



**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

March 4, 2021

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*

FROM: Jasmine Thomas, Planner II *JPT*

SUBJECT: PA-3-21 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road (Related to Case 6-21)

Application Summary			
Applicant	Craig H. Corie	Submittal Date	January 13, 2021
Site Area	25.8 acres		
Location	East of Pecue Lane, north of I-10 (Council District 9- Hudson)		
Planning Commission Meeting Date	March 15, 2021	Metropolitan Council Meeting Date	March 17, 2021
Request			
Requested FUTUREBR Land Use Designation	Employment Center		
Site Characteristics			
Current FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Special Flood Hazard	No		
Area Characteristics			
Surrounding Land Use Designation(s)	Commercial, Employment Center, Mixed Use, Residential Neighborhood		
Findings			
Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses			

**Case History – Site**

- PA-3-21 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road
  - Deferred from February 22, 2021 by the Planning Commission
- Case 6-21 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road, C2 to CW3
  - Deferred from February 22, 2021 by the Planning Commission
  - To be heard by Planning Commission on March 15, 2021
  - To be heard by Metropolitan Council on March 17, 2021

#### **Case History – Area**

- **PUD-13-06** Pecue Place Final Development Plan (Public Roads), extension on validity of FDP
  - Planning Commission approved on July 20, 2020
- **PUD-13-06** Pecue Place Final Development Plan (Public Roads)
  - Deferred from July 17, 2017 by Citizen
  - Planning Commission approved August 21, 2017
- **Case 43-17** 16100-16200 UND Perkins Road, Rural and C2 to HC2
  - Planning Commission recommended approval on July 17, 2017
  - Metropolitan Council approved on August 16, 2017
- **PA-13-17** 16100-16200 UND Perkins Road, Industrial to Employment Center
  - Planning Commission recommended approval on July 17, 2017
  - Metropolitan Council approved on August 16, 2017
- **Case 12-17** 16016 Perkins Road, Rural to C-AB-1
  - Planning Commission recommended approval on March 20, 2017
  - Metropolitan Council approved on April 19, 2017
- **PA-3-17** 16016 Perkins Road, Residential Neighborhood to Neighborhood Center
  - Planning Commission recommended approval on March 20, 2017
  - Metropolitan Council approved on April 19, 2017

#### **Comprehensive Plan Analysis**

- Adjacent properties to the east and south are designated Employment Center on the Future Land Use Map
- Properties to the north across Ward Creek are designated Commercial and Residential Neighborhood on the Future Land Use Map
- Properties to the west are designated Mixed Use and Employment Center on the Future Land Use Map

#### **Neighborhood Compatibility**

- Subject property is undeveloped
- Surrounding area is a mixture of low density residential, commercial, industrial, office and undeveloped uses

#### **Environmental Issues**

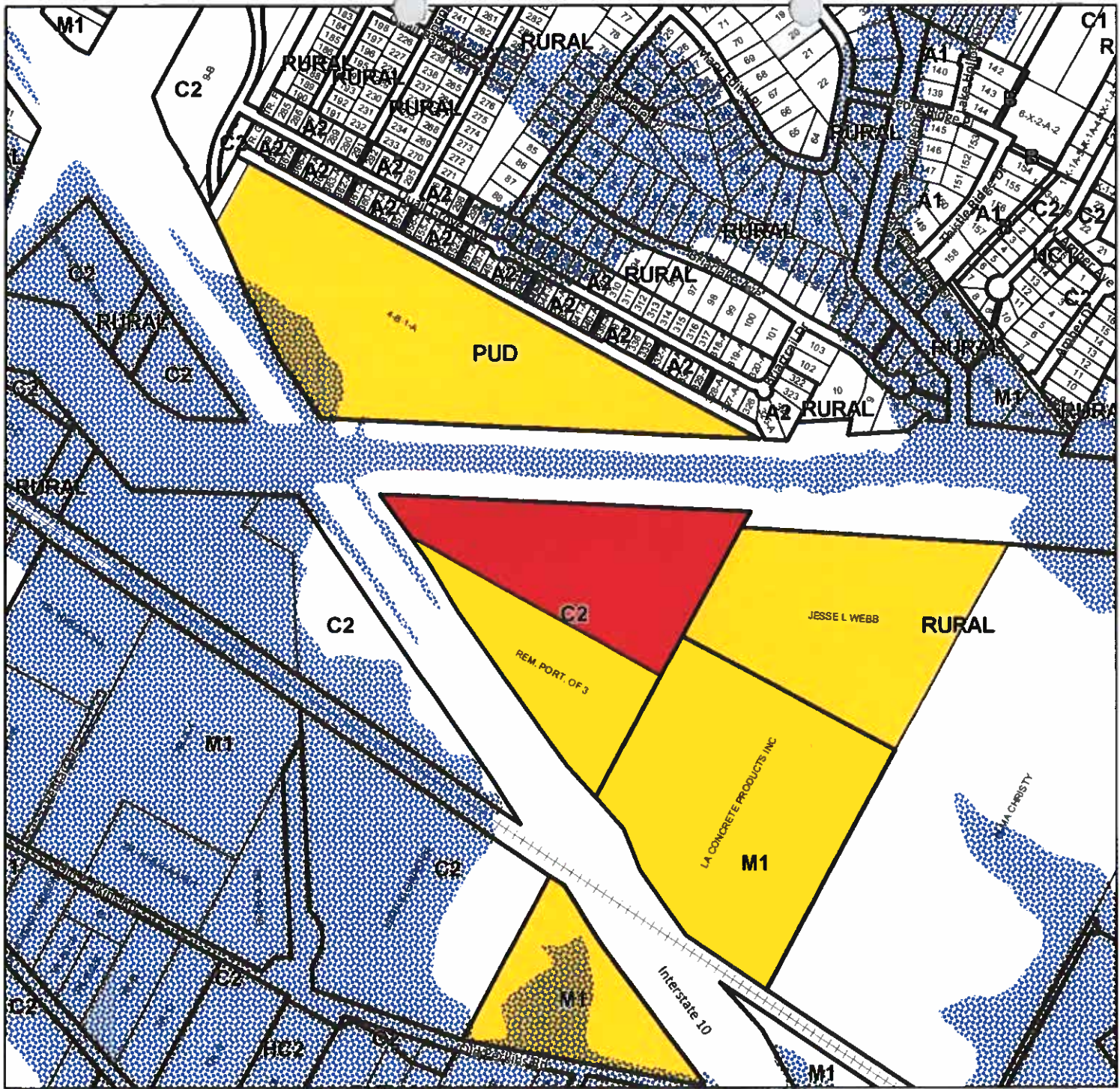
- None

#### **Community Outreach/Notification**







- Subject property posted on January 22, 2021
- Public Notification Cards mailed to all property owners within a 300-foot radius on February 5, 2021
- Display advertisement published on February 12, 2021
- Legal advertisement published in The Advocate on February 12, 16, and 18, 2021
- Staff reports available to review on March 4, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

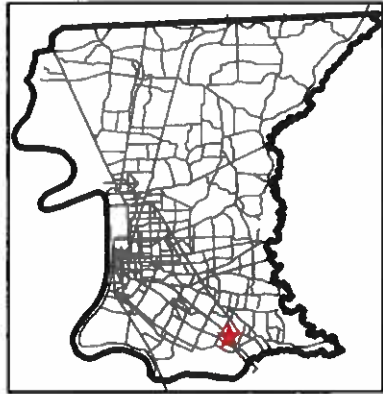
#### **Findings**

Recommend approval, based upon examination of the area at a further level of detail and compatibility with surrounding uses




**Legend**


-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



# PA-3-21



N






0 300 600 900 1200 ft

SCALE




**Legend**

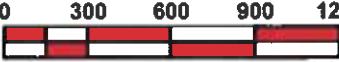
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



**PA-3-21**



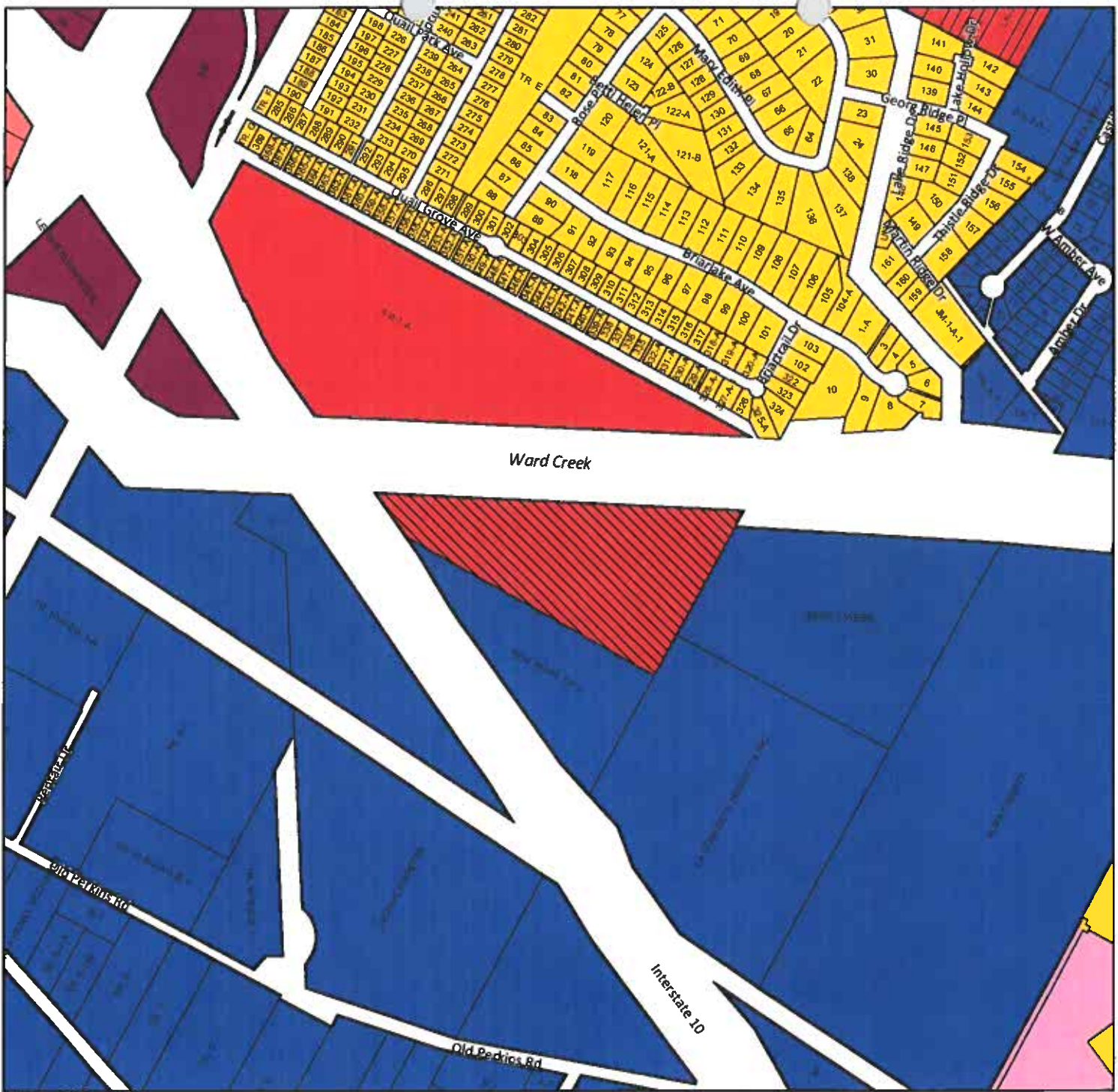
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0 300 600 900 1200 ft

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**Future Land Use**

- Commercial
- Employment Center
- Mixed Use
- Office
- Residential Neighborhood
- Current Case



# PA-3-21

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