



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 *W*

FROM: Blanca Tejera, Planning Manager *BAT*

SUBJECT: **SP-9-22** Four Seasons Apartment Complex

Application Summary			
Applicant	Kevin Nguyen	Submittal Date	August 4, 2022
Design Professional	Deric J. Murphy, PE; Quality Engineering & Surveying, LLC		
Lot and Block	72	Site Area	21.5 acres
Location	South side of Burbank Drive, east of South Kenilworth Parkway, west of Sehdeva Memorial Drive (Council District 3-Gaudet)		
Planning Commission Meeting Date	November 14, 2022		
Request			
Project Description	Medium density multi-family residential development with nine buildings, including a club house and maintenance building		
Gross Residential Density	15.1 units per acre	Number of Units	324 residential units
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Medium Density Multi-family Residential (A3.2), Light Commercial Two (LC2)	Overlay District	N/A
Existing Use	Undeveloped	Special Flood Hazard	Yes ± 100%
Area Characteristics			
Surrounding Zoning	Rural, A3.2, LC2, Commercial Alcoholic Beverage (restaurant) (C-AB-1), Planned Unit Development (PUD), Small Plan Unit Development (SPUD)		
Surrounding Uses	Low density single family residential, medium density single family residential, restaurant (with alcohol), 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-9-22** Four Seasons
 - Deferred by Councilmember Gaudet on October 17, 2022
- **PA-12-20** 5800-9100 Burbank Drive, RN to CN
 - Approval recommended by the Planning Commission on July 20, 2020
 - Approved by the Metropolitan Council on August 19, 2020
- **Case 31-20** 5800-9100 Burbank Drive, Rural to A3.2 and LC2
 - Approval recommended by the Planning Commission on July 20, 2020
 - Approved by the Metropolitan Council on August 19, 2020

Case History – Area

- **S-13-22** Winter Gardens
 - Proposed 138 single family residential lots
 - Approved by the Planning Commission on September 19, 2022
- **S-14-22** Autumn Gardens
 - Proposed 161 single family residential lots
 - Approved by the Planning Commission on September 19, 2022
- **SPUD-2-12** The Oasis, Revision 4
 - Revised permissible uses to include C-AB-2
 - Approval recommended by the Planning Commission on December 13, 2021
 - Approved by the Metropolitan Council on January 19, 2022
- **Case 43-21** 7611 Burbank Drive, SPUD to LC2
 - Approval recommended by the Planning Commission on July 19, 2021
 - Approved by Metropolitan Council on August 18, 2021
- **PUD-1-21** Eliza Gardens, Final Development Plan
 - Proposed zero lot line single family residential development
 - Approved by the Planning Commission on July 19, 2021
- **S-8-18** Kenilworth Crossing Subdivision
 - Proposed 57 residential lots
 - Approved by the Planning Commission on October 15, 2018
- **SPUD-1-18** The Cottages at University Villas
 - Proposed semi-detached single family residential development
 - Approval recommended by the Planning Commission on October 15, 2018
 - Approved by the Metropolitan Council on November 21, 2018

Comprehensive Plan Consistency

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

Transportation Analysis

- Property located on the Major Street Plan- *Burbank Drive*
 - Completed
- Property located in the vicinity of streets on the Major Street Plan- *South Kenilworth Parkway, Highland/Burbank Connector*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Burbank Drive separated bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *BREC Bayou Fountain trail, BREC Highland Road to Levee trail*

Waivers Requested

- None

Neighborhood Compatibility

- Site plan is compatible with existing low and medium density residential in the area
- Portion of Elbow Bayou to the west of this development
- Two vehicular access points; Burbank Drive and proposed new street from Sehdeva Memorial Drive

Regulatory Issues

- Landscape
 - Street yard planting areas provided along main streets minimum of ten feet, Class A and Class B where overhead electrical exist
 - No buffer required adjacent to undeveloped properties
- Proposed monument sign in compliance with UDC §16.5.5.B
- Sidewalks provided along Burbank Drive and proposed Autumn Gardens Drive as well as internally through development, consistent with UDC §13.8.A.1
- Parking complies with the minimum requirements of the UDC:

Parking			
	Required	Provided	Meets Requirement
Auto Spaces	541	541	Yes
ADA Spaces	11	22	Yes
Bicycle Spaces	27	27	Yes

- Open Space provided for over a minimum of 15% of the residential site area, consistent with UDC § 12.3.2

Open Space		
Components	Required	Provided
Open Space	3.22 ac	11.9 ac

Environmental Issues




- Approximately 100% of the property lies within the AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

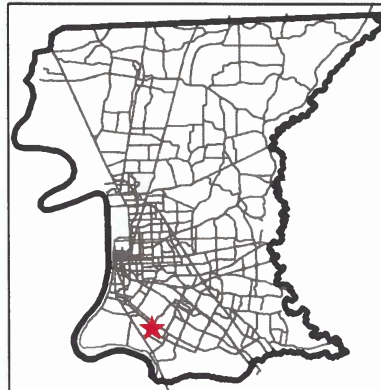
Community Outreach/Notification

- Subject property posted on August 30, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and Kenilworth Crossing, University Villas, and The Cottages at University Villas Homeowners Associations on September 2, 2022
- Legal advertisement published in The Advocate on September 2, 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-9-22

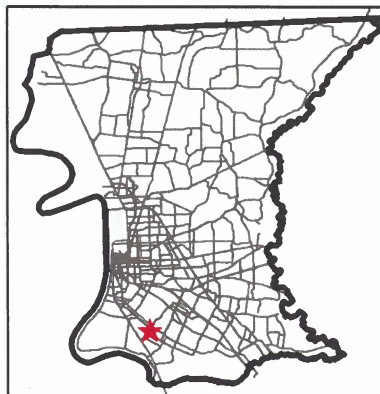
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0 200 400 600 800 ft



Legend

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



SP-9-22

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.