

**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: Rexter Chambers, Senior Planner 

SUBJECT: **S-7-19 Magnolia Crossing** (Related Case 27-19) Deferred from June 17, 2019 by Councilmember Freiberg

Application Summary			
<b>Applicant</b>	William FaKouri	<b>Submittal Date</b>	May 1, 2019
<b>Design Professional</b>	Centerline Engineering & Land Surveying LLC		
<b>Lot and Block</b>	73	<b>Site Area</b>	6.15 acres
<b>Location</b>	East side of Staring Lane, to the south of Kingcrest Parkway, on Lots A-1 and B of the H. L. Staring Property (Council District 12-Freiberg)		
<b>Planning Commission Meeting Date</b>	July 15, 2019		
Request			
<b>Number of Lots Proposed</b>	35 Residential lots and two common area tracts		
<b>Overall Residential Density</b>	5.69 Units per acre		
<b>Access</b>	Private streets		
<b>Background</b>	Two existing tracts		
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>	Low density single-family residential, undeveloped	<b>Special Flood Hazard</b>	No
Area Characteristics			
<b>Surrounding Zoning</b>	Single Family Residential (A1), General Residential (A4), Heavy Commercial (C2), Light Commercial (C1), Commercial Alcoholic Beverage-Restaurant (C-AB-1)		
<b>Surrounding Uses</b>	Low density single-family residential, medium density townhomes, office, retail, vacant, veterinary clinic, personal service, restaurant, health club, undeveloped		
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**

- None

**Case History – Area**

- **CUP 9-18** General Assembly of Baton Rouge (420 Staring Lane)
  - For proposed addition at existing religious institution site
  - Approved by Planning Commission on December 10, 2018
- **Case 56-15** 8860 Highland Road to rezone from A1 to Limited Residential (A3.1)
  - Approval recommended by Planning Commission on December 14, 2015
  - Approved by Metro Council on January 20, 2016

**Comprehensive Plan Consistency**

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

**Neighborhood Compatibility**

- Abuts to single family residential lots to the north, south, and east, and medium density townhomes to the south
- Serves as transition between lower and higher density uses

**Regulatory Issues**

- Sidewalks provided within subdivision, consistent with Section 13.8.A.1 of the UDC
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning district

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
30 ft	45 ft	3,800 sf	5,535 sf

**Environmental Issues**

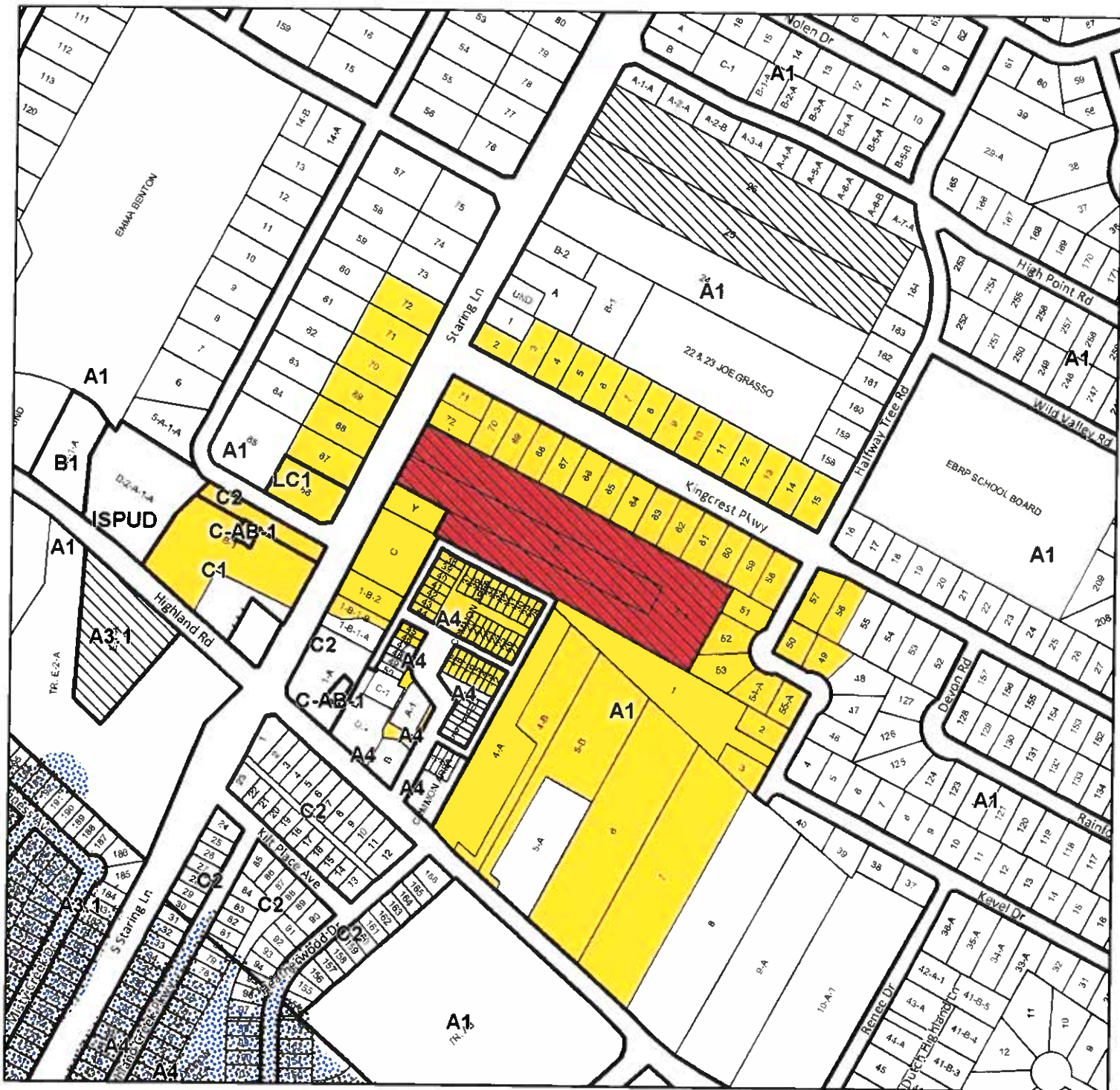
- Property located outside of a Special Flood Hazard Area

**Community Outreach/Notification**







- Subject property posted on May 29, 2019
- Public Notification Cards mailed to property owners within 300 foot radius and the Historic Highland Road Homeowners Association on May 31, 2019
- Staff attended a public meeting on this case at the Bluebonnet Library on June 6, 2019
- Legal advertisement published in the Advocate on June 7, 2019
- Staff reports available for review on July 3, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

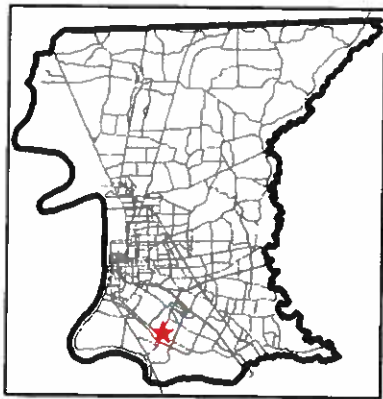
**Findings**

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-7-19



N






0 200 400 600 800 ft

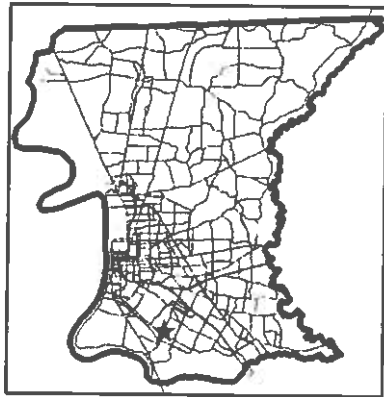
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**Legend**

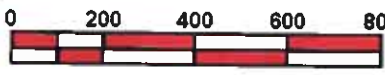
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



S-7-19



N



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SCALE

