



**Office of the Planning Commission**

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

November 5, 2020

TO: Planning Commission  
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*  
 FROM: Meaghan Nguyen, Planner I *MN*  
 SUBJECT: **PUD- 4- 12** The Greens at Millerville Concept Plan Revision 11

Application Summary			
<b>Applicant</b>	Chris Ferris	<b>Submittal Date</b>	October 1, 2020
<b>Design Professional</b>	Ferris Engineering & Surveying, LLC		
<b>Lot and Block</b>	41	<b>Site Area</b>	56.31 acres
<b>Location</b>	West side of Millerville Road and north of Interstate 12 (Council District 8- Amoroso)		
<b>Planning Commission Meeting Date</b>	November 16, 2020	<b>Metropolitan Council Meeting Date</b>	December 2, 2020
Request			
<b>Requested Zoning</b>	N/A		
<b>Proposed</b>	Revise permissible uses in Areas A, B, C, and D to include multi-family residential, and an indoor firing/shooting range with an educational center and club		
<b>Overall Residential Density</b>	33.68 units per acre	<b>Number of Units</b>	320 units (9.5 ac)
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Commercial	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Planned Unit Development (PUD)	<b>Overlay District</b>	None
<b>Existing Use</b>	Motor vehicle sales, undeveloped, restaurant, clinic	<b>Special Flood Hazard</b>	No
Area Characteristics			
<b>Surrounding Zoning</b>	PUD, Rural, Commercial Alcoholic Beverage (restaurant) (C-AB-1)		
<b>Surrounding Uses</b>	Low density single family residential, restaurant, retail sales		
Findings			
Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, compatible with surrounding uses, and conforming to Unified Development Code requirements			

**Case History –Site**

- **PUD-4-12** The Greens at Millerville Concept Plan Revision 10 to increase open space, revise sign height, and move vehicular access point
  - Approved by Planning Commission Staff on May 23, 2019

- **PUD-4-12** The Greens at Millerville Concept Plan Revision 9 to move signs
  - Approved by Planning Commission Staff on September 11, 2018
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 8 to relocate billboard
  - Approved by Planning Commission on December 18, 2017
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 7 to add signs
  - Approved by Planning Commission on March 20, 2017
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 6 to add signs, relocate billboard, and update parcel boundaries
  - Approved by Planning Commission on December 19, 2016
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 5 to revise mix of uses and relocate billboard
  - Approval recommended by the Planning Commission on July 18, 2016
  - Approved by Metropolitan Council on September 21, 2016
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 4 to allow additional access points and add signs
  - Approval recommended by the Planning Commission on April 18, 2016
  - Approved by the Metropolitan Council on May 18, 2016
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 3 to revise green space
  - Approved by Planning Commission Staff on February 3, 2016
- **PUD-4-12** The Greens at Millerville Concept Plan Revision 2 to change green space to common open space
  - Approval recommended by the Planning Commission on September 21, 2015
  - Approved by the Metropolitan Council on October 21, 2015

#### **Case History – Area**

- **PUD-4-12** The RV Shop, The Greens at Millerville, Final Development Plan Revision 1 to revise circulation, increase outdoor lot area, and add signs
  - Approved by Planning Commission Staff on June 3, 2020
- **PUD-4-12** The RV Shop, The Greens at Millerville, Final Development Plan to reapprove expired commercial FDP
  - Approved by Planning Commission on September 16, 2019
- **PUD-4-12** Zaxby's, The Greens at Millerville, Final Development Plan Revision 1 to add and relocate pylon signs
  - Approved by the Planning Commission on August 19, 2019
- **PUD-4-12** Marketplace at the Greens at Millerville, Final Development Plan for 3 commercial buildings
  - Approved by Planning Commission on June 17, 2019
- **PUD-4-12** Richard's Honda, The Greens at Millerville, Final Development Plan Revision 2 to move signs
  - Approved by Planning Commission Staff on September 11, 2018
- **PUD-4-12** The RV Shop, The Greens at Millerville, Final Development Plan Revision 1 to revise number and layout of buildings
  - Approved by Planning Commission Staff on June 28, 2018
- **PUD-4-12** Parcel 3-D (Billboard), The Greens at Millerville, Final Development Plan to relocate billboard
  - Approved by Planning Commission on December 18, 2017
- **PUD-4-12** Richard's Honda, The Greens at Millerville, Final Development Plan Revision 1 to relocate parking and vehicle storage area

- Approved by Planning Commission Staff on October 16, 2017
- **PUD-4-12 Aspen Dental, The Greens at Millerville, Final Development Plan Revision 1 to increase signage area and add sign**
  - Approved by the Planning Commission Staff on June 6, 2017
- **PUD-4-12 Richard's Honda, The Greens at Millerville, Final Development Plan for motor vehicle sales, service, and repair**
  - Approved by Planning Commission on December 19, 2016
- **PUD-4-12 Aspen Dental, The Greens at Millerville, Final Development Plan for a dental office and a restaurant**
  - Approved by the Planning Commission on September 19, 2016
- **PUD-4-12 Golden Corral, The Greens at Millerville, Final Development Plan Revision 1 to add 6 auto spaces**
  - Approved by the Planning Commission Staff on October 4, 2016
- **PUD-4-12 Freddy's Frozen Custard & Steakhburgers, The Greens at Millerville, Final Development Plan for a restaurant with drive thru**
  - Approved by the Planning Commission on July 18, 2016
- **PUD-4-12 Buc-ee's, The Greens at Millerville, Final Development Plan for a gas station**
  - Approved by the Planning Commission on July 18, 2016
- **PUD-4-12 Golden Corral, The Greens at Millerville, Final Development Plan for a restaurant**
  - Approved by the Planning Commission on May 16, 2016
- **PUD-4-12 Zaxby's, The Greens at Millerville, Final Development Plan for a restaurant with drive thru**
  - Approved by the Planning Commission on November 16, 2015

#### **Comprehensive Plan Consistency**

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

#### **Neighborhood Compatibility**

- Overall PUD contains a mixture of residential and commercial uses

#### **Regulatory Issues**

- Site not located on road on MoveBR
- Revision includes additional uses in Areas A, B, C, and D
- All open space requirements are met
- Circulation patterns within the PUD do not change

#### **Environmental Issues**

- No environmental issues have been identified
- Site within PUD with approved drainage

#### **Community Outreach/Notification**

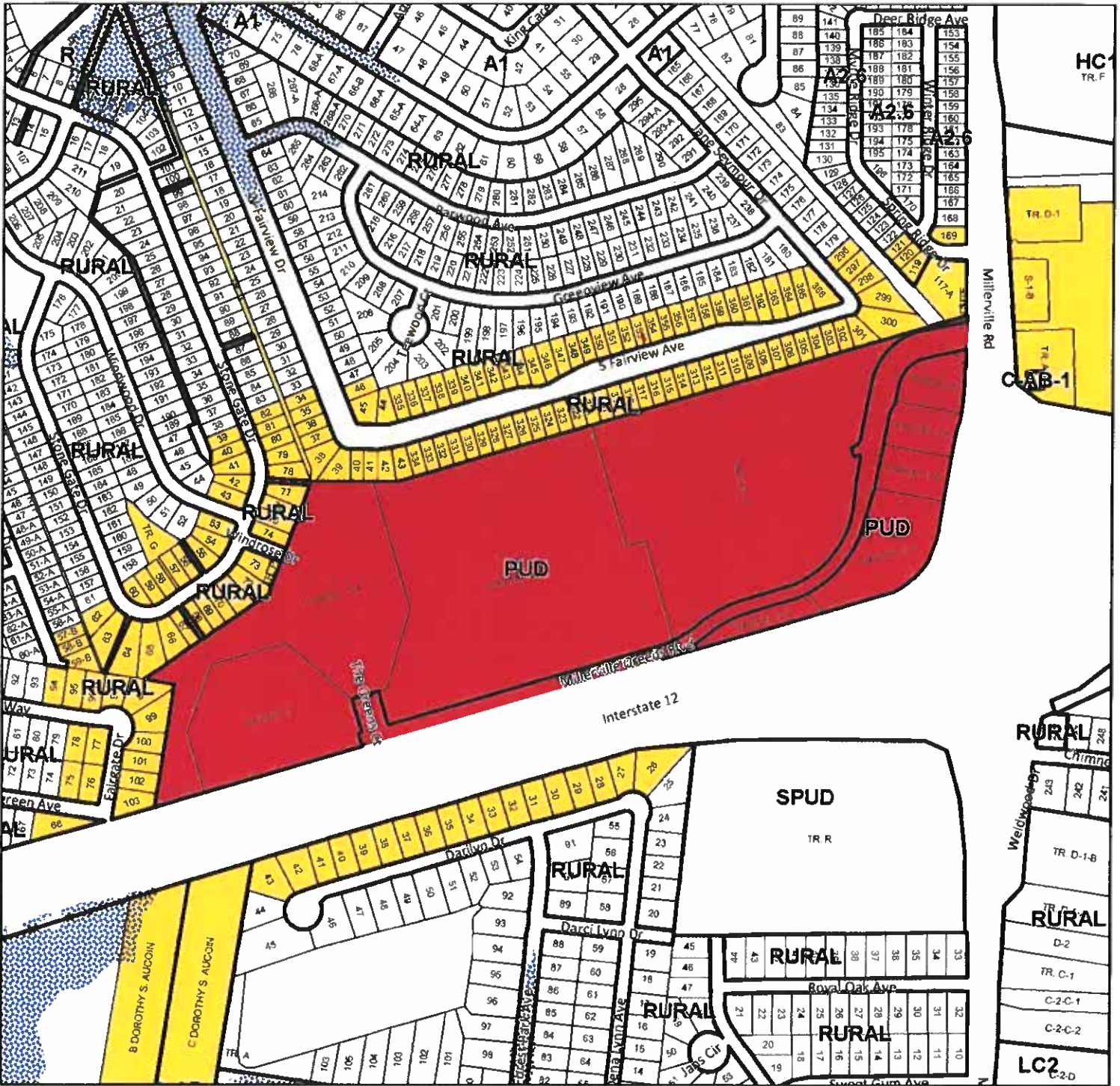
- Subject property posted on October 22, 2020
- Public Notification Cards mailed to property owners within 300 foot radius of the subject property and the Country Ridge Neighborhood Association and Fairwood Estates Garden District Homeowners Association on October 30, 2020
- Staff reports available to 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**

Staff certifies that the proposed request will meet the minimum criteria for a Planned Unit Development, compatible with surrounding uses, and conforming to Unified Development Code requirements





**Legend**

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



# PUD-4-12

Concept Plan Rev.

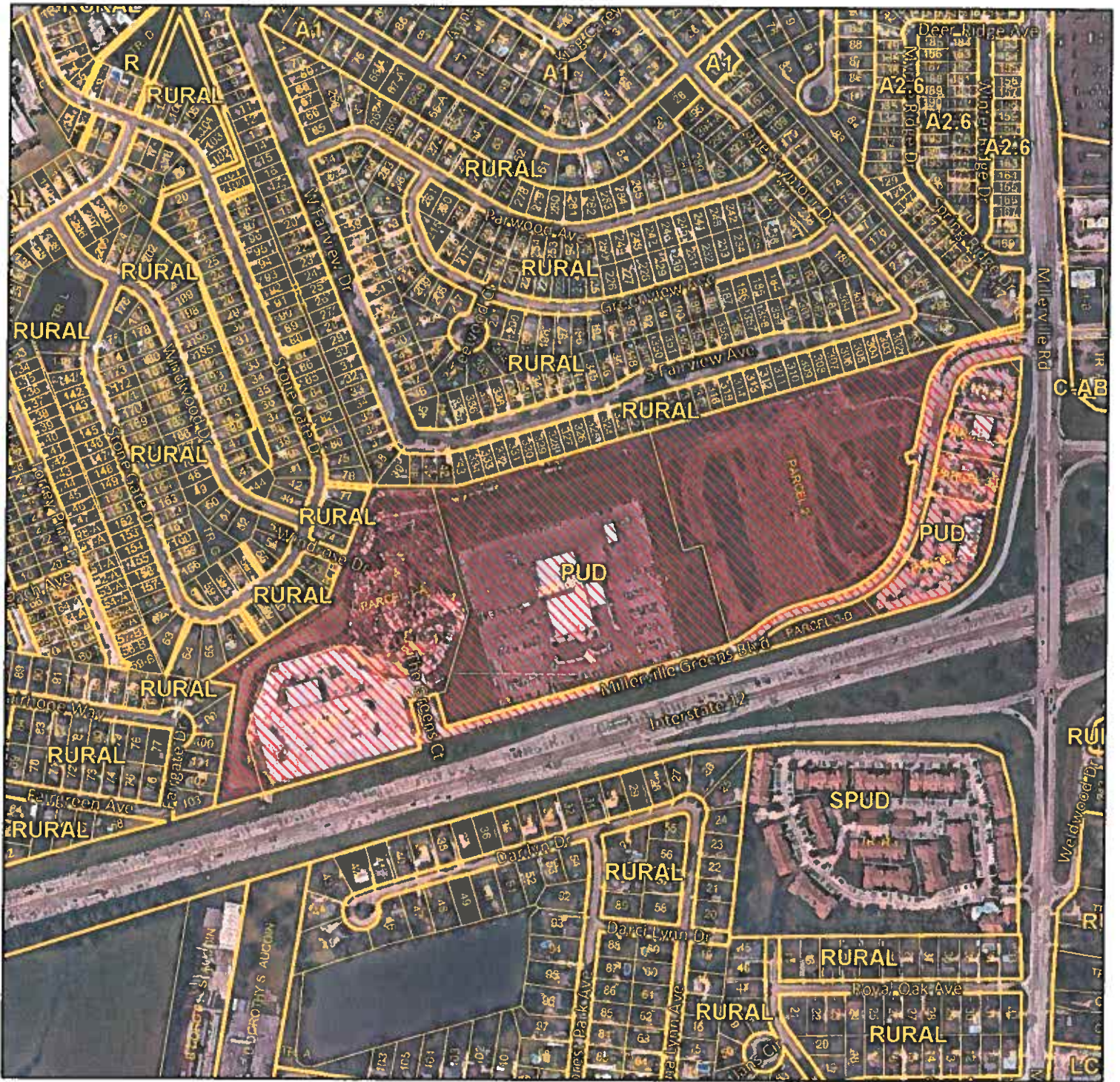

  


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**SCALE**

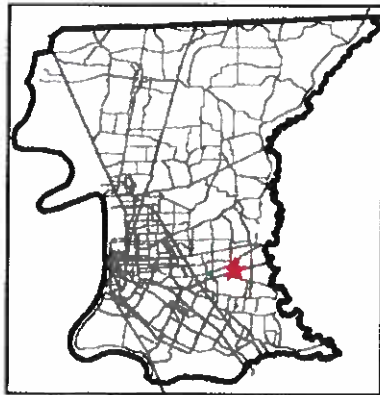







**Legend**

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




# PUD-4-12

Concept Plan Rev.



N



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SCALE

