



**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

August 8, 2019

TO: Planning Commission

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

FROM: Ryan L. Holcomb, AICP, Assistant Planning Director *[Signature]*

SUBJECT: Case 50-19 General Airport

Application Summary			
<b>Applicant</b>	Metropolitan Council	<b>Submittal Date</b>	January 10, 2018
<b>Site Area</b>	2.57 sq mi		
<b>Location</b>	North of Harding Boulevard, to the east and west of Veterans Memorial Boulevard, to the south of Blount Road, and to the east and west of Plank Road. (Council District 2-Banks)		
<b>Planning Commission Meeting Date</b>	August 19, 2019	<b>Metropolitan Council Meeting Date</b>	September 18, 2019
Request			
<b>Requested Zoning</b>	General Airport (GA)	<b>Requested Waivers</b>	N/A
<b>Proposed Use(s)</b>	Airport-related uses		
<b>Future Development Potential</b>	Approximately 60 million sf of airport and airport-related uses		
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Employment Center, Institutional, Commercial	<b>Character Area</b>	Suburban
<b>Existing Zoning</b>	Planned Unit Development, Light Industrial (M1), Heavy Commercial (C2), Light Commercial (C1), Limited Residential (A3.1), Single Family Residential (A1 and A2)	<b>Overlay District</b>	Airport
<b>Existing Uses</b>	Airport, governmental facility, parking, warehouse, retail, contractor, office, vacant, undeveloped	<b>Special Flood Hazard</b>	± 15%

<b>Existing Development Potential</b>	Approximately 60 million SF of commercial space
<b>Area Characteristics</b>	
<b>Surrounding Zoning</b>	M1, C2, C1, A3.1, A2, A1, Government Use, Commercial Warehousing Three
<b>Surrounding Uses</b>	Park, cemetery, low density single family residential, medium density multi-family residential, manufactured home park, office, bank, medical office, religious institution, educational institution, hotel, retail, restaurant, convenience store with gasoline sales, repair shop, car wash, motor vehicle sales and repair, government facility, self storage, warehouse, tank farm, distribution facility, wrecked vehicle storage, junkyard, industrial, vacant, undeveloped
<b>Findings</b>	
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 – This Site**

- TA-15-19, General Airport zoning district created
  - Approval recommended by Planning Commission, June 17, 2019
  - Approved by Metropolitan Council, July 17, 2019
- PUD 4-10 Williams Jet Center, BTR Airport- Final Development Plan
  - Approved by Planning Commission, January 22, 2019
- PUD 4-10 Aircraft Hangars, Baton Rouge Metropolitan Airport Final Development Plan
  - Approved by Planning Commission, October 16, 2017

**Case History – Surrounding Area**

- None

**Comprehensive Plan Consistency**

- Proposed rezoning is consistent with the designation of Employment Center, Commercial, Institutional on the Future Land Use Map
- Proposed rezoning is consistent with the Scottdaleville Comprehensive Community Development Plan

**Neighborhood Compatibility**

- Will not change existing land use patterns

**Regulatory Issues**

- Most lots meet the minimum dimensional requirements
  - Smaller lots are remnant parcels as a result of right-of-way acquisitions
  - No new nonconformities are created

<b>Lot Dimensional Requirements</b>		
<b>GA</b>	<b>Minimum Required</b>	<b>Existing</b>
<b>Lot Width</b>	40 ft	40 ft
<b>Lot Area</b>	4,000 sf	4,000 sf

**Environmental Issues**

- Approximately 15% of subject site located in AE Flood Zone requiring elevated finished floors of new constructions

**Community Outreach/Notification**

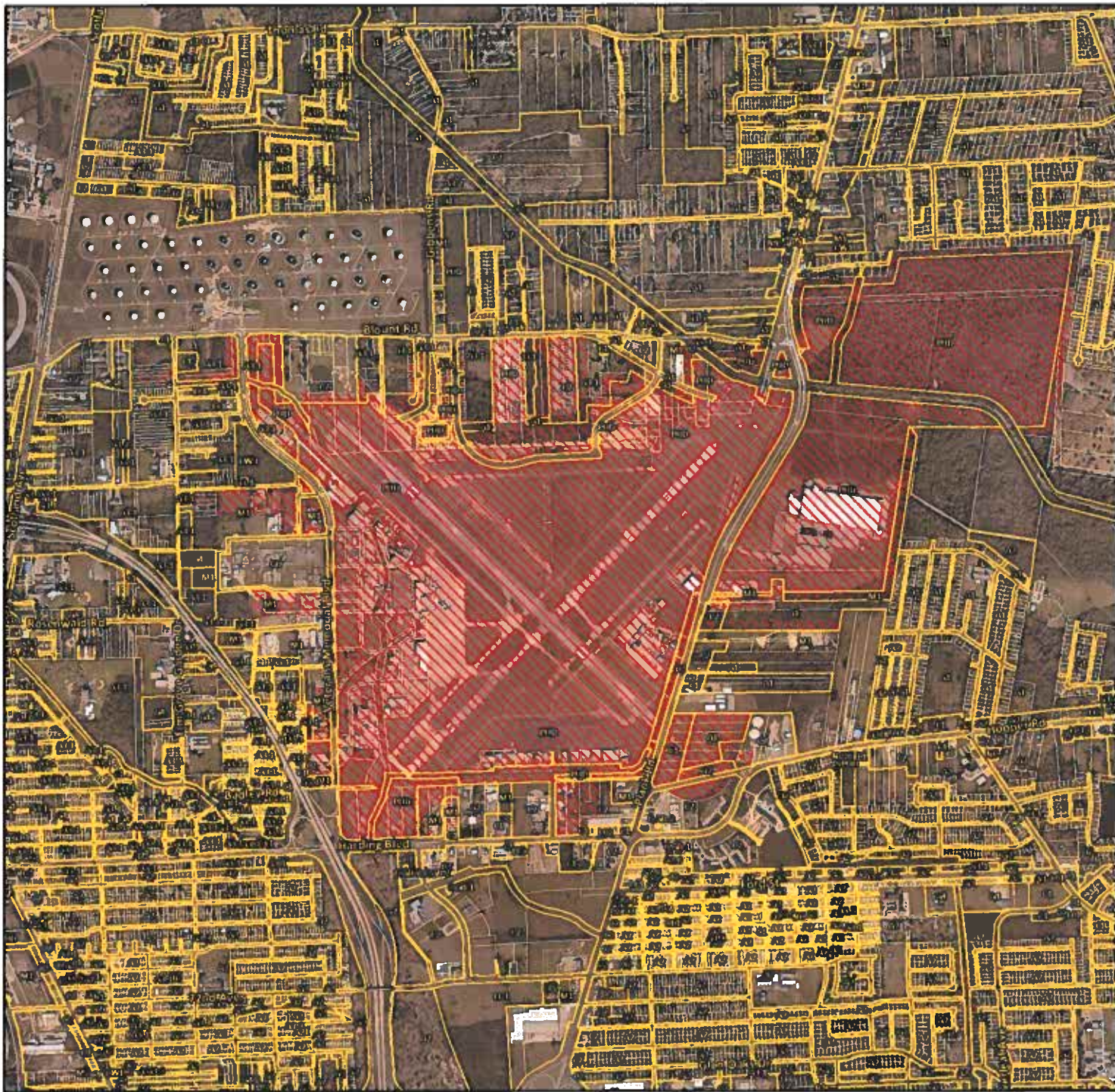
- BREC notified via email on July 9, 2019
- Subject property posted on July 24, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, and Greenwood Estates, Monterey, North Baton Rouge, Citizen Against Drugs and Violence, Baton Rouge North Economic Development District on August 2, 2019
- Staff reports available to review on August 8, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on August 9, 13, and 15, 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
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



**50-19**



N



0 1000 2000 3000 4000 ft

SCALE

