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

February 6, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Don Arellano, Senior Planner

SUBJECT: **PUD-3-00** Sterling Southgate, Final Development Plan

Application Summary			
Applicant	Chad Stevens, PE	**Submittal Date**	January 2, 2025
Design Professional	Chad Stevens, PE; MR Engineering and Surveying LLC		
Lot and Block	51	**Site Area**	5.17 acres
Location	East side of Nicholson Drive and south of Burbank Drive (Council District 12 - Racca)		
Planning Commission Meeting Date	February 17, 2025	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Planned Unit Development (PUD)
Existing Use	Undeveloped		
Project Description	Proposed seven-story multifamily high density residential development		
Gross Residential Density	52.6 units per acre	**Number of Units**	272
Site Characteristics			
FUTUREBR Land Use Designation	Urban Neighborhood	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	Yes ±80%
Area Characteristics			
Surrounding Zoning	PUD, Small Planned Unit Development (SPUD), Single Family Residential (A1), General Residential (A4)		
Surrounding Uses	Retail sales, restaurant (with and without alcohol), high density residential, outdoor recreation, personal service establishment, undeveloped		
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

- **PUD-3-00** Southgate, Concept Plan, Revision 2 (Staff Level)
  - Approved by Planning Commission Staff on January 15, 2025

Case History – Area

- **SPUD-1-24** Sterling Tiger Pointe
  - Approval recommended by the Planning Commission on September 16, 2024
  - Approved by the Metropolitan Council on October 16, 2024
- **Case-42-22** 464 East Boyd Drive, A4 to LC1
  - Approval recommended by the Planning Commission on July 18, 2022
  - Approved by the Metropolitan Council on August 17, 2022
- **Case-32-22** 4225 Nicholson Drive, Suite 104, ISPUD to C-AB-2
  - Approval recommended by the Planning Commission on May 16, 2022
  - Approved by the Metropolitan Council on June 15, 2022
- **PUD-3-00** Southgate Outparcel, Southgate, FDP
  - Approved by the Planning Commission on October 18, 2021

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of commercial, residential, office, and undeveloped properties
- Overall PUD includes: medium density multi-family residential, light and heavy commercial uses

Regulatory Issues

- Street yard planting area along all streets
  - Class A trees provided along Nicholson Drive
- No buffer required
- Proposed pedestrian circulation that connects internal sidewalks to sidewalks along Nicholson Drive
- Proposed access through Lot 2-A-1-A-1-A and Nicholson Drive
  - Access through Lot 2-A-1-A-1-A will require a shared access agreement
- Proposed residential building height 96.4 feet
- Proposed parking garage 90.9 feet

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

Open Space		
Components	**Required**	**Provided**
Common Open Space (15% total ac)	0.75 ac	1.03 ac
Green Open Space (50% COS)	0.375 ac	1.00 ac

- Proposed building setbacks shown in the chart below:

Setbacks		
Yards	**Typical A4**	**Proposed**
Front	20 ft	Nicholson Drive 141.86 ft min
Side	5	West 11.75 ft min
		East 7.73 ft min
Rear	25 ft	North 25.86 ft min

- Proposed signage shown in chart below:

Signs				
	Typical Sign Area	**Proposed Sign Area**	**Typical Allowable Height**	**Proposed Height**
Wall	30% wall area	Northwest Wall sign 31.5 sq ft	N/A	N/A
		Southwest Wall 2 signs range between 4.2 sq ft to 4.5 sq ft	N/A	N/A
		Southeast Parking 2 signs both 4.5 sq ft	N/A	N/A
		West Wall 1 sign 48 sq ft	N/A	N/A

- Section §17.4.4(B) Structured Parking: Where parking is provided in a structure, the required total number of spaces may be reduced by 10 percent
  - 632 total parking spaces of provided parking will be in the parking garage, and will include 10 ADA spaces
  - 58 total parking spaces of provided parking will be in the ground level underneath Amenity area, and will include 4 ADA spaces
  - 88 total parking spaces of provided parking will be located in the surface parking lot, will include 2 ADA spaces
- Motor vehicle parking meets minimum of the UDC, shown in chart below:

Parking				
	Uses	**Required spaces**	**Proposed Spaces**	**Meets Requirements**
Auto Spaces	1 bedroom (67) x 1 spaces	67	778	Yes
	2 bedrooms (90) x 1.5 spaces	135		
	3 bedrooms (0) x 2 spaces	0		
	4 bedrooms (56) x 4 spaces + 10%	246		
	5 bedrooms (59) x 5 spaces + 10%	325		
	Leasing Office (1/400 sf)	7		
TOTAL		702		
ADA Spaces		16	16	Yes
Bicycle Spaces		39	40	Yes

Transportation

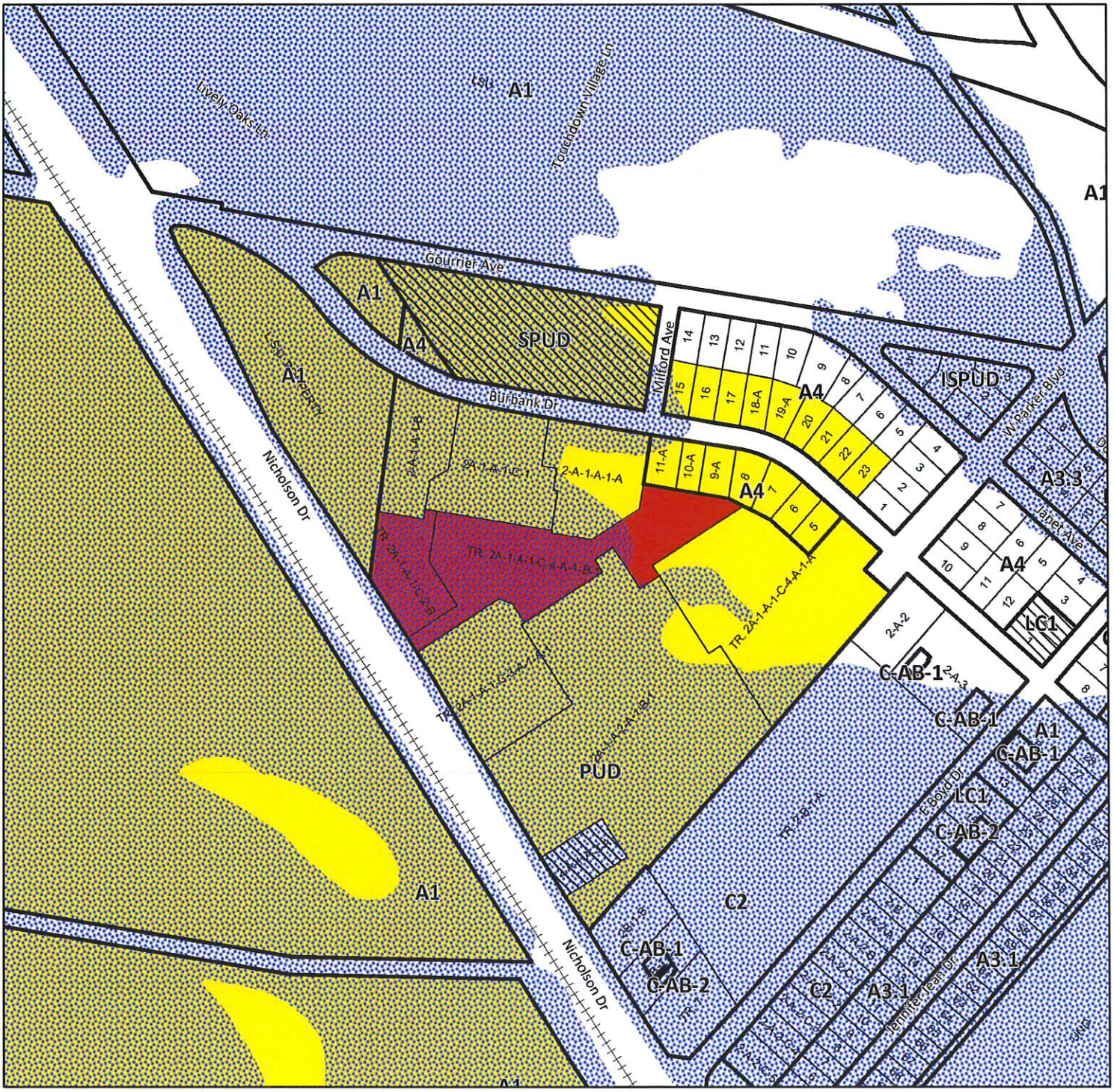
- Property located along the Major Street Plan- *Nicholson Drive*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Gourrier Avenue, Burbank Drive, West Parker Boulevard*
- Property located adjacent to MOVEBR Proposed Project- *Nicholson Drive (Brightside-Gourrier)*
- Property located adjacent to existing facility on the Pedestrian and Bicycle Master Plan- *Nicholson multi-use path*
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *West Parker bike lane, Gourrier multi-use path*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Highland Road sidepath, West Parker Boulevard to Bluebonnet Boulevard trail, Nicholson Drive to Burbank Drive trail*
- Property located in the vicinity of transit stop

Environmental Issues

- Approximately 80% located in Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- Subject property posted on January 28, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on January 31, 2025
- Staff reports available to review on February 6, 2025 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on February 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



PUD-3-00

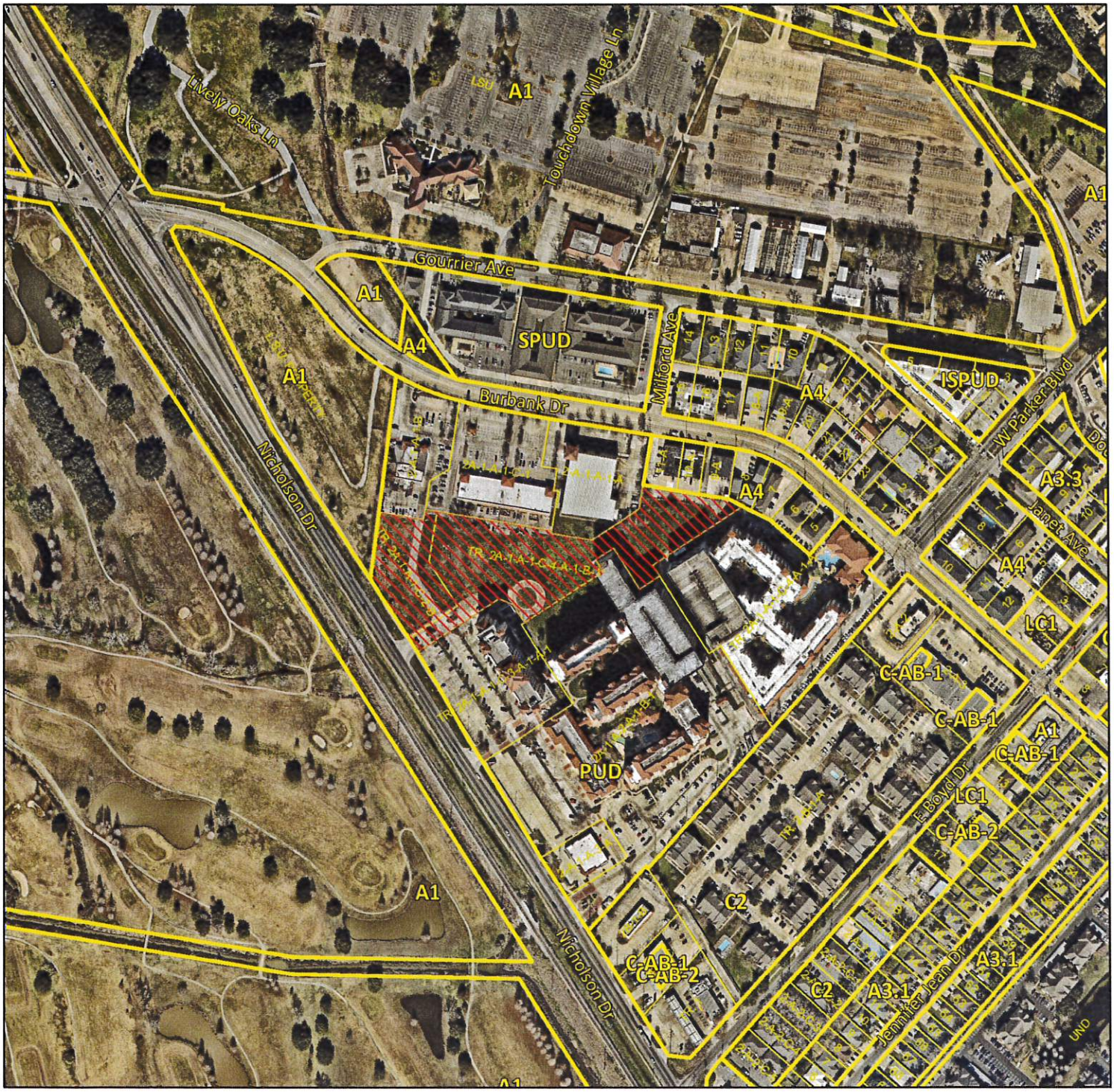
Final Dev. Plan

N

0 200 400 600 800 ft

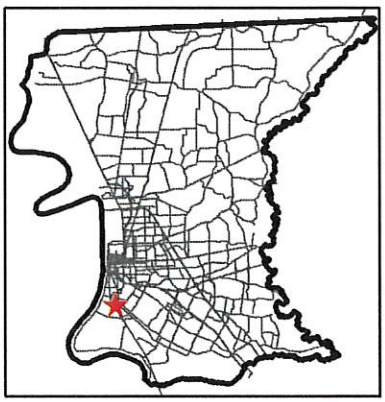
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Legend

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



PUD-3-00

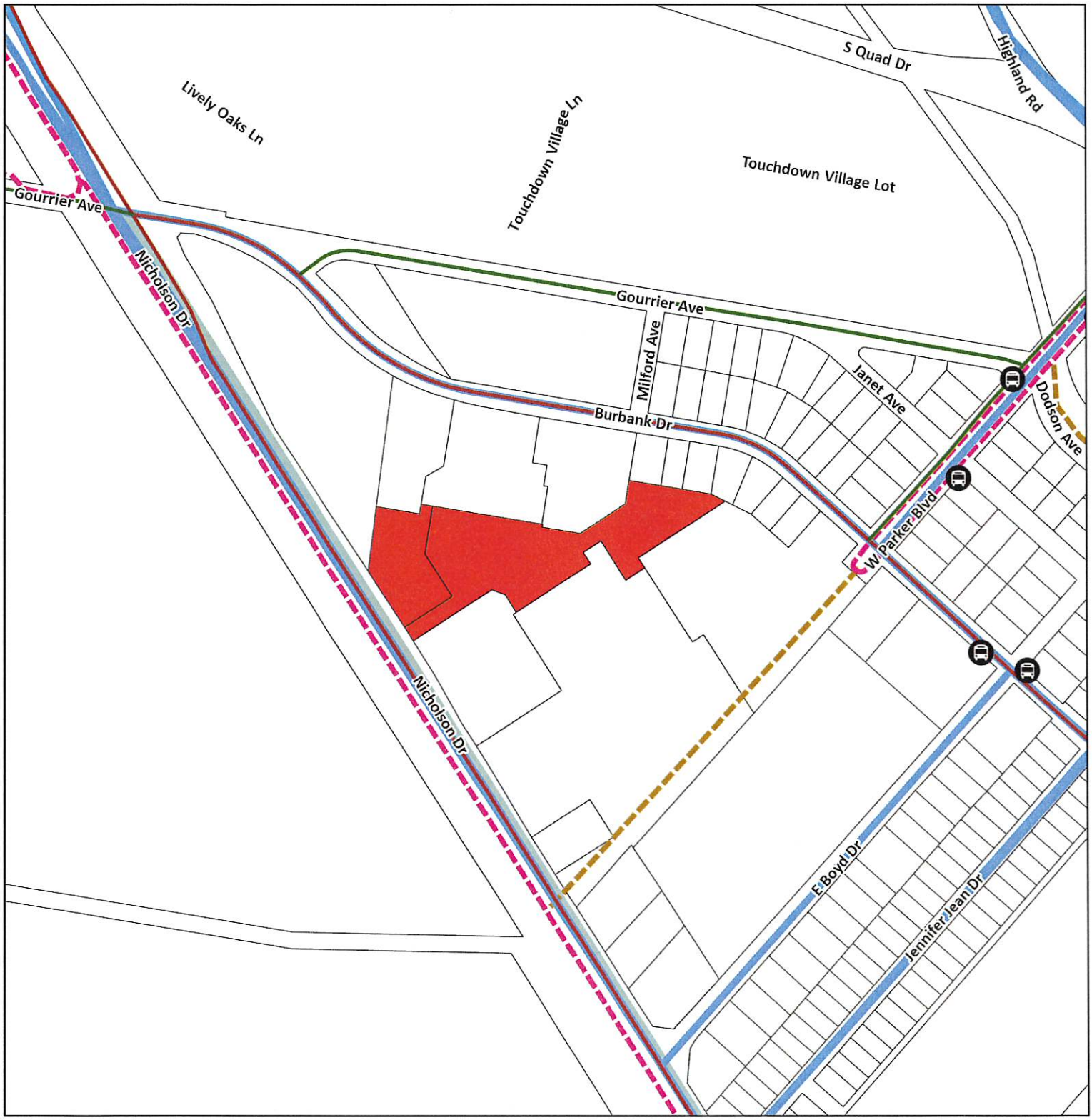
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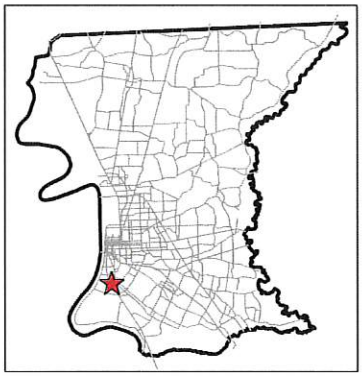
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Legend

- 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



PUD-3-00

Final Dev. Plan

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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