



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-4-08** Woman's Hospital Addition

Application Summary			
Applicant	Andre Rodrigue	Submittal Date	January 30, 2020
Design Professional	Stantec		
Lot and Block	67	Site Area	223.3 acres
Location	East side of Airline Highway (Hwy 61) and east of Pecue Lane (Council District 9-Hudson)		
Planning Commission Meeting Date	April 20, 2020	Metropolitan Council Meeting Date	May 20, 2020
Request			
Requested Zoning	Plan Unit Development (PUD)		
Proposed Use(s)	Commercial		
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Suburban
Existing Zoning	Heavy Commercial (HC1) and PUD	Overlay District	None
Existing Use	Undeveloped, Educational Institution, Hospital	Special Flood Hazard	Yes ± 45 %
Area Characteristics			
Surrounding Zoning	Rural, Single Family Residential (A1), Limited Residential (A3.1), Light Commercial (LC1, C1), Heavy Commercial (HC1, C2), Light Industrial (M1), Commercial Alcoholic Beverage- Restaurant (C-AB-1)		
Surrounding Uses	Animal day care, contractors, retail sales, gas station, motor vehicle sales, restaurant, parks and recreation, low density single family residential, industrial, utilities, undeveloped		

Findings

Staff certifies that the proposed request is consistent with the Concept Plan and consistent with the minimum requirements of the Unified Development Code being consistent with the comprehensive plan for Planning Commission consideration

Case History –Site

- **PUD-4-08** Charter School, Woman's Hospital Final Development Plan Revision 1 addition of four modular classroom buildings
 - Approved by the Planning Commission on November 18, 2019
- **PUD-4-08** Mattered Phase 1, Women's Hospital Final Development Plan Revision 1 to revise parking and common open space
 - Approved by Planning Commission staff on January 29, 2019
- **PUD-4-08** Mattered Phase 1, Women's Hospital Final Development Plan to subdivide lots for low density residential development
 - Approved by the Planning Commission on September 17, 2018
- **PUD-4-08** Woman's Hospital Final Development Plan, Phase 1 Revision 2 to expand medical office building and add parking
 - Approved by Planning Commission staff on April 25, 2018
- **PUD-4-08** Woman's Hospital Concept Plan Revision 3 to revise low density residential units and common open space
 - Approved by Planning Commission staff on April 11, 2018
- **PUD-4-08** Woman's Hospital Concept Plan Revision 2 to move building, increase non-residential floor area, and decrease common open space
 - Approved by the Planning Commission on July 17, 2017
- **PUD-4-08** Charter School, Woman's Hospital Final Development Plan to build a 35,000 sf charter school
 - Approved by the Planning Commission on July 17, 2017
- **PUD-4-08** Birth Center, Woman's Hospital Final Development Plan to build a medical office building
 - Approved by the Planning Commission on June 19, 2017
- **PUD-4-08** Woman's Hospital Concept Plan Revision 1 to increase commercial, hospital, and mechanical plant areas
 - Approved by Planning Commission staff on December 9, 2016
- **PUD-4-08** Woman's Hospital Final Development Plan, Phase 1 Revision 1 to build a support services building
 - Approved by Planning Commission staff on December 17, 2015

Case History –Area

- **Case 68-17** 14122 Jefferson Highway, Limited Residential (A3.1) to Light Commercial (LC2)
 - Approval recommended by the Planning Commission on August 21, 2017
 - Approved by the Metropolitan Council on October 18, 2017

Comprehensive Plan Consistency

- Consistent with the designation of Employment Center on the Future Land Use Map

Neighborhood Compatibility

- Overall PUD contains a mixture of residential, commercial and institutional uses

Regulatory Issues

- Site located on road on MoveBR
- Uses and circulation patterns within the PUD do not change

Environmental Issues

- Approximately 45% located in AE Flood Zone requiring elevated finished floors for new construction

Community Outreach/Notification

- BREC notified on February 10, 2020
- The subject property was posted on February 28, 2020
- Public Notification Cards were mailed to all property owners within a 300 foot radius, and Kimbleton Estates and Briar Place Homeowners Association 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

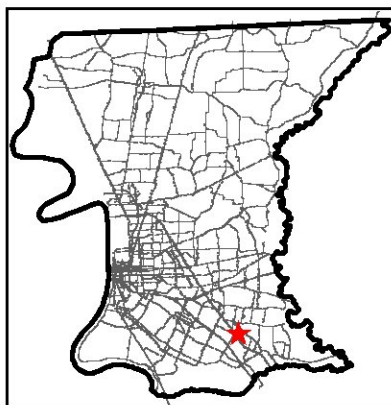
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Legend

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

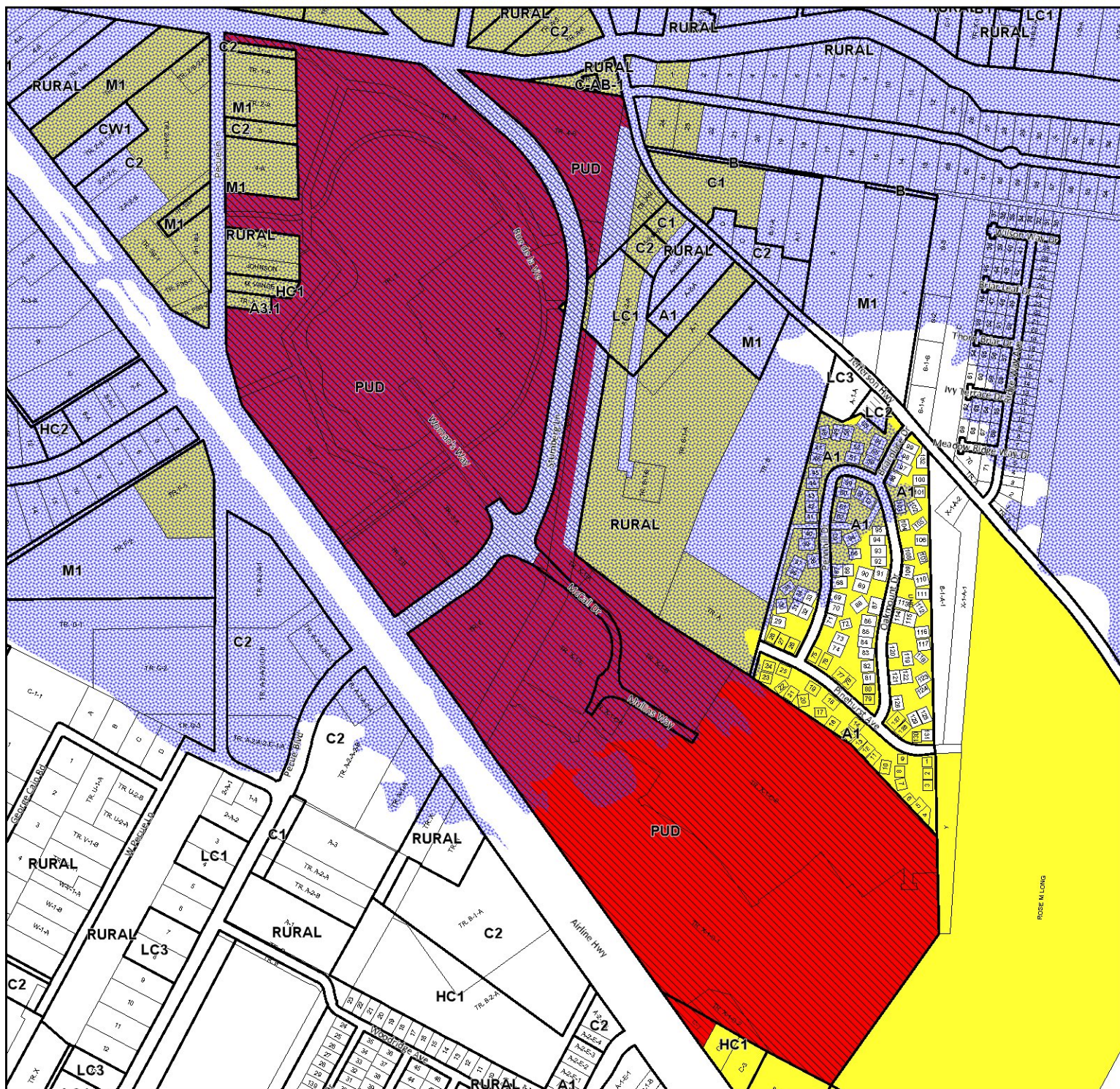


PUD-4-08

Concept Plan

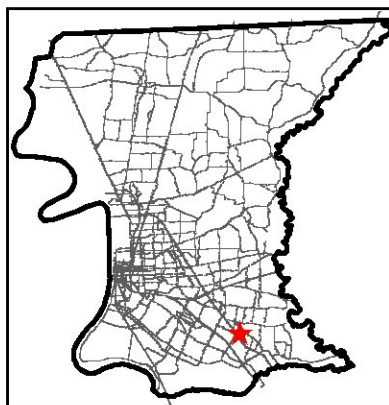
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SCALE



Legend

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



PUD-4-08

Concept Plan Rev.

0 300 600 900 1200 ft



SCALE

