Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

December 4, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Christiean T. Smith, Senior Planner CTS

SUBJECT: **PUD-3-00** Southgate, Concept Plan Revision 3

Application Summary			
Applicant	Chad Stevens, PE	**Submittal Date**	October 30, 2025
Design Professional	Chad Stevens, PE; MR Engineering and Surveying LLC		
Lot and Block	51	**Site Area**	29.22 acres
Location	South side of Burbank Drive, east of Nicholson Drive (Council District 12 - Racca)		
Planning Commission Meeting Date	December 15, 2025	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Planned Unit Development (PUD)
Existing Use	Undeveloped		
Project Description	To revise land uses to increase high density residential and decrease commercial/office square footage		
Gross Residential Density	35.4 units per acre	**Number of Units**	1,033
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 multifamily 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: high density multi-family residential and commercial uses

Regulatory Issues

- Revision includes:
  - Increased high density residential acreage from 12.64 acres to 14.4 acres
  - Decreased high density residential density from 81.77 units/acres to 72.57 units/acres
  - Decreased commercial/office acreage from 12.16 cres to 10.4 acres
  - Increased commercial/office intensity from 21, 381 sf/acre to 25,000 sf/acre
- Proposed pedestrian circulation that connects internal sidewalks to sidewalks along Nicholson Drive

- Proposed land uses summarized in chart below:

Proposed Land Uses			
	High Density Residential	Commercial/Office	Green Space
Total Units	1,033	117 (hotel)	N/A
Total Square Feet of Buildings	N/A	260,000	N/A
Total Acreage	14.4	10.4	4.4
Percent of Site	49.4%	35.5%	15.1%

Transportation

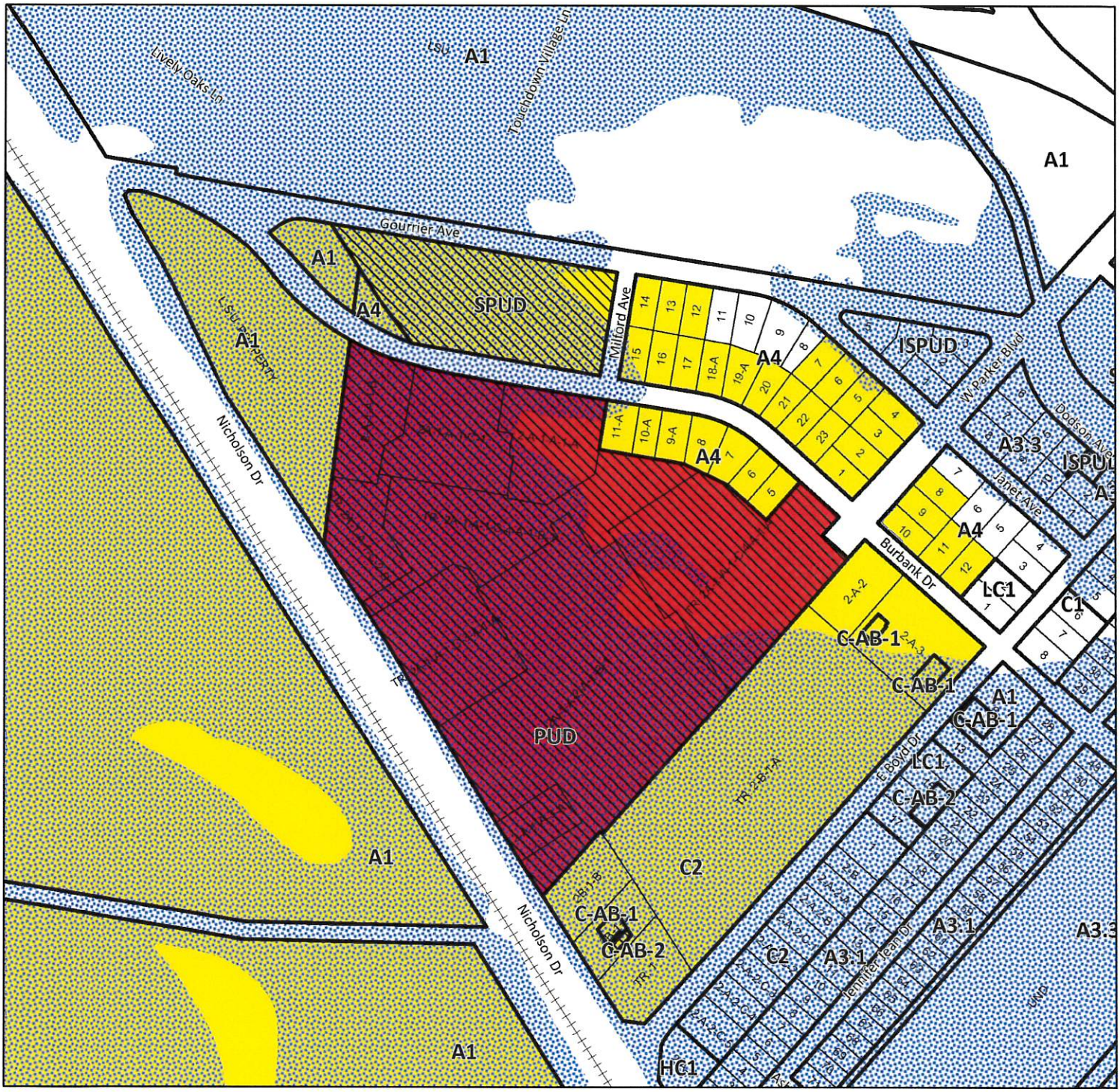
- Property located along the Major Street Plan- *Burbank Drive, Nicholson Drive*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Gourrier Avenue, West Parker Boulevard*
- Property located adjacent to proposed MOVEBR Project- *Nicholson Drive (Brightside-Gourrier)*
- Property located adjacent to existing facility on the Bicycle and Pedestrian Master Plan- *Nicholson Drive multi-use path*
- Property located in the vicinity of existing facility on the Bicycle and Pedestrian Master Plan- *West Parker Boulevard bike lane*
- Property located adjacent to proposed facility on the Bicycle and Pedestrian Master Plan- *Nicholson Drive to Burbank Drive trail*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *BREC West Parker Boulevard to Bluebonnet Boulevard trail, Highland Road sidepath*
- 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 November 20, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on November 26, 2025
- Staff reports available to review December 4, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on December 5, 9, and 11 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

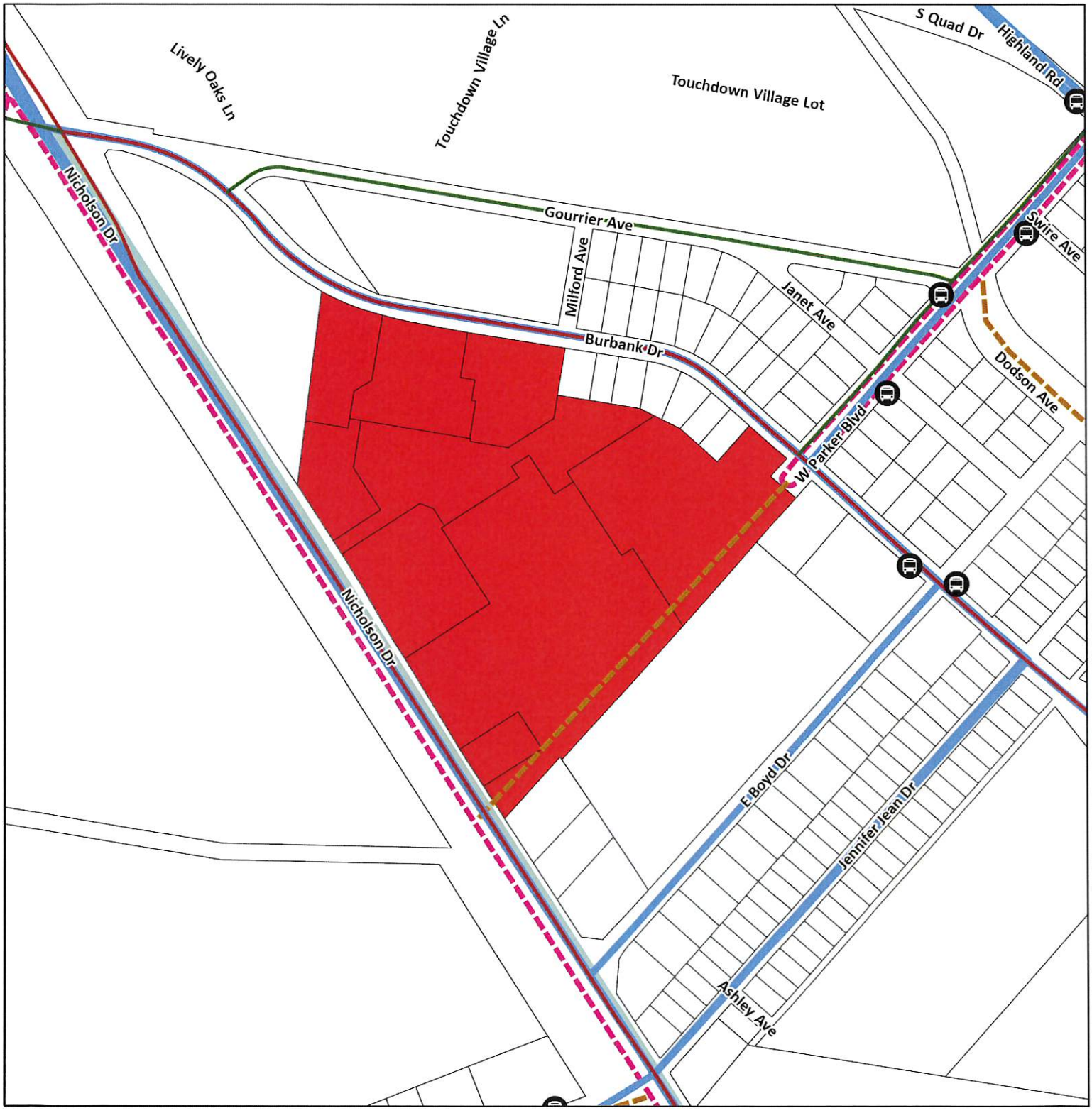
Concept Plan Rev.

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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

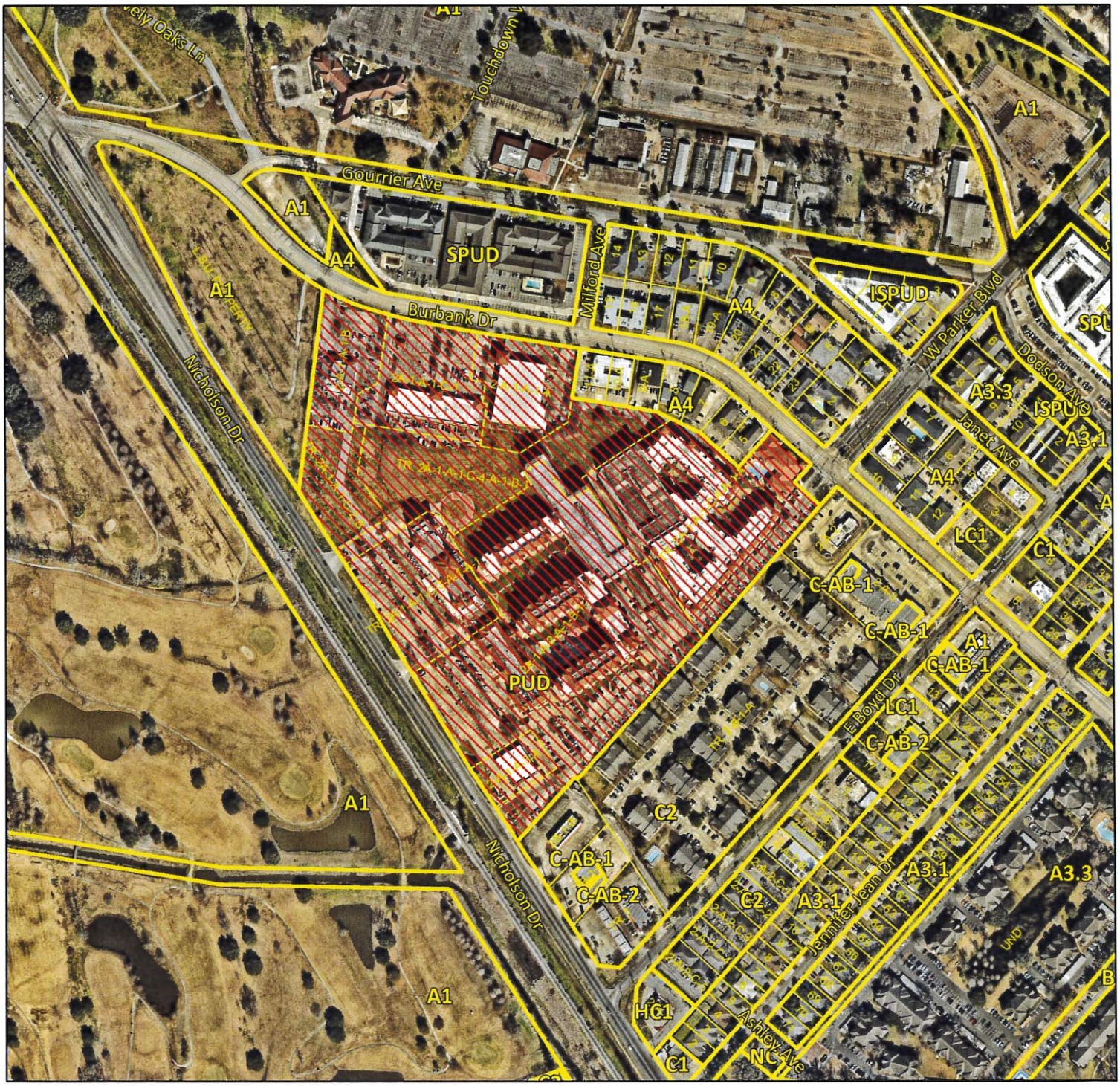
Concept Plan Rev.

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Legend

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



PUD-3-00

Concept Plan Rev.

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