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

September 4, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director RH

FROM: Christiean T. Smith, Senior Planner CTS

SUBJECT: **TND-1-07** Phase 1D, Rouzan Final Development Plan Revision

Application Summary			
Applicant	Charles Landry	**Submittal Date**	July 30, 2025
Design Professional	Quality Engineering and Surveying		
Lot and Block	52	**Site Area**	3.45 Acres
Location	South of Perkins Road, east of Glasgow Avenue (Council District 12-Racca)		
Planning Commission Meeting Date	September 15, 2025	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Traditional Neighborhood Development (TND)
Existing Use	Undeveloped		
Project Description	Changing three low density detached single family residential lots into five townhome lots		
Gross Residential Density	5.51 units/ac	**Number of Units**	19 lots
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood (RN)	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	TND, Single Family Residential (A1)		
Surrounding Uses	High density multifamily residential , low density single family residential, library, and undeveloped		
Findings			
Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Traditional Neighborhood Development for Planning Commission consideration			

Case History – Site

- **TND-1-07 Phase 1D, Rouzan FDP,** 17 low density residential lots
  - Approved by the Planning Commission on May 20, 2019

Case History – Area

- **TND-1-07** Rouzan Concept Plan Revision 17, removed 8 units from Parcel H-3, J, E and added them to Phase 1D, Parcel F-2, and Parcel C-2
  - Approved by the Planning Commission staff on August 06, 2025
- **TND-1-07** Bank Development, Rouzan, Final Development Plan, Revision 2
  - Approved by the Planning Commission staff on April 21, 2023
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 16, increased development acreage and commercial/office area
  - Approval recommended by the Planning Commission on January 17, 2023
  - Approved by the Metropolitan Council on February 15, 2023
- **TND-1-07** Bank Development, Rouzan, Final Development Plan, Revision, 5,000sq ft Bank with drive-thru service on lot 1-A-1 and extension of proposed Rouzan Square
  - Approved by the Planning Commission staff on May 24, 2022
- **TND-1-07** Phases 8 & 9, Rouzan, Final Development Plan Revision 4, proposed 31.89 acre development to include 167 residential lots, associated infrastructure and open space areas
  - Approval recommended by the Planning Commission on July 6, 2022
- **TND-1-07** Mixed Use office and Residential Development, Rouzan, Final Development Plan, development proposed for mixed-use, including commercial office space as well as residential apartments
  - Approval recommended by the Planning Commission on July 18, 2022
- **TND-1-07** Belfleur Street extension, Rouzan, Final Development Plan, Revision1, Signage and road extension of Belfleur Street to tie into Perkins Road, also includes a sewer extension
  - Approval recommended by the Planning Commission on November 14, 2022
- **TND-1-07** Pizza Artista Sign, Rouzan, Final Development Plan, change in the size of a sign on one building on Lot RZ-4-B
  - Approved by the Planning Commission staff on January 22, 2021
- **TND-1-07** Belfleur Street Extension, Rouzan, Final Development Plan, 550 foot road extension of Belfleur Street to tie into Perkins Road, also includes a sewer extension
  - Approved by the Planning Commission staff on February 22, 2021
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 14, to revise internal circulation of Phase 8 and 9, revised phase line boundaries, updated charts and phase map
  - Approved by the Planning Commission staff on May 19, 2021
- **TND-1-07** Phase 8 and 9, Rouzan, Final Development Plan Revision 3, to revise internal circulation of Phase 8 and 9 by extending Ange and Flaner Lane, removed drainage and sewer servitudes,
  - Approved by the Planning Commission staff on May 20, 2021
- **TND-1-07** Bank Development, Rouzan, Final Development Plan
  - Approved by the Planning Commission on August 16, 2021
- **TND-1-07** Phases 1-10, Rouzan, Concept Plan Revision 15, to add medium density residential on the land use chart, 55 low and medium density residential units
  - Approval recommended by the Planning Commission on July 19, 2021
  - Approved by the Metropolitan Council on August 18, 2021
- **TND-1-07** Phase 1C, Rouzan, Final Development, Revision 7
  - Approved by the Planning Commission staff on November 18, 2021

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Overall TND includes single family residential, multi-family residential, institutional, office and commercial uses
- Introducing new housing type, townhouse to single family residential
- Proposed Final Development Plan will not change character of the area

Regulatory Issues

- No proposed pedestrian circulation connections throughout site to promote walkability
- No signage proposed
- No changes made to Open Space

Setbacks		
Yards	**Previously Approved**	**Proposed**
Front	3 ft	4-10 ft
Side	3 ft	0-3 ft
Rear	3 ft	3-10 ft

- Motor vehicle parking meets minimum of the UDC, shown in chart below:

Parking				
	Uses	**Required**	**Provided**	**Meets Requirements**
Auto Spaces	Single Family Residential	28	40	Yes
	Town Homes	12		
TOTAL		40		

Transportation

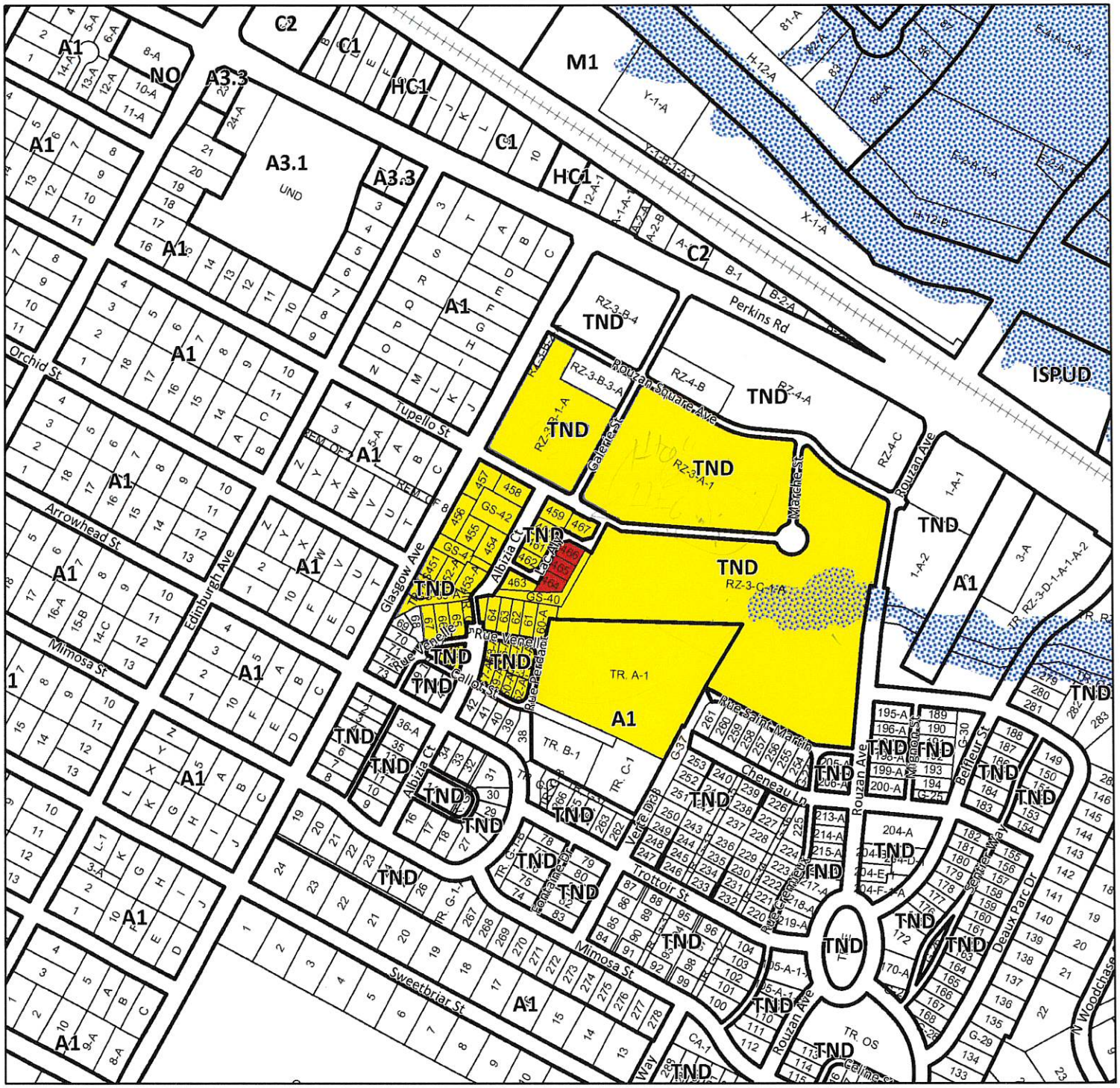
- Property located in the vicinity of streets on the Major Street Plan- *Perkins Road, Lee Drive, College Drive*
- Property located in the vicinity of proposed MOVEBR Project- *Lee Drive*
- Property located in the vicinity of existing facility on the Bicycle and Pedestrian Master Plan- *Health Loop bike lane*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *BREC Dawson Creek trail, Foster Drive/College Drive/Lee Drive bike lane, Stuart Avenue to South Pollard Parkway bike boulevard, Health Loop bike boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

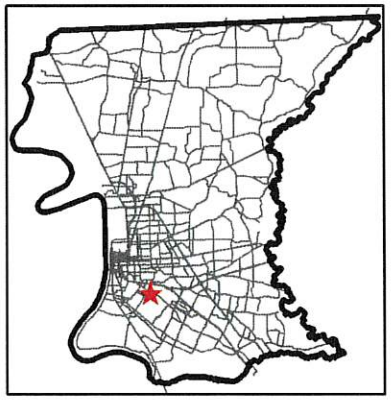
Community Outreach/Notification

- Subject property posted on August 19, 2025
- Public Notification Cards mailed to property owners within 300 foot August 29, 2025
- Staff reports available to review on September 4, 2025 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on September 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



TND-1-07

Final Dev. Plan

N

0 200 400 600 800 ft

BR

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



Legend

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



TND-1-07

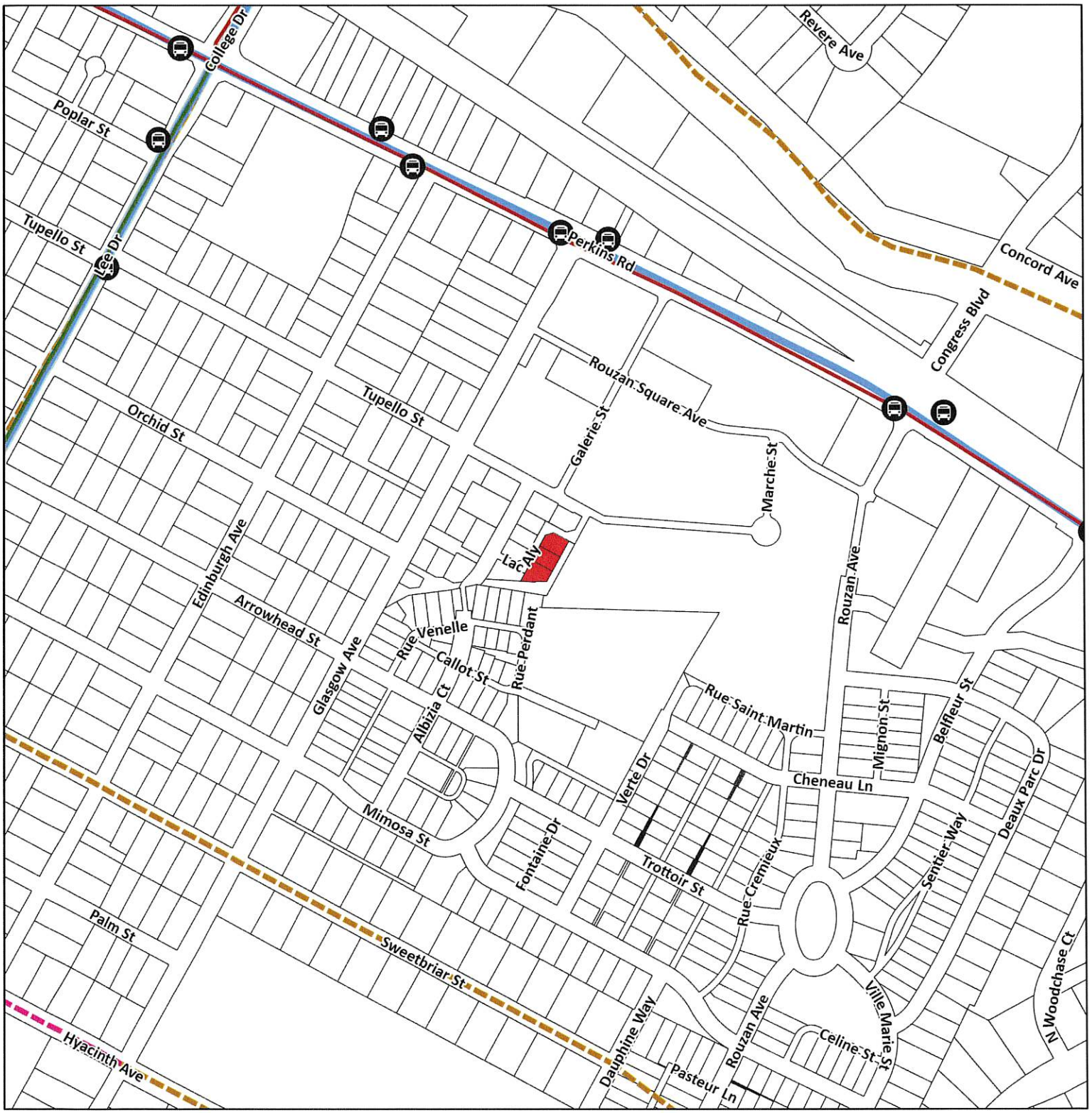
Final Dev. Plan

N

0 200 400 600 800 ft

BR

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



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



TND-1-07

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.

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION