



**Office of the Planning Commission**

City of Baton Rouge and Parish of East Baton Rouge  
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Ryan L. Holcomb, AICP  
 Interim Planning Director

April 9, 2020

TO: Planning Commission

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

FROM: Blanca Tejera, Senior Planner *BT/RH*

SUBJECT: **PUD-1-20** Harveston District Concept Plan (Related to PA-8-20)

Application Summary			
Applicant	Joseph Yarbrough	Submittal Date	March 5, 2020
Design Professional	CSRS, Inc		
Lot and Block	87	Site Area	148.72 acres
Location	South of Bluebonnet Boulevard, east of Nicholson Drive. (Council District 3-Loupe)		
Planning Commission Meeting Date	April 20, 2020	Metropolitan Council Meeting Date	May 20, 2020
Request			
Requested Zoning	Plan Unit Development (PUD)		
Proposed Use(s)	Three zones of mixed use, pond and common open space		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural	Overlay District	None
Existing Use	Agriculture, Low Density Residential, Undeveloped	Special Flood Hazard	Yes ± 10 %
Area Characteristics			
Surrounding Zoning	PUD, Rural		
Surrounding Uses	Low density single family residential, undeveloped		
Findings			
Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, if companion Comprehensive Plan Amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements			

### **Case History –Site**

- **PA-8-20 LA 30 @ Bluebonnet Boulevard**
  - To be heard by Planning Commission on April 20, 2020
  - To be heard by Metropolitan Council on May 20, 2020

### **Case History –Area**

- **PUD 17-06 Phase 1, Part 3B, Revision 2 The Preserve at Harveston Final Development Plan Revised building setback notes**
  - Approved by the Planning Commission on August 19, 2019
- **PUD-17-06 Phase 1, Revision 1, The Preserve at Harveston Development Plan proposed pond and green area**
  - Approved by the Planning Commission on August 19, 2019
- **PUD 6-13 Phase 1, The Lakes at Harveston Final Development Plan Revision 1 Modify lot setbacks**
  - Approved by the Planning Commission on August 19, 2019
- **PUD-17-06 The Preserve at Harveston Concept Plan Revision 3 Revised pond layout, update table of uses and parcel acreage**
  - Approved by Planning Commission Staff on December 18, 2018
- **PUD-17-06 Phase 1, Part 3B, Revision 1, The Preserve at Harveston Final Development Plan Revised number of lots, lots layout, update table of uses and increase density**
  - Approved by Planning Commission Staff on December 18, 2018
- **PUD-17-06 Phase 1, Part 3B, The Preserve at Harveston Final Development Plan Establish lot layout for low density single family residential homes and a proposed pond**
  - Approved by Planning Commission on March 19, 2018
- **PUD 6-13 Phase 1, The Lakes at Harveston Final Development Plan Proposed 186 lots single family residential with clubhouse**
  - Approved by the Planning Commission on October 16, 2017
- **PUD 6-13 The Lakes at Harveston Concept Plan Revision Modify phase lines, update area usage**
  - Approved by the Planning Commission Staff on September 25, 2017
- **PUD-17-06 Phase 1, Part 4A The Preserve at Harveston Final Development Plan Pond and Green Area, approved location and layout of proposed drainage pond**
  - Approved by Planning Commission on August 21, 2017
- **PUD-17-06 Harveston Baton Rouge Final Development Plan a proposal to build fencing and provide signage**
  - Approved by the Planning Commission on July 20, 2015

### **Comprehensive Plan Consistency**

- Inconsistent with the designation of Residential Neighborhood on the Future Land Use Map
- Companion plan amendment to Mixed Use would address inconsistency

### **Neighborhood Compatibility**

- Adjacent to low density single family residential to the south and undeveloped to the north
- Overall PUD proposed a mixture of residential, commercial and institutional uses

### **Regulatory Issues**

- Site located on road on MoveBR
- See proposed uses summarized below:

Proposed Land Uses						
	Low Density Residential	Medium Density Residential	High Density Residential	Commercial I/ Office	Institutional	Open Space
Total Units	80	160	1500	208,000 sf	190,000	N/A
Total Acreage	14	14.10	41.35	49.52		29.75
Percent of Site	80%					20 %

- Overall residential densities for:
  - Low Density Residential 5.71 units/acre
  - Medium Density Residential 11.32 units/acre
  - High Density Residential 36.27 units/acre
- Common open space complies with UDC requirements

Common Open Space		
Components	Required	Provided
Common Open Space	29.75 ac	29.75 ac
Green Open Space	14.87 ac	17.31 ac

- Sidewalk provided throughout development to promote walkability
- Buffer provided to the south abutting low density residential
- Building height complies with UDC with the provision that per one foot increasing height must be 10 feet setback from abutting zoning district
- Signs will conform to UDC Chapter 16 regulations

#### Environmental Issues

- Approximately 10% located in AE Flood Zone requiring elevated finished floors for new construction

#### Community Outreach/Notification

- The subject property was posted on April 1, 2020
- Public Notification Cards were mailed to all property owners within a 300 foot radius of the subject property on April 3, 2020
- Staff reports will be available for 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 will meet the minimum criteria for a Planned Unit Development, being consistent with the Comprehensive Plan, if companion Comprehensive Plan Amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements