



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

February 6, 2020

TO: Planning Commission
THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*
FROM: Blanca Tejera, Senior Planner *BAT*
SUBJECT: **TND-1-07** Phase 5, Rouzan Silo Farm, Final Development Plan

Application Summary			
Applicant	Charles Landry	Submittal Date	December 5, 2019
Design Professional	Duplantis Design Group		
Lot and Block	52	Site Area	0.41 Acres
Location	South of Cheneau Lane, east of Rouzan Avenue and west of Belfleur Street. (Council District 12-Racca)		
Planning Commission Meeting Date	February 17, 2020	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A		
Proposed Use(s)	Community garden with accessory building		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Traditional Neighborhood Development (TND)	Overlay District	None
Existing Use	Undeveloped	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	TND, Single Family Residential (A1)		
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** Phases 1-10, Rouzan Concept Plan Revision 11 to update TND boundaries, acreage, internal circulation and green open space
 - Approved by Planning Commission staff on January 27, 2020
- **TND-1-07** Phases 1-10, Rouzan Concept Plan Revision 10 to update TND boundaries, acreage, and green open space
 - Approved by Planning Commission staff on November 18, 2019
- **TND-1-07** Phases 1-10, Rouzan Concept Plan Revision 9 to add three access connection to Perkins Road
 - Approved by Planning Commission on October 21, 2019
- **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 7 revision to the 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 by more than ten percent
 - Approved by Planning Commission on June 17, 2019
- **TND-1-07** Rouzan Concept Plan Revision 6 (current Concept Plan) 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, and modify circulation plan
 - Approved by Planning Commission Staff on January 24, 2019
- **TND-1-07** Rouzan Concept Plan Revision 4 to relocate green space, and adjust roadways
 - Approved by Planning Commission Staff on December 6, 2016
- **TND-1-07** Rouzan Concept Plan Revision 3 to reduce the Neighborhood Edge, and increase the Mixed Residential areas by 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 green space, and medium density residential units
 - Approved by Planning Commission Staff on March 27, 2015

Case History – Area

- **TND-1-07** Phase 10 Rouzan Final Development Plan Early Childhood Development Center
 - Approved by the Planning Commission on September 16, 2019
- **TND-1-07** Phase 1D Rouzan Final Development Plan to approve 17 low density residential lots, and the extension of Rouzan Square from Galerie Street to Glasgow Avenue
 - Approved by Planning Commission on May 20, 2019
- **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 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 1C Rouzan Final Development Plan Revision 3 adding signs
 - Approved by Planning Commission on May 20, 2019
- **TND-1-07** Phase 5 Rouzan Final Development Plan Revision 4 to reduce lots, modify setbacks, and update phase boundaries

- Approved by the Planning Commission on February 18, 2019
- **TND-1-07** Phase 5 Final Development Plan Revision 3 to reduce lots, establish street names, and revise setbacks
 - Approved by the Planning Commission on December 10, 2018
- **TND-1-07** Portion of Phase 5 Rouzan Community Center Final Development Plan to approve community center
 - Approved by the Planning Commission on July 16, 2018
- **TND-1-07** Phase 1C Rouzan Final Development Plan Revision 2 to update commercial area 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 and green space,
 - Approved by the Planning Commission Staff on June 26, 2017
- **TND-1-07** Phase 5 Rouzan Final Development Plan Revision to increase single family lots to 238
 - Approved by the Planning Commission Staff Level on January 19, 2016
- **PA-10-15** FUTUREBR Transportation Element Amendment to reduce Major Street Plan width
 - Approved by the Planning Commission on January 19, 2016
 - Approved by the Metropolitan Council on January 20, 2016
- **PA-3-15** FUTUREBR Transportation Element Amendment to reduce Major Street Plan width
 - Approved by the Planning Commission on July 20, 2015
 - Approved by the Metropolitan Council on August 19, 2015
- **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

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map
- Consistent with Community Design and Neighborhoods Action Item 2.1.1: Encourage the building of environments that respect the character of place and support the uniqueness of an area

Neighborhood Compatibility

- Proposed Final Development Plan will not change character of the area and conforms to the existing Traditional Neighborhood Development Concept Plan

Regulatory Issues

- Site not located on road with MoveBR
- Community building is proposed in common open space area
- Street yard proposed along Rouzan Avenue, Cheneau Line, and Belfleur Street typically a minimum of 10 feet
- Existing sidewalks to remain along all streets
- One parking provided to serve community building per Section 8.217.C.5.b (2), (3)
- No sign proposed

Environmental Issues

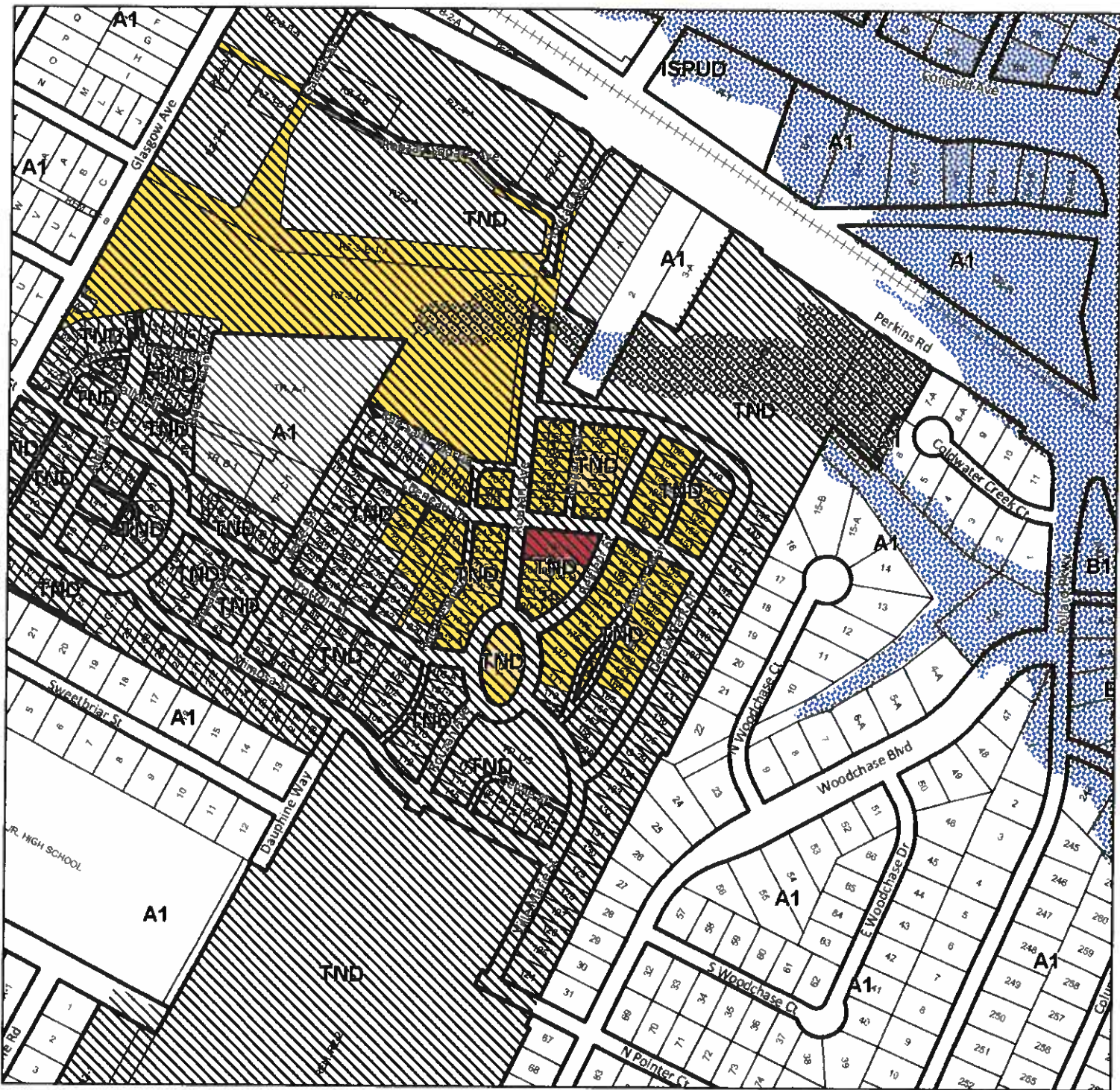
- Property located outside of special flood hazard area

Community Outreach/Notification







- Subject property posted on January 24, 2020
- Public notification cards mailed to property owners within 300 foot radius, and Woodchase and Southside Civic Association on January 31, 2020
- Staff reports available to review on February 6, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on February 7, 11, and 13, 2020

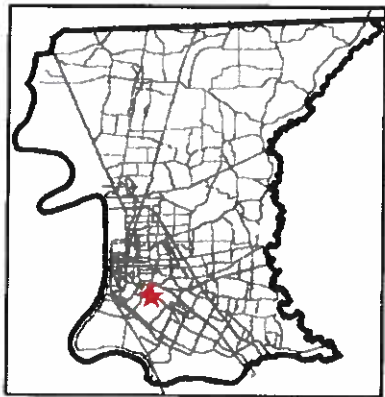
Findings

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

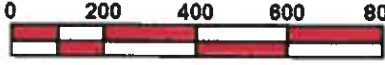


TND-1-07

Final Dev. Plan



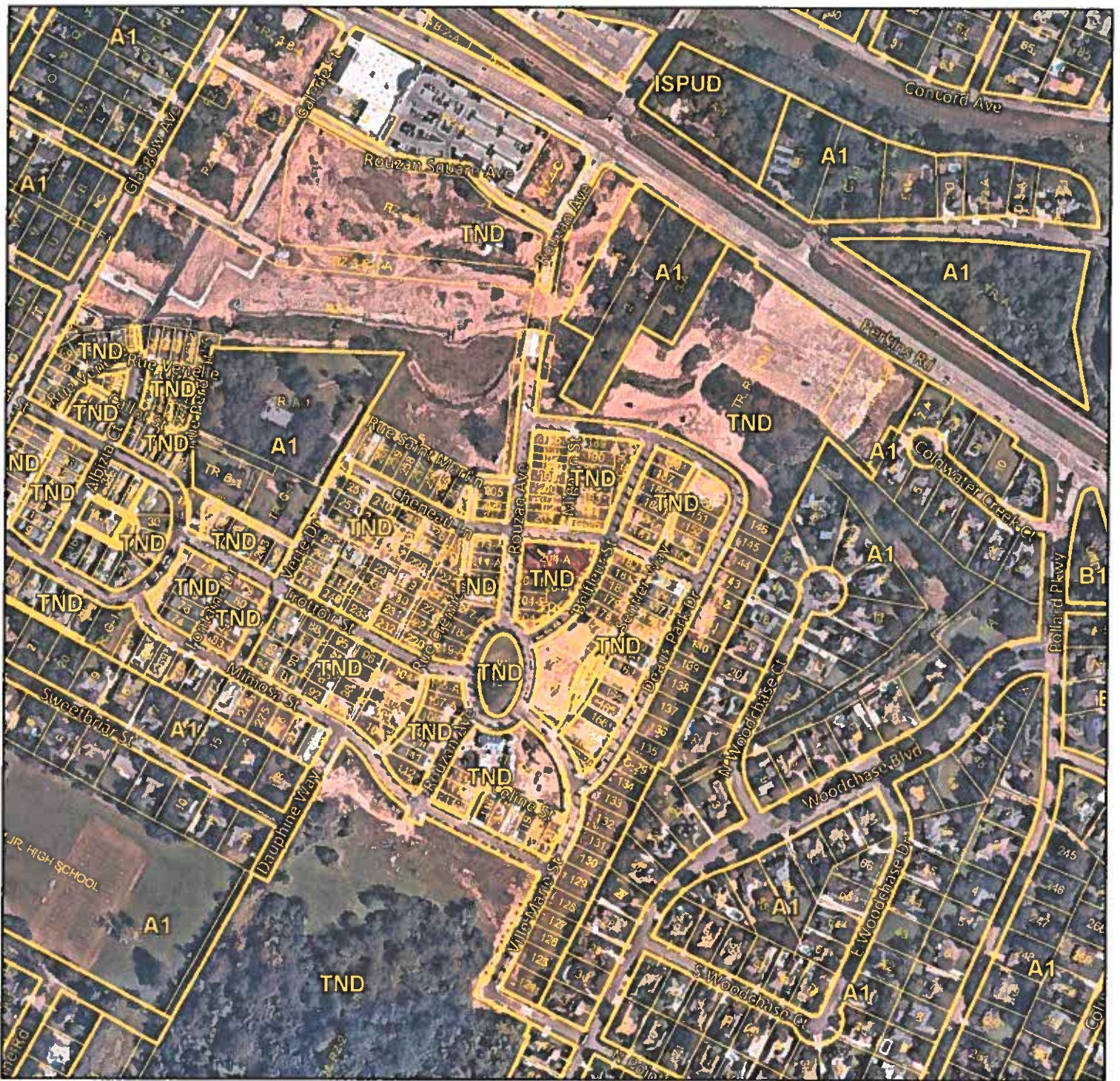
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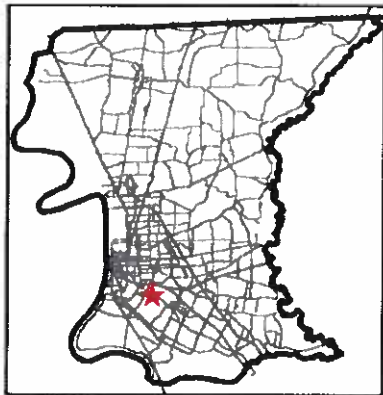
SCALE






Legend

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




TND-1-07

Final Dev. Plan



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SCALE

