



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

April 6, 2023

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Blanca Tejera, Planning Manager *BAT*
SUBJECT: **SS-2-23** A.J. Kleinpeter Tract

Application Summary			
Applicant	Andre Rodrigue, PE	Submittal Date	January 3, 2023
Design Professional	Matthew S. Estopinal, PLS; SJB Group, LLC		
Lot and Block	66	Site Area	11.78 acres
Location	West side of Siegen Lane, north of Industriplex Boulevard (Council District 11-Adams)		
Planning Commission Meeting Date	April 17, 2023		
Request			
Project Description	Commercial subdivision with public streets		
Gross Residential Density	N/A	Number of Lots	Seven
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Heavy Commercial (C2)	Overlay District	N/A
Existing Use	Commercial, undeveloped	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Single Family Residential (A2), Zero Lot Line (A2.1), Town House (A2.5), Light Commercial Three (LC3), Heavy Commercial (C2), Heavy Commercial One (HC1), Heavy Commercial Two (HC2), Light Industrial (M1), Commercial Alcoholic Beverage (restaurant) (C-AB-1), Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)		
Surrounding Uses	Low density single family residential, low density zero lot line residential, High density multifamily residential, hotel, car wash, warehouse, office, retail sales, restaurant, health 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

- SS-2-23 A. J. Kleinpeter Tract
 - Commercial subdivision with public streets
 - Deferred by the Planning Director on January 27, 2023

Case History – Area

- **Case 76-22** Lakeshore Gardens, 1st, 2nd, and 3rd filings, C2 to A2.1
 - Approval recommended by the Planning Commission on November 14, 2022
 - Approved by the Metropolitan Council on December 7, 2022
- **Case 55-22** Jefferson Terrace 6th Filing, Part 3 and 4, C2 to A2
 - Approval recommended by the Planning Commission on September 19, 2022
 - Approved by the Metropolitan Council on October 19, 2022
- **Case 20-22** 10760 Industriplex Boulevard, C2 to A2.5
 - Approval recommended by the Planning Commission on May 16, 2022
 - Approved by the Metropolitan Council on June 15, 2022

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Consistent with the abutting commercial and multifamily residential uses

Regulatory Issues

- Proposed right of way dedication of an existing private street
- Proposed right of way to connect with surrounding commercial developments
- Proposed sidewalks within development, adjacent to existing streets
- Small tract proposed for existing signage within the proposed right-of-way
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning district
- 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
60 ft	229 ft	7,500 sf	38,507 sf

Transportation Analysis

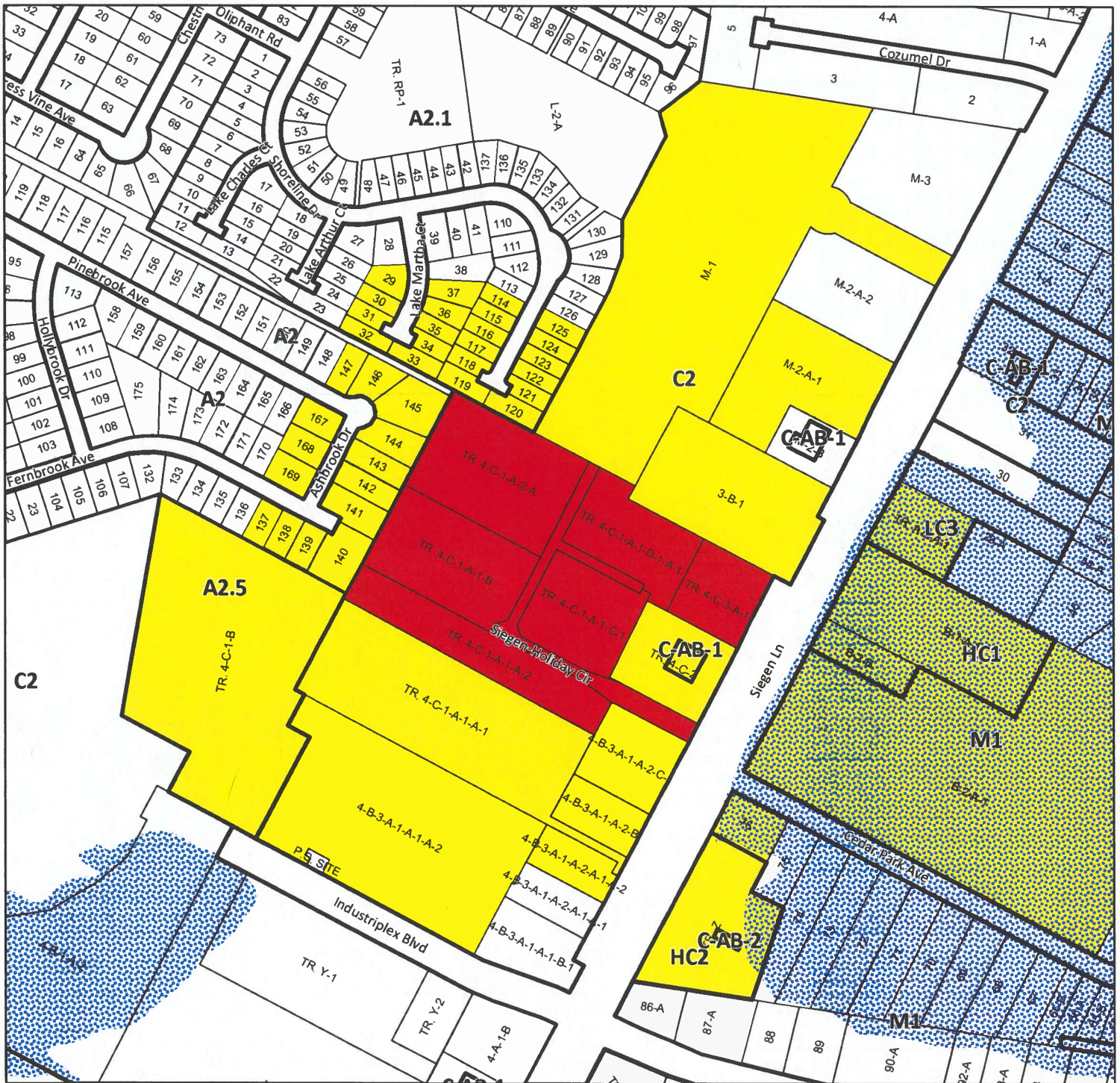
- Property located on the Major Street Plan- *Siegen Lane*
 - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Industriplex Boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

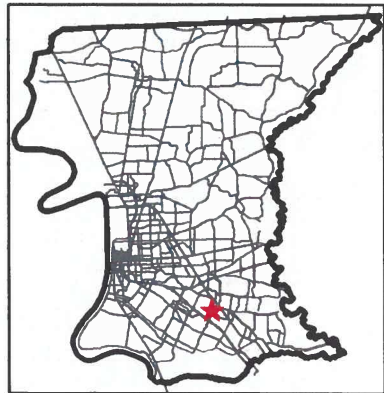
Community Outreach/Notification

- BREC notified on January 9, 2023
- Subject property posted on January 20, 2023
- Public Notification Cards mailed to property owners within 300 foot radius, and Jefferson Terrace Homeowners Associations on January 27, 2023
- Legal advertisement published in The Advocate on February 3, 2023
- Staff reports available for review on April 6, 2023 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>



Legend




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

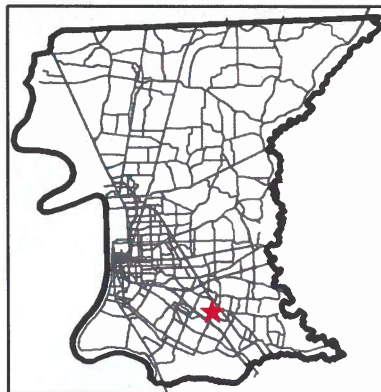


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Legend


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

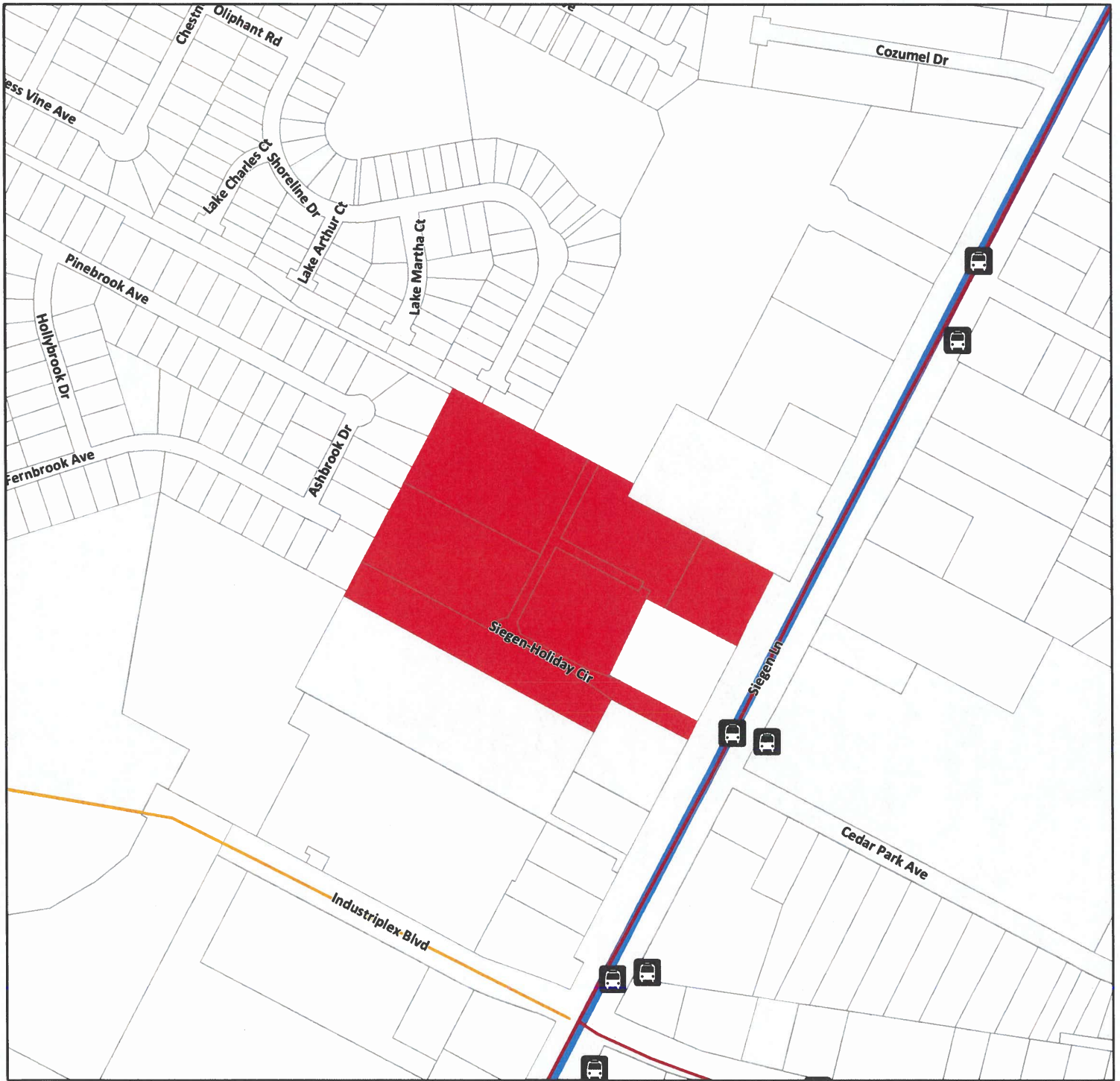


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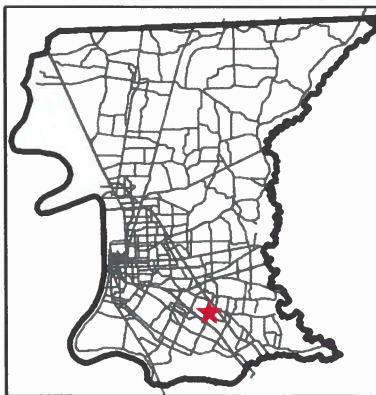
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Legend

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



SS-2-23

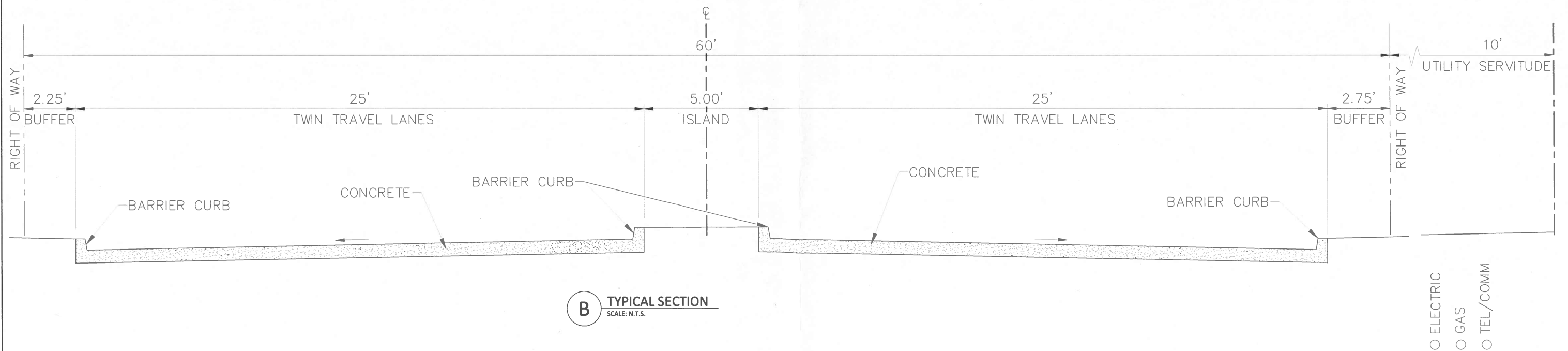
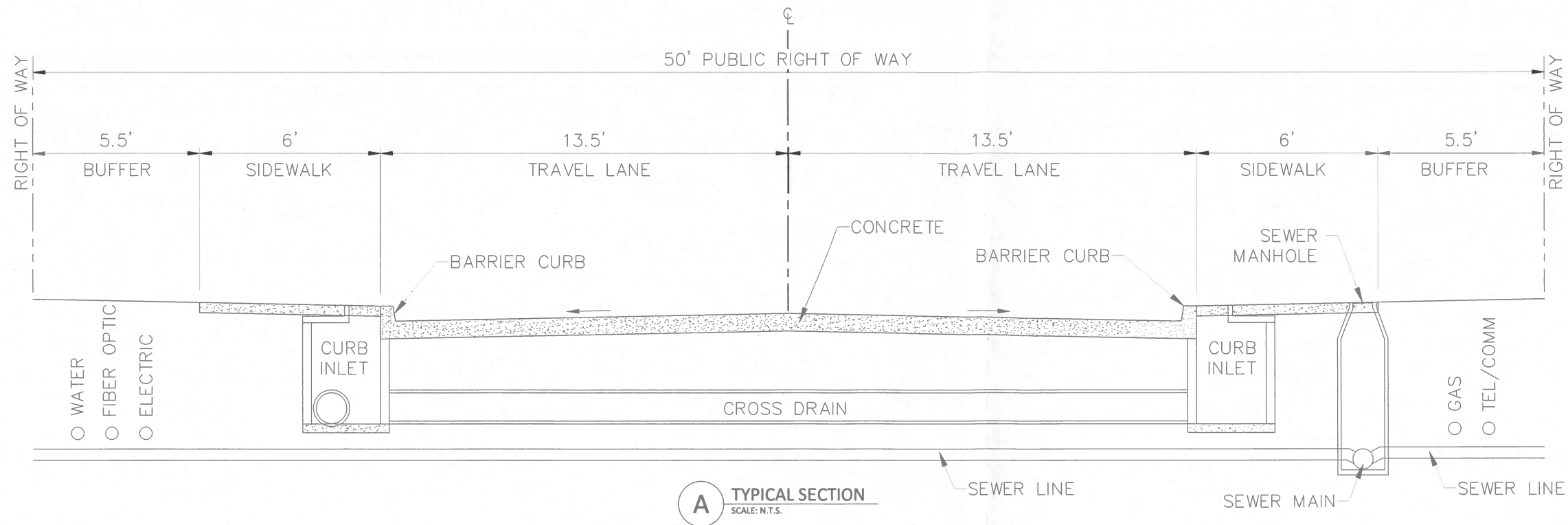
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Feet



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



GENERAL NOTES:
 1) CONCEPTUAL TYPICAL SECTIONS PROVIDED BY STANTEC & SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.

SJB GROUP, LLC
 QUALITY BY DESIGN

SJB GROUP, LLC 8377 PICARDY AVENUE BATON ROUGE, LA 70809 PH: (225) 769-3400 SURVEYING FIRM LICENSE NO. VF 390 ENGINEERING FIRM LICENSE NO. EF 2119		DESIGNED BY: TCS CHECKED BY: CRM	SCALE: N.T.S.	DATE: 03/24/2023
PART: JK	FIELD BOOK: 00-01	CHEF: JK	SHEET NO: 2 OF 2	PROJECT NO: 100064

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