Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

July 9, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Christiean T. Smith, Senior Planner

SUBJECT: **PUD-2-04** Office Buildings Lot 6, Town Center Business Park Final Development Plan

Application Summary			
Applicant	Geoff Wilson	**Submittal Date**	June 4, 2026
Design Professional	Geoff Wilson Engineering, LLC		
Lot and Block	45	**Site Area**	1.76 ac
Location	North side of Commerce Circle, north of Corporate Boulevard (Council District 11-Adams)		
Planning Commission Meeting Date	July 20, 2026	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Planned Unit Development (PUD)
Existing Use	Undeveloped		
Project Description	Two, one-story medical office buildings totaling 23,000 sf		
Gross Residential Density	N/A	**Number of Units**	N/A
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	PUD, Small Planned Unit Development (SPUD), Single Family Residential (A1),		
Surrounding Uses	Medical office or clinic, office, high density multifamily residential		
Findings			
Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History – Site

- None

Case History – Area

- **PUD-2-04** Office Building Lot 5-A, Town Center Business Park Final Development Plan
  - To be heard by Planning Commission on July 20, 2026
- **PUD-2-04** Synergy Bank, Creekstone II, Final Development Plan
  - Approved by the Planning Commission on January 26, 2026
- **PUD-1-94** Citiplace, Concept Plan Revision 8
  - Denied by the Planning Commission on July 18, 2022
- **PUD-2-04** BancorpSouth Office, Creekstone II, Final Development Plan
  - Approved by the Planning Commission on April 18, 2022
- **PUD-1-03** Town Center at Cedar Lodge (Creekstone), Concept Plan Revision 4
  - Approval recommended by the Planning Commission on July 19, 2021
  - Approved by the Metropolitan Council on July 21, 2021

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of commercial, residential, and office uses
- Overall PUD includes: high density multi-family residential, hotel, office, and bank uses

Regulatory Issues

- Proposed project includes:
  - Class A tress provided in street yard planting area along Commerce Circle
  - Existing sidewalk along Commerce Circle
  - Buffer provided along north abutting high density residential use
  - Existing 6 foot brick fence along north Commerce Circle
  - Letter of no objection provide for utility servitude on the east side of property
  - Building height complies with UDC requirements, based on abutting zoning districts

- Open Space meets UDC requirements as shown in chart below:

Open Space		
Components	**Required**	**Provided**
Common Open Space	N/A	0.48 ac
Green Space	N/A	0.48 ac

- Proposed building setbacks shown in the chart below:

Setbacks		
Yards	**Typical (GOL)**	**Proposed**
Front	10 ft	10 ft
Side	N/A	0 ft
Corner Side	N/A	0 ft
Rear	N/A	0 ft

- Proposed signage shown in chart below:

Signage		
Type	**Typical Sign Area**	**Proposed**
Wall	30 % wall area	9.31 sq ft
		48 sq ft

- Motor vehicle parking meets minimum of the UDC, shown in chart below:

Parking				
	Uses	**Required**	**Provided**	**Meets Requirements**
Auto Spaces	General Office	38	47	Yes
	Medical Office	32	40	
TOTAL		70	87	
ADA Spaces		4	5	
Bicycle Spaces		5	5	

Transportation

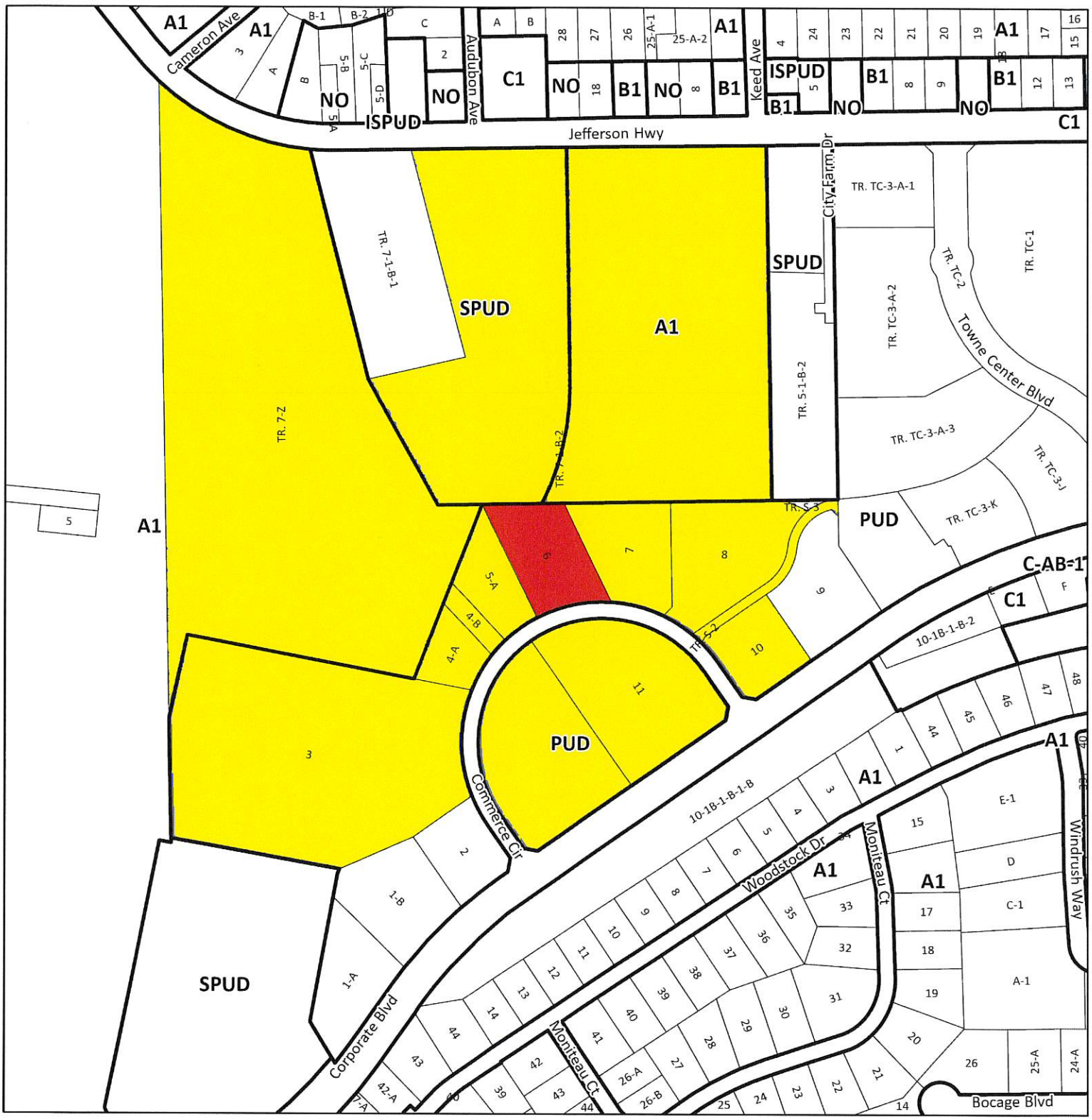
- Property located in vicinity of streets on the Major Street Plan- *Corporate Boulevard, Jefferson Highway*
- Property located in the vicinity of proposed facility on the Bicycle and Pedestrian Master Plan- *Corporate Boulevard sidepath*
- Property located in vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

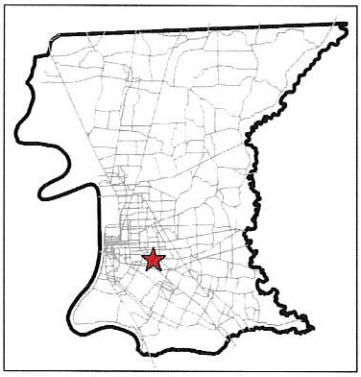
Community Outreach/Notification

- Subject property posted on June 24, 2024
- Public Notification Cards mailed to property owners within 300 foot radius on July 2, 2024
- Staff reports available to review on July 9, 2024 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on July 10, 14, and 16, 2024



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Districts
- Lot Boundaries
- Special Flood Hazard Area



PUD-2-04

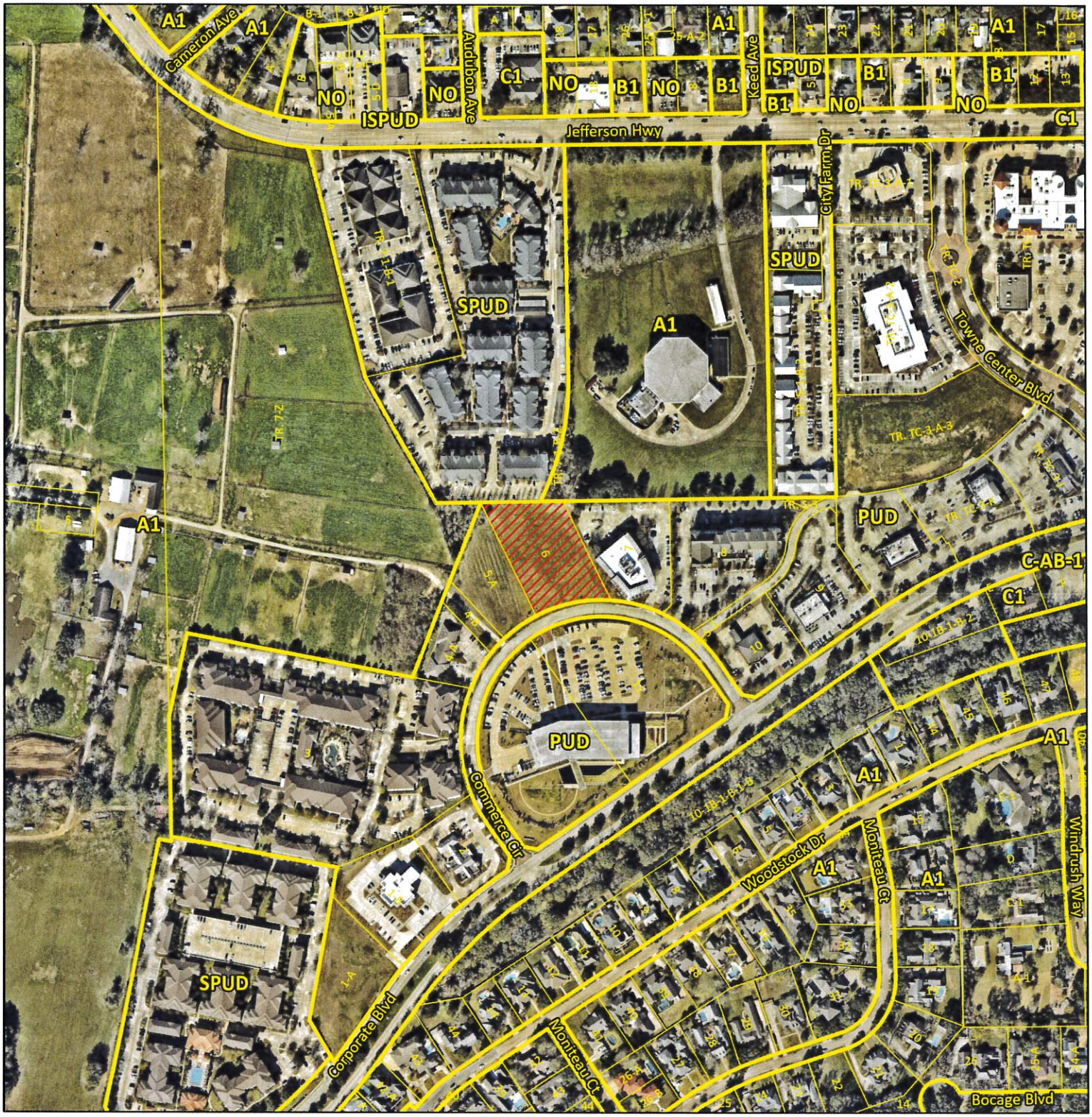
Final Dev. Plan

N

0 200 400 600 800 ft

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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



PUD-2-04

Final Dev. Plan

N

0 200 400 600 800 ft

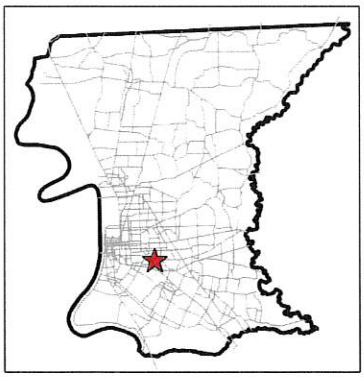
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Legend

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



PUD-2-04

Final Dev. Plan

N

0 200 400 600 800 ft

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