



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

April 7, 2022

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
 FROM: Donnicha London, Planner II *DL*
 SUBJECT: **SPUD-5-08** Rivian, Acadian Village Revision 5

Application Summary			
Applicant	Ian Russel	Submittal Date	January 6, 2021
Design Professional	Leonard Sferra, PE; GPD Group, Inc.		
Lot and Block	43	Site Area	10.95 acres
Location	Northwest intersection of Perkins Road and Acadian Thruway (Council District 12-Racca)		
Planning Commission Meeting Date	April 18, 2022	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Existing Zoning	Small Planned Unit Development (SPUD)
Proposed Use(s)	Nine Electric vehicle charging stations	Existing Use	Retail sales
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Center	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1, A2, A2.7), Light Commercial (C1), Heavy Commercial (C2), Commercial Alcoholic Beverage (restaurant)(C-AB-1), Light Commercial Three (LC3), Off-Street Parking (B)		
Surrounding Uses	Convenience store with gasoline sales/gas station, bank, retail sales, restaurant (with/without alcohol), personal service establishment, medical office or clinic, office, parking facility, low density single family residential, utility facility, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum criteria for a Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses and conforming to Unified Development Code requirements			

Case History – Site

- None

Case History – Area

- **Case 69-19** Hundred Oaks Park, A1 to A2.7
 - Approval recommended by the Planning Commission on November 18, 2019
 - Approved by the Metropolitan Council on December 4, 2019
- **Case 4-20** Hundred Oaks Overlay, to revise the Official Zoning District Map
 - Approval recommended by the Planning Commission on January 21, 2020
 - Approved by the Metropolitan Council on February 19, 2020

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of commercial, office and residential properties
- Railroad track provides a separation between site and residential uses to the north
- Will not change existing land use patterns

Regulatory Issues

- Revision area not affecting buffers
- Landscape remaining the same throughout site
- No proposed signage
- Motor vehicle parking meets minimum requirement of the UDC, shown in chart below:
 - Site contains 542 existing parking spaces
 - Nine existing parking spaces will be converted to electrical vehicle charging stations with one allocated as an ADA accessible space
 - Parking reduced by two to accommodate an electrical vehicle trailer parking space

Parking						
	Uses	Required	Existing	Proposed	Meets Requirements	
Auto Spaces	Commercial					Yes
	Retail Sales	195				
	Restaurant	74				
	Medical Office	13				
	Fitness	8				
TOTAL		290	542	540		
ADA Spaces		11	20	21	Yes	
Off-Street Loading Areas		1	4		Yes	

Transportation Analysis

- Property located on the Major Street Plan- *Perkins Road*
 - Completed
- Property located in the vicinity of streets on the Major Street Plan- *South Acadian Thruway, Interstate 10, Bawell Street*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Stanford Avenue sidepath*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Acadian Thruway trail, Bawell Street bike boulevard, BREC Dawson Creek trail*
- Property located in the vicinity of transit stop

Environmental Issues

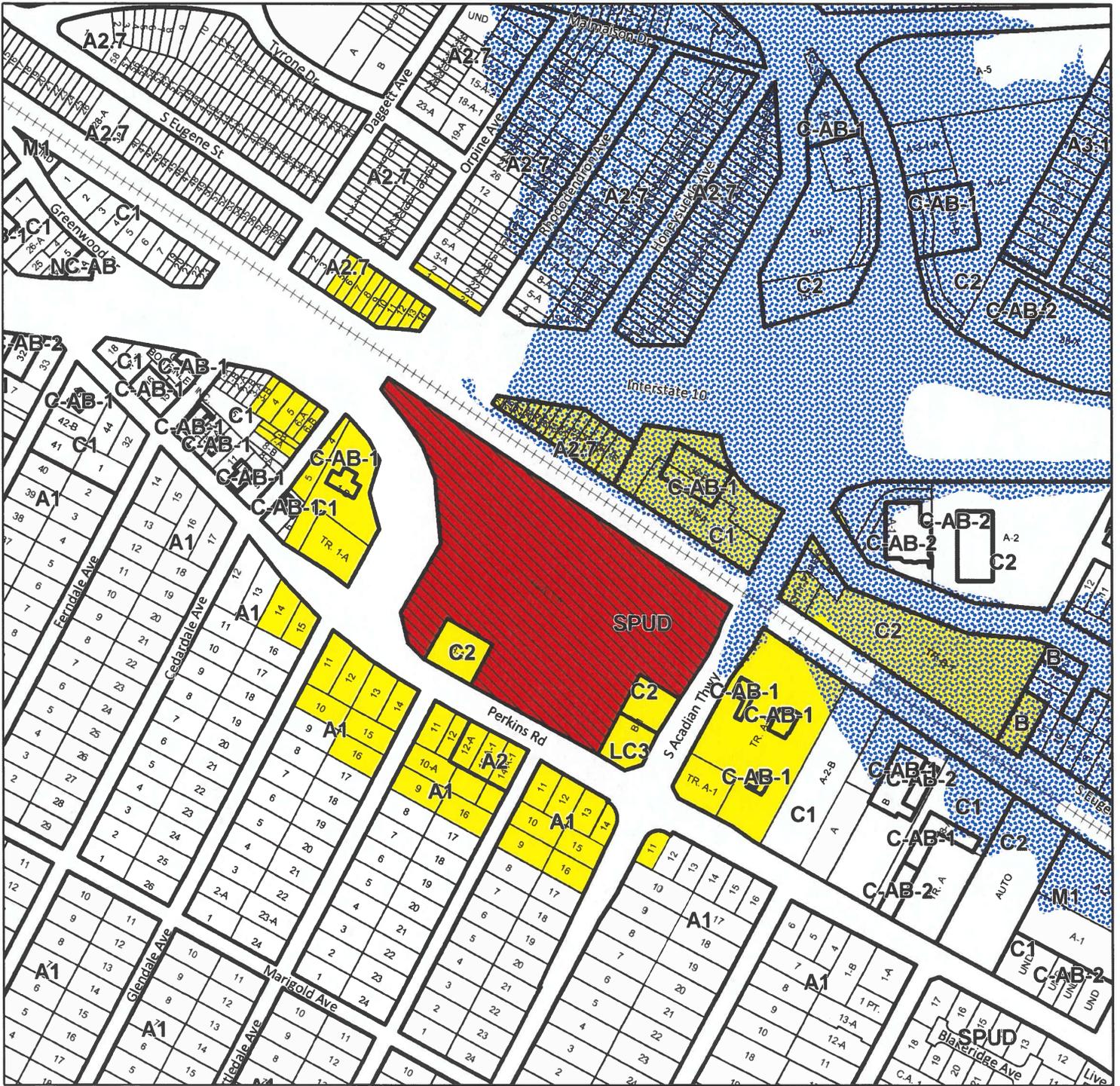
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted on March 25, 2022
- Public Notification Cards were mailed to all property owners within a 300 foot radius of the subject property and University Gardens Homeowners Association on April 1, 2022
- Staff reports available to review on April 7, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on April 8, 12 and 14, 2022

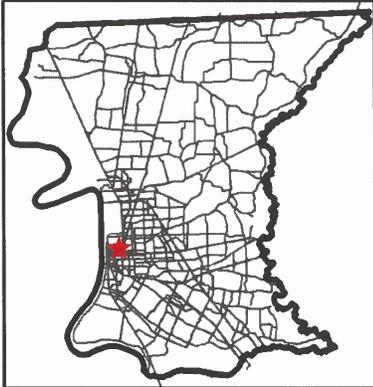
Findings

Staff certifies that the proposed request meets the minimum criteria for a Small Planned Unit Development, being consistent with the Comprehensive Plan, compatible with the surrounding uses and conforming to Unified Development Code requirements



Legend

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



SPUD-5-08

Final Dev. Plan Rev.






Legend

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



SPUD-5-08
 Final Dev. Plan Rev.

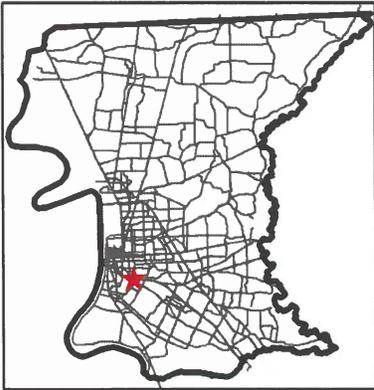
 





Legend

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



SPUD-5-08

Final Dev. Plan Rev.



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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PARISH OF EAST BATON ROUGE
PLANNING COMMISSION