Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Frank M. Duke, FAICP
Planning Director

March 7, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director

FROM: Esbii Ogholoh, Planner II

SUBJECT: **Case 18-19** 11650 Coursey Boulevard, Rural to Light Commercial (LC3)

Application Summary			
Applicant	Mickey L. Robertson	**Submittal Date**	January 31, 2019
Site Area	3 acres		
Location	South side of Coursey Boulevard, to the west of Sherwood Forest Boulevard, on Lot C-2-1-B-2-A of the Property of O. C. Harrell Tract (Council District 8 – Amoroso)		
Planning Commission Meeting Date	March 18, 2019	**Metropolitan Council Meeting Date**	April 17, 2019
Request			
Requested Zoning	Light Commercial (LC3)		
Proposed Use(s)	Medical clinic		
Future Development Potential	78,408 sf of commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	**Character Area**	Suburban
Existing Zoning	Rural	**Overlay District**	N/A
Existing Use(s)	Vacant	**Special Flood Hazard**	No
Existing Development Potential	Ten single family homes		
Area Characteristics			
Surrounding Zoning	Rural, Heavy Commercial (C2), Commercial Alcoholic Beverage (Restaurant)(C-AB-1), LC3), Limited Residential (A3.3)C1, C-AB-2		
Surrounding Uses	Restaurant, high density multi-family residential, office, parking, retail sales, restaurant, educational institution, commercial recreation, mini storage, vacant, undeveloped		

Findings
Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.

Case History – Site

- None

Case History – Area

- **Case 12-18** 4333 and 4343 Sherwood Forest Boulevard to rezone from Heavy Commercial (HC1) to C-AB-1
  - Planning Commission recommended approval March 19, 2018
  - Metropolitan Council approved April 18, 2018
- **Case 60-17** Lake Sherwood Commercial Complex to rezone from Rural to HC1
  - Planning Commission recommended approval August 21, 2017
  - Metropolitan Council approved October 18, 2017
- **Case 6-14** 11135 Coursey Boulevard to rezone from Light Commercial (C1) to C-AB-1
  - Planning Commission recommended approval March 19, 2018
  - Metropolitan Council approved April 18, 2018

Comprehensive Plan Consistency

- Consistent with the designation of Mixed Use on the Future Land Use Map

Neighborhood Compatibility

- Area contains mix of high density multi-family residential, office, and commercial uses
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC3	**Minimum Required**	**Existing**
Lot Width	60 ft	300 ft
Lot Area	7,500 sf	130,680 sf

Environmental Issues

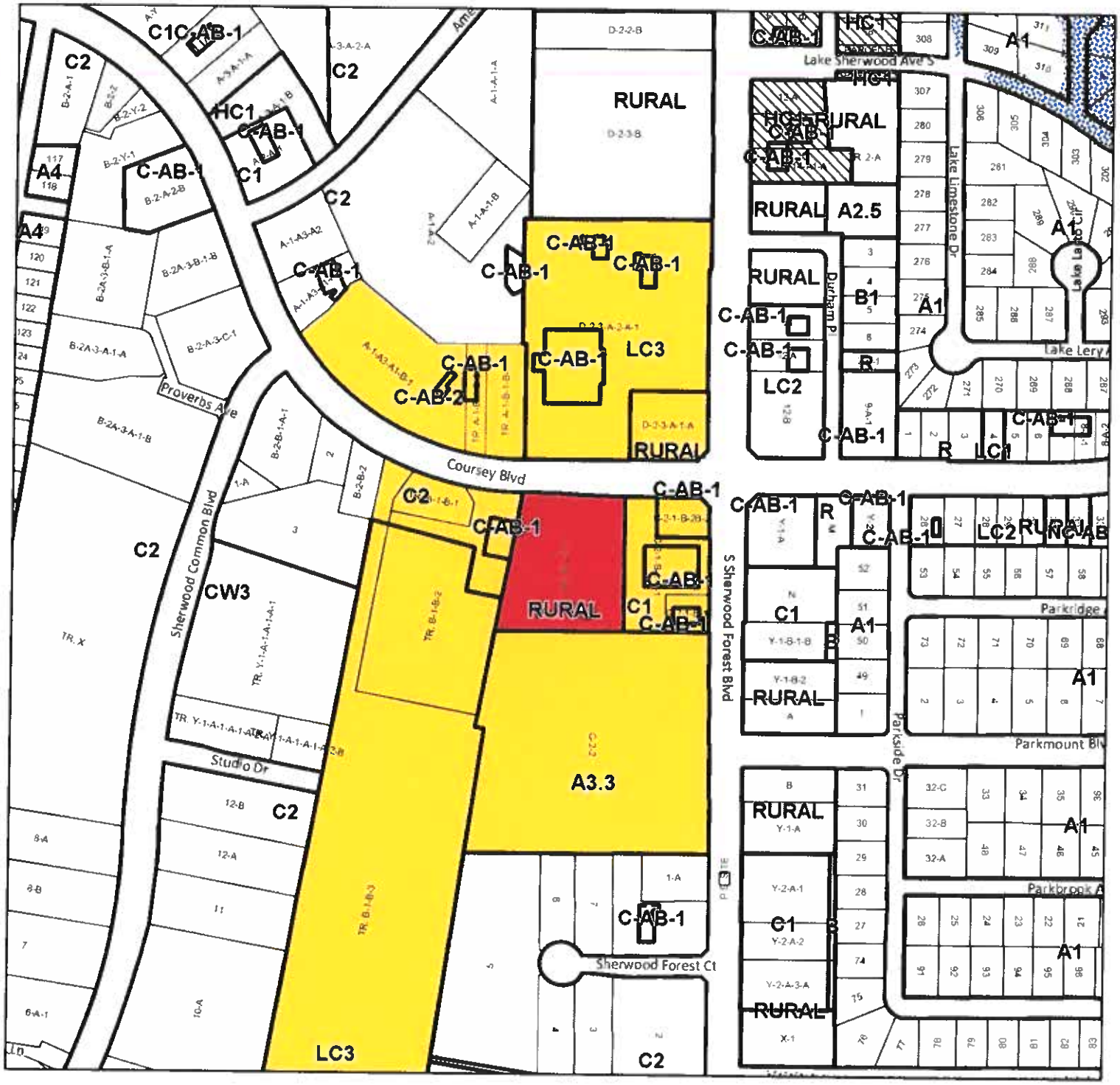
- No environmental issues anticipated

Community Outreach/Notification

- Subject property posted March 1, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, on March 1, 2019
- Staff reports available to review on March 7, 2019 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on March 8, 12, and 14, 2019

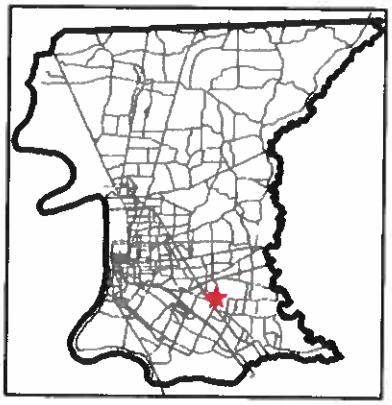
Findings

Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements.



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Graphic
- Lot Graphic
- Special Flood Hazard Area
- A1 — Zoning Labels



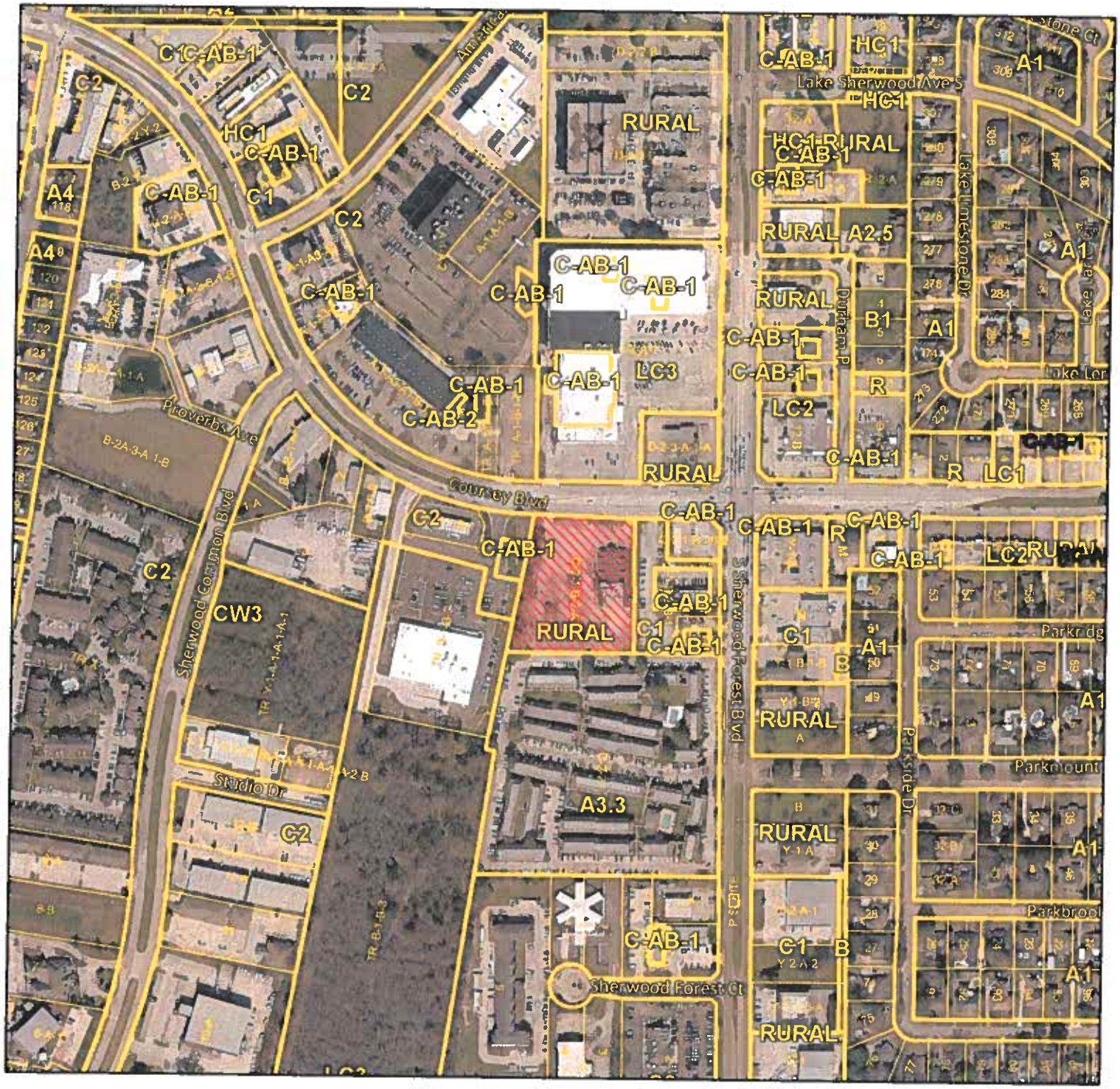
18-19

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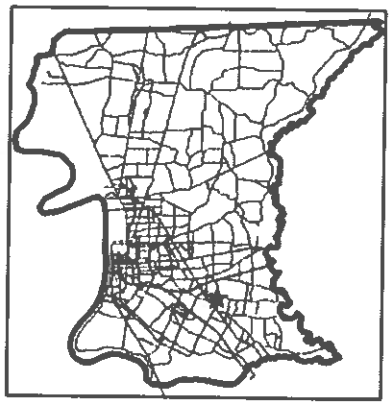
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EBR PLANNING



Legend

- Subject Property
- Zoning Graphic
- Lot Graphic
- A1 Zoning Labels



18-19

N

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SCALE

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