



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: Blanca Tejera, Senior Planner **BAT**

SUBJECT: **PUD 2-00** Burbank University Concept Plan Revision 8

Application Summary			
Applicant	Kevin Alford	Submittal Date	May 29, 2019
Design Professional	Duplantis Design Group, PC		
Lot and Block	57,58, 71	Site Area	550 acres
Location	Between Bayou Fountain and Nicholson Drive, to the north, south, east and west of the intersection of West Lee Drive and Burbank Drive, on Tracts A, A-1, A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, A-4, B-1, B-3-A, B-3-B-1-A-1, B-3-B-1-A-2, B-3-B-1-A-3, B-3-B-1-B, B-2-A-1-A, B-2-A-1-A-2, B-2-A-1-B, B-2-A-1-C, C-1-A-1-A-2, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-1, C-1-A-1-A-3-C-2, C-1-A-1-A-3-C-3, C-1-A-1-A-1-A, D-1-A, D-2-A, C-2-A-1-C-1, C-2-A-1-B-1-A, C-2-A-2-A, C-2-A-3-A, C-2-B-1, C-2-A-1-A-1-C, CA-1, CA-2, C-A-3-A, CA-4, CA-5, C-1-A-1-A-3-C-4-A, and Lots 1-195 of the Nelson Property (Council District 3-Loupe and 12- Freiberg)		
Planning Commission Meeting Date	July 15, 2019	Metropolitan Council Meeting Date	N/A
Request			
Proposed Use(s)	Additional vehicular access points		
Overall Residential Density	4 units per acre	Number of Units	1,969 units
Site Characteristics			
FUTUREBR Land Use Designation	Commercial, Office, Open Space, Compact and Residential Neighborhood	Character Area	Suburban and Urban/Walkable
Existing Zoning	Planned Unit Development (PUD)	Overlay District	None
Existing Use	Low density single family residential, medium and high density multi-family residential, commercial, undeveloped	Special Flood Hazard	Yes ± 90%

Area Characteristics	
Surrounding Zoning	Rural, Single Family Residential (A1), Zero Lot Line District, Limited Residential (A3.3), Commercial Alcoholic Beverage (Restaurant) (C-AB-1), Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2), Light Commercial (C1), Heavy Commercial (C2)
Surrounding Uses	Low density single family residential, medium density multi-family residential, high density multi-family residential, retail sales, religious institution, educational institution, office, undeveloped
Findings	
Staff certifies that the proposed request is consistent with the Concept Plan and consistent with the minimum requirements of the Unified Development Code for Planning Commission consideration	

Case History – This Site

- **PUD-2-00** Burbank University Concept Plan Revision 7 to increased medium density residential and decreased 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
- **PUD-2-00** Burbank University Concept Plan Revision 5 to update PUD plans and allowable uses
 - Approved by the Planning Commission on June 1, 2016
- **PUD-2-00** Burbank University Concept Plan Revision 4 to revise boundary line and vehicular access on commercial tract
 - Approved by the Planning Commission Staff on July 2, 2015

Case History – Surrounding Area

- **Case 36-19** 1200-1300 UND Brightside Drive, from A1 and A3.1 to LC2
 - Approval recommended by the Planning Commission on May 20, 2019
 - Approved by Metropolitan Council on June 19, 2019
- **PA-6-19** 1200-1300 UND Brightside Drive, from Urban Neighborhood to Neighborhood Center
 - Approval recommended by the Planning Commission on May 21, 2018
 - Approved by Metropolitan Council on June 20, 2018
- **PUD-2-00** Lake Villas, Burbank University Final Development Plan Revision 2 update lot layout by adding 4 lots and entry sign
 - Approved by the Planning Commission Staff on December 3, 2018
- **PUD-2-00** Arlington Marketplace, Burbank University Final Development Plan Revision 3 pylon sign approval
 - Approved by the Planning Commission Staff on October 16, 2018
- **PUD-2-00** Chicken Salad Chick, Burbank University Final Development Plan
 - Approved by the Planning Commission on September 17, 2018
- **PUD-2-00** Arlington Marketplace, Burbank University Final Development Plan Revision 2 pylon sign height increased
 - Approved by the Planning Commission Staff on July 27, 2018
- **PUD-2-00** Benny’s Car Wash, Burbank University Final Development Plan
 - Approved by the Planning Commission on July 16, 2018
- **PA-7-18** 6900-7000 UND Burbank Drive, from Compact Neighborhood to Commercial
 - Approval recommended by the Planning Commission on May 21, 2018

- Approved by Metropolitan Council on June 20, 2018
- **Case 34-18** 6900-7000 UND Burbank Drive, from Rural to LC2
 - Approval recommended by the Planning Commission on May 21, 2018
 - Approved by Metropolitan Council on June 20, 2018
- **Case 35-18** 6900-7000 UND Burbank Drive, from Rural to A3.1
 - Approval recommended by the Planning Commission on May 21, 2018
 - Approved by Metropolitan Council on June 20, 2018
- **PUD-2-00** Zaxby's, Burbank University Final Development Plan to revise footprint from 4,157 sf to 3,128 sf, move part of parking from the West to East side, reduce parking spaces from 48 to 32, provide wider entrance, and shift building approximately 25 feet to the West
 - Approved by the Planning Commission Staff on May 14, 2018
- **PUD-2-00** Arlington Marketplace, Burbank University Final Development Plan
 - Approved by the Planning Commission on January 17, 2017
- **PUD-2-00** Raising Canes, Burbank University Final Development Plan
 - Approved by the Planning Commission on December 18, 2017
- **PUD-2-00** Starbucks, Burbank University Final Development Plan
 - Approved by the Planning Commission on November 13, 2017
- **PUD-2-00** Chick-Fil-A, Burbank University Final Development Plan
 - Approved by the Planning Commission on August 21, 2017
- **PUD-2-00** Atomic Burger, Burbank University Final Development Plan
 - Approved by the Planning Commission on July 17, 2017
- **PUD-2-00** Arlington Marketplace, Burbank University Final Development Plan Revision building #1 shifted 25 feet, and increased in area, drives and parking reconfigured
 - Approved by the Planning Commission Staff on January 17, 2017
- **PUD-2-00** Lake Villas, Burbank University Final Development Plan
 - Approved by the Planning Commission Staff on August 11, 2016
- **PUD-2-00** Murphy Express, Burbank University Final Development Plan
 - Approved by the Planning Commission on July 18, 2016
- **PUD-2-00** Zaxby's, Burbank University Final Development Plan
 - Approved by the Planning Commission on July 18, 2016
- **PUD-2-00** Gravity Sewer and Roadway Improvements, Burbank University Final Development Plan for gravity sewer and roadway improvements
 - Approved by Planning Commission on July 18, 2016
- **PUD-2-00** Murphy Express Burbank University Final Development Plan for a fueling station with 10 fuel islands under canopy
 - Approved by Planning Commission on July 18, 2016
- **Case 61-15** 1350 Doris Street, from A1 and SPUD to A3.3
 - Approval recommended by the Planning Commission on May 21, 2018
 - Approved by Metropolitan Council on June 20, 2018
- **PUD-2-00** Lake Villas, Burbank University Final Development Plan for 191 single family residential lots
 - Approved by the Planning Commission on April 20, 2015
- **PUD-2-00** Burbank University Final Development Plan, Arlington Townhomes and Manors for 83 buildings with a total of 179 residential units and a clubhouse
 - Approved by the Planning Commission on January 20, 2015
- **PUD-2-00** Burbank University Final Development Plan, Wildwood of Baton Rouge for 204 residential units and a 1,200 square foot clubhouse

- Approved by the Planning Commission on January 20, 2015

Comprehensive Plan Consistency

- Consistent with the designations on the Future Land Use Map

Neighborhood Compatibility

- Concept plan will not affect surrounding properties and will not change existing land use patterns

Regulatory Issues

- Changes to the vehicular system by adding new vehicular access points on Ben Hur Road and Nicholson Drive

Environmental Issues

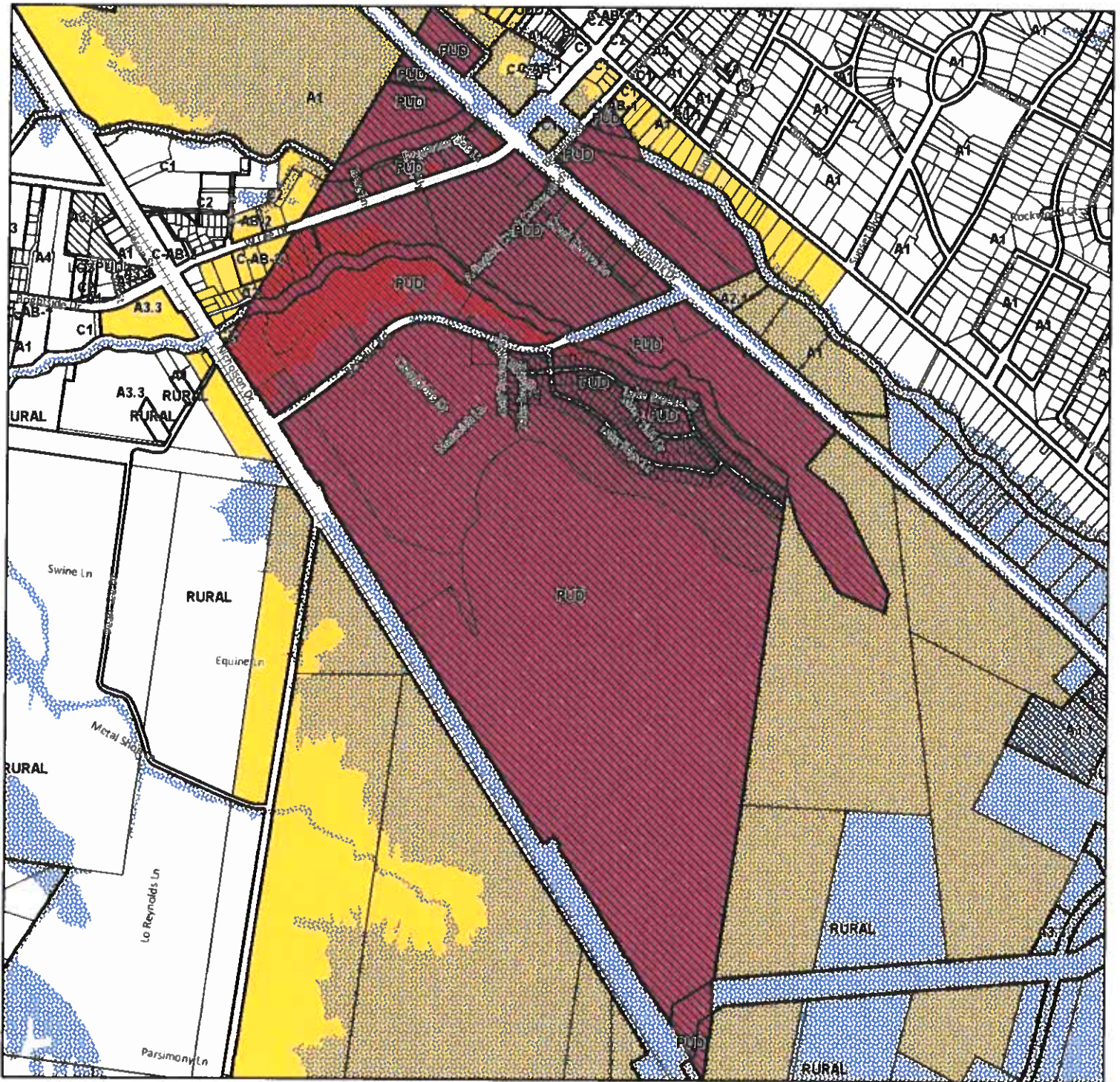
- Approximately 90% located in AE Flood Zone requiring elevated finished floors for new construction

Community Outreach/Notification







- The subject property was posted on June 25, 2019
- Public Notification Cards were mailed to all property owners within a 300 foot radius and University Acres of the subject property on June 28, 2019
- Staff reports will be available for review on July 3, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement was published in the Advocate on July 5, 9, and 11, 2019

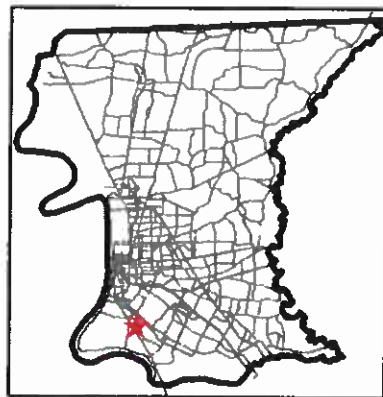
Findings

Staff certifies that the proposed request is consistent with the Concept Plan and consistent with the minimum requirements of the Unified Development Code for Planning Commission consideration




Legend

-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels




PUD-2-00

Concept Plan Rev.



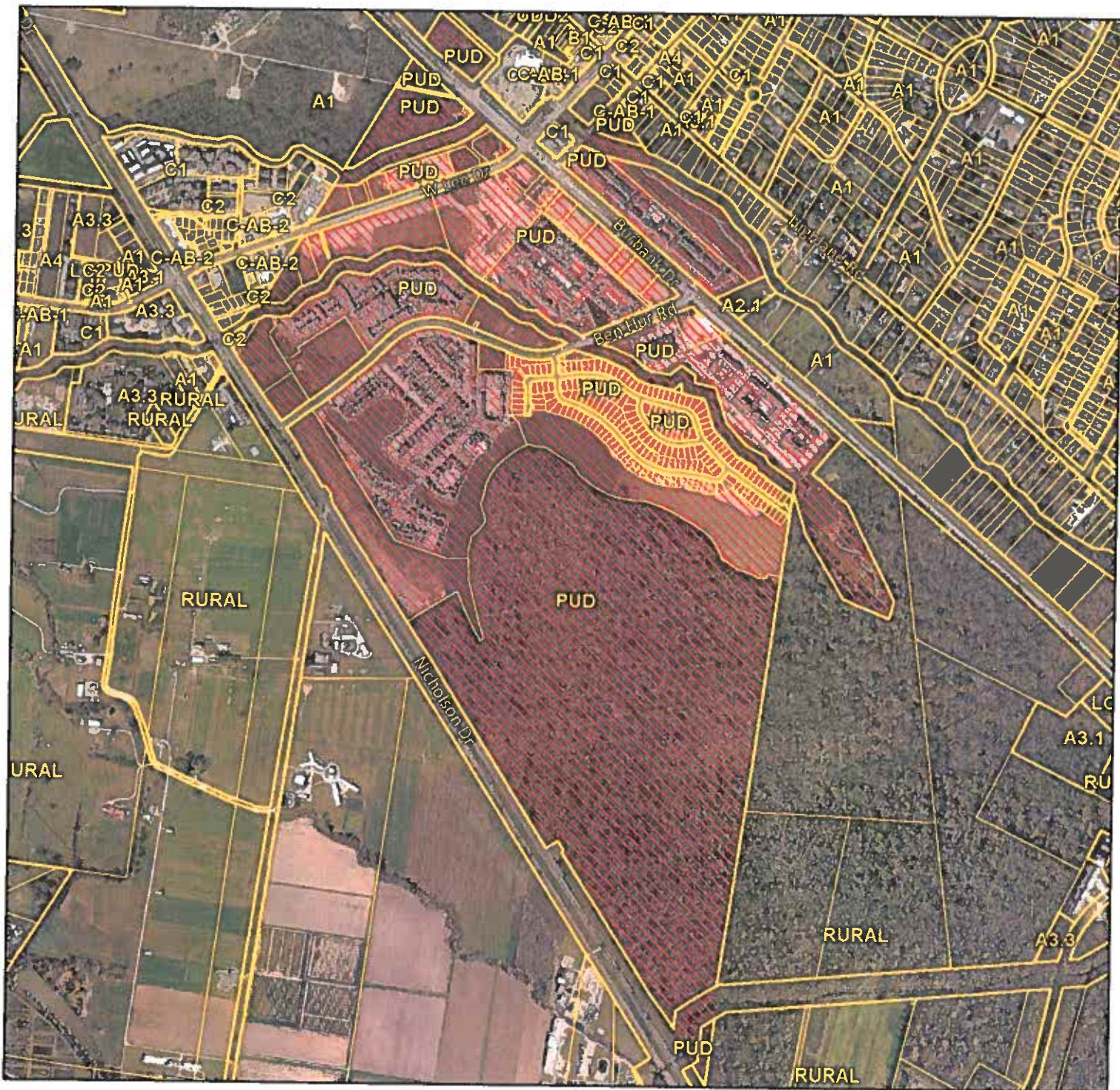
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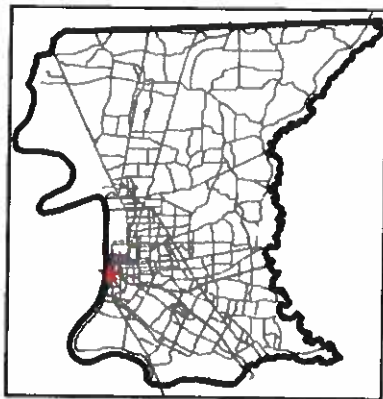
SCALE






Legend

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




PUD-2-00

Concept Plan Rev.



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