



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 5, 2023

TO: Planning Commission

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

FROM: Donnicha London, Senior Planner *DL*

SUBJECT: **SPUD-2-22** The Gates At Millerville (Related to PA-25-22)

Application Summary			
Applicant	Mickey L. Robertson, PE, PLS	Submittal Date	October 27, 2022
Design Professional	Chad Stevens, PE; MR Engineering & Surveying, LLC		
Lot and Block	41	Site Area	8.73 acres
Location	East of Millerville Road, south of Hunter's Ridge Drive (Council District 8-Amoroso)		
Planning Commission Meeting Date	January 17, 2023	Metropolitan Council Meeting Date	January 18, 2023
Request			
Requested Zoning	Small Planned Unit Development (SPUD)	Existing Zoning	Heavy Commercial (C2)
Existing Use	Concrete Batching/Mixing		
Project Description	Gated medium density single family residential and townhouse development with private streets		
Gross Residential Density	8.3 units/acre	Number of Lots/Units	73
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	C2, Heavy Commercial One (HC1), Single Family Residential (A2.7), Rural		
Surrounding Uses	Low density single family residential, medical office or clinic, retail sales, wireless communication tower		
Findings			
Staff certifies that the proposed request will meet the minimum criteria for a Small Planned Unit Development, being compatible with surrounding uses, and conforming to Unified Development Code requirements, if companion Comprehensive Plan Amendment is approved			

Case History – Site

- **SPUD-2-22** The Gates At Millerville (Related to PA-25-22)
 - Deferred by the Planning Commission on December 12, 2022
- **PA-25-22** 2100-2200 Millerville Road, C to CN
 - Deferred by the Planning Commission on December 12, 2022

Case History – Area

- **PUD-4-12** The Waters at Millerville, The Greens At Millerville, Final Development Plan Revision 1
 - Approved by the Planning Commission on February 21, 2022
- **PUD-4-12** The Greens at Millerville, Concept Plan Revision 13, to revise building setback in Area E and relocate billboard
 - Approved by the Planning Commission Staff on December 13, 2021
- **PUD-4-12** The Waters at Millerville, The Greens at Millerville, Final Development Plan, multi-family residential development with 295 units
 - Approved by the Planning Commission on October 18, 2021
- **PUD-4-12** The Greens at Millerville, Concept Plan Revision 12, to relocate vehicle access points
 - Approved by the Planning Commission Staff on November 16, 2020
 - Approved by the Metropolitan Council on December 2, 2020
- **PUD-4-12** The Greens at Millerville, Concept Plan Revision 11, to revise permissible uses
 - Approval recommended by the Planning Commission on November 16, 2020
- **PUD-4-12** Golden Corral, The Greens at Millerville, Final Development Plan Revision 2, to revise parking and entries to accommodate drive thru services
 - Approved by the Planning Commission Staff on October 28, 2020
- **PUD-4-12** Zaxby's, The Greens at Millerville, Final Development Plan Revision 1, to add and relocate pylon signs
 - Approved by the Planning Commission on August 19, 2019
- **PUD-4-12** The Greens at Millerville, Concept Plan Revision 10, to increase open space, revise sign height, and move vehicular access points
 - Approved by the Planning Commission Staff on May 23, 2019
- **PUD-4-12** The Greens at Millerville, Concept Plan Revision 9, to move signs
 - Approved by the Planning Commission Staff on September 11, 2018
- **PUD-4-12** The Greens at Millerville, Concept Plan Revision 8, to relocate billboard
 - Approved by the Planning Commission on December 18, 2017

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Adjacent to low density single family residential to the north and east, and retail sales to the west
- Area contains a mixture of residential and commercial properties
- Proposed development will provide residential uses to support surrounding commercial area
- Main entrance provided to Millerville Road through private servitude agreement dedicated in 2006
- Emergency access provided to public street within The Preserve at Hunter's Lake Subdivision

Regulatory Issues

- Required L2 buffer provided to the east and north abutting low density single family residential and L3 buffer provided to the west abutting commercial uses
- Proposed maximum building height of 35 feet complies with UDC § 11.2.1
- Residential density is 8.36 units per acre and 73 units:
 - 19 zero lot line single family residential lots
 - 54 townhouse units
- Plan includes pedestrian circulation that connects interior sidewalks to sidewalk along Hunter’s Ridge Drive, consistent with UDC § 13.8.A.1

- Open space meets UDC requirements as shown in the chart below:

Common Open Space		
Components	Required	Provided
Common Open Space	1.31 ac	1.56 ac
Green Open Space	0.65 ac	1.56 ac

- Motor vehicle parking meets minimum requirement of the UDC, shown in chart below:

Parking				
	Uses	Required	Proposed	Meets Requirements
Auto Spaces	Residential			Yes
	Single Family	38	38	
	Townhouse	122	122	
TOTAL		160	160	

- Proposed signage shown in chart below:

Signs				
	Typical Sign Area	Proposed Sign Area	Allowable Height	Proposed Height
Monument	64 sf	60 sf	10 ft	6 ft

- Proposed building setbacks shown in chart below:

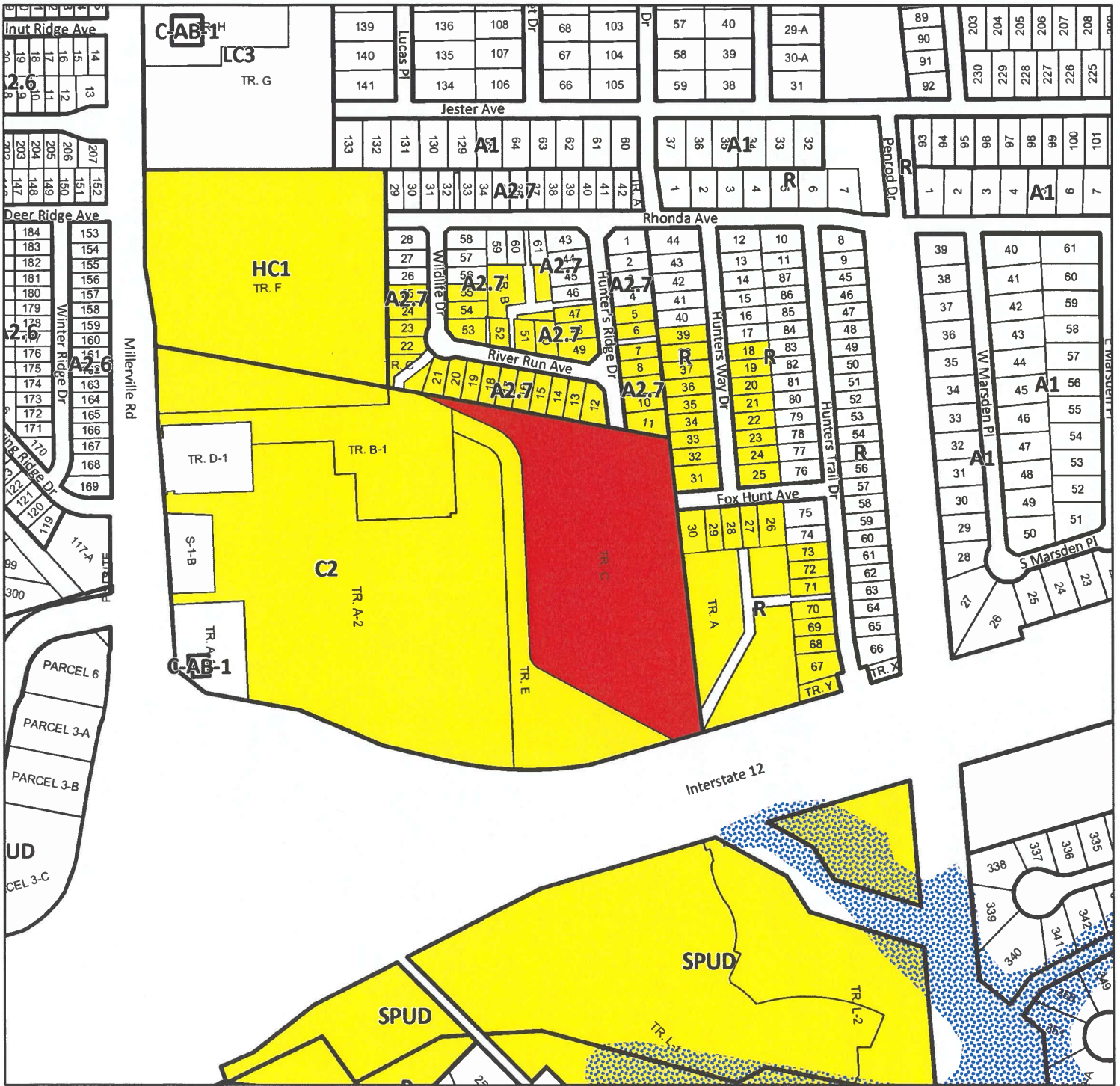
Setbacks		
Yards	Typical	Proposed
Front	10 - 15 ft	25 ft
Side	0-5 ft	0-5 ft
Rear	20 - 25 ft	15-20 ft

Transportation Analysis







- Property located in the vicinity of street on the Major Street Plan- *Millerville Road, Interstate 12*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *BREC Greenwell Springs to River Road trail*

Community Outreach/Notification

- Subject property posted November 18, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and The Preserve At Hunter's Lake Homeowners Association on November 25, 2022
- Legal advertisement published in The Advocate on December 2, 6 and 8, 2022
- Staff reports available to review January 5, 2023 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>





Legend

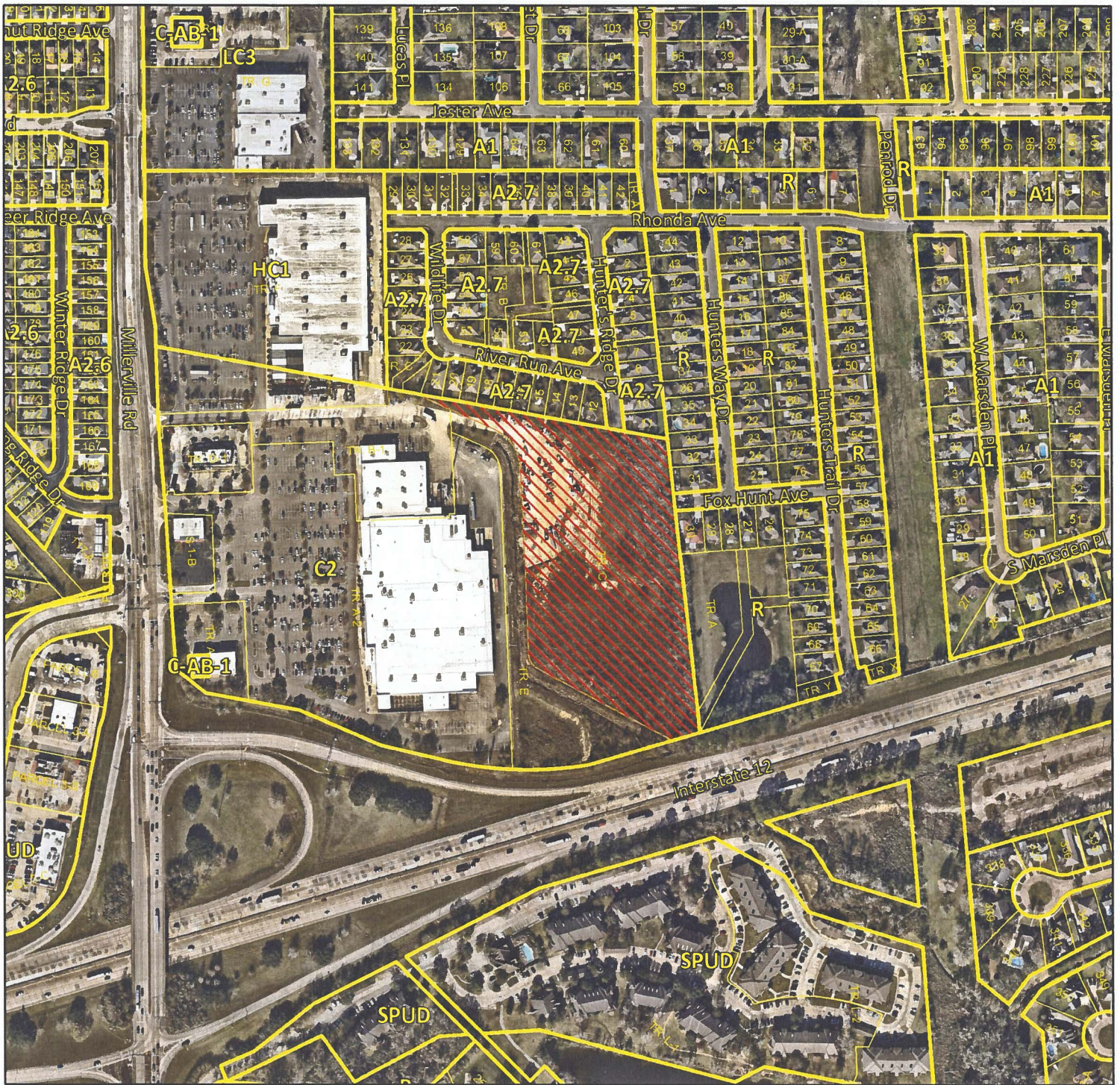
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels






SPUD-2-22





Legend

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



SPUD-2-22

0 200 400 600 800 ft

N

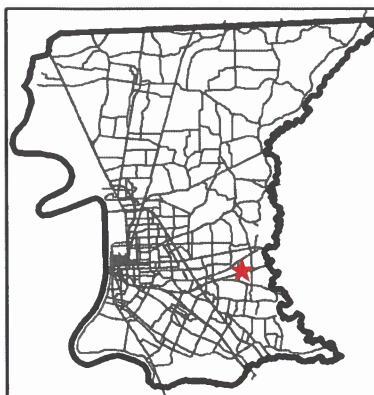
A north arrow and a scale bar are provided. The scale bar shows increments of 200 feet, ranging from 0 to 800 feet.





Legend

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



SPUD-2-22

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.