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 4, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Christiean T. Smith, Senior Planner CTS

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

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**	6.97 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	Proposed revision to add additional acreage, increase high density residential units and increase open space		
Gross Residential Density	40.6 units per acre	**Number of Units**	284
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** Sterling Southgate, Final Development Plan Revision
  - Approved by the Planning Commission on February 17, 2025
- **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

- Revision includes:
  - Increased high density residential acres from 4.14 ac to 5.52 acres
  - Added Tract 2-A-1-A-1-A to FDP
  - Increased high density units from 272 units to 284 units
  - Increased open space from 1.03 acres to 1.45 acres.4
  - Reduced residential building height from 96.4 ft to 50.4 ft
- Increased parking from 778 spaces to 823 spaces
  - Increased surface parking fro 88 spaces to 160 spaces
  - Decreased parking garage spaces from 690 spaces to 663 spaces
- Proposed monument sign on Burbank

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

Open Space		
Components	**Required**	**Provided**
Common Open Space (15% total ac)	1.05 ac	1.46 ac
Green Open Space (50% COS)	0.53 ac	0.73 ac

- Proposed building setbacks shown in the chart below:

Setbacks		
Yards	**Typical A4**	**Proposed**
Front	20 ft	Nicholson Drive 141.16
		Burbank Drive 84.92
Side	5 ft	West 11.75 ft min
		East 7.73 ft min
Rear	25 ft	North 38.03 ft min

- Proposed signage shown in chart below:

Signs				
	Typical Sign Area	**Proposed Sign Area**	**Typical Allowable Height**	**Proposed Height**
Monument	60 sq ft	60 sq ft	10 ft	6 ft

- 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
  - 810 total parking spaces of provided parking will be in the parking garage, and will include 16 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 (30) x 1 spaces	30		Yes
	2 bedrooms (108) x 1.5 spaces	162		
	4 bedrooms (86) x 4 spaces + 10%	378		
	5 bedrooms (60) x 5 spaces + 10%	330		
TOTAL		810		
			823	
ADA Spaces		16	16	
Bicycle Spaces		39	40	

Transportation

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

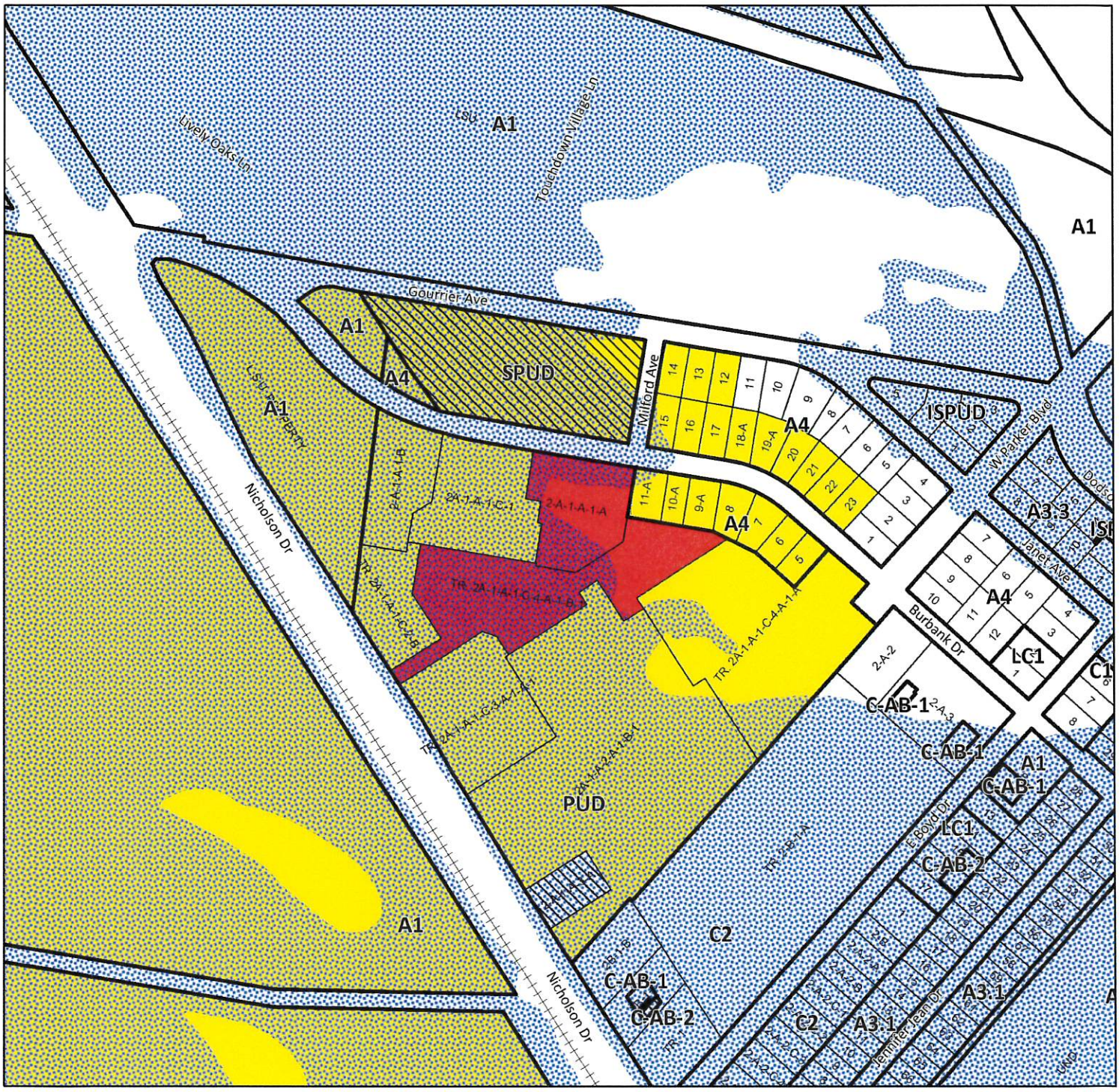
- Property located in the vicinity of transit stop

Environmental Issues

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

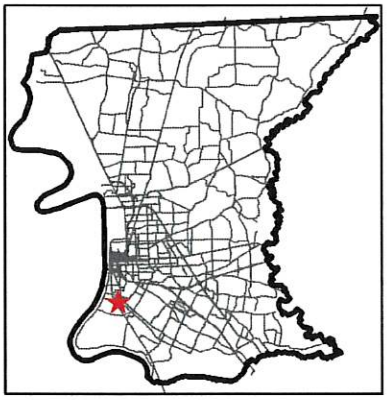
Community Outreach/Notification

- 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

Final Dev. Plan

N

0 200 400 600 800 ft

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Legend

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



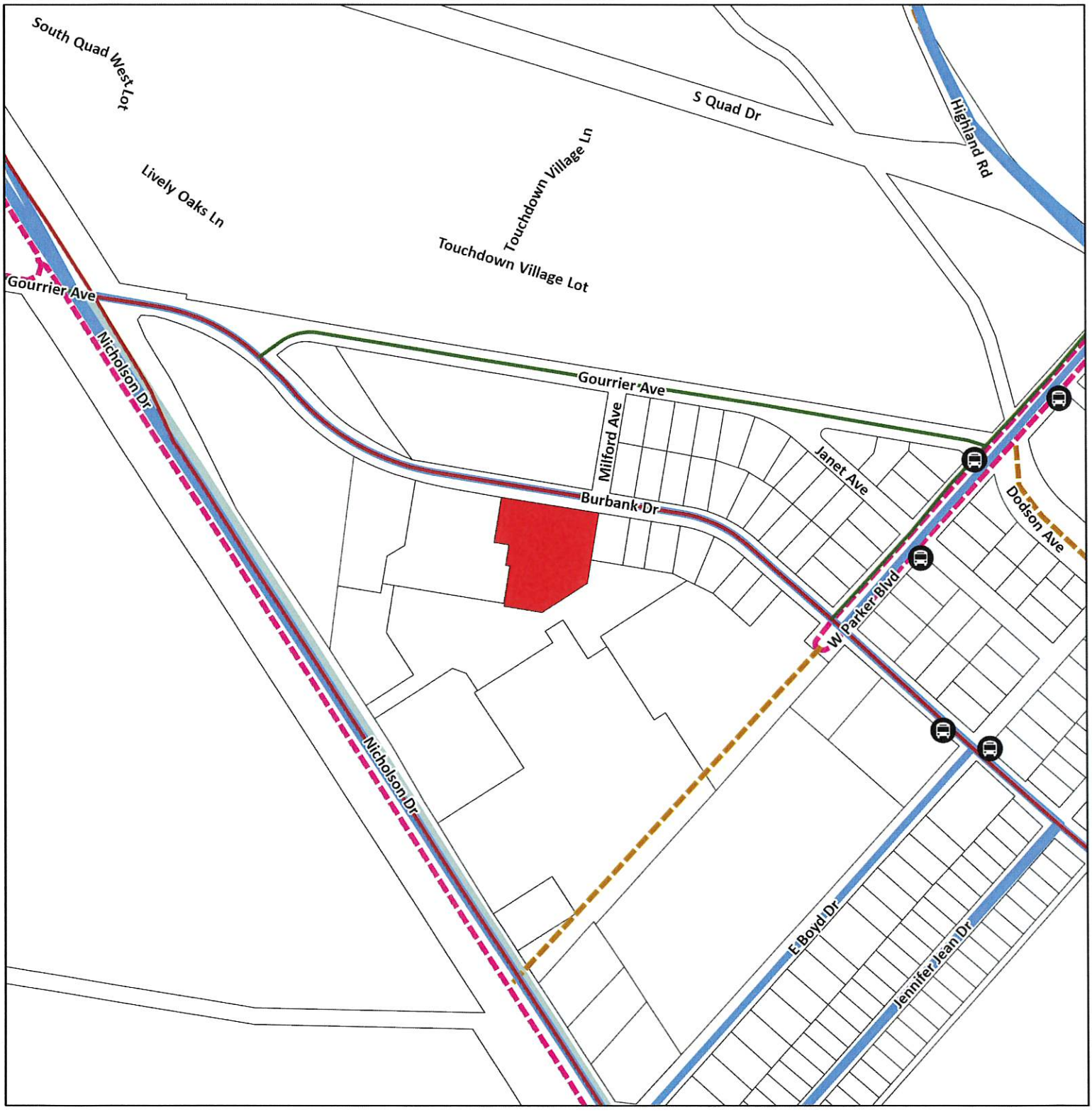
PUD-3-00

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
- 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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