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

June 4, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Jeremy Gremillion, Planner II

SUBJECT: **SPUD-1-26** LV Collective Student Housing (related to **PA-3-26**)

Application Summary			
Applicant	Brittani Sanders	**Submittal Date**	April 30, 2026
Design Professional	C. Joseph Marino Jr., PE; DDG		
Lot and Block	51	**Site Area**	4.56 acres
Location	North of Burbank Drive, east of Milford Avenue (Council District 12-Racca)		
Planning Commission Meeting Date	June 15, 2026	**Metropolitan Council Meeting Date**	June 17, 2026
Request			
Requested Zoning	Small Planned Unit Development (SPUD)	**Existing Zoning**	General Residential (A4)
Existing Use	Single-family residential, medium density multi-family residential		
Project Description	High density multi-family residential development with 2,816 sf commercial space, fitness and community amenity areas within the buildings with structured parking		
Gross Residential Density	74 units per acre	**Number of Units**	338
Site Characteristics			
FUTUREBR Land Use Designation	Urban Neighborhood	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	Yes ±5%
Area Characteristics			
Surrounding Zoning	A4, Single-Family Residential (A1), High Density Multi-Family Residential (A3.3), Light Commercial One (LC1), Heavy Commercial (C2), Planned Unit Development (PUD), Infill Small Planned Unit Development (ISPUD), SPUD, Commercial Alcoholic Beverage (restaurant) (C-AB-1)		
Surrounding Uses	Low density single family residential, high density multi-family residential, medium density multi-family residential, office, educational institution, restaurant, parking facility, retail sales, personal service establishment		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being compatible with surrounding uses, and conforming to the Unified Development Code requirements			

Case History – Site

- None

Case History – Area

- **PUD-3-00** Southgate, Concept Plan Revision 3
  - Approved by the Planning Commission on December 15, 2025
- **PUD-3-00** Sterling Southgate, Final Development Plan Revision
  - Approved by the Planning Commission on December 15, 2025
- **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 high density residential, medium density residential, single family residential, office, commercial and institutional properties
- Proposed use will not change existing land use patterns

Regulatory Issues

- Proposed sidewalks along Gourrier Avenue, Milford Avenue, and Burbank Drive are consistent with UDC §13.8.A.1
- Building and landscape provided clear of sight triangles, consistent with UDC Section 18.7.2
- Street yard planting area is required along street frontage
  - Class A trees proposed along Burbank Drive, West Parker Boulevard, Milford Avenue and Gourrier Avenue
- Maximum building height of 94 feet 10 inches is consistent with the UDC
  - Per UDC Section 11.1.3.B.2, a building may be increased in height one foot for each one foot that it is set back from all yard requirements, allowing the proposed height of 94 feet 10 inches to be consistent with UDC due to an increased setback of more than 5 feet for the amenity area.
- See proposed Land Use chart below:

Proposed Land Use			
	High Density Residential	**Commercial/Office**	**Open Space**
Total Units	338	N/A	N/A
Total Square Feet of Buildings	505,576	2,816	N/A
Total Acreage	3.19	0.06	1.31
Percent of Site	70%	1.3%	28.7%

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

Open Space		
Components	**Required**	**Provided**
Common Open Space	0.46 ac	1.31 ac
Green Open Space	0.23 ac	0.64 ac

- Section §17.4.4(A) Transit Availability: Locations within a 1000-foot walking distance of a transit stop approved by the transit provider providing both shade and seating may reduce the total number of required parking spaces by 5 percent.
- 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
  - 725 total parking spaces of provided parking will be in the parking garage
  - 23 ADA spaces will be provided in the parking garage
  - Five total parking spaces dedicated to rideshare services will be provided
- Alternative parking approved by the Planning Director on 5/13/2026, consistent with UDC § 17.4.1.B, shown in chart below:

Parking				
	Uses	**Required spaces**	**Proposed Spaces**	**Meets Requirements**
Auto Spaces	Studio (23) x 1 spaces	23	N/A	Yes
	1 bedroom (38) x 1 spaces	38		
	2 bedrooms (59) x 1.5 spaces	89		
	3 bedrooms (39) x 2 spaces	78		
	4 bedrooms (110) x 4 spaces + 10%	484		
	5 bedrooms (50) x 5 spaces + 10%	275		
	6 bedrooms (19) x 6 spaces + 10%	126		
	Leasing Office (1/400 sf)	7		
	Café (1/250 sf)	13		
TOTAL		963	730	
ADA Spaces		19	23	Yes
Bicycle Spaces		49	120	Yes

- Proposed building setbacks shown in chart below:

Setbacks		
	Typical A4	**Proposed High-Density Residential**
West Parker Boulevard (Front)	10 ft min	10 ft min
Milford Ave (Front)	10 ft min	10 ft min
Burbank Drive (Corner Side)	10 ft min	20 ft min
Gourrier Ave (Corner Side)	10 ft min	10 ft min
Side	5 ft min	10 ft min
Rear	20 ft min	5 ft min

- Hold harmless agreement required for 30 inch screen wall located within the proposed Major Street Plan setback, located south of proposed café entrance

- Proposed signage shown in the chart below:

Signs				
	Typical Maximum Sign Area	**Proposed Sign Area**	**Typical Allowable Height**	**Proposed Height**
Wall Sign	15% of the wall area, with a minimum of 32 square feet	Sign 1 on Milford Avenue 24 sf	N/A	N/A
		Sign 1 on Gourrier Avenue 24 sf	N/A	N/A
		Sign 1 on Burbank Drive 77 sf	N/A	N/A
		Sign 2 on Burbank Drive 77 sf	N/A	N/A
Canopy Sign	50% of canopy area	Sign 1 on Burbank Drive 14.25 sf	2 ft	1 ft 6 in
		Sign 2 on Burbank Drive 14.25 sf	2ft	1 ft 6 in

Transportation

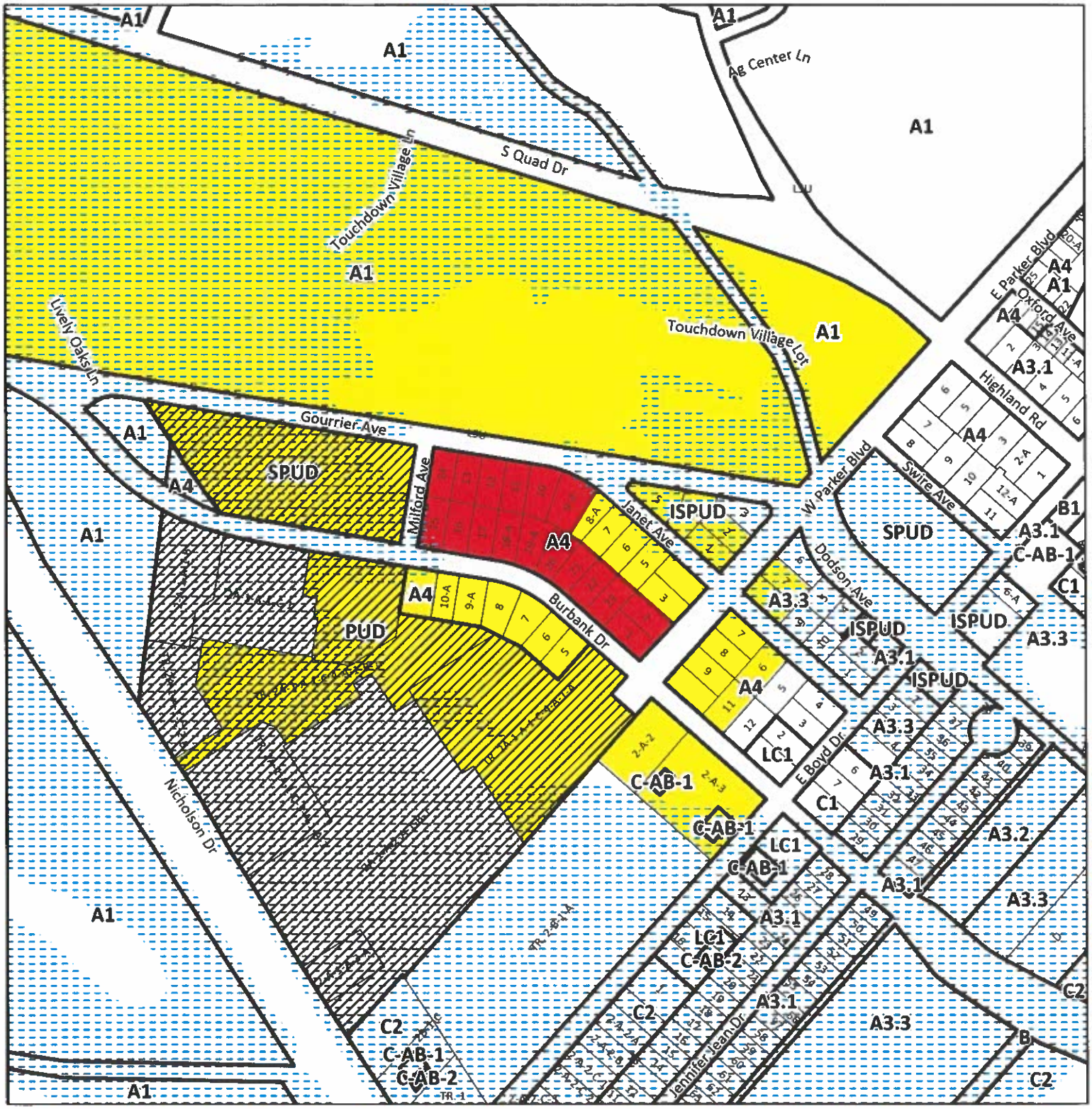
- Property located along the Major Street Plan- *Burbank Drive, West Parker Boulevard, Gourrier Avenue*
  - Completed and Additional right-of-way might be needed
- Property located in the vicinity of street on the Major Street Plan- *Nicholson Drive, Highland Road, East Parker Boulevard*
- Property located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

Environmental Issues

- Approximately 5% 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 on May 27, 2026
- Public Notification Cards mailed to property owners within a 300 foot radius on May 29, 2026
- Staff reports available for review on June 4, 2026 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on June 5, 9 and 11, 2026



Legend

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



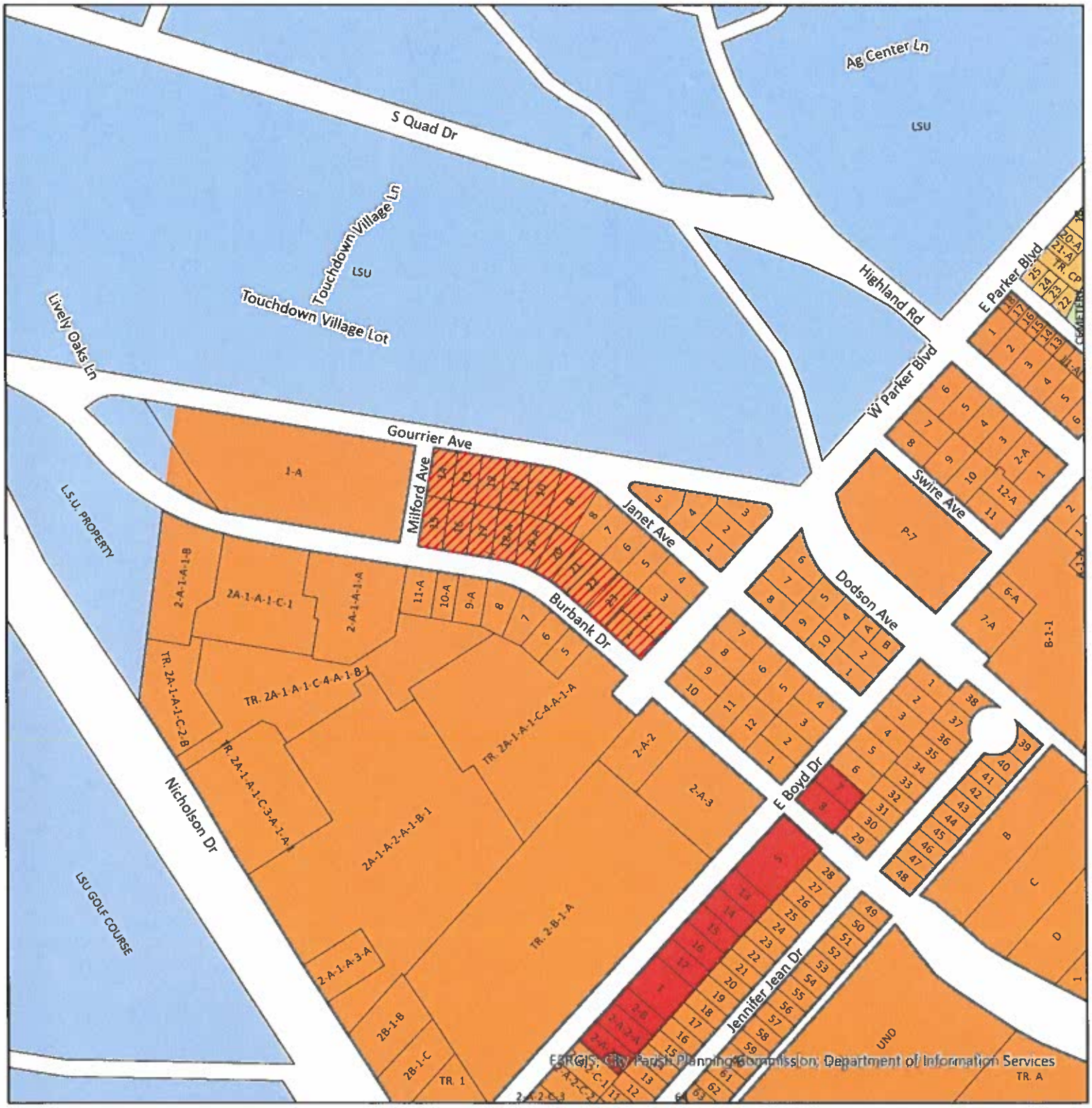
SPUD-1-26

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0 200 400 600 800 ft

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Legend

- Lot Boundaries
- Current Case

Future Land Use

- Agricultural and Rural
- Residential Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Neighborhood Center
- Office
- Mixed Use
- Regional Center
- Commercial
- Industrial
- Institutional
- Downtown Core
- Employment Center
- Open Space
- Park



SPUD-1-26

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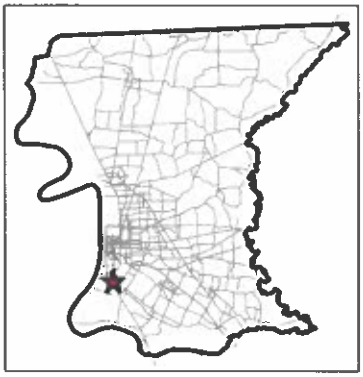
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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



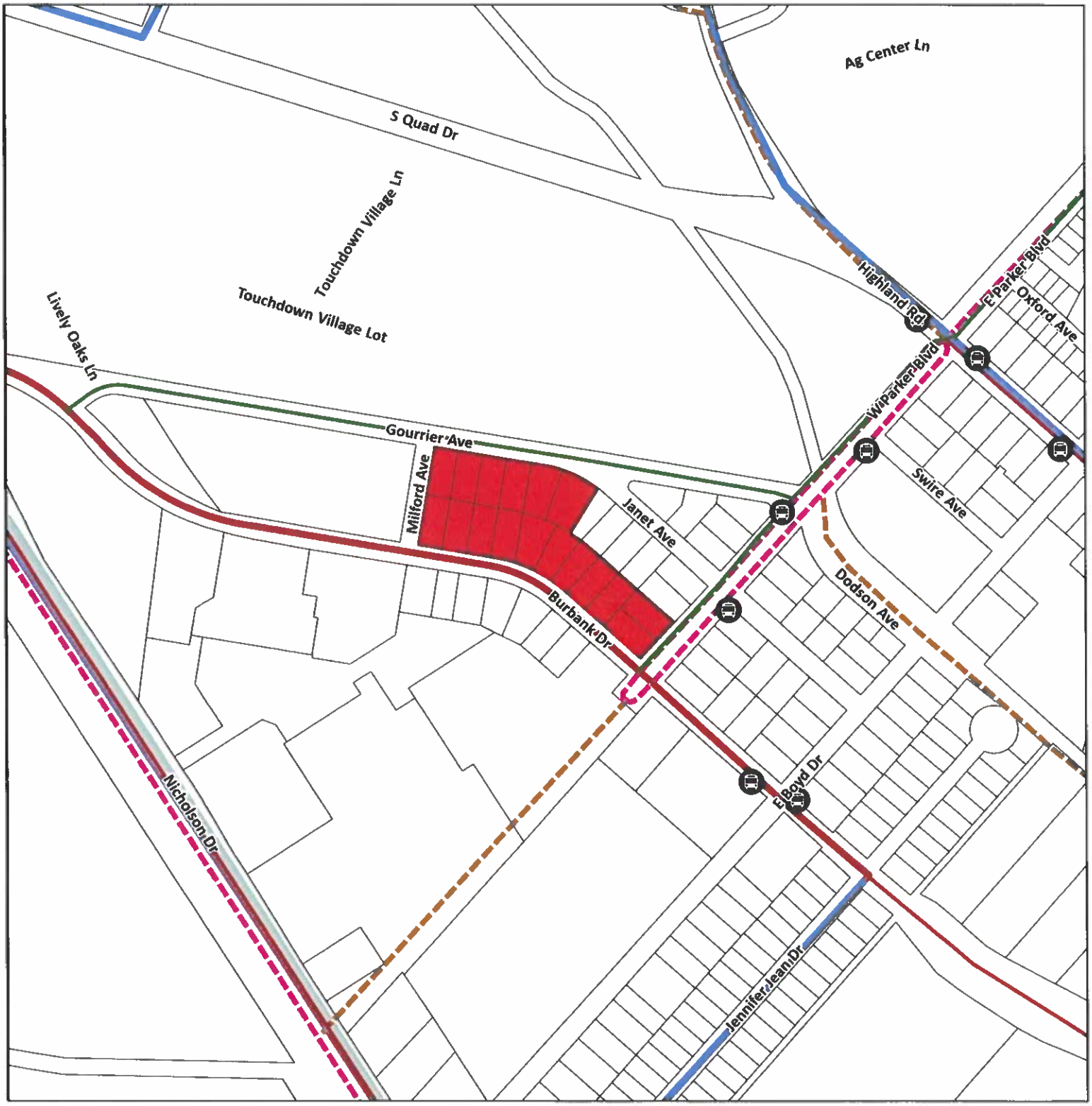
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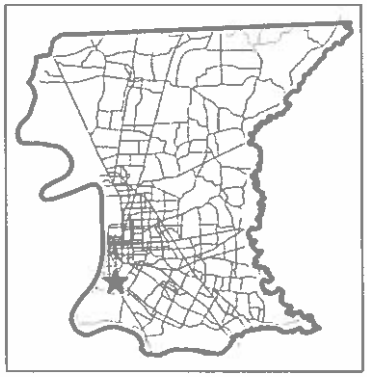
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Legend

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



SPUD-1-26

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