



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
 Planning Director

April 6, 2023

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director
 FROM: Yulonda Derrick, Planner II
 SUBJECT: Case 19-23 17240 Perkins Road

Application Summary			
Applicant	Brent Bourgeois	Submittal Date	March 1, 2023
Site Area	3.00 acres		
Location	South side of Perkins Road, north of Highland Road (Council District 9-Hudson)		
Planning Commission Meeting Date	April 17, 2023	Metropolitan Council Meeting Date	May 17, 2023
Request			
Requested Zoning	General Office Low Rise (GOL)	Existing Zoning	Rural
Proposed Use(s)	Office	Existing Use(s)	Religious institution
Site Characteristics			
FUTUREBR Land Use Designation	Office	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ± 100%
Area Characteristics			
Surrounding Zoning	GOL, Rural, Heavy Commercial (C2), Commercial Alcoholic Beverage (restaurant)(C-AB-1)		
Surrounding Uses	Office, governmental facility, religious institution, retail sales, personal service establishment, undeveloped		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements			

Case History – Site

- None

Case History – Area

- **Case 29-19** 17170 Perkins Road, Rural to GOL
 - Approval recommended by the Planning Commission on May 22, 2019
 - Approved by the Metropolitan Council approved June 19, 2019

Comprehensive Plan Consistency

- Consistent with the designation of Office on the Future Land Use Map

Neighborhood Compatibility

- Area contains mixture of residential, office and commercial properties
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
GOL	Minimum Required	Existing
Lot Width	60 ft	315 ft
Lot Area	7,500 sf	130,680 sf

Transportation

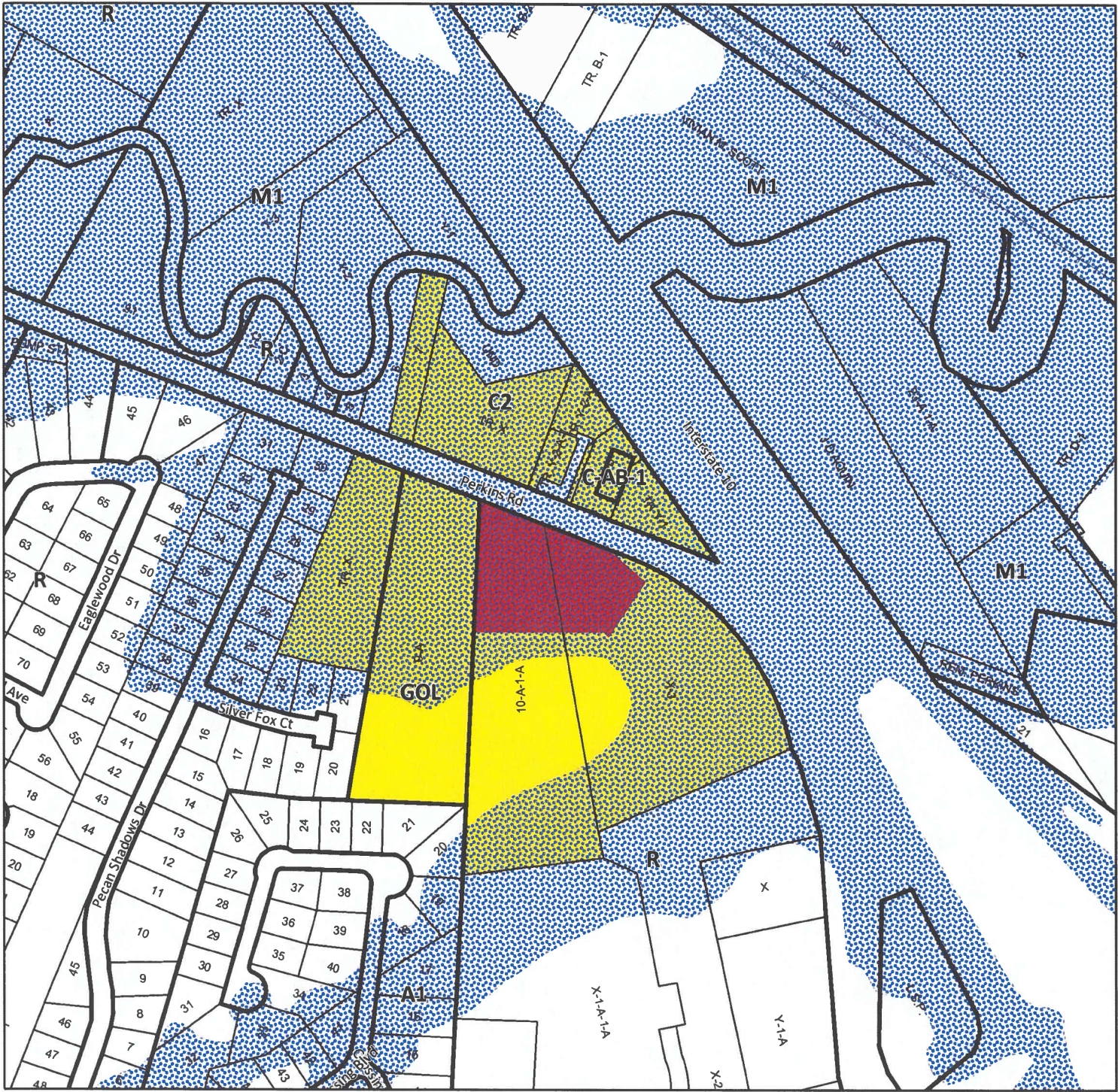
- Property located on the Major Street Plan- *Perkins Road*
 - Additional Right-of-Way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *Interstate 10, Highland Road*
- Property located in the vicinity of proposed MOVEBR Project- *Highland Road (Perkins Road-Old Perkins Road)*

Environmental Issues







- Approximately 100% 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 March 23, 2023
- Public Notification Cards mailed to property owners within 300 foot radius and Country Club West Homeowners Association on March 31, 2023
- Staff reports available to review April 6, 2023 at <http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on April 7, 11 and 13, 2023





Legend

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






19-23





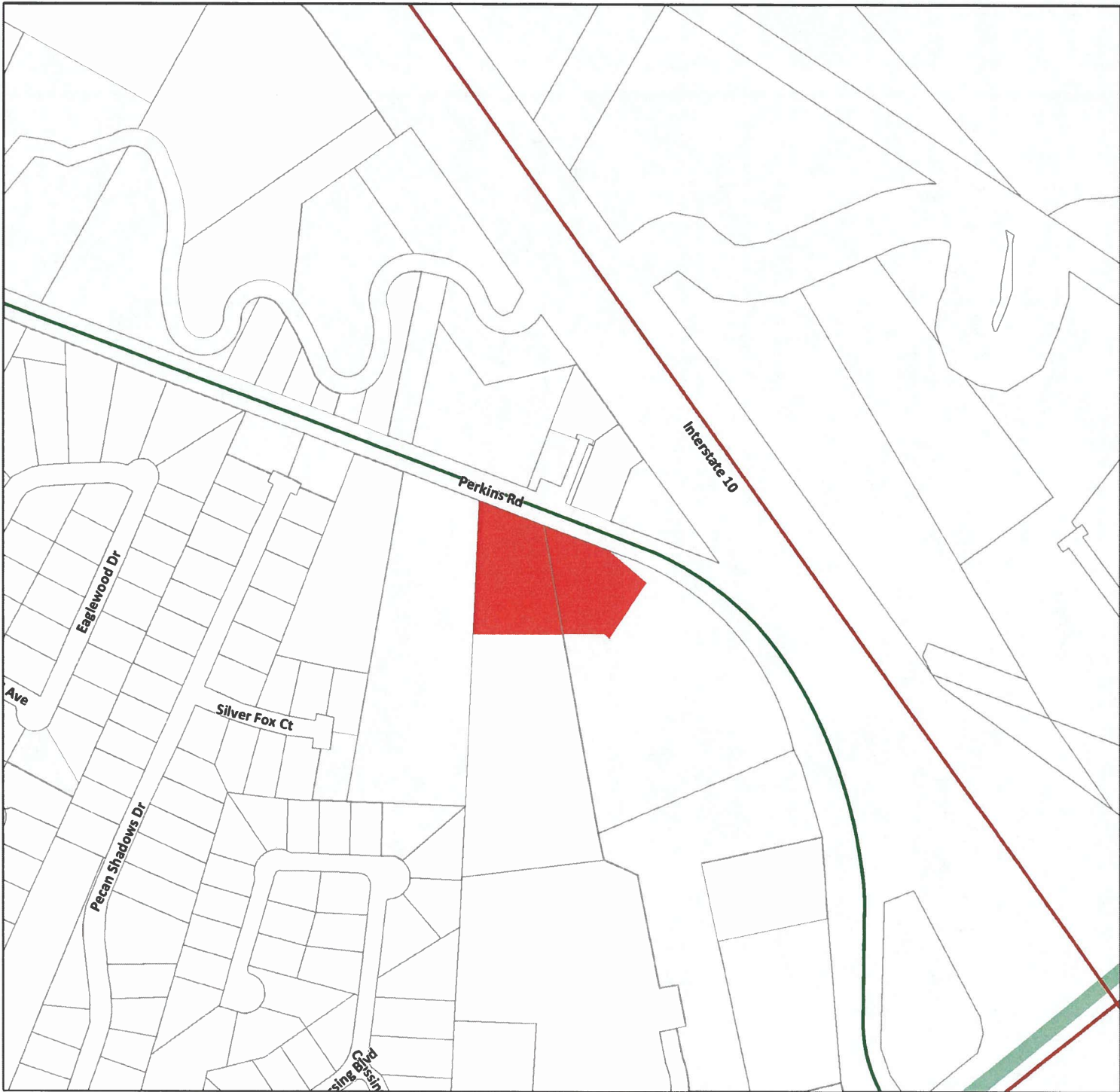
Legend

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



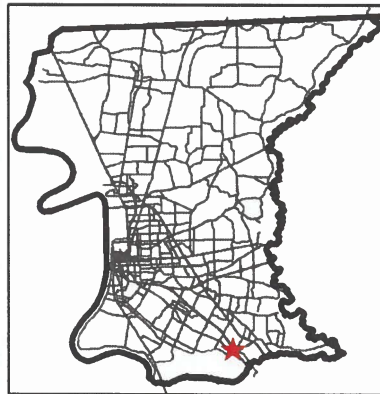
19-23



Legend

	Current Case		Pedestrian/Bike Master Plan
	MoveBR Projects		Existing
Major Street Plan Status			Proposed
	Completed		Transit
	Additional		CATS/Tiger Trails
	Future		Bus Stops



19-23



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