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

September 4, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Christiean T. Smith, Senior Planner

SUBJECT: **TND-1-07** Phase(s) 6B, 7, and 11, Rouzan, Final Development Plan

Application Summary			
Applicant	Charles Landry	**Submittal Date**	July 30, 2025
Design Professional	Quality Engineering and Surveying		
Lot and Block	52	**Site Area**	4.57 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	Phase 6B consists of three low density single family lots; Phase 7 consists of three low density single family detached lots and 9 townhome lots; and Phase 11 consists of 28 townhomes		
Gross Residential Density	3.3-13.7 units/acre	**Number of Lots**	43
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood (RN)/ Neighborhood Center (NC)	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	Yes ± 15%
Area Characteristics			
Surrounding Zoning	TND, Single Family Residential (A1)		
Surrounding Uses	High density multifamily residential, low density single family residential, library, personal service establishment, retail sales, bank, 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

- None

Case History – Area

- **TND-1-07** Phase 1D, Rouzan FDP Revision, 19 low density residential lots
  - To be heard by the Planning Commission on September 15, 2025
- **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
  - 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, 550 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 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,
  - Approval recommended by the Planning Commission on July 19, 2021
  - Approved by the Metropolitan Council on August 18, 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 and Neighborhood Center on the Future Land Use Map

Neighborhood Compatibility

- Overall TND includes low and medium single family residential, multi-family residential, institutional, and commercial uses
- Proposed Final Development Plan will not change character of the area

Regulatory Issues

- Class A trees provided in the street yard planting area along Tupello Avenue for Phase 11
- Class A trees provided along Rouzan Avenue in tree wells for Phase 7
- Class A trees provided along Rouzan Avenue and Deaux Parc Drive for Phase 6B
- No buffers required
- Sidewalk along Tupello Avenue provides pedestrian connection to townhomes in Phase 11
- Existing sidewalk along Rouzan Avenue with connection to proposed sidewalk through Tract GS-49 provides pedestrian connection for Phase 7
- Sidewalk provided along Rouzan Avenue and Deaux Parc Drive for Phase 6B
- No Proposed signage

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

Open Space			
Components		**Required**	**Provided**
Common Open Space	Phase 11	N/A	0.15 acres
	Phase 7	N/A	0.06 acres
	Phase 6B	N/A	0.08 acres
Green Open Space	Phase 11	N/A	0.15 acres
	Phase 7	N/A	N/A
	Phase 6B	N/A	N/A

- Motor vehicle parking meets minimum requirement of the UDC, shown in chart below:
  - Development utilizes on street spaces along Tupelo Avenue along Phase 11
  - Two spaces will be provided at each individual lot

Parking				
	Uses	**Required**	**Provided**	**Meets Requirements**
Auto Spaces	Phase 11	63	63	Yes
	Phase 7	27	29	
	Phase 6B	6	6	
TOTAL		96	103	
ADA Spaces		N/A	N/A	
Bicycle Spaces		N/A	N/A	

- Proposed building setbacks shown in chart below:

Setbacks (Phase 11)		
Yards	**Typical (A2.5)**	**Proposed**
Front	15 ft	5-6 ft min
Side	5 ft	0-4 ft min
Rear	20 ft	4-5 ft min
Corner Side	10 ft	3-5 ft min
Setbacks (Phase 7)		
Yards	**Typical (A2.5) and (A3.1)**	**Proposed**
Front	15-20 ft	5-6 ft min
Side	5 ft	0-4 ft min
Rear	20-25 ft	4-5 ft min
Corner Side	10-20 ft	3-5 ft min
Setbacks (Phase 6B)		
Yards	**Typical (A2.7)**	**Proposed**
Front	15 ft	6 ft min
Side	5 ft	3 ft min
Rear	25 ft	4 ft min
Corner Side	15 ft	6 ft min

Transportation Analysis

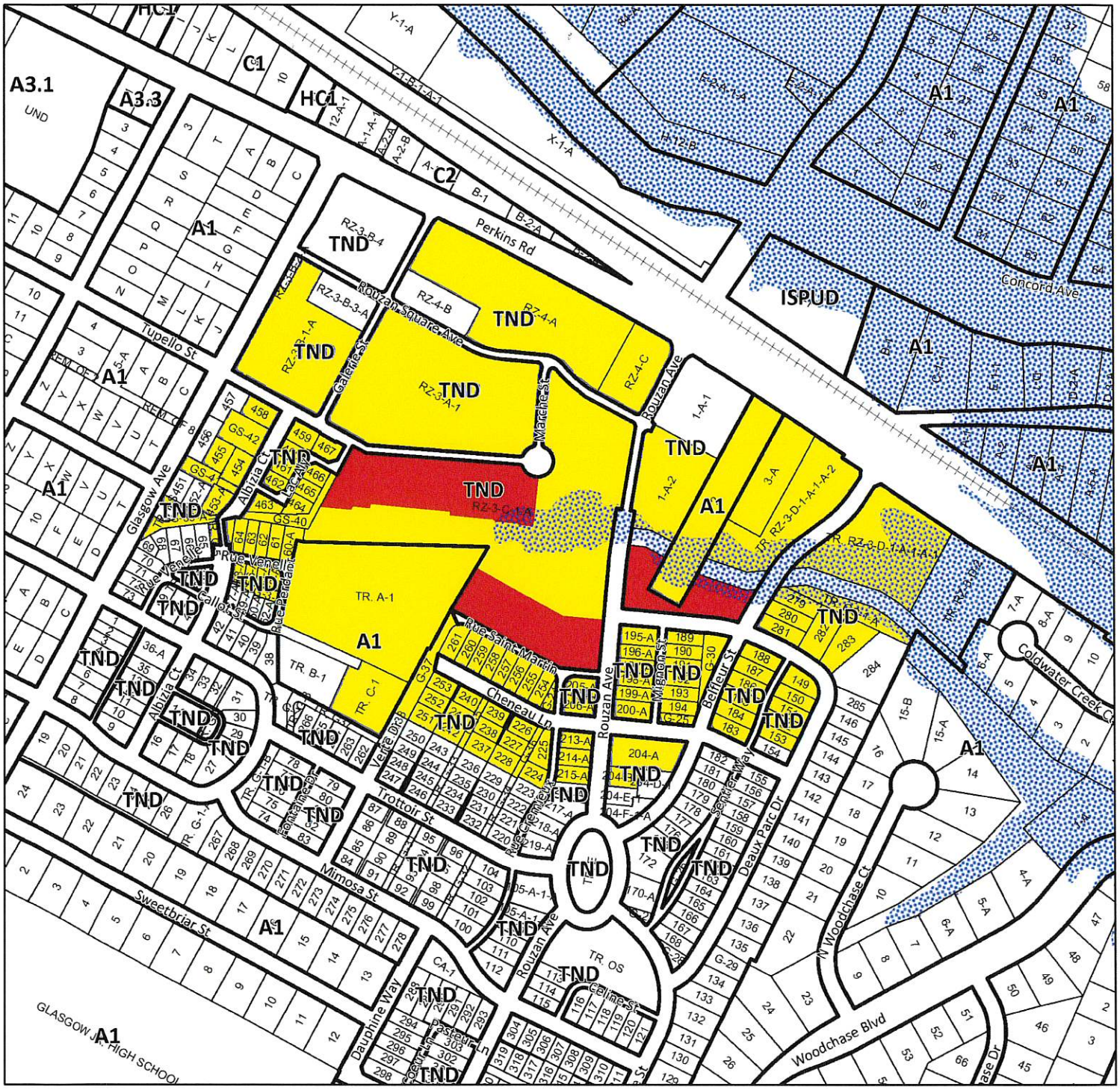
- Property located in the vicinity of street on the Major Street Plan- *Perkins Road*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *BREC Dawson Creek trail; Stuart Avenue to South Pollard Parkway bike boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Approximately 15% of property located in Flood Zone AE, which may require elevation of building pads, finished floors and structures above the base flood elevation

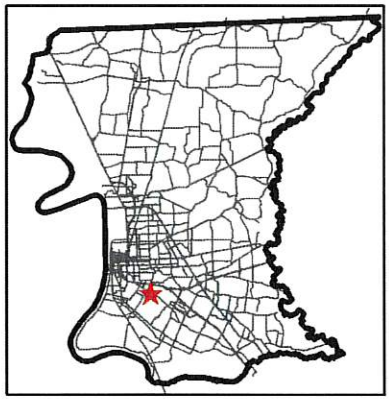
Community Outreach/Notification

- Subject property posted on 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

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PLANNING COMMISSION



Legend

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



TND-1-07

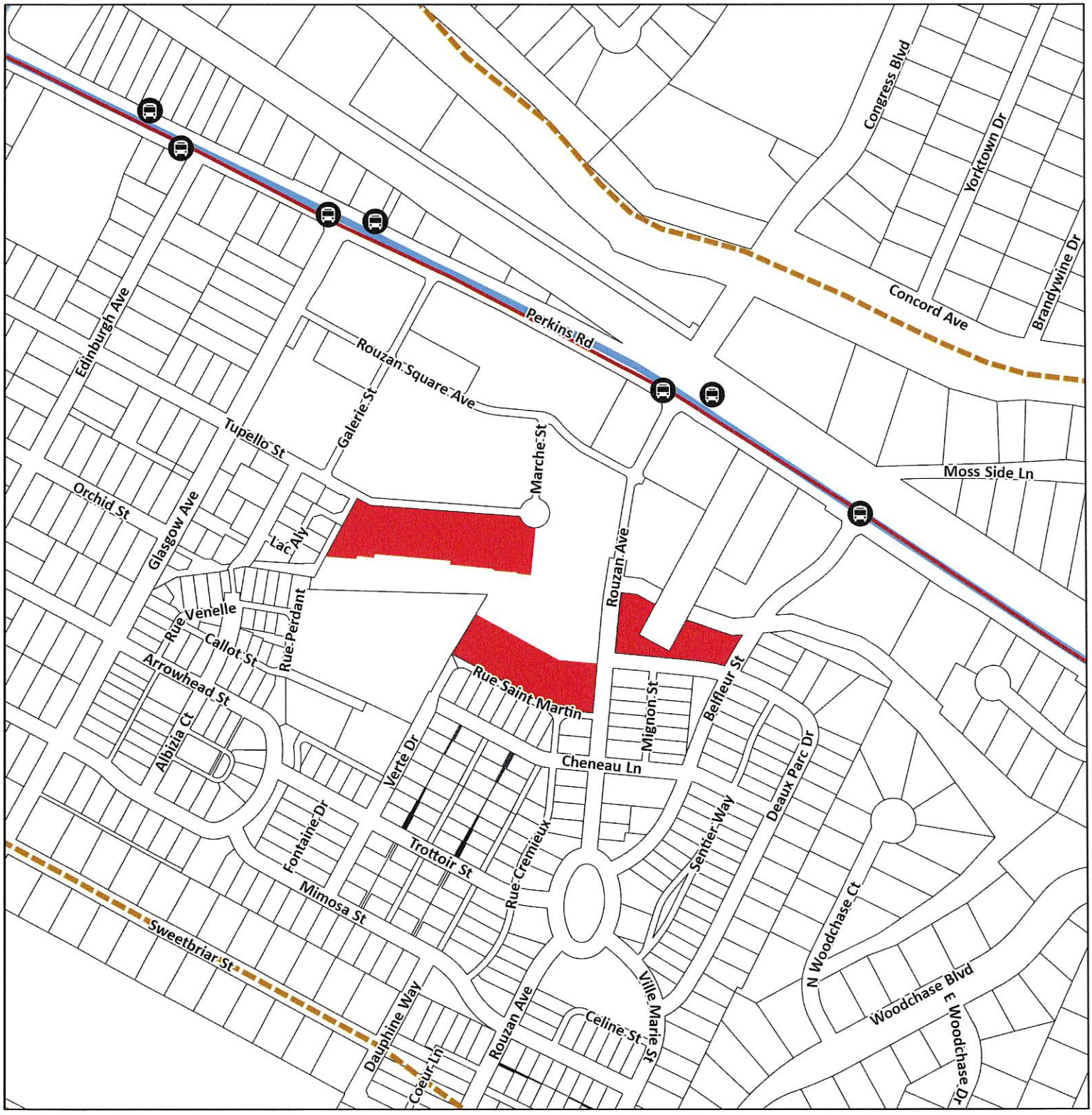
Final Dev. Plan

N

0 200 400 600 800 ft

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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



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.

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