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

December 5, 2024

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 52-24** 7250 Perkins Road

Application Summary			
Applicant	Geoffrey Wilson	**Submittal Date**	October 21, 2024
Site Area	8.00 acres		
Location	South side of Perkins Road, west of Staring Lane (Council District 12-Racca)		
Planning Commission Meeting Date	December 16, 2024	**Metropolitan Council Meeting Date**	January 15, 2025
Request			
Requested Zoning	Limited Residential (A3.1)	**Existing Zoning**	Single Family Residential (A1)
Proposed Use(s)	Multi-family residential	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	Yes ±90%
Area Characteristics			
Surrounding Zoning	A1, Zero Lot Line Residential (A2.6), Heavy Commercial (C2), Light Commercial Three (LC3), High Density Multi-Family Residential (A3.3)		
Surrounding Uses	Low density single family residential, high and medium density multi-family residential, park, retail sales, 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 18-24** 7242 Perkins Road, LC3 to C-AB-1 and LC3
  - Withdrawn by the applicant on August 20, 2024
- **PA-11-22** 7321 Alberta Drive, Office to Commercial
  - Approval recommended by the Planning Commission on April 18, 2022
  - Approved by the Metropolitan Council on May 18, 2022
- **Case 22-22** 7321 Alberta Drive, B1 to LC2
  - Approval recommended by the Planning Commission on April 18, 2022
  - Approved by the Metropolitan Council on May 18, 2022

Comprehensive Plan Consistency

- Consistent with the designation of Compact Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of residential, park and undeveloped properties
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
A3.1	**Minimum Required**	**Existing**
Lot Width	60 ft	631 ft
Lot Area	3,800 sf	348,480 sf

- Not a Building Site designation will need to be removed from plat prior to building construction

Transportation

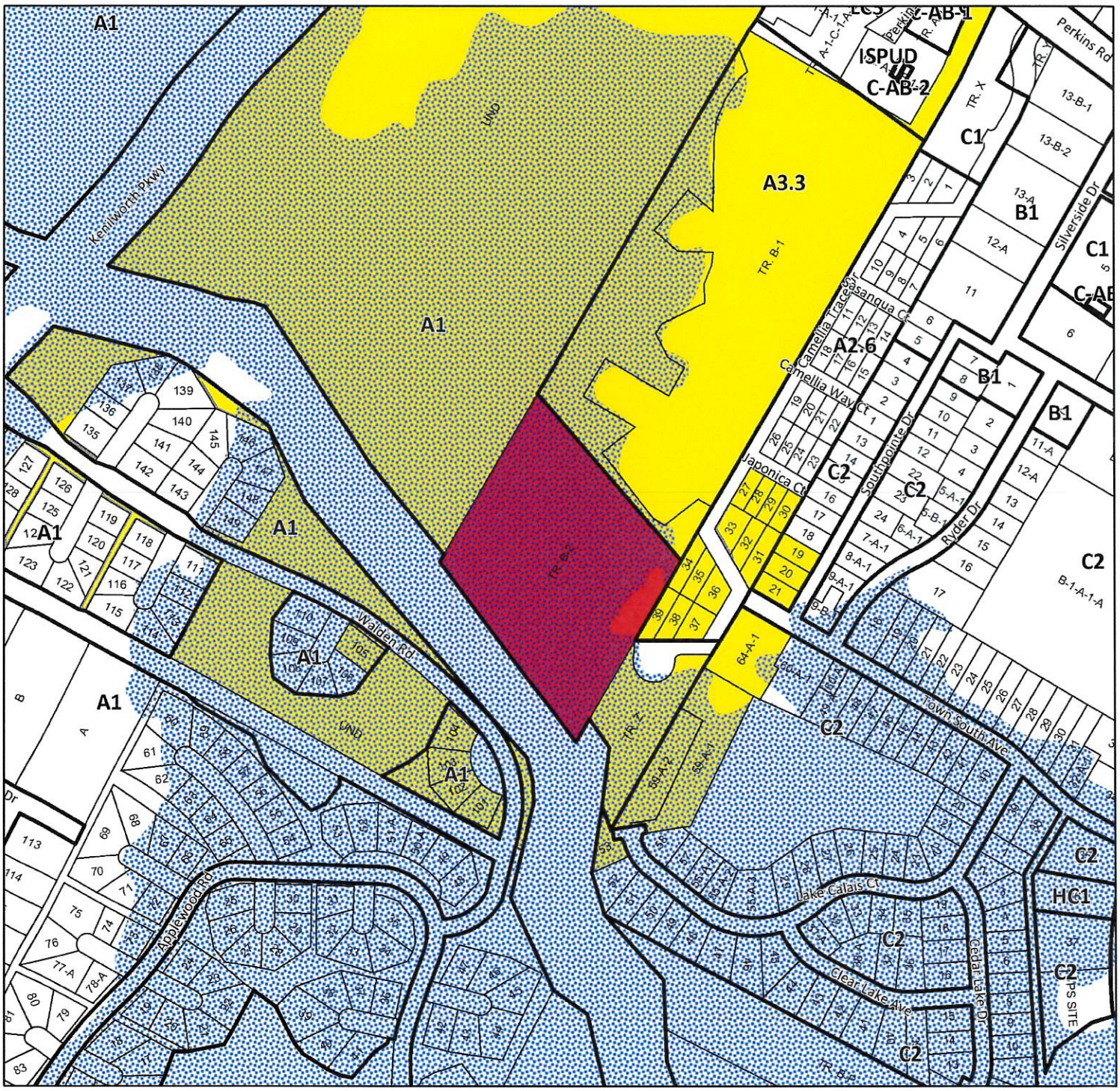
- Property along the Major Street Plan- *Perkins Road*
  - Completed
- Property located in the vicinity of street on the Major Street Plan- *Kenilworth Parkway*
- Property located adjacent to existing facility on Pedestrian and Bicycle Master Plan- *BREC Perkins Road Park multi-use path*
- Property located in the vicinity of existing facilities on Pedestrian and Bicycle Master Plan- *Kenilworth bike lane, Pennington Research Center multi-use path*
- Property located adjacent to proposed facility on Pedestrian and Bicycle Master Plan- *Health Loop trail*
- Property located in the vicinity of proposed facilities Pedestrian and Bicycle Master Plan- *Walden Road bike boulevard, Perkins Road Park bike boulevard, Kenilworth Parkway separated bike lane*
- Property located in the vicinity of transit stop

Environmental Issues

- Approximately 90% of property located in Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

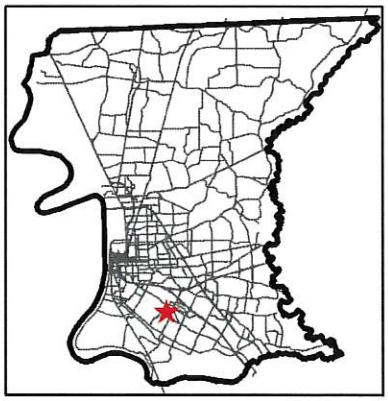
Community Outreach/Notification

- BREC notified on November 4, 2024 pursuant to UDC § 3.1.4.D
- Subject property posted November 20, 2024
- Public Notification Cards mailed to property owners within 300 foot radius, Walden and Camellia Trace Homeowners Association on November 27, 2024
- Staff reports available to review December 5, 2024 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on December 6, 10 and 12, 2024



Legend

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



52-24

N

0 200 400 600 800 ft

BR

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Legend

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



52-24

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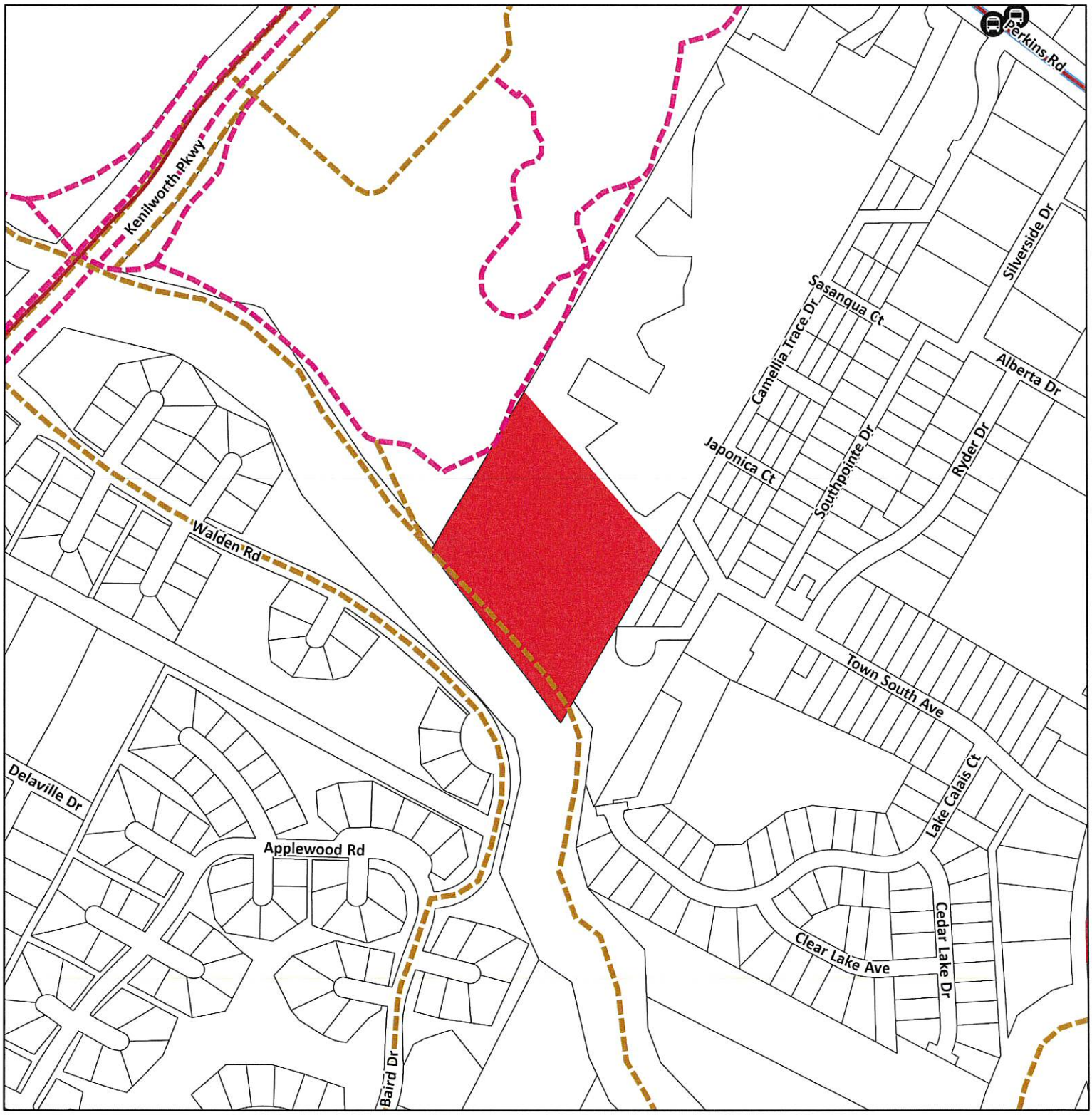
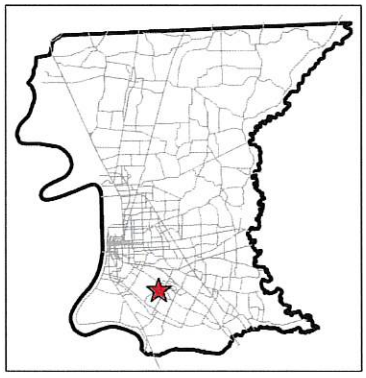


Legend

- 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



52-24

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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