



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

November 3, 2022

TO: Planning Commission

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

FROM: Donnicha London, Planner II *DJ*

SUBJECT: **TND-1-07** Belfleur Street Extention, Rouzan, Final Development Plan Revision 1

Application Summary			
Applicant	Charles Landry	Submittal Date	September 27, 2022
Design Professional	John Thompson, PE; Duplantis Design Group		
Lot and Block	52	Site Area	0.79 acres
Location	South side of Perkins Road and north of Deaux Parc Drive (Council District 12-Racca)		
Planning Commission Meeting Date	November 14, 2021	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Existing Zoning	Traditional Neighborhood Development (TND)
Existing Use	Undeveloped		
Project Description	Proposed two new monument signs along street at development entrance		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood, Neighborhood Center	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ± 30%
Area Characteristics			
Surrounding Zoning	TND, Single Family Residential (A1), Infill Small Planned Unit Development (ISPUD)		
Surrounding Uses	Undeveloped, low density single family residential, educational institution, veterinary office		
Findings			
Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Traditional Neighborhood Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History –Site

- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 15, add medium density residential on the land use chart, 55 low and medium density residential units
 - Approval recommended by the Planning Commission on July 19, 2021
 - Approved by the Metropolitan Council on August 18, 2021
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 14, revise internal circulation of phase 8 and 9, revised phase line boundaries, updated charts and phase map
 - Approval recommended by the Planning Commission staff on May 19, 2021
- **TND-1-07** Belfleur Street Extention, Rouzan, Final Development Plan
 - Approved by the Planning Commission on February 22, 2021
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 13, increase total acreage and single family residential units and to revise vehicular circulation and lot lines
 - Approval recommended by the Planning Commission on December 14, 2020
 - Approved by the Metropolitan Council on January 20, 2021
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 12, adjust internal roads within Phase 9, added amenity pond, change phase line boundaries for Phases 1C, 8 and 9, updating table of uses
 - Approved by the Planning Commission staff on April 27, 2020
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 11, update TND boundaries, acreage, internal circulation and green open space
 - Approved by the Planning Commission staff on January 27, 2020
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 10, update TND boundaries, acreage, internal circulation and green open space
 - Approved by the Planning Commission staff on November 18, 2019
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 9, add three access connection to Perkins Road
 - Approved by the Planning Commission staff on October 21, 2019
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 8, augment Galerie Street and reduce green space
 - Approved by the Planning Commission staff on August 19, 2019
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 7, change land use from Neighborhood Edge and Mixed Residential to Neighborhood Center, increase green open space, remove medium density residential units, and increase low and high density residential units
 - Approved by the Planning Commission staff on June 17, 2019
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 6, extend Rouzan Square to Glasgow Avenue, update open space and add low density residential
 - Approved by the Planning Commission staff on February 19, 2019
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 5, revise lot 38 and modify circulation plan
 - Approved by the Planning Commission staff on January 24, 2019

Case History –Area

- **TND-1-07** Phase 8 and 9, Rouzan, Final Development Plan Revision 4, increase right-of-way width of Parc de Belleville Ct from 23 ft to 24 ft and remove Lot CA-5
 - Approved by the Planning Commission staff on July 6, 2022
- **TND-1-07** Bank Development, Rouzan, Final Development Plan
 - Approved by the Planning Commission staff on August 16, 2021
- **TND-1-07** Phase 8 and 9, Rouzan, Final Development Plan Revision 3, to revise internal circulation of phase 8 and 9 by extending Ange and Flaner Lane, removed drainage and sewer servitudes,
 - Approved by the Planning Commission staff on May 20, 2021

- **TND-1-07** Phase 8 and 9, Rouzan, Final Development Plan Revision 2, revise phase boundary and proposed number of lots
 - Approved by the Planning Commission staff on January 21, 2021
- **TND-1-07** Phase 6A-1 and 6A-2, Rouzan, Final Development Plan Revision 2, reduce number of lots from 9 to 7, remove turnabout, decreased COS and GOS
 - Approved by the Planning Commission staff on October 16, 2020
- **TND-1-07** Phase 8 and 9, Rouzan, Final Development Plan Revision 1, revise phase boundaries, lot depth, reduce street width, and added a 30' public drainage servitude
 - Approved by the Planning Commission staff on June 5, 2020
- **TND-1-07** Phase 1C, Rouzan, Final Development Plan Revision 6, proposed three new phases for high density multifamily residential, retail, restaurant, and office use
 - To be heard by Planning Commission on May 18, 2020
- **TND-1-07** Phase 1C, Rouzan, Final Development Plan Revision 5, adding two curb cuts on Tract RZ-4-A to Perkins Road
 - Approved by Planning Commission Staff on November 6, 2019
- **TND-1-07** Phase 10, Early Childhood Development Center, Rouzan, Final Development Plan
 - Approved by the Planning Commission on September 16, 2019
- **TND-1-07** Phase 1C, Rouzan, Final Development Plan Revision 4, Galerie Street alignment, increasing HDR
 - Approved by Planning Commission Staff on August 19, 2019
- **TND-1-07** Phase 1D, Rouzan, Final Development Plan, approve 17 low density residential lots, and the extension of Rouzan, Square from Galerie Street to Glasgow Avenue
 - Approved by the Planning Commission on May 20, 2019
- **TND-1-07** Phase 1C, Rouzan, Final Development Plan Revision 3, add signs
 - Approved by Planning Commission on May 20, 2019
- **TND-1-07** Phase 5, Rouzan, Final Development Plan Revision 4, reduce the number of lots, modify front yard setbacks, and update phase line boundaries
 - Approved by the Planning Commission on February 18, 2019
- **TND-1-07** Phase 5, Rouzan, Final Development Plan Revision 3, reduce lots, to establish street names and revise setbacks
 - Approved by the Planning Commission on December 10, 2018
- **TND-1-07** Portion of Phase 5, Rouzan, Final Development Plan, approve community center
 - Approved by the Planning Commission on July 16, 2018
- **TND-1-07** Phase 1C, Rouzan, Final Development Plan Revision 2, update commercial area to 55,242 sf on Tract RZ-4
 - Approved by the Planning Commission staff Level on May 31, 2018

Comprehensive Plan Consistency

- Consistent with the designation of Neighborhood Center on the Future Land Use Map

Neighborhood Compatibility

- Overall TND includes: single family homes, multi-family residential, civic uses, offices, retail shops and restaurants
- Revision will not change the character of the area

Regulatory Issues

- Revision includes:
 - Adding two entry monument signs
- External circulation patterns of the PUD do not change
- Open Space requirements are met and do not change

- Proposed signage shown in chart below:

Signs				
	Typical Sign Area	Proposed Sign Area	Typical Height Area	Proposed Height
Monument Sign	64 sf	48 sf	10 ft	12 ft

Transportation Analysis

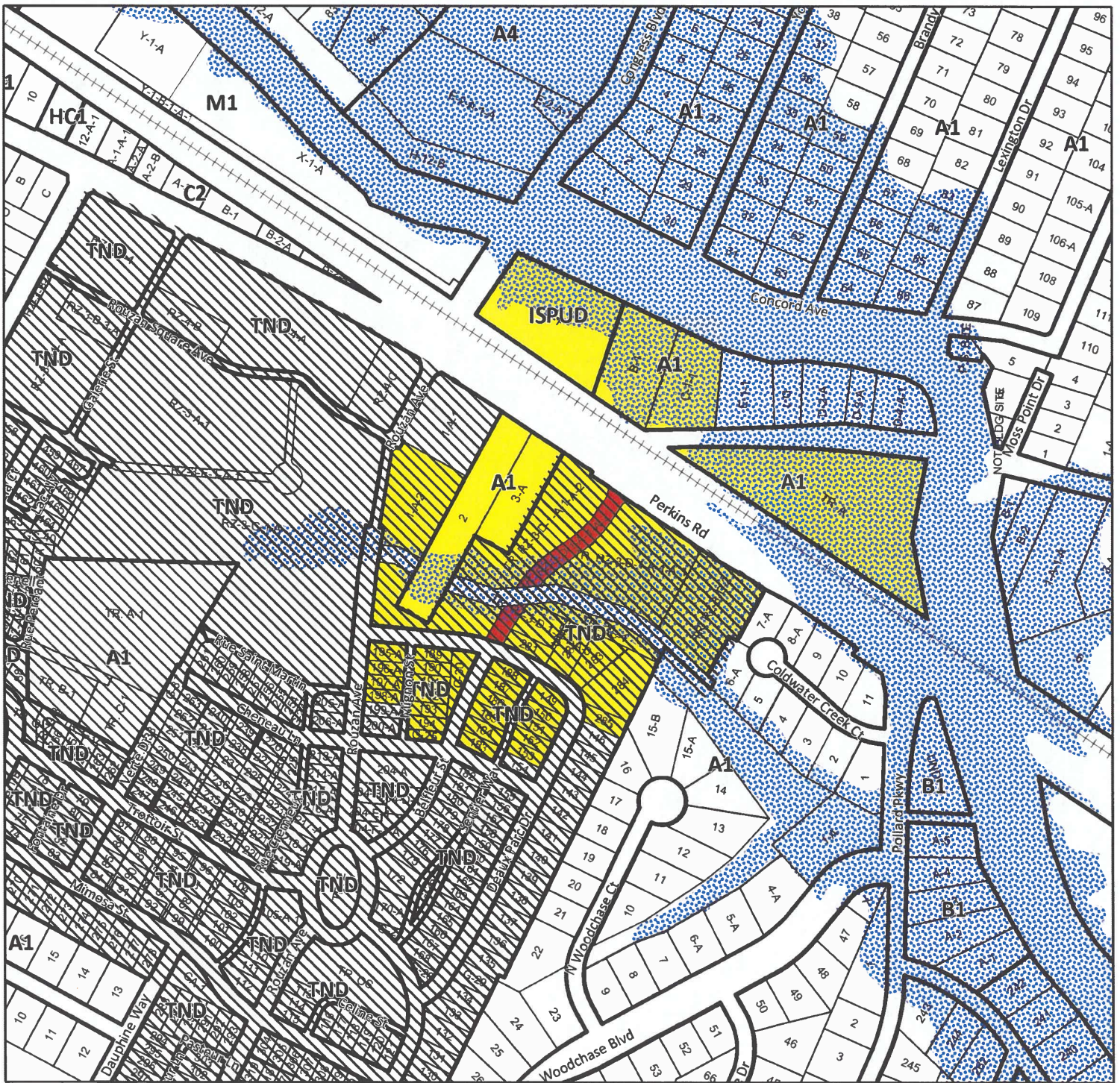
- Property located on the Major Street Plan- *Perkins Road*
 - Completed
- Property located in the vicinity proposed facilities on the Pedestrian and Bicycle Master Plan- *BREC Dawson Creek trail, Moss Side Lane bike boulevard, Sweetbriar Street bike boulevard*
- Property located in the vicinity of transit stop

Environmental Issues







- Approximately 30% of property located in AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

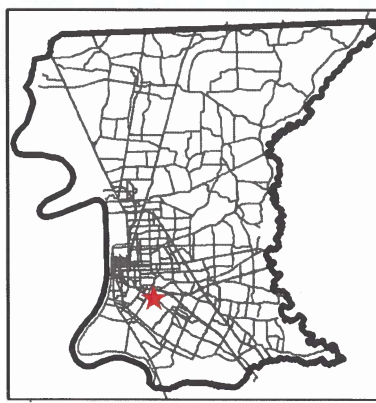
Community Outreach/Notification

- Subject property posted October 18, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and Southside Civic Association on October 28, 2022
- Staff reports available to review November 3, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on November 4, 8 and 10, 2022



Legend

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



TND-1-07
Final Dev. Plan




0 200 400 600 800 ft

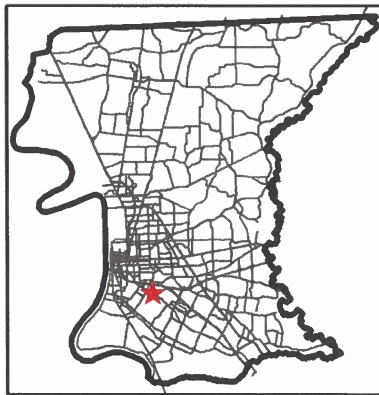
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Legend


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



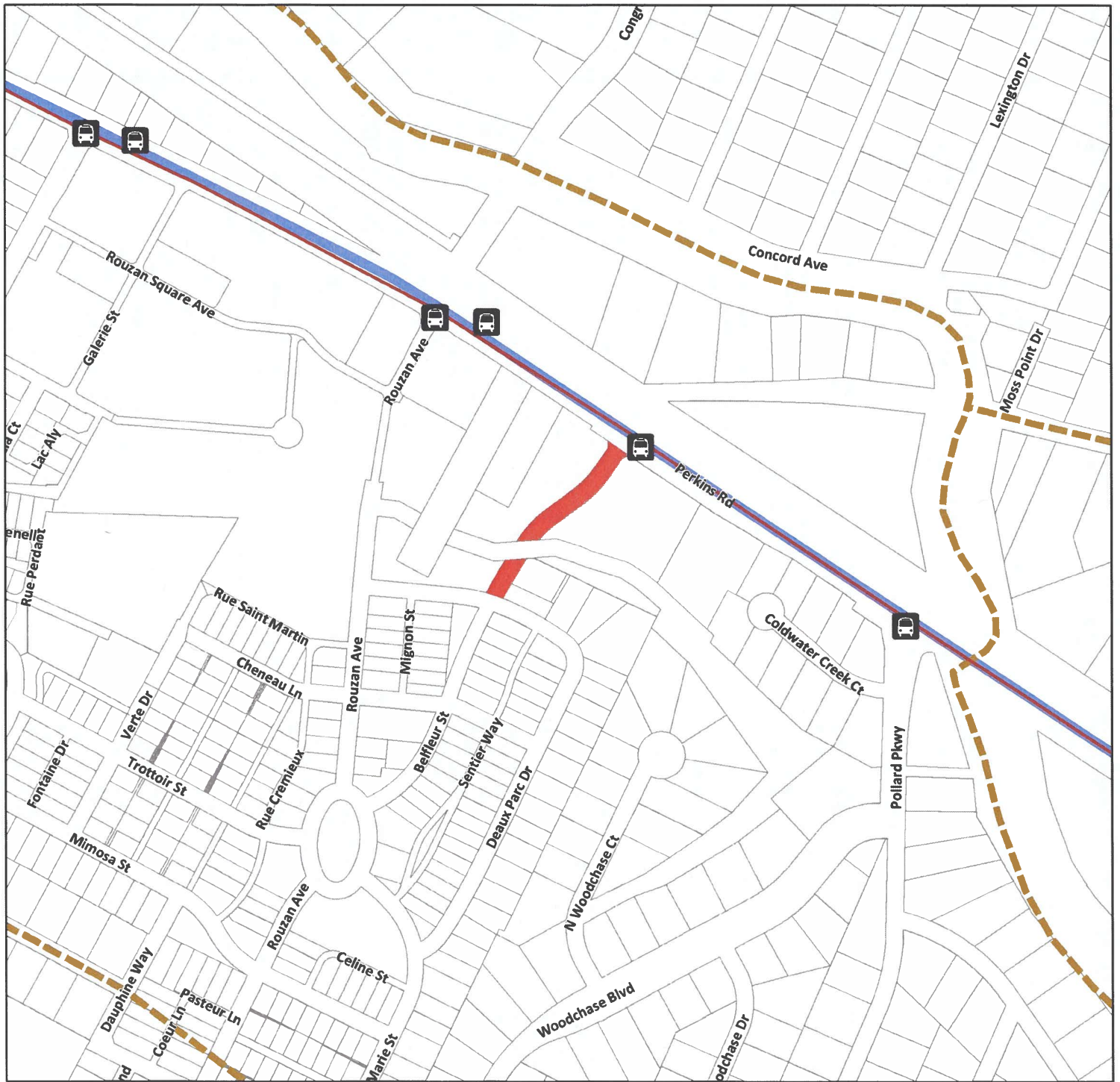
TND-1-07
Final Dev. Plan



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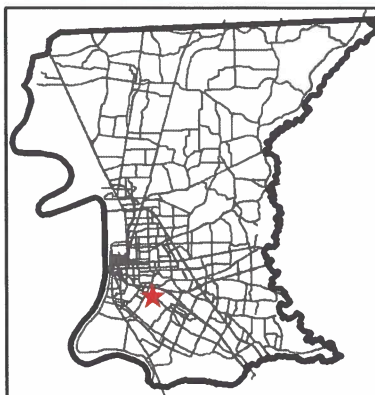






Legend

	Current Case		Pedestrian/Bike Master Plan
	MoveBR Projects		Existing
	Completed		Proposed
	Additional		Transit
	Future		Tiger Trails
			Bus Stops



TND-1-07

Final Dev. Plan



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