



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
 Post Office Box 1471, Baton Rouge, Louisiana 70821
 or
 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
 Phone (225) 389-3144 Fax (225) 389-5342

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-7-19** Goodwood Estates (Flag Lot Subdivision) (Deferred from August 19 by Councilmember Watson and from September 16 by the Planning Commission)

Application Summary			
Applicant	Joseph Levatino	Submittal Date	July 2, 2019
Design Professional	Phillip Thomas, P.L.S.		
Lot and Block	37	Site Area	0.72 acres
Location	South side of Goodwood Avenue and east of Keed Avenue (Council District 11-Watson)		
Planning Commission Meeting Date	November 18, 2019		
Request			
Number of Lots Proposed	Two residential lots		
Overall Residential Density	2.78 Units per acre		
Access	Public street		
Background	One existing tract (7058 Goodwood Avenue)		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Single Family Residential (A1)	Overlay District	None
Existing Use	Low density single family residential	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	A1		
Surrounding Uses	Low density single family residential		
Findings			
Staff certifies that the proposed request meets the minimum requirements for Planning Commission consideration, being consistent with the comprehensive plan, conforming to UDC regulations, and compatible with the neighborhood			

Case History – Site

- None

Case History – Area

- **S-2-16 Adelia at Old Goodwood**
 - Single family residential subdivision with 47 lots and one common area
 - Approved by Planning Commission on March 21, 2016
- **ISPUD-2-19 ADC**
 - Mixed-use infill development with 9 dwelling units and commercial/office space
 - Approval recommended by Planning Commission on February 18, 2019
 - Approved by Metro Council on February 20, 2019

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Adjacent to low density single family residential lots to the east, west, and south
- There are multiple existing flag lots within the neighborhood

Regulatory Issues

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

Required Minimum Lot Width	Proposed Minimum Lot Width	Required Minimum Lot Area	Proposed Minimum Lot Area
75 ft	80 ft	10,500 sf	13,350 sf

Environmental Issues

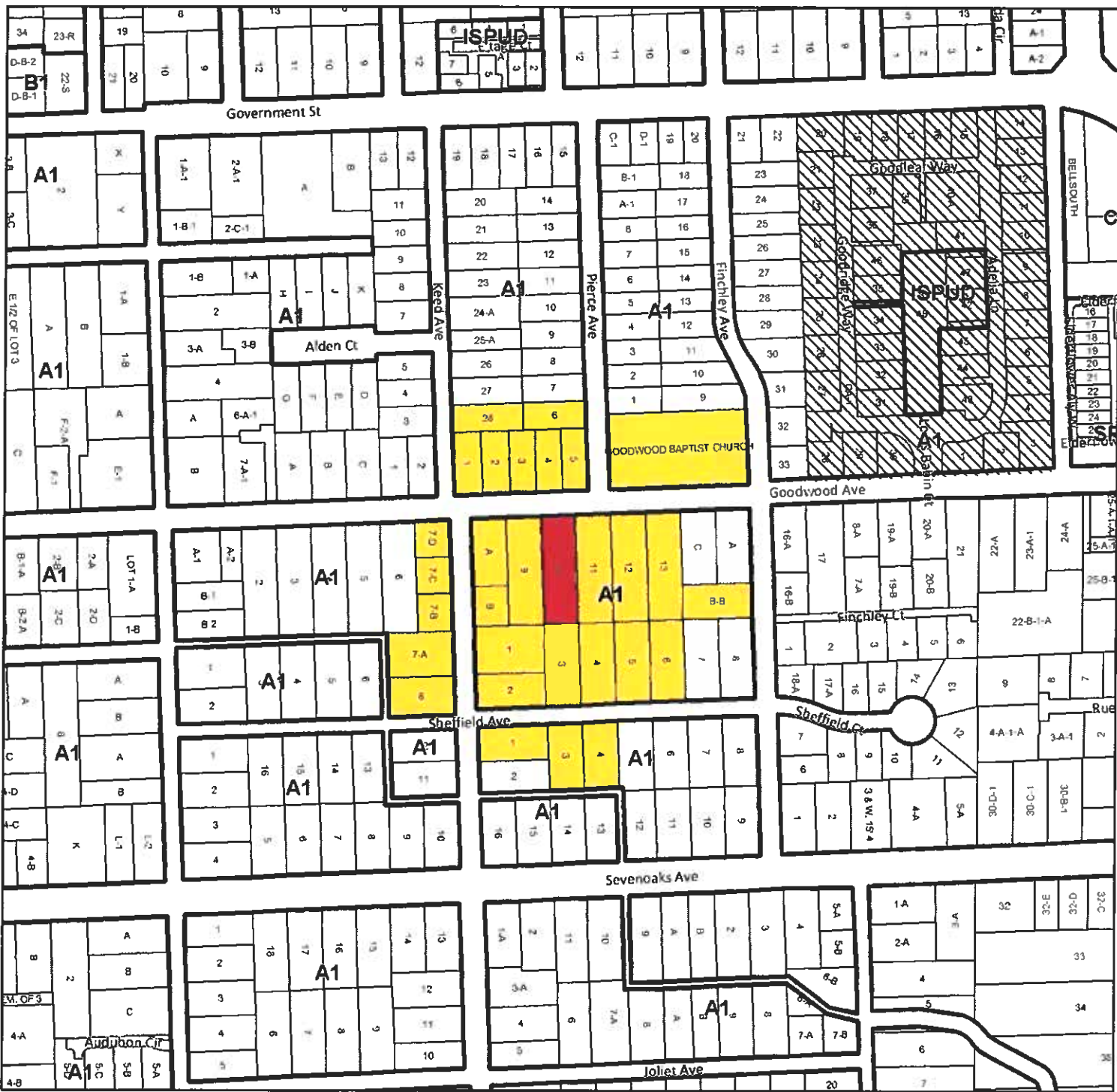
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- Subject property posted on July 19, 2019
- Public Notification Cards mailed to property owners within 300 foot radius and the Goodwood Estates Homeowners Associations on August 2, 2019
- Legal advertisement published in the Advocate on August 9, 2019
- Staff reports available for review on November 7, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

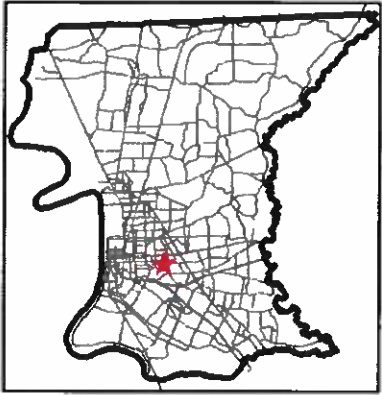
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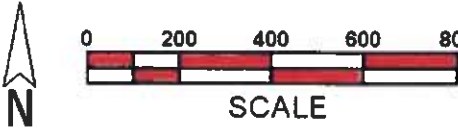


Legend

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



SS-7-19






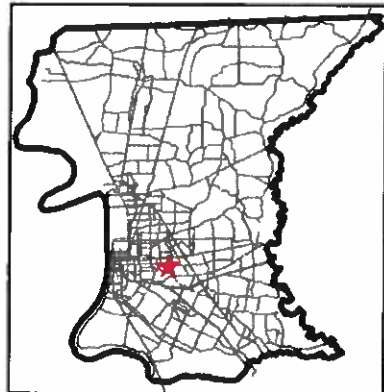
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SCALE






Legend


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



SS-7-19



N



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SCALE

