

UPDATED PUD CONCEPT PLAN OF PECUE PLACE

LOT 4-B-1-A-1

FORMERLY BEING LEON R. KLEINPETER SR. ESTATE

LOCATED IN SECTION 49, T8S-R3E

GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH

STATE OF LOUISIANA

JULY 2022

SHEET NO.
CP-01

REVISION #1: 6/30/2022
REVISION TO CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION ON 5/23/2014.

- REVISED PERMITTED USE TABLE TO ALLOW OUTDOOR STORAGE, SELF STORAGE, TRUCK RENTAL, AND OFFICE WAREHOUSE/FLEX WAREHOUSE FOR BOTH HEAVY COMMERCIAL AND LIGHT COMMERCIAL AREAS.
- INCREASE PERCENTAGE OF LIGHT COMMERCIAL AREA BY 1%
- INCREASE PERCENTAGE OF HEAVY COMMERCIAL AREA BY 15%
- INCREASED AREA OF PUBLIC ROADS BY 19%
- INCREASED AREA OF GREEN SPACE BY 14%
- AREA INCREASE BECAUSE OF REDUCTION OF WARD CREEK SERVITUDE FROM 500' TO 350' AND ACTUAL SURVEY AFTER RAW TAKING BY LDOTD FOR THE PECUE EXIT.

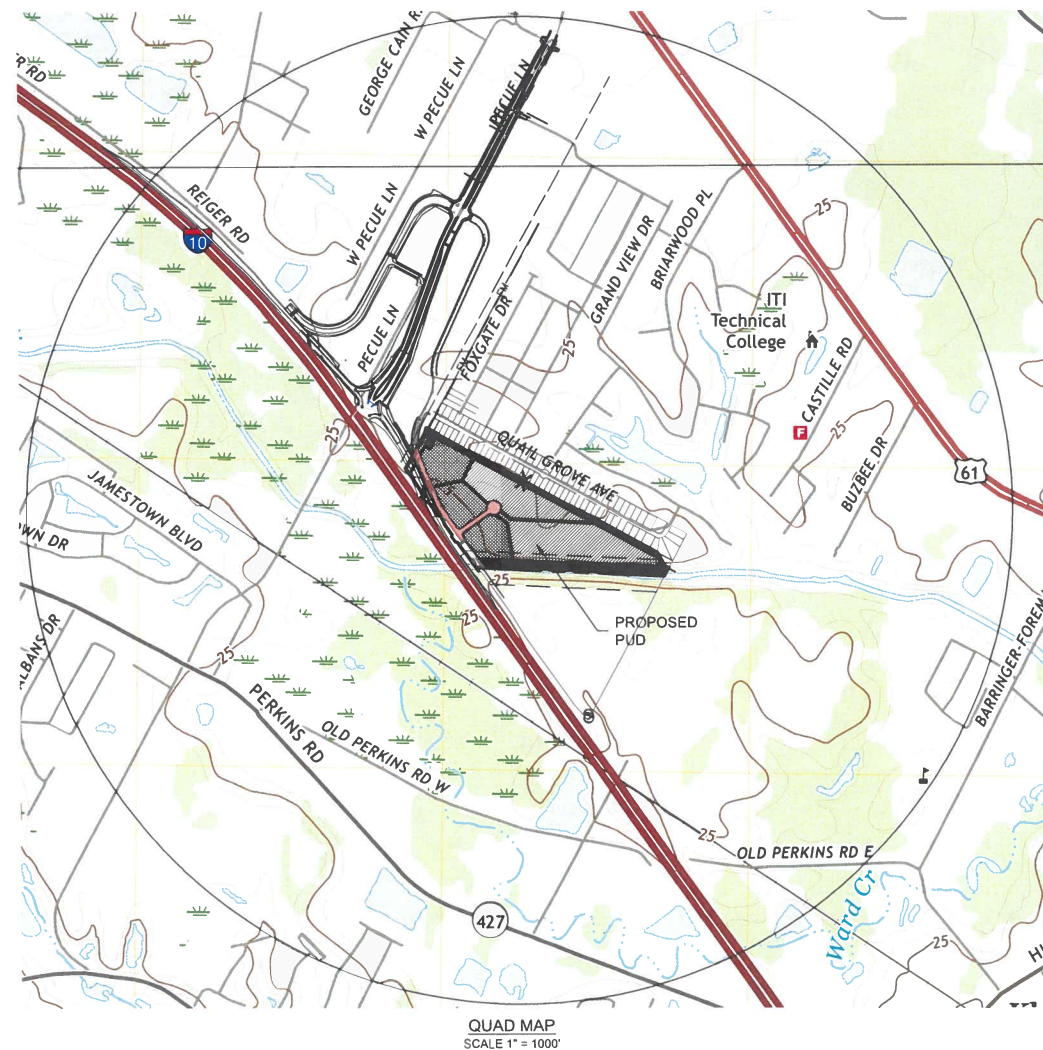
APPROVED: _____ DATE: _____
RYAN L. HOLCOMB, FAICP
PLANNING COMMISSION DIRECTOR OR HIS DESIGNEE

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET & LOCATION MAP
2	EXISTING CONDITIONS MAP
3	PUD CONCEPT PLAN
3a	PREVIOUSLY APPROVED CONCEPT PLAN
4	CIRCULATION PLAN
5	CONCEPTUAL ARCHITECTURAL PLAN

TITLE SHEET & LOCATION MAP

PECUE PLACE PUD



WATER SERVICE
BATON ROUGE WATER COMPANY
P.O. BOX 95016
BATON ROUGE, LA 70895-9018
(225) 928-1000
MARGIE SWANSON

TELEPHONE SERVICE
AT&T
5550 S. SHERWOOD FOREST BLVD.
BATON ROUGE, LA 70809
(225) 291-1851

SEWER SERVICE
CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
DEPARTMENT OF ENVIRONMENTAL SERVICES
222 ST. LOUIS STREET, SUITE 816
BATON ROUGE, LA 70802
(225)389-4865
JACOB HAFFNER

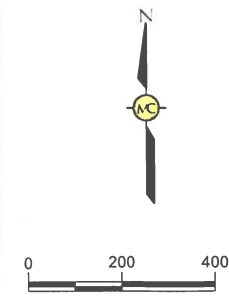
GAS SERVICE
ENERGY SOUTHERN FRANCHISE
P.O. BOX 2431
BATON ROUGE, LA 70821
(225) 351-3130
MIKE CREEL

ELECTRICAL SERVICE
ENERGY
5755 CHOCTAW DRIVE
BATON ROUGE, LA 70805
(225)354-3056
GERALD DOYLE

CABLE SERVICE
COX COMMUNICATIONS, INC.
7401 FLORIDA BLVD.
BATON ROUGE, LA 70806
(225) 237-5106
JEFF GARLAND

OWNER/DEVELOPER
PECUE PROPERTIES, LLC
BRIAN D. CAMPBELL
P.O. BOX 82210
BATON ROUGE, LA 70884

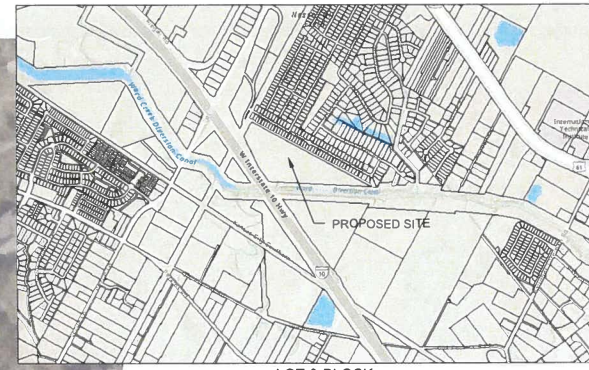
CIVIL ENGINEER
MONROE & CORIE, INC.
CRAIG H. CORIE, P.E.
11325 PENNYWOOD AVENUE
BATON ROUGE, LA 70809
tel: 225.293.1905



MONROE & CORIE, INC.
CONSULTING ENGINEERS
11325 Pennywood Avenue
Baton Rouge, Louisiana 70809
Tel. (225) 293-1905 Fax (225) 293-1941

PROJ. NO.	1248
DATE:	JUNE 30, 2022
DESIGN BY:	CHC
DRAWN BY:	CHC
SCALE:	1" = 200'

PC Set 7-25-2022



UPDATED
PUD CONCEPT PLAN
OF
PECUE PLACE

FORMERLY BEING LEON R. KLEINPETER SR. ESTATE
REMAINING PORTIONS OF LOTS 4 & 9
FOR
PECUE PROPERTIES, LLC
CPPC PROPERTY ID # 1640767075



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CONSULTING ENGINEERS
11325 Pennywood Avenue
Baton Rouge, Louisiana 70809
Tel. (225) 293-1905 Fax (225) 293-1941



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BRIAN D. CAMPBELL
P.O. BOX 82210
BATON ROUGE, LA 70884

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SCALE	1" = 200'

SYMBOL	LAND-USE	NO. OF UNITS	TYP. LOT SIZE	COMM. SQ. FOOTAGE	ACREAGE	%	% CHANGE
	LIGHT COMMERCIAL	568 29 D.U./AC.	N/A	450,000 24,324/AC.	20.6± AC.	45%	+1%
	HEAVY COMMERCIAL	333 29 D.U./AC.	N/A	750,000 60,975/AC.	12.9± AC.	28%	+15%
	PUBLIC ROADS	N/A	N/A	N/A	3.2± AC.	7%	+19%
	GREENSPACE (Included in each phase)	N/A	N/A	N/A	8.8± AC.	20%	+14%
	Total				45.5± AC.	100%	

	COMMERCIAL/ OFFICE	PUBLIC & SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL @ OF UNITS	N/A	N/A	N/A	N/A
TOTAL AREA OF BUILDINGS	1,200,000 S.F.			
TOTAL ACREAGE	33.5000	3.20		8.80
PERCENTAGE OF SITE	73%	7%		20%

- GENERAL NOTES:**
- SITE AREA: 45.5 ± ACRES
 - ZONING: PUD
 - FUTURE BR LAND USE CATEGORY: PUD
 - SEWER: TIE PROPOSED REGIONAL PUMP STATION LOCATED ON PROPERTY (BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE DEPARTMENT OF DEVELOPMENT).
 - THE SUBJECT PROPERTY AS SHOWN HEREON LIES IN FEMA FLOOD ZONE "AE" & "X".
 - 100 YEAR BASE FLOOD ELEVATION: 20.0
 - WATER: BATON ROUGE WATER COMPANY
 - ELECTRICITY: ENTERGY
 - TELEPHONE AT&T
 - GAS: ENTERGY
 - CATV: COX CABLE
 - EXISTING VEGETATIVE COVER: PASTURE LAND & ONE AREA OF SPARSE TREES & TOP BANK OF WARD CREEK IS SPARSELY WOODED.
 - HIGH SCHOOL: WOODLAWN HIGH SCHOOL
 - MIDDLE SCHOOL: WOODLAWN MIDDLE SCHOOL
 - ELEMENTARY SCHOOL: JEFFERSON TERRACE
 - ALL STREETS IN PECUE PLACE SHALL BE PUBLIC & MAINTAINED BY THE CITY-PARISH
 - DRAINAGE STATEMENT: THE EXISTING WARDS CREEK DIVERSION CANAL PROVIDES SUFFICIENT DRAINAGE CAPACITY TO HANDLE THE ON SITE INCREASE IN STORM WATER RUNOFF AND THERE WILL BE NO INCREASE NET RUNOFF INTO WOODRIDGE SUBDIVISION OR BRIARWOOD ESTATES.
 - FIRE DISTRICT: ST. GEORGE.
 - THIS DEVELOPMENT WILL BE CONSTRUCTED IN TWO PHASES BASED ON MARKET CONDITIONS
 - PRIMARY LOCATION FOR CENTRALIZED MAIL KIOSK WILL BE NEAR THE ENTRANCE TO THE PUD ON THE NORTH SIDE OF THE ROADWAY WITHIN THE EXISTING ENTERGY SERVIDUTE.

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REVISION TO CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION ON 5/23/2024.

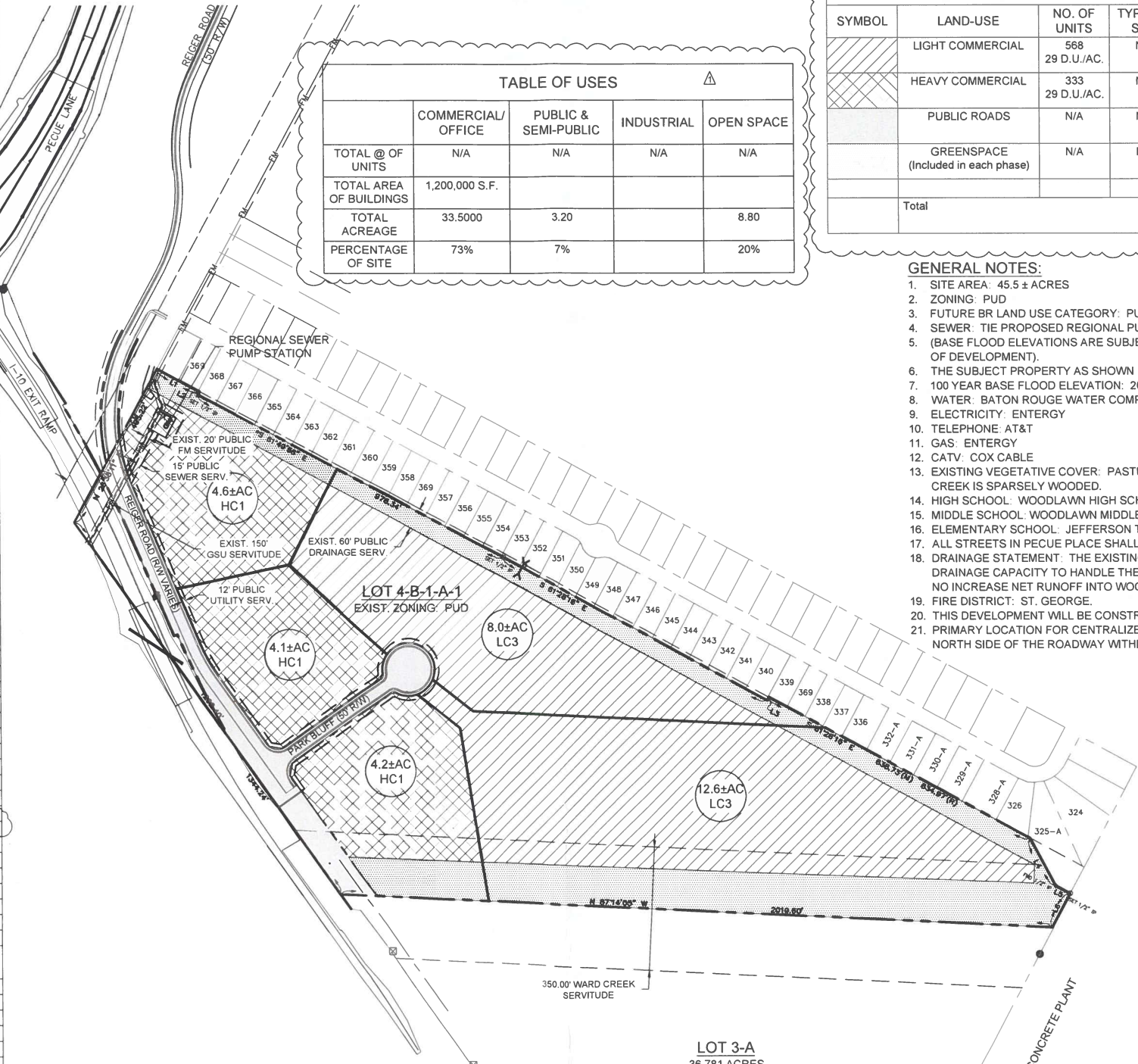
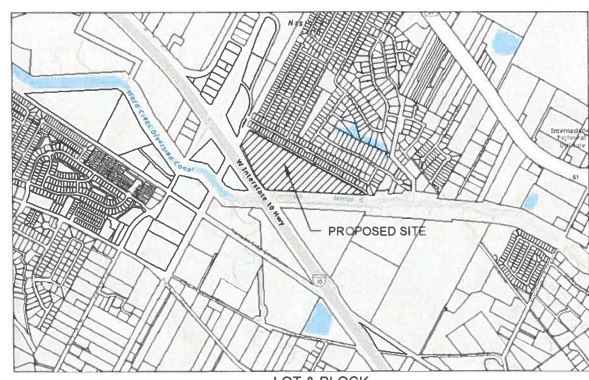
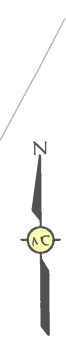
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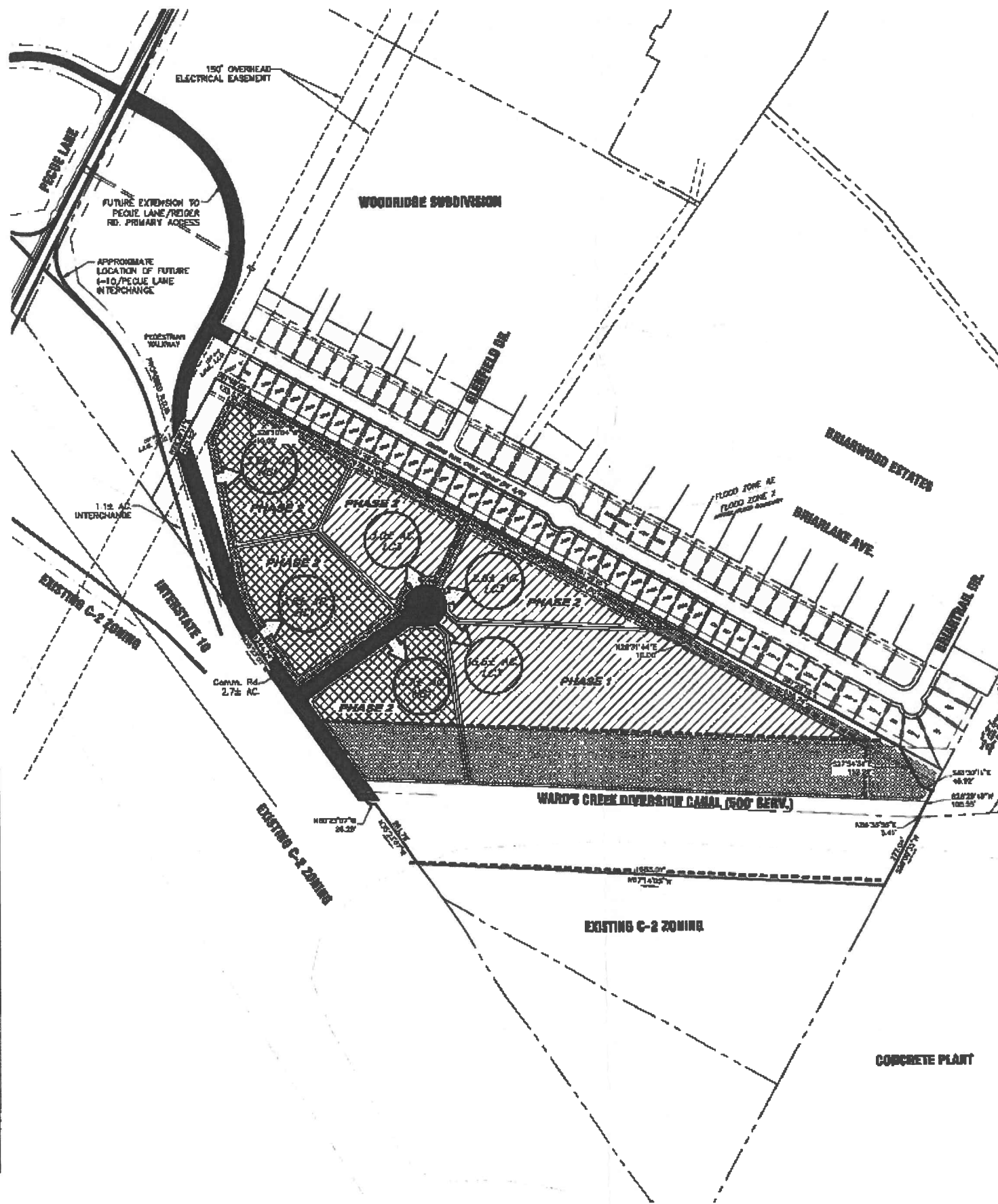


Permitted Uses

Commercial Uses	Light Commercial	Heavy Commercial
Animal hospitals and kennels - Animals may be kept outside		
Art galleries	•	•
Art studio - no outside production or storage	•	•
Assisted living facilities/nursing homes/hospice	•	•
Banks	•	•
Bed and breakfast home - limited to a maximum of four (4) guestrooms	•	•
Bed and breakfast inns - limited to a maximum of ten (10) guestrooms	•	•
Billboards and signs subject to Chapter 16 of the UDC	•	•
Car washes	•	•
Child care centers	•	•
Clubs	•	•
Commercial recreation facilities subject to Section 4.101	•	•
Conservation areas, nature or game preserves	•	•
Convention halls	•	•
Contractors - no outdoor storage of materials	•	•
Country clubs	•	•
Duplexes	•	•
Dry cleaners	•	•
Educational, religious and philanthropic institutions	•	•
Financial institutions with or without drive-thrus	•	•
Fatal lodges with or without alcohol	•	•
Funeral Homes	•	•
Furniture assemblies	•	•
Gas station - full serve	•	•
Gas station - self serve	•	•
Glass installation	•	•
Government buildings and facilities, Police, Fire, EMS, libraries, post office, office and other facilities utilized for governmental functions and activities	•	•
Greenhouses, commercial	•	•
Health clubs	•	•
Heavy equipment sales and service	•	•
Historical site tours and exhibitions - site or structures must be listed on the National Register of Historic Places. All parking areas must be completely screened (see parking screening in Appendix D) from the street and adjacent residences.	•	•
Home occupations	•	•
Hospitals	•	•
Hotels and motels	•	•
Housing for the elderly	•	•
Laboratories	•	•
Laundromats	•	•
Lumber Yards	•	•
Medical clinics Medical laboratories	•	•
Mini-storage facilities	•	•
Motor vehicle sales, service and repair	•	•
Movie theaters	•	•
Multifamily residential	•	•
Nurseries, commercial	•	•
Nursing homes	•	•
Offices	•	•
Office Warehouse/Flex Warehouse	•	•
Outdoor Storage	•	•
Parking, multi-level and parking lots	•	•
Personal service and retail shops	•	•
Public open space	•	•
Public parks	•	•
Reception halls - must be approved by alcoholic license by the Alcohol and Beverage Control Board	•	•
Recreation facilities, commercial	•	•
Rehabilitative or recovery care center	•	•
Repair and service shops - limited to small equipment, household items, clothing and furnishings, but not motor vehicle repair or service. All work must be done inside enclosed buildings. Shops not to exceed 2,500 square feet of floor area	•	•
Research parks	•	•
Restaurants - with alcoholic sales	•	•
Self Storage	•	•
Service companies	•	•
Special homes	•	•
Theaters - must be approved for an alcoholic license by the Alcohol and Beverage Control Board	•	•
Truck Rental	•	•
Wireless transmitting and receiving facilities	•	•

Note (1)
Conditional Uses (See Section 4.101 - Site Plan Review and Section 8.106 Conditional Uses)

Permitted Uses	Conditional Use	Accessory Use
Residential - Planned Unit Development (PUD)	•	•
Residential - Single-Family (R-1)	•	•
Residential - Single-Family (R-2)	•	•
Residential - Single-Family (R-3)	•	•
Residential - Single-Family (R-4)	•	•
Residential - Single-Family (R-5)	•	•
Residential - Single-Family (R-6)	•	•
Residential - Single-Family (R-7)	•	•
Residential - Single-Family (R-8)	•	•
Residential - Single-Family (R-9)	•	•
Residential - Single-Family (R-10)	•	•
Residential - Single-Family (R-11)	•	•
Residential - Single-Family (R-12)	•	•
Residential - Single-Family (R-13)	•	•
Residential - Single-Family (R-14)	•	•
Residential - Single-Family (R-15)	•	•
Residential - Single-Family (R-16)	•	•
Residential - Single-Family (R-17)	•	•
Residential - Single-Family (R-18)	•	•
Residential - Single-Family (R-19)	•	•
Residential - Single-Family (R-20)	•	•
Residential - Single-Family (R-21)	•	•
Residential - Single-Family (R-22)	•	•
Residential - Single-Family (R-23)	•	•
Residential - Single-Family (R-24)	•	•
Residential - Single-Family (R-25)	•	•
Residential - Single-Family (R-26)	•	•
Residential - Single-Family (R-27)	•	•
Residential - Single-Family (R-28)	•	•
Residential - Single-Family (R-29)	•	•
Residential - Single-Family (R-30)	•	•
Residential - Single-Family (R-31)	•	•
Residential - Single-Family (R-32)	•	•
Residential - Single-Family (R-33)	•	•
Residential - Single-Family (R-34)	•	•
Residential - Single-Family (R-35)	•	•
Residential - Single-Family (R-36)	•	•
Residential - Single-Family (R-37)	•	•
Residential - Single-Family (R-38)	•	•
Residential - Single-Family (R-39)	•	•
Residential - Single-Family (R-40)	•	•
Residential - Single-Family (R-41)	•	•
Residential - Single-Family (R-42)	•	•
Residential - Single-Family (R-43)	•	•
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Residential - Single-Family (R-46)	•	•
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Residential - Single-Family (R-86)	•	•
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Residential - Single-Family (R-94)	•	•
Residential - Single-Family (R-95)	•	•
Residential - Single-Family (R-96)	•	•
Residential - Single-Family (R-97)	•	•
Residential - Single-Family (R-98)	•	•
Residential - Single-Family (R-99)	•	•
Residential - Single-Family (R-100)	•	•



SYMBOL	LAND-USE	NO. OF UNITS	TYP. LOT SIZE	COMM. SQ. FOOTAGE	ACREAGE	%
[Symbol]	LIGHT COMMERCIAL	568	28 D.U./AC.	450,000	20.3± AC.	49%
[Symbol]	HEAVY COMMERCIAL	333	28 D.U./AC.	750,000	11.2± AC.	26%
[Symbol]	PUBLIC ROADS	N/A	N/A	N/A	2.7± AC.	6%
[Symbol]	FUTURE I-10 INTERCHANGE	N/A	N/A	N/A	1.1± AC.	3%
[Symbol]	GREENSPACE (Included in each Phase)	N/A	N/A	N/A	7.7± AC.	18%
[Symbol]	TOTAL				43.0± AC.	100%

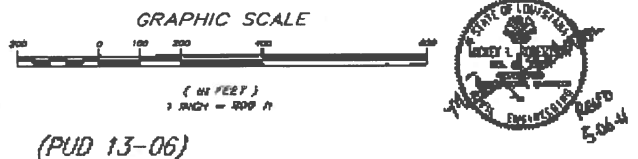
GENERAL NOTES:

SITE AREA: 43.0 ± ACRES
 ZONING: P.U.D.
 HORIZON PLAN LAND USE CATEGORY: PUD
 PROPOSED USE: PUD
 SEWER: TIE TO EXISTING 5TH FORCE MAIN OR EXISTING C.S.D.
 (BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS).
 THE SUBJECT PROPERTY AS SHOWN HEREON LIES IN FEMA FLOOD ZONE "AE" & "X".
 100 YEAR BASE FLOOD ELEVATION: 20.6
 WATER: BATON ROUGE WATER COMPANY
 ELECTRICITY: ENTERGY
 TELEPHONE: BELL SOUTH
 GAS: ENTERGY
 CABLE: COX CABLE
 EXISTING VEGETATIVE COVER: PASTURE LAND & ONE AREA OF SPARSE TREES & TOP BANK OF WARROS CREEK IS SPARSELY WOODED.
 HIGH SCHOOL: WOODLAWN HIGH SCHOOL
 MIDDLE SCHOOL: WOODLAWN MIDDLE
 ELEMENTARY SCHOOL: JEFFERSON TERRACE
 ALL STREETS IN PECUE PLACE SHALL BE PUBLIC & MAINTAINED BY THE CITY-PARISH
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 FORMERLY BEING LEON R. KLEINPETER SR. ESTATE REMAINING PORTIONS OF LOTS 4 & 9 FOR
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 BRIAN D. CAMPBELL
 P.O. BOX 82210
 BATON ROUGE, LA 70884

ENGINEER/SURVEYOR:
 MR. ENGINEERING & SURVEYING, LLC
 MICKEY L. ROBERTSON, P.E./P.L.S.
 P.O. BOX 1751
 BATON ROUGE, LA 70821
 P/E: 768-3400 FAX: 768-3696



LOT & BLOCK
SCALE: 1"=2000'

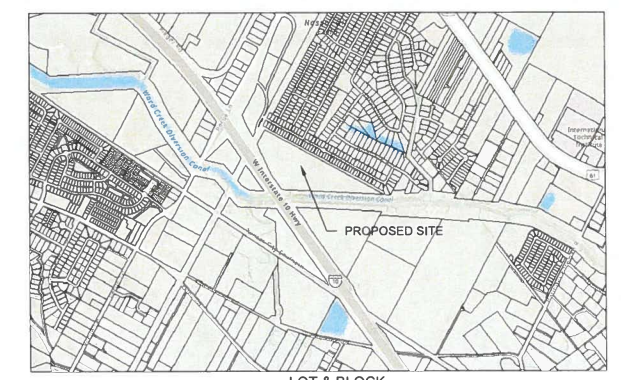
MR. ENGINEERING & SURVEYING, LLC
917 S. BOULEVARD AVE., SUITE 401, BATON ROUGE, LA 70801-2204 (504) 929-9229

PARRISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	PECUE PLACE PUD
PROJECT NUMBER	PECUE PLACE PUD
DATE	5-04-14
SCALE	1"=2000'
SHEET NUMBER	03

(PUD 13-06)

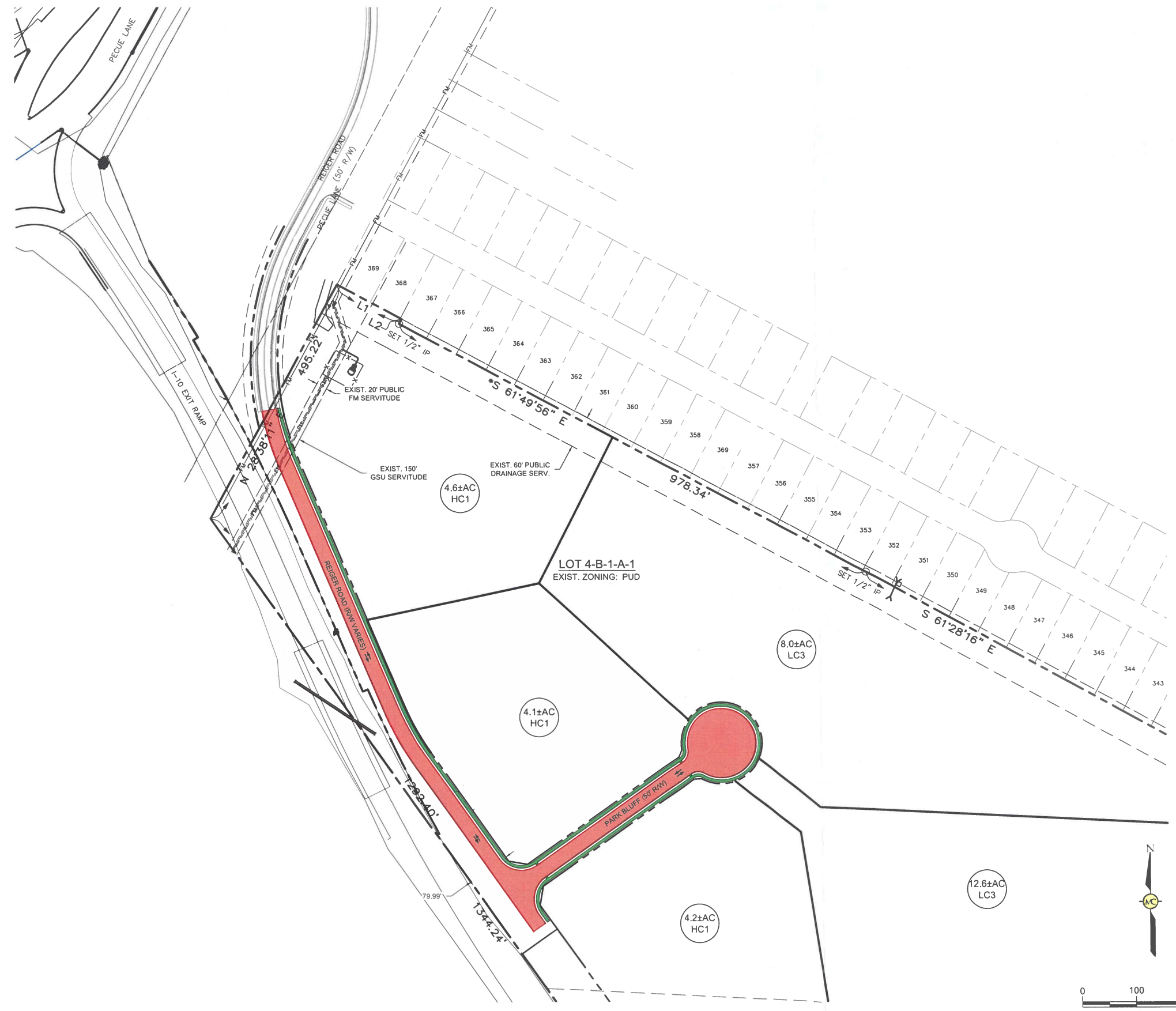
CIRCULATION PLAN

PECUE PLACE PUD



LEGEND

- PEDESTRIAN CIRCULATION
- VEHICLE CIRCULATION



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Conceptual Architectural Image

THIS PAGE IS PART OF
PREVIOUSLY APPROVE
CONCEPT PLAN AND
INCLUDED FOR
REFERENCE ONLY

DEVELOPER/OWNER:
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MICKEY L. ROBERTSON, P.E./P.L.S.
P.O. BOX 1751
BATON ROUGE, LA 70821
PH: 769-3400 FAX: 769-3596



 MR ENGINEERING & SURVEYING, LLC <small>9131 Inverline Ave. Suite 40, Baton Rouge, LA 70809 225-273-2028</small>	
PARISH/ COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	PECUF PLACF PUD
PECUE PLACE PUD LEON R. KLEMPETER SR. ESTATE LOTS 4 & 9 BATON ROUGE, LOUISIANA CONCEPTUAL ARCH. PLAN	
DESIGNED BY	MR
CHECKED DATE	04/2011
REVIEWED DATE	04/2011
DATE	04/2011
SHEET	5 OF 5
BY	
REVISION DESCRIPTION	
SHEET NUMBER	05