



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Frank M. Duke, FAICP
Planning Director

July 3, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director

FROM: Michael F. Hynson, Planner II *MFH*

SUBJECT: **ISPUD 6-19** The Vue on Parker

Application Summary			
Applicant	Brent Little	Submittal Date	May 30, 2019
Design Professional	Duplantis Design Group, PC		
Lot and Block	51	Site Area	1.29 acres
Location	South of Gourrier Avenue, northeast of Janet Avenue, and northwest of West Parker Boulevard, on lots 1, 2, 3, 4, and 5 of the University View Homesites Subdivision (Council District 12 - Freiberg).		
Planning Commission Meeting Date	July 15, 2019	Metropolitan Council Meeting Date	August 21, 2019
Request			
Requested Zoning	Infill/ Mixed Use Small Planned Unit Development (ISPUD)		
Proposed Use(s)	High density multi-family residential development with parking structure		
Overall Residential Density	103 units per acre	Number of Units	132 units
Site Characteristics			
FUTUREBR Land Use Designation	Urban Neighborhood	Character Area	Urban/Walkable
Existing Zoning	General Residential (A4)	Overlay District	N/A
Existing Use	Medium density residential	Special Flood Hazard	Yes 100%
Area Characteristics			
Surrounding Zoning	A4, Single Family Residential (A1), Small Planned Unit Development (SPUD), Limited Residential (A3.3)		
Surrounding Uses	Medium and high density multi-family residential, educational institution		
Findings			
Staff certifies that the proposed request meets the minimum criteria for a change of zoning being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History – Site

- None

Case History – Area

- **PUD 3-00** The Summit at Southgate 446 high density residential units 442 space parking garage and 2,899 commercial/office space
 - Approved by the Planning Commission on September 12, 2016
- **SPUD 6-14**, Park 7 Apartments Revision, to reduce parking spaces to accommodate City/Parish requirements
 - Approved by the Planning Commission on June 15, 2015
- **SPUD 6-14** Park 7 Apartments, A six (6) story, 93,239 square foot high density residential apartment complex consisting of 280 units and a parking garage structure.
 - Approval recommended by the Planning Commission on February 23, 2015
 - Approved by the Metropolitan Council on March 18, 2015.
- **Case 18-14** 4240 Dodson Ave to rezone from Limited Residential A3.1 to A3.3
 - Approval recommended by the Planning Commission on June 16, 2014
 - Approved by the Metropolitan Council on July 16, 2014

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of multi-family residential and university uses
- Will not change existing land use pattern

Regulatory Issues

- Street yards provided as required
 - Street yard contains 12 Class A trees along Gourrier Avenue
 - 14 Class B trees along West Parker Boulevard; 19 along Janet Avenue (due to power lines)
- Pedestrian circulation provided
- Open space exceeds requirements

Common Open Space		
	Required	Provided
Common Open Space	0 sf	2,614 sf

- Alternative parking approved by Planning Director on June 11, 2019 per Section 17.4.1.B

Parking			
	Required	Proposed	Meets Requirements
Auto Spaces	212	214	Yes
ADA Spaces	7	7	Yes
Bicycle Spaces	11	72	Yes

- One 20 sf projecting sign, three wall signs at 10, 12, and 17 sf as shown on plans
- Setbacks are less than typical

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

Environmental Issues

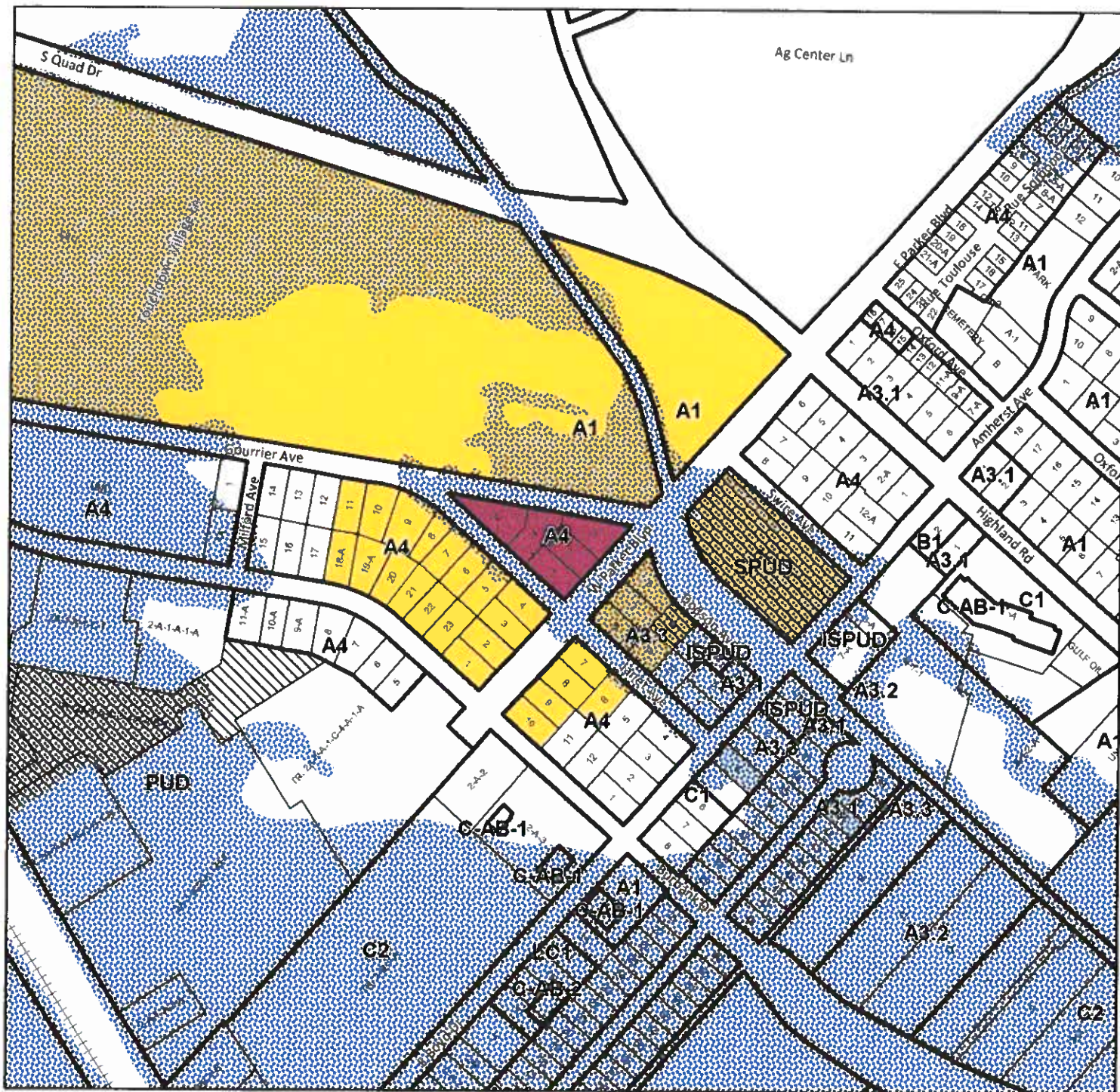
- 100% located in AE Flood Zone requiring elevated finished floors for new construction

Community Outreach/Notification

- LSU notified on May 31, 2019
- Subject property posted on June 25, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on June 28, 2019
- Staff reports available to review on July 3, 2019 at
<http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on July 11, 9, and 5, 2019

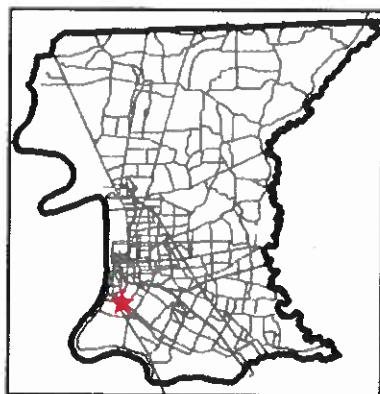
Findings

Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, compatible with 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



ISPUD-6-19

0 200 400 600 800 ft

SCALE

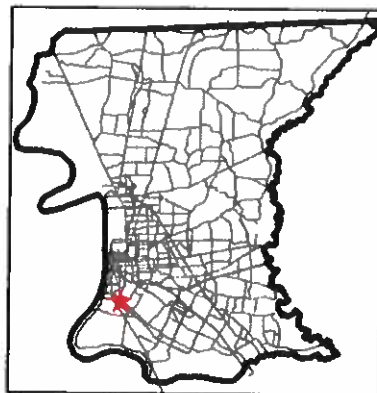
N





Legend

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



ISPUD-6-19

0 200 400 600 800 ft

SCALE

N

