



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

April 4, 2019

TO: Planning Commission
 THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*
 FROM: Blanca Tejera, Senior Planner **BAT**
 SUBJECT: **TND-1-07** Phase 1D, Rouzan FDP (Deferred from March 18 by the Planning Director)

| 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 | April 15, 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/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 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** 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** 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 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
- **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** 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 Level 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** 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 Residential Neighborhood on the Future Land Use Map

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 | Medium Density Residential | Open Space |
| Total Units/Buildings | 17 | 0 | 1 |
| Total Acreage | 2.60 acres | 0 | 0.85 acres |
| Percent of Site | 75 % | 0 | 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 | 0.16 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

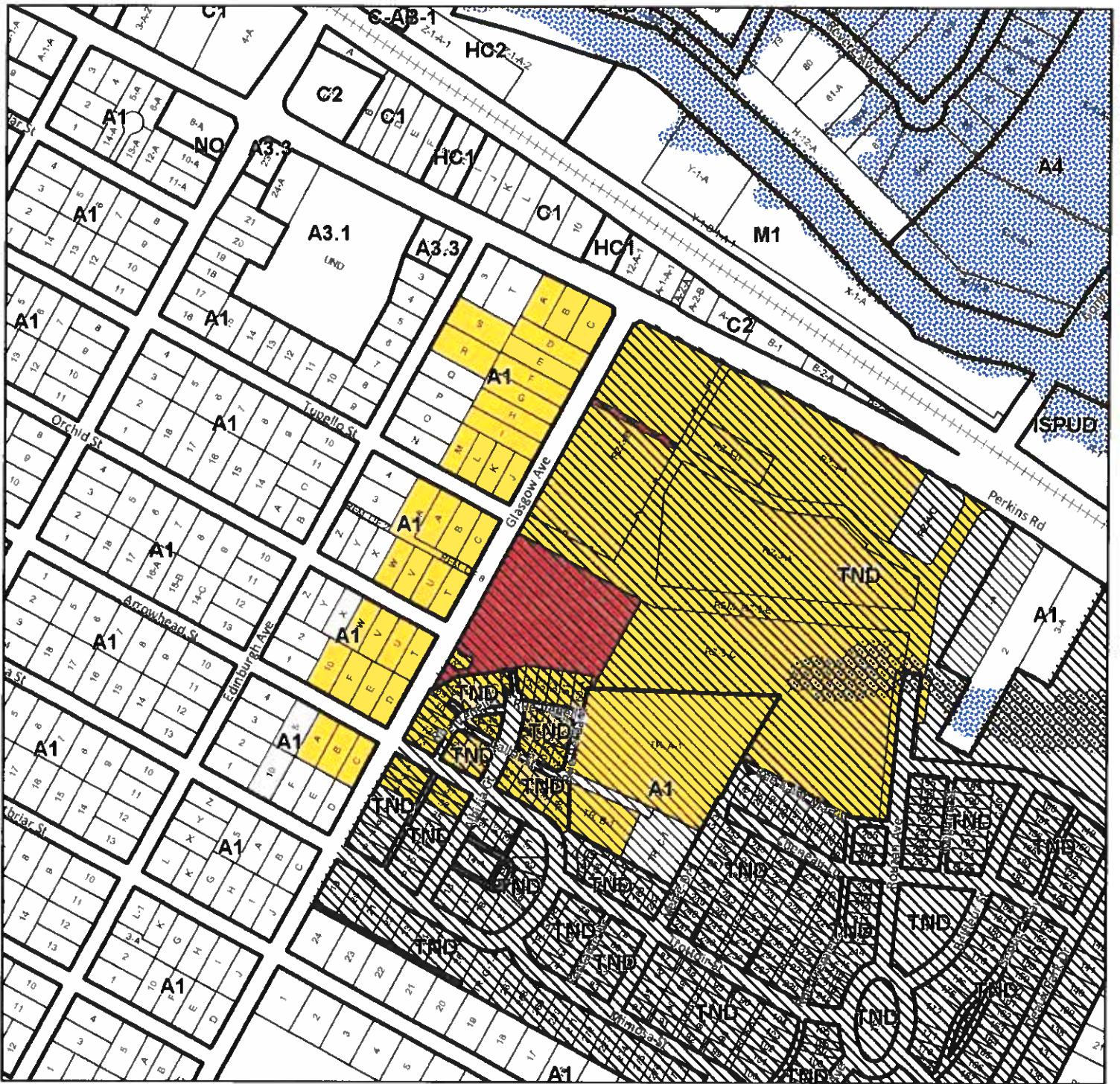
- Property located outside of special flood hazard area

Community Outreach/Notification







- Subject property posted on March 22, 2019
- Public notification cards mailed to property owners within 300 foot radius, Southside Homeowners Associations on March 29, 2019
- Staff reports available to review on April 4, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on April 5, 9, and 11, 2019

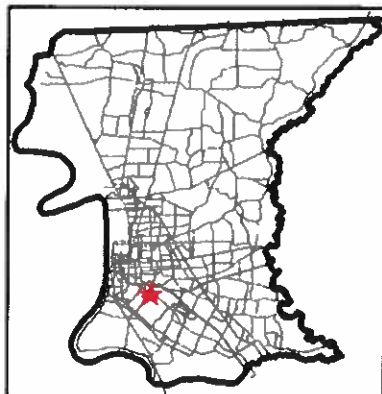
Findings

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



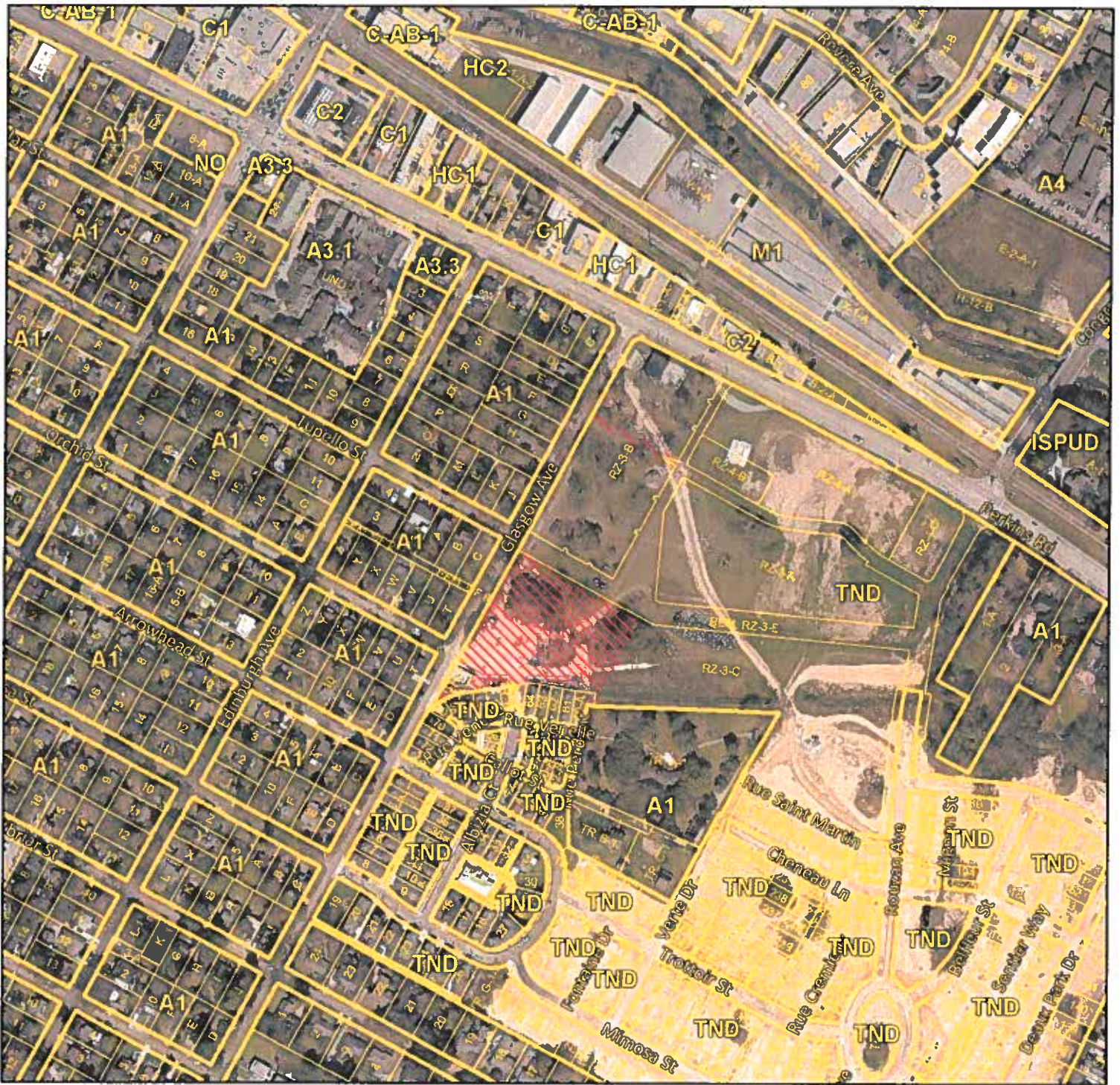
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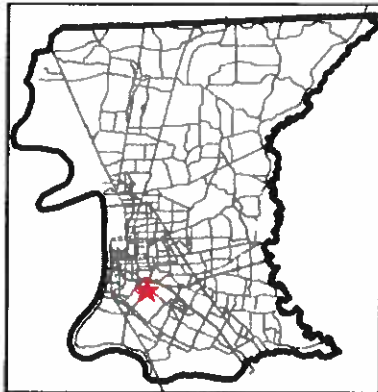
SCALE





Legend

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



TND-1-07
Final Dev. Plan

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SCALE

