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

November 6, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director RH

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 44-25** 4760 Perkins Road

Application Summary			
Applicant	Stephanie Johnson	**Submittal Date**	September 29, 2025
Site Area	10,890 sf		
Location	South side of Perkins Road, west of Glasgow Avenue (Council District 12-Racca)		
Planning Commission Meeting Date	November 17, 2025	**Metropolitan Council Meeting Date**	December 3, 2025
Request			
Requested Zoning	Neighborhood Commercial (NC)	**Existing Zoning**	Single Family Residential (A1)
Proposed Use(s)	Health club, personal service establishment	**Existing Use(s)**	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A1, Light Commercial (C1), Heavy Commercial One (HC1), Traditional Neighborhood Development (TND)		
Surrounding Uses	Low density single family residential, utility facility, bank, retail sales, veterinary office/animal hospital, restaurant (without alcohol), undeveloped		
Findings			
Staff cannot certify the requested change of zoning. While it conforms to UDC requirements, it is not consistent with Comprehensive Plan provisions calling for the preservation of neighborhood character, as the property is located mid-block, introducing a commercial use between residential properties.			

Case History – Site

- None

Case History – Area

- **TND-1-07** Phase(s) 6B, 7, and 11, Rouzan, Final Development Plan
  - To be heard by the Planning Commission on September 15, 2025
- **TND-1-07** Phase 1D, Rouzan FDP Revision, 19 low density residential lots
  - To be heard by the Planning Commission on September 15, 2025
- **TND-1-07** Rouzan concept plan Revision 17, removed 8 units from Parcel H-3, J, E and added them to Phase 1D, Parcel F-2, and Parcel C-2
  - Approved by the Planning Commission staff on August 06, 2025
- **TND-1-07** Bank Development, Rouzan, Final Development Plan, Revision 2
  - Approved by the Planning Commission staff on April 21, 2023
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 16
  - Approval recommended by the Planning Commission on January 17, 2023
  - Approved by the Metropolitan Council on February 15, 2023
- **TND-1-07** Bank Development, Rouzan, Final Development Plan, Revision, 5,000sq ft bank with drive-thru service on Lot 1-A-1 and extension of proposed Rouzan Square
  - Approved by the Planning Commission staff on May 24, 2022
- **TND-1-07** Phases 8 & 9, Rouzan, Final Development Plan Revision 4, proposed 31.89 acre development to include 167 residential lots, associated infrastructure and open space areas
  - Approval recommended by the Planning Commission on July 6, 2022
- **TND-1-07** Mixed Use office and Residential Development, Rouzan, Final Development Plan, development proposed for mixed-use, including commercial office space as well as residential apartments
  - Approval recommended by the Planning Commission on July 18, 2022
- **TND-1-07** Belfleur Street extension, Rouzan, Final Development Plan, Revision1, Signage, 550 road extension of Belfleur Street to tie into Perkins Road, also includes a sewer extension
  - Approval recommended by the Planning Commission on November 14, 2022
- **TND-1-07** Pizza Artista Sign, Rouzan, Final Development Plan, change in the size of a sign on one building on Lot RZ-4-B
  - Approved by the Planning Commission staff on January 22, 2021
- **TND-1-07** Belfleur Street Extension, Rouzan, Final Development Plan, 550 road extension of Belfleur Street to tie into Perkins Road, also includes a sewer extension
  - Approved by the Planning Commission staff on February 22, 2021
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 14, to revise internal circulation of phase 8 and 9, revised phase line boundaries, updated charts and phase map
  - Approved by the Planning Commission staff on May 19, 2021
- **TND-1-07** Phase 8 and 9, Rouzan, Final Development Plan Revision 3, to revise internal circulation of phase 8 and 9 by extending Ange and Flaner Lane, removed drainage and sewer servitudes,
  - Approved by the Planning Commission staff on May 20, 2021
- **TND-1-07** Bank Development, Rouzan, Final Development Plan
  - Approved by the Planning Commission on August 16, 2021
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 15,
  - Approval recommended by the Planning Commission on July 19, 2021
  - Approved by the Metropolitan Council on August 18, 2021
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 15, to add medium density residential on the land use chart, 55 low and medium density residential units
  - Approval recommended by the Planning Commission on July 19, 2021
  - Approved by the Metropolitan Council on August 18, 2021
- **TND-1-07** Phase 1C, Rouzan, Final Development, Revision 7
  - Approved by the Planning Commission staff on November 18, 2021

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map
- Inconsistent 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
  - Land Use Action Item 4.1.4: Ensure appropriate transitions between nonresidential uses and neighborhoods to protect stability and quality of life

Neighborhood Compatibility

- Area contains a mixture of residential and commercial properties
- Will change existing land use patterns, introducing commercial on the south side of Perkins Road

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
NC	**Minimum Required**	**Existing**
Lot Width	50 ft	75 ft
Lot Area	6,000 sf	10,890 sf

Transportation

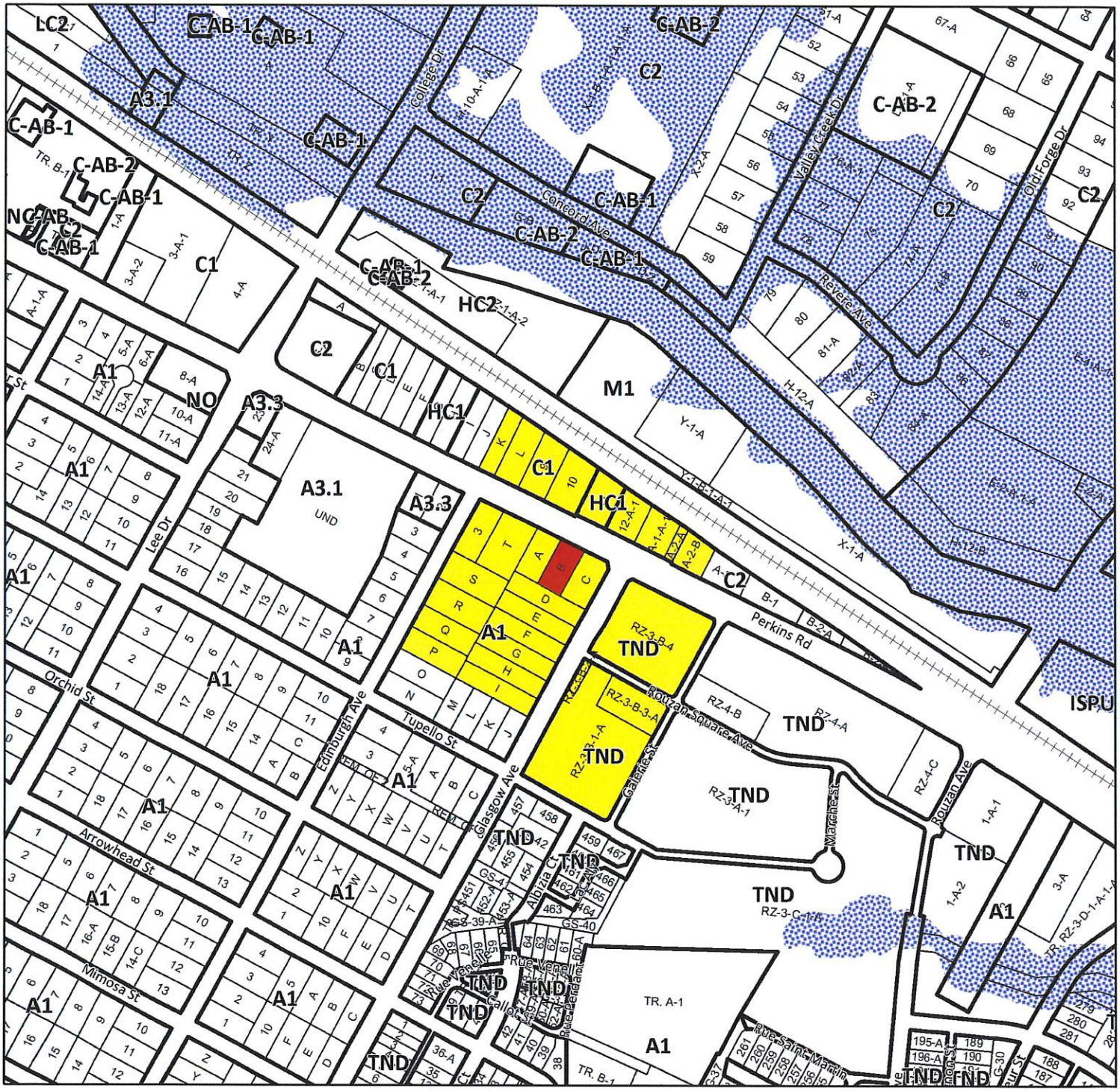
- Property located along the Major Street Plan- *Perkins Road*
  - Completed
- Property located in the vicinity of street on the Major Street Plan- *College Drive, Lee Drive*
- Property located in the vicinity of proposed MOVEBR Projects- *College Drive. Lee Drive*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Foster Drive/College Drive/Lee Drive bike lane, BREC Dawson Creek trail, South Pollard Parkway to Stuart Avenue bike boulevard, Ferrett Street to Perkins Road bike boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted October 23, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Southside Homeowners Association on October 31, 2025
- Staff reports available to review November 6, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on November 7, 11 and 13, 2025



Legend

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



44-25

N

0 200 400 600 800 ft

BR

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Legend

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



44-25

N

0 200 400 600 800 ft

BR

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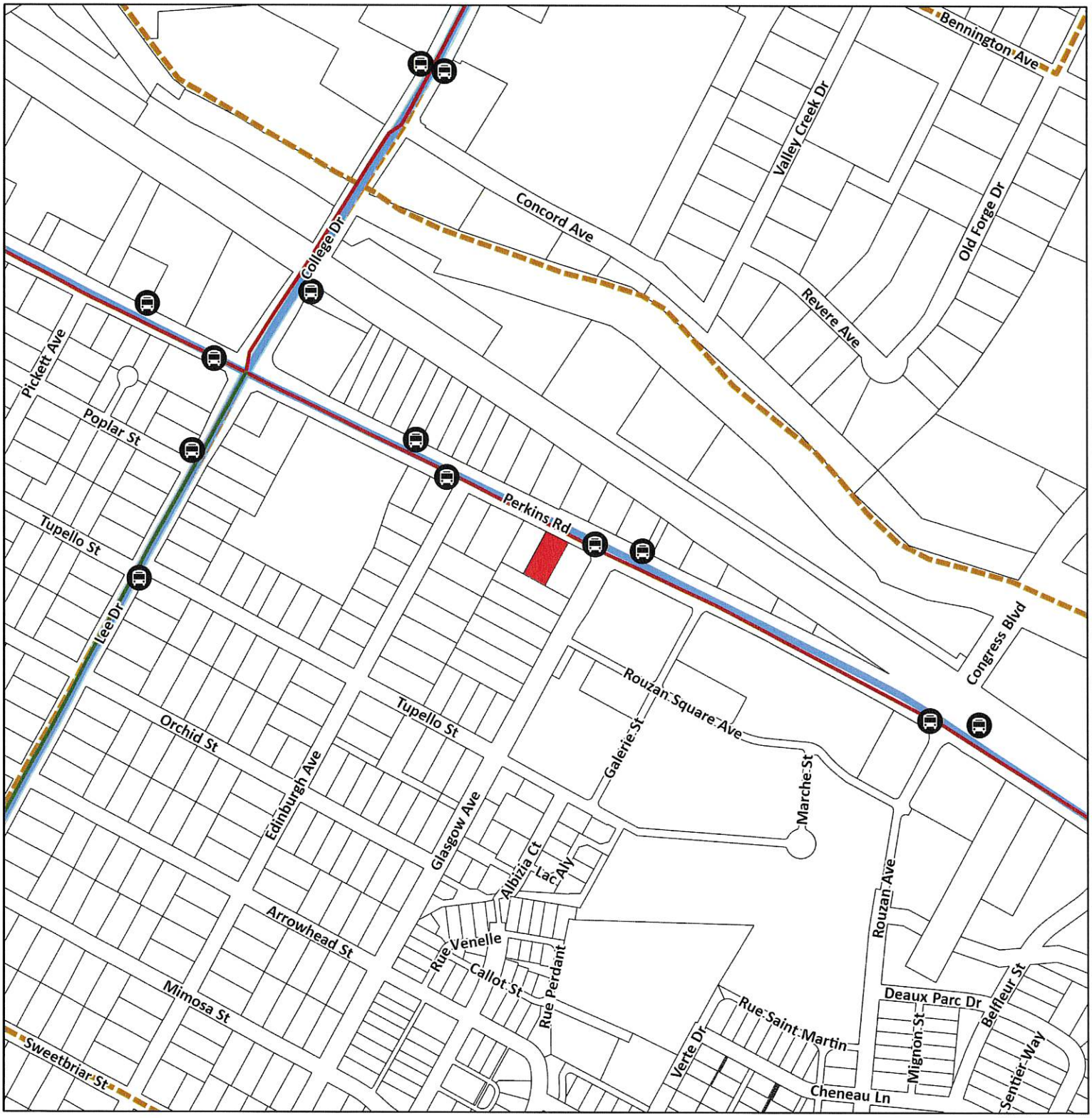

Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- Bus Stops



44-25

N

0 200 400 600 800 ft

Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.

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