



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

November 3, 2022

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Jeremy Gremillion, Planner I JMG

SUBJECT: **SS-9-22** Elliot's Meadow and Elliot Development Corporation Property

Application Summary			
Applicant	Curtis Chaney, PLS	Submittal Date	August 9, 2022
Design Professional	Curtis Chaney, PLS; Louisiana Land Surveying, Inc.		
Lot and Block	86	Site Area	5.13 acres
Location	North of Browning Lane, west of Elliot Road (Council District 9-Hudson)		
Planning Commission Meeting Date	November 14, 2022		
Request			
Project Description	Single family residential subdivision with a private street		
Gross Residential Density	0.6 units per acre	Number of Lots	Three
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	Special Flood Hazard	Yes ± 50%
Area Characteristics			
Surrounding Zoning	Rural		
Surrounding Uses	Low density single family residential		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- **SS-9-22** Elliot's Meadow and Elliot Development Corporation Property
 - Deferred by the Planning Director on October 17, 2022

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Consistent with the surrounding low density residential properties

Regulatory Issues

- Gravel private street requires a 50 foot paved apron, UDC §13.7.A.2
- Subdivision proposes sewer connection to existing public sewer
- One lot does not meet the minimum dimensional requirements for the current zoning district
 - Proposed resubdivision reduces the extent of the nonconformity
 - Remaining lot widths and areas meet the established minimums for the 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
50 ft	50 ft	6,000 sf	5,750 sf

Transportation

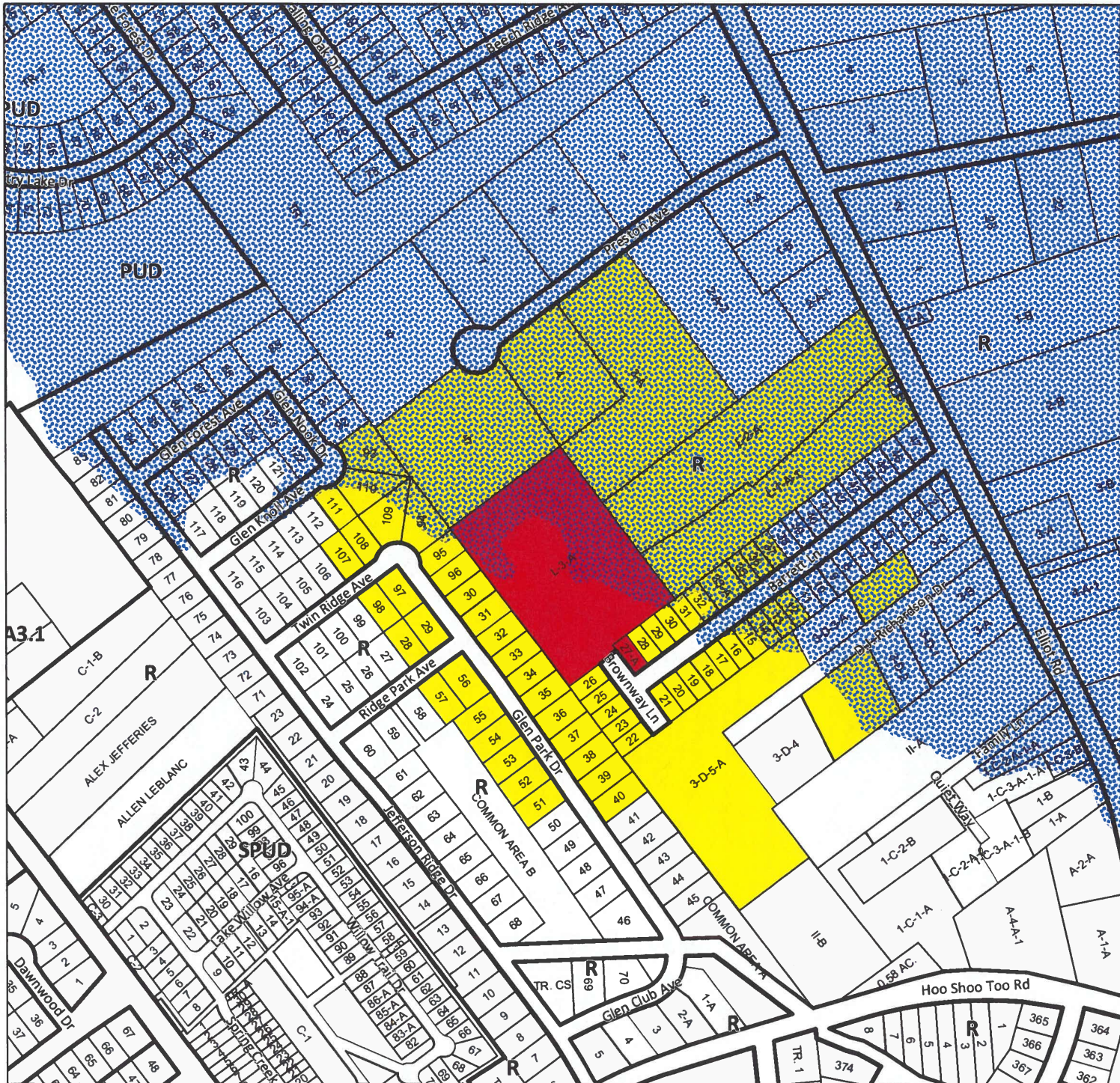
- Property located in the vicinity of streets on the Major Street Plan- *Hoo Shoo Too Road, Elliot Road, Jefferson Highway*
- Property located in the vicinity of proposed MOVEBR Project- *Hoo Shoo Too Road*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *BREC Jones Creek to Ward Creek trail*

Environmental Issues







- Approximately 50% 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 September 28, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on September 30, 2022
- Legal advertisement published in The Advocate on October 7, 2022
- Staff reports available for review on November 3, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>



Legend

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



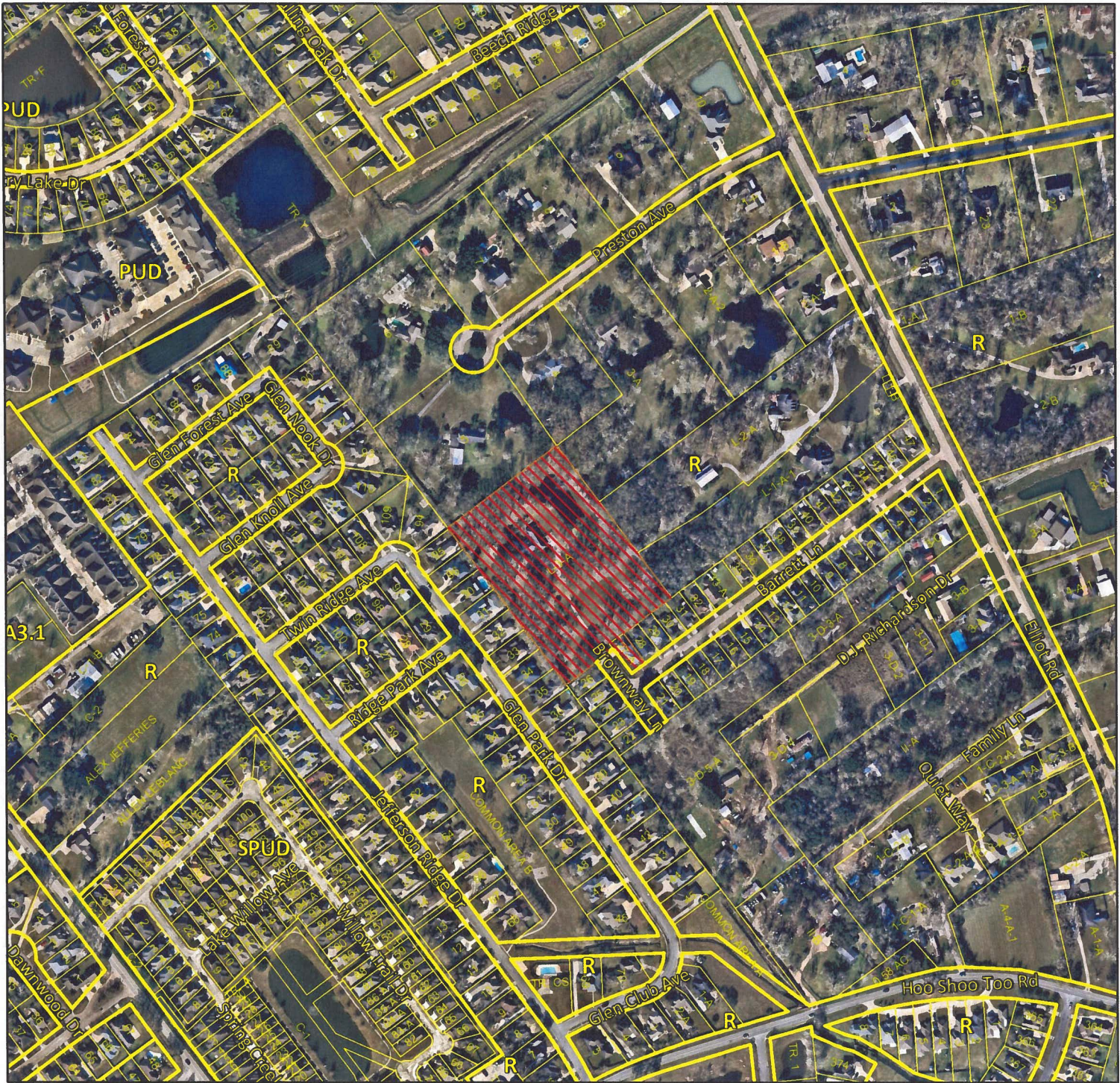
SS-9-22






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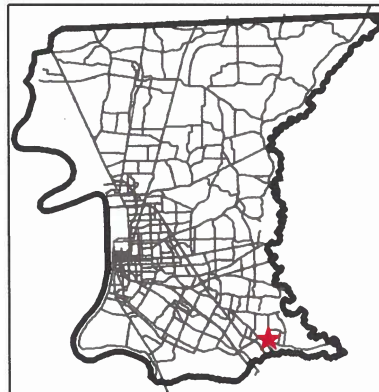


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Legend

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



SS-9-22

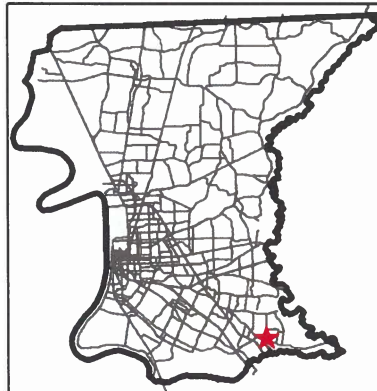
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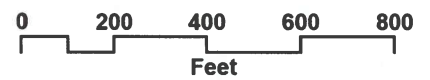


Legend

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



SS-9-22



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.



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