



**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

August 4, 2022

TO: Planning Commission  
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*  
 FROM: Yulonda Derrick, Planner I *YD*  
 SUBJECT: PUD-13-06 Pecue Place, Concept Plan Revision

Application Summary			
<b>Applicant</b>	Craig H. Corie, PE	<b>Submittal Date</b>	June 30, 2022
<b>Design Professional</b>	Craig H. Corie, PE; Monroe & Corie, Inc.		
<b>Lot and Block</b>	76	<b>Site Area</b>	45.5 acres
<b>Location</b>	East of Pecue Lane, north of Interstate 10 (Council District 9-Hudson)		
<b>Planning Commission Meeting Date</b>	August 15, 2022	<b>Metropolitan Council Meeting Date</b>	September 21, 2022
Request			
<b>Requested Zoning</b>	N/A	<b>Existing Zoning</b>	Planned Unit Development (PUD)
<b>Existing Use</b>	Undeveloped		
<b>Project Description</b>	Revision adds uses of outdoor storage, self storage, truck rental and office/warehouse flex space; acreage increases due to previous revocation of Ward Creek servitude and detailed survey of right-of-way for new interchange		
<b>Gross Residential Density</b>	N/A	<b>Number of Units</b>	N/A
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Commercial	<b>Character Area</b>	Suburban
<b>Overlay District</b>	N/A	<b>Special Flood Hazard</b>	Yes ± 10%
Area Characteristics			
<b>Surrounding Zoning</b>	Single Family Residential (A2), Rural, Heavy Commercial (C2), Commercial Warehousing Three (CW3)		
<b>Surrounding Uses</b>	Low density single family residential, concrete batching/mixing, outdoor storage, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

**Case History –Site**

- None

**Case History –Area**

- **PA-3-21** 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road, Commercial to Employment Center
  - Approval recommended by the Planning Commission on February 22, 2021
  - Approved by the Metropolitan Council on March 24, 2021
- **Case 6-21** 9200-9300 Pecue Lane and 16200-16300 Old Perkins Road, C2 to CW3
  - Approval by the Planning Commission on February 22, 2021
  - Approved by the Metropolitan Council on March 24, 2021

**Comprehensive Plan Consistency**

- Consistent with the designation of Commercial on the Future Land Use Map

**Neighborhood Compatibility**

- Existing PUD includes residential, office, commercial and institutional uses
- Revision modifies existing land use patterns

**Regulatory Issues**

- Revision includes:
  - Addition of outdoor storage, self storage, truck rental and office/warehouse flex space uses
  - Increase in acreage due to revocation of a portion Ward Creek servitude and detailed survey of right-of-way for new interchange
  - Increase Heavy Commercial area by 15% and Light Commercial area by 1%
  - Increase in acreage of public roads from 2.7 to 3.2
- All open space requirements are met
  - Increase in green space by 14%
- Revised proposed land uses summarized in chart below:

Proposed Land Uses					
	Low, Medium and High Density Residential	Public and Semi-Public	Industrial	Commercial/Office	Open Space
Total Units	N/A	N/A	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	N/A	N/A	1,200,000 sf	N/A
Total Acreage	N/A	3.2	N/A	33.5	8.8
Percent of Site	N/A	7%	N/A	73%	20%

### **Transportation Analysis**

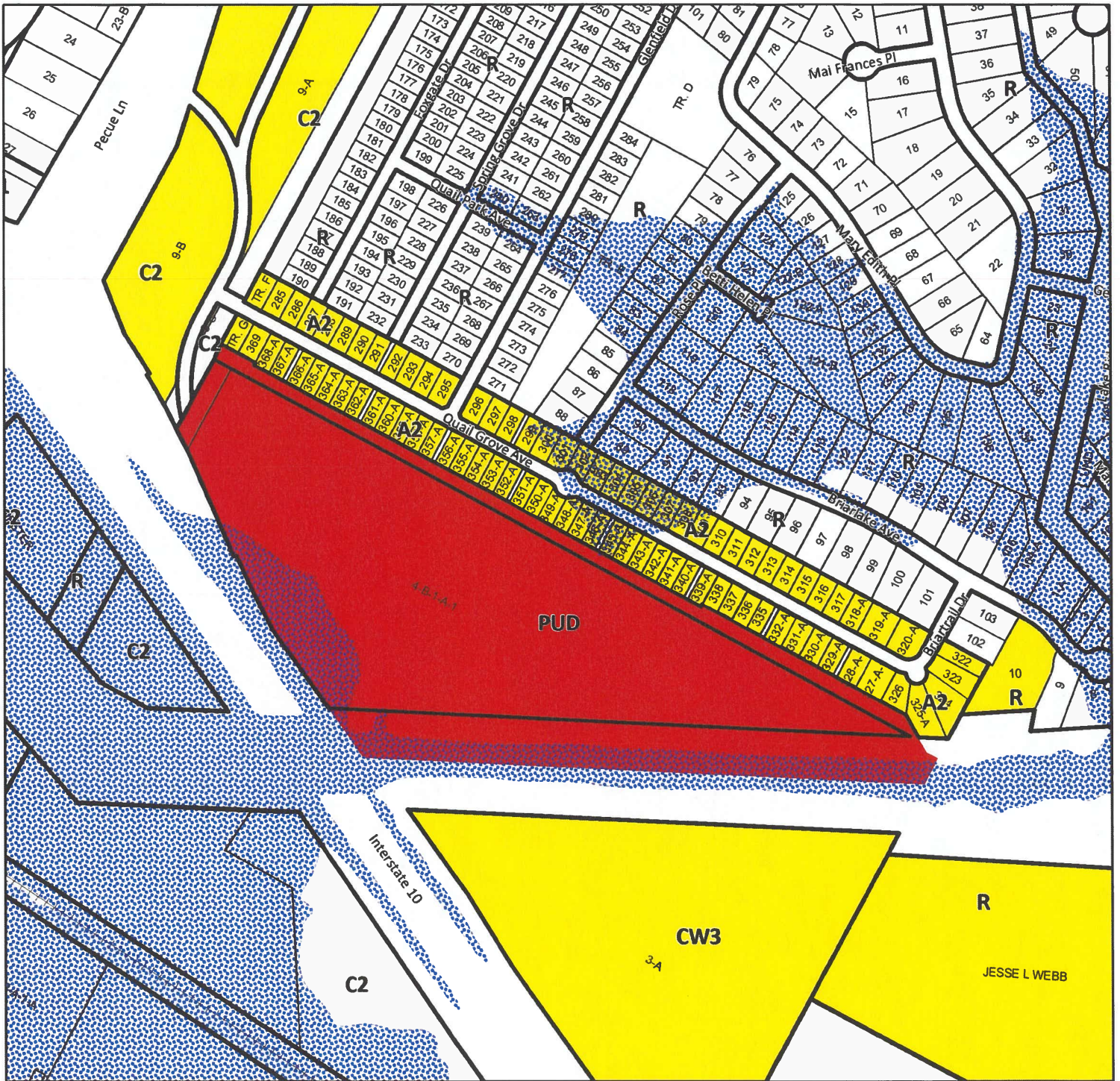
- Property located on the Major Street Plan- *Interstate 10*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Pecue Lane, Rieger Road*
- Property located in the vicinity of proposed MOVEBR Project- *Pecue Lane*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Ward Creek trail*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Pecue Lane trail*

### **Environmental Issues**







- Approximately 10% of property located in AE Flood Zone, which may require elevation of building pads, and structures above the base flood elevation

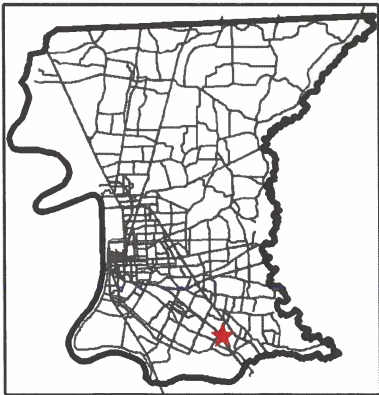
### **Community Outreach/Notification**

- Subject property posted on July 27, 2022
- Public Notification Cards mailed to all property owners within 300 foot radius of the Woodridge Home Owners Association on July 29, 2022
- Staff reports available to review on August 4, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on August 5, 9 and 11, 2022





**Legend**

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



# PUD-13-06




Concept Plan Rev.

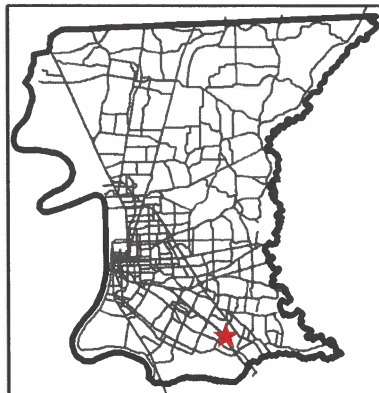







**Legend**

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



**PUD-13-06**  
 Concept Plan Rev.

0 200 400 600 800 ft

N



**Legend**

	Current Case		<b>Pedestrian/Bike Master Plan</b>
	MoveBR Projects		Existing
<b>Major Street Plan Status</b>			
	Completed		Transit
	Additional		Tiger Trails
	Future		Bus Stops



# PUD-13-06

## Concept Plan Rev.

0 200 400 600 800  
Feet



*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.*



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PARISH OF EAST BATON ROUGE  
PLANNING COMMISSION**