



**Office of the Planning Commission**

City of Baton Rouge and Parish of East Baton Rouge  
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Frank M. Duke, FAICP  
 Planning Director

May 9, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director 

FROM: Blanca Tejera, Senior Planner **BAT**

SUBJECT: **TND-1-07** Phase 1C Revision 3, Rouzan Final Development Plan

Application Summary			
<b>Applicant</b>	SJB Group, LLC	<b>Submittal Date</b>	March 28, 2019
<b>Design Professional</b>	Corey Blanchard		
<b>Lot and Block</b>	52	<b>Site Area</b>	9.21 Acres
<b>Location</b>	South of Perkins Road, east of Glasgow Avenue, on Lots RZ-4-A, RZ-4-B, RZ-4-C, RZ-3-A and a portion of Lot RZ-3-E of the Ralph Ford Property. (Council District 12-Freiberg)		
<b>Planning Commission Meeting Date</b>	May 20, 2019	<b>Metropolitan Council Meeting Date</b>	N/A
Request			
<b>Requested Zoning</b>	N/A		
<b>Proposed Use(s)</b>	Adding a monument and entry signs, updated existing conditions plan		
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Neighborhood Center	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Traditional Neighborhood Development (TND)	<b>Overlay District</b>	None
<b>Existing Use</b>	Undeveloped	<b>Special Flood Hazard</b>	No
Area Characteristics			
<b>Surrounding Zoning</b>	ISPUD, Single Family Residential (A1), Heavy Commercial (C2), Light Industrial		
<b>Surrounding Uses</b>	Animal hospital, low density residential, educational institutional, retail, undeveloped		
Findings			
Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Traditional Neighborhood Development for Planning Commission consideration			

### Case History – Site

- **TND-1-07** Rouzan Concept Plan Revision 7 to extend Rouzan Square revision to the land use from Neighborhood Edge to Mixed Residential, increased green open space, removed medium density residential units, and increased green open space, removed medium density residential units, and increased low and high density residential units by more than ten percent
  - To be heard by Planning Commission on May 20, 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 revise lot 38; update existing site conditions plan; modify circulation plan to show Albizia Court Alignment; and update neighborhood center, mixed residential and neighborhood edge
  - Approved by Planning Commission staff on January 24, 2019
- **TND-1-07** Phase 1C Rouzan Final Development Plan Revision 2 to increase commercial uses to 55,242 sf on Tract RZ-4
  - Approved by the Planning Commission Staff Level on May 31, 2018
- **TND-1-07** Rouzan Concept Plan Revision 4 to reconfigure areas within Phases 5-9, relocate open space, and adjust roadways
  - Approved by Planning Commission staff on December 6, 2016
- **TND-1-07** Rouzan Concept Plan Revision 3 to reduce neighborhood edge area increase mixed residential area 17%, change phase boundaries and modify vehicular circulation
  - Approved by Planning Commission on January 19, 2016
- **TND-1-07** Phase 1C Rouzan Final Development Plan to provide a mixed-use development consisting of 71,259 square feet of commercial and 215 medium density residential units
  - Approved by the Planning Commission on May 18, 2015
- **TND-1-07** Rouzan Concept Plan Revision 2 to relocate open space and medium density residential
  - Approved by Planning Commission staff on March 27, 2015

### Case History – Area

- **TND-1-07** Phase 1D Rouzan Final Development Plan proposed 17 low density residential lots, park and the extension of Rouzan Square from Galerie Street to Glasgow Avenue
  - To be heard by Planning Commission on May 20, 2019
- **TND-1-07** Phase 1D Rouzan Final Development Plan proposed 17 low density residential lots, park and the extension of Rouzan Square from Galerie Street to Glasgow Avenue
  - Deferred by Council Member Freiberg on April 15, 2019
- **TND-1-07** Phase 5 Rouzan Final Development Plan Revision 4 to reduce 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 to reducing number of lots, street names, building setbacks, and landscape tables
  - Approved by the Planning Commission on December 10, 2018
- **TND-1-07** Portion of Phase 5 Rouzan Final Development Plan for proposed 1,000 sf community center with recreation amenities
  - Approved by the Planning Commission on July 16, 2018
- **Case-5-18** 4765 Perkins Road, from Light Commercial (C1) to Heavy Commercial (HC1)
  - Approval recommended by the Planning Commission on February 19, 2018
  - Approved by the Metropolitan Council on March 21, 2018

- **TND-1-07** Phase 5 Rouzan Final Development Plan Revision 2 to revise lot lines, open space, and roadway alignment
  - Approved by the Planning Commission staff on June 26, 2017
- **TND-1-07** Phase 5 Rouzan Final Development Plan Revision to increase acreage to 37.98 and unit count to 238
  - Approved by the Planning Commission staff on January 19, 2016
- **TND-1-07** Phase 5 Rouzan Final Development Plan proposed 103 single family residential lots
  - Approved by the Planning Commission staff on June 16, 2014
- **PA-10-15** FUTUREBR Transportation Element Amendment- Major Street Plan
  - Approval recommended by the Planning Commission on April 21, 2014
  - Approved by the Metropolitan Council on May 14, 2014

**Comprehensive Plan Consistency**

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

**Neighborhood Compatibility**

- Proposed Final Development Plan will not change character of the area

**Regulatory Issues**

- Proposed signs:
  - Two entry sign along Rouzan Avenue proposed at 6 foot 9 in setback from property line and outside the sight triangle
  - Monument sign along Perkins Road at 10 foot setback from property line
  - Existing wall signs previously approved
  - Signs are larger than typical signs allowed by code

Signs				
	Typical Sign Area	Proposed Sign Area	Allowable Height	Proposed Height
<b>Entry Sign</b>	80 sf	(2) 48 sf each	35 ft	12 ft
<b>Monument</b>	64 sf	250 sf	N/A	18 ft 6 in

**Environmental Issues**

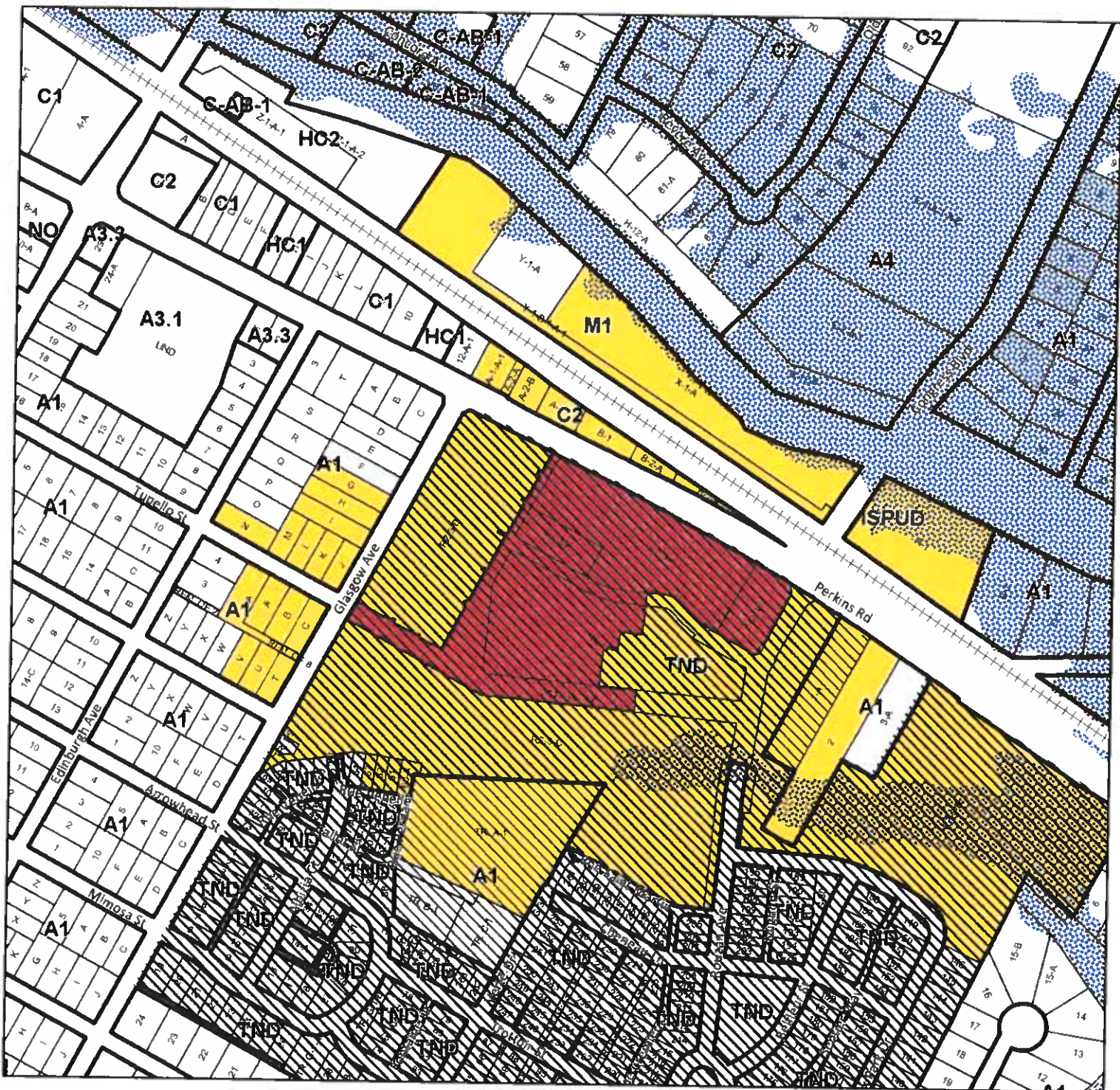
- Property located outside of special flood hazard area

**Community Outreach/Notification**







- Subject property posted on April 30, 2019
- Public notification cards mailed to property owners within 300 foot radius, Southdowns (Southside) and Rouzan Homeowners Associations on May 3, 2019
- Staff reports available to review on May 9, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 10, 14, and 16, 2019

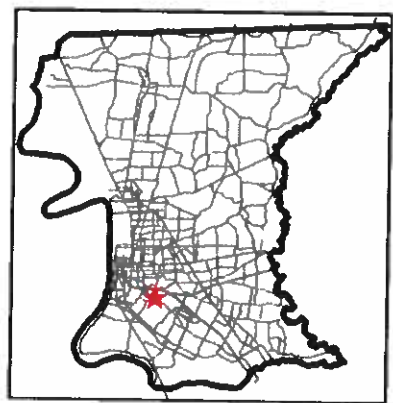
**Findings**

Staff certifies that the proposed request is consistent with the Concept Plan and meets the minimum requirements of the Unified Development Code for Planning Commission consideration




**Legend**

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




# TND-1-07

Final Dev. Plan



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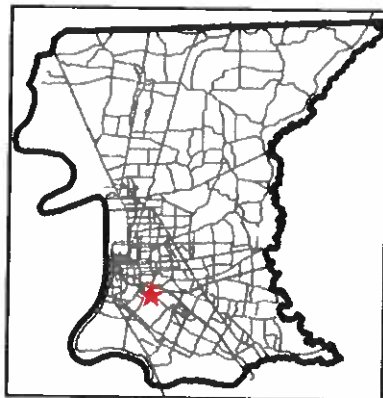
SCALE







**Legend**

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



**TND-1-07**

Final Dev. Plan

SCALE

