



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 *RH*
 FROM: Jeremy Gremillion, Planner II *JMS*
 SUBJECT: **SP-5-24** Hampton Inn and Suites (7931 Summa Avenue)

Application Summary			
Applicant	Daniel Whitley, PE	Submittal Date	April 4, 2024
Design Professional	Daniel Whitley, PE; Arnold Consulting Engineering Services, Inc.		
Lot and Block	54	Site Area	1.92 acres
Location	North side of Summa Avenue, east of Essen Lane (Council District 11-Adams)		
Planning Commission Meeting Date	May 20, 2024		
Request			
Project Description	63,229 sf Hotel with 105 rooms		
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Urban/Walkable
Existing Zoning	Heavy Commercial (C2)	Overlay District	N/A
Existing Use	Undeveloped	Special Flood Hazard	Yes ± 5%
Area Characteristics			
Surrounding Zoning	C2, Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)		
Surrounding Uses	Bank, educational institution, medical office or clinic, medium density multifamily residential, office, parking facility, restaurant (without alcohol), self-storage, townhome, vacant		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- None

Case History – Area

- None

Comprehensive Plan Consistency

- Consistent with the designation of Employment Center on the Future Land Use Map
- Consistent with the Baton Rouge Health District Treatment Plan: Create a pedestrian zone along streets (sidewalks with appropriate buffers)
- Consistent with Economic Development Action Item 1.4.2: Continue to support the Baton Rouge Health District to further enhance its role and attraction as an economic development engine

Waivers Requested

- None

Neighborhood Compatibility

- Site plan is compatible with existing uses in the area
- Two vehicular access points on Summa Avenue and additional service access by alley

Regulatory Issues

- Maximum building height proposed at 54 feet
 - Buildings within Employment Centers as shown on the Future Land Use Map of the Comprehensive Plan at least 150 feet from any property zoned RE/A, R, A1, A2, A2.1, A2.5, A2.6, or A2.7 shall be allowed to be up to 180 feet in height, per UDC § 11.1.3.B.3
- Landscape
 - Street yard planting areas provided along adjacent public streets, Class A trees provided
 - Buffer provided along adjacent lot to the northwest and east, 20 ft @ L2 per UDC Table 18.B
 - Alternative 10 ft @ L2 buffer approved by Development Director
 - Buffer provided along adjacent lot to the southeast, 15 ft @ L3 per UDC Table 18.B
 - Alternative 10 ft @ L3 buffer approved by Development Director
- Existing sidewalk connected to proposed pedestrian pathways throughout development
- Wall signs proposed consistent with UDC Chapter 16
- Existing sidewalks along Summa Avenue are consistent with UDC § 13.8.A.1
- Parking complies with the minimum requirements of the UDC:

Parking			
	Required	Provided	Meets Requirement
Auto Spaces	105	105	Yes
ADA Spaces	5	5	Yes
Bicycle Spaces	6	6	Yes

Transportation Analysis

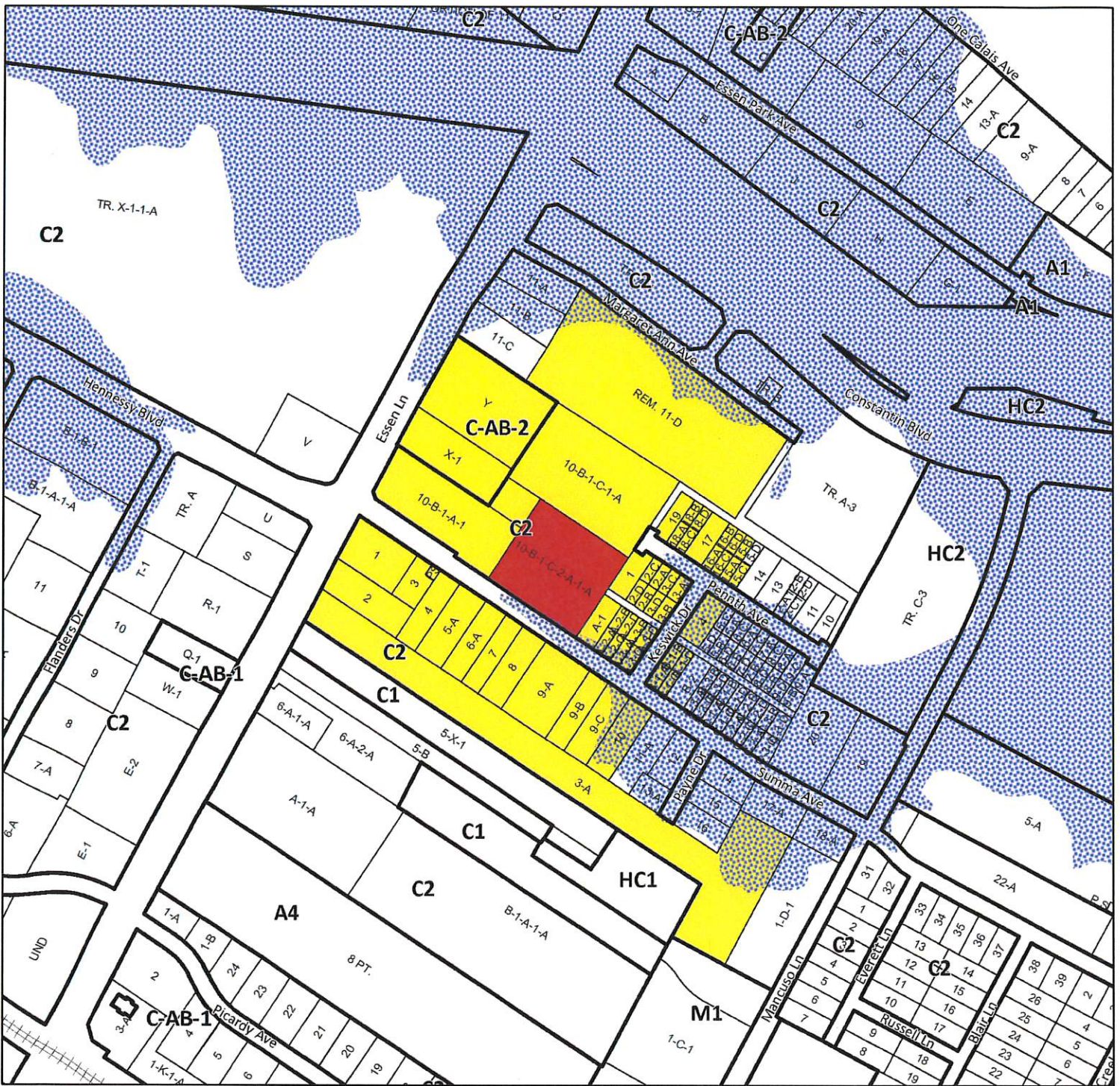
- Property located along the Major Street Plan- *Summa Avenue*
 - Additional right-of-way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *Interstate 10, Constantin Boulevard, Essen Lane, Picardy Avenue, Hennessy Boulevard*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Health Loop bike lane, trail and sidepath; Picardy Avenue sidepath*
- Property located in the vicinity of a transit stop

Environmental Issues







- Approximately 5% 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

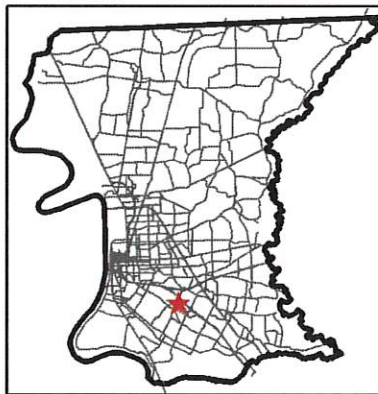
Community Outreach/Notification

- Baton Rouge Health District notified on April 4, 2024
- Subject property posted on April 19, 2024
- Public Notification Cards mailed to property owners within a 300 foot radius, the Essen Plaza North Homeowners Association, and the Brandon Hollow II Townhome Association on May 3, 2024
- Legal advertisement published in The Advocate on May 3, 2024
- Staff reports available for review on May 9, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>


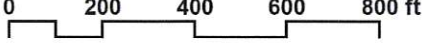


Legend

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






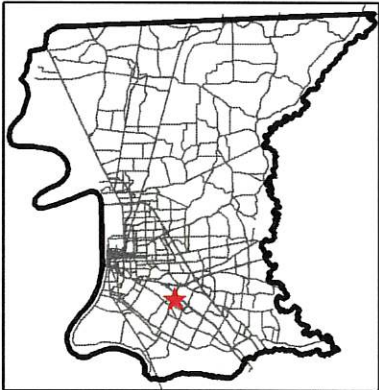
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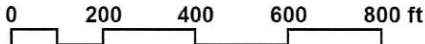


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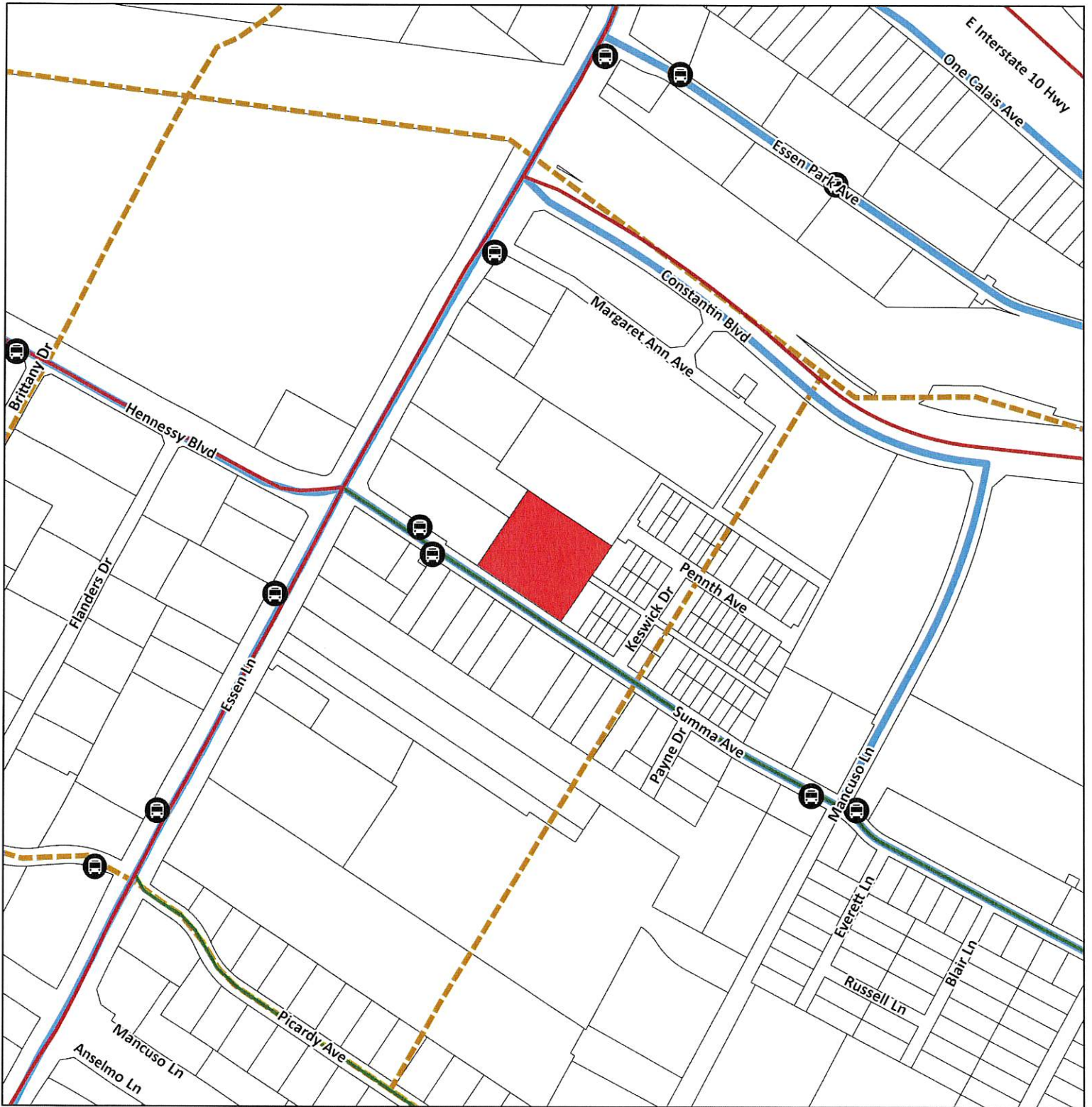
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1 Zoning Labels



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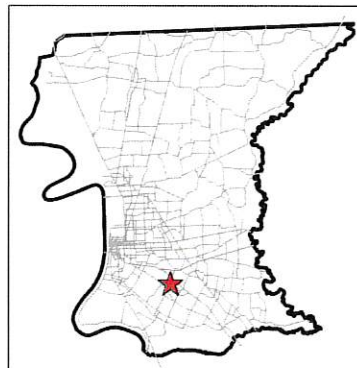







Legend

- 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
- Bus Stops



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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.