



**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

June 6, 2019

TO: Planning Commission

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

FROM: Esbii Ogholoh, Planner II *EKO*

SUBJECT: **Case 39-19** 2110 71st Ave, 2100-2300 UND 70th Avenue

Application Summary			
<b>Applicant</b>	Marcus Davis	<b>Submittal Date</b>	April 26, 2019
<b>Site Area</b>	18,295		
<b>Location</b>	North side of 70 <sup>th</sup> Avenue, and south side of 71 <sup>st</sup> Avenue, to the east of Goode Street, on Lots 1, 2, 3, 46, 47 and 48, all of Block 31, Bank Addition Subdivision (Council District 10 – Wicker)		
<b>Planning Commission Meeting Date</b>	June 17, 2019	<b>Metropolitan Council Meeting Date</b>	July 17, 2019
Request			
<b>Requested Zoning</b>	Single Family Residential (A2)		
<b>Proposed Use(s)</b>	Single family homes		
<b>Future Development Potential</b>	Six single family homes		
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Compact Neighborhood	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Light Industrial (M1)	<b>Overlay District</b>	N/A
<b>Existing Use(s)</b>	Vacant	<b>Special Flood Hazard</b>	None
<b>Existing Development Potential</b>	Approximately 11,000 light industrial space		
Area Characteristics			
<b>Surrounding Zoning</b>	Single Family Residential (A2), Transition (B1), Heavy Commercial (C2), Limited Residential (A3.1)		
<b>Surrounding Uses</b>	Low and medium density single family residential, 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 54-17** 1913 and 1953 71st Avenue, To rezone from A2 to A3.1
  - Planning Commission denied July 17, 2017
- **Case 9-17** 1900-2100 UND, 2100-2300 UND, and 2050 70th Avenue, To rezone from A2 to A3.1
  - Planning Commission recommended approval on March 20, 2017
  - Approved by Metropolitan Council April 19, 2017

### Comprehensive Plan Consistency

- Consistent with the designation of Compact Neighborhood on the Future Land Use Map
- Consistent with the following:
  - Housing Action Item 5.1.3: Encourage development in downtown Baton Rouge, the City's inner neighborhoods, and in transportation-efficient locations across the City-Parish
  - Community Design and Neighborhoods Objective 3.3: Promote infill development to bolster areas with prime redevelopment potential

### Neighborhood Compatibility

- Area contains low and medium density single family residential homes
- Existing lots are comparable in size and frontage to most of the lots in the surrounding area
- If approved, will eliminate ability to introduce industrial uses into the area

### Regulatory Issues

- Lots do not meet minimum dimensional requirements of existing or proposed zoning
- Change of zoning reduces extent of nonconformity

Lot Dimensional Requirements			
	Existing	M1 Minimum	A2 Minimum
<b>Lot Width</b>	30 ft	100 ft	60 ft
<b>Lot Area</b>	3,000 sf	15,000 sf	7,500 sf

### Environmental Issues

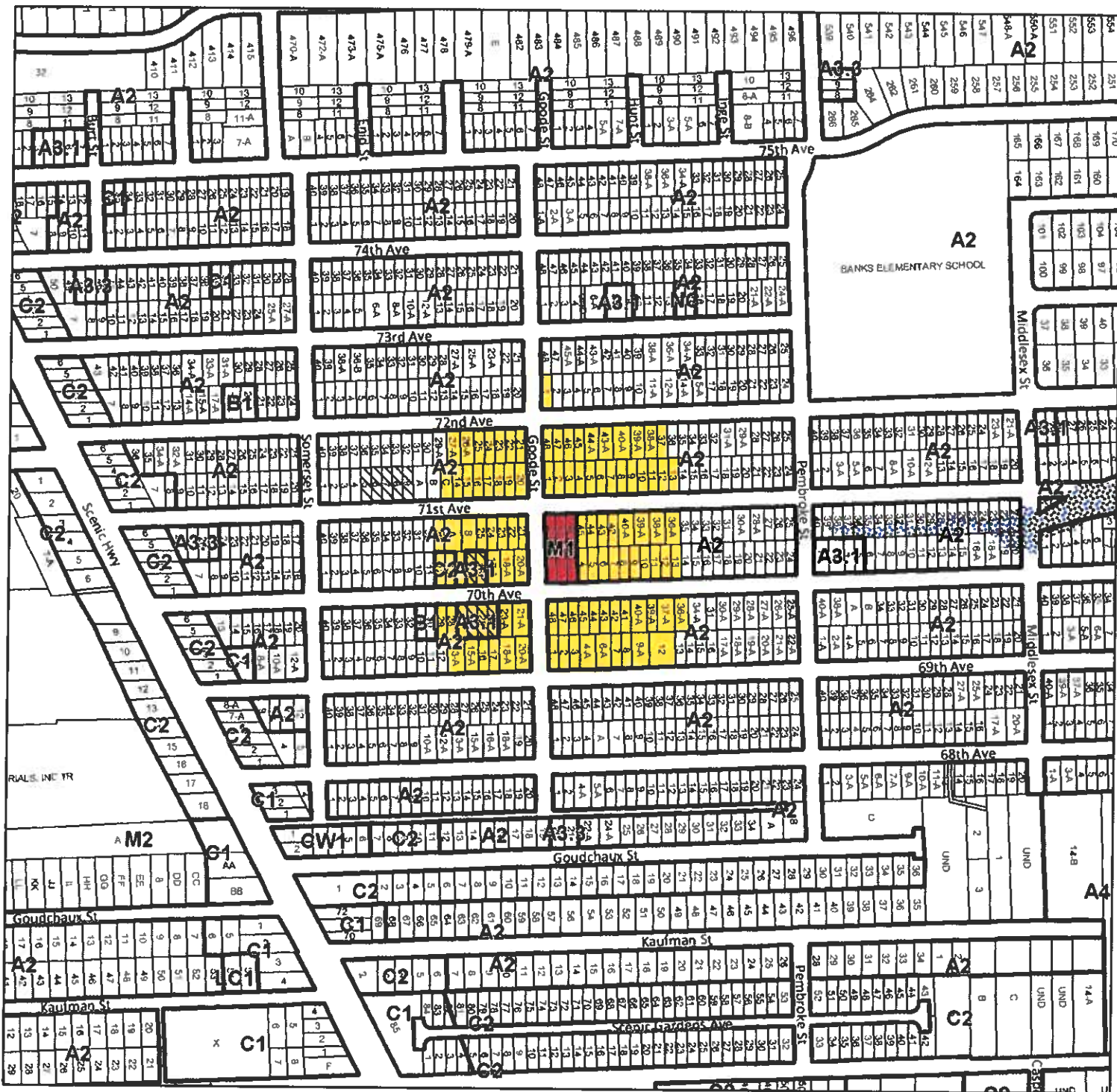
- No environmental issues anticipated

### 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

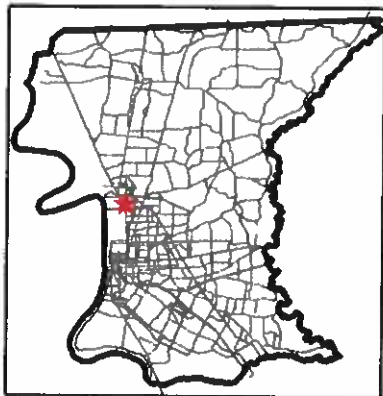
### Findings

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



39-19




0 200 400 600 800 ft

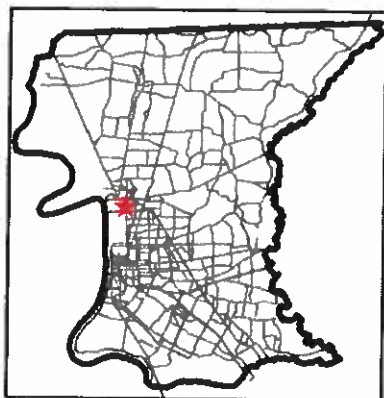
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**Legend**

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



**39-19**

0 200 400 600 800 ft

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