



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

June 4, 2020

TO: Planning Commission

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

FROM: Michael F. Hynson, Planner II *MFH*

SUBJECT: PUD-5-07 The Grove Townhomes, Final Development Plan

Application Summary			
Applicant	Dustin Mayard	Submittal Date	April 9, 2020
Design Professional	Stantec		
Lot and Block	66	Site Area	27.03 Acres
Location	East of Mall of Louisiana Boulevard and south of Interstate 10 (Council District 11-Watson)		
Planning Commission Meeting Date	June 15, 2020	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A		
Proposed Use(s)	Medium density single family residential development		
Overall Residential Density	8.9 units per acre	Number of Units	241 units
Site Characteristics			
FUTUREBR Land Use Designation	Regional Center	Character Area	Urban/Walkable
Existing Zoning	Planned Unit Development (PUD)	Overlay District	None
Existing Use	Undeveloped	Special Flood Hazard	Yes ± 60%
Area Characteristics			
Surrounding Zoning	PUD, Single Family Residential (A1), Heavy Commercial (C2)		
Surrounding Uses	High density multi-family residential, low density single family residential, assisted living facility, educational institution, religious institution, movie theatre, commercial recreation facility, retail		
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-5-07 The Grove Townhomes, Final Development Plan**
 - Deferred from May 18 by the Planning Director
 - To be heard by the Planning Commission on June 15, 2020
- **PUD-5-07 Ochsner High Grove Medical Center-Central Plant (Portion of Phase 3)**
 - Approved by the Planning Commission on December 18, 2017
- **PUD-5-07 The Grove Concept Plan Revision**
 - Approved by the Planning Commission on June 19, 2017
- **PUD-5-07 Ochsner Health Center**
 - Approved by the Planning Commission on May 15, 2017
- **PUD-5-07 The Blake at The Grove Final Development Plan (Phase 2A)**
 - Approved by the Planning Commission on June 15, 2015
- **PUD-5-07 The Grove Final Development Plan Revision (Phase I, Part 1 and 2)**
 - Approved by the Planning Commission on June 16, 2014

Case History –Area

- **PUD-1-04 The Settlement at Willow Grove Concept Plan Revision 3**
 - Approval recommended by the Planning Commission on February 18, 2018
- **PUD-1-04 The Settlement at Willow Grove Concept Plan Revision 2**
 - Approval recommended by the Planning Commission on August 15, 2016
 - Approved by the Metropolitan Council on September 21, 2016

Comprehensive Plan Consistency

- Consistent with the designation of Regional Center 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 low density single family residential, high density multi-family residential, commercial recreation facilities, and retail sales

Regulatory Issues

- Street yards provided as required
- Proposed pedestrian circulation throughout development
- Open Space meets requirements of Concept Plan:

Common Open Space		
	Required	Proposed
Common Open Space	5.41 acres	6.28 acres

- Parking exceeds minimum requirements:

Parking			
	Required	Proposed	Meets Requirements
Auto Spaces	492	503	Yes
ADA Spaces	0	0	Yes
Bike Spaces	0	0	Yes

- Signs not in conflict with site triangles or utility servitudes

Signs		
	Typical Sign Area	Proposed Sign Area
Monument	64 sf	72 sf

- Proposed setbacks meet requirements:

Setbacks		
	Typical (A2.5)	Proposed
Front Yard	10 ft	5 ft - 7 ft
Side Yards	None	5 ft
Rear Yard	20	1.5-9 ft

Environmental Issues

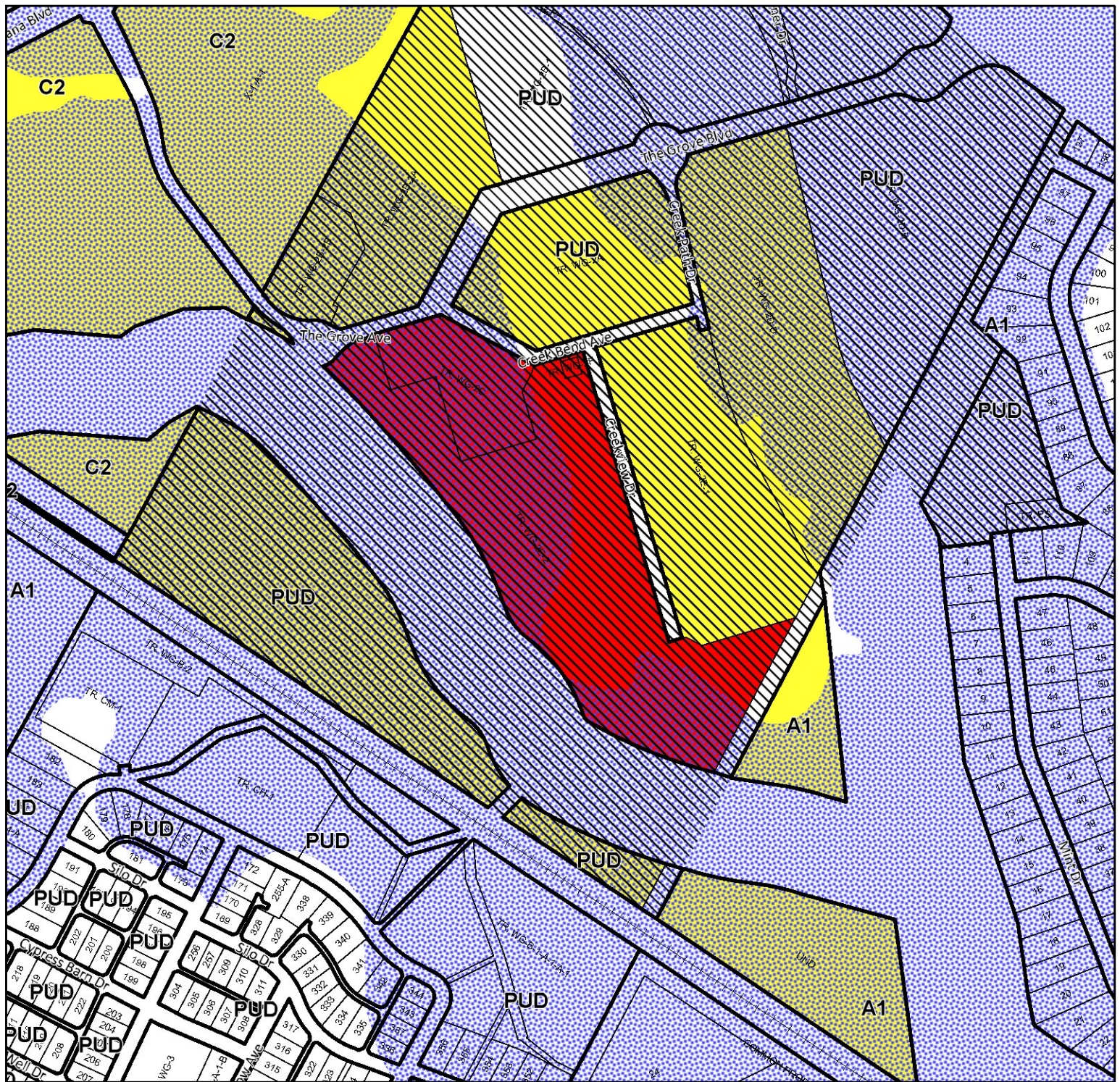
- 60% located in AE Flood Zone requiring elevated finished floors for new construction
- Site within PUD with approved drainage

Community Outreach/Notification

- Subject property posted on April 29, 2020
- Public Notification Cards mailed to property owners within 300 foot radius on May 1, 2020
- Staff reports available to review on May 7, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 8, 12, and 14, 2020

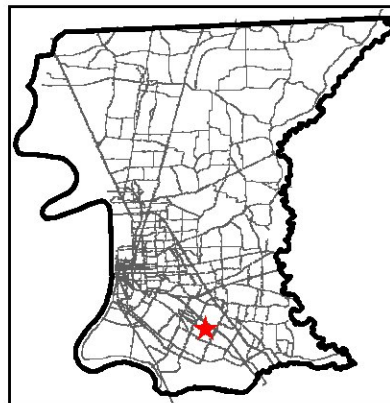
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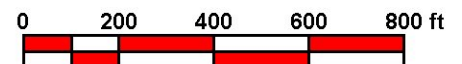


Legend

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



PUD-5-07



SCALE





Legend



Current Case



Zoning Graphic



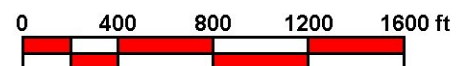
Lot Graphic

A1

Zoning Labels



S-9-18



SCALE

