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

FROM: Michael F. Hynson, Planner II

SUBJECT: PUD-2-00 Andy's Frozen Custard, Burbank University Final Development Plan

Application Summary			
Applicant	Chad Stevens	**Submittal Date**	March 5, 2020
Design Professional	MR Engineering & Surveying		
Lot and Block	57	**Site Area**	1.24 Acres
Location	North of West Lee Drive and east of Jane Lane. (Council District 12-Racca)		
Planning Commission Meeting Date	April 20, 2020	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A		
Proposed Use(s)	Restaurant with drive thru		
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 ± 95%
Area Characteristics			
Surrounding Zoning	PUD		
Surrounding Uses	Retail, gas station, restaurants, bar, car wash, health club, 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 8 to add additional vehicular access points
  - Approved by the Planning Commission on July 15, 2019

- **PUD-2-00** Burbank University Concept Plan Revision 7 to update residential and commercial percentages
  - Approved by Planning Commission staff on June 19, 2019
- **PUD-2-00** Burbank University Concept Plan Revision 6 to update residential lots and drainage ponds
  - Approved by Planning Commission staff on November 14, 2018
- **PUD-2-00** Burbank University Concept Plan Revision 5 to add an Existing Conditions sheet and add detail to Concept Plan
  - Approved by the Planning Commission on June 1, 2016
- **PUD-2-00** Zaxby's restaurant with drive thru
  - Approved by the Planning Commission on July 18, 2016
- **PUD-2-00** Burbank University Concept Plan Revision 4 to revise boundary lines
  - Approved by Planning Commission staff on July 2, 2015

Case History –Area

- **PUD-2-00** Creekside Cottages to build 62 semidetached single family homes
  - Approved by Planning Commission on September 16, 2019
- **PA-10-19** 1000-1100 UND Ben Hur Road from Office to Compact Neighborhood
  - Approval recommended by the Planning Commission on August 16, 2019
  - Approved by the Metropolitan Council on September 18, 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** Chicken Salad Chick restaurant with drive thru
  - Approved by the Planning Commission on September 17, 2018
- **PUD-2-00** Arlington Marketplace, Final Development Plan Revision 2 pylon sign height increased
  - Approved by the Planning Commission Staff on July 27, 2018
- **PUD-2-00** Benny's Car Wash
  - Approved by the Planning Commission on July 16, 2018
- **PUD-2-00** Zaxby's, Final Development Plan to revise footprint, move part of parking, reduce parking spaces, provide wider entrance, and shift building
  - Approved by the Planning Commission Staff on May 14, 2018
- **PUD-2-00** Raising Canes for restaurant with drive thru
  - Approved by the Planning Commission on December 18, 2017
- **PUD-2-00** Chick-Fil-A restaurant with drive thru
  - Approved by the Planning Commission on August 21, 2017
- **PUD-2-00** Burger King restaurant with drive thru
  - Approved by the Planning Commission on July 17, 2017
- **PUD-2-00** Atomic Burger restaurant with drive thru
  - Approved by the Planning Commission on July 17, 2017
- **PUD-2-00** Arlington Marketplace, Final Development Plan Revision building 1 shifted 25 feet and increased in area, drives and parking reconfigured
  - Approved by the Planning Commission Staff on January 17, 2017
- **PUD-2-00** Gravity Sewer and Roadway Improvements, Final Development Plan
  - Approved by Planning Commission on July 18, 2016
- **PUD-2-00** Murphy Express with 10 fuel islands under canopy
  - Approved by Planning Commission on July 18, 2016
- **PUD-2-00** Wildwood Baton Rouge, Final Development Plan Revision to modify the parking lot and Stormwater management ponds

- Approved by the Planning Commission Staff on July 2, 2015

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Proposed Final Development Plan will not change the character of the area and is consistent with the approved Concept Plan
- Surrounding uses include restaurants, retail, and a convenience store with gas sales

Regulatory Issues

- Site not located on road on MoveBR
- Street yards provided as required
- Proposed pedestrian circulation that connects interior sidewalk to sidewalks along West Lee Drive, Jane Lane, and Frogmore Drive.
- Open Space meets requirements of Concept Plan:

Common Open Space		
	Required	**Proposed**
Common Open Space	N/A	0.20 acres

- Parking exceeds minimum requirements:
  - Development utilizes pervious paving materials for 4 excess parking spaces

Parking			
	Required	**Proposed**	**Meets Requirements**
Auto Spaces	11	18	Yes
ADA Spaces	1	1	Yes
Bike Spaces	1	5	Yes

- Signs not in conflict with site triangles or utility servitudes
- Roof sign not consistent with UDC Chapter 16, but PUDs create their own sign requirements

Signs		
	Typical Sign Area	**Proposed Sign Area**
Roof	600 sf	90 sf
Monument	64 sf	88 sf

- Proposed setbacks meet requirements:

Setbacks		
	Approved from Concept Plan	**Proposed**
Front Yard	10 ft	43 ft
Side Yards	None	45 ft (southeast side) 174 ft (northwest side)
Rear Yard	None	113 ft

Environmental Issues

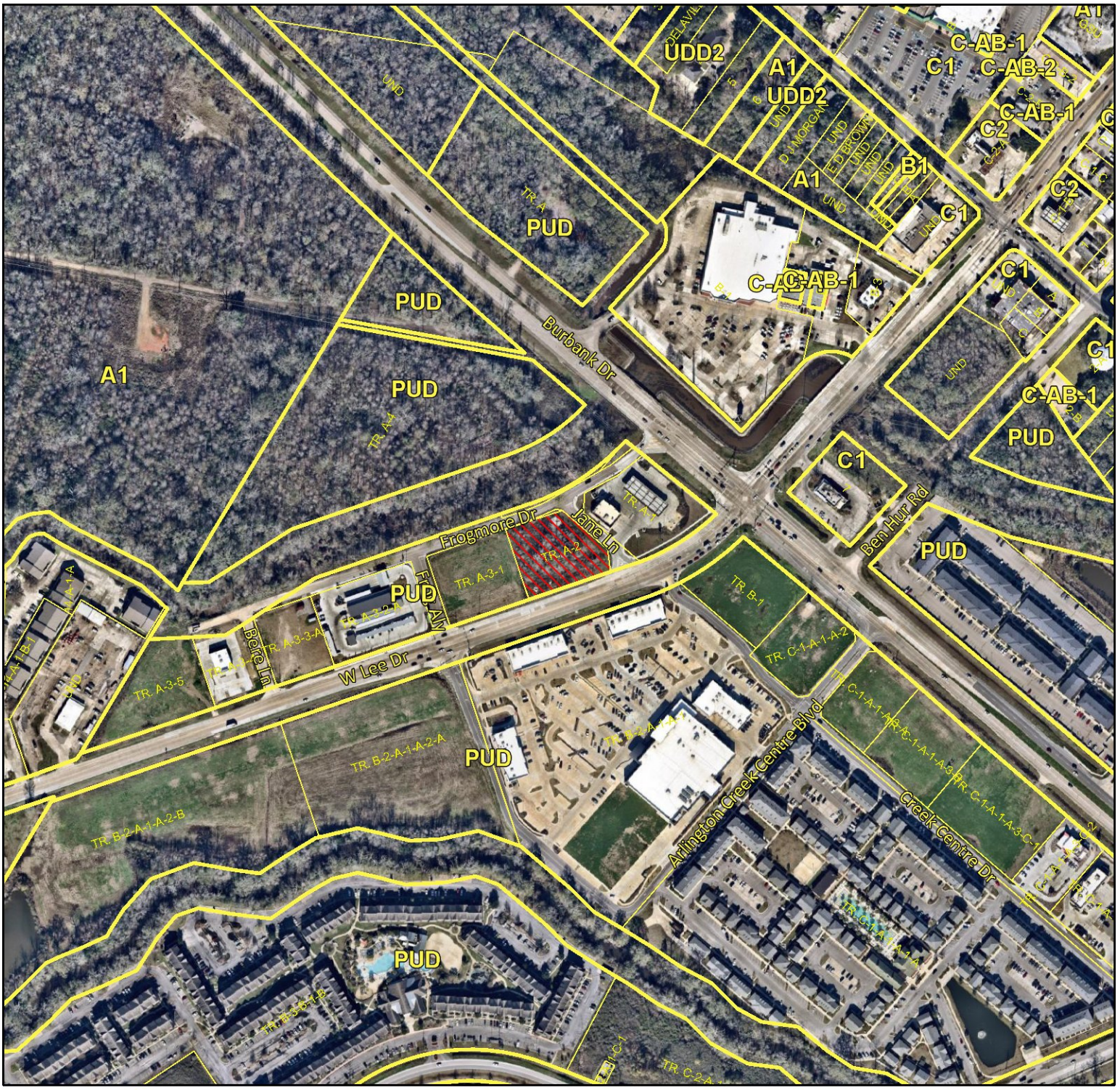
- 95% located in AE Flood Zone requiring elevated finished floors for new construction
- Site within PUD with approved drainage plan

Community Outreach/Notification

- Subject property posted on April 1, 2020
- Public Notification Cards mailed to property owners within 300 foot radius on April 3, 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 is consistent with approved concept plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration



Legend

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



PUD-2-00

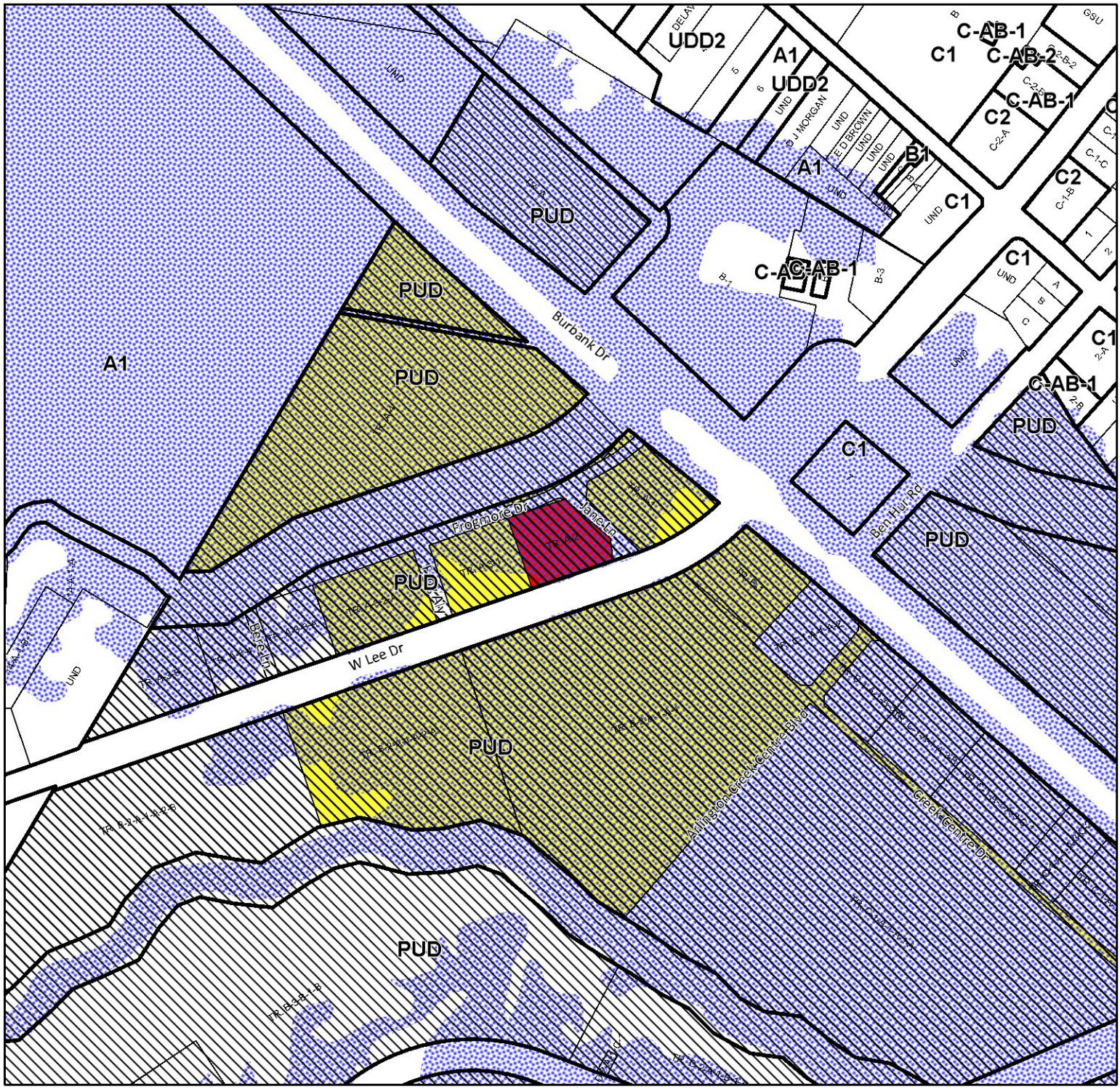
Final Dev. Plan

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



PUD-2-00

Final Dev. Plan

N

0 200 400 600 800 ft

SCALE

EBR PLANNING