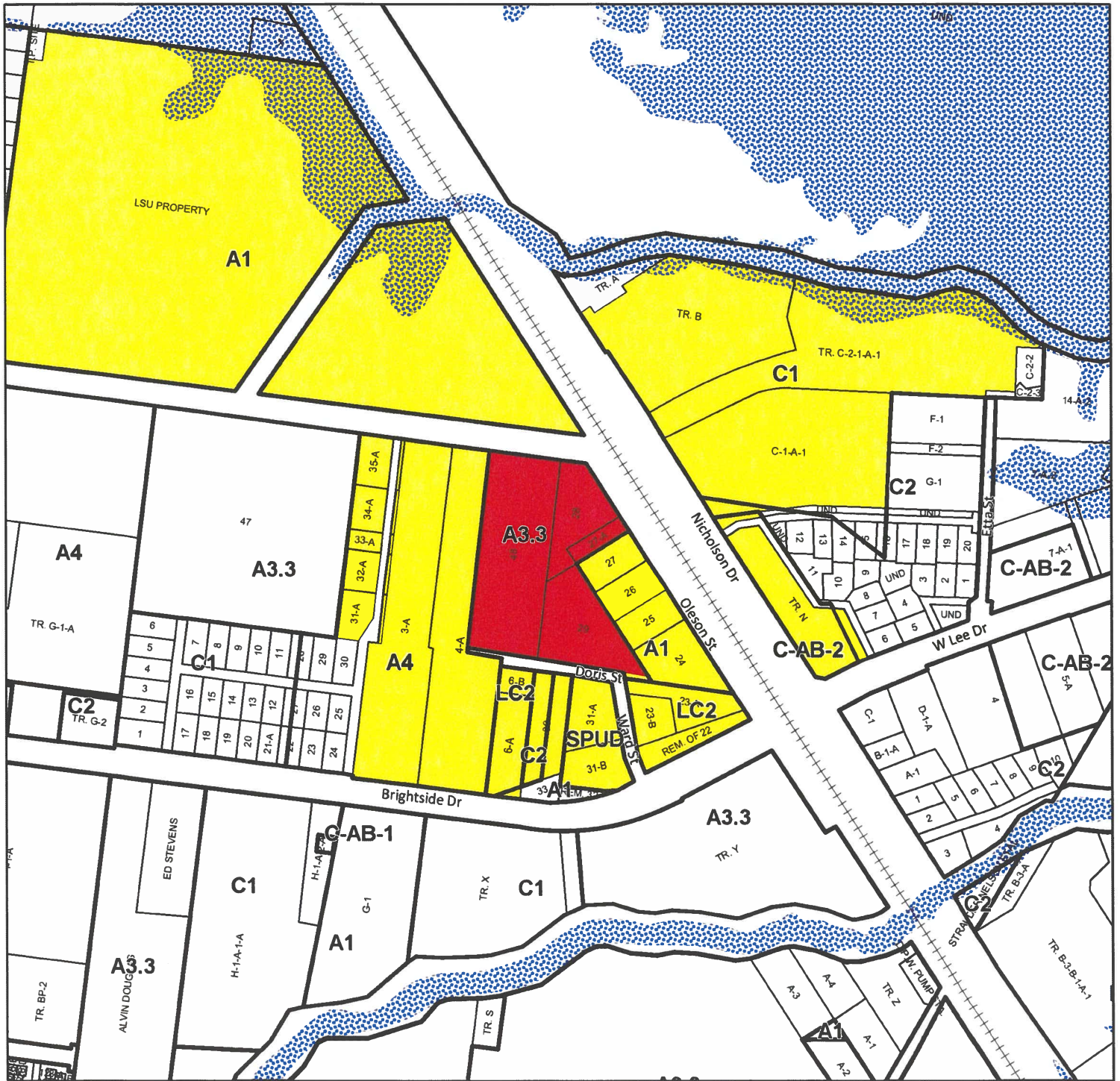
- Property located outside of a Special Flood Hazard Area

### **Community Outreach/Notification**







- Subject property posted on January 26, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on February 4, 2022
- Staff reports available to review on February 10, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on February 11, 15 and 17, 2022

### **Findings**

Staff certifies that the proposed request meets the minimum criteria for a Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the 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






# SPUD-1-22





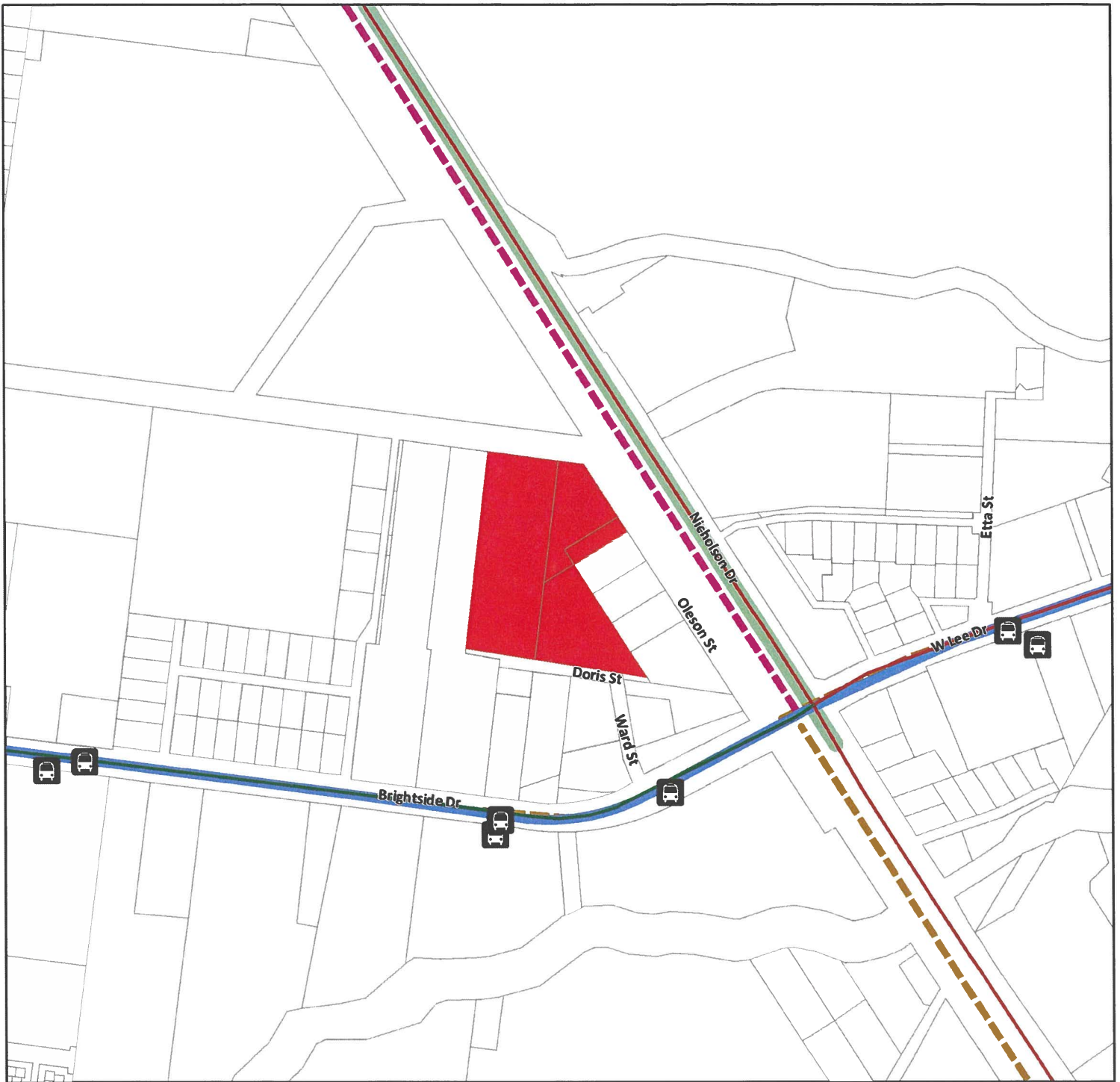
**Legend**

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



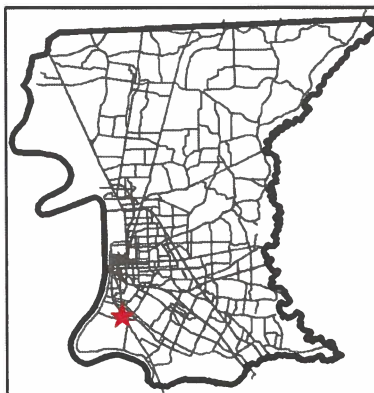
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**Legend**

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



# SPUD-1-22



*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.*