



**CITY OF ST. GEORGE
MUNICIPAL SERVICES**

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Staff Report
SP-26-0006

11207 Proverbs Ave, 70816 | 225-228-3200 | planning@stgeorgela.gov | StGeorgeLA.gov

Location: 12501 Rieger Road, NW corner of Pecue Ln and Rieger Rd intersection

Owner: LRK, LLC

Applicant: Andre Rodrigue, Stantec on behalf of Carnegie Management and Development Corporation (contract purchaser of the property)

Site Area: 10.91 acres

Zoning, Base: Not Currently Zoned

Character Area Overlay: Suburban

Flood Zone: X

Conveyance Zone: No

Existing Use: Undeveloped

Request: Site Plan to construct a new 120,000 sq.ft., 2-story medical office building with 600 parking stalls in a single phase on Lot LRK, LLC-3 of the Leon R. Kleinpeter Property with associated off-site regional stormwater management facilities

Received: March 13, 2026

Zoning Commission:
July 6, 2026

Staff Recommendation: Approve with Conditions, see Finding #13

Findings

1. The subject property consists of Lot LRK, LLC-3 of the Leon R. Kleinpeter Property, a vacant 10.91-acre tract located at the northwest corner of the Pecue Ln and Rieger Rd intersection.
2. On the subject property, the applicant proposes to construct a new 120,000 sq.ft., 2-story VA Community Based Outpatient Clinic, together with:
 - 600 parking spaces, including 590 standard vehicle spaces and 10 motorcycle spaces;
 - Two access drives to Pecue Ln, including one shared access drive along common boundary line with Lot LRK, LLC-4, and
 - One access to Rieger Rd.
3. Stormwater runoff from the proposed development will be conveyed through on-site catch basins and subsurface drainage to a proposed 3.2-acre regional detention basin (located on portions of Lot LRK, LLC-2 and Lot 9-A of the Leon R. Kleinpeter Property) to an existing public drainage servitude. The detention basin is designed to serve the proposed VA clinic as well as a portion of the Rieger Road drainage system, and anticipated future commercial development within the surrounding area.

4. At the time the application was submitted, the subject property was split-zoned C-1 Light Commercial and C-2 Heavy Commercial. Medical office was a permitted use within both zoning districts.
5. Since the effective date of Ordinance No. 2026-011 (Cases T-26-0001 & Z-26-0001) (see Case History), the subject property, together with the proposed detention pond and shared access parcels, does not have a zoning district designation.
6. The subject property is currently identified as "Not a Building Site." EBR Subdivision Engineering Office commented that the existing gravity sewer has not yet been dedicated for public use. Dedication of the required sewer servitude is pending and must be completed prior to issuance of building permits.
7. LADOTD reviewed this site plan for potential impacts to the interchange of I-10 (due to it being within a quarter of a mile from a state route). LADOTD approved the Traffic Impact Study as it relates to these impacts.
8. After review of the site plan access and circulation, the City's Engineering Department recommends the following:
 - To avoid unnecessary conflict points on Pecue Lane (closest to the signal at Rieger Road), only one (1) access drive shall be provided on Pecue Lane, as a shared access drive with adjacent Lot LRK, LLC-4.
 - The applicant also indicated that access points are to be dedicated to staff only, delivery/ambulance, and visitor-only entrances in response to engineering comments. These restrictions with any type of access gates on this property would also create potential queuing on Pecue Lane. Any restrictions shall be shown on plans and reviewed prior to issuing permits.
 - The proposed access connection to Rieger Road is acceptable, with the understanding that it may be modified or relocated in the future to facilitate a shared access arrangement with adjacent future developments, if determined necessary by the City.
9. In accordance with Table 7:4.B, site plan approval by the Zoning Commission is required for non-residential developments containing 30,000 square feet or more of gross floor area.
10. The site plan complies with the applicable UDC technical requirements (Table 1), except where alternative compliance was administratively approved by the Planning Director.
11. Pursuant to Sec. 7:17.4.1.B, the Planning Director approved an alternative parking plan allowing:
 - 10 motorcycle parking spaces in lieu of 10 required vehicle parking spaces;
 - 20 bicycle parking spaces in lieu of the required 30 bicycle parking spaces; and
 - One loading space in lieu of the two loading spaces otherwise required.

12. Pursuant to Sec. 7:18.7.5, the Planning Director approved an alternative landscaping plan to offset the deficiency in required interior parking lot landscape islands by providing additional perimeter and parking lot landscaping, including:
- 44 additional perimeter buffer trees;
 - 24 additional parking lot trees; and
 - 53 additional trees adjacent to the proposed building.

13. Staff recommends approval of the Site Plan, subject to the following conditions:

Prior to issuance of any permits, the applicant/developer shall:

- (1) Provide plans in compliance with the City Engineering Department’s recommendations for roadway access, including limiting access to the one (1) shared access drive on Pecue Lane and modifying the site layout as necessary to accommodate the revised access configuration;
- (2) Obtain City Council’s approval of the zoning designation for Lot LRK, LLC-3, and the detention infrastructure, pond and shared access parcels;
- (3) Complete dedication of the existing gravity sewer servitude and establish public sewer service to the site;
- (4) Display all stormwater detention basin and drainage infrastructure at least necessary to serve the proposed development on the permitting plans;
- (5) Record and provide evidence of a perpetual drainage servitude benefiting the proposed development over the detention parcels, encompassing the proposed detention pond and the proposed drainage infrastructure leading to the detention pond.

Prior to issuance of a permit closeout, the applicant/developer shall:

- (1) Complete construction of the stormwater detention basin and drainage infrastructure at least necessary to serve the proposed development;
- (2) Record all required reciprocal access and cross-access agreements associated with the shared access drive.

Table 1. Summary of UDC Requirements: Design and Dimensional*

Standard or Guideline [Sec. 7:...]	Required	Proposed	Meets?
Building design, street-facing wall [10.2.2 & 3]	Transp. Windows or 5+ Other Elements	5+Elements	YES
Site design, pedestrian ways [10.4.4.1]	Min. 8ft-wide to primary entrance	Provided	YES
Site design, pedestrian ways [10.4.4.2]	Sidewalk connection	Connected	YES

Standard or Guideline [Sec. 7:...]	Required	Proposed	Meets?
Site design, screening, mechanical [10.5.3]	From all street frontages	Not along street frontage	YES
Setback, street Pecue Ln [10.1.1]	Min. 10 ft	106 ft	YES
Setback, street Rieger Rd [10.1.1]	Min. 10 ft	297 ft	YES
Setback, side [10.1.1]	N/A	235 ft	YES
Setback, rear [10.1.1]	Min. 20 ft	115 ft	YES
Height [10.1.1]	Max. 45 ft	44 ft	YES

Table 2. Summary of UDC Requirements: Transportation and Utilities*

Standard or Guideline [Sec. 7:...]	Required	Proposed	Meets?
Access to arterial streets [13.3.B]	Yes	2 access to Pecue Ln, 1 access to Rieger	See Finding 8
Sidewalks [13.8]	Existing	Existing	YES
Traffic Impact Analysis [13.9]	Yes, Requested Traffic Impact Study for LADOTD	Submitted	See Finding 8
Site lighting [14.1.2]	Yes	Provided	YES

Table 3. Summary of UDC Requirements: Drainage and Water Quality*

Standard or Guideline [Sec. 7:...]	Required	Proposed	Meets?
Stormwater Management Plan [15.13]	Yes	Submitted	YES
Drainage Impact Study [15.15]	Yes	Submitted	YES
Water Quality Impact Study [15.17]	Yes	Submitted	YES
Floodplain Conveyance Zone [15.24]	N/A	N/A	N/A
Stream Setbacks [15.25]	N/A	N/A	N/A

Table 4. Summary of UDC Requirements: Parking and Loading*

Standard or Guideline [Sec. 7:...]	Required	Proposed	Meets?
Motor Vehicle Parking, number [17.4]	Min. 600 Max. 750	600 inc. 10 motorcycle, Alt. Parking Plan submitted	Approved by Planning Director
Motor Vehicle Parking, location, size [17.5.2.B.1]	Stall Width 9ft, Stall Depth 18 ft, Aisle Width 24 ft	Stall Width 9ft, Stall Depth 18 ft, Aisle Width 24 ft	YES

Standard or Guideline [Sec. 7:...]	Required	Proposed	Meets?
Motor Vehicle Parking, location, suburban [17.5.2.B.2]	Not in required yard or buffer	Not in required yard or buffer	YES
Bicycle Parking, number [17.6.1]	Min. 30	20, Alt. Parking Plan submitted	Approved by Planning Director
Off-Street Loading, number [17.8.2]	2	1, Alt. Parking Plan submitted	

Table 5. Summary of UDC Requirements: Buffers and Landscaping*

Standard or Guideline [Sec. 7:...]	Required	Proposed	Meets?
Percentage [18.3.2]	Min. 10%	10.25%+	YES
Buffer to Utility/Future Commercial [18.3.3]	None	8' buffer to the east	YES
Street yard, trees, Pecue Ln [18.3.4]	14 Class A	5 Class A, 9 Class B	YES
Street yard, trees, Rieger Rd [18.3.4]	13 Class A	4 Class A, 9 Class B	YES
Street yard, screen between parking and sidewalk [18.3.4.B.5]	3 ft tall screen	Provided	YES
Street yard, landscape strip [18.3.4.C]	Min. 10 ft	Provided	YES
Parking lot, spaces to a tree [18.3.5]	W/in 100 ft	Provided	YES
Parking lot, interior islands [18.3.5]	Every 10 spaces	Some have 11 spaces, Alt. Landscape Plan submitted	Approved by Planning Director
Parking lot, median islands [18.3.5]	Every 6 rows	Provided	YES
Parking lot, terminal islands [18.3.5]	Min.5 ft in width & 75 sq ft in area	Provided	YES
Screening, utilities [18.4.1]	Shrub	N/A	N/A
Sight triangle [18.7.2]	Clear	Clear	YES

*Any requirement not marked as YES will meet prior to issuance of any permits.

Criteria for Approval [7:4.2.5]

A. Meet all the requirements of the Unified Development Code.

Staff Comment: Meet. See Findings #10 -12.

B. Demonstrate, with sufficient and verifiable data, that public facilities are, or will be before approval of a certificate of occupancy, adequate to support and service the proposed development.

Staff Comment: Public facilities will be adequate to support the proposed development.

Transportation - Based on the Traffic Impact Study, LADOTD approval, and the City Engineering Department's review, the surrounding roadway network will adequately support the proposed development, subject to compliance with the recommended access locations incorporated into the conditions of approval.

Sewerage - EBR DES approved the sewer capacity request on 5/29/2026. Dedication of the existing gravity sewer servitude and establishment of public sewer service are conditions of approval.

Drainage - Stormwater from the proposed development will be conveyed to a proposed regional detention basin designed to serve the development and future phases within the area. Engineering Department has reviewed and approved the DIS.

Utilities - AT&T, Baton Rouge Water Company, and Entergy have provided utility availability letters.

C. Be in the public interest by not resulting in:

1. Unsafe streets or traffic access.

Staff Comment: See Finding #8. The City's Engineering Department recommends that there should only be one (1) Pecue Lane access drive, located as a shared access drive with an adjacent parcel. Said recommendation has been incorporated into the proposed conditions of approval. Subject to compliance with those conditions, the development is not anticipated to create unsafe streets or traffic access.

2. Overcrowding of land.

Staff Comment: The development does not result in overcrowding. The proposed development complies with the applicable site design standards of the Unified Development Code, including dimensional, parking and landscaping requirements.

3. Overburdening of public facilities including, among others, transportation, sewage, solid waste, drainage, schools, and parks.

Staff Comment: Proposal does not overburden public facilities, see comments in Criterion B.

4. Impairment of water quality.

Staff Comment: Proposal will not impair water quality, as demonstrated in the approved WQIS.

5. Significant negative effects on the use, enjoyment, and value of neighboring properties caused by incompatibility of use, layout, or bulk.

Staff Comment: The proposal is not anticipated to have significant negative effects on the use, enjoyment, or value of neighboring properties.

Consistency with Comprehensive Plan

St. George has not adopted a comprehensive plan, but this section refers to FuturEBR, which is the Parish's comprehensive plan that covered St. George prior to its incorporation.

The City of St. George is currently developing its own 2050 Comprehensive Plan, anticipated for adoption in 2026.

- Future Land Use is MU (Mixed Use).
- "Mixed-Use areas link major mixed use, employment and retail centers throughout the City-Parish. Encouraged building forms include a mix of commercial buildings..."
- Staff finds that the proposed site plan is consistent with the Mixed Use future land use under FuturEBR plan. However, St. George's comprehensive plan will establish future land use and policy direction specifically for St. George and may differ from Parish's FuturEBR policies in certain respects.

Case History

- T-26-0001 & Z-26-0001: Amend Title 7 Unified Development Code to establish new base zoning districts, update allowed uses and dimensional standards, and reorganize some sections; Rezone all property in the city to the new base zoning districts; and provided for related matters. On April 28, 2026, the City Council adopted Ordinance 2026-011, effective May 18, 2026. As part of that action, at the property owner's request, the Council deferred the zoning designation for Lots LRK, LLC-1, LRK, LLC-2, LRK, LLC-3, LRK, LLC-4, Lots 9-A, 9-B, 9-C, and Tract X of the Leon R. Kleinpeter Property.
- S-25-0110: Subdivision of Lot LRK, LLC into four (4) lots. Approved by St. George Planning Commission on 3/2/2026.

Public Notification

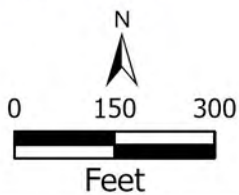
- The subject property sign was posted on June 18, 2026.
- Letters were mailed to owners of property within 300 feet on June 18, 2026.
- Legal advertisement was published on June 20, 27, and July 4, 2026.

Maps

Site & Context



Date: 24 June 2026



□ Lots

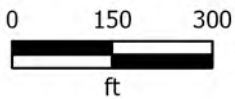
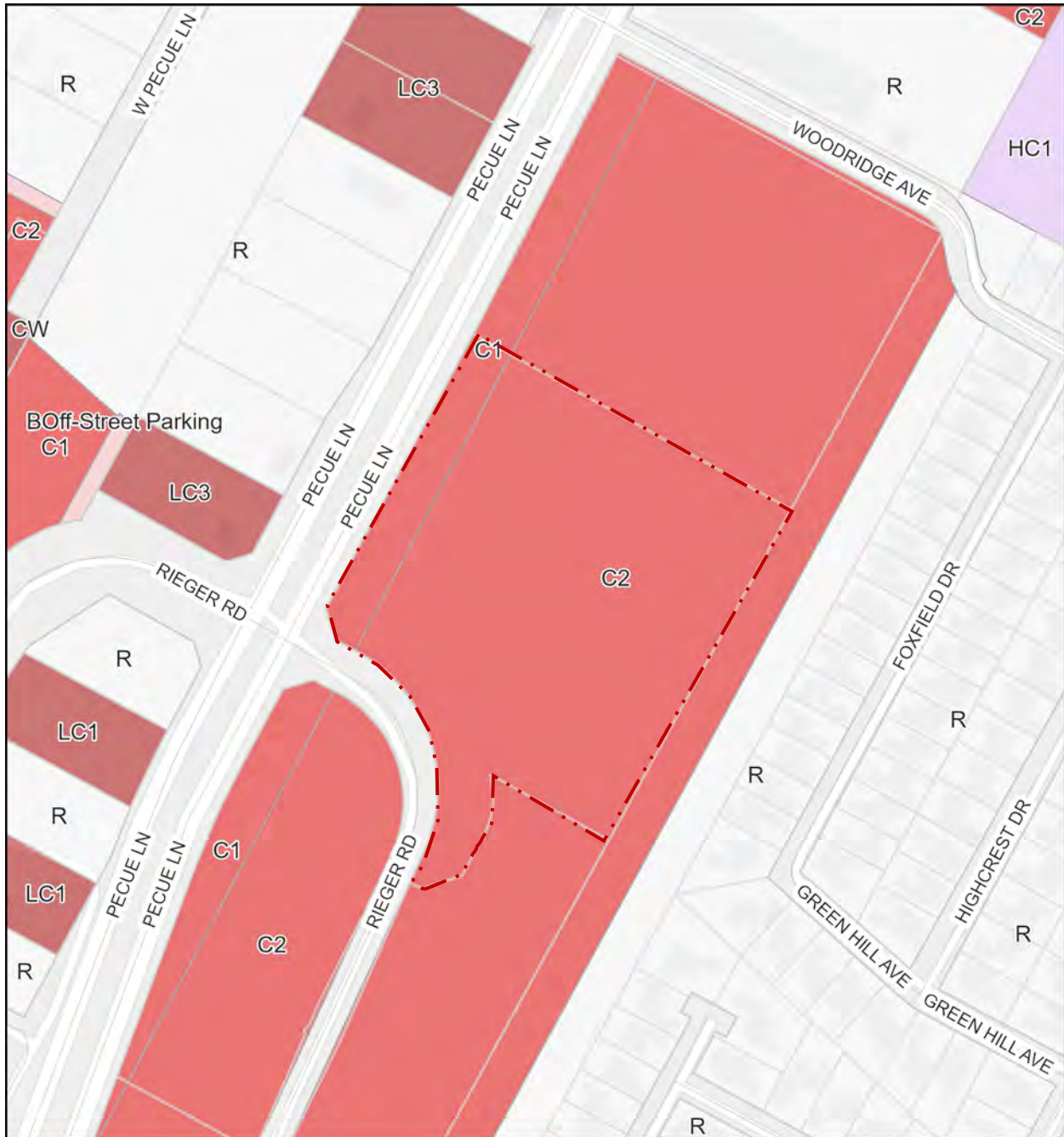
Site & Context



City of St. George

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Zoning Prior to 5/18/2026



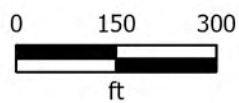
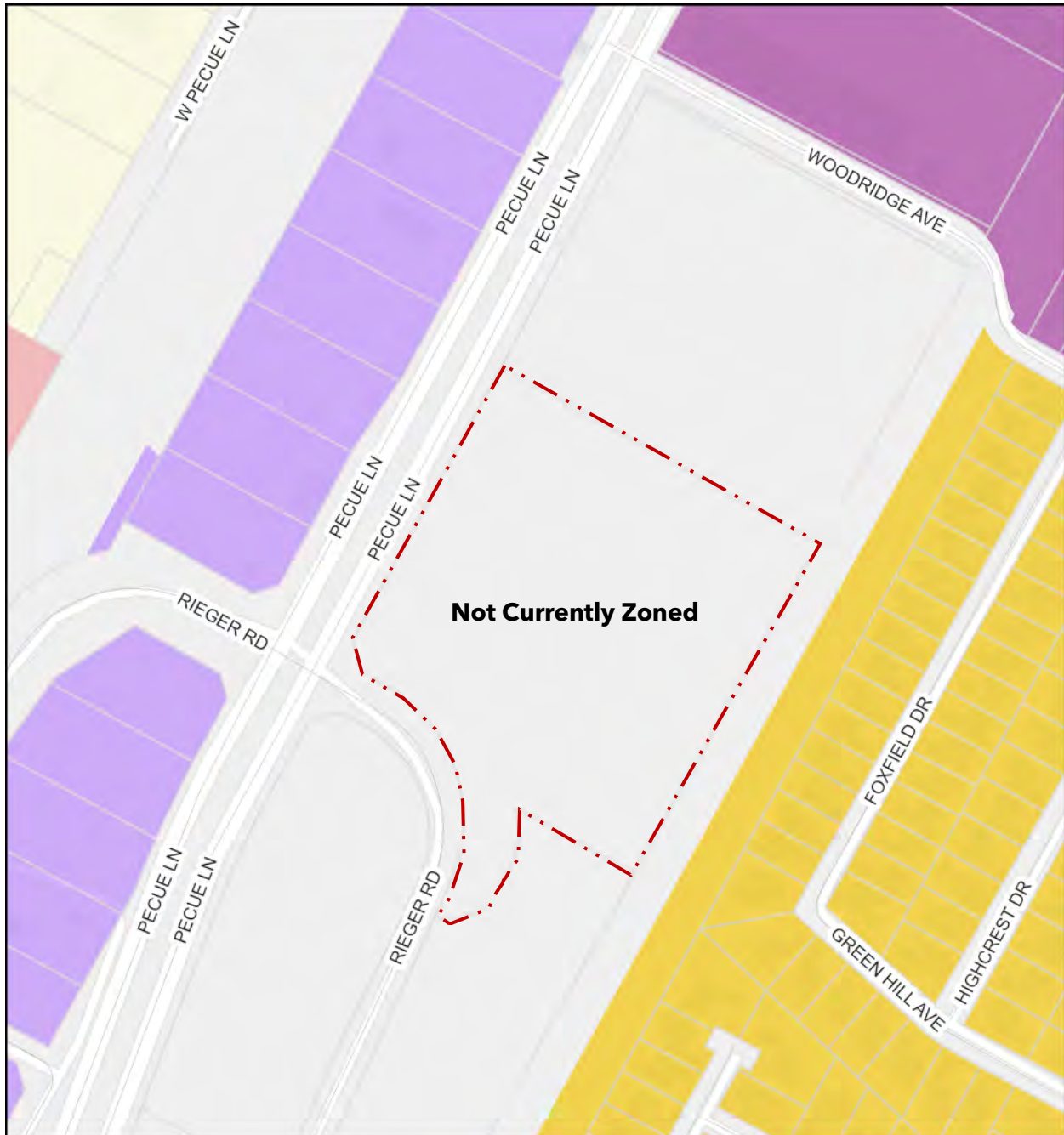
Zoning Prior to
5/18/2026



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Current Zoning



- | | |
|------|---------|
| Lots | MX-2 |
| B-2 | MX-4 |
| R-1 | Streets |
| R-6 | |

Current Zoning



City of St. George

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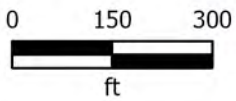
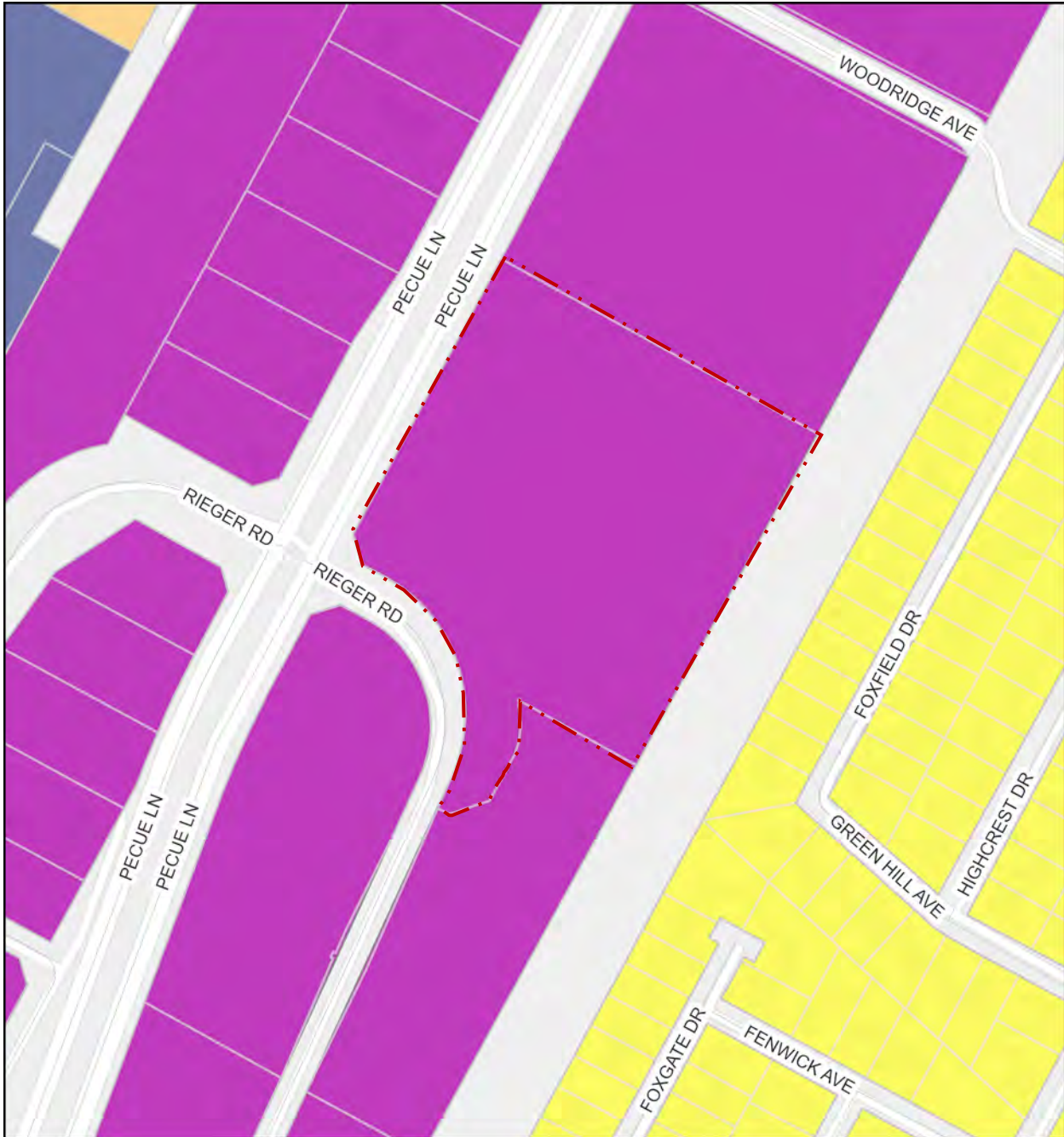
Existing Land Use



 0 150 300 ft	Lots	Open Space
	Low Density Residential	Undeveloped
Commercial	Vacant	<h3 style="margin: 0;">Existing Land Use</h3>
Utilities	Streets	 City of St. George

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Future Land Use



- | | |
|--------------------------|------------|
| Addresses | Mixed Use |
| Lots | Commercial |
| Residential Neighborhood | Employment |
| Compact Neighborhood | Streets |

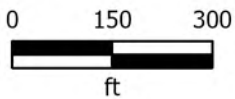
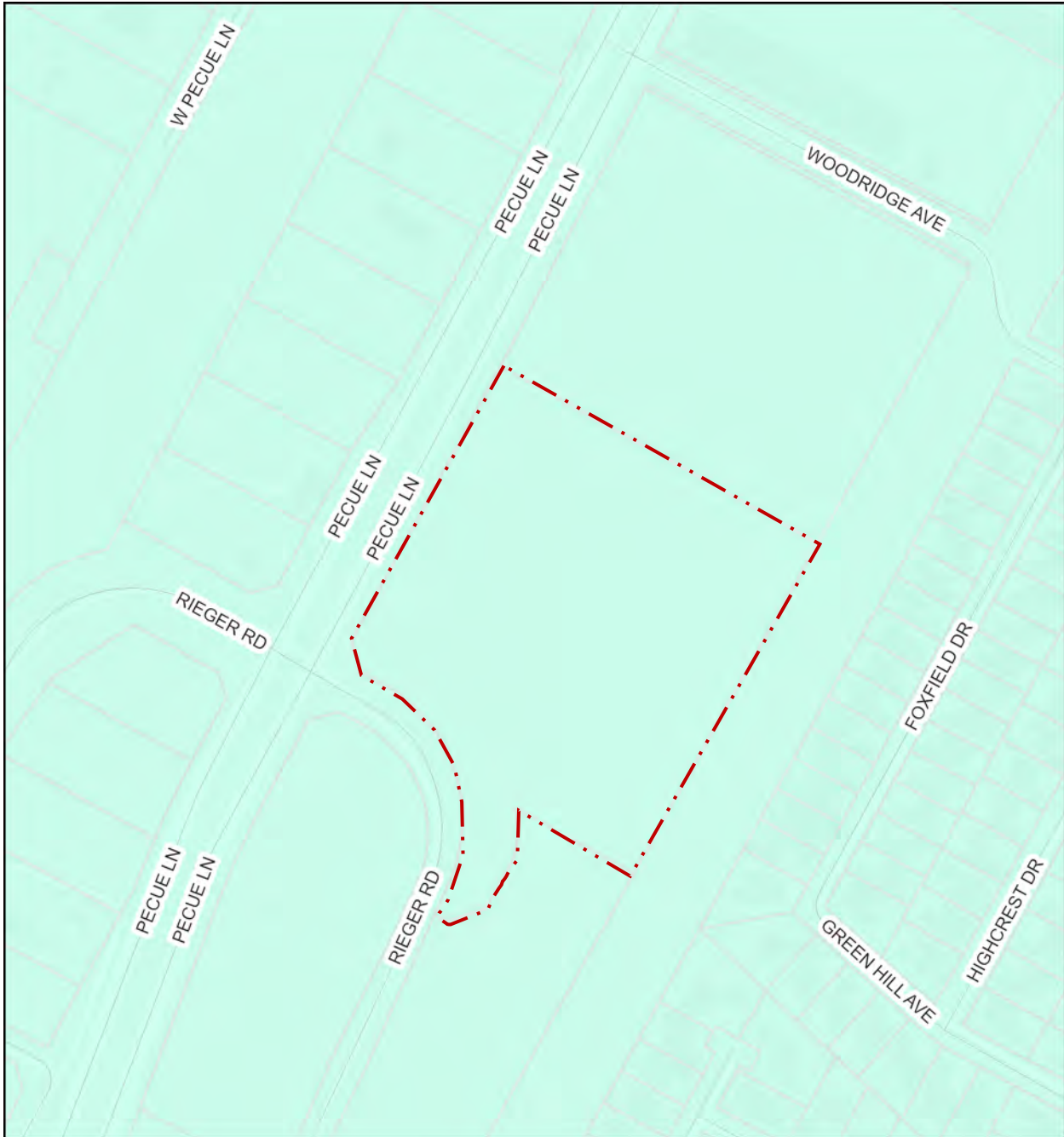
Future Land Use





City of St. George

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Flood Hazard



-  Lots
-  Streets
-  X

Flood Hazard



City of St. George

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BATON ROUGE VA CLINIC

12501 RIEGER ROAD

CLINIC AND ON-SITE INFRASTRUCTURE ON TRACT LRK,LLC-3 (LOT ID # 1640766901)
 SHARED ACCESS DRIVE ON PORTION OF TRACT LRK,LLC-4 (LOT ID # 1640766901)
 STORMWATER MANAGEMENT SYSTEM ON PORTIONS OF TRACT LRK,LLC-2 (LOT ID # 1640766901) AND LOT 9-A (LOT ID # 1640766902)
 ALL OF THE LEON R. KLEINPETER PROPERTY LOCATED IN SECTION 49, TOWNSHIP 8 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

MARCH 2026



ST. GEORGE PLANNING COMMISSION
 SITE PLAN SUBMITTAL

NO.	Description	Date
A	ARM RESPONSES	3/30/2026
B	ARM-2 RESPONSES	4/2/2026
C	TECH REVIEW RESPONSES	4/29/2026



Office of Construction and
 Facilities Management
VA U.S. Department
 of Veterans Affairs

VA BATON ROUGE CBOC
 12501 RIEGER ROAD
 BATON ROUGE, LA 70809



ARCHITECT OF RECORD:
 ANDRE RODRIGUE, PE
 DRAWN BY:
 CB
 APPROVED BY:
 KKR
 PROJECT NUMBER:
 01002
 DATE:
 MARCH 12, 2026
 TITLE:
COVER SHEET

DRAWING NO.
SP-1.0

SHEET INDEX	
SP-1.0	COVER SHEET
SP-2.0	EXISTING SITE CONDITIONS
SP-3.0	SITE PLAN
SP-4.0	CIRCULATION PLAN
L1.00	LANDSCAPE PLAN
AS1.02	ARCHITECTURAL ELEVATIONS
A2.10	ARCHITECTURAL CHARACTER ELEVATIONS
A3.10	ARCHITECTURAL CHARACTER ELEVATIONS

PLANNING SUMMARY
 EXISTING ZONING: C2 HEAVY COMMERCIAL & C1 LIGHT COMMERCIAL
 EXISTING LAND USE: UNDEVELOPED (UND)
 FUTURE LAND USE: MIXED USE (MU)
 CHARACTER AREA: SUBURBAN
 ACREAGE: 10.91 ACRES (CLINIC AND ON-SITE INFRASTRUCTURE)

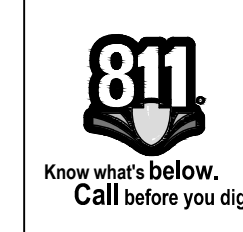
DESIGN TEAM
 PROPERTY OWNER: **LRK L.L.C.**
 19445 Bengal Ct
 Baton Rouge, LA 70817
 katbroussard@cox.net
 t: 225.921.5186
 PROPERTY DEVELOPER: **Baton Rouge Veterans Company**
 27500 Detroit Road, Suite 300
 Westlake, OH 44145
 rthour0@carmedcorp.com
 t: 440.892.6800
 SURVEYOR: **SJB Group**
 5344 Brittany Dr.
 Baton Rouge, LA 70808
 colin.gravois@srbgroup.com
 t: 225.508.7174
 ENGINEER: **Andre Rodrigue of Stantec**
 1200 Brickyard Ln, Ste. 400
 Baton Rouge, LA 70802
 andre.rodrigue@stantec.com
 t: 225.765.7400 f: 225.765.7244
 ARCHITECT: **DAU Habib + Partners Architects**
 1740 W 92nd St.
 Kansas City, MO 64114
 noam.habib@dauconcept.com
 t: 816.287.1782
 LANDSCAPE ARCHITECT: **Gates Studio**
 1655 N Main St, Ste. 365
 Walnut Creek, CA 94596
 erik@gates-studio.com
 t: 925.360.6318

PROJECT SUMMARY
 New 120,000 SF, 2-story medical office building with 600 vehicular parking stalls located on Lot LRK, LLC-3 which is at the northwest quadrant of Pecue Lane and Rieger Road intersection. Development will include shared access drive along common boundary line with Lot LRK, LLC-4 and stormwater management facility located on portions of LRK, LLC-2 and Lot 9-A of the Leon R. Kleinpeter Property

PROJECT LOCATION

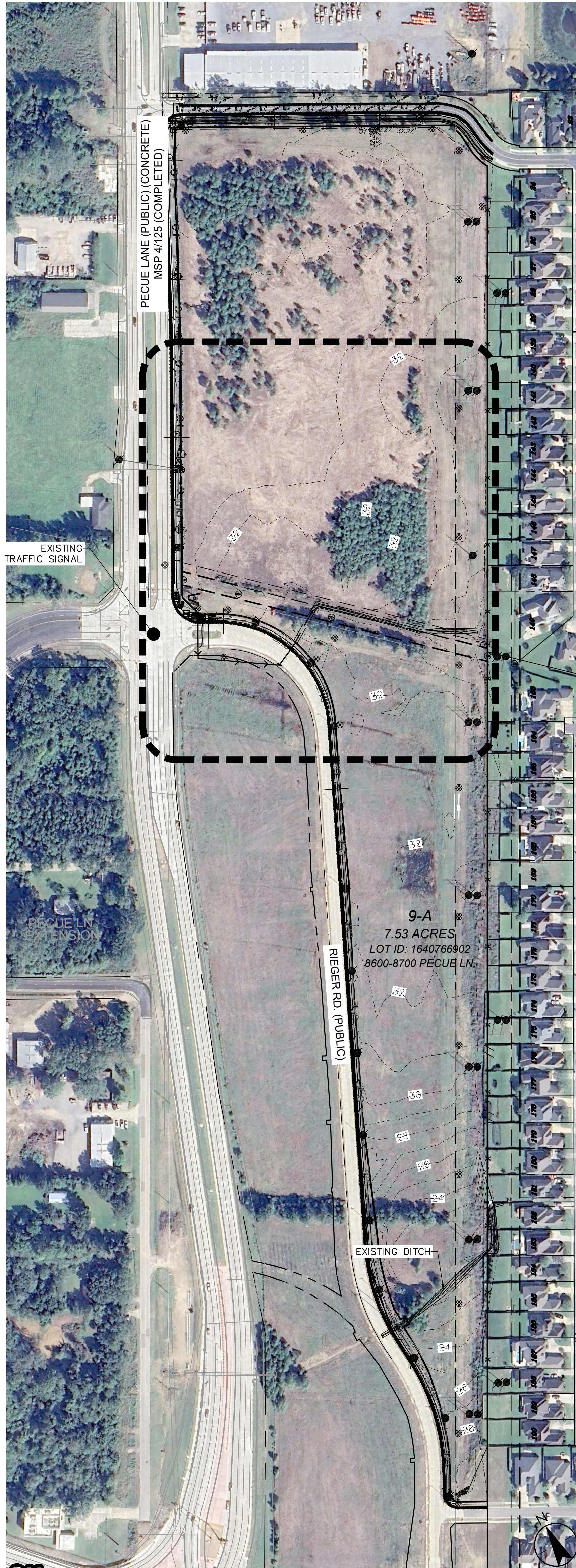


VICINITY MAP



VA FORM 08-6231

This Line is 3 Inches When Printed Full Size



OVERALL SITE LAYOUT

Scale: 1" = 100'



INSET A - PROPOSED SITE LAYOUT

Scale: 1" = 40'

LEGEND

— OHE —	OVERHEAD ELECTRIC
— UGE —	UNDERGROUND ELECTRIC
— FO —	FIBER OPTIC LINE
— GAS —	GAS LINE
— T —	TELEPHONE LINE
— SFM —	SEWER FORCE MAIN LINE
— SS —	SANITARY SEWER LINE
— INT —	TRAFFIC LINE
— FW —	FIRE WATER LINE
— IR —	IRRIGATION LINE
— —	DRAINAGE LINE

UTILITY COMPANIES

WATER:	BATON ROUGE WATER COMPANY 8755 GOODWOOD BLVD. BATON ROUGE, LA 70806 CONTACT: MARGIE SWANSON 225-231-0304
SANITARY SEWER:	EBR CITY-PARISH DEPT. OF ENVIRONMENTAL SERVICES 222 ST. LOUIS ST., SUITE 816 BATON ROUGE, LA 70802 CONTACT: ADAM SMITH 225-389-4865
GAS:	ATMOS ENERGY CORPORATION 450 LAUREL ST., STE. 2100 BATON ROUGE, LA 70801 CONTACT: CLINT MILLICAN SAMUEL.MILLICAN@DELTAUTILITIES.COM
ELECTRIC:	ENERGY LOUISIANA, LLC 5755 CHOCTAW DR. BATON ROUGE, LA 70805 CONTACT: JUSTIN RETTSTATT 225-364-3928
COMMUNICATIONS:	AT&T 5550 S. SHERWOOD FOREST BLVD., ROOM 231 BATON ROUGE, LA 70816 CONTACT: YELITZA ALDANA 225-291-1853 COX COMMUNICATIONS 7401 FLORIDA BLVD. BATON ROUGE, LA 70806 CONTACT: TIENT BOUDREAUX 225-237-5263

CATS NOTE
THERE ARE NO CATS ROUTES IN THE IMMEDIATE VICINITY OF THE PROJECT. THE NEAREST TRANSIT STOP IS LOCATED AT THE NORTHERN CORNER OF THE INTERSECTION OF AIRLINE HWY AND STUMBERG LN, APPROXIMATELY 0.5 MILES NORTH OF THE PROJECT SITE.

MAJOR STREET PLAN
PECUE LANE IS INCLUDED ON THE MAJOR STREET PLAN; CONSTRUCTION FOR PECUE LANE WAS COMPLETED IN 2025 AND CONSISTS OF 125' R/W AND FOUR TRAVEL LANES WITH A DIVIDED MEDIAN.

TREE SURVEY
THERE ARE NO TREES LOCATED ON THE SITE; THE SITE CONSISTS OF GRASS FIELDS

SPECIAL CONDITIONS NOTE
THERE ARE NO KNOWN WETLANDS, SPECIAL FLOOD HAZARD ZONES, CONVEYANCE ZONES, GEOLOGICAL HAZARDS, OR ANY OTHER NOTABLE EXISTING SITE FEATURES ON OR NEAR THE PROJECT SITE.

NO.	Description	Date
A	ARM RESPONSES	3/30/2026
B	ARM-2 RESPONSES	4/2/2026
C	TECH REVIEW RESPONSES	4/29/2026

CONSULTANTS

GATES + ASSOCIATES

MERRICK

Stantec

B+C
BOB D. CAMPBELL & CO., INC.
Structural Engineers - Since 1957

Protection Engineering CONSULTANTS

AEI asi

fc

RAD

Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

VA BATON ROUGE CBOC
12501 RIEGER ROAD
BATON ROUGE, LA 70809

PRELIMINARY
LA PE 24638
03/12/2026
FOR PLANNING COMMISSION REVIEW ONLY
PRELIMINARY - FOR REVIEW ONLY
THESE DRAWINGS ARE CONCEPTUAL AND NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION.

ARCHITECT OF RECORD:
ANDRE RODRIGUE, PE
DRAWN BY:
CB
APPROVED BY:
KKR
PROJECT NUMBER:
01002
DATE:
MARCH 12, 2026
TITLE:
EXISTING CONDITIONS

DRAWING NO.
SP-2.0

PARKING SUMMARY				
TYPE	UDC RATIO	PROJECT UNITS	REQUIRED	PROPOSED
MEDICAL OFFICE/CLINIC	1 SPACE/200 SQFT GROUND FLOOR AREA	120,000 SF	600	600
		STANDARD		554
		ADA (STANDARD)		31
		ADA VAN		5
		MOTORCYCLE		10
		BICYCLE		20
TOTAL VEHICLE SPACES				600

STREETS NOTE
THERE ARE NO PUBLIC STREETS PROPOSED FOR THIS PROJECT. BUILDING WILL BE ACCESSED UTILIZING DRIVES AND PARKING LOTS.

MAIL KIOSK NOTE
THERE IS NO MAIL KIOSK PROPOSED FOR THIS PROJECT. MAIL WILL BE DELIVERED TO MAIN BUILDING.

SEWER NOTE
EXISTING SEWER NOTED WITH * INDICATES SEWER HAS NOT BEEN DEDICATED FOR PUBLIC USE AT THIS TIME.

LEGEND	
	STORM DRAIN PIPE
	SEWER PIPE
	3" GAS LINE
	4" DOMESTIC COLD WATER
	6" FIRE WATER
	UNDERGROUND ELECTRIC

KEYNOTES	
1	CONCRETE DRIVE
2	CONCRETE SIDEWALK (RE: SP-4.0 FOR PEDESTRIAN CIRCULATION)
3	CROSSWALK
4	DRAIN INLET
5	BACKFLOW PREVENTERS WITH HOT BOXES
6	FIRE HYDRANT
7	SITE LIGHTING (RE: DETAIL 3)
8	MAINTENANCE YARD
9	REFUSE AREA
10	LOADING DOCK
11	NOISY EQUIPMENT
12	10 BICYCLE SPACES (RE: DETAIL 4)
13	EXISTING 75' GSU/ENERGY SERVIDUDE
14	EXISTING SEWER SERVIDUDE
15	EXISTING GAS SERVIDUDE
16	EXISTING DRAINAGE SERVIDUDE
17	PROPOSED 15' DRAINAGE SERVIDUDE
18	PROPOSED 8' LANDSCAPE BUFFER
19	ELECTRIC VEHICLE CHARGING STATIONS
20	MECHANICAL YARD SCREENING (RE: C1-E5/AS1.02)
21	DUMPSTER ENCLOSURE (RE: F1-F7/AS1.02)
22	R3-2 NO LEFT TURN SIGN

DAU
HABIB + PARTNERS ARCHITECTS

www.dauhpa.com

DAU CONCEPT, LLC
1762 W 2ND ST., KANSAS CITY, MO 64114
816.331.7912

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ST. GEORGE PLANNING COMMISSION
SITE PLAN SUBMITTAL

NO.	Description	Date
A	ARM RESPONSES	3/30/2026
B	ARM-2 RESPONSES	4/2/2026
C	TECH REVIEW RESPONSES	4/29/2026

CONSULTANTS

GATES + ASSOCIATES

MERRICK

Stantec

BADCO
BOB D. CAMPBELL & CO., INC.
Structural Engineers - Since 1957

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Office of Construction and Facilities Management
VA U.S. Department of Veterans Affairs

VA BATON ROUGE CBOC
12501 RIEGER ROAD
BATON ROUGE, LA 70809

PRELIMINARY
LA PE 29636
LICENSE NO. 03/12/2026
SCALE

FOR PLANNING COMMISSION REVIEW ONLY

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THESE DRAWINGS ARE CONCEPTUAL AND NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION.

PROFESSIONAL SEAL

ARCHITECT OF RECORD:
ANDRE RODRIGUE, PE

DRAWN BY:
CB

APPROVED BY:
KKR

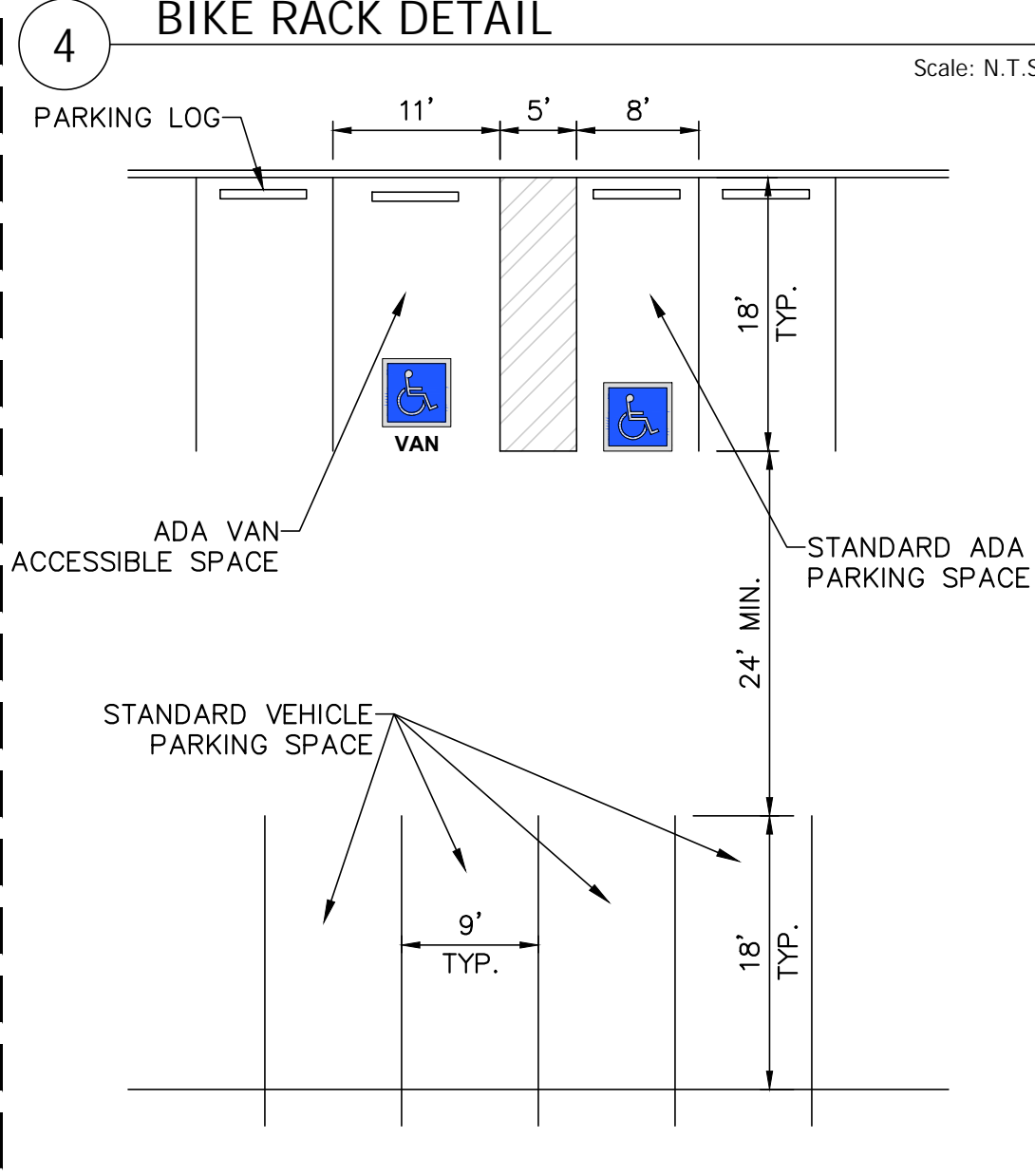
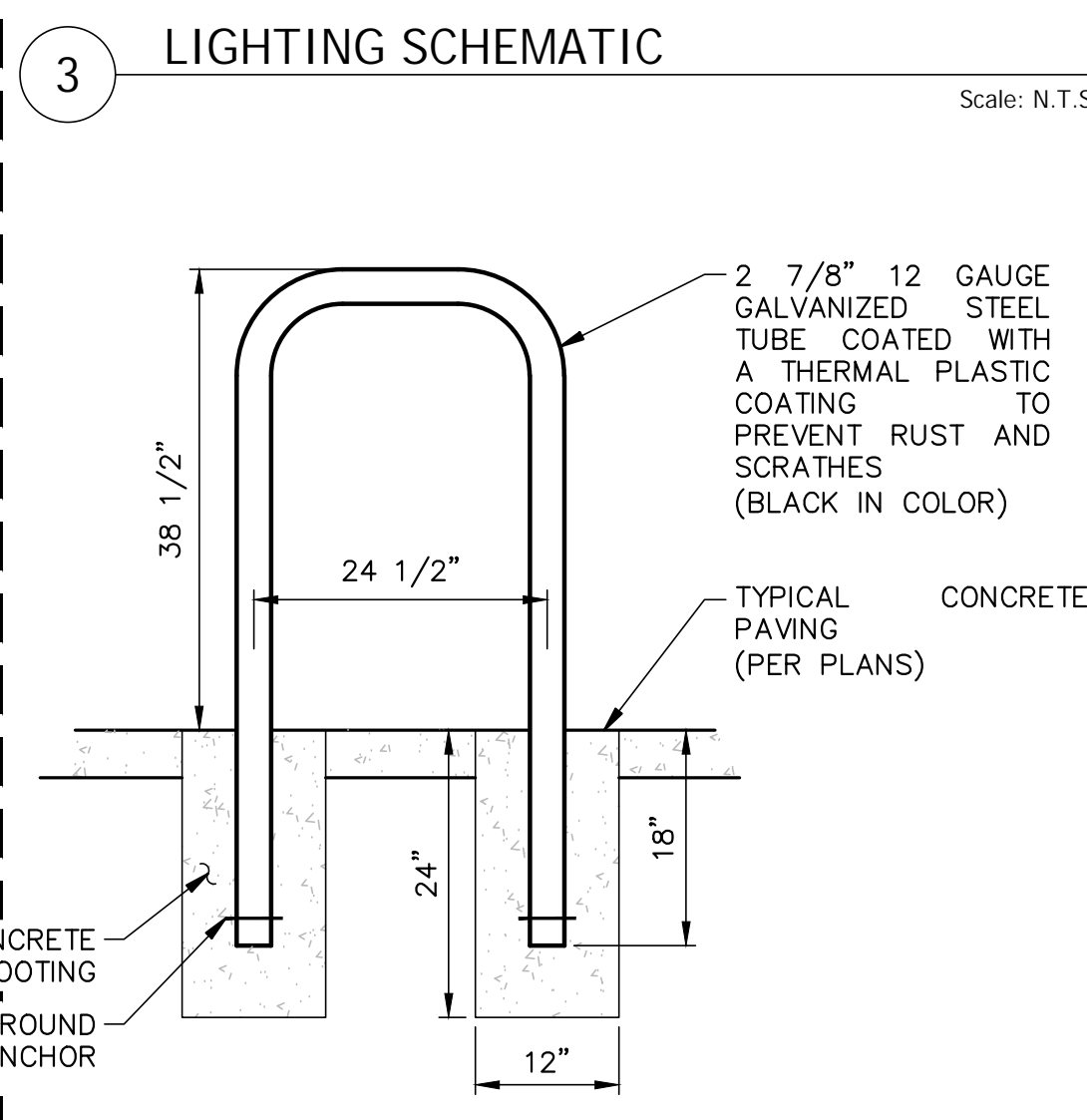
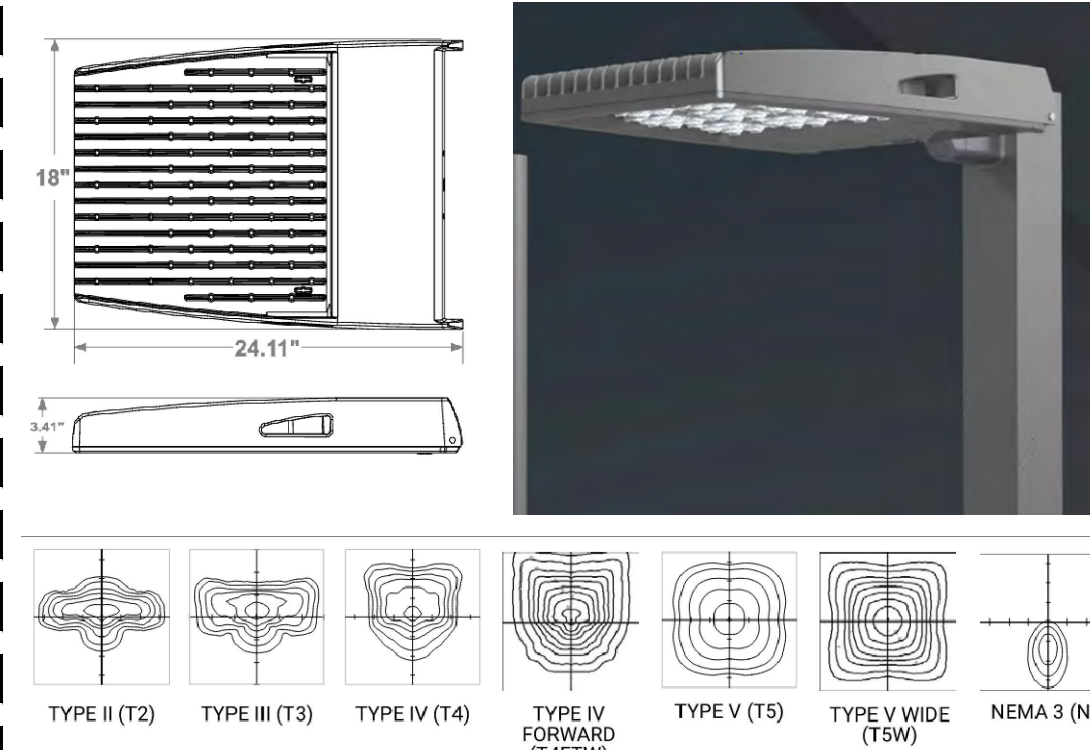
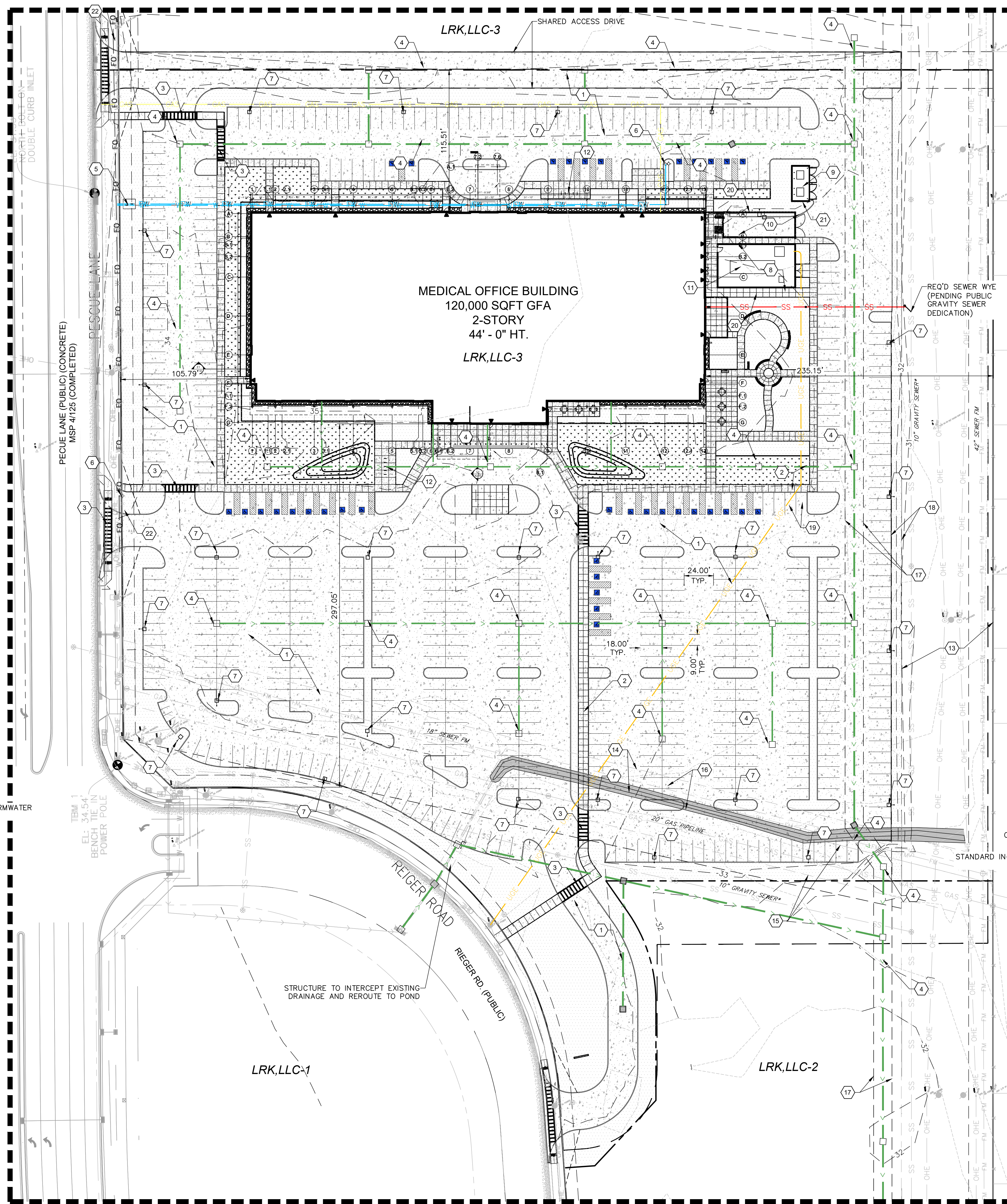
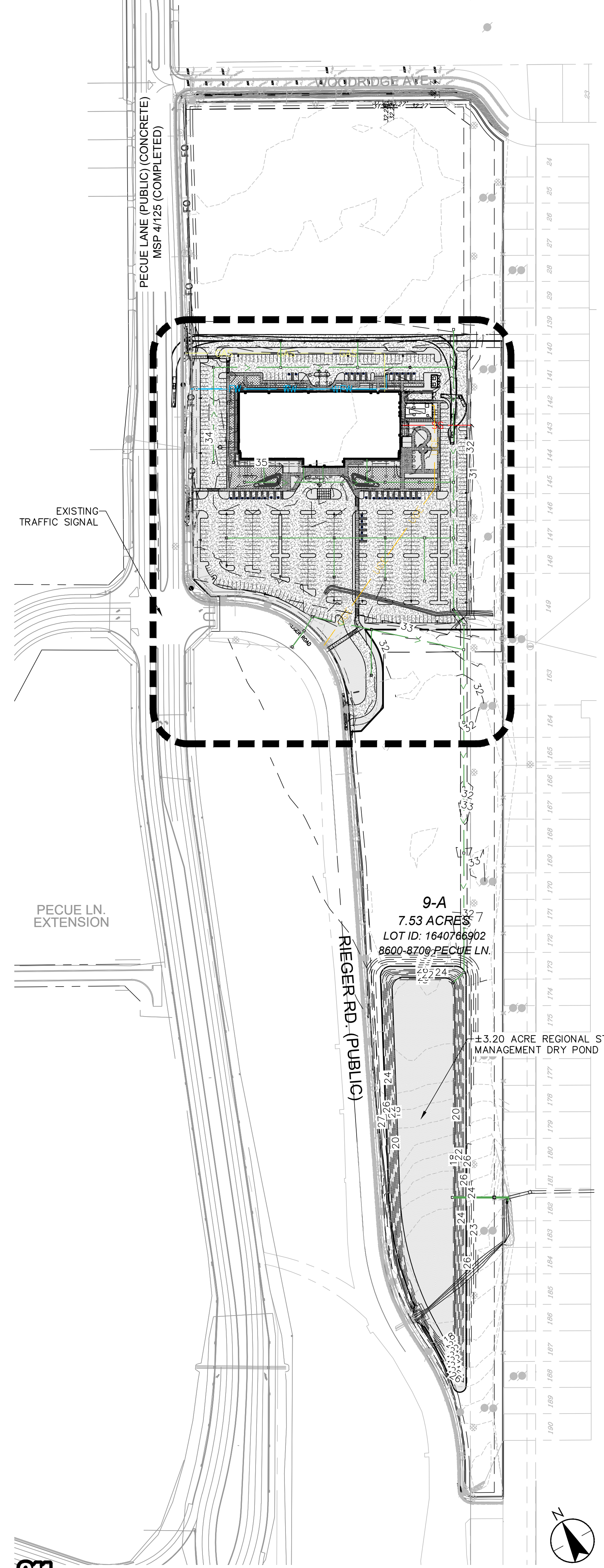
PROJECT NUMBER:
01002

DATE:
MARCH 12, 2026

TITLE:
SITE PLAN

DRAWING NO.
SP-3.0

This Line is 3 Inches When Printed Full Size



NO.	Description	Date
A	ARM RESPONSES	3/30/2026
B	ARM-2 RESPONSES	4/2/2026
C	TECH REVIEW RESPONSES	4/29/2026

CONSULTANTS

GATES + ASSOCIATES

MERRICK

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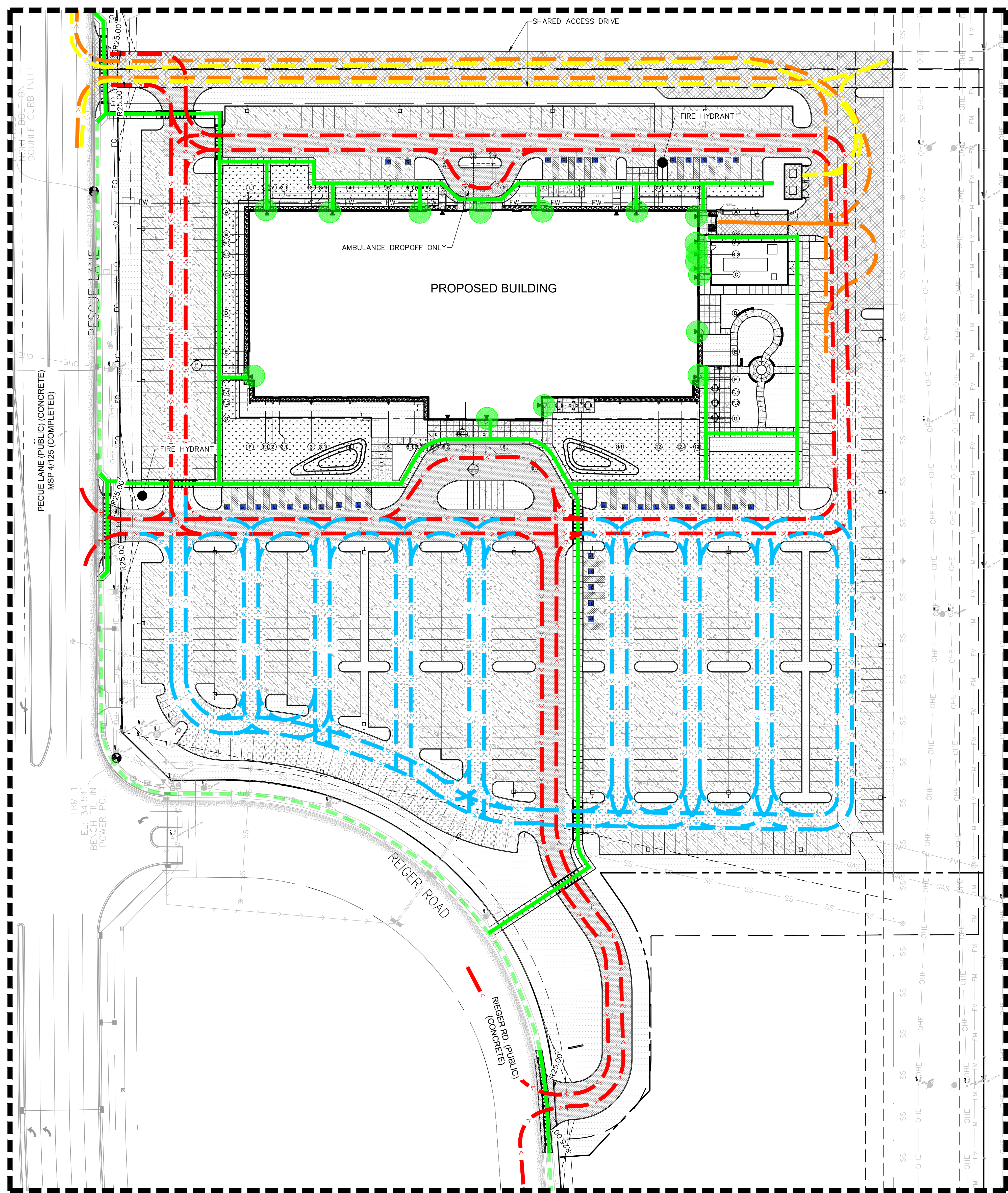
PRELIMINARY
LA PE 29638
LICENSE NO.
03/12/2026
PE
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PROFESSIONAL SEAL

ARCHITECT OF RECORD:
ANDRE RODRIGUE, PE
DRAWN BY:
CB
APPROVED BY:
KKR
PROJECT NUMBER:
01002
DATE:
MARCH 12, 2026
TITLE:
**CIRCULATION
PLAN**

DRAWING NO.
SP-4.0

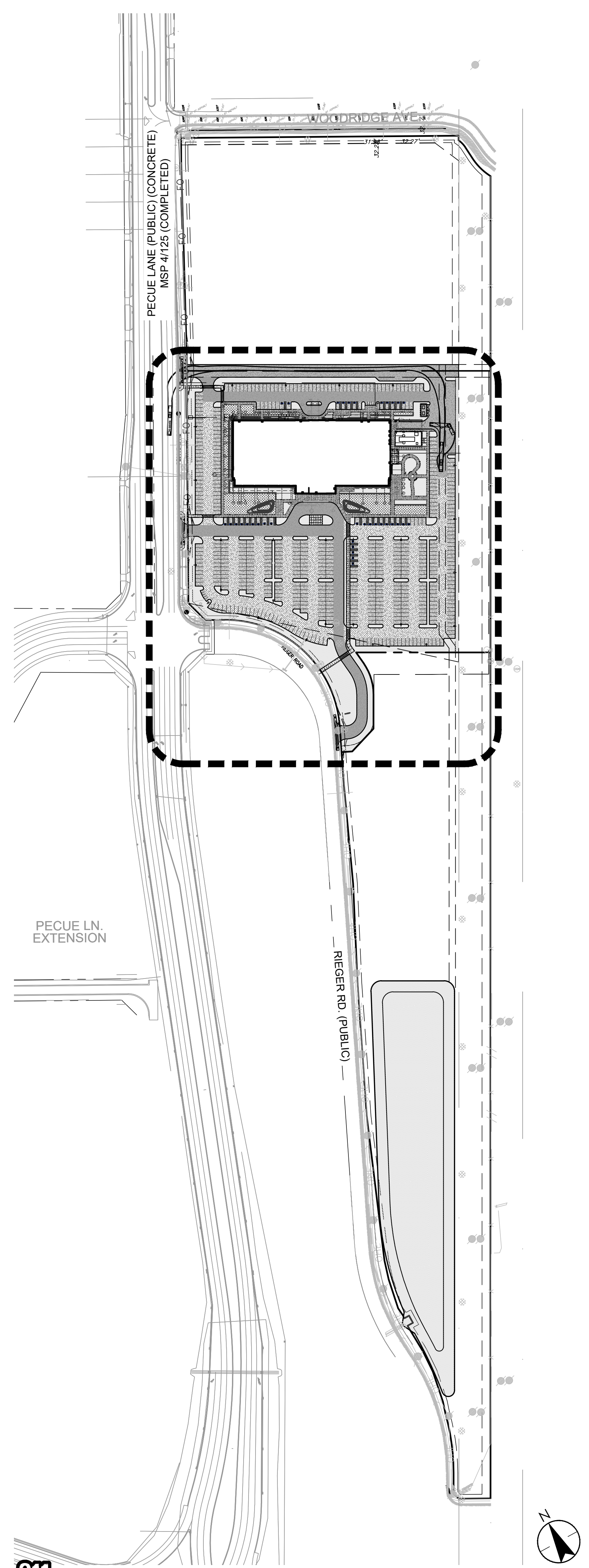
LEGEND

- FIRETRUCK, AMBULANCE, BUS, AND PASSENGER VEHICLE ROUTE
- PASSENGER VEHICLE ROUTE
- DUMPSTER TRUCK ROUTE
- WB-62 DELIVERY ROUTE
- EXISTING PEDESTRIAN ROUTE
- PROPOSED PEDESTRIAN ROUTE
- BUILDING ACCESS POINT



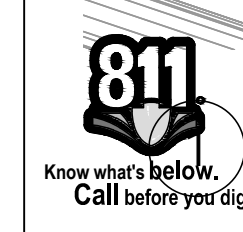
2 INSET A - PROPOSED SITE LAYOUT

Scale: 1" = 40'



OVERALL SITE LAYOUT

Scale: 1" = 100'



SITE PLAN APPLICATION
SUBMITTAL

NO.	Description	Date
A	ARM RESPONSES	3/30/2026
B	ARM-2 RESPONSES	4/2/2026
C	TECH REVIEW RESPONSES	4/29/2026



Office of Construction and
Facilities Management



BATON ROUGE VA CLINIC
12501 REIGER ROAD
ST. GEORGE, LA 70809



ARCHIVER OF RECORD:
WILLIAM REICH
DRAWN BY:
CF
APPROVED BY:
WR
PROJECT NUMBER:
6181
DATE:
APRIL 28, 2026

LANDSCAPE
ORDINANCE PLAN

DRAWING NO.
L1.00

LANDSCAPE ORDINANCE REQUIREMENTS

SCALE:

PER 18.3.2 PERCENTAGE OF LANDSCAPE AREA

AT LEAST TEN PERCENT OF THE DEVELOPED SITE AREA, WHICH IS INCLUSIVE OF THE BUILDING FOOTPRINT, PARKING AREAS, DRIVEWAYS AND SIDEWALKS, SHALL BE LANDSCAPE AREA. LANDSCAPE AREA SHALL INCLUDE REQUIRED AND OPTIONAL PLAN MATERIALS AS WELL AS OPEN AREAS COVERED WITH GRASS AND/OR GROUND COVER.

DEVELOPED SITE AREA (SF)	10% LANDSCAPE AREA REQUIRED (SF)	TOTAL LANDSCAPE AREA PROVIDED (SF)
487,754	48,775	50000+

PER 18.3.3 BUFFERS BETWEEN PROPERTIES - SUBURBAN CHARACTER

THIS PROPERTY IS ZONED C2. BUFFERS AREA REQUIRED BETWEEN PROPERTIES WHEN INCOMPATIBLE USES ADJACENT TO EACH OTHERS. THE PURPOSE OF A BUFFER REQUIREMENT IS TO INTERRUPT SIGHT LINES FROM ADJACENT USES.

PROPERTY LINE	ADJUTING PROPERTY USE	BUFFER TYPE REQUIRED	LENGTH (FT)	CLASS A TREES		CLASS B TREES		NOTES
				REQUIRED	PROPOSED	REQUIRED	PROPOSED	
EAST	UTIL. SERVITUDE	NONE	714	0	0	0	0	
NORTH	COMMERCIAL	NONE	714	0	0	0	0	
SOUTH	COMMERCIAL	NONE	467	0	0	0	0	

PER 18.3.4 STREET YARD - SUBURBAN CHARACTER

STREET TREES ARE REQUIRED ALONG THE ENTIRE STREET FRONTAGE, EXCLUDING ALLEYS. TREES OF DIFFERENT CLASSES MAY BE COMBINED TO MEET STANDARDS. TREES MAY BE GROUPED OR SPACED AT IRREGULAR INTERVALS. A CONTINUOUS THREE FOOT TALL SCREEN IS REQUIRED BETWEEN ANY PARKING LOT AND THE ADJUTING SIDEWALK CONSISTING OF CONTINUOUS EVERGREEN SHRUBS OR A WALL, FENCE OR BERM. A 10-FT WIDE LANDSCAPE STRIP REQUIRED ALONG THE ENTIRE STREET FRONTAGE IMMEDIATELY BEHIND THE RIGHT-OF-WAY OR SERVITUDE OF PASSAGE, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS AT POINTS OF INGRESS AND EGRESS TO THE LOT. THE NUMBER OF TREES REQUIRED IS ONE CLASS A TREE PER 40 LINEAR FEET. WHERE OVERHEAD UTILITIES ARE PRESENT, ONE CLASS B OR C TREE MAY REPLACE A CLASS A AT A RATE OF ONE CLASS B OR C EVERY 40 LINEAR FEET.

STREET NAME	LENGTH OF ROAD (FT)	STREET TREES		LANDSCAPE BUFFER - 10FT WIDE (SQUARE FEET)	PARKING LOT BUFFER AT STREET
		REQUIRED	PROPOSED		
PECUE LANE	547	14	5 A, 9 B	5470	YES
REIGER RD EXTENSION	531	13	4 A, 9 B	5310	YES

PER 18.3.5 PARKING LOT LANDSCAPING - SUBURBAN CHARACTER

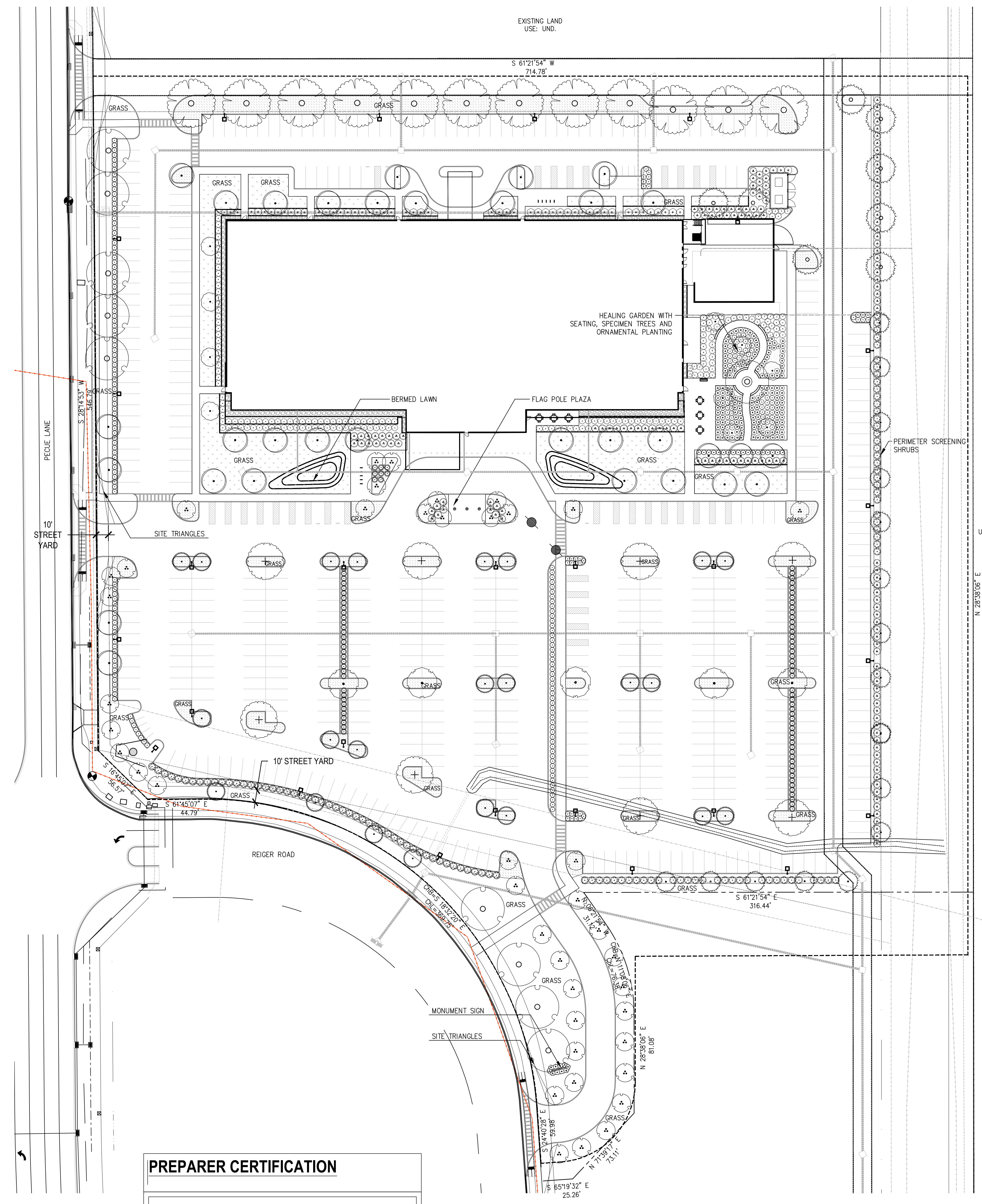
NO PARKING SPACE SHALL BE LOCATED FURTHER THAN 100 FEET FROM A CLASS A OR B TREE. TREES MAY BE PROVIDED IN A MIX OF INTERIOR ISLANDS, MEDIAN ISLANDS, TERMINAL ISLANDS, AND BUFFER AREAS. ALL ISLANDS SHALL HAVE A MINIMUM AREA OF 75 SQUARE FEET. TREE WELLS FOR CLASS A SHALL BE 36 SF. AND 25 SF FOR CLASS B. TREES MAY NOT BE PLANTED CLOSER THAN 2-1/2 FEET FROM PAVEMENT. ISLANDS PROVIDED WITHOUT TREES SHALL PROVIDE PLANT MATERIAL. NO SINGLE TYPE OF MATERIAL MAY BE USED MORE THAN 60% OF THE AREA. AN INTERIOR LANDSCAPED ISLAND SHALL BE PROVIDED FOR EVERY 10 PARKING SPACES. ALL ROWS SHALL TERMINATE IN A CURBED LANDSCAPED ISLAND. TERMINAL ISLANDS SHALL HAVE A MINIMUM OF 5 FEET IN WIDTH AND HAVE A LENGTH NO SHORTER THAN 2 FEET LESS THAN THE ADJUTING PARKING SPACE. A CURBED MEDIAN ISLAND WITH A MINIMUM WIDTH OF 6 FEET INSIDE THE CURB SHALL BE PROVIDED BETWEEN EVERY 6 SINGLE PARKING ROWS AND ALONG PRIMARY INTERNAL AND EXTERNAL ACCESS DRIVES. A CONTINUOUS THREE FOOT TALL SCREEN IS REQUIRED BETWEEN ANY PARKING LOT AND THE ADJUTING SIDEWALK CONSISTING OF CONTINUOUS EVERGREEN SHRUBS OR A WALL, FENCE OR BERM.

PARKING LOT LANDSCAPING	REQUIRED	PROVIDED
	INTERIOR ISLANDS FOR EVERY 10 SPACES	YES
TERMINAL ISLANDS	YES	YES
MEDIAN ISLANDS	YES	YES
CLASS A OR B TREES WITHIN 100 FT OF PARKING SPACES	YES	YES

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
CLASS A					
●	Acer rubrum 'Drummondii' Drummond Red Maple	Cont/B&B	2"	8-10' H x 4-6' W	5
○	Magnolia grandiflora D.D. Blanchard' D.D. Blanchard Southern Magnolia	Cont/B&B	2"	8-10' H x 4-6' W	8
●	Pinus palustris Longleaf Pine	Cont/B&B	2" cal.	8-10' H x 4-6' W	17
+	Quercus phellos Willow Oak	Cont/B&B	2"	8-10' H x 4-6' W	8
○	Quercus shumardii Shumard Oak	Cont/B&B	2"	8-10' H x 4-6' W	10
○	Quercus virginiana 'QV7IA' Highrise Live Oak	Cont/B&B	2"	8-10' H x 4-6' W	12
CLASS B					
●	Cercis canadensis Eastern Redbud	Cont/B&B	1.5" cal.	8-10' H X 2-4' W	32
●	Chionanthus virginicus White Fringetree	Cont/B&B	1.5"	8-10' H x 4-6' W	10
●	Ilex x attenuata 'Savannah' Savannah Holly Standard	Cont/B&B	1.5"	8-10' H X 2-4' W	23
●	Lagerstroemia indica x fauriei Tuscarora Tuscarora Crape Myrtle	Cont/B&B	1" per trunk	8-10' H x 4-6' W	42
SYMBOL	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	
SHRUBS					
●	Abelia x grandiflora 'Kaleidoscope' Kaleidoscope Glossy Abelia	5 gal.		18	
●	Gardenia jasminoides 'Aimee' Aimee Gardenia	5 gal.	20" H x 20" W	178	
●	Juniperus chinensis 'Bakaurea' Gold Star® Juniper	5 gal.	20" H x 20" W	113	
●	Juniperus chinensis 'Sea Green' Sea Green Juniper	5 gal.	20" H x 20" W	101	
●	Lantana montevidensis Purple Trailing Lantana	5 gal.		78	
●	Lantana x 'Moni' Confetti™ Spreading Lantana	5 gal.	20" H x 20" W	53	
●	Loropetalum chinense 'Purple Daydream' Dwarf Loropetalum	5 gal.	20" H x 20" W	60	
●	Muhlenbergia capillaris Pink Muhly	3 gal.	18"-21" H x 18"-21" W	90	
●	Pittosporum tobira 'Wheeler's Dwarf' Wheeler's Dwarf Pittosporum	5 gal.	20" H x 20" W	84	
●	Rhaphiolepis indica 'Montro' Indian Princess® Indian Hawthorn	5 gal.	20" H x 20" W	158	
●	Ternstroemia gymnanthera 'Variegata' Variegated Ternstroemia	5 gal.	20" H x 20" W	53	
●	Trachelospermum asiaticum Asiatic Jasmine	3 gal.	18"-21" H x 18"-21" W	33	

- NOTES:
- CLASS "A" TREES AND STREET YARD TREES
 - ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM TWO-INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
 - CLASS "B" TREES AND STREET YARD TREES
 - ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM ONE AND ONE-HALF INCH CALIPER AND MEASURE A MINIMUM OF EIGHT FEET TALL AT TIME OF PLANTING.
- LANDSCAPE SUMMARY
- REQUIRED TREES QUANTITY: 37
 - PROPOSED TREES QUANTITY: 167
 - REQUIRED SHRUBS QUANTITY: 345
 - PROPOSED SHRUBS QUANTITY: 1,009
 - PROPOSED SEEDED GRASS QUANTITY: 28,722 SOFT
 - PROPOSED SOO GRASS QUANTITY: 19,561 SOFT
- NO PRESERVED TREES OR LANDSCAPE AREAS



PREPARER CERTIFICATION

Baton Rouge VA Clinic
12501 Reiger Road
St. George, LA 70809

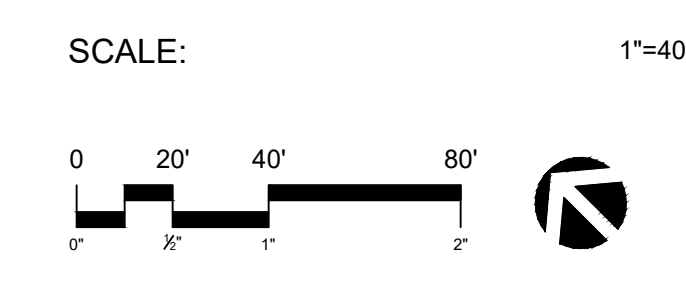
To whom it may concern:

This plan was prepared in accordance to the specifications and provisions of Section 18 of the City of St. George Landscape Ordinance and in compliance with Louisiana Horticultural Law.

The Landscape Architect will inspect the Landscaping following installation to certify that the Landscaping was installed in compliance with the approved plan.

Sincerely,
William Reich
William Reich, PLA, ASLA, CLARB

REICH
LANDSCAPE ARCHITECTURE
301 T.J. Jamison Blvd., Baton Rouge, LA 70802
225.336.5890 | www.reichla.com



SITE PLAN APPLICATION SUBMITTAL

NO.	Description	Date

CONSULTANTS

GATES + ASSOCIATES

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12501 REIGER ROAD
ST. GEORGE, LA 70809

PROFESSIONAL SEAL

ARCHITECT OF RECORD:
HOSAM HABIB

DRAWN BY:
AUTHOR

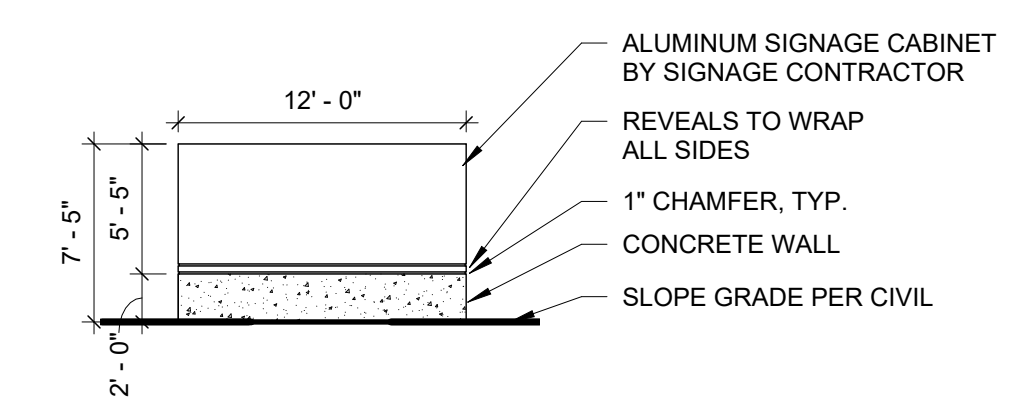
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APPROVER

PROJECT NUMBER:
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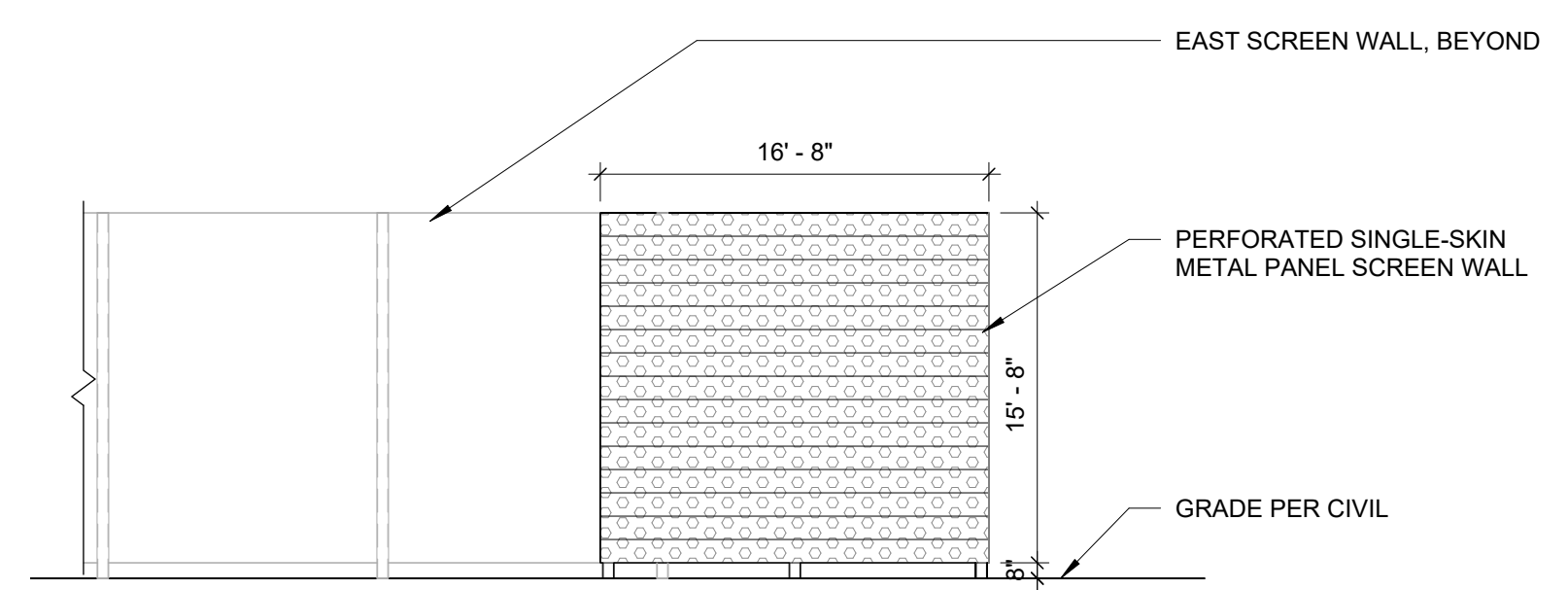
DATE:
MARCH 12, 2026

TITLE:
ENLARGED SITE ELEVATIONS

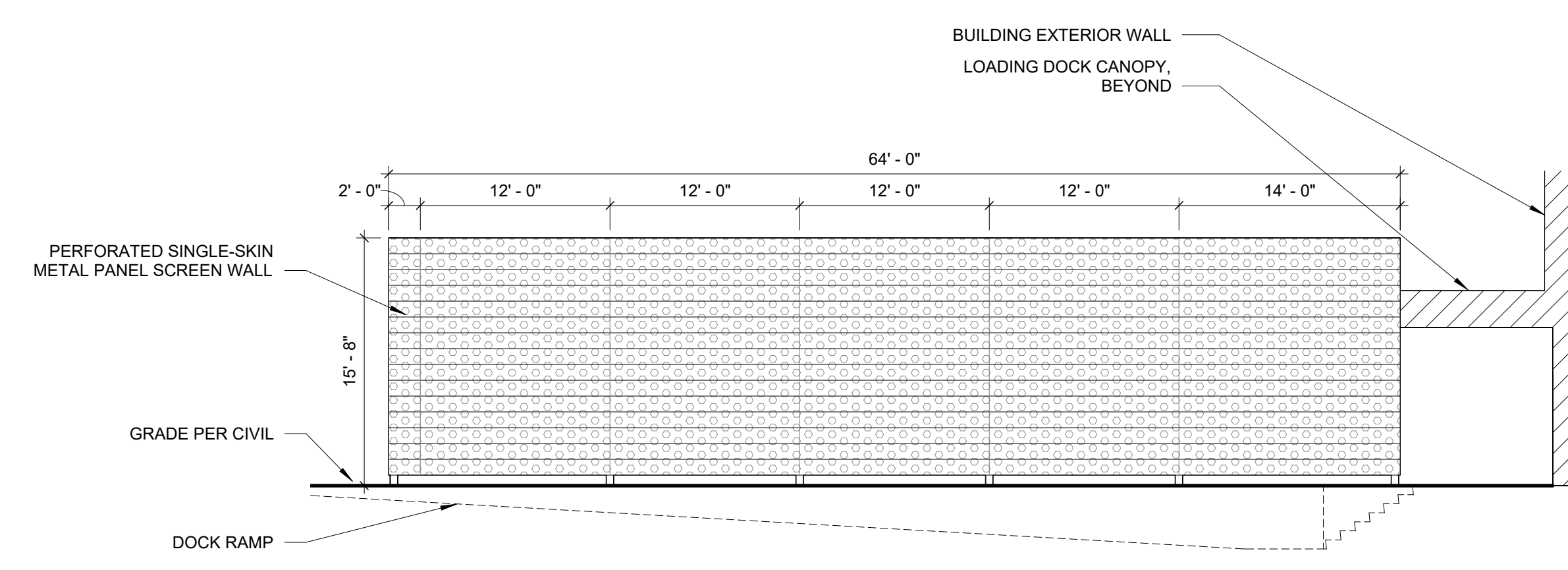
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AS1.02



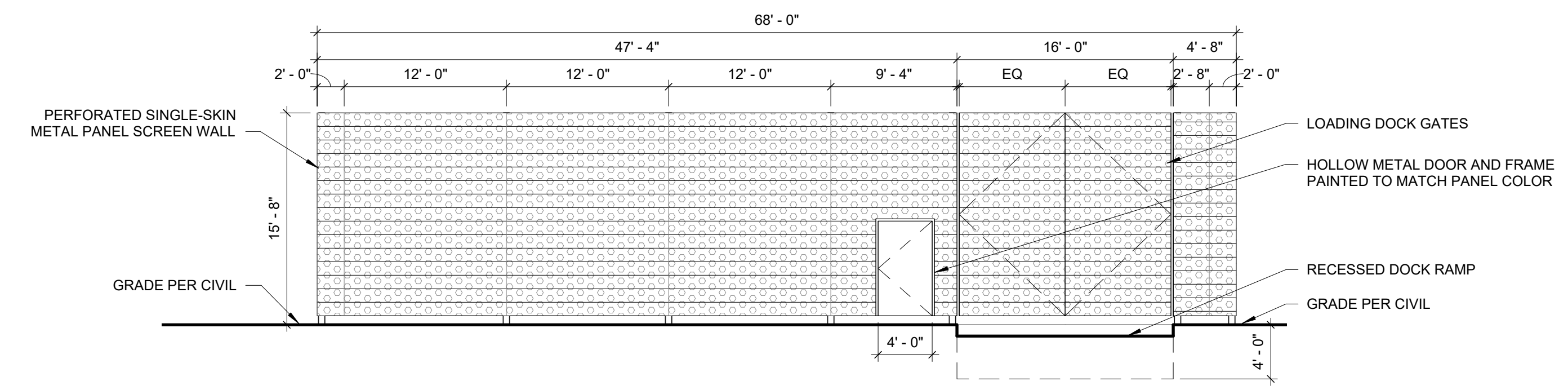
A5 MONUMENT SIGN - ELEVATION
1/8" = 1'-0"



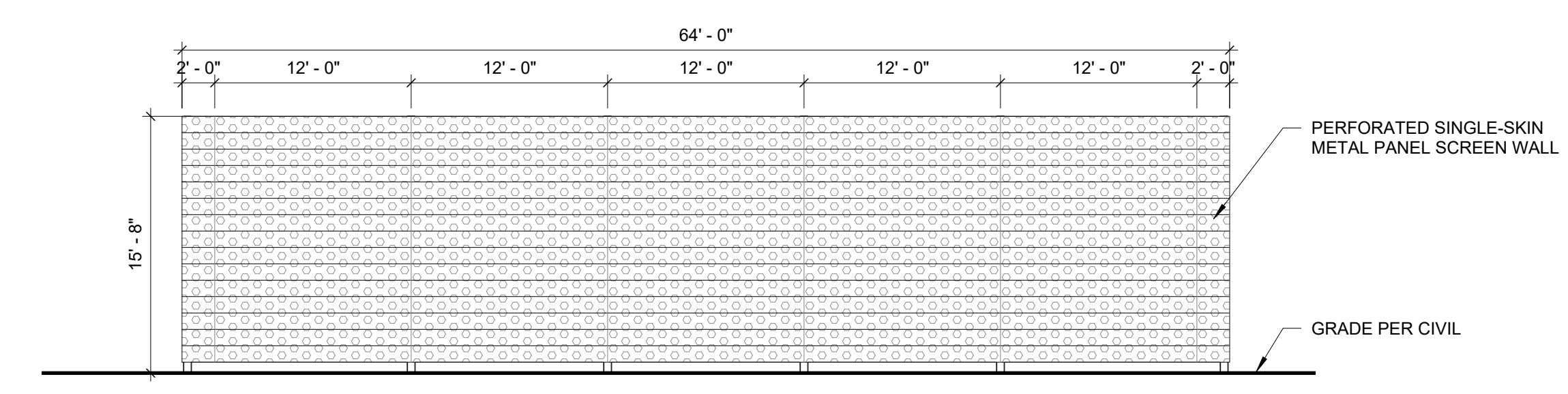
C1 GENERATOR ENCLOSURE - WEST ELEVATION
1/8" = 1'-0"



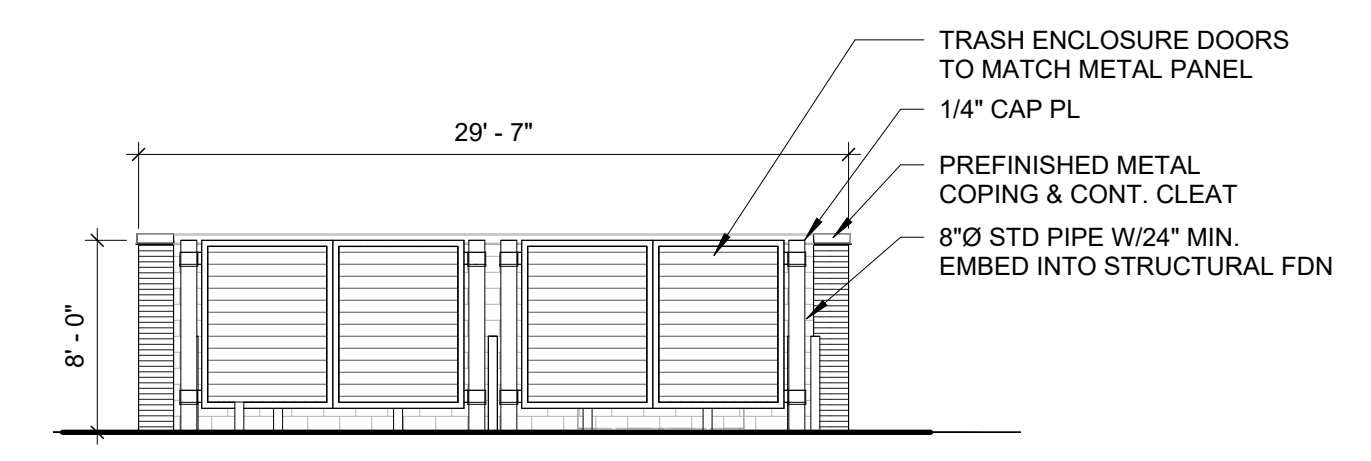
C5 GENERATOR ENCLOSURE - NORTH ELEVATION
1/8" = 1'-0"



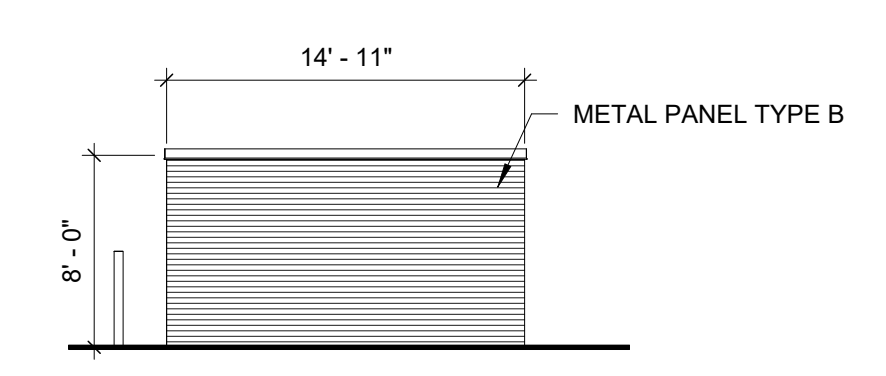
E1 GENERATOR ENCLOSURE - EAST ELEVATION
1/8" = 1'-0"



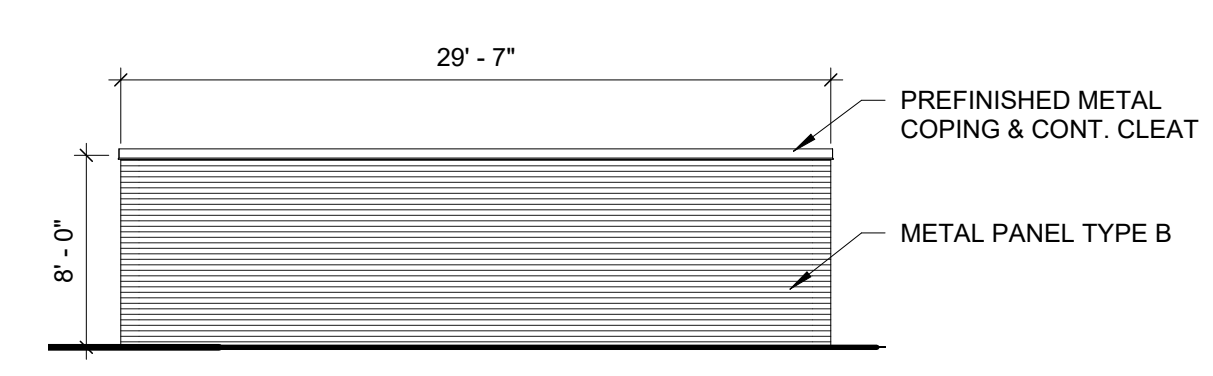
E5 GENERATOR ENCLOSURE - SOUTH ELEVATION
1/8" = 1'-0"



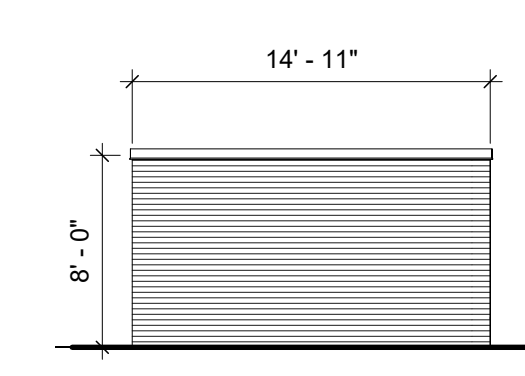
F1 TRASH ENCLOSURE - EAST ELEVATION
1/8" = 1'-0"



F3 TRASH ENCLOSURE - NORTH ELEVATION
1/8" = 1'-0"



F5 TRASH ENCLOSURE - WEST ELEVATION
1/8" = 1'-0"



F7 TRASH ENCLOSURE - SOUTH ELEVATION
1/8" = 1'-0"

SITE PLAN APPLICATION
SUBMITTAL

NO.	Description	Date

CONSULTANTS

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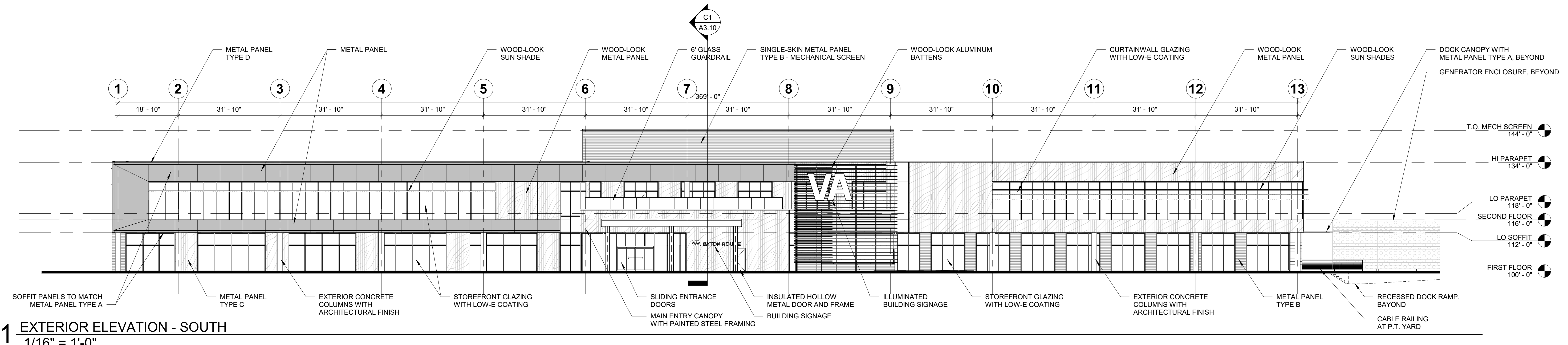
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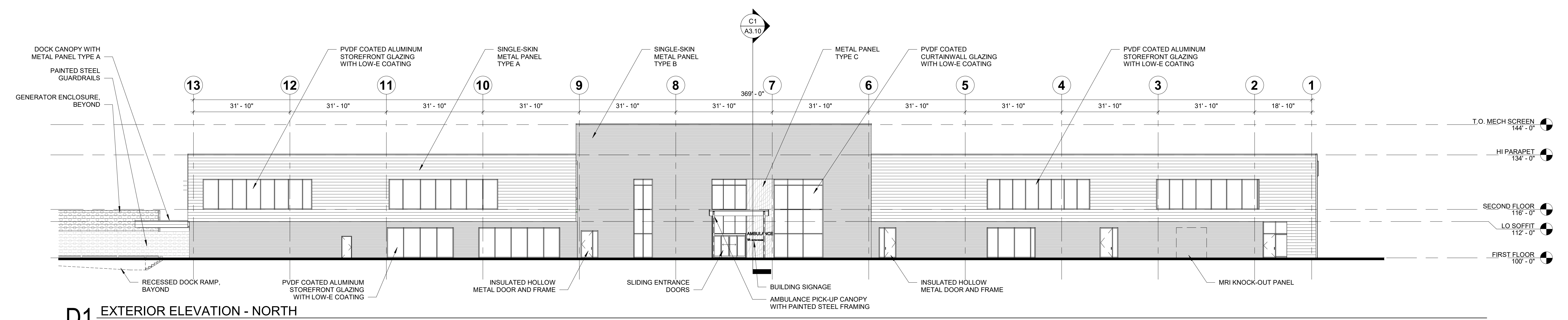
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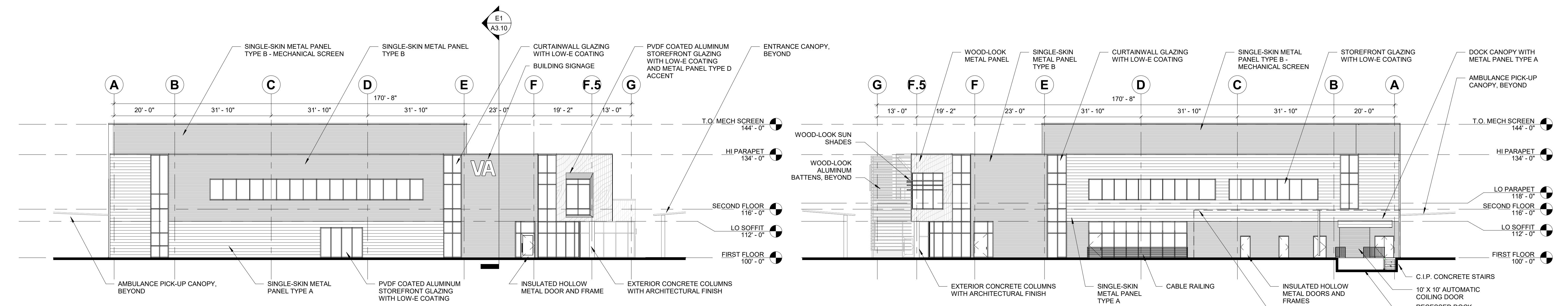
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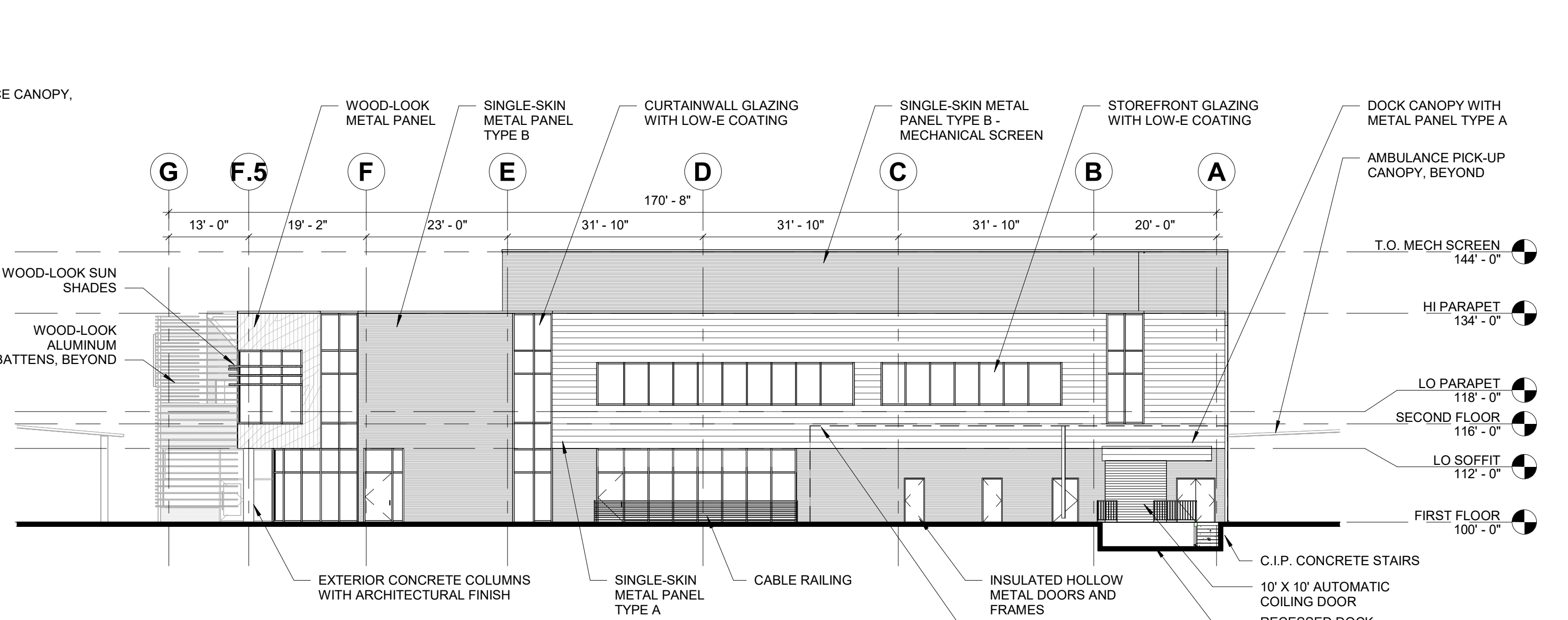
B1 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



D1 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



F1 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"



F5 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

EXTERIOR ELEVATION MATERIALS

	METAL PANEL A FACTORY FINISHED METAL WALL PANEL COLOR: PEWTER (GRAY)		ALUMINUM GLAZING SYSTEM CURTAINWALL AND STOREFRONT FRAME COLOR TO MATCH PEWTER (GRAY)
	METAL PANEL A-2 FACTORY FINISHED METAL WALL PANEL, PERFORATED COLOR: PEWTER (GRAY)	Translucent Glazing conforms with minimum of 25% between zero feet and ten feet as outlined in St. George, LA Title 7, Unified Development Code (UDC), Chapter 10 Section E.1.a.	
	METAL PANEL B FACTORY FINISHED METAL WALL PANEL COLOR: GRAY VELVET	Building Design elements per Section E.1.b include:	
	METAL PANEL C WOOD-LOOK METAL PANEL	<ul style="list-style-type: none"> Vertical elements at the main entrance designed with wood-look batten screen wall Architectural portal feature with chamfered overhang to provide shading on the south facade Horizontal shading devices on the south facade to provide shading Covered southern porch with glass railing on second floor Rounded architectural finish concrete columns on first floor Natural exterior finishes include wood-look panels, natural wood-look shading devices Translucent canopies at main entrance and ambulance pick-up 	
	METAL PANEL D ALUMINUM PANEL COLOR: PEWTER (GRAY)		

GENERAL NOTES - EXTERIOR ELEVATIONS:

- RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
- DIMENSIONS SHOWN ON THE EXTERIOR ELEVATIONS ARE TO THE FACE OF EXTERIOR WALL, FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS OTHERWISE NOTED OR INDICATED.
- RE: THE WINDOW TYPES SHEET FOR ALL EXTERIOR WINDOW TYPES AND GLASS TYPES.

- GENERAL NOTES – EXTERIOR WALL SECTIONS/ DETAILS:**
1. RE: SHEET G0.01 FOR ADDITIONAL GENERAL NOTES THAT ARE APPLICABLE.
 2. RE: FLOOR PLANS, ROOF PLAN AND ELEVATIONS FOR SECTION CUT LOCATIONS.
 3. ALL WINDOW AND DOOR OPENING DIMENSIONS ARE ROUGH OPENING DIMENSIONS, UNLESS NOTED OTHERWISE. DIMENSIONS SHOWN ON THE WALL SECTIONS ARE TO THE FACE OF EXTERIOR STUD (FOS) FACE OF MASONRY (FOM), FACE OF CONCRETE WALLS (FOC), AND COLUMN GRID LINES, UNLESS NOTED OR SHOWN OTHERWISE.
 4. PAINT ALL EXPOSED STEEL, INCLUDING STEEL LINTELS, ETC. (TYP.)

MATERIAL KEYNOTES

NO.	Description	Date

SITE PLAN APPLICATION SUBMITTAL

NO.	Description	Date

CONSULTANTS

GATES + ASSOCIATES

MERRILL

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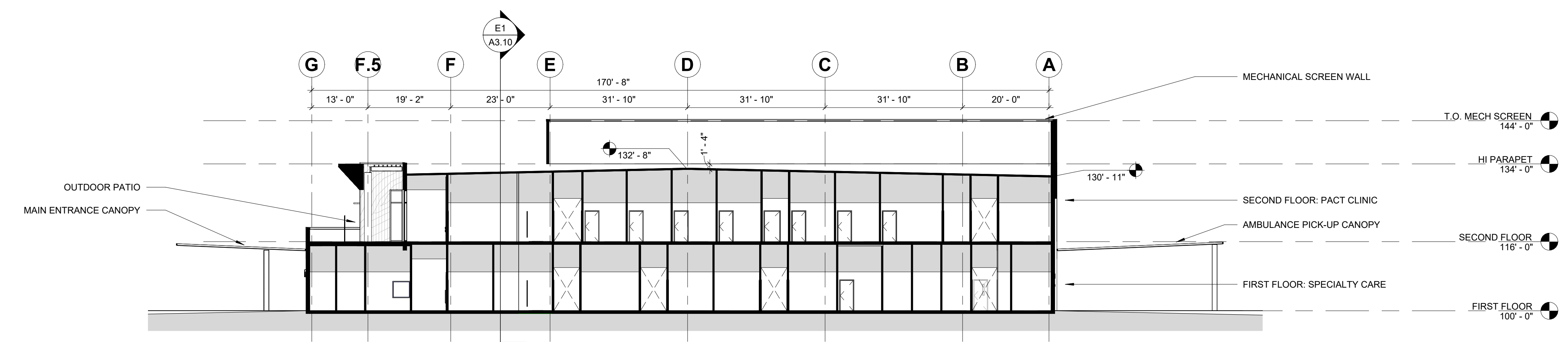
Protection Engineering
PROTECTING IT & A LITTLE

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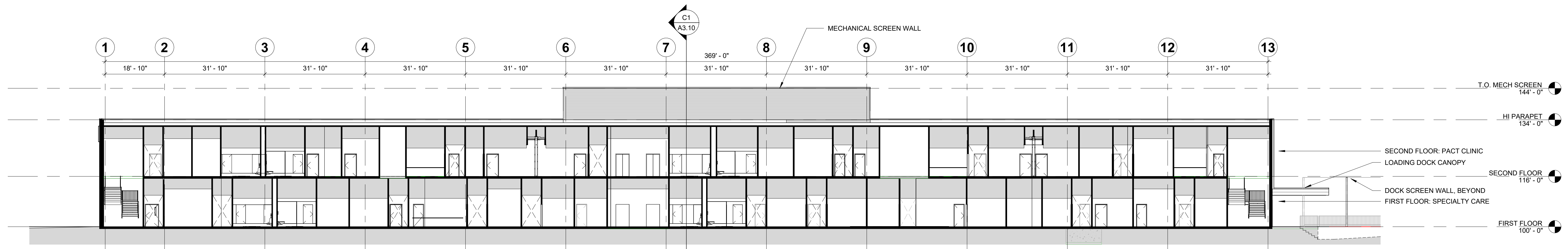
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Office of Construction and Facilities Management
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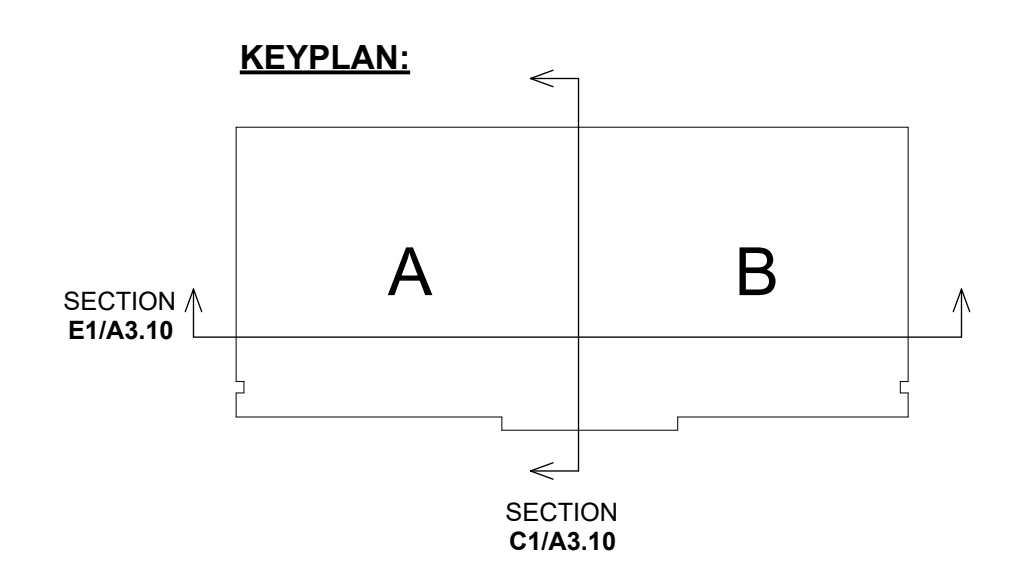
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12501 REIGER ROAD
ST. GEORGE, LA 70809



C1 BUILDING SECTION 1
1/16" = 1'-0"



E1 BUILDING SECTION 2
1/16" = 1'-0"



PROFESSIONAL SEAL

ARCHITECT OF RECORD:
HOSAM HABIB

DRAWN BY:
AUTHOR

APPROVED BY:
APPROVER

PROJECT NUMBER:
01002

DATE:
MARCH 12, 2026

TITLE:
BUILDING SECTIONS

DRAWING NO.
A3.10