



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

Frank M. Duke, FAICP
Planning Director

July 3, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director *FD*

FROM: Rexter Chambers, Senior Planner *RC*

SUBJECT: **Case 27-19** 226 and 248 Staring Lane (Deferred from May 20 and June 17 by the Planning Commission) (Related case S-7-19)

Application Summary			
Applicant	William N. Fakouri	Submittal Date	March 27, 2019
Site Area	6.15 acres		
Location	East side of Staring Lane, to the south of Kingcrest Parkway on Lots A-1 and B of the H. L. Staring Tract (Council District 12 – Freiberg)		
Planning Commission Meeting Date	July 15, 2019	Metropolitan Council Meeting Date	July 17, 2019
Request			
Requested Zoning	Zero Lot Line Residential (A2.6)		
Proposed Use(s)	Zero lot line single-family homes		
Future Development Potential	42 medium density single family homes		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Single Family Residential (A1)	Overlay District	N/A
Existing Use(s)	Undeveloped	Special Flood Hazard	No
Existing Development Potential	20 low density single family homes		
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), General Residential (A4), Heavy Commercial (C2), Light Commercial (C1), Commercial Alcoholic Beverage (C-AB-1)		
Surrounding Uses	Low density single family residential, high density multi-family residential, office, retail, vacant, veterinary clinic, personal service, restaurant, health club, 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 56-15** 8860 Highland Road, to rezone from Single Family Residential (A1) to Limited Residential (A3.1)
 - Planning Commission recommended approval December 14, 2015
 - Metropolitan Council approved January 20, 2016
- **CUP 6-15** 230 Renee Drive, St. John's United Methodist Church
 - Planning Commission approved February 15, 2016
- **CUP 9-18** 420 Staring Lane, General Assembly of Baton Rouge
 - Planning Commission approved December 10, 2018

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of low density single family residential, high density multi-family residential, office, and retail
- Requested use a transition between higher intensity uses to the south and lower intensity uses to the north
- Will not change existing land use patterns

Regulatory Issues

- Lots meet the minimum dimensional requirements

Lot Dimensional Requirements		
A2.6	Minimum Required	Existing (Smallest Lot)
Lot Width	30 ft	90 ft
Lot Area	3,800 sf	73,830 sf

Environmental Issues

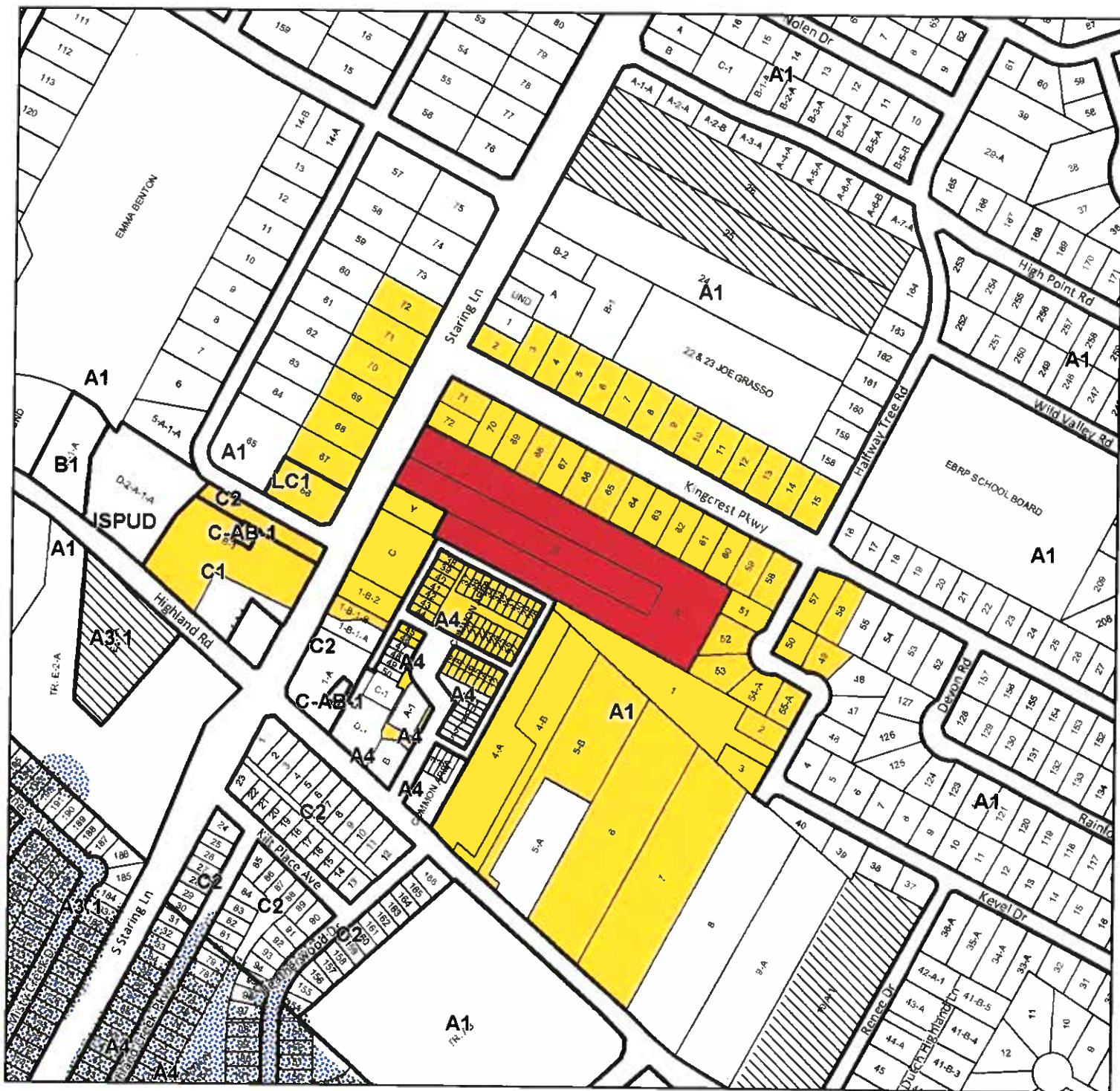
- No environmental issues are anticipated

Community Outreach/Notification







- Subject property posted on April 30, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, and Laurel Lea (Magnolia Woods) Homeowners Association on May 3, 2019
- Staff reports available to review on June 6, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 10, 14, and 16, 2019

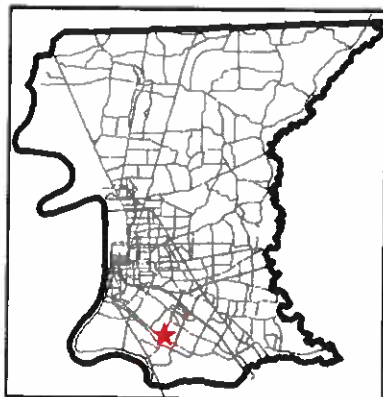
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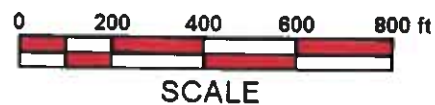


Legend

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



27-19





Legend



Current Case



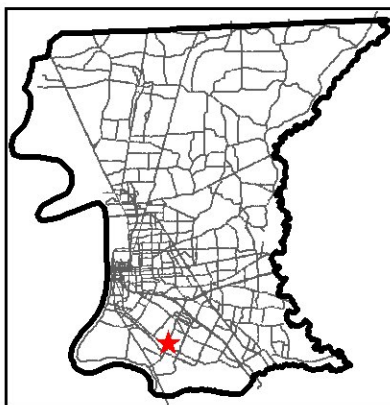
Zoning Graphic



Lot Graphic

A1

Zoning Labels



27-19



0 200 400 600 800 ft



SCALE

