



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

May 9, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*

FROM: Esbii Ogholoh, Planner II *[Signature]*

SUBJECT: **Case 33-19** 11210 Cloverland Avenue Heavy Commercial (C2) to Light Industrial (M1)

Application Summary			
Applicant	Matthew Miller	Submittal Date	April 2, 2019
Site Area	28,532 sf		
Location	South side of Cloverland Avenue, to the east of Crestmount Drive, on Lot 84 of Cloverland Subdivision (Council District 11 - Watson)		
Planning Commission Meeting Date	May 20, 2019	Metropolitan Council Meeting Date	June 19, 2019
Request			
Requested Zoning	Light Industrial (M1)		
Proposed Use(s)	Office, Warehousing		
Future Development Potential	Approximately 17,120 square feet of light industrial use		
Site Characteristics			
FUTUREBR Land Use Designation	Industrial	Character Area	Suburban
Existing Zoning	Heavy Commercial (C2)	Overlay District	N/A
Existing Use(s)	Vacant	Special Flood Hazard	Yes 100 %
Existing Development Potential	Approximately 17,120 sf heavy commercial use		
Area Characteristics			
Surrounding Zoning	M1, Heavy Commercial (C2 and HC2)		
Surrounding Uses	Warehouse, manufacturing, motor vehicle service, Industrial uses, office, contractor, undeveloped, vacant		
Findings			
Staff cannot certify the requested change of zoning, while it is consistent with the Comprehensive Plan and compatible with surrounding uses, it does not conform to Unified Development Code requirements due to insufficient lot frontage			

Case History – Site

- None

Case History – Area

- **Case 102-17** Cloverland, Cloverland Park, to rezone from Rural to Light Industrial (M1)
 - Planning Commission recommended approval December 18, 2017
 - Metropolitan Council approved February 21, 2018
- **Case 74-17** 6000 UND -6100 and 6032 Fieldstone Drive, to rezone from Rural to Light Industrial (M1)
 - Planning Commission recommended approval September 18, 2017
 - Metropolitan Council approved October 18, 2017
- **Case 68-16** 6031 Siegen Lane, to rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant)(C-AB-1)
 - Planning Commission recommended approval January 17, 2017
 - Metropolitan Council approved February 15, 2017
- **Case 31-15** 6000-6400 Siegen Lane, to rezone from Light Industrial (M1) to Heavy Commercial (HC1)
 - Planning Commission recommended approval September 21, 2015
 - Metropolitan Council approved October 21, 2015
- **Case 2-14** Lot M-2-B of Siegen Lane, to rezone from Heavy Commercial (C2) to Commercial Alcoholic Beverage (Restaurant)(C-AB-1)
 - Planning Commission recommended approval March 24, 2014
 - Metropolitan Council approved April 16, 2014

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Metro Council directed rezoning of property zoned Rural located in commercial and industrial platted subdivisions, March 15, 2017
 - Cloverland subdivision is an industrial platted subdivision
 - Rural-zoned properties within Cloverland rezoned M1 on February 21, 2018
- Property was zoned Heavy Commercial on May 17, 1995
- Area contains a mixture of commercial and industrial uses, motor vehicle service and repair
- Abutting sides to east and south of subject property are zoned M1
- Will not change existing land use patterns

Regulatory Issues

- Property does not meet lot width requirements as shown below

Lot Dimensional Requirements		
M1	Minimum Required	Existing
Lot Width	100 ft	90 ft
Lot Area	15,000 sf	28,532 sf

- Change in zoning will create nonconformity of dimensional requirements in violation of Section 7.3, Creation of Nonconformities

Environmental Issues

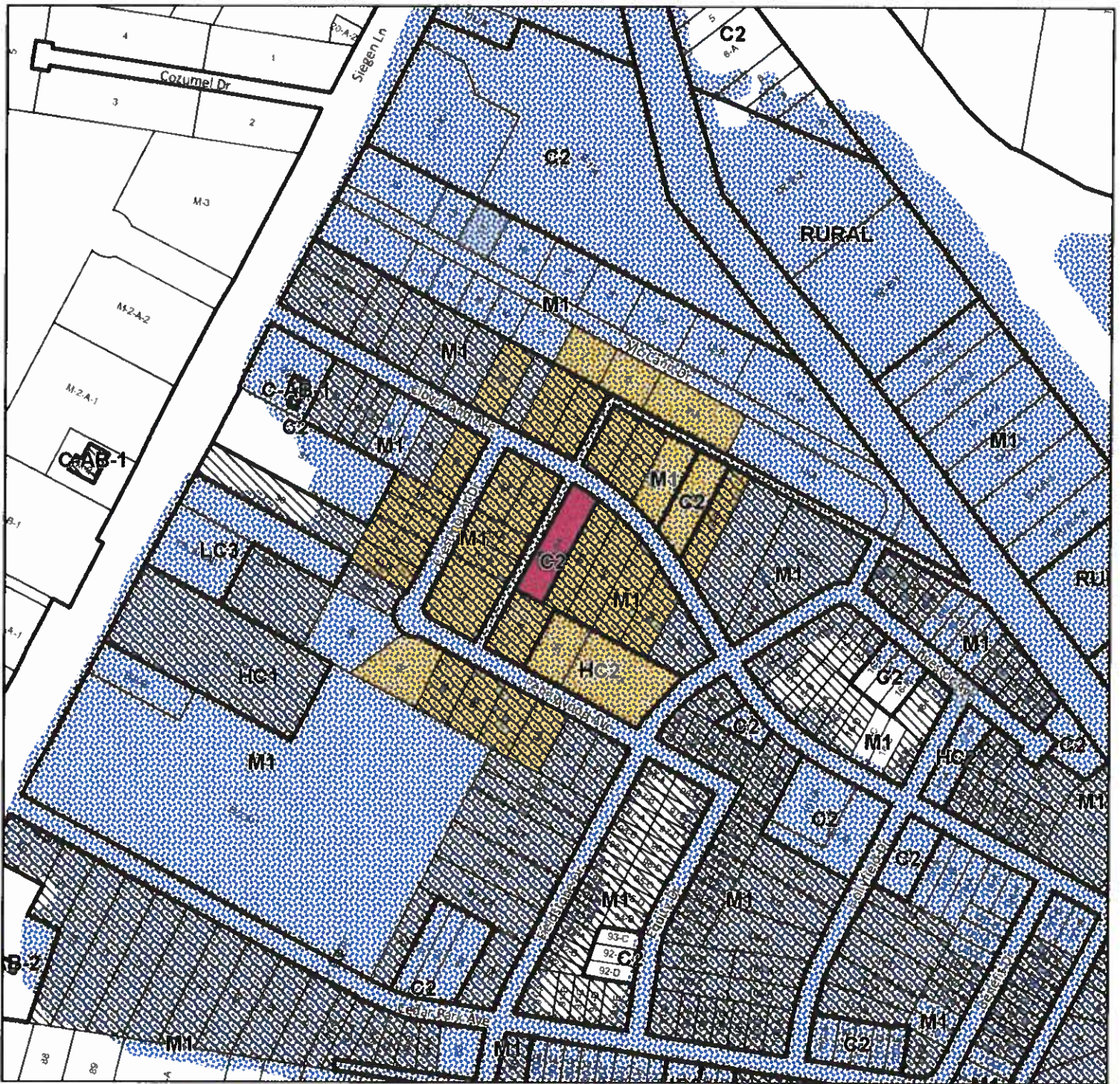
- Subject property is located in the AE Flood Zone requiring elevated finished floors for new construction or reconstruction

Community Outreach/Notification







- Subject property posted on April 30, 2019
- Public Notification Cards mailed to property owners within 300 foot radius May 3, 2019
- Staff reports available to review May 9, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 10, 14, and 16, 2019

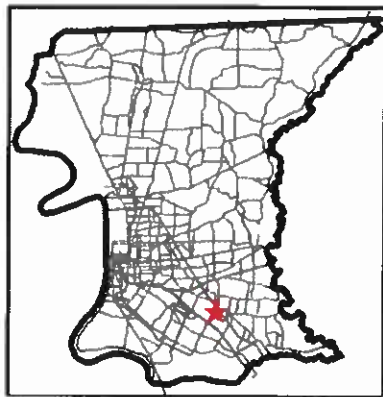
Findings

Staff cannot certify the requested change of zoning, while it is consistent with the Comprehensive Plan, compatible with surrounding uses, it does not conform to Unified Development Code requirements due to insufficient lot frontage



Legend

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



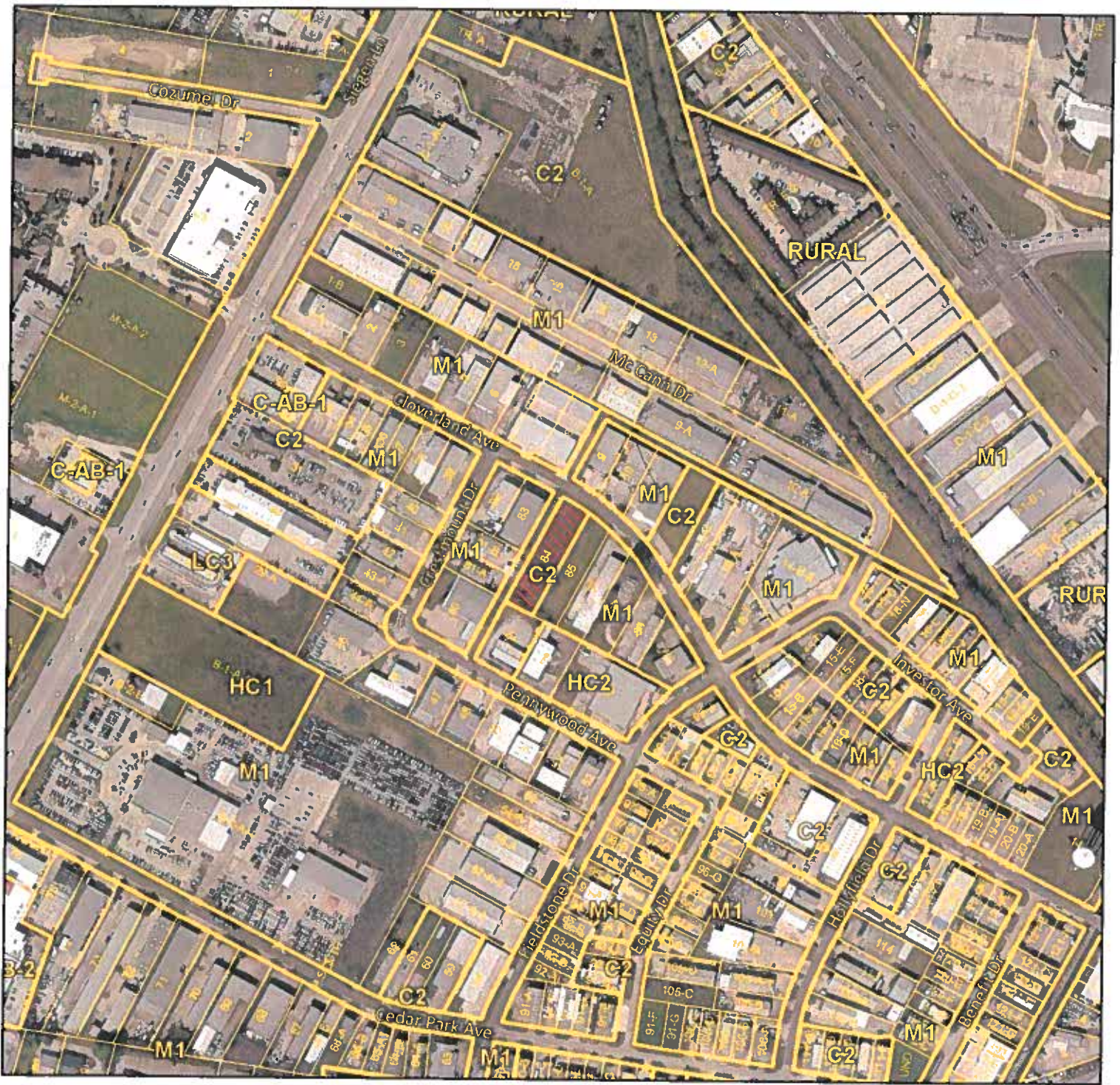
33-19

0 200 400 600 800 ft




SCALE

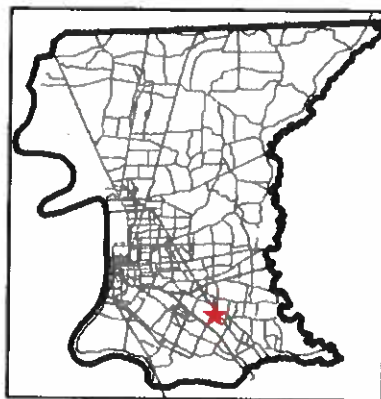
N






Legend


-  Current Case
-  Zoning Graphic
-  Lot Graphic
- M1** Zoning Labels



33-19



N



0 200 400 600 800 ft

SCALE

