



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

September 7, 2023

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
 FROM: Jeremy Gremillion, Planner II *JMG*
 SUBJECT: S-3-23 Trivento Subdivision

Application Summary			
Applicant	Art Lancaster	Submittal Date	August 3, 2023
Design Professional	William Purser, PE; Quality Engineering & Surveying, LLC		
Lot and Block	159	Site Area	350.64 acres
Location	East side of Old Scenic Highway, north of Groom Road (Council District 2-Banks)		
Planning Commission Meeting Date	September 18, 2023		
Request			
Number of Lots Proposed	1218 residential lots, 72 common area tracts, 3 governmental tracts		
Overall Residential Density	3.5 units per acre		
Access	Public streets		
Background	One existing tract		
Site Characteristics			
FUTUREBR Land Use Designation	Industrial	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use	Agricultural, low density single family residential, wireless communication tower	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Rural, Light Commercial (LC3), Planned Unit Development (PUD)		
Surrounding Uses	Low density single family residential, 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-15-21** Trivento Subdivision
 - Residential subdivision with 946 lots and three governmental tracts
 - Approved by the Planning Commission on January 22, 2022
 - Valid until January 22, 2025
- **S-4-21** Trivento Subdivision
 - Residential subdivision with 986 lots
 - Denied by the Planning Commission on August 16, 2022
- **PA-7-21** 15694 and 15696 Old Scenic Highway, Industrial to Residential Neighborhood
 - Withdrawn by the applicant on August 8, 2021
- **PA-22-18** 15694 and 15696 Old Scenic Highway, Industrial to Residential Neighborhood
 - Approval recommended by Planning Commission on December 10, 2018
 - Denied by Metropolitan Council on April 17, 2019

Case History – Area

- **PA-11-23** 16481 Old Scenic Highway, Agricultural/Rural and Residential Neighborhood to Employment Center
 - Approval recommended by the Planning Commission on August 21, 2023
 - To be heard by the Metropolitan Council on September 20, 2023
- **S-2-23** Keystone Square Subdivision
 - Residential subdivision with 1,033 lots
 - To be heard by the Planning Commission on September 18, 2023
- **PA-9-23** 16470 and 16600-16700 Old Scenic Highway, Agricultural/Rural to Neighborhood Center
 - Approval recommended by the Planning Commission on July 17, 2023
 - Approved by the Metropolitan Council on August 23, 2023
- **Case 38-23** 16470 and 16600-16700 Old Scenic Highway, Rural to LC3
 - Approval recommended by the Planning Commission on July 17, 2023
 - Approved by the Metropolitan Council on August 23, 2023
- **PA-3-23** 16481 Old Scenic Highway, Agricultural/Rural to Commercial
 - Withdrawn by the applicant on March 16, 2023
- **Case 7-23** 16481 Old Scenic Highway, Rural to LC2
 - Withdrawn by the applicant on March 16, 2023
- **PUD-3-22** Northridge (formerly Templeton Ridge)
 - Approval recommended by the Planning Commission on December 12, 2022
 - Approved by the Metropolitan Council on January 18, 2023
- **PA-9-22** 15050 Samuels Road and 15175, 15195, 15200-15300 Old Scenic Highway, Residential Neighborhood to Commercial
 - Approval recommended by the Planning Commission on March 10, 2022
 - Approved by the Metropolitan Council on April 20, 2022
- **PA-7-21** 15694 and 15696 Old Scenic Highway, Industrial to Residential Neighborhood
 - Withdrawn by the applicant on August 8, 2021
- **PA-9-20** 16591 Old Scenic Highway, Agricultural/Rural to Office
 - Approval recommended by the Planning Commission on May 18, 2020
 - Approved by the Metropolitan Council on June 17, 2020
- **Case 24-20** 16591 Old Scenic Highway, Rural to GOL
 - Approval recommended by the Planning Commission on May 18, 2020
 - Approved by the Metropolitan Council on June 17, 2020

- **S-9-18** Miraval Subdivision, 2nd and 3rd Filings
 - Approved by the Planning Commission on May 18, 2020
- **PA-13-18** 15900-16000 UND and 15683 Old Scenic Highway, Agricultural/Rural to Residential Neighborhood
 - Approval recommended by the Planning Commission on October 15, 2018
 - Approved by the Metropolitan Council on October 17, 2018
- **S-9-18** Miraval Subdivision, Phase I
 - Approved by the Planning Commission on October 15, 2018

Comprehensive Plan Consistency

- Inconsistent with the designation of Industrial on the Future Land Map
- Future Land Use of this area is proposed to change with the FUTUREBR update

Transportation Analysis

- Property located along the Major Street Plan- Old Scenic Highway, Groom Road, Leisure Road
 - Additional and Future right-of-way needed

Neighborhood Compatibility

- Existing low density single family residential to the west and east
- Adjacent to undeveloped property to the north, proposed for commercial and residential subdivision
- Vehicular connections are provided to the north and south for street continuation and future connectivity

Regulatory Issues

- Existing sidewalks along Groom Road, proposed sidewalks along Old Scenic Highway, and internally on double loaded streets, consistent with UDC §13.8.A.1
- Front-loaded garages or carports for single family development shall be at least 25 feet from any adjacent public right-of-way other than an alley, per UDC §17.5.2.A
- No entry monument sign proposed, any future signage to comply with UDC Chapter 16
- Open space provided for a minimum of 15% of site area, consistent with UDC §12.3.2

Open Space		
Components	Required	Provided
Open Space	52.01 ac	59.46 ac

- Proposed lot areas and widths meet or exceed the established minimums for the current zoning
- Lot dimensions for the subdivision shown in the chart below:

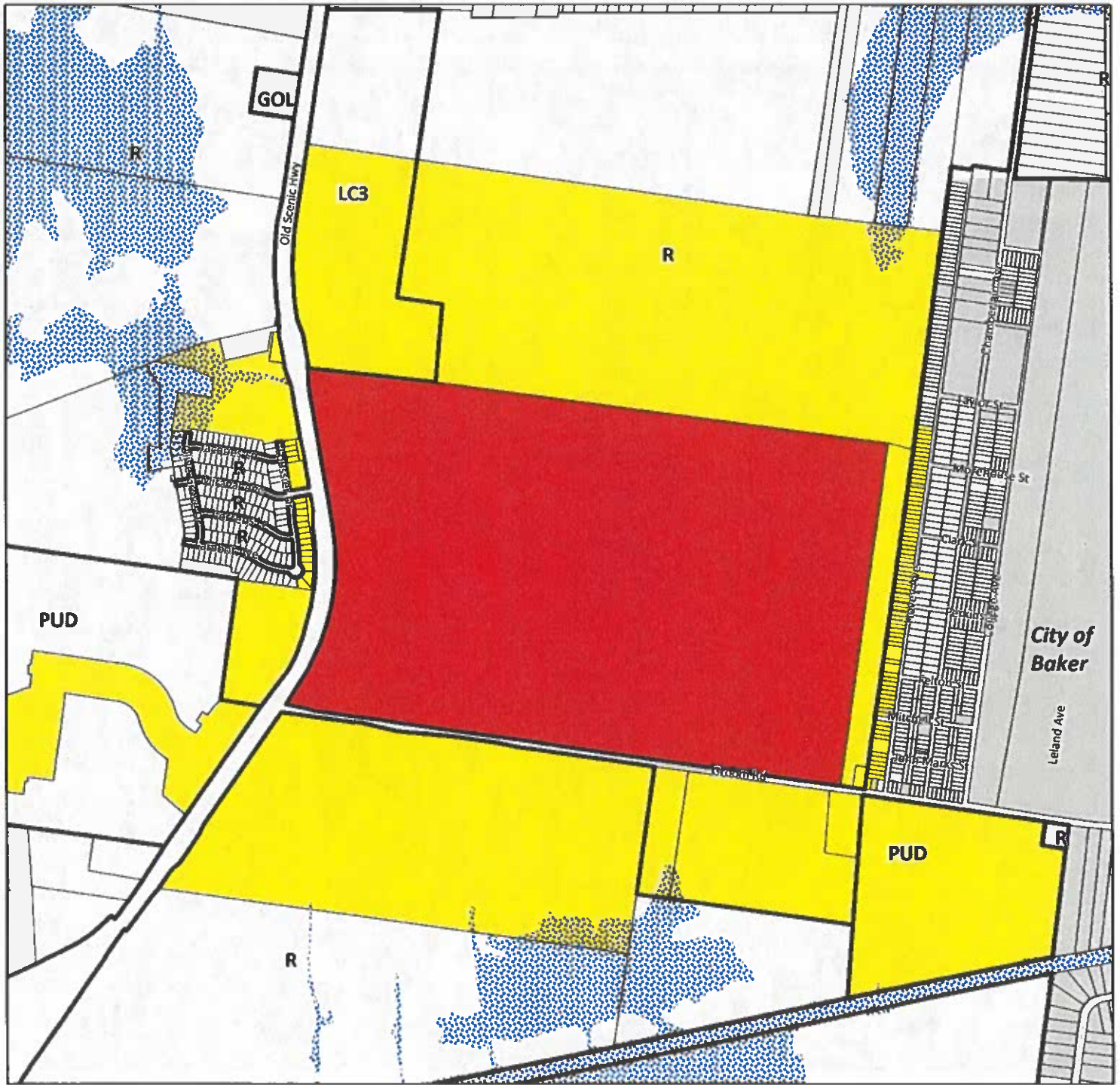
Lot Dimensions			
Required Minimum Lot Width	Proposed Shortest Lot Width	Required Minimum Lot Area	Proposed Smallest Lot Area
50 ft	50 ft	6,000 sf	6,000 sf

Environmental Issues







- Property located outside of a Special Flood Hazard Area

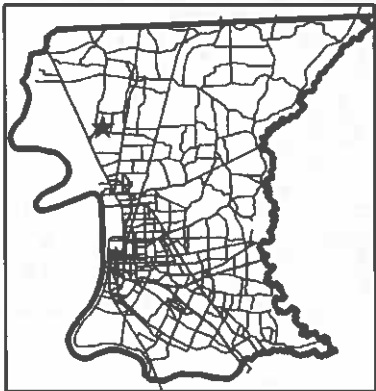
Community Outreach/Notification

- City of Zachary notified on August 3, 2023 pursuant to UDC §3.1.4.B
 - Recommendation of objection received on August 24, 2023 without basis provided
- City of Baker notified on August 3, 2023
 - Recommendation of no objection received on September 2, 2023 with issues regarding utilities, infrastructure and safety demand identified
- BREC notified on August 7, 2023
- Subject property posted on August 28, 2023
- Public Notification Cards mailed to property owners within 300 foot radius on September 1, 2023
- Staff reports available for review on September 7, 2023 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 8, 2023



Legend

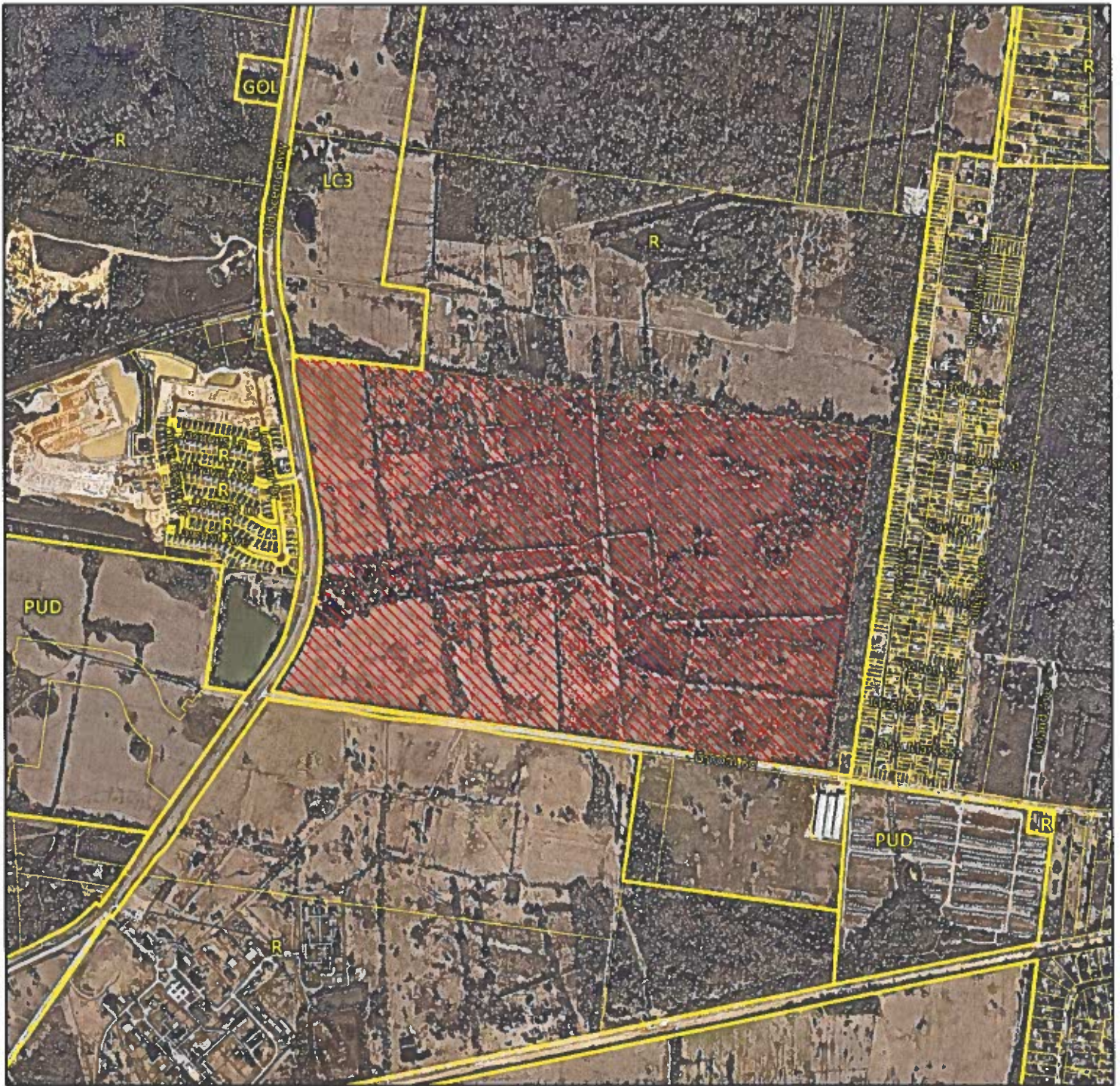
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels







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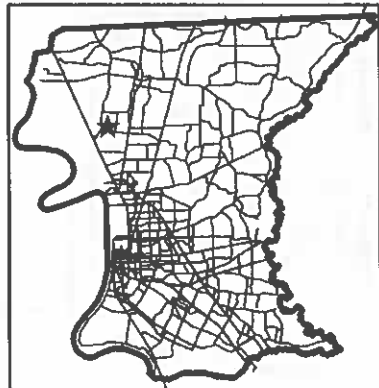
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Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
-  Zoning Labels



S-3-23

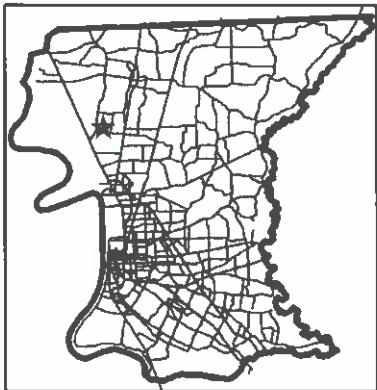







Legend

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



S-3-23

0 500 1000 1500 2000
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