



## 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 3, 2022

TO: Planning Commission

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

FROM: Blanca Tejera, Planning Manager *BAT*

SUBJECT: **SP-15-22** A.C. Lewis YMCA

Application Summary			
Applicant	Zachary Schmidt, PE	Submittal Date	September 29, 2022
Design Professional	Zachary Schmidt, PE; CSRS		
Lot and Block	36	Site Area	4.9 acres
Location	West side of South Foster Drive, north of Government Street (Council District 7-Cole)		
Planning Commission Meeting Date	November 14, 2022		
Request			
Project Description	Health club and multi-family residential development		
Gross Residential Density	20.37 units per acre	Number of Units	100 residential units
Site Characteristics			
FUTUREBR Land Use Designation	Mixed Use	Character Area	Urban/Walkable
Existing Zoning	Heavy Commercial One (HC1)	Overlay District	N/A
Existing Use	Health club	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	HC1, Light Commercial (C1), Heavy Commercial (C2), Commercial Alcoholic Beverage (restaurant) (C-AB-1), Single Family Residential (A2), Small Planned Unit Development (SPUD)		
Surrounding Uses	Educational institution, low density single family residential, gas station, office, restaurant, retail sales, high density multi-family residential, utilities		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- **Case 36-22** 350 South Foster Drive, HC1 and C1 to HC1
  - Approval recommended by the Planning Commission on June 20, 2022
  - Approved by the Metropolitan Council on July 20, 2022

#### Case History – Area

- None

#### Comprehensive Plan Consistency

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

#### Waivers Requested

- None

#### Neighborhood Compatibility

- Site plan is compatible with existing use in the area
- Two vehicular access points on South Foster Drive
- Existing pedestrian connection to abutting property to remain

#### Regulatory Issues

- Landscape
  - Street yard planting areas provided along main streets, minimum of ten feet, Class A and Class B trees where overhead electrical exist
  - Given the nature of the uses of adjacent properties, an alternative buffer was approved by Development Director
- Proposed 8' x 8'-8" monument sign in compliance with UDC §16.5.5.B
- Existing sidewalks along South Foster Drive and proposing sidewalks internally through development consistent with UDC §13.8.A.1
- Parking complies with the minimum requirements of the UDC:

Parking			
	Required	Provided	Meets Requirement
<b>Auto Spaces</b>	223	226	Yes
<b>ADA Spaces</b>	7	10	Yes
<b>Bicycle Spaces</b>	11	12	Yes

- Open Space provided for a minimum of 5% of the residential site area, consistent with UDC § 12.3.2
  - Preserved tree canopies, bioswale, and amenity area account for open space

Open Space		
Components	Required	Provided
Open Space	0.25 ac	1.43 ac

#### Transportation Analysis

- Property located on the Major Street Plan- *South Foster Drive*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Government Street, North Boulevard, Florida Boulevard*

- Property located in the vicinity of proposed MOVEBR Projects- *North Boulevard, Florida Boulevard*
- Property located in the vicinity of existing facilities on the Pedestrian and Bicycle Master Plan- *Government Street separated bike lane, Capital Heights bike lane*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *South Foster Drive bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Plan- *North Boulevard separated bike lane, Ward Creek trail, South Foster Drive to Florida Boulevard trail*
- Property located in the vicinity of transit stop

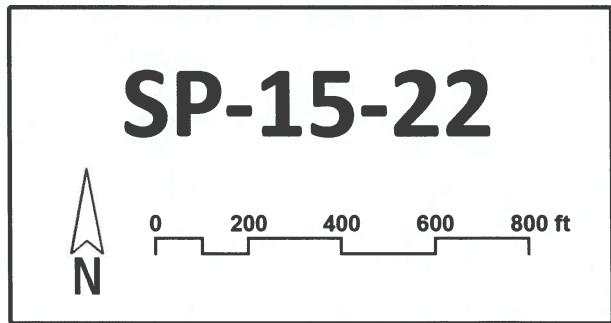
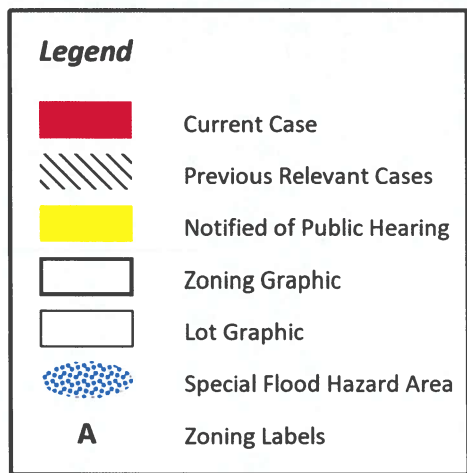
#### **Environmental Issues**

- Property located outside of a Special Flood Hazard Area

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

- Subject property posted on October 18, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on October 28, 2022
- Legal advertisement published in The Advocate on October 28, 2022
- Staff reports available for review on November 3, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>






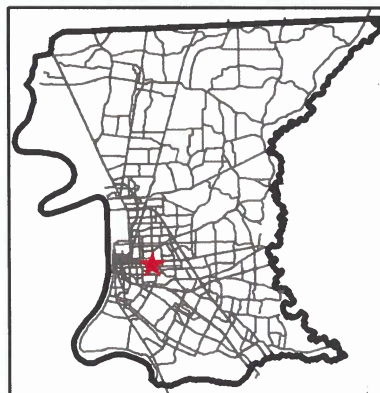







**Legend**

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



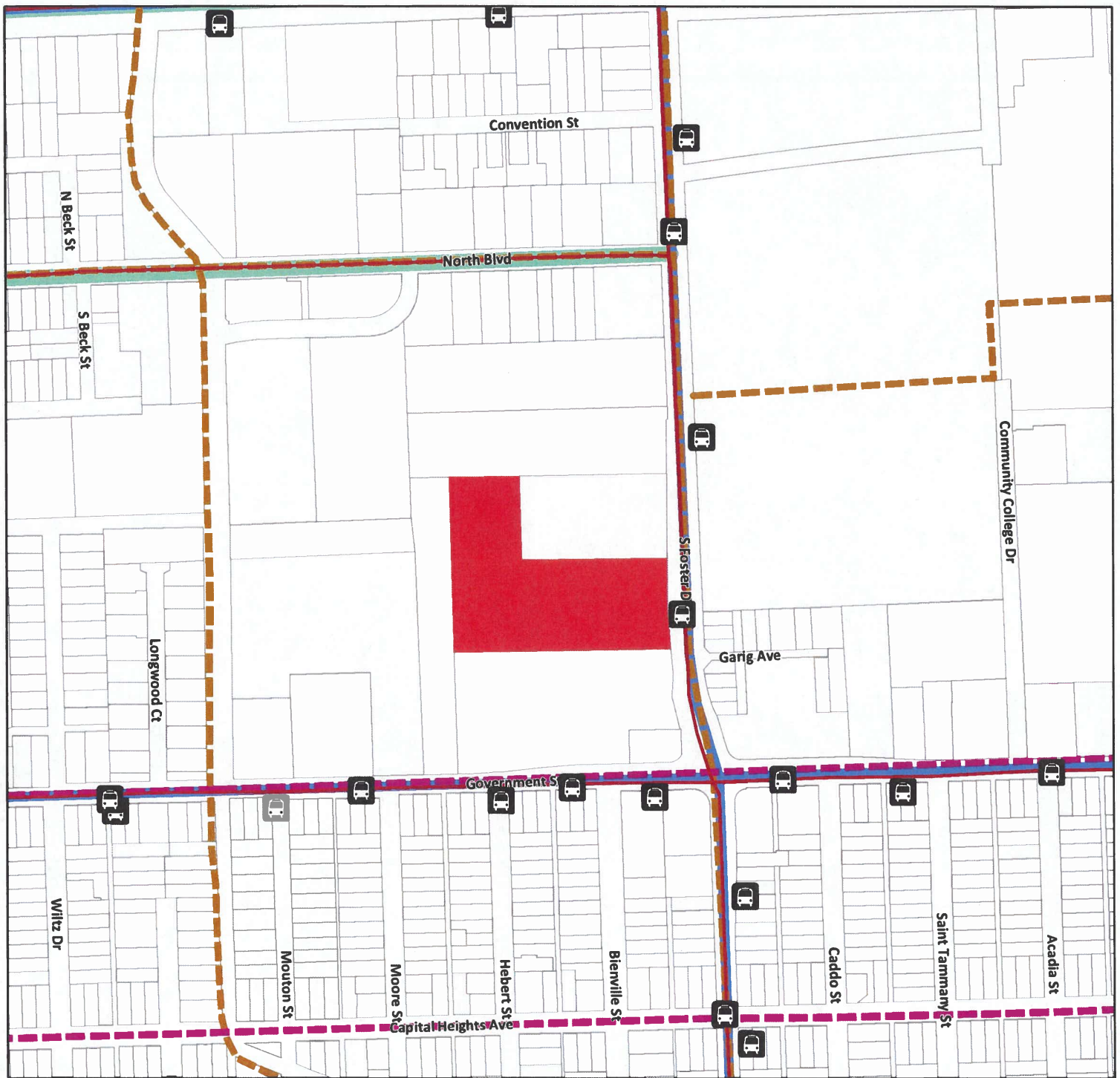
**SP-15-22**

 N

0 200 400 600 800 ft

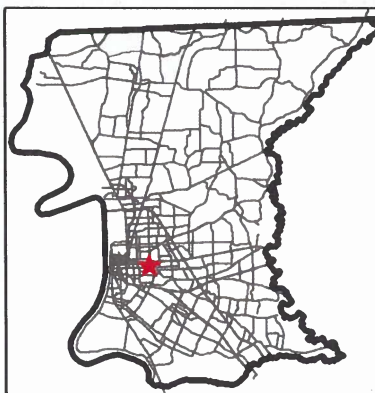






### Legend

- |                                 |                 |  |                                    |
|---------------------------------|-----------------|--|------------------------------------|
|                                 | Current Case    |  | <b>Pedestrian/Bike Master Plan</b> |
|                                 | MoveBR Projects |  | Existing                           |
| <b>Major Street Plan Status</b> |                 |  | Proposed                           |
|                                 | Completed       |  | <b>Transit</b>                     |
|                                 | Additional      |  | Tiger Trails                       |
|                                 | Future          |  | Bus Stops                          |



# SP-15-22

0 200 400 600 800  
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.*



**CITY OF BATON ROUGE**  
PARISH OF EAST BATON ROUGE  
PLANNING COMMISSION