



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

June 6, 2019

TO: Planning Commission
 THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*
 FROM: Esbii Ogholoh, Planner II *[Signature]*
 SUBJECT: Case 38-19 15500 Florida Boulevard

Application Summary			
Applicant	James Dupont	Submittal Date	April 22, 2019
Site Area	20,900 sf		
Location	South side of Florida Boulevard, west of Gloria Drive, on Lot 2-A-1-A of River Oaks Subdivision (Council District 4-Wilson)		
Planning Commission Meeting Date	June 17, 2019	Metropolitan Council Meeting Date	July 17, 2019
Request			
Requested Zoning	Commercial Warehousing One (CW1)		
Proposed Use(s)	Storage building		
Future Development Potential	Approximately 12,500 sf of commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Rural	Overlay District	None
Existing Use(s)	Vacant	Special Flood Hazard	Yes 100 %
Existing Development Potential	Two single family residences		
Area Characteristics			
Surrounding Zoning	Rural, Light Commercial (LC3), Heavy Commercial (C2), Light Industrial (M1),		
Surrounding Uses	Low density single family residential, motor vehicle sales, service, and repair, millwork shop, contractor, vacant, and undeveloped		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History – Site

- **Case 68-18** 15500 Florida Boulevard, Rural to Heavy Commercial (C2)
 - Applicant withdrew application on September 10, 2018

Case History – Area

- **Case 35-19** 15062 Florida Boulevard, Rural to Heavy Commercial (HC1)
 - Planning Commission recommended denial May 20, 2019
 - Metropolitan Council will hear June 19, 2019
- **Case 30-17** 15600-15700 UND, 15657,15687,15600-1600UND, 15735,15745 Florida Boulevard, Rural to Light Industrial (M1)
 - Planning Commission recommended approval June 19, 2017
 - Metropolitan Council approved July 19, 2017
- **Case 4-15** 16011 Florida Boulevard, Rural to Light Industrial (M1)
 - Planning Commission recommended approval February 23, 2015
 - Metropolitan Council approved March 18, 2015
- **Case 3-15** 15959 Florida Boulevard, Rural to Heavy Industrial (M2)
 - Planning Commission recommended approval February 23, 2015
 - Metropolitan Council approved March 18, 2015

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of low density single family residential, heavy commercial, and undeveloped
- Multiple lots along that portion of Florida Boulevard are currently zoned Heavy Commercial
- Will not change existing land use pattern

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
CW1	Minimum Required	Existing
Lot Width	75 ft	130 ft
Lot Area	10,500 sf	20,900 sf

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 May 29, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, on May 31, 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 June 7, 11, and 13, 2019

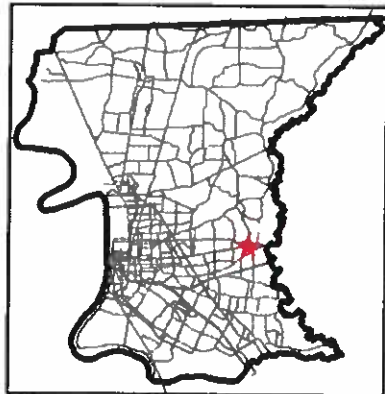
Findings

Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with 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

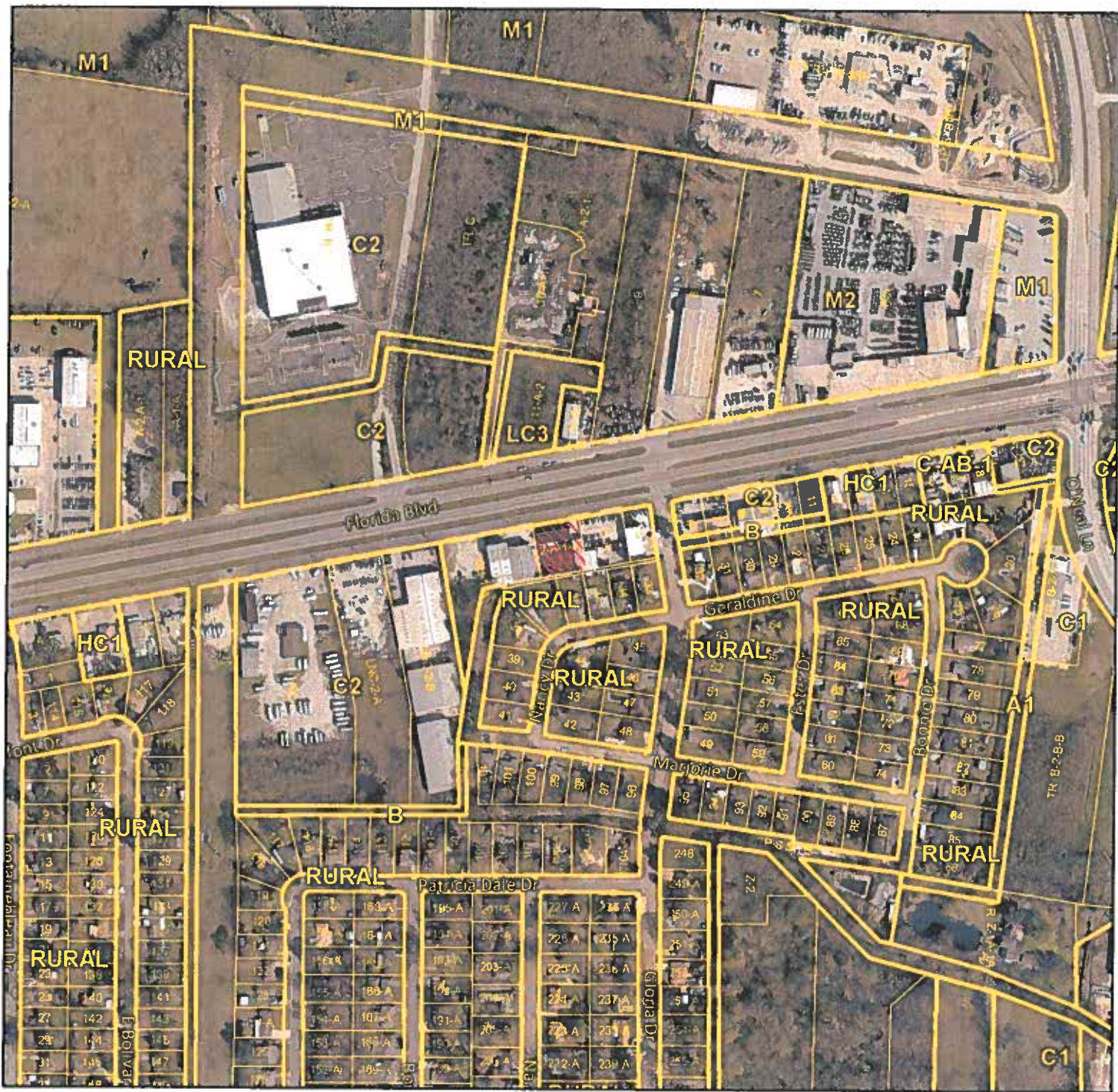


38-19






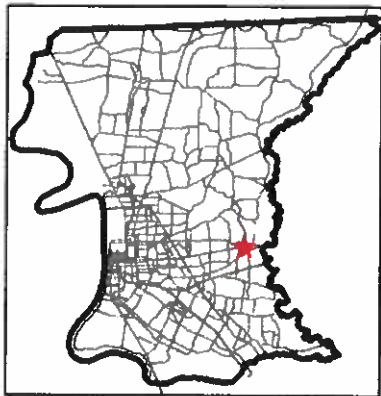
SCALE

EBR PLANNING



Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



38-19

0 200 400 600 800 ft

SCALE

N

