



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

March 10, 2022

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director **PH**

FROM: Blanca Tejera, Planning Manager **BAT**

SUBJECT: **S-6-22** Atwater Reserve Subdivision

Application Summary			
Applicant	Atwater Development	Submittal Date	February 3, 2022
Design Professional	Michael J. Thomassie, PE; Duplantis Design Group		
Lot and Block	93	Site Area	124.62 acres
Location	West side of Nicholson Drive, east of River Road (Council District 3-Gaudet)		
Planning Commission Meeting Date	March 21, 2022		
Request			
Number of Lots Proposed	392 single family residential lots with 17 common area tracts		
Overall Residential Density	3.4 units per acre		
Access	Public streets		
Background	One existing tract and portion of three other tracts		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Single Family Residential (A2.7)	Overlay District	N/A
Existing Use	Undeveloped	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	A2.7, Zero Lot Line (A2.1), Rural, Planned Unit Development (PUD)		
Surrounding Uses	Low density single family residential, religious institution, country club, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- **S-6-22** Atwater Villas Subdivision, proposed 391 residential lots
 - To be heard by the Planning Commission on March 21, 2022
- **Case 72-21** 14051 Nicholson Drive, PUD to A2.7
 - Approval recommended by the Planning Commission on September 20, 2021
 - Approved by the Metropolitan Council on October 20, 2021
- **Case 35-20** 16500-16600 River Road, Rural to A2.1
 - Approval recommended by the Planning Commission on August 17, 2020
 - Approved by the Metropolitan Council on September 16, 2020
- **PA-9-17** Atwater 16891 River Road, AG/RU to RN
 - Approval recommended by the Planning Commission on June 19, 2017
 - Approved by the Metropolitan Council on July 19, 2017
- **PUD-1-17** Atwater Concept Plan 16891 River Road
 - Approval recommended by the Planning Commission on June 19, 2017
 - Approved by the Metropolitan Council on July 19, 2017

Case History – Area

- **PA-8-20** LA 30 @ Bluebonnet Boulevard, RN to MU
 - Approval recommended by the Planning Commission on April 20, 2020
 - Approved by the Metropolitan Council on May 20, 2020
- **PUD-1-20** Harveston District Concept Plan
 - Approval recommended by the Planning Commission on April 20, 2020
 - Approved by the Metropolitan Council on May 20, 2020
- **PA-5-19** 14001 Nicholson Drive, Park to RN
 - Approval recommended by the Planning Commission on May 20, 2019
 - Approved by the Metropolitan Council on June 19, 2019
- **S-10-19** Woodstock Park, 1st Filing, Phase A & B and 2nd Filing, 213 residential lots
 - Approved by the Planning Commission on August 19, 2019

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map

Transportation Analysis

- Property located on the Major Street Plan- *Nicholson Drive, River Road*
 - Additional Right-of-Way may be needed
- Property located adjacent to proposed MOVEBR Project- *Nicholson Drive (Bluebonnet-Parish Line)*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Levee trail*

Neighborhood Compatibility

- Single family residential across from subject property along Nicholson Drive
- Property abuts Bayou Manchac and abides by 100 foot scenic river buffer

Regulatory Issues

- Front-loaded garages or carports face shall be set back a minimum of 25 feet from the street or public right-of-way, per UDC §17.5.2.A.3

- Proposed sidewalks within development and along River Road, consistent with UDC § 13.8.A.1
- Entry monument sign will be submit under a separate permit
- Open Space provided for a minimum of 15% of site area:

Open Space		
Components	Required	Provided
Open Space	17.2 ac	17.5 ac

- Proposed lot areas and widths meets the established minimums for the existing zoning district
- Lot dimensions for the subdivision shown in the chart below:

Required Minimum Lot Width	Proposed Shortest Lot Width	Required Minimum Lot Area	Proposed Smallest Lot Area
50 ft	54 ft	6,000 sf	6,000 sf

Environmental Issues

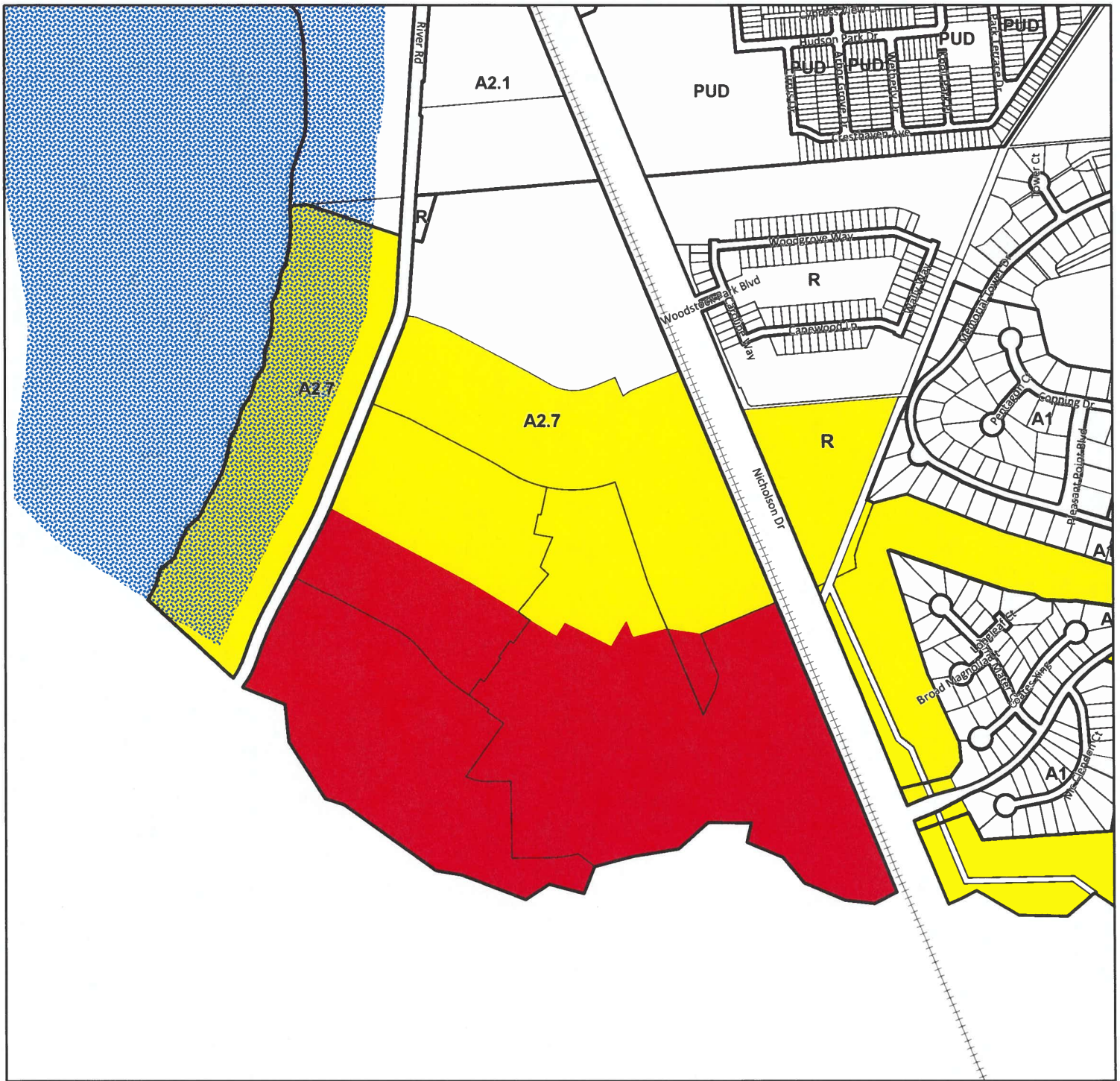
- Developed Site Area located outside of the Special Flood Hazard Area

Community Outreach/Notification

- MOVEBR notification on February 9, 2022
- Subject property posted on February 25, 2022
- Public Notification Cards mailed to property owners within 300 foot radius, and University Club Plantation Home Owners Association on March 4, 2022
- Staff reports available for review on March 10, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on March 11, 2022

Findings

Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration



Legend



Current Case



Previous Relevant Cases



Notified of Public Hearing



Zoning Graphic



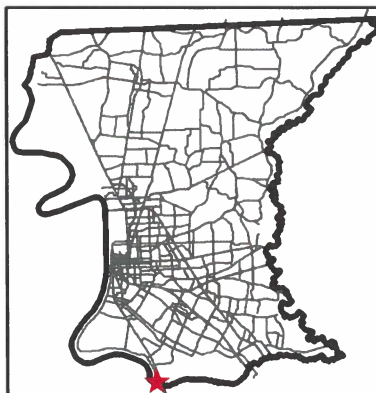
Lot Graphic



Special Flood Hazard Area

A1

Zoning Labels



S-6-22



0 400 800 1200 1600 ft



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Legend

	Current Case		Pedestrian/Bike Master Plan
	MoveBR Project		Existing
Major Street Plan Status			Proposed
	Completed		Transit
	Additional		Bus Routes
	Future		Bus Stops



S-6-22

0 300 600 900 1200
Feet






Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.

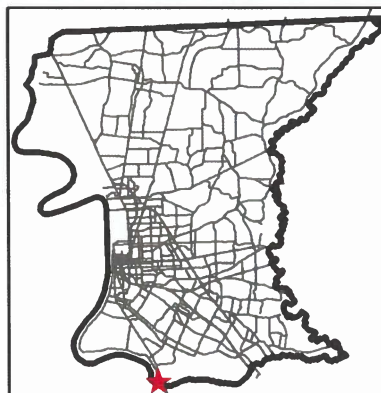


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Legend


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



S-6-22



N



0 400 800 1200 1600 ft



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