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

Ryan L. Holcomb, AICP
Interim Planning Director

April 9, 2020

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Interim Planning Director

FROM: Meaghan Nguyen, Planner I

SUBJECT: **ISPUD-2-20** River House Lofts

Application Summary			
Applicant	River House Partners, LLC	**Submittal Date**	January 29, 2020
Design Professional	Stantec Consulting		
Lot and Block	35	**Site Area**	0.49 acres
Location	Westside of Nicholson Drive and south of Oklahoma street (Council District 10-Wicker)		
Planning Commission Meeting Date	April 20, 2020	**Metropolitan Council Meeting Date**	May 20, 2020
Request			
Requested Zoning	Infill/Mixed Use Small Planned Unit Development (ISPUD)		
Proposed Use(s)	High density multifamily residential development		
Overall Residential Density	86.42 units per acre	**Number of Units**	42 units
Site Characteristics			
FUTUREBR Land Use Designation	Urban Neighborhood	**Character Area**	Urban/Walkable
Existing Zoning	Heavy Commercial (C2)	**Overlay District**	Nicholson Drive Design Overlay
Existing Use	Vacant	**Special Flood Hazard**	None
Area Characteristics			
Surrounding Zoning	Limited Residential (A3.1), General Residential (A4), Light Commercial (C1), C2, Commercial Alcoholic Beverage (Bars and Lounges) (C-AB-2), Light Industrial (M1), ISPUD		
Surrounding Uses	High density multifamily residential, low density single family residential, religious institution, microbrewery, undeveloped, parking lot, automobile rental, television studio		
Findings			
Staff certifies that the proposed request meets the minimum criteria for a change in zoning being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History –Site

- None

Case History –Area

- **Case 21-19** Water Campus 2 to remove from Urban Design Overlay District Four – Nicholson Drive (UDOD4) and Redevelopment Overlay District One – Old Town
    - Approval recommended by the Planning Commission on May 20, 2019
    - Approved by the Metropolitan Council on June 19, 2019
- **Case 20-19** Water Campus to rezone from Planned Unit Development (PUD) to Business (C5)
    - Approval recommended by the Planning Commission on May 20, 2019
    - Approved by the Metropolitan Council on June 19, 2019
- **PUD 1-15** Water Campus Concept Plan Revision 1 to change location of High Density Residential use in Zone 3, remove a proposed portion of Aztec Street, and update circulation and road sections in plans
    - Approved by Planning Commission on November 13, 2017
- **ISPUD-3-09** Brickyard Flats (formerly Nicholson Rowes) Revision 1, to change 10 single family units to 12 multi-family units, and one single existing single family structure will remain
    - Approved by Planning Commission on December 19, 2016
- **Case 13-15** 1010-1060 Nicholson Drive, to rezone from M1 and C2 to C-AB-1
    - Approval recommended by the Planning Commission on May 18, 2015
    - Approved by the Metropolitan Council on June 17, 2015
- **PUD 1-15** Water Campus Concept Plan to build a development consisting of commercial, office, residential, public/semi-public uses and common open space
    - Approval recommended by the Planning Commission on April 20, 2015
    - Approved by the Metropolitan Council on May 20, 2015

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of high density multifamily residential, low and medium density single family homes, institutional, microbrewery, motor vehicle rental, and parking
- Proposed Final Development Plan will not change the character of the area

Regulatory Issues

- Site not located on road on MoveBR
- Existing building conforms to the requirements of the Nicholson Drive Design Overlay
- Site complies with Major Street Plan setback
- Proposed 6 foot L3 landscape buffer abutting religious institutional property to the south does not meet requirements
    - Alternative landscaping approved by the Development Director, with written approval of the abutting religious institution
- Parking meets minimum requirements through off-site parking with abutting high density multifamily residential use
- Existing building setbacks shown in chart below:

Setbacks		
Yards	**Typical**	**Provided**
Front	10 ft	10 ft
Side	50 ft	13 ft
Rear	50 ft	3 ft

Environmental Issues

- No environmental issues have been identified

Community Outreach/Notification

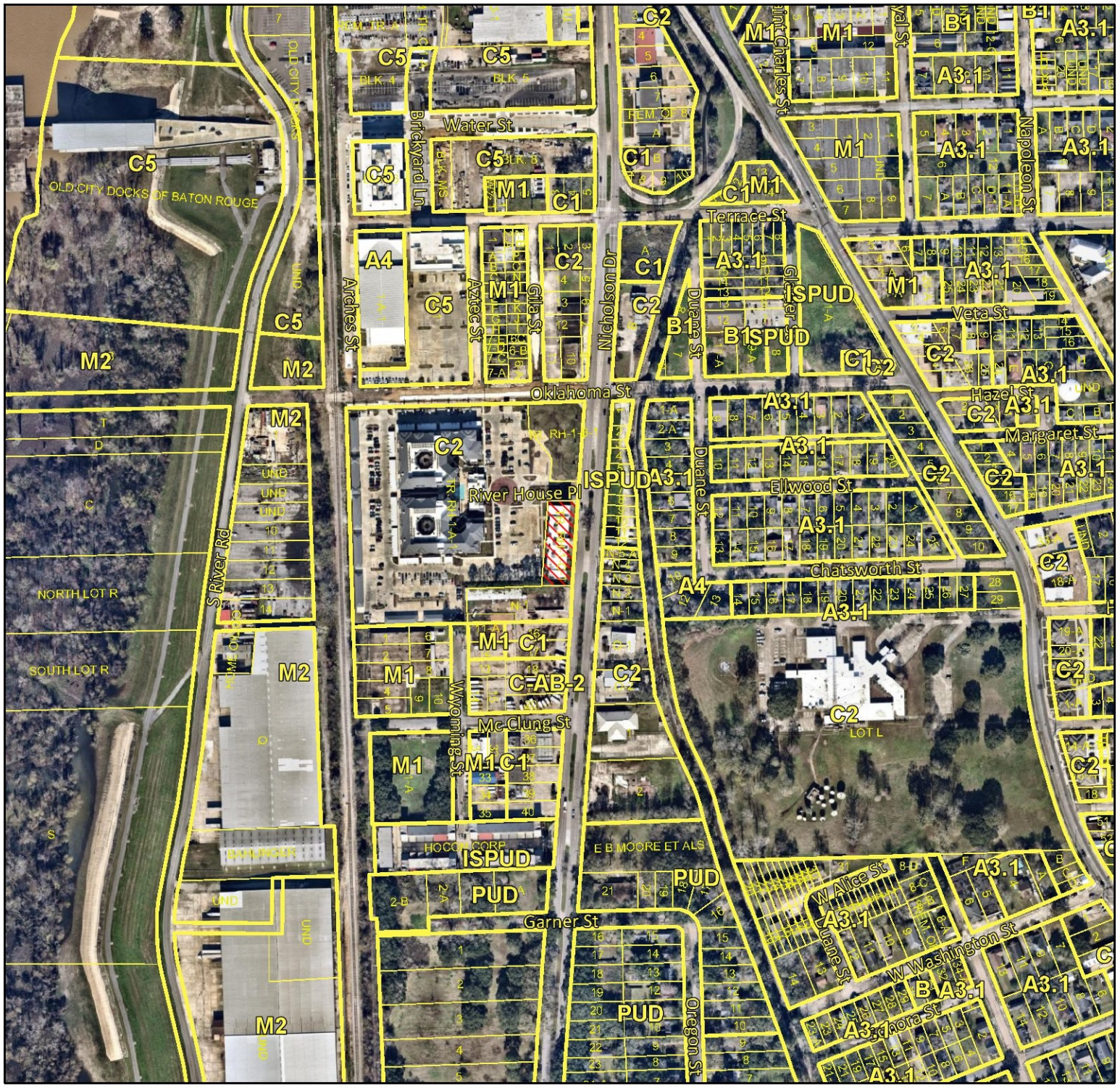
- Subject property posted on February 28, 2020
- Public Notification Cards mailed to property owners within 300 foot radius and to South Baton Rouge Civic Association of the subject property on February 28, 2020
- Staff reports available to review on April 9, 2020 at

http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12

- Legal advertisement published in The Advocate on April 9, 14, and 16, 2020

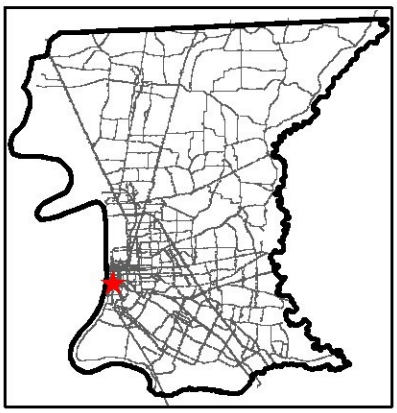
Findings

Staff certifies that the proposed request meets the minimum criteria for a change in zoning being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements



Legend

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



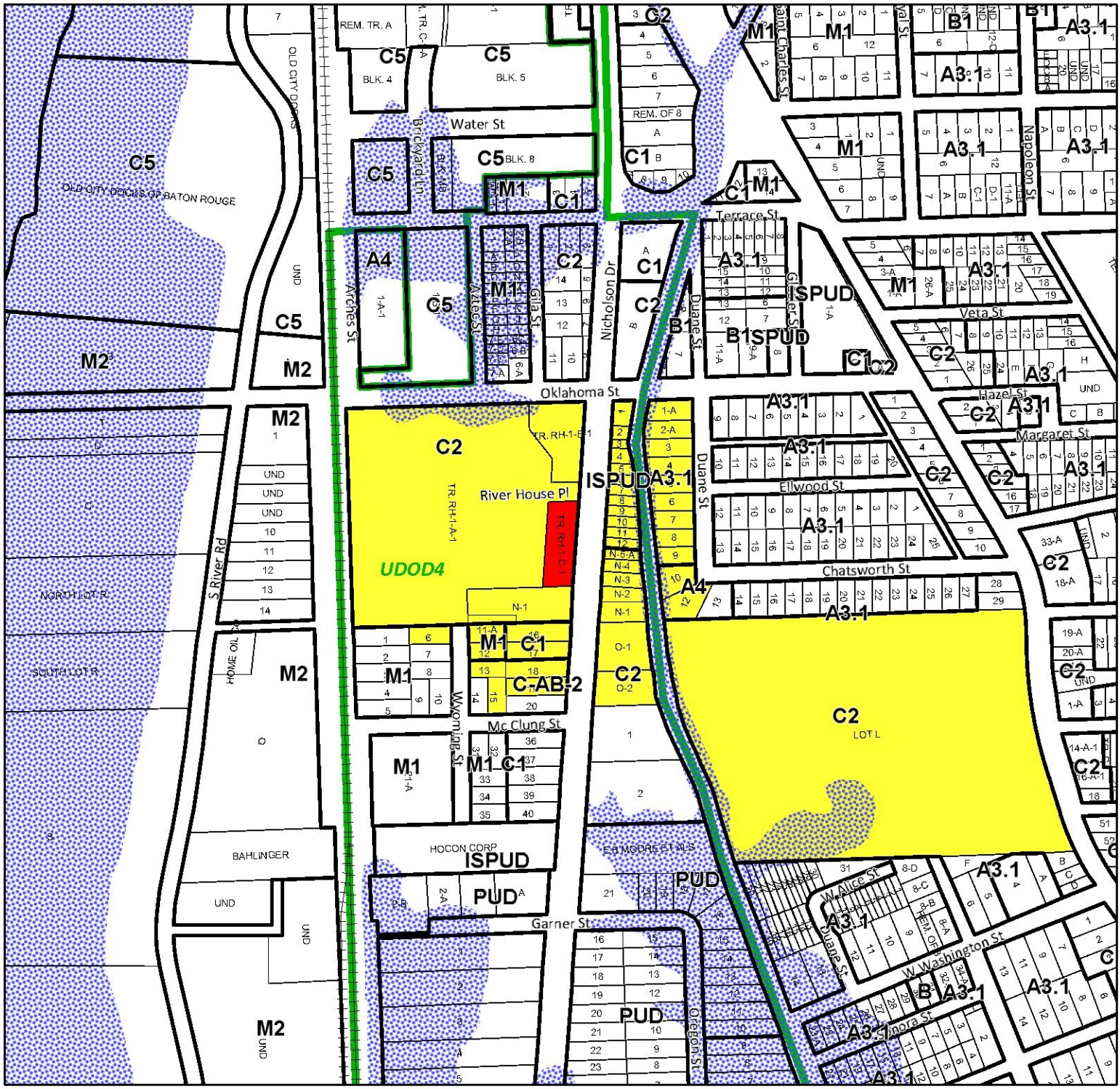
ISPUD-2-20

N

0 200 400 600 800 ft

SCALE

EBR PLANNING



Legend

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



ISPUD-2-20

N

0 200 400 600 800 ft

SCALE

EBR PLANNING