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

November 7, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director

FROM: Michael F. Hynson, Planner II MFH

SUBJECT: **PUD-4-09** Antioch Office Park-Building 1 Final Development Plan

Application Summary			
Applicant	John Thompson	**Submittal Date**	October 3, 2019
Design Professional	Duplantis Design Group		
Lot and Block	78	**Site Area**	0.90 acres
Location	East of Antioch Road and north of Airline Highway (Council District 9-Hudson)		
Planning Commission Meeting Date	November 18, 2019	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A		
Proposed Use(s)	Office		
Site Characteristics			
FUTUREBR Land Use Designation	Mixed Use	**Character Area**	Suburban
Existing Zoning	Planned Unit Development (PUD)	**Overlay District**	None
Existing Use	Undeveloped	**Special Flood Hazard**	Yes ± 99%
Area Characteristics			
Surrounding Zoning	PUD		
Surrounding Uses	High density multifamily residential, low density single family residential, undeveloped		
Findings			
Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History –Site

- **PUD-4-09** Long Farm Concept Plan Revision 4 to revise green space and update plan to meet new UDC requirements
  - Approved by Planning Commission staff on July 13, 2018
- **PUD-4-09** Long Farm Concept Plan Revision 3 to remove unconstructible pedestrian paths
  - Approved by Planning Commission staff on September 12, 2016

Case History –Area

- **PUD-4-09** Long Farm Village Phase III, Part 1 & 2, Long Farm Final Development Plan to build single family housing
  - Approved by the Planning Commission on August 16, 2018
- **PUD-4-09** Long Farm Village Phase 3, Parts 1 and 2, Long Farm Final Development Plan to build 39 low density single family homes
  - Approved by the Planning Commission on July 16, 2018
- **PUD-4-09** Tract A-1-A-3-A-1-B, Long Farm Final Development Plan to build 2 buildings consisting of commercial space
  - Approved by the Planning Commission on April 16, 2018
- **PUD-4-09** Long Farm Village (Phase II, Parts 1, 2, & 3), Long Farm Final Development Plan to grant a one year extension
  - Approved by Planning Commission staff on September 12, 2016
- **PUD-4-09** Village Market Street Long Farm Final Development Plan to build a retail shopping center
  - Approved by the Planning Commission on January 19, 2016
- **PUD-4-09** Zaxby's, Long Farm Final Development Plan to build a restaurant with drive thru
  - Approved by the Planning Commission on October 19, 2015
- **PUD-4-09** Tapestry Long Farm Final Development Plan to build a 276 unit multifamily development
  - Approved by the Planning Commission on July 20, 2015

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Proposed Final Development Plan is consistent with the approved Concept Plan
- Overall PUD contains a mixture of residential and commercial uses

Regulatory Issues

- Site not located on road on MoveBR
- Proposed pedestrian circulation that connects interior sidewalk to sidewalks along Antioch Road
- Open Space meets requirements of Concept Plan:

Open Space		
	Provided	**Meets Requirements**
Common Open Space	0.08 acres	Yes

- Parking exceeds minimum requirements:

Parking			
	Required	**Proposed**	**Meets Requirements**
Auto Spaces	22	42	Yes
ADA Spaces	2	2	Yes
Bike Spaces	2	2	Yes

- Signs not in conflict with sight triangles or utility servitudes:

Signs				
	Typical Sign Area	**Proposed Sign Area**	**Typical Height**	**Proposed Height**
Monument	64 sf	18 sf	6 ft	5 ft

- Proposed setbacks exceed typical requirements:

Setbacks		
	Typical	**Proposed**
Front Yard	10 ft	17 ft
Side Yard	None	42 ft
Corner Side Yard	None	42ft
Rear Yard	None	143 ft

Environmental Issues

- 99% located in AE Flood Zone requiring elevated finished floors for new construction
- Site within PUD with approved drainage

Community Outreach/Notification

- Subject property posted on October 23, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on November 1, 2019
- Staff reports available to review on November 7, 2019 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on November 8, 12, and 14, 2019

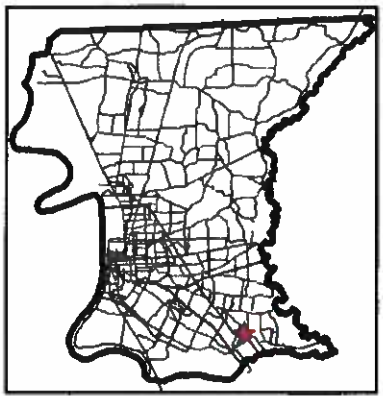
Findings

Staff certifies that the proposed request is consistent with approved concept plan and meets 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-4-09

Final Dev. Plan

N

0 200 400 600 800 ft

SCALE

EBR PLANNING



Legend

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



PUD-4-09

Final Dev. Plan

N

0 200 400 600 800 ft

SCALE

EBR PLANNING