



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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 or
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 Phone (225) 389-3144 Fax (225) 389-5342

Frank M. Duke, FAICP
 Planning Director

October 10, 2019

TO: Planning Commission
 THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*
 FROM: Esbii Ogholoh, Planner II *EAO*
 SUBJECT: Case 65-19 5350 Perkins Road

Application Summary			
Applicant	Matt Estopinal, PE,PLS	Submittal Date	September 5, 2019
Site Area	3,531 sf		
Location	South side of Perkins Road to the east of Congress Boulevard (Council District 12 – Freiberg)		
Planning Commission Meeting Date	October 21, 2019	Metropolitan Council Meeting Date	November 20, 2019
Request			
Requested Zoning	Single Family Residential (A1)		
Proposed Use(s)	To be combined with abutting lot		
Future Development Potential	To be combined with abutting lot		
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Center	Character Area	Suburban
Existing Zoning	Traditional Neighborhood Development (TND)	Overlay District	None
Existing Use(s)	Undeveloped	Special Flood Hazard	100% Yes
Existing Development Potential	No development without final development plan		
Area Characteristics			
Surrounding Zoning	A1, Traditional Neighborhood Development (TND)		
Surrounding Uses	Low density single family residential, undeveloped		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, 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 8 to augment Galerie Street and reduce green space
 - Approved by Planning Commission staff on August 19, 2019
- **TND-1-07** Rouzan Concept Plan Revision 6 to extend Rouzan Square to Glasgow Avenue, update open space, and add low density residential
 - Approved by Planning Commission staff on February 19, 2019
- **TND-1-07** Rouzan Concept Plan Revision 5 to update existing conditions and modify circulation plan
 - Approved by Planning Commission staff on January 24, 2019
- **TND-1-07** Rouzan Concept Plan Revision 4 to reconfigure areas and reallocate green space
 - Approved by Planning Commission staff on December 6, 2016
- **PA-10-15** FUTUREBR Transportation Element Amendment- Major Street Plan
 - Approved by the Planning Commission on January 19, 2016
 - Approved by the Metropolitan Council on January 20, 2016
- **TND-1-07** Rouzan Concept Plan Revision 3 to reduce Neighborhood Edge, increase Mixed Residential area, change phase boundaries and modify vehicular circulation
 - Approved by Planning Commission on January 19, 2016
- **PA-3-15** FUTUREBR Transportation Element- Major Street Plan
 - Approved by the Planning Commission on May 18, 2015
 - Approved by the Metropolitan Council on June 17, 2015
- **TND-1-07** Rouzan Concept Plan Revision 2 re-locate green space, and medium density residential
 - Approved by Planning Commission staff on March 27, 2015

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area largely low density single family residential, undeveloped
- Will not change existing land use patterns

Regulatory Issues

- Site does not meet the minimum dimensional requirements
 - Site to be combined with abutting lot to meet requirements

Lot Dimensional Requirements		
A1	Minimum Required	Existing
Lot Width	75 ft	28 ft (125 ft with abutting lot)
Lot Area	10,500	3,531 sf (16,531 sf with abutting lot)

Environmental Issues

- Approximately 100% of site located in AE Flood zone requiring elevated finished floors of new construction or reconstruction

Community Outreach/Notification







- Subject property posted on September 27, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, and the Woodchase Home Owners Homeowners Association, on October 4, 2019
- Staff reports available to review on October 10, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on October 11,15 and 17, 2019

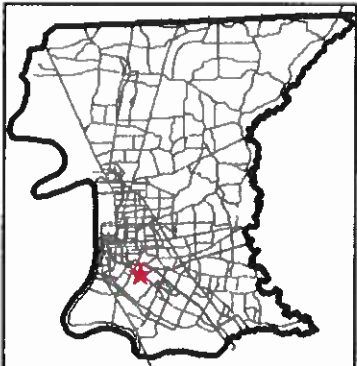
Findings

Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements





Legend

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

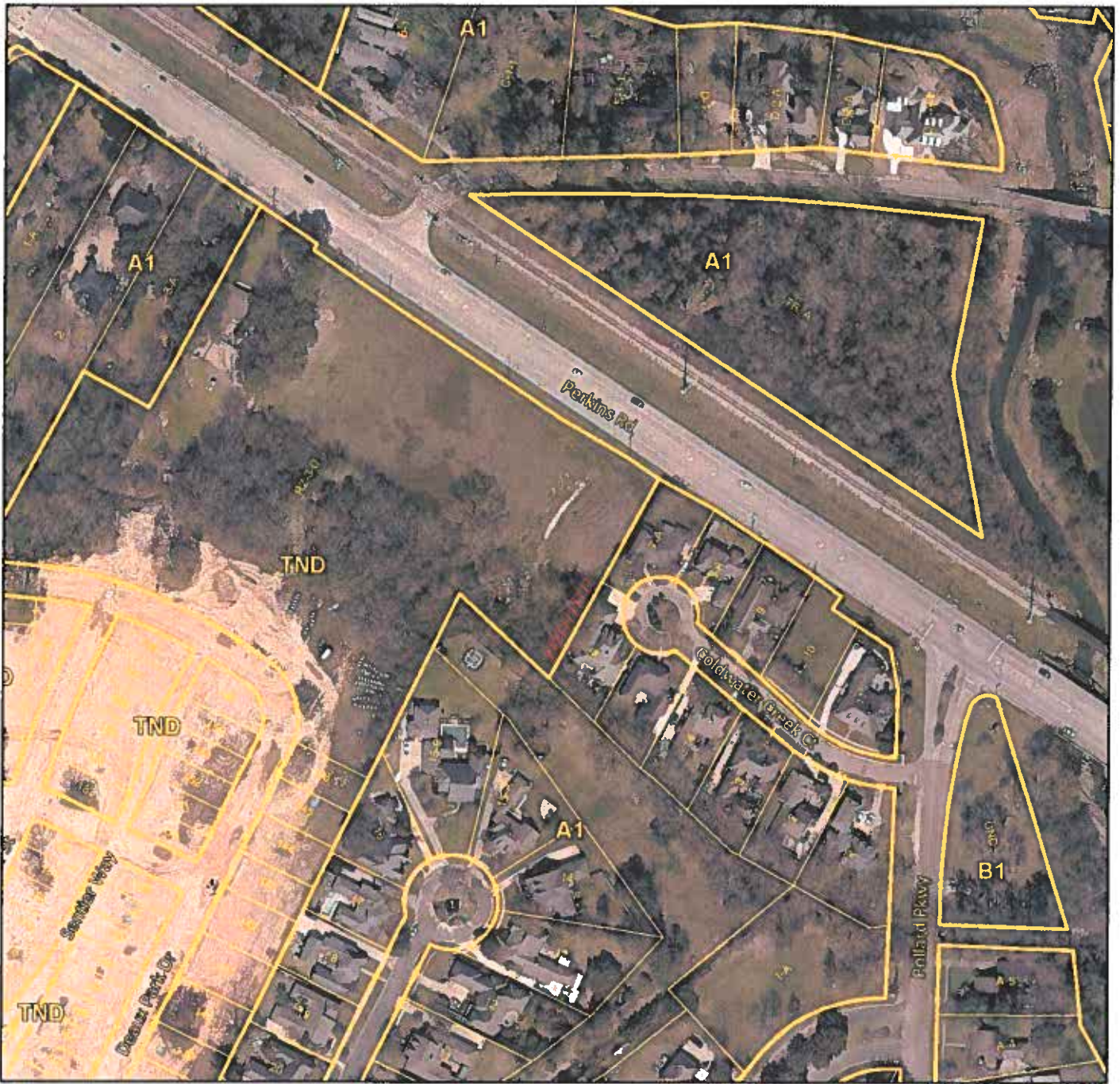


65-19







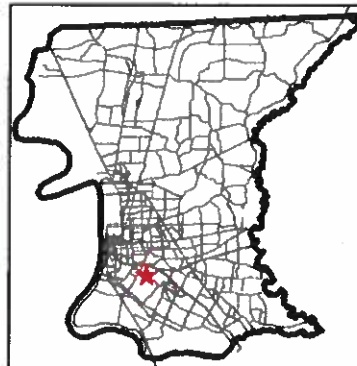
 SCALE






Legend


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



65-19



N



0 100 200 300 400 ft

SCALE



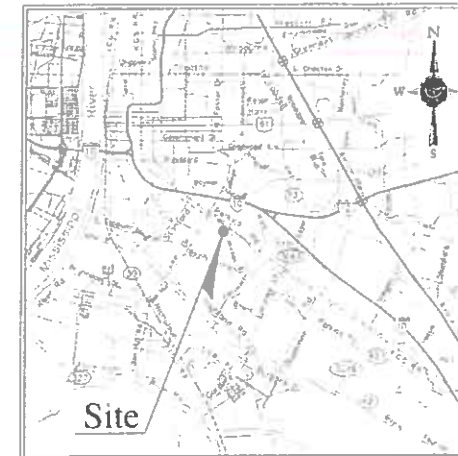


****NOTE:**

No Building Permits Shall Be Issued For Tracts RZ-3-D-1, RZ-3-D-2 or RZ-3-D-3, Until The Following Requirements Have Been Completed: (1) Sanitary Sewer Plans Shall Be Designed By A Qualified Licensed Engineer; (2) Plans Shall Be Reviewed And Approved By The Department Of Public Works; (3) The Required Sanitary Sewer Improvements Shall Be Constructed and Bonded by The Owner/Contractor; (4) The Department Of Public Works Shall Inspect And Approve Sanitary Sewer Improvements; (5) Upon Acceptance of the Work by the Department of Public Works or the Posting of a Bond by the Owner/Contractor a Revision to This Plat Removing This Stipulation Shall Be Submitted to the Planning Commission for Approval; And (6) The Revised Plat Shall Then Be Recorded In The Clerk Of Court Conveyance Records And The Required Certified Copies Submitted To The Planning Commission for Distribution.

LINE TABLE					
NO.	DIRECTION	DISTANCE	NO.	DIRECTION	DISTANCE
L1	S 26°35'41" W	1.46'	L9	N 09°29'29" E	65.59'
L2	S 59°35'42" E	60.46'	L10	N 80°30'32" W	18.50'
L3	S 28°36'54" W	10.54'	L11	N 28°40'51" E	47.99'
L4	S 56°34'04" E	51.33'	L12	N 60°28'28" W	3.93'
L5	N 61°24'18" W	27.02'	L13	S 28°35'42" W	134.21'
L6	N 71°29'32" W	50.88'	L14	N 46°48'03" W	27.92'
L7	S 84°27'49" E	18.00'	L15	S 28°35'42" W	127.17'
L8	N 05°32'11" E	36.72'	L16	S 28°35'42" W	24.62'

CURVE TABLE				
NO.	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	18.51	211.34	S 56°04'25" E	18.51
C2	233.10	22973.32	S 56°03'48" E	233.10
C3	187.93	22973.32	S 56°07'11" E	187.93
C4	45.17	22973.32	S 55°49'44" E	45.17
C5	130.27	103.50	N 18°06'45" W	121.84
C6	216.78	869.59	N 61°18'49" W	216.23
C7	80.19	464.23	N 79°34'50" W	80.09
C8	30.99	449.00	N 07°30'50" E	30.99
C9	44.98	36.91	N 63°26'54" E	42.25



VICINITY MAP
SCALE 1" = 30'

LEGEND

- Property Line
- Right of Way Line
- Servitude Line
- Underground Sewer Line
- Found Iron Pipe/Rod
- Set 1/2" Iron Pipe
- Sewer Manhole
- Sewer Cleanout
- Drain Inlet
- Catch Basin
- Right of Way
- Wood Fence
- Found
- Iron Pipe
- Map Street Plat
- Property Line
- Property Corner
- Flood Zone "AE"

NOTES:

WATER: Baton Rouge Water
FIRE: Baton Rouge City Fire
ELECTRIC: Entergy of Baton Rouge
SEWER: W.S.T.N.
GAS: Entergy of Baton Rouge
EXISTING LAND USE: LND/LDR
FUTURE LAND USE: C/R/
SCHOOL DISTRICT: EBR-7
CHARACTER AREA: Suburban

NOTE:

Stormwater Management: As part of construction, it shall be the responsibility of the owner to comply with storm water management and drainage requirements set forth in section 15.13 of the unified development code, latest revision.

NOTE:

The approval of this plat or map does not relieve the immediate property owner or future property owner from complying with all applicable federal, state and City-Parish laws and ordinances governing the sale and development of the property, in particular, no filing of the property shall be commenced until all applicable provisions of Chapter 15 of the Unified Development Code are addressed.

The City of Baton Rouge and the Parish of East Baton Rouge do not enforce private deed and/or subdivision restrictions. However, the approval of this plat does not release the owner and/or contractor/builder from complying with any such restrictions that may be attached to the property on this plat.

DEDICATION:

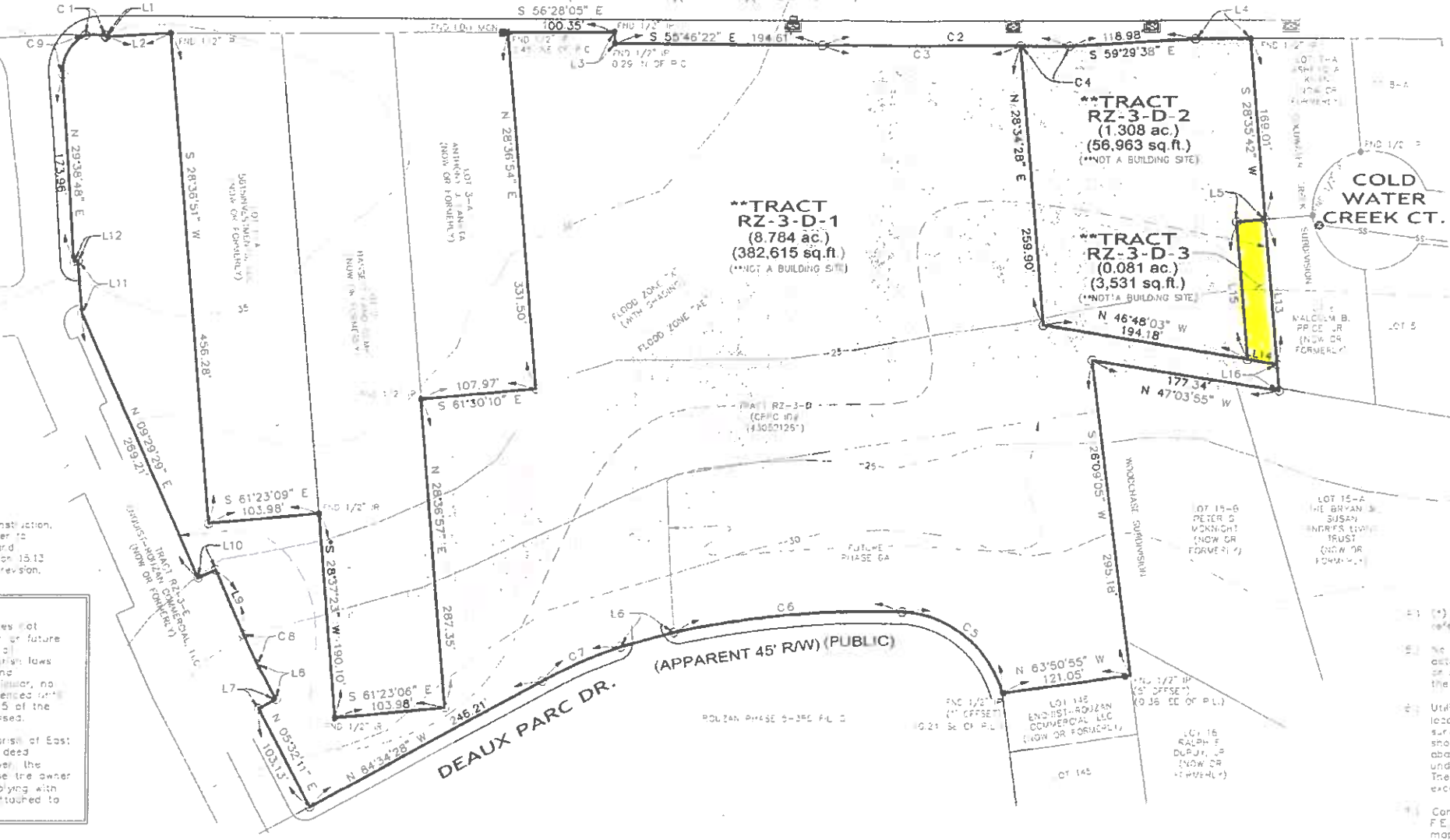
The streets and rights of way shown herein, if not previously dedicated, are hereby dedicated to the perpetual use of the public for proper purposes. All trees shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purpose for the general use of the public. No trees, shrubs or other plants may be planted, nor shall any building, fence, structure or improvements be constructed or installed within or over any servitude or right of way so as to prevent or unreasonably interfere with any purpose for which the servitude or right of way is granted.

SEWAGE DISPOSAL:

No person shall provide a method of sewage disposal, except connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of East Baton Rouge Parish.

Charles A. Lardy, Duly Authorized Representative Date
Engquist-Rouzan Commercial Development, LLC
By: Engquist Management, LLC
Owner, Tract RZ-3-D

PERKINS ROAD
(R/W VARIES)(PUBLIC)(M.S.P. 5/100)



MAP SHOWING RESUBDIVISION
OF
TRACT RZ-3-D
BEING A PORTION OF
THE RALPH M. FORD TRACT
INTO
TRACTS RZ-3-D-1,
RZ-3-D-2 & RZ-3-D-3
LOCATED IN SECTION 94, T-7-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
ENGQUIST-ROUZAN
COMMERCIAL DEVELOPMENT, LLC

GENERAL NOTES:

- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 22033C0245E for East Baton Rouge Parish Louisiana, last revised May 2, 2010, the property shown herein is located in Flood Zones "X" (with Shading) & "AE" Base Flood Elevation = 25 feet (NAVD 1988). Base Flood Elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works. Flood Insurance Rate Maps are revised frequently and can be found online at: msc.fema.gov
- Flood Areas Defined:
Zone "X" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1% annual chance flood.
Zone "AE": Special flood hazard areas subject to inundation by the 1% annual chance flood (base flood elevations determined).
- Zoning: Tract RZ-3-D IND (Traditional Neighborhood Development) & Lot 6 A1 Single Family Residential. Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:
A. Map Showing Resubdivision of Tract RZ-3 & A Former Undesignated Tract Formerly a Portion of the Ralph M. Ford Property into Tracts RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D & RZ-3-F, by Carl A. Jeanson, Jr., dated 10-10-18 (Orig. 363, 2nd 12916)
B. Final Plat of Coldwater Creek (Formerly Woodchase, 3rd Filing) Being a Resubdivision of Tract 3 of a Resubdivision of Tract B of the Ralph M. Ford, et al, by G. Wayne Sledge dated 2-15-95, revised 12-1-97
- (*) Represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
- No attempt has been made by LandSource, Inc., to verify title, actual legal ownerships, deed restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- Utilities: The underground utilities shown herein have been located from one or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.
- Contour lines and flood zone boundaries were digitized from FEMA flood insurance rate maps and U.S.G.S. Quadrangle maps. They are shown for reference only and were not field verified at the time of this survey.

APPROVED

Frank M. Duke, Director
Or his designee
City-Parish Planning Commission

CERTIFICATION:

This is to certify that the plat is made in accordance with LA revised Statutes 33:5081 Et seq. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey, in accordance with the State of Louisiana "Standards of Practice for Property, Boundary Surveys"



David L. Patterson, P.L.S.
La. Registration No. 04754

7/22/19

DATE
07-22-2019
JOB # 19-695-02
DRAWN BY: MDD
CHECK BY: DLP
SHEET NO.

01

LANDSOURCE
INCORPORATED
Professional Surveying and Land Information Company
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