

By Carbo
Introduced 10-24-07
P.H. 11-20-07
RH. 12-12-07
P.H. 1-23-08

**ADOPTED
METROPOLITAN COUNCIL**

JAN 23 2008

Brian Mayne
COUNCIL ADMINISTRATOR TREASURER

REVISED

468

ORDINANCE **14280**

TND-1-07

AMENDING THE COMPREHENSIVE ZONING MAP OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE OF JUNE 1976, AS CONTAINED IN AND MADE A PART OF THE "COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE FOR 1958", AS AMENDED, SO AS TO CHANGE THE ZONING ON THE SOUTH SIDE OF PERKINS ROAD, EAST OF LEE DRIVE BETWEEN GLASGOW AVENUE AND MOSS SIDE LANE, TO REZONE FROM A1 (SINGLE FAMILY RESIDENTIAL) TO TND (TRADITIONAL NEIGHBORHOOD DEVELOPMENT), ON TRACT F OF THE RICHLAND PLANTATION SUBDIVISION, SECTION 94, T7S, R1E, GLD, EBRP, LA, AND SO AS TO AMEND THE HORIZON PLAN 2010 LAND USE PLAN FROM LOW DENSITY RESIDENTIAL LAND USE TO PLANNED UNIT DEVELOPMENT ON SAID PROPERTY, AS SHOWN ON A SKETCH PREPARED BY THE PLANNING COMMISSION, A COPY OF WHICH IS ATTACHED, PROVIDED CERTAIN STIPULATIONS ARE MET TO SAID SUBDIVISION.

WHEREAS, at its meeting of January 23, 2008, the Metropolitan Council approved an amendment to the A1 Single Family Residential District hereinafter described, after due advertisement and the conduct of a public hearing, pursuant to law; and

WHEREAS, public notice must be given of the intention of this Council to conduct a public hearing on this recommendation by the Zoning Commission, which public notice shall be advertised according to law, in The Advocate, Official Journal of the Parish of East Baton Rouge, a public hearing called thereon:

NOW, THEREFORE, BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge:

Section 1. That the Comprehensive Zoning Ordinance of the City of Baton Rouge and Parish of East Baton Rouge for the year 1958, as amended, and its accompanying Comprehensive Zoning Map of June 1976, be and the same is hereby amended so as to create a Traditional Neighborhood Development District, which shall include the following described property, to wit:

Tract F of the Richland Plantation Subdivision, Section 94, T7S, R1E, GLD, EBRP, LA, as shown on a sketch prepared by the Planning Commission, a copy of which is attached;

and is further amended so as to amend the Horizon Plan 2010 Land Use Plan from Low Density Residential land use to Planned Unit Development land use on said property, subject to the following stipulations:

- a) Residential density shall not exceed 750 residential units;
- b) Height of structures in the Neighborhood Center may not exceed the higher of 55 feet or 5 stories;
- c) Height of structures in the Mixed Residential areas north of Coldwater Creek may not exceed 40 feet;
- d) Height of structures in the Mixed Residential areas south of Coldwater Creek and Neighborhood Edge areas may not exceed 35 feet;
- e) Commercial areas shall consist of 100,000 square feet;
- f) Square footage allotted to any single use by an single user shall not exceed 25,000 square feet;
- g) Parking garage (if needed) may not exceed the height of the building it primarily services;
- h) Applicant shall abide by the highest standards for traditional neighborhood developments with regard to drive-throughs;
- i) No service stations selling gasoline shall be allowed in the Traditional Neighborhood

District;

j) No more than 35% of attached residential units shall be located on the proposed block bounded by Glasgow Street, Tupelo Street, and the first proposed north/south street within the TND District and Perkins Road;

k) No more than 60% of apartments within the TND District shall be located on the proposed block bounded by Glasgow Street, Tupelo Street, and the first proposed north/south street within the TND District and Perkins Road;

l) Applicant shall make every effort to have no more than two (2) TND District lots line up with one (1) existing lot in the surrounding neighborhoods;

m) Applicant shall establish a Green Belt edge with an average of 40 feet along Glasgow Street between Perkins Road and Tupelo Street;

n) Minimum lot size within the Neighborhood Edge area shall be 55 feet by 110 feet;

o) Applicant shall preserve as many trees along Glasgow Street as possible;

p) Construction vehicles shall enter the TND District from Perkins Road when possible;

q) Development must tie into Dauphine in lieu of Sweetbriar;

r) Traffic calming roundabout shall be added;

s) Sub-surface drainage is to be provided in lieu of the current open ditch on the east side of Glasgow Avenue abutting Rouzan;

t) Sidewalks and bike paths are to be along the east side of Glasgow Avenue abutting Rouzan;

u) A solution to the current drainage problem existing at the rear of Glasgow Middle School shall be incorporated into drainage improvements;

v) Developer shall coordinate with Glasgow Middle School for improved traffic circulation;

w) Woodchase Drainage problem as it exists on Lot #24 of Woodchase Subdivision shall be resolved;

x) No Bars within Rouzan;

y) Montessori School to be relocated from neighborhood edge to a more central location within the Community; and

z) Revised plan shall incorporate more of the site's natural features.

GENERAL IMPLEMENTATION PLAN

FOR

ROUZAN

**TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE(S) 1 - B**

EAST BATON ROUGE PARISH, LOUISIANA

SEPTEMBER 18, 2007

280 ASSOCIATES, LLC 280 ASSOCIATES, LLC 1000 PINE BLVD., SUITE 100 METairie, LA 70002 PHONE: 504-885-1100 FAX: 504-885-1101 WWW: 280ASSOCIATES.COM	280 ASSOCIATES, LLC 280 ASSOCIATES, LLC 1000 PINE BLVD., SUITE 100 METairie, LA 70002 PHONE: 504-885-1100 FAX: 504-885-1101 WWW: 280ASSOCIATES.COM	280 ASSOCIATES, LLC 280 ASSOCIATES, LLC 1000 PINE BLVD., SUITE 100 METairie, LA 70002 PHONE: 504-885-1100 FAX: 504-885-1101 WWW: 280ASSOCIATES.COM	280 ASSOCIATES, LLC 280 ASSOCIATES, LLC 1000 PINE BLVD., SUITE 100 METairie, LA 70002 PHONE: 504-885-1100 FAX: 504-885-1101 WWW: 280ASSOCIATES.COM
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IND NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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STREET OWNERSHIP AND MAINTENANCE:

ALL STREETS, ALLEYS, AND DRIVEWAYS SHALL BE OWNED AND MAINTAINED BY THE CITY OF METairie, LOUISIANA, UNLESS OTHERWISE NOTED ON THIS PLAN. THE CITY OF METairie, LOUISIANA, SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF ALL STREETS, ALLEYS, AND DRIVEWAYS SHOWN ON THIS PLAN.

UTILITY FACILITY PROVISIONS:

ALL UTILITIES SHALL BE LOCATED AS SHOWN ON THIS PLAN. THE UTILITY LOCATIONS SHALL BE BASED ON THE MOST RECENT UTILITY RECORDS AVAILABLE TO THE ENGINEER. THE UTILITY LOCATIONS SHALL BE SUBJECT TO CHANGE WITHOUT NOTICE.

EAST BATON ROUGE MASTER PLAN:

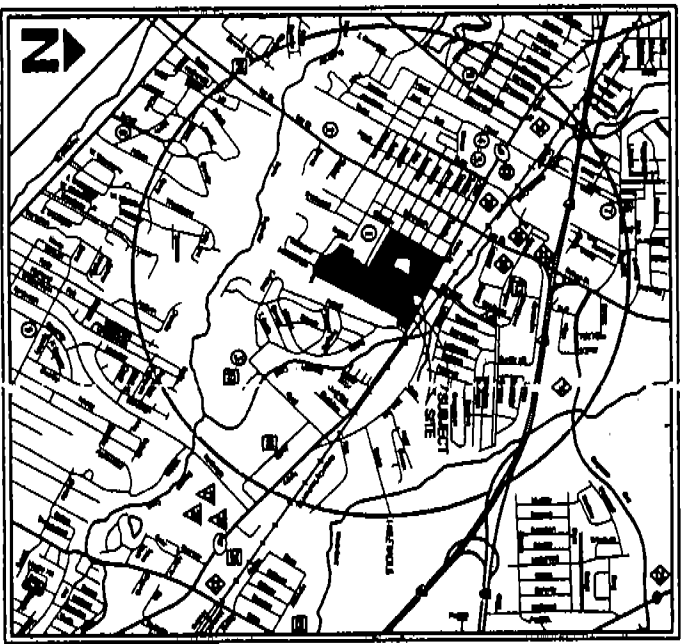
THIS PLAN IS A SUBDIVISION OF THE EAST BATON ROUGE MASTER PLAN, WHICH IS A SUBDIVISION OF THE EAST BATON ROUGE PARISH, LOUISIANA. THE MASTER PLAN IS SUBJECT TO THE APPROVAL OF THE EAST BATON ROUGE PARISH BOARD OF SUPERVISORS.

PROJECT SCHEDULE / TIME SCHEDULE OF CONSTRUCTION:

CONSTRUCTION SHALL BE COMPLETED WITHIN THE TIME FRAME SPECIFIED IN THE SCHEDULE OF CONSTRUCTION. THE SCHEDULE OF CONSTRUCTION IS SUBJECT TO CHANGE WITHOUT NOTICE.

CONNECTIVITY:

ALL STREETS SHALL BE CONNECTED TO THE EXISTING STREET NETWORK AS SHOWN ON THIS PLAN. THE CONNECTIVITY SHALL BE SUBJECT TO THE APPROVAL OF THE EAST BATON ROUGE PARISH BOARD OF SUPERVISORS.



SCHOOLS:	1. ELEMENTARY SCHOOL	2. JUNIOR HIGH SCHOOL
SHIPPING AREAS:	1. SHIPMENT STATION	2. SHIPMENT STATION
TRUCK STATIONS:	1. TRUCK STATION	2. TRUCK STATION
OTHER FACILITIES:	1. PARKING LOT	2. PARKING LOT

GENERAL DESCRIPTION:	1. GENERAL DESCRIPTION	2. GENERAL DESCRIPTION
PHASES:	1. PHASE 1	2. PHASE 2
INDEX TO SHEETS:	1. SHEET 1	2. SHEET 2

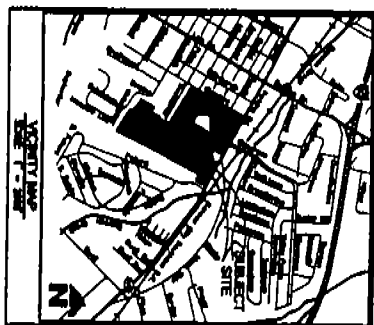
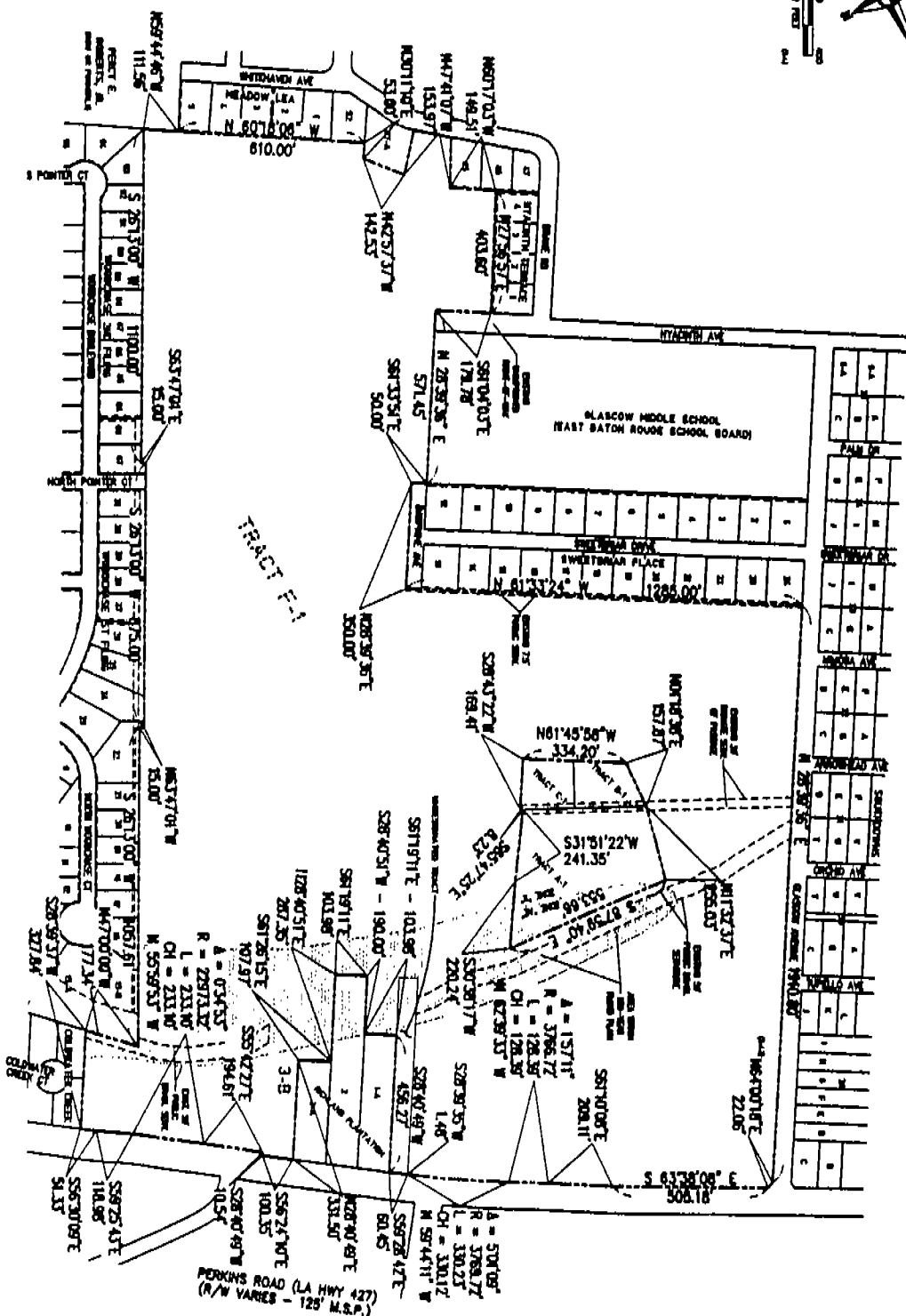
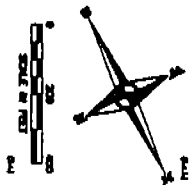
RECEIVED OCT 26 2007

GENERAL IMPLEMENTATION PLAN
ROUZAN T.N.D.
TRADITIONAL NEIGHBORHOOD DEVELOPMENT

BEING A SUBDIVISION OF TRACT F-1 AND AN 0.808-ACRE UNDEVELOPED TRACT, ROUZAN PLANTATION, LOCATED IN SECTION 34, TOWNSHIP 7 SOUTH, RANGE 1 EAST, GREYSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

BENCHMARK GROUP, LLC
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE

1



2598 ASSOCIATES, L.L.C.	2598 ASSOCIATES, L.L.C. 11102 WESTBANK DRIVE SUITE 100 METairie, LA 70002 Tel: (504) 885-1111 Fax: (504) 885-1112
2598 ASSOCIATES, L.L.C.	2598 ASSOCIATES, L.L.C. 11102 WESTBANK DRIVE SUITE 100 METairie, LA 70002 Tel: (504) 885-1111 Fax: (504) 885-1112
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UTILITIES:	
WATER	18\"/>
SEWER	18\"/>
ELECTRIC	4\"/>
TELEPHONE	4\"/>
CABLE TV	4\"/>
SLURRY WALL	4\"/>
CONCRETE	4\"/>
ASPHALT	4\"/>
PAVEMENT	4\"/>
GRASS	4\"/>
LANDSCAPE	4\"/>
PLANTING	4\"/>
IRRIGATION	4\"/>
DRAINAGE	4\"/>
RETAINING WALL	4\"/>
ENCLOSURE	4\"/>

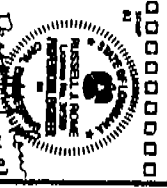
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SEWER	18\"/>
ELECTRIC	4\"/>
TELEPHONE	4\"/>
CABLE TV	4\"/>
SLURRY WALL	4\"/>
CONCRETE	4\"/>
ASPHALT	4\"/>
PAVEMENT	4\"/>
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LANDSCAPE	4\"/>
PLANTING	4\"/>
IRRIGATION	4\"/>
DRAINAGE	4\"/>
RETAINING WALL	4\"/>
ENCLOSURE	4\"/>

NOTE:
 THIS IS THE GENERAL IMPLEMENTATION PLAN FOR THE SUBJECT PROPERTY. IT IS NOT TO BE CONSIDERED A CONTRACT. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



GENERAL IMPLEMENTATION PLAN
ROUZAN T.N.D.
TRADITIONAL NEIGHBORHOOD DEVELOPMENT

THIS IS A SUBDIVISION OF TRACT F-1 AND AN 0.886-ACRE UNDERDRAGGED TRACT, ROULAND PLANTATION, LOCATED IN SECTION 84, TOWNSHIP 7 SOUTH, RANGE 1 EAST, GREENBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.



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 SUBJECT PROPERTY MAP
 DATE: 1-20-2011
 SCALE: 1" = 200' (AS SHOWN)

