



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 2, 2023

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Planner I

SUBJECT: **PUD-2-00** Burbank University, Concept Plan Revision 12

Application Summary			
Applicant	C. Joseph Richard, AIA	Submittal Date	January 5, 2023
Design Professional	John Thompson, PE; Duplantis Design Group		
Lot and Block	71	Site Area	550 acres
Location	North side of Nicholson Drive, east of Ben Hur Road (Council District 3-Gaudet)		
Planning Commission Meeting Date	February 13, 2023	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Existing Zoning	Planned Unit Development (PUD)
Existing Use	Medium density residential, commercial and office uses		
Project Description	Add additional vehicular connection		
Gross Residential Density	N/A	Number of Units	N/A
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	Yes ± 95%
Area Characteristics			
Surrounding Zoning	PUD, Rural		
Surrounding Uses	Medium density multi-family residential, convenience store with gasoline sales/gas station, restaurant (with/without alcohol), educational institution		
Findings			
Staff certifies that the proposed request meets the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History – Site

- **PUD-2-00** Burbank University, Concept Plan Revision 11, to increase commercial use and decrease public facilities and natural resource use
 - Approved by the Planning Commission on October 18, 2021
- **PUD-2-00** Burbank University, Concept Plan Revision 10, to propose additional MDR units and decrease commercial/retail square footage and acreage
 - 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 Commission on October 20, 2021
- **PUD-2-00** Burbank University, Concept Plan Revision 9, to revise uses and propose additional MDR units
 - Approved by the Planning Commission Staff on October 26, 2020
- **PUD-2-00** Burbank University, Concept Plan Revision 8, to add additional vehicular access points
 - Approved by the Planning Commission on July 15, 2019
- **PUD-2-00** Burbank University, Concept Plan Revision 7, to increase medium density residential and decrease commercial/office uses by less than 10%
 - Approved by the Planning Commission Staff on June 19, 2019
- **PUD-2-00** Burbank University, Concept Plan Revision 6, to update table of uses
 - Approved by the Planning Commission Staff on November 14, 2018

Case History – Area

- **PUD-2-00** University Grove, Burbank University, Final Development Plan Revision 1, to relocate monument sign, single family to townhomes, increase street parking and decrease density and number of lots
 - Approved by the Planning Commission Staff on December 20, 2022
- **PUD-2-00** Highcroft, Burbank University, Final Development Plan Revision 2, to propose change to corner side yard setbacks
 - Approved by the Planning Commission on March 21, 2022
- **PUD-2-00** University Grove, Burbank University, Final Development Plan
 - Approved by the Planning Commission on December 13, 2021
- **PUD-2-00** Highcroft, Burbank University, Final Development Plan Revision 1
 - Approved by the Planning Commission Staff on April 1, 2021
- **PUD-2-00** C-Store, Burbank University, Final Development Plan Revision 2
 - Approved by the Planning Commission Staff on February 10, 2021
- **PUD-2-00** Highcroft (formerly Nicholson Townhomes), Burbank University, Final Development Plan
 - Approved by the Planning Commission on November 16, 2020
- **PUD-2-00** C-Store, Burbank University, Final Development Plan Revision 1
 - Approved by the Planning Commission Staff on July 8, 2020
- **PUD-2-00** C-Store, Burbank University, Final Development Plan
 - Approved by the Planning Commission on October 21, 2019
- **PUD-2-00** Creekside Cottages, Burbank University, Final Development Plan
 - Approved by the Planning Commission on September 16, 2019
- **PA-10-19** 1000-1100 Ben Hur Road, O to CN
 - Approved by the Planning Commission on August 19, 2019

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of industrial, commercial, residential, office, institutional, and undeveloped uses
- Overall PUD includes: Single family residential, Medium density multi-family residential, and commercial uses
- Revision will not change existing land use patterns

Regulatory Issues

- Revision includes:
 - Adding an access connection to Nicholson Drive
- No other changes proposed with this revision

Transportation Analysis

- Property located on the Major Street Plan- *Nicholson Drive, Ben Hur Road*
 - Additional Right-of-Way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *West Lee Drive, Brightside Drive*
- Property located in the vicinity of proposed MOVEBR Projects- *Nicholson Drive (Brightside-Gourrier), Nicholson Drive (Ben Hur-Bluebonnet), Nicholson Drive at Ben Hur Road*
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *Nicholson multi-use path*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Nicholson Drive trail, Brightside Drive and West Lee Drive sidepath*
- Property located in the vicinity of transit stop

Environmental Issues







- Approximately 95% of property located in AE Flood Zone, which may require elevation of building pads, and structures above the base flood elevation

Community Outreach/Notification

- Subject property posted January 20, 2023
- Public Notification Cards mailed to property owners within 300 foot radius, University Acres and Lake Vilas Homeowners Associations on January 27, 2023
- Staff reports available to review February 2, 2023 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on February 3, 7 and 9, 2023





Legend

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



PUD-2-00
 Concept Plan Rev.




 N

 0 200 400 600 800 ft






Legend

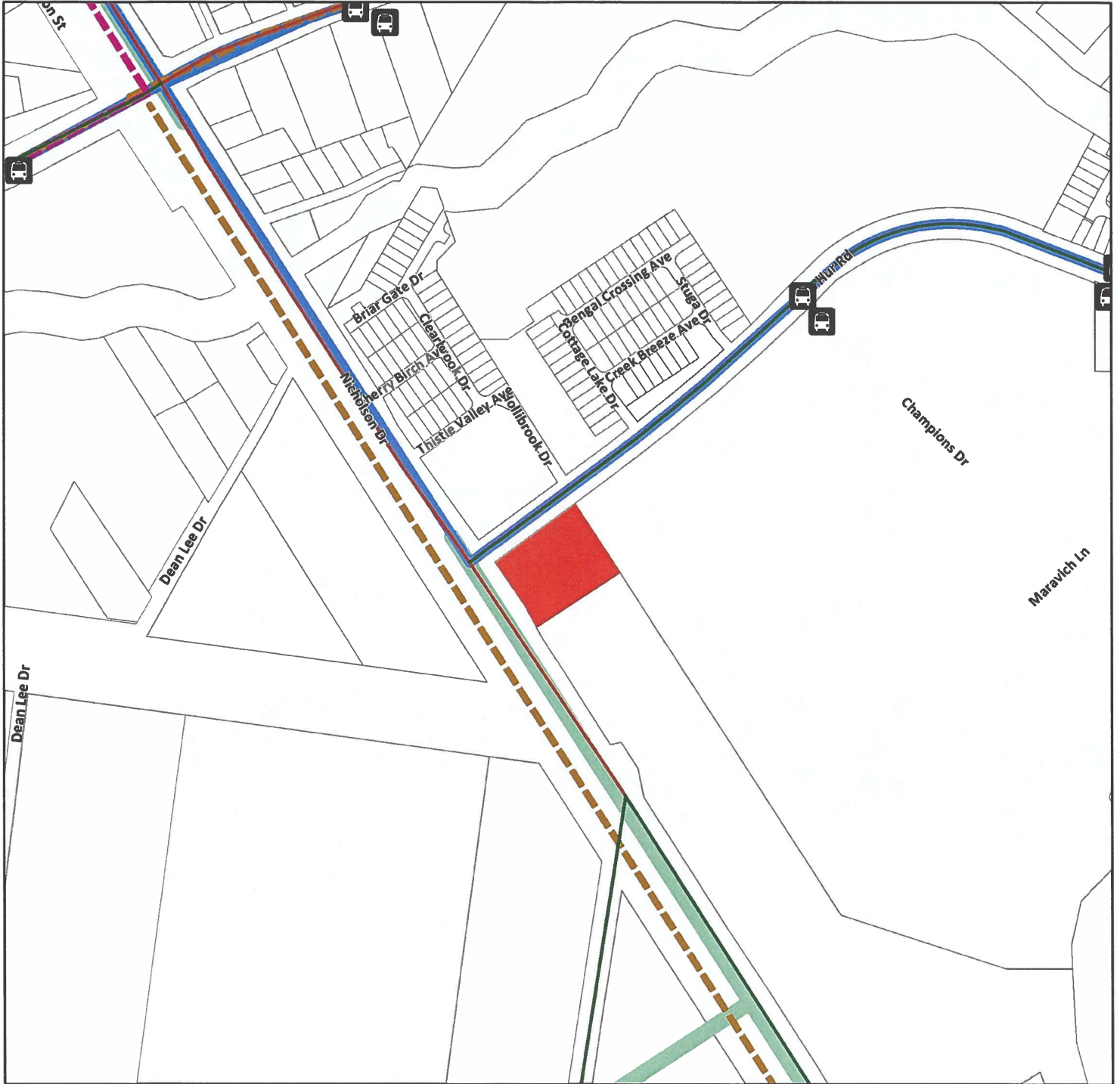
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



PUD-2-00
 Concept Plan Rev.

0 200 400 600 800 ft





Legend

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



PUD-2-00

Concept Plan Rev.

0 200 400 600 800
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