

**ADOPTED**  
METROPOLITAN COUNCIL

OCT 18 2006

*Brian Mayfield*  
COUNCIL ADMINISTRATOR TREASURER

SPUD 3-06  
ORDINANCE

*13777*

COUNCIL ADMINISTRATOR TREASURER

By *Wladka*  
Introduced *5-30-06*  
PH. *6-21-06*  
*P.H. 7-19-06*  
*P.H. 9-20-06*  
*P.H. 10-18-06*

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958", AS AMENDED, SO AS TO CHANGE THE ZONING ON THE SOUTHWEST SIDE OF HIGHLAND ROAD, NORTHWEST OF LEE DRIVE AND SOUTHEAST OF I.S.U. AVENUE, TO REZONE FROM A1 (SINGLE FAMILY RESIDENTIAL) TO SPUD (SMALL PLANNED UNIT DEVELOPMENT) ON A PORTION OF TWO (2) TRACT OF THE HYNES PROPERTY, SECTIONS 66 AND 68, T7S, R1W, GLD, EBRP, LA, AND SO AS TO AMEND THE HORIZON PLAN 2010 LAND USE PLAN FROM LOW DENSITY RESIDENTIAL TO PLANNED UNIT DEVELOPMENT LAND USE ON SAID PROPERTY, AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED, PROVIDED CERTAIN STIPULATIONS ARE MET.

WHEREAS, at its meeting of October 2, 2006, the Zoning Commission approved an amendment to the A1 Single Family Residential District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law; and,

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge for the year 1958, as amended, and its accompanying Comprehensive Zoning Map of June 1976, be and the same is hereby amended so as to create a SPUD (Small Planned Unit Development) District, which shall include the following described property, to wit:

A portion of two (2) tracts of the Hynes Property, Sections 66 and 68, T7S, R1W, GLD, EBRP, LA, as shown on a sketch prepared by the Planning Commission, a copy of which is attached;

and is further amended so as to amend the Horizon Plan 2010 Land Use Plan from Low Density Residential and Neighborhood Office land use to Planned Unit Development land use on said property.

Section 2. That a public hearing on the above proposed amendment be held at the Regular Zoning Meeting of the Metropolitan Council on June 21, 2006, the public hearing scheduled to be held at the Regular Zoning Meeting of the Metropolitan Council on July 19, 2006, having been recessed to the Regular Zoning Meeting of the Metropolitan Council on September 20, 2006, meeting after public notice thereof having been given of the June 21, 2006 hearing, according to the provisions of L.R.S. 33:4721-4730.



**Office of the Planning Commission**

City of Baton Rouge and Parish of East Baton Rouge  
Post Office Box 1471, Baton Rouge, Louisiana 70821

1755 Florida Street, 3rd Floor, Baton Rouge, LA 70802  
Phone (225) 389-3144 Fax (225) 389-5342

Troy L. Bunch  
Planning Director

September 13, 2006

**MEMORANDUM**

**TO:** Planning Commission  
**FROM:** Troy L. Bunch, Planning Director  
**SUBJECT:** **SPUD-3-06 Highland Estates (Deferred from August 21, 2006)**

**LOCATION** This property is located on the southwest side of Highland Road, northwest of Lee Drive, southeast of LSU Avenue on a portion of two (2) Tracts of the Hynes Property. (Council District 12-Skyring)

**PRESENT ZONING** A1 (Single Family Residential)

**LOT/BLOCK NUMBER** 42

**LOT ID NUMBER** 1320511075

**APPLICANT** Earl Weber

**ENGINEER/LAND SURVEYOR** Evans-Graves Engineers, Inc.

**PROPOSAL** The applicant is proposing a Small Planned Unit Development consisting of 39 condominiums and five (5) single family residential lots

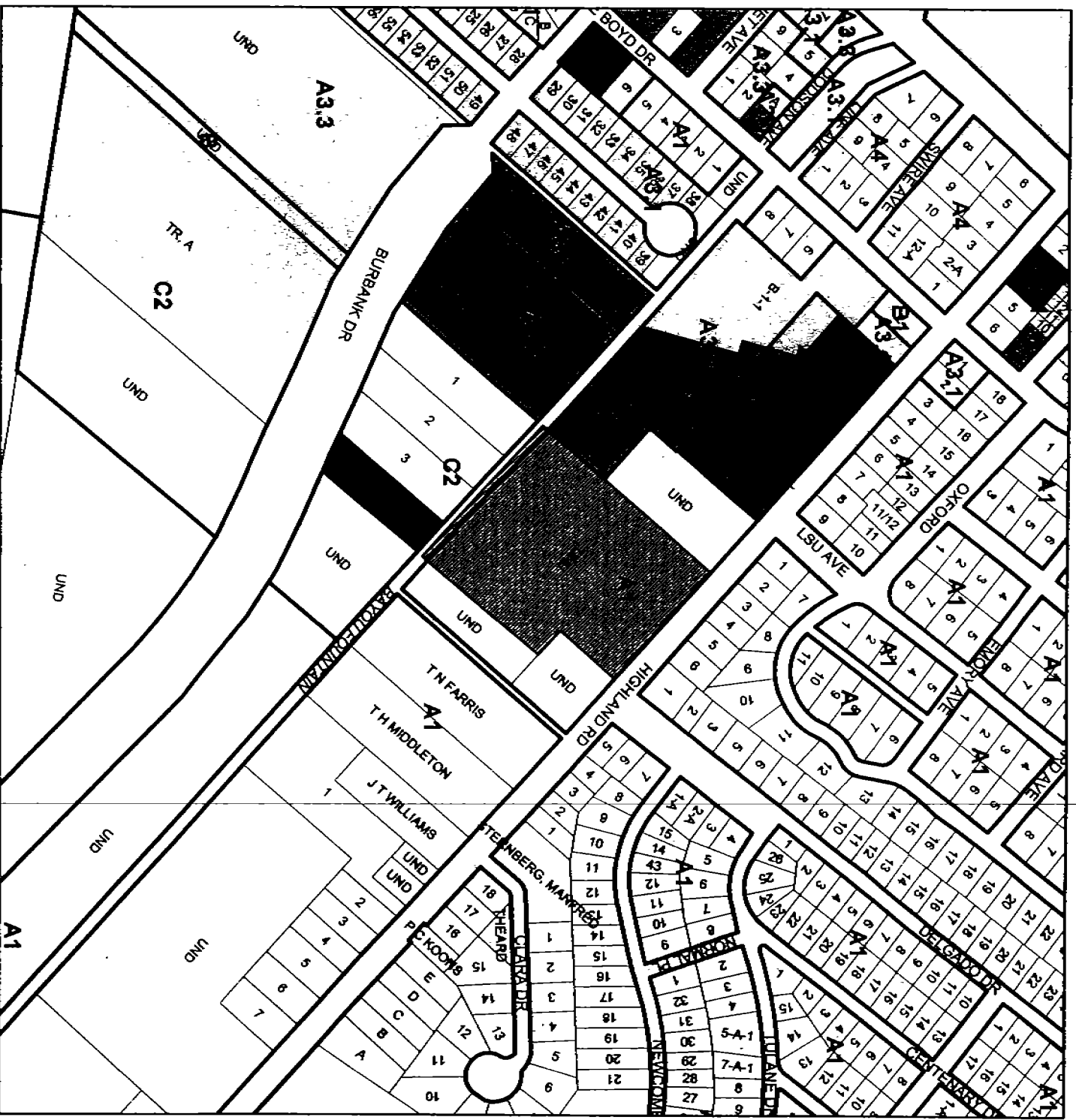
**ACTION REQUESTED** Small Planned Unit Development Plan approval and Horizon Plan amendment to Planned Unit Development

**STAFF COMMENTS**

1. **Size** of subject property is a total of 7.62 acres.
2. **Background** The applicant is proposing a Small Planned Unit Development consisting of 51 residential condominiums.  
  
The five (5) single family residential lots shall occupy 1.338 acres (17.5%) of the site, 39 condominiums shall occupy 1,566 acres (20.5%) of the site, .0677 acres (8.9%) of the site is devoted to landscaped buffers, 1.13 acres (14.8%) is dedicated to a lake, 1,578 acres (20.7%) are proposed for drives and walkways, and the remaining 1,334 acres (17.5%) shall be dedicated open space. A total of 863 parking spaces are required. A total of 129 parking spaces are proposed.  
  
The applicant has submitted a Traffic Impact Study and requested a waiver of the Drainage Impact Study.
3. **Horizon Plan Statement** The proposed development is in Planning District 13. The subject property is designated for Low Density Residential land use on the "2010 Land Use Plan". The proposed development is a Small Planned Unit Development with Low Density Residential and Medium Density Residential land uses. The density of the proposed development is consistent with the "2010 Land Use Plan".
4. **Access** Private.

5. **Planning Commission Staff Recommendation** The proposed rezoning to SPUD (Small Planned Unit Development) is not consistent with the "2010 Land Use Plan" but is consistent with a large portion of the adjacent land use character. Therefore, the Planning Commission Staff recommends to amend the "2010 Land Use Plan" from Low Density Residential to Planned Unit Development and to approve rezoning from A1 (Single Family Residential) to SPUD (Small Planned Unit Development) provided that all comments from the Department of Public Works and the Planning Commission Staff have been resolved prior to the Planning Commission meeting.
- This case was deferred at the Planning Commission Meeting on May 22, 2006, June 26, 2006, and August 21, 2006. It is a policy of the Planning Commission that any one planning or zoning item is limited to two (2) deferrals at the request of the applicant and subject to approval by the Planning Commission.

6. Scheduled for Planning Commission Meeting on **October 2, 2006**,  
Scheduled for Metropolitan Council Zoning Meeting on **October 18, 2006**.



# LEGEND

- Existing Land Use
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Industrial
  - Commercial
  - Office
  - Agriculture
  - Public Semi/Public
  - Recreational
  - Transportation, Communication, and Utilities
  - Vacant
  - Subject Property

# SPUD 3-06



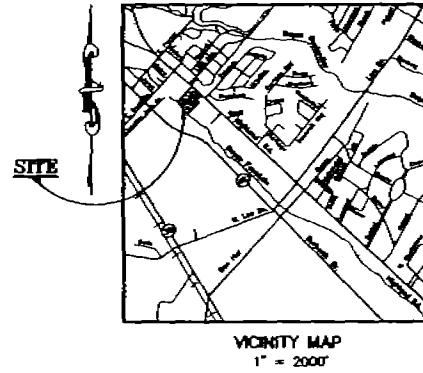
SCALE



# HIGHLAND ESTATES CONDOMINIUMS SMALL PLAN UNIT DEVELOPMENT

## INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET & VICINITY MAP
2	SMALL DEVELOPMENT PLAN
3	SPUD EXISTING CONDITIONS MAP
4	PROPOSED PRIVATE SERVIDE OF PASSAGE
5-6	SPUD LANDSCAPING PLAN
7	VEHICULAR ACCESS PLAN
8	BUILDING ELEVATION PLAN



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NO.	DATE	DESCRIPTION REVISIONS	BY

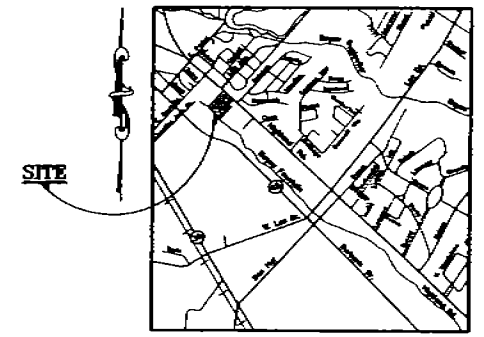
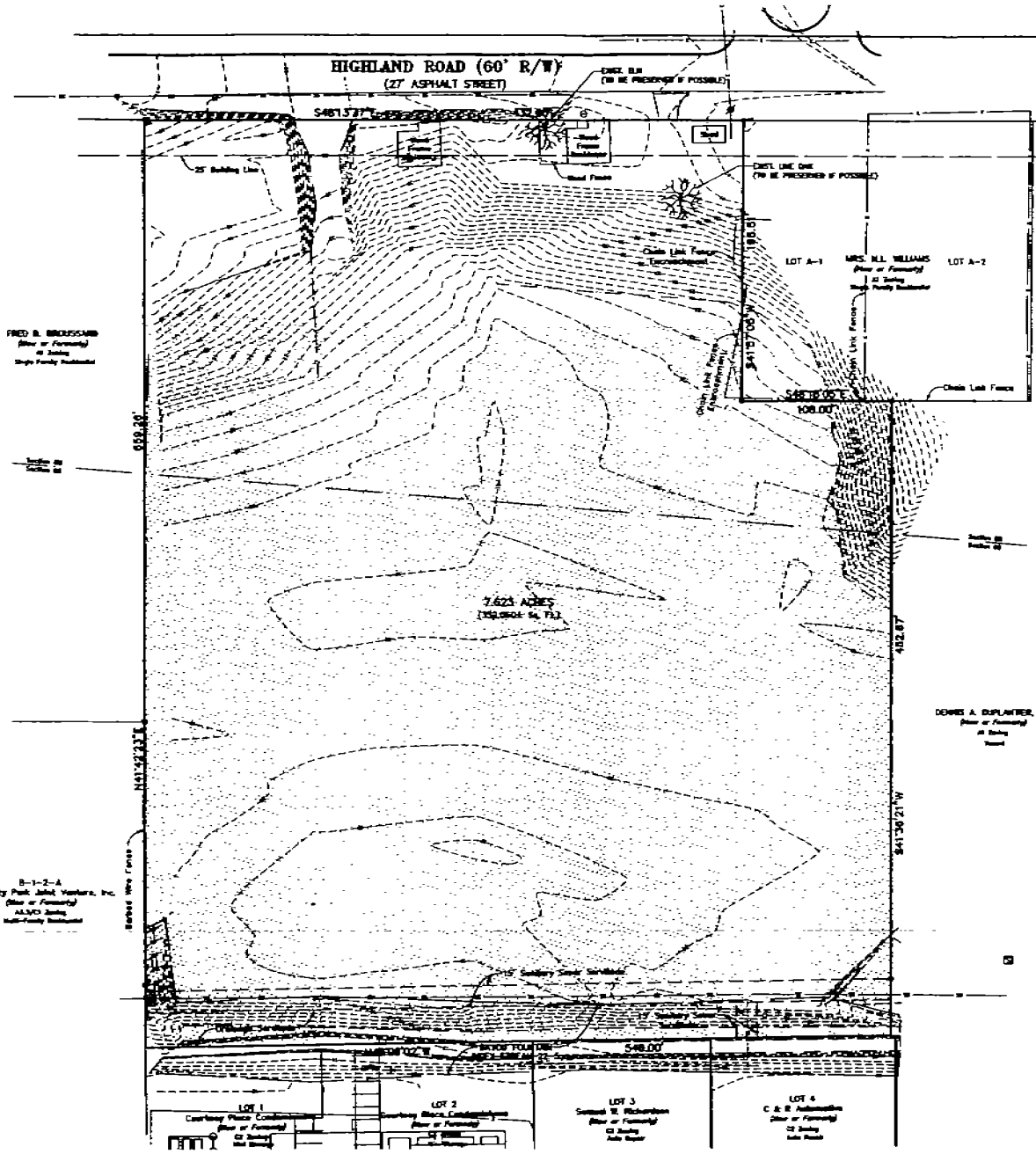
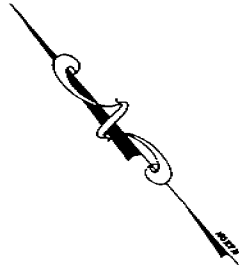


SPUD 3-06

**REVISED**  
 9/11/2006

113 HIGHLAND ESTATES CONDOMINIUMS (SMALL PLAN UNIT DEVELOPMENT)





VICINITY MAP  
1" = 2000'

GENERAL NOTES:  
ENTIRE SITE IS CURRENTLY WOODED.  
DOTTED FLOOD ZONE 'A'

- EXIST. LEGEND:
- FOUND CONCRETE MONUMENT
  - FOUND IRON PIPE
  - SET IRON PIPE
  - POWER POLE
  - ON-GROUND ELECTRIC LINE
  - SAWDUSTY SCHEER
  - WATER LINE
  - WATER METER
  - FENCE
  - - - - - CONTOURS (TYPICAL)

SPUD-EXISTING CONDITIONS MAP  
OF  
**HIGHLAND ESTATES**

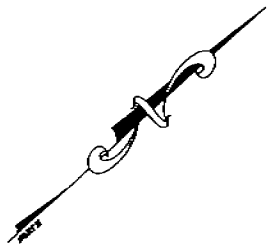
BEING A PORTION OF TWO (2)  
TRACTS OF THE HYNES PROPERTY  
LOCATED IN SECTIONS 66 & 68, T7S-R1W,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA

FOR  
**HIGHLAND ESTATES, LLC**  
P.O. BOX 540730  
KENNER, LA 70084  
PHONE (504) 481-5522  
FAX (504) 484-7428



DESIGNED BY	CAROL ANN WATKINS	<b>EVANS-GRAVES ENGINEERS, INC.</b> <small>REGISTERED ENGINEERS WITH STATE LIC. BOARD STATE, LA. 70001 0001 0001</small>
PLANNED BY	DATE: 3-10-06	
CHECKED BY	3.22.06-AM	

PLAN: D:\P\AD\A04-044\dwg\PREL\MINIARY\04044PEC.dwg 1/18/2005 1:49:11 PM CST



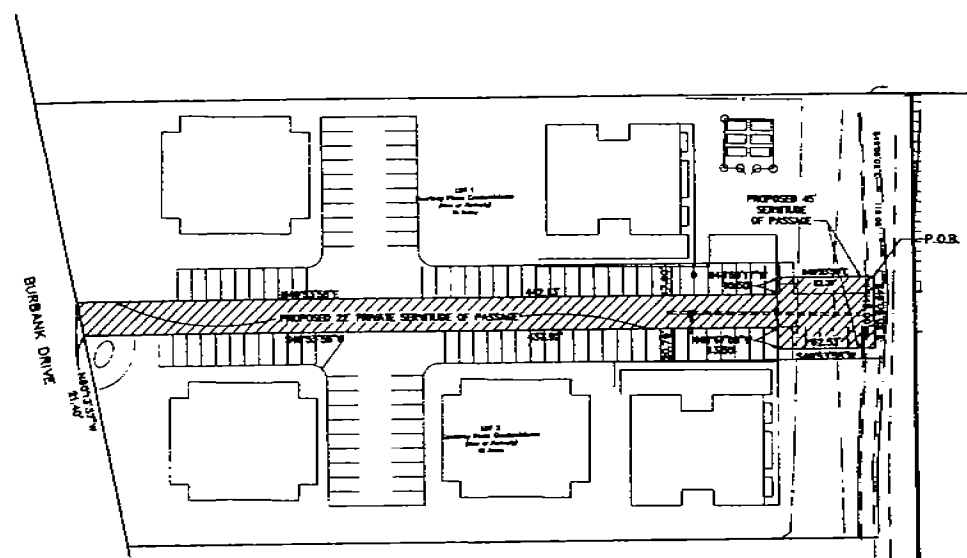
EAST BOYD DRIVE

P.O.C.

HIGHLAND ROAD (60' R/W)  
(27' ASPHALT STREET)  
100' 0" 100' 0" 100' 0" 100' 0"

B-1-2-A  
University Park Joint Venture, Inc.  
Owner of Tract(s)  
13,350 sq. ft.  
Multi-Family Residential

FRED S. BROOKS, JR.  
Owner of Tract(s)  
41,200 sq. ft.  
Multi-Family Residential



A PORTION OF TWO (2)  
TRACTS OF THE HINES PROPERTY

PROPOSED HIGHLAND ESTATES

EXHIBIT SHOWING  
OF  
**PROPOSED PRIVATE  
SERVITUDE OF PASSAGE**

BEING A PORTION OF LOTS 1 & 2,  
J.T. WILLIAMS SUBDIVISION

LOCATED IN SECTION 66, T7S-R17E,  
GREENSBURG LAND DISTRICT,  
CITY OF BATON ROUGE,  
EAST BATON ROUGE PARISH, LOUISIANA

FOR

HIGHLAND ESTATES, LLC

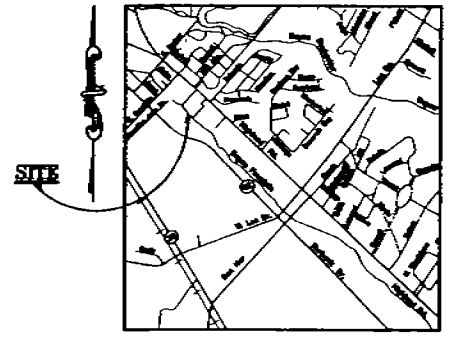
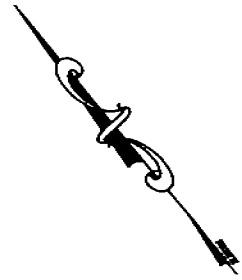
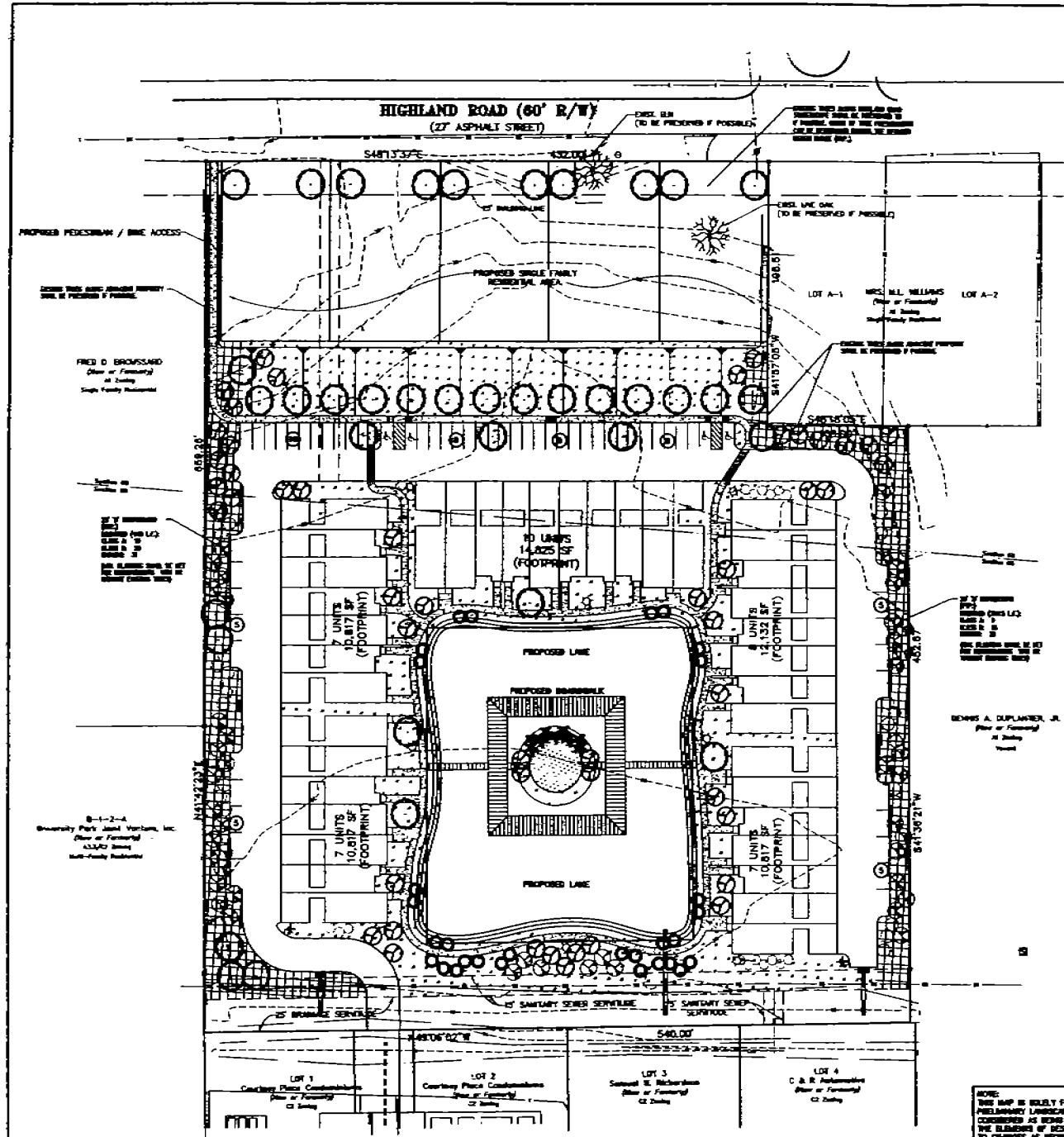


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\*THIS EXHIBIT WAS PREPARED FOR THE SOLE PURPOSE  
OF SHOWING A PROPOSED PRIVATE SERVITUDE OF  
PASSAGE AND IS NOT A BOUNDARY SURVEY.



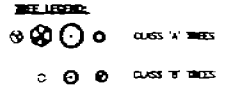
REVISION: 1A	DATE: 07-20-05		<b>EVANS-GRAVES ENGINEERS, INC.</b> REGISTERED PROFESSIONAL ENGINEERS STATE OF LOUISIANA, LICENSE NO. 10000
REVISION: 1B	DATE: 07-20-05		
CREATED: 01	DATE: 07-20-05		



VICINITY MAP  
1" = 200'

**LANDSCAPE SITE CALCULATIONS:**

TOTAL SITE AREA:	7.62 AC.
NONLAND PLAN USE:	LOW DENSITY RESIDENCE
ZONING:	M
PROPOSED ZONING:	SPUD (SINGLE PLANNED UNIT DEV.)
PROPOSED USE:	CONDOMINIUM/LAW DENSITY RESIDENCE
DEVELOPMENT SITE AREA (7.62 AC.):	324,271 SF.
CLASS A OR 4 CLASS B TREES PER 1,000 SF OF DEVELOPED SITE:	
REQUIRED TREES:	324 (27 CLASS A) 297 (27 CLASS B)
TREES PROVIDED:	324 (27 CLASS A) 297 (27 CLASS B)
STREET YARD PLANNING AREA:	
REQUIRED TREES (TOTAL, MIN. L.I.):	7 (CLASS A) 49 (14 CLASS B) 7 (CLASS A)
TREES PROVIDED:	7 (CLASS A) 49 (14 CLASS B) 7 (CLASS A)
VEHICULAR USE AREA (SEE SUBMITTAL SPACES):	
REQUIRED TREES:	11 (CLASS A) 24 (22 CLASS B)
ONE GREEN SPACE PLUS 1 CLASS A OR 2 CLASS B TREES PER 10 SPACES:	
TREES PROVIDED:	12 (CLASS A)
MESSAGING SIGNAGE (TYPE "W" - 30" x 24" MIN.):	
ONE BUFFER REQUIRED PLANTS PER 100' (MIN. L.I.):	
CLASS A TREES (6" 3/16"):	1
CLASS B TREES (6" 4/16"):	10
TREES (6" 1/16"):	20
ONE BUFFER REQUIRED PLANTS PER 100' (MIN. L.I.):	
CLASS A TREES (6" 3/16"):	12
CLASS B TREES (6" 4/16"):	24
TREES (6" 1/16"):	36



PLANNING COMMISSION SUBMITTAL  
FOR  
**SPUD LANDSCAPE PLAN  
OF  
HIGHLAND ESTATES**

BEING A PORTION OF TWO (2)  
TRACTS OF THE HYNES PROPERTY  
LOCATED IN SECTIONS 68 & 69, T7S, R7W  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA

HIGHLAND ESTATES, LLC  
P.O. BOX 54522  
MONROE, LA 70005  
PHONE (504) 484-1822  
FAX (504) 484-1822



NOTE:  
THIS MAP IS INTENT FOR THE PURPOSE OF OBTAINING A  
PRELIMINARY LANDSCAPE PLAN AND IS NOT TO BE  
CONSIDERED AS BEING FINALLY RECORDED.  
THE PLANS OF RECORD AS SHOWN HEREON ARE SUBJECT  
TO CHANGE AS NECESSARY FOR THE RECORDED PLANNING  
NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.



REVISION NO.	DATE	BY	CHKD.	DATE	BY	CHKD.
1	11-13-08					

**EVANS-GRAVES ENGINEERS, INC.**  
REGISTERED ENGINEER 1988 STATE NO. 6088 STATE, LA. 2000 6088-00-000