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

August 7, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Jeremy Gremillion, Planner II

SUBJECT: **SP-5-25** Mansions in the Park Phase II

Application Summary			
Applicant	Geoff Wilson	**Submittal Date**	June 3, 2025
Design Professional	Geoff Wilson, PE; Geoff Wilson Engineering, LLC		
Lot and Block	59	**Site Area**	13.9 acres
Location	South side of Perkins Road, east of Kenilworth Parkway (Council District 12-Racca)		
Planning Commission Meeting Date	August 18, 2025		
Request			
Project Description	Low density multi-family residential expansion to an existing development with adding three, 3-story buildings with 24 units in each		
Gross Residential Density	5.18 units per acre	**Number of Units**	72 residential units
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	**Character Area**	Urban/Walkable
Existing Zoning	Limited Residential (A3.1), High Density Multi-Family Residential (A3.3)	**Overlay District**	N/A
Existing Use	Undeveloped	**Special Flood Hazard**	Yes ±90%
Area Characteristics			
Surrounding Zoning	A3.3, Single Family Residential (A1), Zero Lot Line Residential (A2.6), Heavy Commercial (C2), Light Commercial Three (LC3), Infill Small Planned-Unit Development (ISPUD)		
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 minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- **SP-5-25** Mansions in the Park Phase II
  - Deferred from July 21, 2025 by the Planning Director
- **Case 52-24** 7250 Perkins Road, A1 to A3.1
  - Approval recommended by the Planning Commission on December 16, 2024
  - Approved by the Metropolitan Council on January 15, 2025

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  - Withdrawn by the applicant on August 20, 2024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
- Site plan is compatible with existing multifamily residential and commercial in the area

Regulatory Issues

- Maximum allowed building height per zoning district is 35 ft, proposed building height is 40 ft
  - Maximum building height may be increased by one foot for each one foot that it is set back from all yard requirements per UDC §11.1.3.B.2
- Landscape
  - Buffer provided along adjacent lot to the northwest, 5 ft @ L3 per UDC Table 18.B
  - Buffer provided along adjacent lot to the southeast, 10 ft @ L3 per UDC Table 18.B
- Sidewalks provided internally connecting to existing Phase 1 development
- Parking complies with the minimum requirements of the UDC:

Parking			
	Required	**Provided**	**Meets Requirement**
Auto Spaces	96	97	Yes
ADA Spaces	13	19	Yes
Bicycle Spaces	16	16	Yes

- Open Space provided for a minimum of 5% of site area consistent with UDC §12.3.2

Open Space		
Components	**Required**	**Provided**
Open Space	0.7 ac	7.6 ac

Transportation

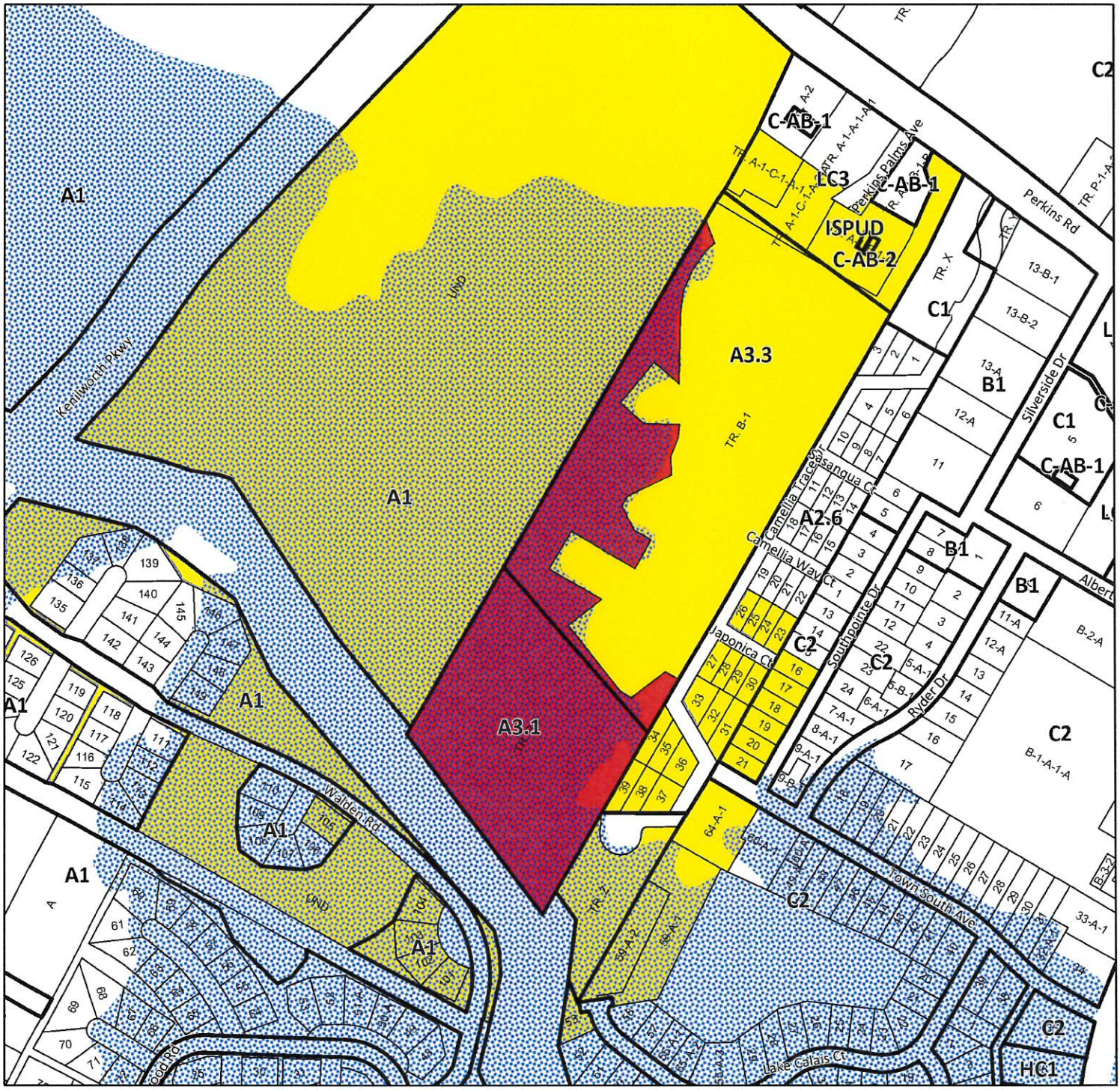
- Property located in the vicinity of streets on the Major Street Plan- *Perkins Road, Kenilworth Parkway, Staring Lane*
- Property located in the vicinity of existing facilities on the Pedestrian and Bicycle Master Plan- *BREC Perkins Road Park multi-use path, Pennington Research Center multi-use path,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

Environmental Issues

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

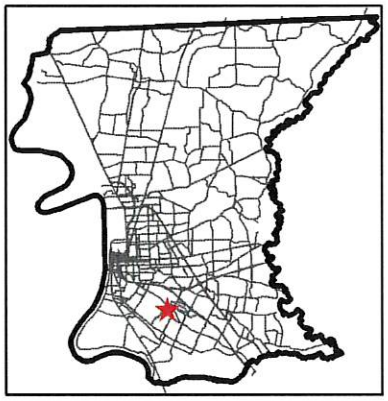
Community Outreach/Notification

- BREC notified on July 6, 2025 pursuant to UDC § 3.1.4.D
- Subject property posted on June 23, 2025
- Public Notification Cards mailed to property owners within a 300 foot radius and Walden Homeowners Association on July 3, 2025
- Legal advertisement published in The Advocate on July 11, 2025
- Staff reports available for review on August 7, 2025 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12



Legend

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



SP-5-25

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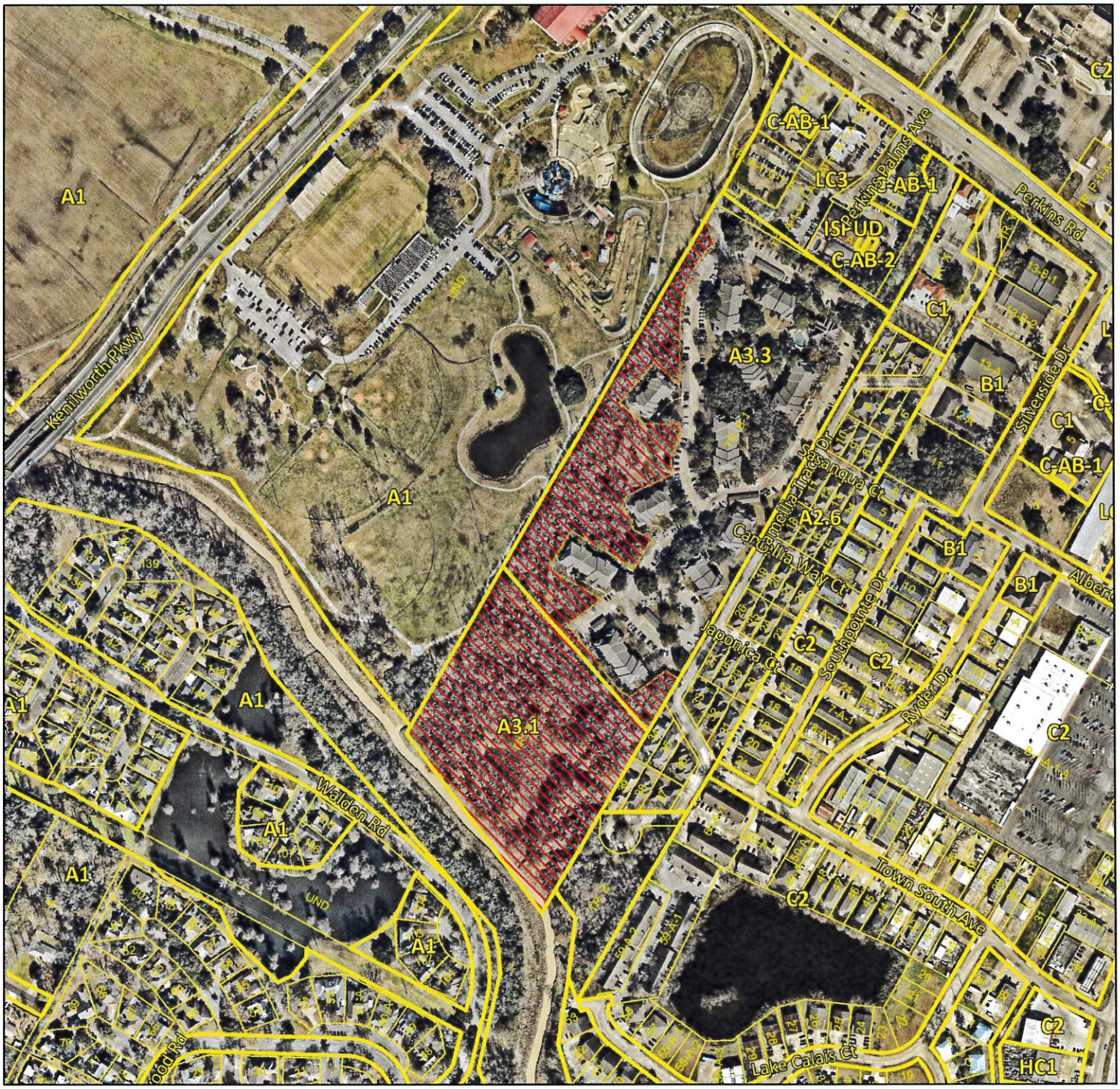

Legend

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



SP-5-25

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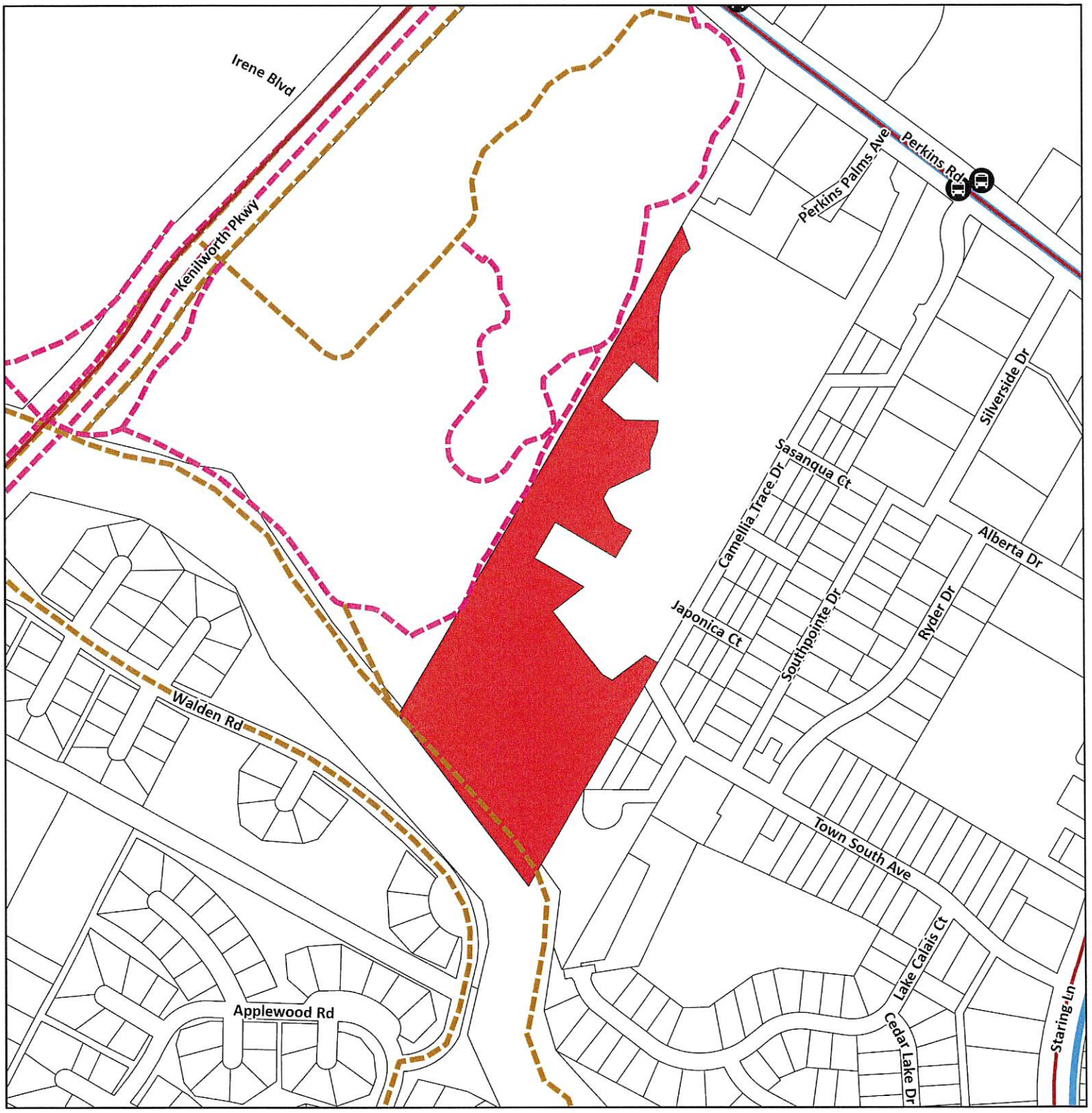
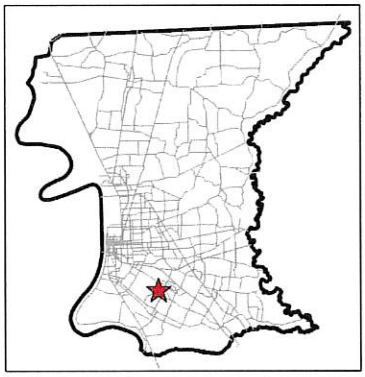


Legend

- 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



SP-5-25

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0 200 400 600 800 ft

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