



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
 Post Office Box 1471, Baton Rouge, Louisiana 70821
 or
 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
 Phone (225) 389-3144 Fax (225) 389-5342

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 1D, Rouzan FDP (Deferred from March 18 by the Planning Director and from April 15 by Councilwoman Freiberg)

Application Summary			
Applicant	Charles Landry	Submittal Date	January 31, 2019
Design Professional	SJB Group, LLC		
Lot and Block	52	Site Area	3.45 Acres
Location	South of Perkins Road, east of Glasgow Avenue, on a portion of the Rem. of Lots RZ-3-B, RZ-3-C and RZ-3-E of the Ralph Ford Property. (Council District 12-Freiberg)		
Planning Commission Meeting Date	May 20, 2019	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A		
Proposed Use(s)	17 low density residential lots, park, and the extension of Rouzan Square from Galerie Street to Glasgow Avenue		
Overall Residential Density	6.5 units per acre	Number of Units	17 units
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Center	Character Area	Suburban
Existing Zoning	Traditional Neighborhood Development (TND)	Overlay District	None
Existing Use	Undeveloped	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), TND		
Surrounding Uses	Low density single family residential, 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 Neighborhood Center, 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 June 17, 2019
- **TND-1-07** 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** 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** 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** 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** 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 1C Rouzan Final Development Plan Revision 3 adding a monument and two entry signs
 - To be heard by Planning Commission on May 20, 2019
- **TND-1-07** Phase 5 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 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 Final Development Plan for proposed 1,000 sf community center with recreation amenities
 - Approved by the Planning Commission on July 16, 2018
- **TND-1-07** Phase 1C 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** Phase 5 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 Final Development Plan Revision to increase acreage to 37.98 and unit count to 238
 - Approved by the Planning Commission staff Level on January 19, 2016
- **TND-1-07** Phase 1C 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** Phase 5 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 Residential Neighborhood on the Future Land Use Map
- Consistent with the following:
 - Land Use Action Item 4.1.2: Preserve the character of established residential neighborhoods by ensuring that new development complement the neighborhood’s characteristics
 - Community Design Action Item 2.3.1: Provide networks of pedestrian scale plazas, squares, parks, and greenways to provide a variety of gathering spaces throughout the parish

Neighborhood Compatibility

- Proposed Final Development Plan will not change character of the area and conforms to the approved Concept Plan
- Surrounding uses will include single family homes, townhomes, multifamily residential, retail shops and restaurants, civic uses

Regulatory Issues

- Required street yard planting area provided along Glasgow Avenue, Tupello Street, and Albizia Court
- See proposed uses summarized below:

Proposed Land Uses		
	Low Density Residential	Open Space
Total Units/Buildings	17	1
Total Acreage	2.60 acres	0.85 acres
Percent of Site	75 %	25 %

- Proposed open space meets minimum requirements, as shown:

Open Space		
Components	Required	Proposed
Common Open Space	0.69 acres	0.85 acres
Green Open Space	0.17 acres	0.68 acres

- Each proposed lot will include a two car garage to meet parking requirements

Parking			
	Required	Proposed	Meets Requirements
Auto Spaces	34	34	Yes

- Proposed setbacks are less than the 25 foot maximum established in the UDC

Setbacks	
	Proposed
Front Yard	3 ft min
Side Yard	3 ft min
Rear Yard	3 ft min
Corner Side Yard	4 ft min

- Proposed pedestrian circulation connections throughout site
 - Sidewalk location waiver requested along lots 1-3 and 13-16 fronting open space areas

Environmental Issues

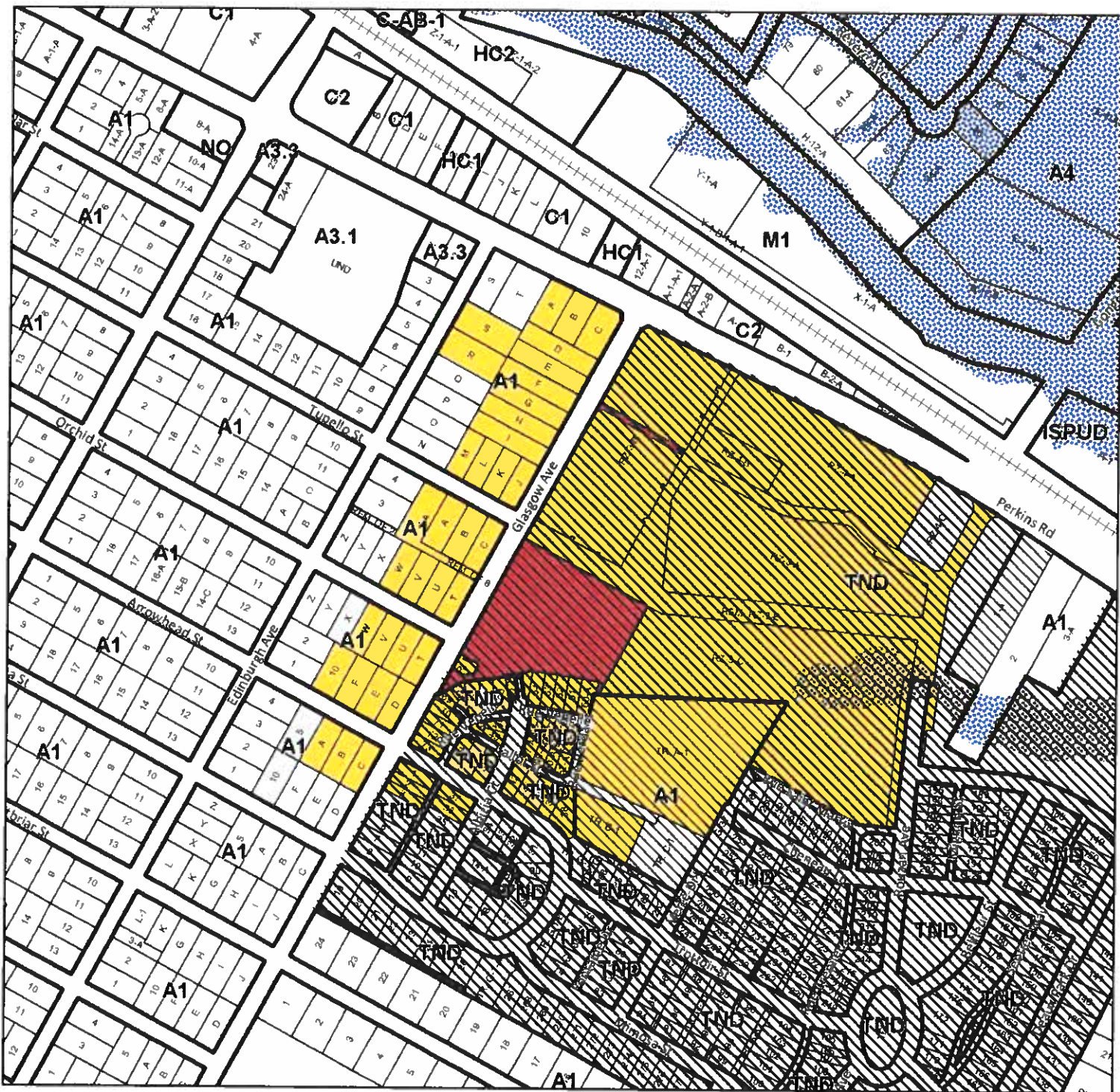
- Property located outside of special flood hazard area

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

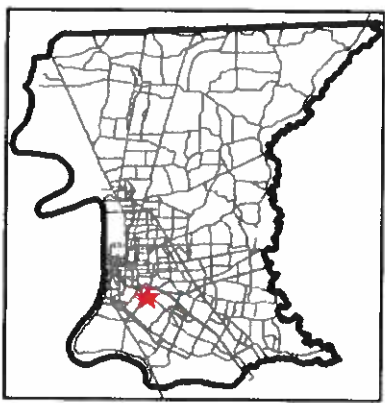
Findings

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



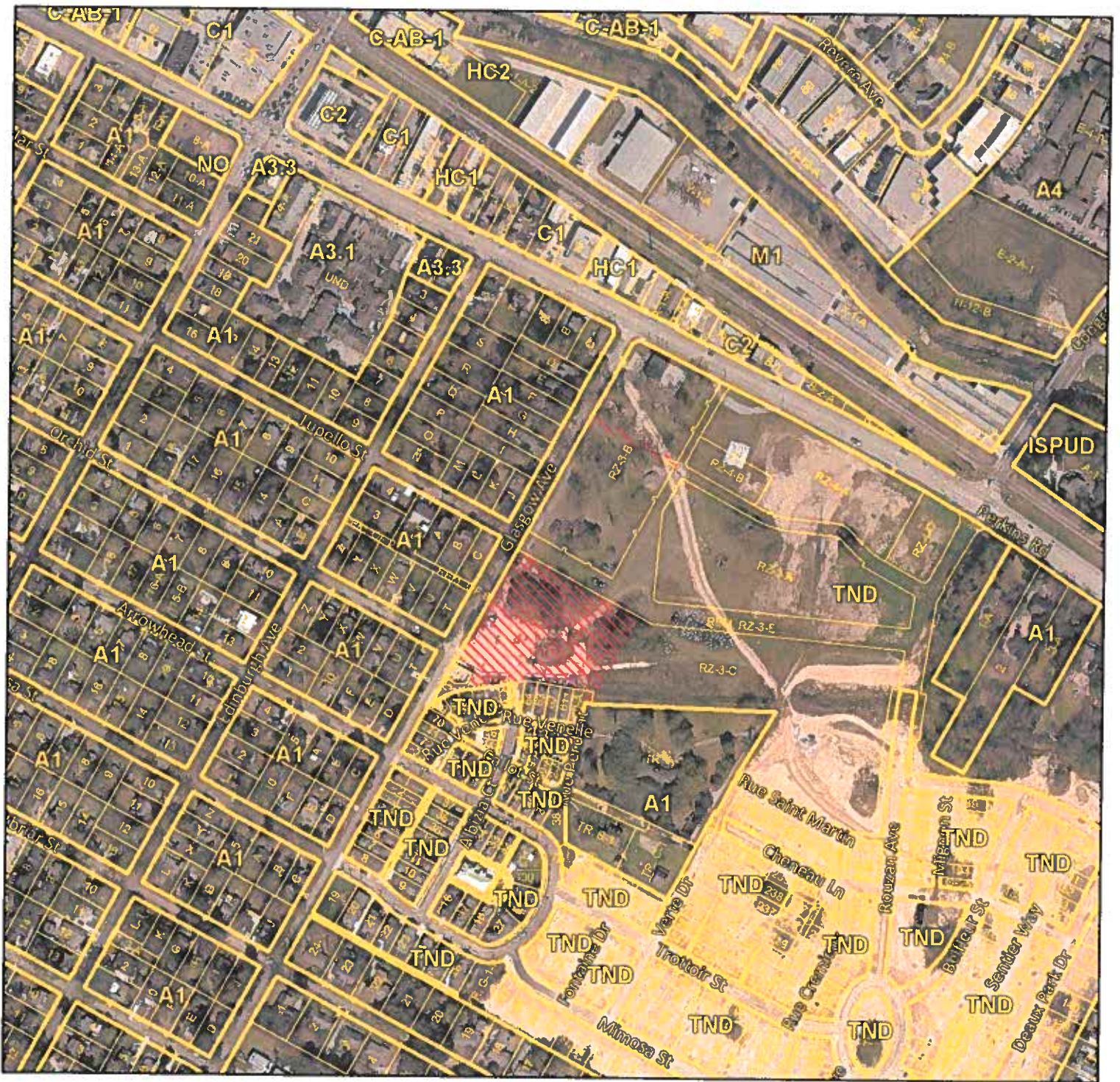
N






0 200 400 600 800 ft

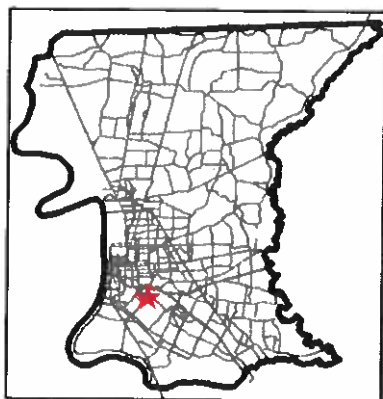
SCALE






Legend

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

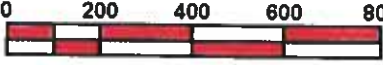


TND-1-07

Final Dev. Plan



N



0 200 400 600 900 ft

SCALE

