

# *Innovative Planning Tools*

## **2010 Louisiana Smart Growth Summit**



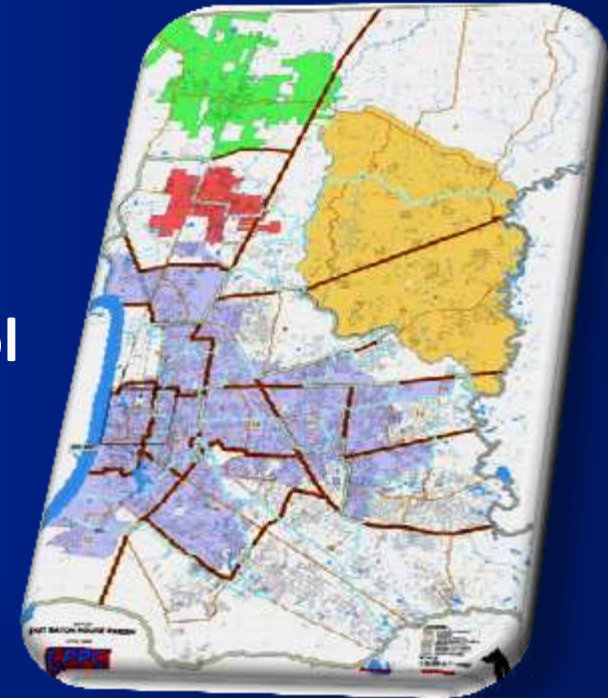
**Warren L. Kron, Jr. – GIS Coordinator**

**August 19, 2010**

# Innovative Planning Tools

## Outline

- Introduction and Background
- Application Tracking System
- Land Development Application Search Tool
- Planning Advisor System



# Innovative Planning Tools

## Introduction and Background

- April 2, 1992, the Comprehensive Plan for Growth and Development known as the “Horizon Plan” is adopted
  - Action Item LU2.D states “develop a Parishwide GIS”
- Fall of 1993 GIS Steering Committee was established
- Parishwide GIS developed to serve two purposes
  - To provide geographic data to the Public
  - For the development of applications and tools to assist City-Parish officials in making decisions



# Innovative Planning Tools

## Application Tracking System

- Public tool to view the status of a proposed land development application

ATS Tracking Report - Windows Internet Explorer  
http://brgov.com/dept/planning/ATS/casereport.asp?AppID=1758

File Edit View Favorites Tools Help

ATS Tracking Report

**CPPPC** Office of the Planning Commission  
City Parish Planning Commission Baton Rouge Government Website

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ATS Tracking Report Start a New Search

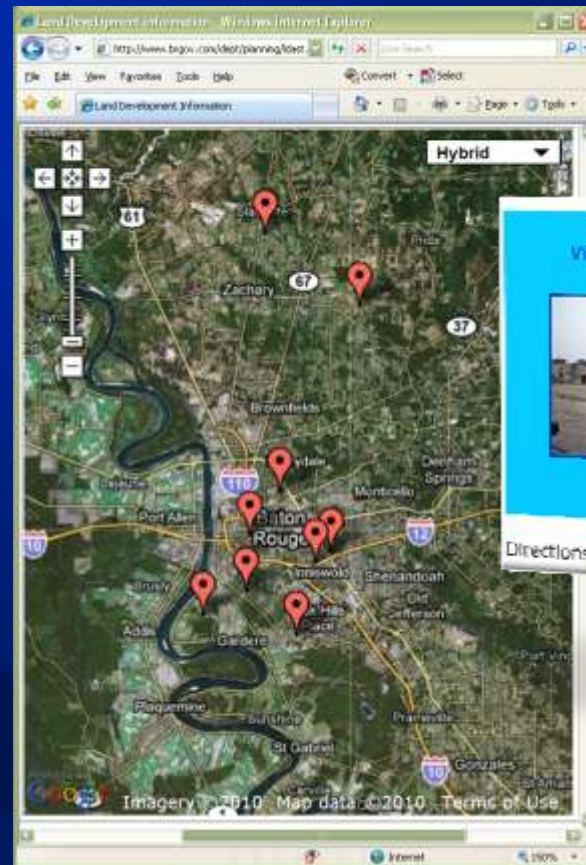
Receipt No. 43937 Case No. PUD-15-06  
Tracking Status Completed Application Determination Approved by PC  
Applicant Steve Sellars

Application	Date	Notes
<input type="checkbox"/> Zoning Coordinator Review		
<b>Planning SRC</b>	<b>Date</b>	<b>Notes</b>
<input type="checkbox"/> Report mailed to DPW with SRC Packet		
<b>Posting / Filming</b>	<b>Date</b>	<b>Notes</b>
<input checked="" type="checkbox"/> Visit site to post yellow sign and film the subject property	01/22/10	
<b>Analysis / Report Homework</b>	<b>Date</b>	<b>Notes</b>
<input checked="" type="checkbox"/> Staff Recommendation	01/22/10	Approve provided all comments from DPW are resolved
<b>Planning Commission</b>	<b>Date</b>	<b>Notes</b>
<input checked="" type="checkbox"/> Planning Commission Approves, Denies, Defers, or Withdrawn	01/26/10	PC approved Jan 25 mtg
<b>Update</b>	<b>Date</b>	<b>Notes</b>
<input type="checkbox"/> Recorded copy transmitted to appropriate agencies.		

# Innovative Planning Tools

## Land Development Application Search Tool

➤ Public tool for accessing monthly planning and zoning case information



# Innovative Planning Tools

## Land Development Application Search Tool

**Office of the Planning Commission**  
 City of Baton Rouge and Parish of East Baton Rouge  
 Post Office Box 4715, Baton Rouge, Louisiana 70811  
 1105 Florida Street, 3rd Floor, Baton Rouge, LA 70802  
 Phone (225) 389-1341 Fax (225) 389-6132

July 14, 2010

**MEMORANDUM**

**TO:** Planning Commission

**FROM:** Trey L. Booth, Planning Director

**SUBJECT:** Case 22-10 **Watermarked Village** (Specific proposed use is a commercial)

**LOCATION:** This property is located on the south side of Government Street, west of 3005 Audubon Terrace, on Tracts B, C, and Westport of the Watermarked Shopping Center (Council District 7, Westport)

**LAND USE CATEGORY:** Planned Unit Development

**PRESENT ZONING:** SPUD (Small Planned Unit Development)

**REQUESTED ZONING:** C1 (Single Commercial)

**LOT/BLOCK NUMBER:** 38

**LOT ID NUMBER:** 90281823, 90281822, 90281821, 90281822, 90281823

**APPLICANT:** Trey L. Booth

**STAFF COMMENTS:**

- Existing land uses are commercial and vacant.**  
 Surrounding land uses are low-density residential, high-density residential, undeveloped, commercial, and parking areas/garage.
- Existing zoning is SPUD (Small Planned Unit Development).**  
 Surrounding zoning are A1 (General Residential), A2 (Single Family Residential), C1 (Single Commercial), and C-AB-1 (Commercial Alcoholic Beverage Only).
- Size of subject property is 6.72 acres.**
- Business Plan Statement:** The proposed rezoning is in Planning District 9. The subject property is designated for Planned Unit Development on the "2010 Land Use Plan". The proposed rezoning from SPUD (Small Planned Unit Development) to C1 (Single Commercial) is consistent with the "2010 Land Use Plan" but not consistent with Historic Plan Goal Objective LU 2.9. Present stated use is development and redevelopment.
- Case History:** The Planning Commission recommended approval of SPUD 8-06 on January 22, 2007. The Metropolitan Council approved SPUD 8-06 on February 21, 2007. In general, no rezoning has occurred since SPUD (Small Planned Unit Development) approval. Therefore, the SPUD Development Plan approval expired three (3) years from the date of the Metropolitan Council approval. Upon expiration, the Unified Development Code (UDC) Section 9.317.H, prior to May 2010, required the Planning Director to submit the proceedings to change the SPUD zoning to the zoning classification that was in effect on the date prior to the approval of the SPUD Development Plan.

The Planning Commission recommended approval of Case 22-09 on November 8, 2009, to rezone a property located on the north side of Gladiolus Street between Pennington Drive and Slaughter Avenue, on Lot 28 and 29, East Land Subdivision, from A1 (Single Family Residential) to A2 (Single Family Residential). The Metropolitan Council approved Case 22-09 on December 2, 2009.

The Planning Commission recommended denial of Case 22-09 on October 19, 2009, to rezone a property located on the north side of Government Street between West Drive and Lovers Lane, on Lot 19-A and 20-A, Square 1 of Broadview Terrace Subdivision, from C1 (Single Commercial) and C-AB-1 (Commercial Alcoholic Beverage Only) to C-AB-2 (Commercial Alcoholic Beverage Only). The Metropolitan Council denied Case 22-09 on October 28, 2009.

The Planning Commission recommended denial of Case 22-09 on June 23, 2009, to rezone a property located on the east side of West Drive, to the south of South Boulevard, on Lot 4-A, Square 3, Broadview Terrace, from A2 (Single Family Residential) and B1 (Residential to A2.1 (Single Residential) and so on to amend the Historic Plan "2010 Land Use Plan" from Low Density Residential Land Use and Neighborhood Office Land Use to Medium Density Residential Land Use. The Metropolitan Council denied Case 22-09 on July 14, 2009.

- Rezoning Context:** The proposed zoning change, said the potential of a resulting land use change, did not comply with the general public interest and welfare and will create land or building usage which is, in any manner incompatible with existing character or usage of the neighborhood.
- Planning Commission Staff Recommendation:** The proposed rezoning to C1 (Single Commercial) is consistent with the "2010 Land Use Plan" but is not consistent with Historic Plan Goal Objective LU 2.9. Present stated use is development and redevelopment. Therefore, the Planning Commission Staff recommends to deny rezoning from SPUD (Small Planned Unit Development) to C1 (Single Commercial).
- Scheduled for Planning Commission Meeting on July 26, 2010:**  
 Scheduled for the Metropolitan Council Meeting on August 16, 2010.

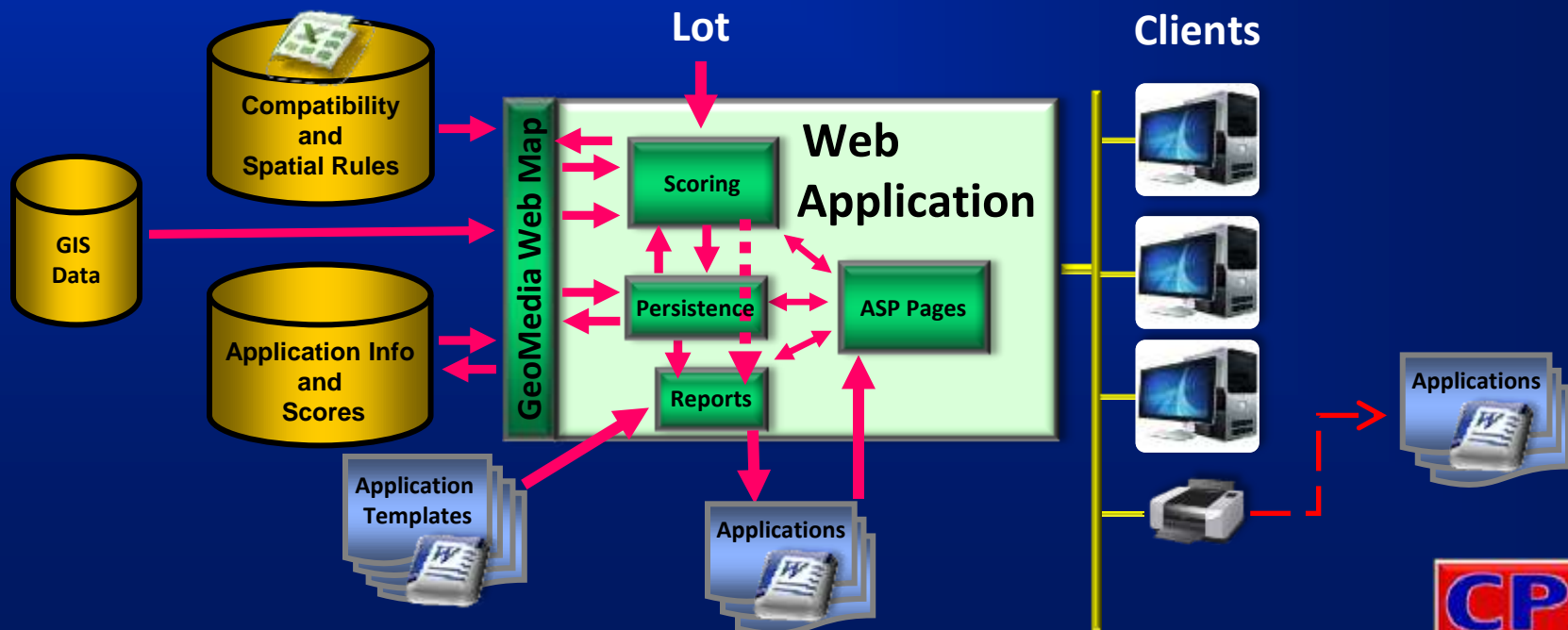


# Innovative Planning Tools

## Planning Advisor System

### ➤ Goals

- Enhance objectivity
- Technology in the application process
- Reinforce the standard process
- Automate review process routines
- Provide on-demand maps and data



# Innovative Planning Tools

## Phase I - Land Use and Zoning Compatibility

### Variables

- Existing Land Use (ELU)
- Future Land Use (FLU)
- Zoning

### Comparisons

- ELU – ELU
- FLU – FLU
- Zoning – Zoning
- FLU – ELU
- Zoning – ELU
- Zoning – FLU
- FLU – Zoning

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1		I	CW	HC	LC	NC	GO	NO	HDR	MDR	LDR	PUD	RE/A	TCU	P/SP	R
2	I	5	4	4	3	2	2	1	1	1	1	5	3	3	3	3
3	CW	4	5	4	3	3	3	3	1	1	1	5	3	3	3	3
4	HC	4	4	5	4	3	2	2	1	1	1	5	3	3	3	3
5	LC	3	3	4	5	4	4	4	3	2	2	5	3	3	3	3
6	NC	1	2	3	4	5	3	4	3	3	3	5	3	3	3	3
7	GO	1	2	2	2	3	5	5	3	3	3	5	3	3	3	3
8	NO	1	1	2	2	4	4	5	3	3	3	5	3	3	3	3
9	HDR	1	1	2	3	4	4	4	5	5	4	5	3	3	3	3
10	MDR	1	1	1	2	3	4	4	4	5	4	5	3	3	3	3
11	LDR	1	1	1	1	4	3	4	3	4	5	5	3	3	3	3
12	PUD	1	1	2	3	3	3	3	3	3	3	5	3	3	3	5
13	RE/A	1	1	1	1	2	1	2	1	3	3	5	5	3	3	3
14	TCU	2	2	3	3	2	2	2	1	2	2	5	3	5	3	3
15	P/SP	1	1	1	2	3	3	3	3	3	3	5	3	3	5	5
16	R	1	1	1	1	2	1	2	1	1	3	5	3	3	4	5

# Innovative Planning Tools

## Phase II - Economic, Demographic and Environmental Factors

### ➤ Economic Considerations

- Economic Development Districts and Zones
- Urban Design and Overlay Districts
- Historic Districts and Landmarks
- Industrial Areas
- Growth Center
- Adjudicated Parcels
- Redevelopment Districts
- Enterprise Zones

### ➤ Demographics

- Census data

### ➤ Environmental Features

- Watershed
- Wetlands



# Innovative Planning Tools

## Phase III - Infrastructure Impact and Smart Growth

### ➤ Infrastructure

- Public Facilities
- Sanitary Sewer
- Transportation
- Stormwater Management
- Bus Routes
- Bike Paths
- Flood Zone
- Addressing

### ➤ Smart Growth Principles

- Sound Development Decisions
- Transportation Choices
- Mix Land Use
- Walk-able Neighborhoods
- Community Collaboration
- Sense of Place
- Preserve Open Space
- Housing Opportunities
- Compact Building Patterns
- Develop Existing Communities





# *Innovative Planning Tools*

## **City-Parish Planning Commission**

**1755 Florida Street, Third Floor**

**Baton Rouge, LA 70802**

**(225) 389-3144**

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**[www.gis.brgov.com](http://www.gis.brgov.com)**