Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

June 5, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Jeremy Gremillion, Planner II

SUBJECT: **S-2-25** Stillwater Subdivision

Application Summary			
Applicant	Lance Robichaux, PE	**Submittal Date**	April 3, 2025
Design Professional	Lance Robichaux, PE; LCR & Company, LLC		
Lot and Block	107	**Site Area**	90.9 acres
Location	North side of Comite Drive, east of Plank Road (Council District 2-Kenney)		
Planning Commission Meeting Date	June 16, 2025		
Request			
Project Description	Major residential subdivision with public streets		
Gross Residential Density	2.6 units per acre	**Number of Lots**	235
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Existing Zoning	Single Family Residential (A1), Heavy Commercial (C2)	**Overlay District**	Airport
Existing Use	Undeveloped	**Special Flood Hazard**	Yes ± 25%
Area Characteristics			
Surrounding Zoning	A1, C2, High Density Multi-Family Residential (A3.3), Light Commercial (C1)		
Surrounding Uses	Low density single family residential, high density multi-family residential, medical office or clinic, park, self storage, snowball stand, office, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration, if the related rezoning is approved			

Case History – Site

- **S-2-25** Stillwater Subdivision, 235 residential units
  - Deferred from May 19, 2025 by Councilmember Kenney

- **Case 10-25** 6263 and 6777 Comite Drive, A1 and C2 to Single Family Residential (A2.7)
  - Approval recommended by the Planning Commission on April 21, 2025
  - To be heard by the Metropolitan Council on June 11, 2025
- **S-16-22** Leland Lakes Subdivision, 109 residential units
  - Approved by the Planning Commission on November 14, 2022
- **Case 54-20** 6263 Comite Drive, Single Family Residential (A1) and Heavy Commercial (C2) to Rural
  - Withdrawn by the Applicant on January 11, 2021

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Surrounding area is low density residential and undeveloped properties
- White Bayou traverses the eastern boundary of the development
- Proposed lots abutting existing lots to the north are larger than minimum 50ft width

Regulatory Issues

- Existing sidewalks along Comite Drive and sidewalks proposed throughout development, consistent with UDC §13.8.A.1
- Two subdivision entrances located on Comite Drive
- Vehicular connection provided to the north with Creole Drive for connectivity, consistent with UDC §13.3
- Monument entry sign will comply with UDC §16.5.5
- Front-loaded garages or carports for single family development shall be at least 20 feet setback from any adjacent street, per UDC §17.5.2.A.3 and §11.1.2.6
- Parking provided for two vehicles per unit and two for mail kiosk
- Open Space provided for a minimum of 15% of site area, consistent with UDC §12.3.2
  - Four (4) foot walking trail is provided at the pond bank and count towards 100% of the stormwater open space

Open Space		
Components	**Required**	**Provided**
Open Space	13.63 ac	42.87 ac

- Proposed lot widths and areas meet or exceed the established minimums for A2.7 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

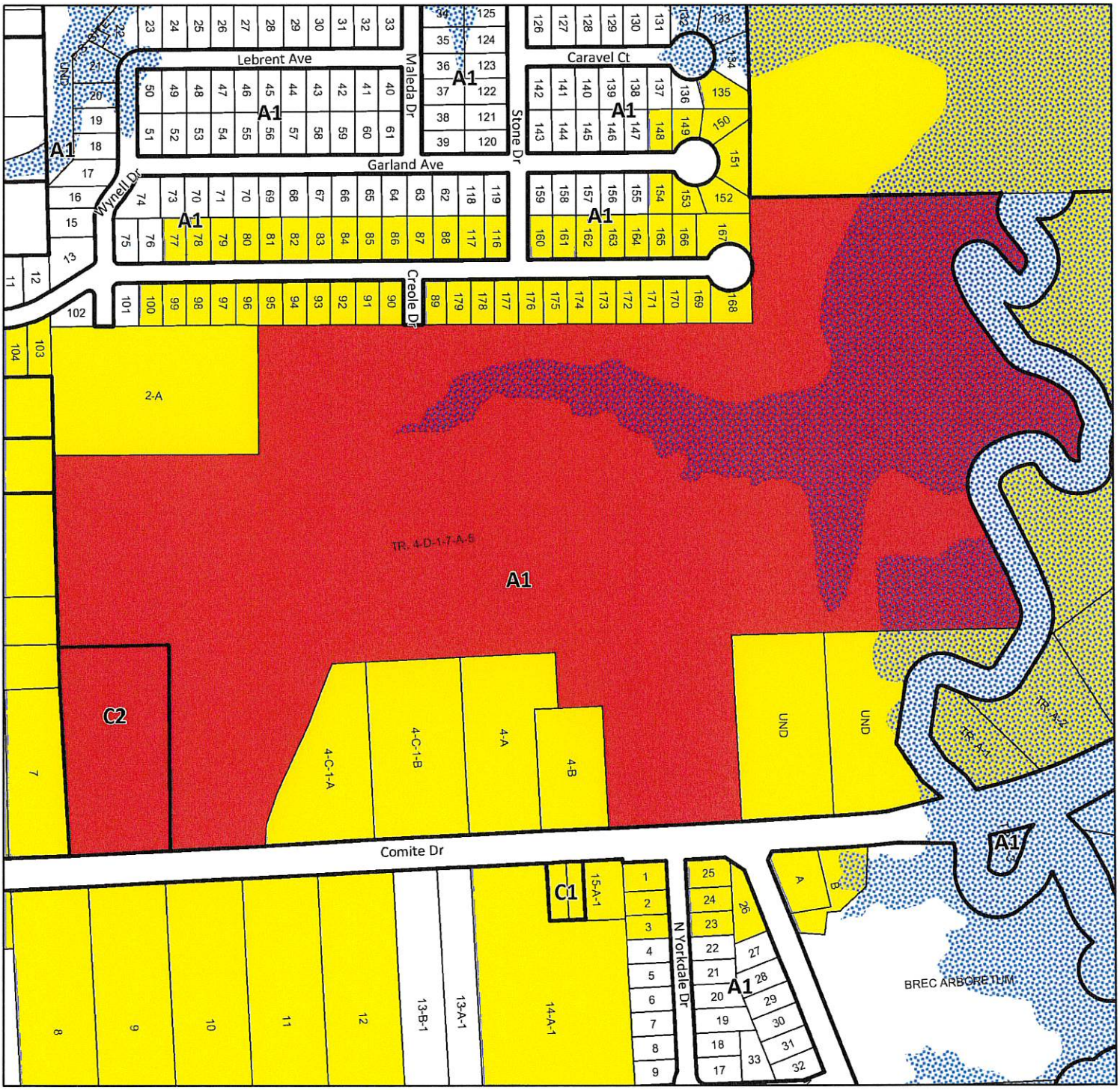
- Property located along the Major Street Plan- *Comite Drive*
  - Additional right-of-way may be needed
- Property located in the vicinity of streets along the Major Street Plan- *Foster Road*

Environmental Issues

- Approximately 25% of property located in Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- City of Baker notified on April 7, 2025 pursuant to UDC § 3.1.4.C
  - City of Baker provided no comments as of May 5, 2025
- BREC notified on April 8, 2025 pursuant to UDC § 3.1.4.D
- Subject property posted on April 28, 2025
- Public Notification Cards mailed to property owners within 300 foot radius May 2, 2025
- Legal advertisement published in The Advocate on May 9, 2025
- Staff reports available to review on June 5, 2025 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

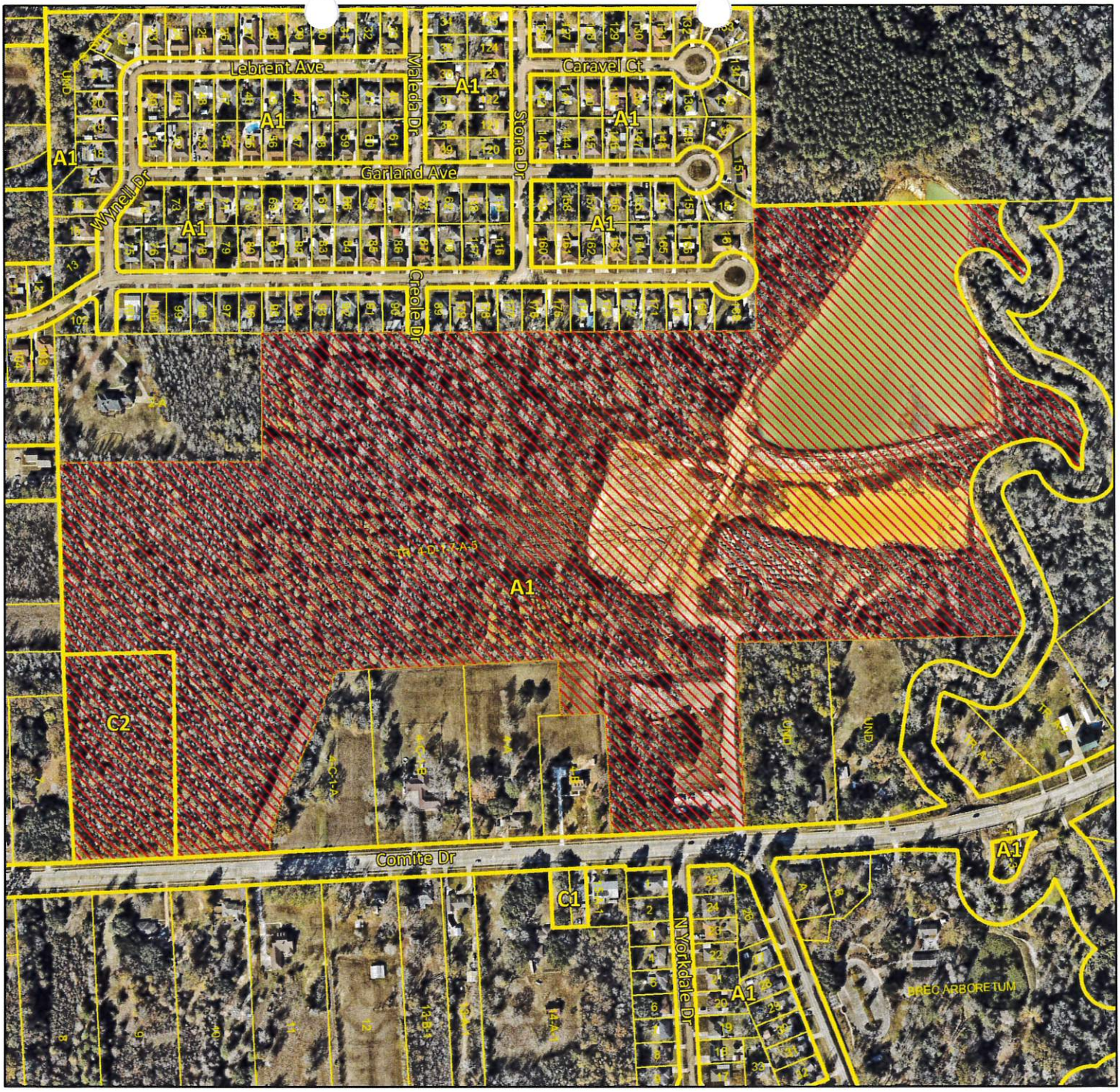


S-2-25

N

0 200 400 600 800 ft

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



Legend

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

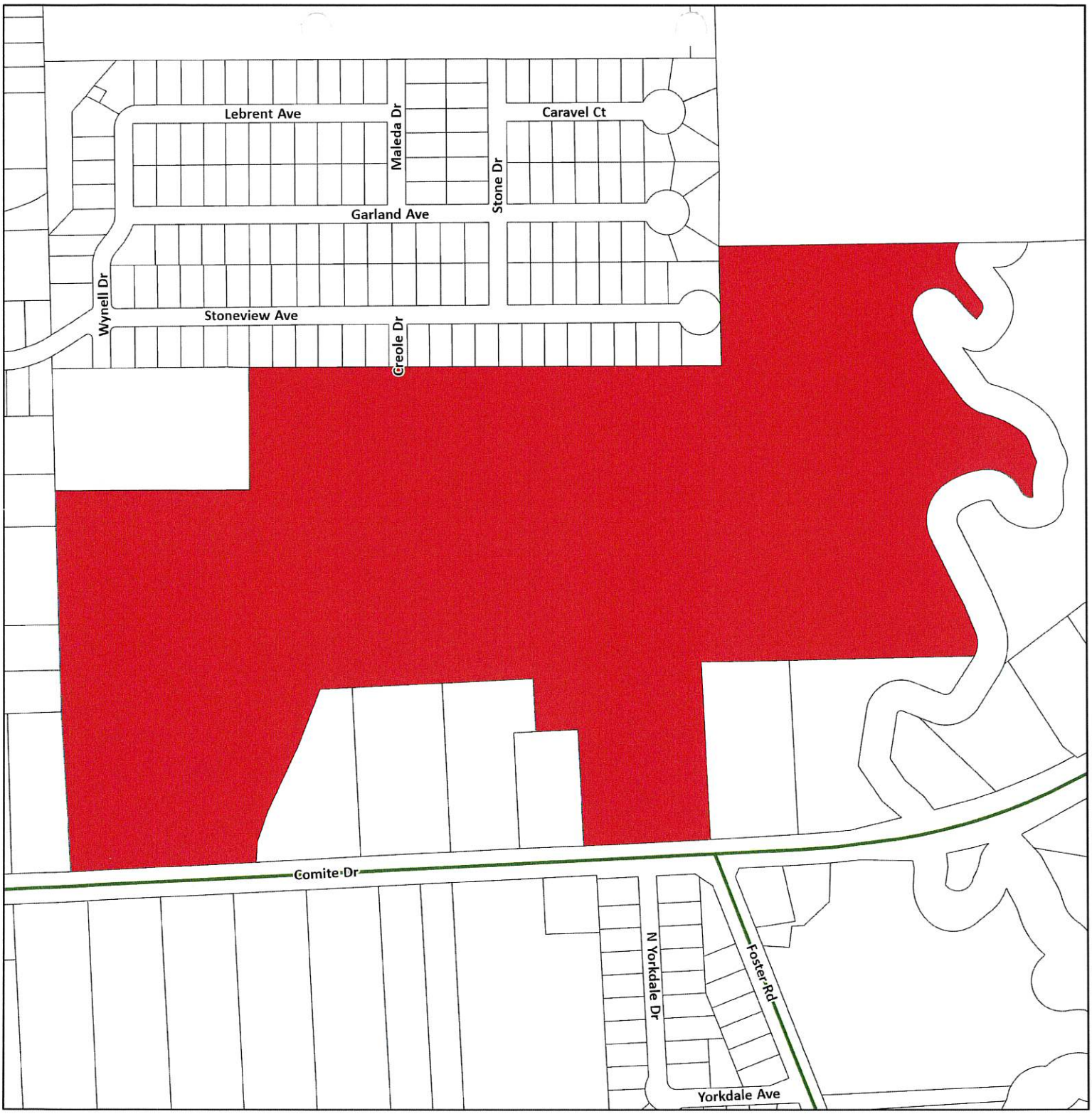


S-2-25

N

0 200 400 600 ft

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



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



S-2-25

N

0 200 400 600 800 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.

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION