



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 *[Signature]*
FROM: Rexter Chambers, Senior Planner *[Signature]*
SUBJECT: **SS-13-19** Montan Estates (Flag Lot Subdivision)

Application Summary			
Applicant	Michael Davis	Submittal Date	October 1, 2019
Design Professional	Landsource, Inc.		
Lot and Block	91	Site Area	10.08 acres
Location	North of Highland Road and west of Sotile Drive (Council District 9-Hudson)		
Planning Commission Meeting Date	November 18, 2019		
Request			
Number of Lots Proposed	Two commercial lots		
Access	Public street		
Background	One existing tract		
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Suburban
Existing Zoning	Heavy Commercial (HC2)	Overlay District	None
Existing Use	Undeveloped, utilities	Special Flood Hazard	Yes ± 30%
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), Heavy Commercial (C2), Light Industrial, Rural, Commercial-Alcoholic Beverage-Bars & Lounges (C-AB-2)		
Surrounding Uses	Low density single family residential, restaurant, office, mini-storage facility, motor vehicle repair, contractors, open storage, undeveloped, wireless tower		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration			

Case History – Site

- **PA-5-18** 18700-18800 UND Highland Road, Industrial to Employment Center
 - Approval recommended by Planning Commission on May 21, 2018
 - Approved by Metro Council on June 20, 2018
- **Case 25-18** 18700-18800 UND Highland Road, Rural to HC2
 - Approval recommended by Planning Commission on May 21, 2018
 - Approved by Metro Council on June 20, 2018

Case History – Area

- **PA-6-18** 18500-18600 UND Highland Road, Industrial to Employment Center
 - Approval recommended by Planning Commission on May 21, 2018
 - Approved by Metro Council on June 20, 2018
- **Case 26-18** 18500-18600 UND Highland Road, Rural to HC2
 - Approval recommended by Planning Commission on May 21, 2018
 - Approved by Metro Council on June 20, 2018
- **Case 79-17** Energy Park, Rural to M1
 - Approval recommended by Planning Commission on October 16, 2017
 - Approved by Metro Council on December 6, 2017
- **Case 50-17** 18340 Highland Road, C2 to Commercial Alcoholic Beverage-Restaurant
 - Approval recommended by Planning Commission on July 17, 2017
 - Approved by Metro Council on August 16, 2017
- **Case 47-17** 17900-18000 UND Old Perkins Road East, Rural to Light Commercial
 - Approval recommended by Planning Commission on July 17, 2017
 - Approved by Metro Council on August 16, 2017
- **Case 17-14** 18909 Highland Road, Rural to M1
 - Approval recommended by Planning Commission on May 19, 2014
 - Approved by Metro Council on June 18, 2014

Comprehensive Plan Consistency

- Consistent with designation of Employment Center

Neighborhood Compatibility

- Adjacent to low density single family residential lots to the north
- Restaurant, office, mini-storage facility, motor vehicle repair, contractors, and open storage located to the east and south

Regulatory Issues

- Conditional Use Permit required for flag lot
- Proposed lot widths and areas meet or exceed the established minimums for the current zoning district and flag lots

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
60 ft	250 ft	7,500 sf	134,200 sf

Environmental Issues

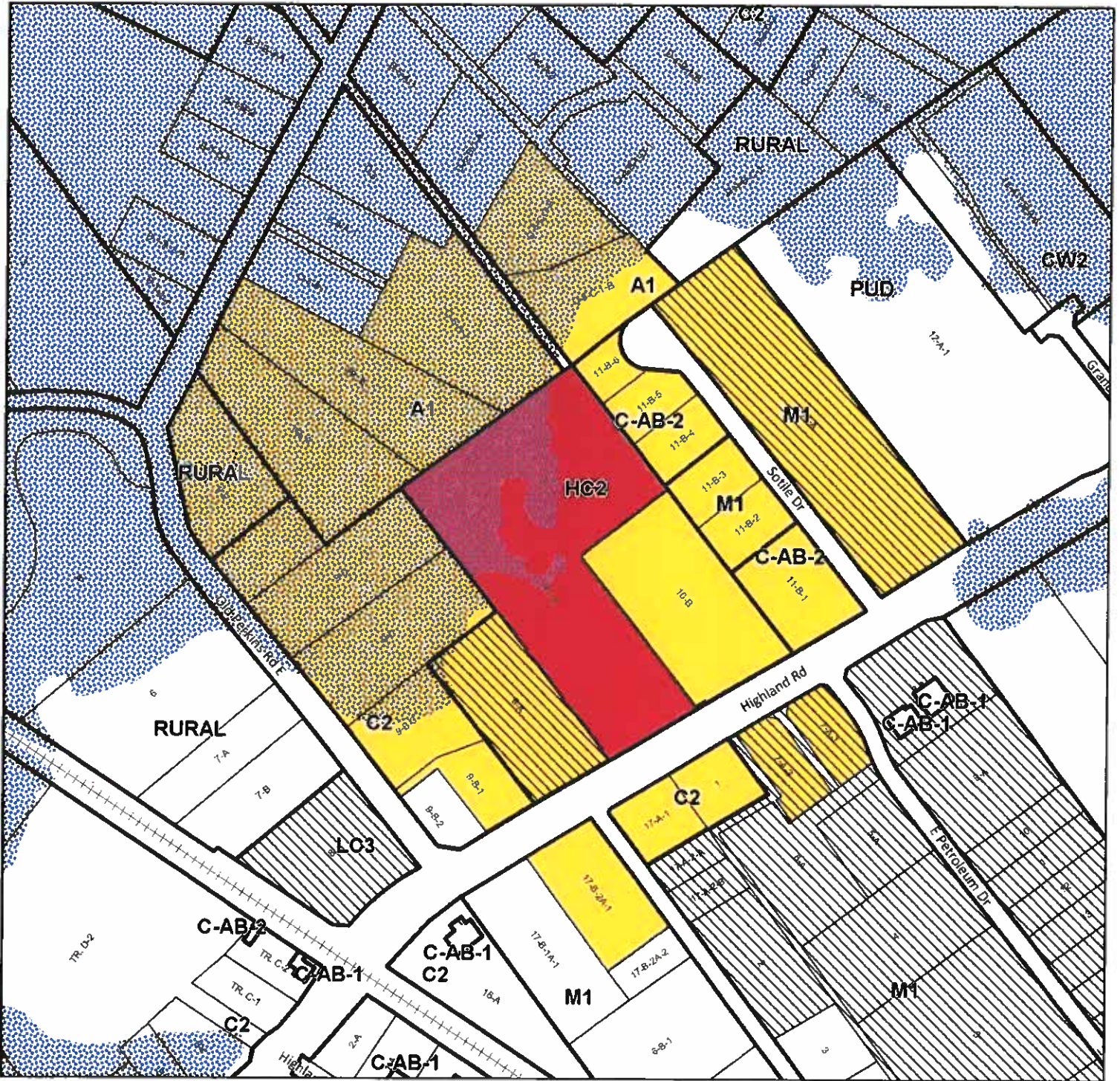
- Thirty percent of the proposed subdivision lies within the AE Flood Zone requiring elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification







- Subject property posted on October 22, 2019
- Public Notification Cards mailed to property owners within 300 foot radius 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

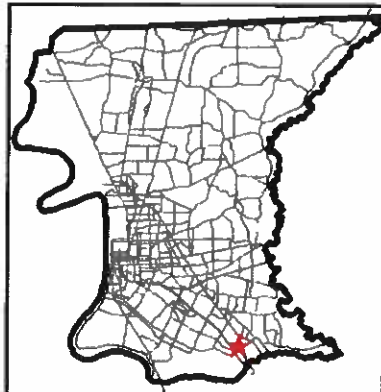
Findings

Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration





Legend

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

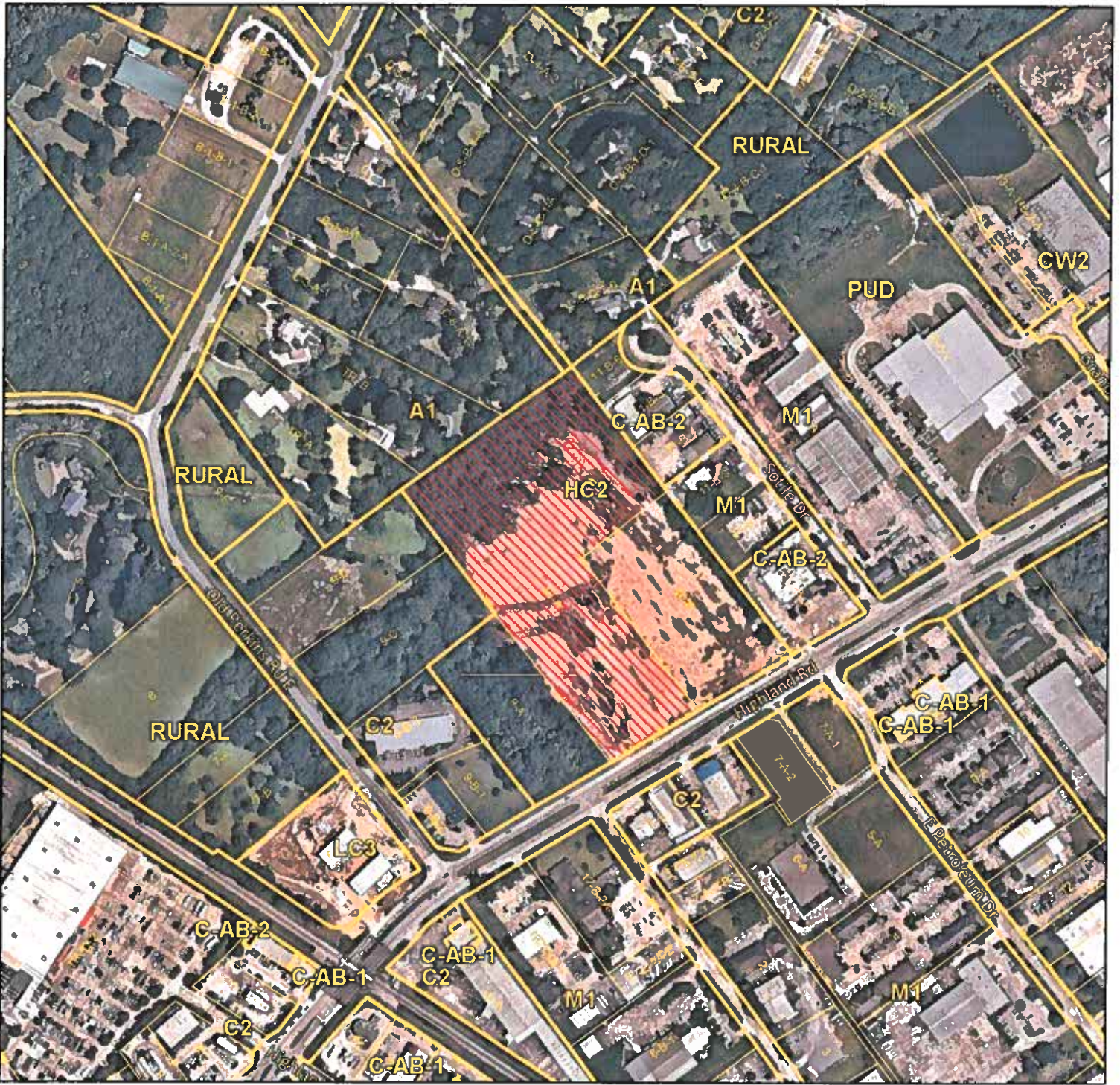


SS-13-19







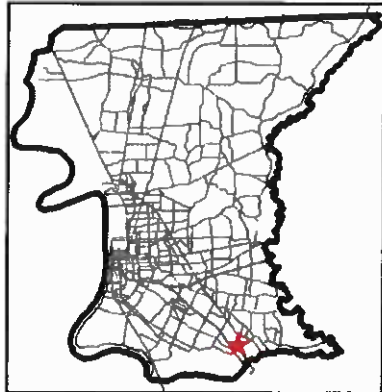
SCALE






Legend


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



SS-13-19



N



0 200 400 600 800 ft

SCALE

