



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
Planning Director

November 5, 2020

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *///*

FROM: Blanca Tejera, Senior Planner *BAT*

SUBJECT: PUD- 2- 00 Nicholson Townhomes, Burbank University, Final Development Plan

Application Summary			
Applicant	Mickey Robertson	Submittal Date	September 30, 2020
Design Professional	MR Engineering & Surveying, LLC		
Lot and Block	57	Site Area	4.25 acres
Location	North side of Nicholson Drive, west of Ben Hur Road, (Council District 12- Racca)		
Planning Commission Meeting Date	November 16, 2020	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A		
Proposed	44 medium density semi-detach residential development		
Overall Residential Density	10.35 units per acre		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Urban/ Walkable
Existing Zoning	Planned Unit Development (PUD)	Overlay District	None
Existing Use	Undeveloped	Special Flood Hazard	Yes ± 5%
Area Characteristics			
Surrounding Zoning	PUD, Heavy Commercial (C2), Commercial Alcoholic Beverage (C-AB-2)		
Surrounding Uses	Medium and high density multifamily residential, educational institution, restaurant, retail store, undeveloped		
Findings			
Staff certifies that the proposed request is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History –Site

- PUD-2-00 Burbank University Concept Plan Revision 9 revised uses and proposed additional MDR units
 - Approved by the Planning Commission Staff on October 26, 2020
- PUD-2-00 Burbank University Concept Plan Revision 8 additional vehicular access points
 - Approved by the Planning Commission on July 15, 2019

- **PUD-2-00** Burbank University Concept Plan Revision 7 to increase medium density residential and decrease commercial/office uses by less than 10 %
 - Approved by the Planning Commission Staff on June 19, 2019
- **PUD-2-00** Burbank University Concept Plan Revision 6 to update table of uses
 - Approved by the Planning Commission Staff on November 14, 2018
- **PUD-2-00** Burbank University Concept Plan Revision 5 to update PUD plans and allowable uses
 - Approved by the Planning Commission on June 1, 2016
- **PUD-2-00** Burbank University Concept Plan Revision 4 to revise boundary line and vehicular access on commercial tract
 - Approved by the Planning Commission Staff on July 2, 2015

Case History –Area

- **PUD-2-00** Andy’s Frozen Custard
 - Approved by the Planning Commission on April 20, 2020
- **PUD-2-00** Creekside Cottage
 - Approved by the Planning Commission on September 16, 2019
- **PA-17-19** 6555 Ward Street
 - Approval recommended by the Planning Commission Staff on December 16, 2019
 - Approved by the Metropolitan Council on January 15, 2020
- **Case 84-19** 6555 Ward Street
 - Approval recommended by the Planning Commission Staff on December 16, 2019
 - Approved by the Metropolitan Council on January 15, 2020
- **PA-6-19** 1200-1300 UND Brightside Drive
 - Approval recommended by the Planning Commission Staff on May 20, 2019
 - Approved by the Metropolitan Council on June 19, 2019
- **PUD-2-00** Arlington Marketplace, Final Development Plan Revision 3 to approve pylon sign
 - Approved by the Planning Commission Staff on October 16, 2018
- **PUD-2-00** Benny’s Car Wash Final Development Plan
 - Approved by the Planning Commission on July 16, 2018
- **PUD-2-00** Raising Canes Final Development Plan
 - Approved by the Planning Commission on December 18, 2017
- **PUD-2-00** Arlington Marketplace, Revision to building 1
 - Approved by the Planning Commission Staff on January 17, 2017
- **PUD-2-00** Gravity Sewer and Roadway Improvements
 - Approved by Planning Commission on July 18, 2016
- **PUD-2-00** Murphy Express
 - Approved by Planning Commission on July 18, 2016
- **Case 61-15** Lots 27-A, 28, 29 and 48 of Arlington Plantation
 - Approval recommended by the Planning Commission Staff on January 19, 2016
 - Approved by the Metropolitan Council on January 20, 2016

Comprehensive Plan Consistency

- Consistent with the designation of Commercial on the Future Land Use Map

Neighborhood Compatibility

- Adjacent to high and medium density multi-family residential to the east and retail sales to the south
- Overall PUD contains a mixture of residential and commercial uses

Regulatory Issues

- Site is located on road on MoveBR
- Street yard planting 26 class B trees provided due to overhead electrical along Nicholson Drive
- Alternative buffers requested and approved by Development Director per Section 18.3.3.A.3
 - Maintenance agreement for landscape buffer is required
- Proposed sidewalk on Nicholson Drive to connect to all internal streets of the development to promote walkability
- Open space meets requirements:
 - Concept Plan has an overall COS, where each FDP doesn't required open space, however the applicant proposed GOS see below

Common Open Space		
Components	Required	Provided
Common Open Space	0	0
Green Open Space	0	38,332 sf

- Proposed motor vehicle parking meets minimum requirement of the UDC:
 - Twenty spaces proposed for centralized mail delivery and visitors

Parking			
	Required	Proposed	Meets Requirements
Residential (44 units)	88	108	Yes

- Proposed sign shown in chart below:

Signs				
	Typical Sign Area	Proposed Sign Area	Allowable Height	Proposed Height
Monument	64 sf	50 sf	10 ft	5 ft

- Proposed setbacks shown in chart below:

Setbacks		
Yards	Typical	Proposed
Front (from street centerline)	15 ft	36 ft min
Side	10 ft	0/5 ft min
Rear	25 ft	10 ft min

Environmental Issues

- Approximately 5% located in AE Flood Zone requiring elevated finished floors for new construction

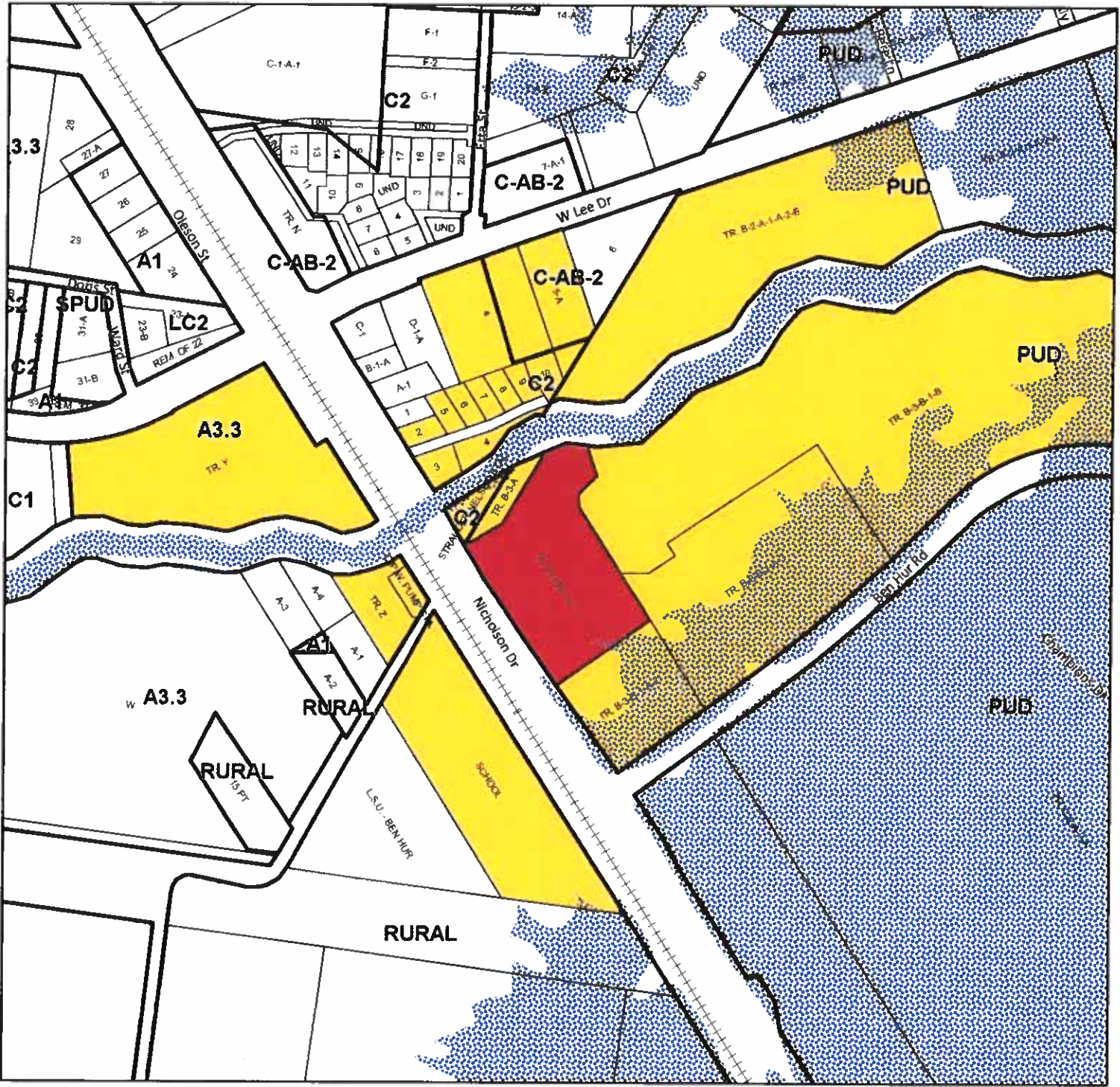
Community Outreach/Notification

- The subject property was posted on October 22, 2020
- Public Notification Cards were mailed to all property owners within a 300 foot radius, on October 30, 2020
- Staff reports will be available for review on November 5, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>







- Legal advertisement published in the Advocate on November 6, 10 and 12, 2020

Findings

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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




PUD-2-00

Final Dev. Plan



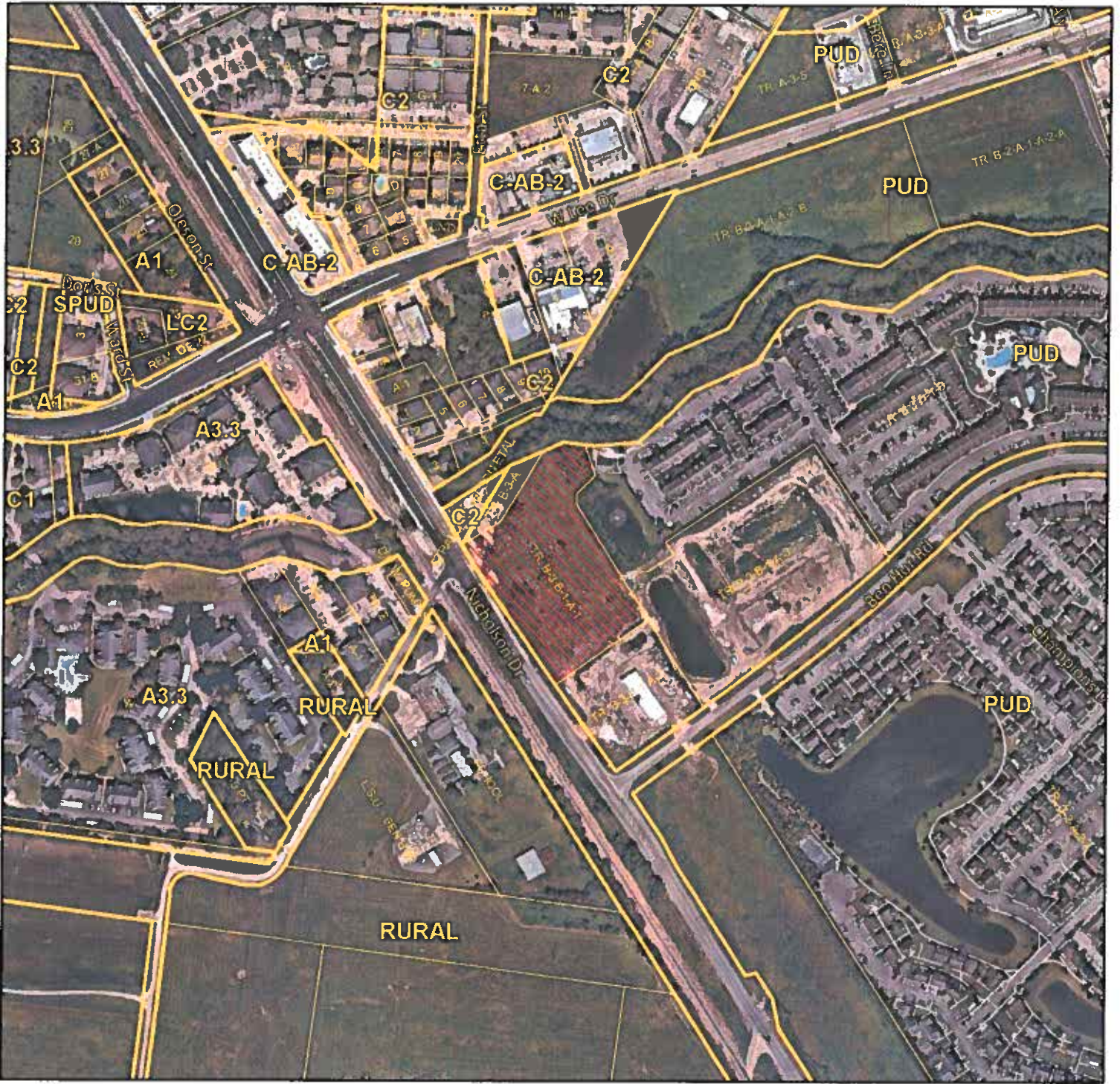
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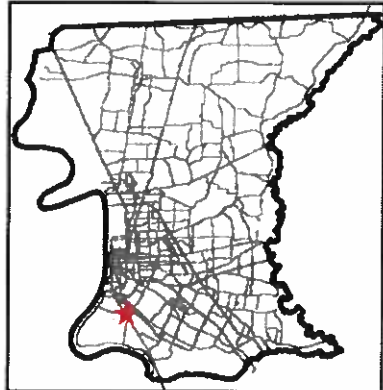
SCALE







Legend

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



PUD-2-00

Final Dev. Plan

SCALE

