




**Office of the Planning Commission**


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Frank M. Duke, FAICP  
 Planning Director

November 7, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director 

FROM: Vance W. Baldwin, PLA, ASLA, CFM, Planning Manager 

SUBJECT: **S-12-19** Lakes at Legacy (Deferred from August 19 by the Planning Director, from September 16 by Councilmember Wilson and from October 21 by the Planning Commission) (Related Case 59-19)

Application Summary			
<b>Applicant</b>	Mickey Robertson, P.E., P.L.S.	<b>Submittal Date</b>	July 5, 2019
<b>Design Professional</b>	MR Engineering & Surveying, LLC		
<b>Lot and Block</b>	40	<b>Site Area</b>	87.05 acres
<b>Location</b>	Located on the north side of King Richard Drive and east of Sherwood Forest Boulevard (Council District 4-Wilson)		
<b>Planning Commission Meeting Date</b>	November 18, 2019		
Request			
<b>Number of Lots Proposed</b>	276 Residential lots and 10 common area tracts		
<b>Overall Residential Density</b>	3.17 Units per acre		
<b>Access</b>	Public streets		
<b>Background</b>	Two existing tracts and one existing residential lot		
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Residential Neighborhood	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Single Family Residential (A1)	<b>Overlay District</b>	None
<b>Existing Use</b>	Former golf course, low density single family residential	<b>Special Flood Hazard</b>	Yes ±80%
Area Characteristics			
<b>Surrounding Zoning</b>	A1, Single Family Residential (A2), Rural, Transition		
<b>Surrounding Uses</b>	Low density single family residential, zero lot line single family residential, school, office		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration if the companion rezoning is approved			

**Case History – Site**

- **Case 59-19** 1655 Sherwood Forest Boulevard, from A1 to Single Family Residential (A2.7)
  - Deferred from September 16 by Councilmember Wilson and from October 21 by the Planning Commission
- **Case 54-19** 1655 Sherwood Forest Blvd, from A1 to Rural
  - Withdrawn by the applicant

**Case History – Area**

- None

**Comprehensive Plan Consistency**

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

**Neighborhood Compatibility**

- Adjacent to single family residential lots to the north, south and east
- Commercial recreation located to the west on remaining portion of the former Sherwood Forest Country Club Property
- A 50 foot buffer and drainage area proposed along existing lots of Sherwood Forest 4<sup>th</sup> & 5<sup>th</sup> Filings
- A second vehicle connection requested by some neighborhood residents is proposed through Lot 407 of Sherwood Forest, 4<sup>th</sup> Filing

**Regulatory Issues**

- Sidewalks provided within subdivision, consistent with Section 13.8.A.1 of the UDC
- Sidewalk connections provided to existing pathways to adjacent commercial recreation facility
- Vehicular access proposed to King Richard Drive and Ashbourne Drive
- Vehicular stub-out provided to adjacent East Baton Rouge School Board Property to the north
- Future potential BREC trail along the south side of Jones Creek acknowledged
- Proposed lot areas and widths meet or exceed the established minimums for the proposed zoning district

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
50 ft	50 ft	6,000 sf	6,000 sf

**Environmental Issues**

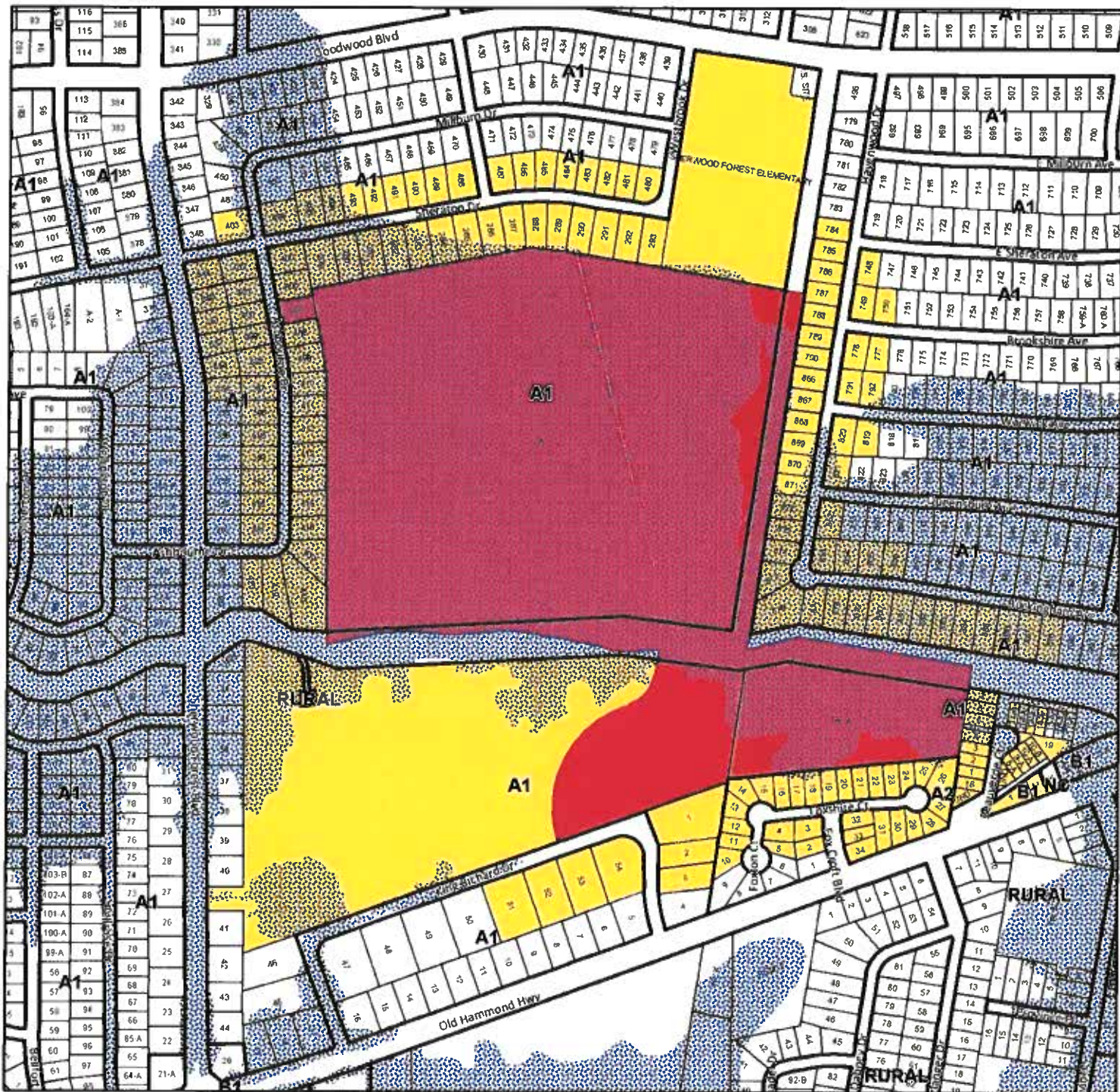
- Approximately 80% of subject site located in AE Flood Zone requiring elevated finished floors of new constructions

**Community Outreach/Notification**







- BREC Notification sent July 9, 2019 and October 15, 2019
- Three community meetings were held by the applicant in July and August 2019
- Subject property posted on August 23, 2019 and November 1, 2019
- Public Notification Cards mailed to property owners within 300 foot radius and the Sherwood Forest Homeowners Associations on November 1, 2019
- Staff reports available for review on November 7, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in the Advocate on November 8, 2019

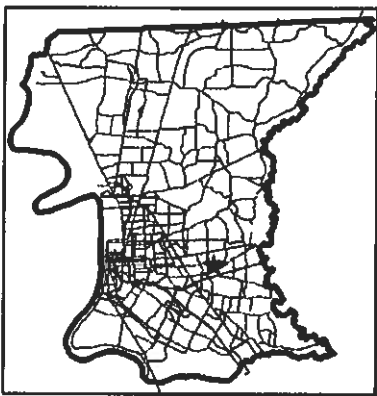
**Findings**

Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration if the companion rezoning is approved




**Legend**


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



# S-12-19



N






0 200 400 600 800 ft

SCALE






**Legend**


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



**S-12-19**

 N

0 200 400 600 800 ft



SCALE

