



**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

May 9, 2024

TO: Planning Commission  
 THROUGH: Ryan L. Holcomb, AICP, Planning Director  
 FROM: Fan Yang, Planner II **FY**  
 SUBJECT: **S-3-24** Trivento Subdivision

Application Summary			
<b>Applicant</b>	Art Lancaster	<b>Submittal Date</b>	April 3, 2024
<b>Design Professional</b>	Steven Aertker, Jr., PE; Quality Engineering & Surveying, LLC		
<b>Lot and Block</b>	159	<b>Site Area</b>	350.64 acres
<b>Location</b>	East side of Old Scenic Highway, north of Groom Road (Council District 2-Banks)		
<b>Planning Commission Meeting Date</b>	May 20, 2024		
Request			
<b>Project Description</b>	Major residential subdivision with public streets		
<b>Gross Residential Density</b>	3.5 units per acre	<b>Number of Lots</b>	1,218
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Residential Neighborhood	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Rural	<b>Overlay District</b>	N/A
<b>Existing Use</b>	Undeveloped	<b>Special Flood Hazard</b>	No
Area Characteristics			
<b>Surrounding Zoning</b>	Rural, Light Commercial (LC3), Planned Unit Development (PUD)		
<b>Surrounding Uses</b>	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

- **PA-16-23** FUTUREEBR Update
  - Approval recommended by the Planning Commission on November 13, 2023
  - Approved by the Metropolitan Council on March 20, 2024
- **S-3-23** Trivento Subdivision Revision
  - Residential subdivision with 1,218 lots and three governmental tracts
  - Denied by the Planning Commission on September 18, 2023
- **S-15-21** Trivento Subdivision
  - Residential subdivision with 946 lots and three governmental tracts
  - Approved by the Planning Commission on January 22, 2022
  - Valid per UDC §4.3.3.F
- **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  - Withdrawn by the applicant on August 8, 2021

### 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
  - Approved by the Metropolitan Council on September 20, 2023
- **PUD-2-23** Old Scenic Highway Concept Plan
  - Approval recommended by the Planning Commission on August 21, 2023
  - Approved by the Metropolitan Council on September 20, 2023
- **S-2-23** Keystone Square Subdivision
  - Residential subdivision with 1,033 lots
  - Approved 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** Phase 1, Northridge, Final Development Plan
  - Proposed low density single family residential lots and common areas
  - Approved by the Planning Commission on March 20, 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

**Comprehensive Plan Consistency**

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

**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

**Transportation Analysis**

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

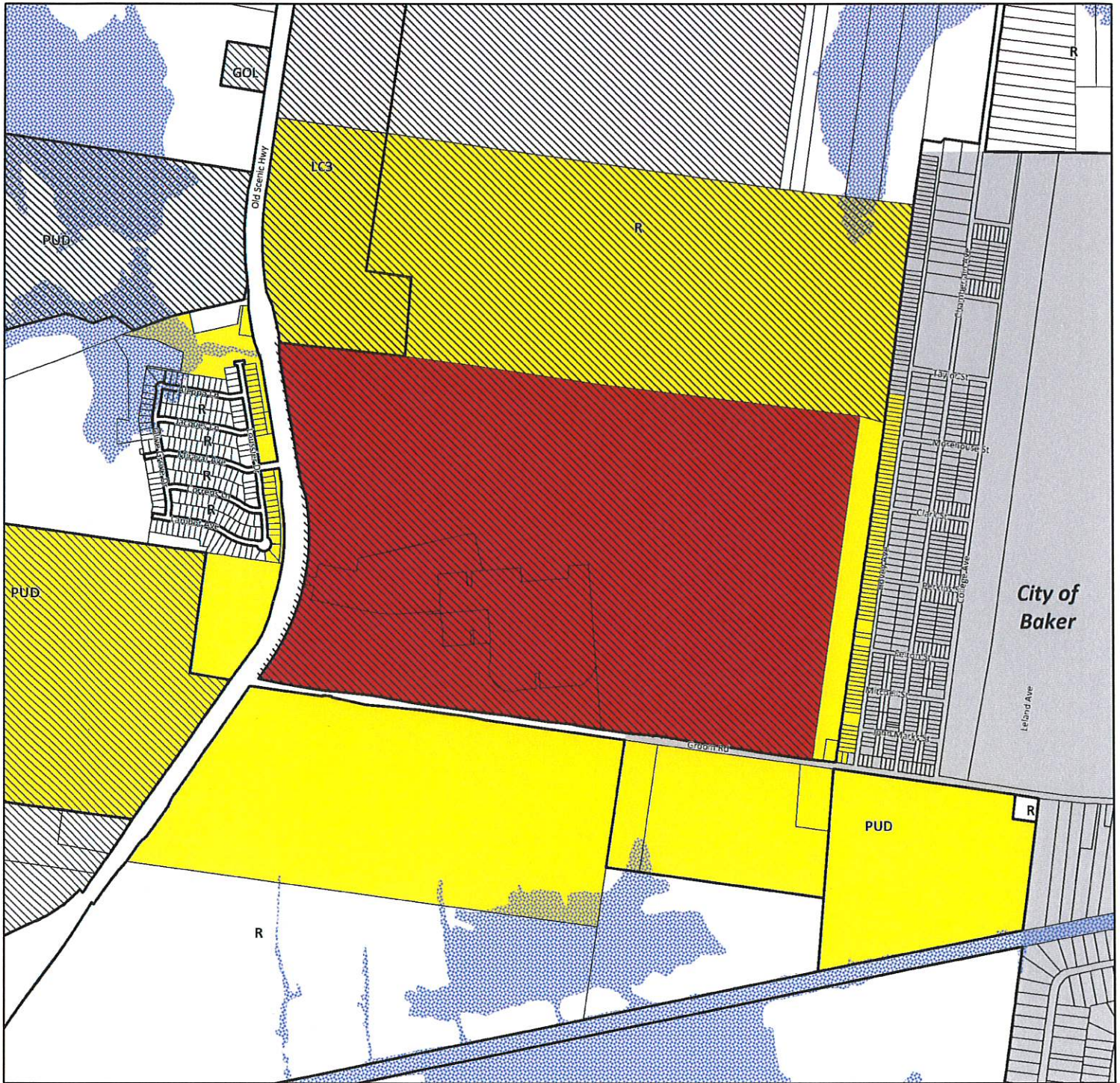
**Environmental Issues**

- Property located outside of a Special Flood Hazard Area







**Community Outreach/Notification**

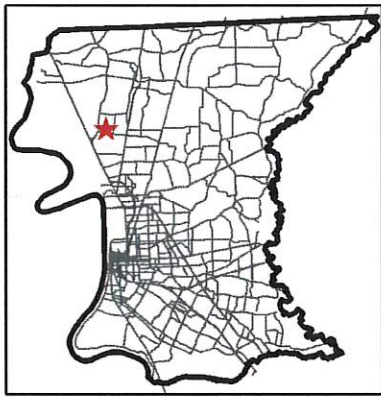
- City of Zachary notified on April 4, 2024 pursuant to UDC §3.1.4.B
  - Recommendation of objection received on May 7, 2024
  - To be heard by Zachary City Council on May 14, 2024
- City of Baker notified on April 4, 2024 pursuant to UDC §3.1.4.C
- BREC notified on April 8, 2024
- Subject property posted on April 19, 2024
- Public Notification Cards mailed to property owners within 300 foot radius on May 3, 2024
- Staff reports available for review on May 9, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 10, 2024






**Legend**

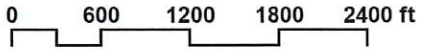
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels



**S-3-24**

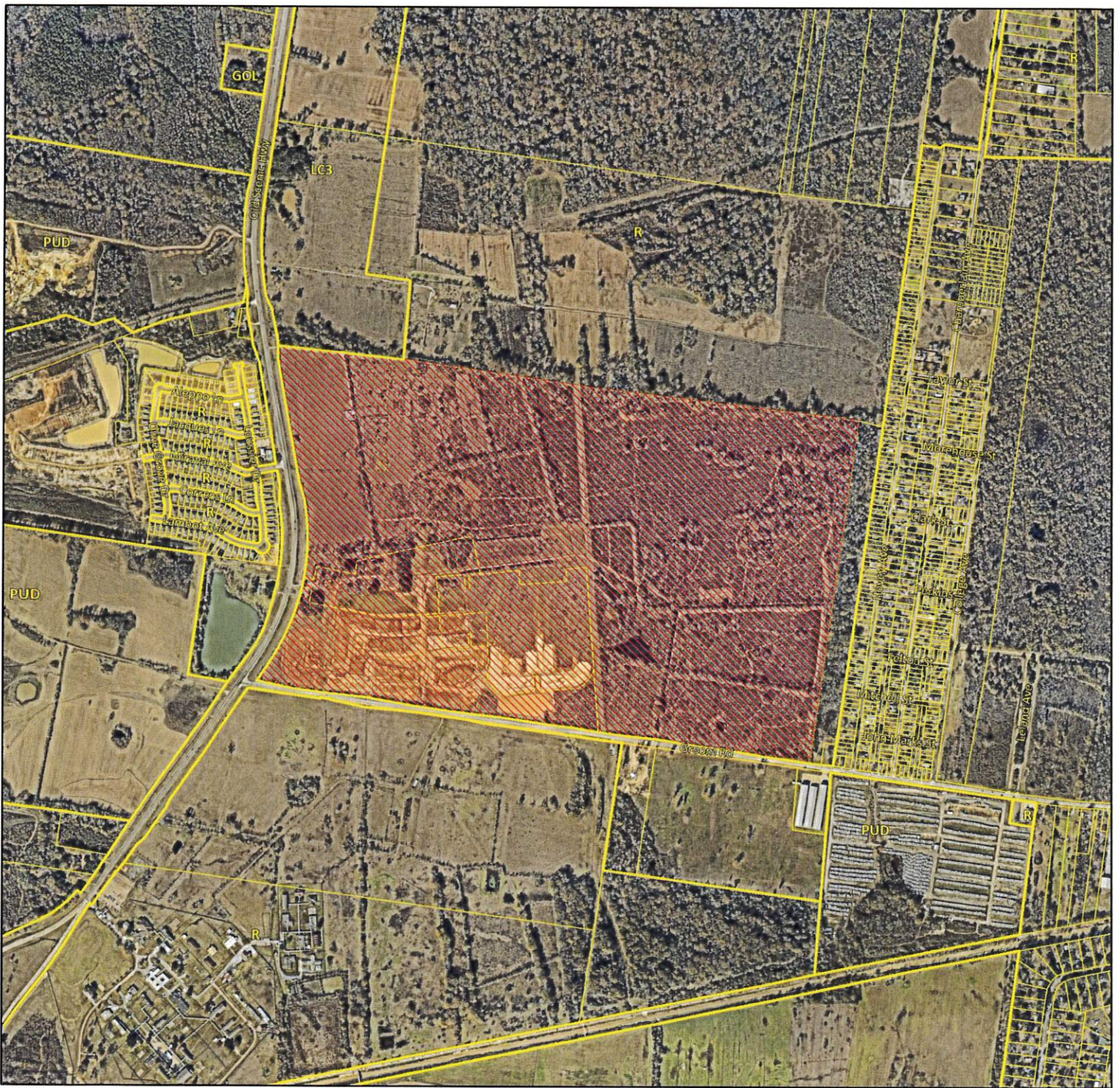


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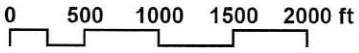
**Legend**

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



**S-3-24**









**Legend**

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails



# S-3-24

N

0 500 1,000 1,500 2,000 2,500

ft

*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.*