



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

May 7, 2020

TO: Planning Commission

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

FROM: Rexter Chambers, Senior Planner *RC/RW*

SUBJECT: **SP-7-17** IDEA Bridge Academy & College Prep School, Phase 2

Application Summary			
Applicant	Joseph Yarbrough	Submittal Date	April 9, 2020
Design Professional	CSRS, Inc.		
Lot and Block	30	Site Area	14.31 acres
Location	North of North Airway Drive and east of Airline Highway (Council District 6-Collins-Lewis)		
Planning Commission Meeting Date	May 18, 2020		
Request			
Proposed Use(s)	18,063 sf addition to an existing 45,207 sf educational institution		
Access	Public Streets		
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Suburban
Existing Zoning	Heavy Commercial (C2)	Overlay District	None
Existing Use(s)	Institutional	Special Flood Hazard	Yes ± 70%
Area Characteristics			
Surrounding Zoning	C2, Light Industrial (M1), Commercial Warehousing Three (CW3), Commercial Alcoholic Beverage – Bars & Lounges (C-AB-2), Commercial Alcoholic Beverage – Restaurants (C-AB-1)		
Surrounding Use(s)	Educational and religious institutions, mobile home park, distribution, food products manufacturing, motor vehicle repair, open storage, retail, vacant, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration			

Case History – Site

- [SP-7-17] IDEA Cortana Academy and College Prep
 - 62,476 sf Educational Institution (Two Phases)
 - Approved by Planning Commission on April 17, 2017

Case History – Area

- None

Comprehensive Plan Consistency

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

Waivers Requested

- None

Neighborhood Compatibility

- Site plan is compatible with existing residential, commercial, and industrial uses in the area

Regulatory Issues

- Site plan, as proposed, meets all ordinance requirements
- Provides for a connection between Airway Drive and Tom Drive for vehicular and bus traffic during carpooling and staging

Parking			
	Required	Provided	Meets Requirement
Auto Spaces	189	200	Yes
ADA Spaces	6	6	Yes
Bicycle Spaces	10	10	Yes

Environmental Issues

- Portion of the property lies within the AE Flood Zone requiring elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification




- BREC Notification sent April 22, 2020
- Subject property posted on May 1, 2020
- Legal advertisement published in the Advocate on May 1, 2020
- Public Notification Cards mailed to property owners within 300 foot radius and the Goodwood Homesites Civic Association on May 1, 2020
- Staff reports available for review on May 7, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

Findings

Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration





Legend

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



SP-7-17

 N

 0 200 400 600 800 ft

SCALE

