



**Office of the Planning Commission**

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Ryan L. Holcomb, AICP  
 Planning Director

February 11, 2021

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *W*

FROM: Meaghan Nguyen, Planner I *MN*

SUBJECT: **TND-1-07** Belfleur Street Extention, Rouzan, Final Development Plan

Application Summary			
<b>Applicant</b>	Charles Landry	<b>Submittal Date</b>	January 7, 2021
<b>Design Professional</b>	Duplantis Design Group		
<b>Lot and Block</b>	52	<b>Site Area</b>	0.79 acres
<b>Location</b>	South side of Perkins Road and east side of Rouzan Avenue. (Council District 12-Racca)		
<b>Planning Commission Meeting Date</b>	February 22, 2021	<b>Metropolitan Council Meeting Date</b>	N/A
Request			
<b>Requested Zoning</b>	N/A		
<b>Proposed</b>	Proposed extension of existing Belfleur Street in accordance with approved Concept Plan and 17,424 sf of Green Open Space		
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Residential Neighborhood, Neighborhood Center	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Traditional Neighborhood Development (TND)	<b>Overlay District</b>	N/A
<b>Existing Use</b>	Undeveloped	<b>Special Flood Hazard</b>	Yes ± 30%
Area Characteristics			
<b>Surrounding Zoning</b>	TND, Single Family Residential (A1), Infill Small Planned Unit Development (ISPUD)		
<b>Surrounding Uses</b>	Undeveloped, low density single family residential, educational institution, veterinary office		
Findings			
Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Traditional Neighborhood Development, 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 13 to increase total acreage and single family residential units and to revise vehicular circulation and lot lines
  - Approval recommended by the Planning Commission on December 14, 2020
  - Approved by the Metropolitan Council on January 20, 2021
- **TND-1-07** Phases 1-10, Rouzan Concept Plan Revision 12 to adjust internal roads within Phase 9, added amenity pond, change phase line boundaries for Phases 1C, 8 and 9, updating table of uses
  - Approved by the Planning Commission staff on April 27, 2020
- **TND-1-07** Phases 1-10, Rouzan Concept Plan Revision 11 to update TND boundaries, acreage, internal circulation and green open space
  - Approved by the Planning Commission staff on January 27, 2020
- **TND-1-07** Phases 1-10, Rouzan Concept Plan Revision 10 to update TND boundaries, acreage, internal circulation and green open space
  - Approved by the 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 the Planning Commission staff 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 the Planning Commission staff on August 19, 2019
- **TND-1-07** Phases 1-10, 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 the Planning Commission staff on June 17, 2019
- **TND-1-07** Phases 1-10, Rouzan Concept Plan Revision 6 to extend Rouzan Square to Glasgow Avenue, update open space and add low density residential
  - Approved by the Planning Commission staff on February 19, 2019
- **TND-1-07** Phases 1-10, Rouzan Concept Plan Revision 5 to revise lot 38, and modify circulation plan
  - Approved by the Planning Commission staff on January 24, 2019
- **TND-1-07** Phases 1-10, Rouzan Concept Plan Revision 4 to reconfigure areas and reallocate green space
  - Approved by the Planning Commission staff on December 6, 2016
- **PA-10-15** FUTUREBR Transportation Element Amendment- Major Street Plan
  - Approval recommended 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

### Case History –Area

- **TND-1-07** Phase 8 and 9 Final Development Plan Revision 2 to revise phase boundary and proposed number of lots
  - Approved by the Planning Commission staff on January 21, 2021
- **TND-1-07** Phase 6A-1 and 6A-2 Rouzan Final Development Plan Revision 2 to reduce number of lots from 9 to 7, remove turnabout, decreased COS and GOS
  - Approved by the Planning Commission staff on October 16, 2020

- **TND-1-07** Phase 8 and 9 Final Development Plan Revision to revise phase boundaries, lot depth, reduce street width, and added a 30' public drainage servitude
  - Approved by the Planning Commission staff on June 5, 2020
- **TND-1-07** Phase 1C Rouzan Final Development Plan Revision 6 proposed three new phases for high density multifamily residential, retail, restaurant, and office use
  - To be heard by Planning Commission on May 18, 2020
- **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 10 Rouzan Final Development Plan Early Childhood Development Center
  - Approved by the Planning Commission on September 16, 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 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 the Planning Commission on May 20, 2019
- **TND-1-07** Phase 1C Rouzan Final Development Plan Revision 3 to add signs
  - Approved by Planning Commission on May 20, 2019
- **TND-1-07** Phase 5 Rouzan Final Development Plan Revision 4 to reduce the 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 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 lots 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
  - Approved by the Planning Commission staff Level on January 19, 2016
- **PA-10-15** FUTUREBR Transportation Element Amendment to reduce Major Street Plan width
  - Approval recommended by the Planning Commission on January 19, 2016
  - Approved by the Metropolitan Council on January 20, 2016

#### **Comprehensive Plan Consistency**

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

#### **Neighborhood Compatibility**

- Overall TND includes: single family homes, multifamily residential, civic uses, retail shops and restaurants

#### **Regulatory Issues**

- Site not located on road on MoveBR

- Existing sidewalk along Perkins Road connects to proposed sidewalk along Belfleur Street to promote walkability
- Open Space meets UDC requirements as shown in the following table:

<b>Common Open Space</b>		
<b>Components</b>	<b>Required</b>	<b>Provided</b>
Common Open Space	N/A	17,424 sf
Green Open Space	N/A	17,424 sf

**Environmental Issues**

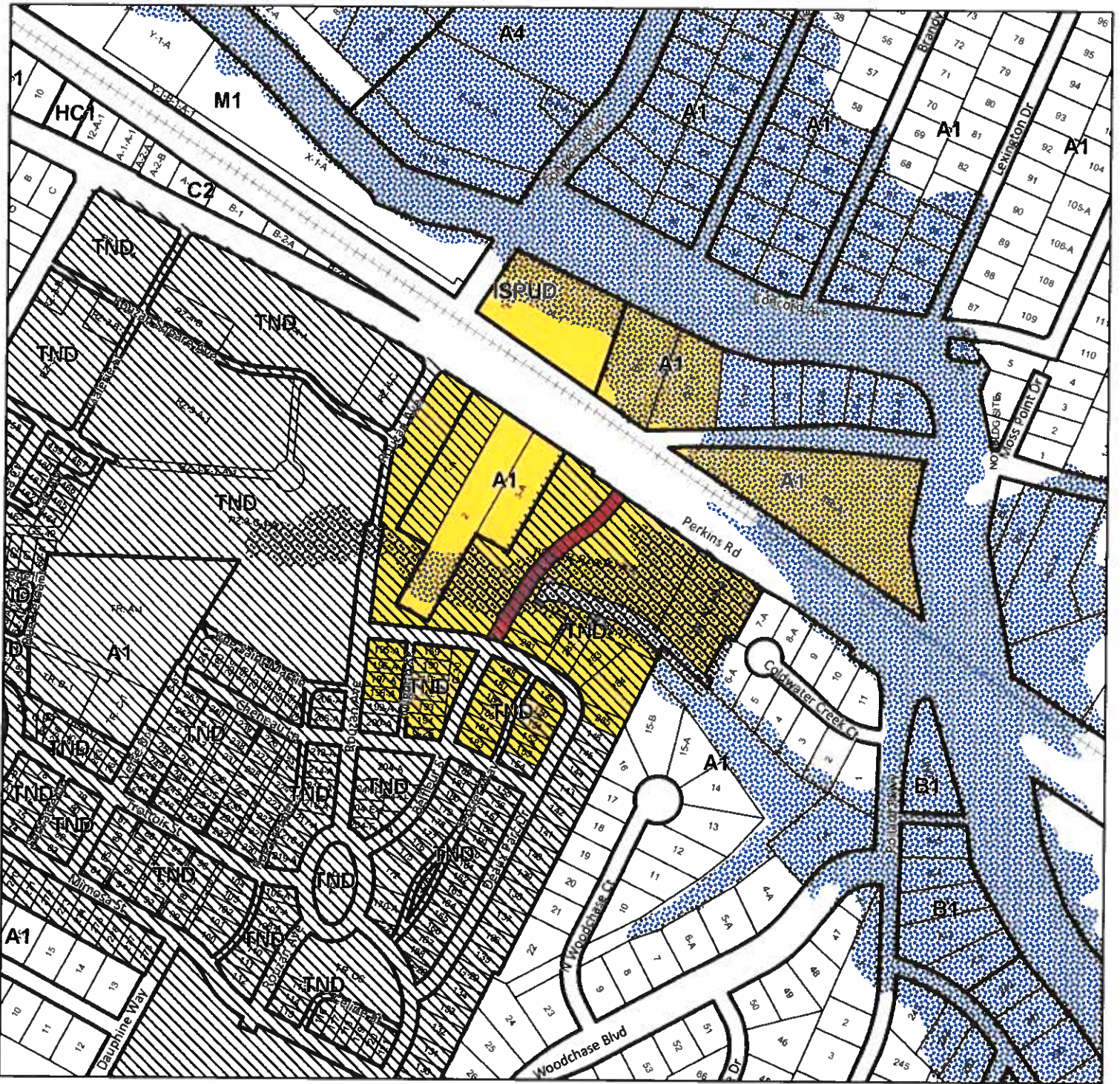
- Approximately 30% of property located in AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

**Community Outreach/Notification**







- Subject property posted on February 4, 2021
- Public Notification Cards mailed to property owners within 300 foot radius of the subject property on February 5, 2021
- Staff reports available to review on February 11, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on February 12, 16, and 18, 2021

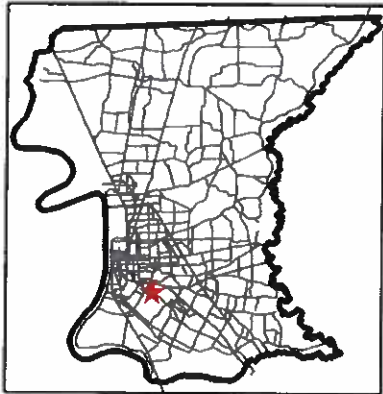
**Findings**

Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Traditional Neighborhood Development, 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




# TND-1-07

Final Dev. Plan



N






0 200 400 600 800 ft

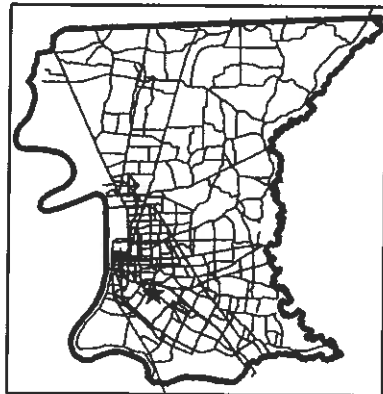
SCALE






**Legend**

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




# TND-1-07

Final Dev. Plan



**N**



**SCALE**

