

# *Traditional Neighborhood Development*

An aerial photograph of a city neighborhood, showing a mix of residential and commercial buildings, streets, and green spaces. A large yellow banner is overlaid in the center of the image, containing the text 'SMART GROWTH 2010 CONFERENCE'. Below the banner, there are three smaller images: a street view with trees and a building, a fountain in a park-like setting, and a view of a modern building with a glass facade.

## **SMART GROWTH 2010 CONFERENCE**

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PLANNING COMMISSION  
CITY OF BATON ROUGE – PARISH OF EAST BATON ROUGE**

**AUGUST 19, 2010**



# Traditional Neighborhood Development



## Characteristics of a TND

- Planning concept based on traditional small town and city development principles
- Compact design with mixed uses (includes a range of housing options, commercial and civic uses)
- Has a distinct center
- Streets act as a connected network
- Special attention should be shown to walking distances, building designs, and complete streets
- Create a sense of place

# Traditional Neighborhood Development

## Background

- 2005 - TND Subcommittee established
- Representatives from private sector, non-profit organizations and City-Parish
- 2007 - Unified Development Code (UDC) amended to include TND regulations



# Traditional Neighborhood Development

## Purpose

The purpose of a Traditional Neighborhood Development Zoning District (“TND District”) is to **encourage mixed-use**, compact development and facilitate the efficient use of services. A TND District diversifies and **integrates land uses** within close proximity to each other, and it provides for the daily recreational and commercial needs of the residents. A TND District is a **sustainable, long-term community that provides economic opportunity and environmental and social equity** for the residents. This ordinance’s intent is to encourage its use by providing incentives, rather than prohibiting conventional Development.



# *Traditional Neighborhood Development*

## Criteria for TND Application

- Is designed for the human scale;
- Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another;
- Provides a variety of housing types;
- Coordinates transportation systems with a hierarchy of appropriately designed improvements for pedestrians, bicycles, and vehicles;
- Includes compatibility of buildings and other improvements as determined by their arrangement, massing, form, character and landscaping to establish a livable, harmonious and diverse environment;
- Incorporates environmental features into the design;
- Provides a range of open space configured by squares, plazas, greens, landscaped streets, preserves, greenbelts and parks woven into the pattern of the neighborhood;
- Incorporates architecture, landscape, lighting and signage standards integrated with the zoning provisions that respond to the unique character of the region; and
- Provides an increased range of options more than conventional zoning.

# Traditional Neighborhood Development

## Two Step Application Process

- TND Concept Plan
- TND Final Development Plan



*Concept Plan*



*Final Development Plan*

# Traditional Neighborhood Development

## Process

### *Pre Application*

- Applicant is to schedule a pre-application conference with Planning Commission Staff prior to the formal submission of the TND Concept Plan

### *Formal Submittal*

- A detailed TND Concept Plan (Full size prints)
- A digital copy of plans emailed or provided on disc
- Written description of the development
- Drainage Impact Study, Stormwater Impact Plan, Water Quality Impact Study, and Traffic Statement.



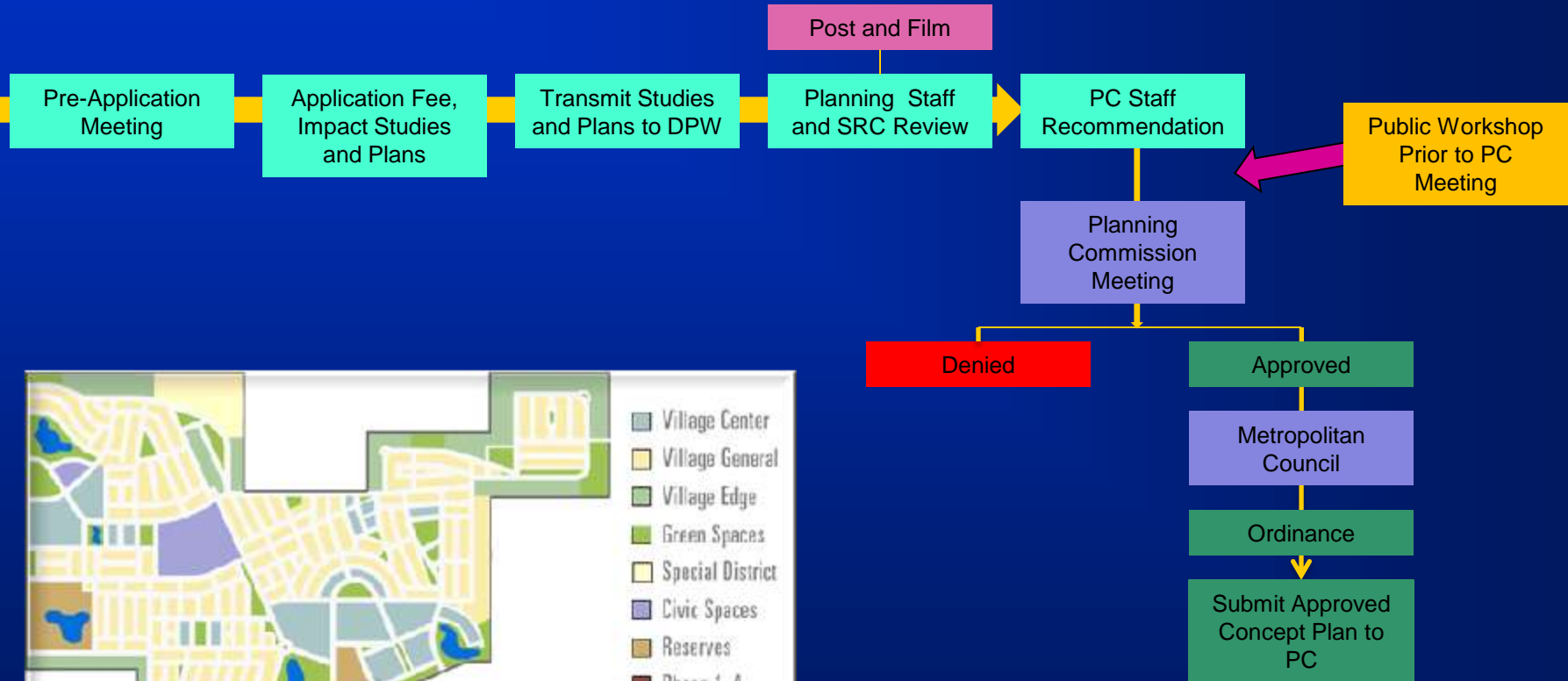
# Traditional Neighborhood Development

## TND Concept Plan Checklist

- Professional services required
- Legal description of site
- Public Notice Requirement for Large Scale Land Use Amendments
- Proof of Ownership
- **Existing Site conditions map** – Title/Name of the Plan and name, address, phone, email, and fax number of developer, Design Professional(s), Vicinity Map, Scale, Boundaries, Existing topography, drainage, water, sewer, and other utility provisions, existing vegetative cover and soil types, existing public facilities, recent aerial photograph
- **Concept Plan**
- **General Description**
- **Studies Required** – Traffic, Stormwater Management Plan, Drainage Impact, Water Quality Impact Study
- Applicant shall hold a **Public Workshop for residents of the area**
- **Pre-Application Conference**

# Traditional Neighborhood Development

## TND Concept Plan Application



# Traditional Neighborhood Development

## Public Workshop

- Applicant must conduct a public workshop for the residents in the area
- Submit sign in sheet or proof the meeting occurred



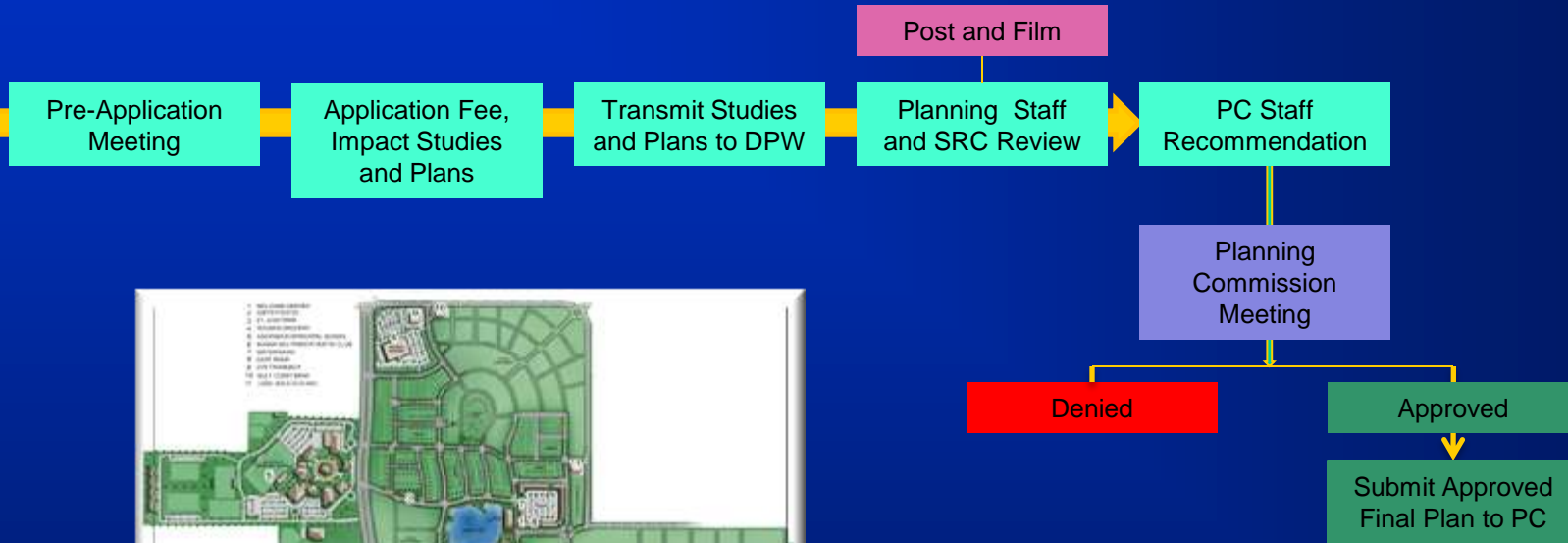
# Traditional Neighborhood Development

## TND Final Development Plan Checklist

- **Professional services required**
- **Legal description of the property**
- **Public Notification**
- **Proof of Ownership** - unified control of the entire area within the proposed Concept
- **Existing Site conditions map**
- **Statement of Objectives** -statement indicating general description of the development within the Final Development Plan area including, type of uses to be constructed, sequencing and time schedule of construction of the improvements, disposition of green open space to be provided, method of governing the use, maintenance, public or private streets
- **Final Development Plan** - Boundaries of the Subject Property, Indicate all proposed, commercial buildings and other structures, Provisions for the control of signs, Provisions for the control of Lighting, Blocks size, Setbacks, Thoroughfare Network, Parking, **Notes:** (shall be placed on the plans) - Conditions, covenants, and restrictions for all the property
- **Traffic Impact Study**
- **Stormwater Management Plan (SMP)**
- **Drainage Impact Study (DIS)**
- **Water Quality Impact Study (WQIS)**
- **Pre-Application Conference** completed
- **Prints and Fees** at time of application, A-22-B Application for TND Final Development Plan

# Traditional Neighborhood Development

## TND Final Development Plan Application



# Traditional Neighborhood Development

## Summary - Approval Process

- Concept Plan and Final Development Plan - Transmit plans and studies to Department of Public Works (DPW) for Subdivision Review Committee (SRC)
- PC Staff recommendation for Concept Plan and Final Development presented to Planning Commission
- Concept Plan recommendation forwarded to the Metropolitan Council for approval
- Final Development approval by Planning Commission only



# Traditional Neighborhood Development

Please visit the Planning Commission Website at  
[www.brgov.com/dept/planning/](http://www.brgov.com/dept/planning/)

*Information concerning TND as well as other applications can be found in the Land Development Guide located on the above website.*

