



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

October 10, 2019

TO: Planning Commission
 THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*
 FROM: Esbii Ogholoh, Planner II *[Signature]*
 SUBJECT: Case 64-19 10777 Greenwell Springs Road

Application Summary			
Applicant	Juan Luviano	Submittal Date	September 4, 2019
Site Area	5.74 acres		
Location	North side of Greenwell Springs Road, to the west of W. Green Ridge Drive (Council District 5 - Green)		
Planning Commission Meeting Date	October 21, 2019	Metropolitan Council Meeting Date	November 20, 2019
Request			
Requested Zoning	Heavy Commercial (HC1)		
Proposed Use(s)	Contractors office with no outdoor storage		
Future Development Potential	3.4 acres commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	General Residential (A4)	Overlay District	N/A
Existing Use(s)	Fraternal lodge	Special Flood Hazard	± 70%
Existing Development Potential	Approximately 200 units of high density multi-family residences		
Area Characteristics			
Surrounding Zoning	Heavy Commercial (C2), Light Commercial (LC3 and C1), Single Family Residential (A1)		
Surrounding Uses	Retail sales, low density single family residential, mini- storage facility, repair shop, nursery, religious institution, 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

- None

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, institutional and commercial uses
- Will not change existing land use pattern

Regulatory Issues

- Lot meets the minimum dimensional requirement

Lot Dimensional Requirements		
HC1	Minimum Required	Existing
Lot Width	60 ft	220 ft
Lot Area	7,500 sf	250,000 sf

Environmental Issues

- Approximately 70% of subject site located in AE Flood Zone requiring elevated finished floors of new construction or reconstruction

Community Outreach/Notification







- Subject property posted on September 27, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, and the Park Forest Home Owners Association, on October 4, 2019
- Staff reports available to review on October 10, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on October 11, 15, and 17, 2019

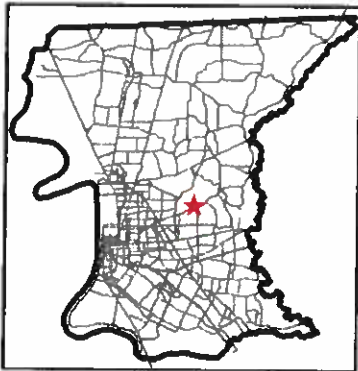
Findings

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



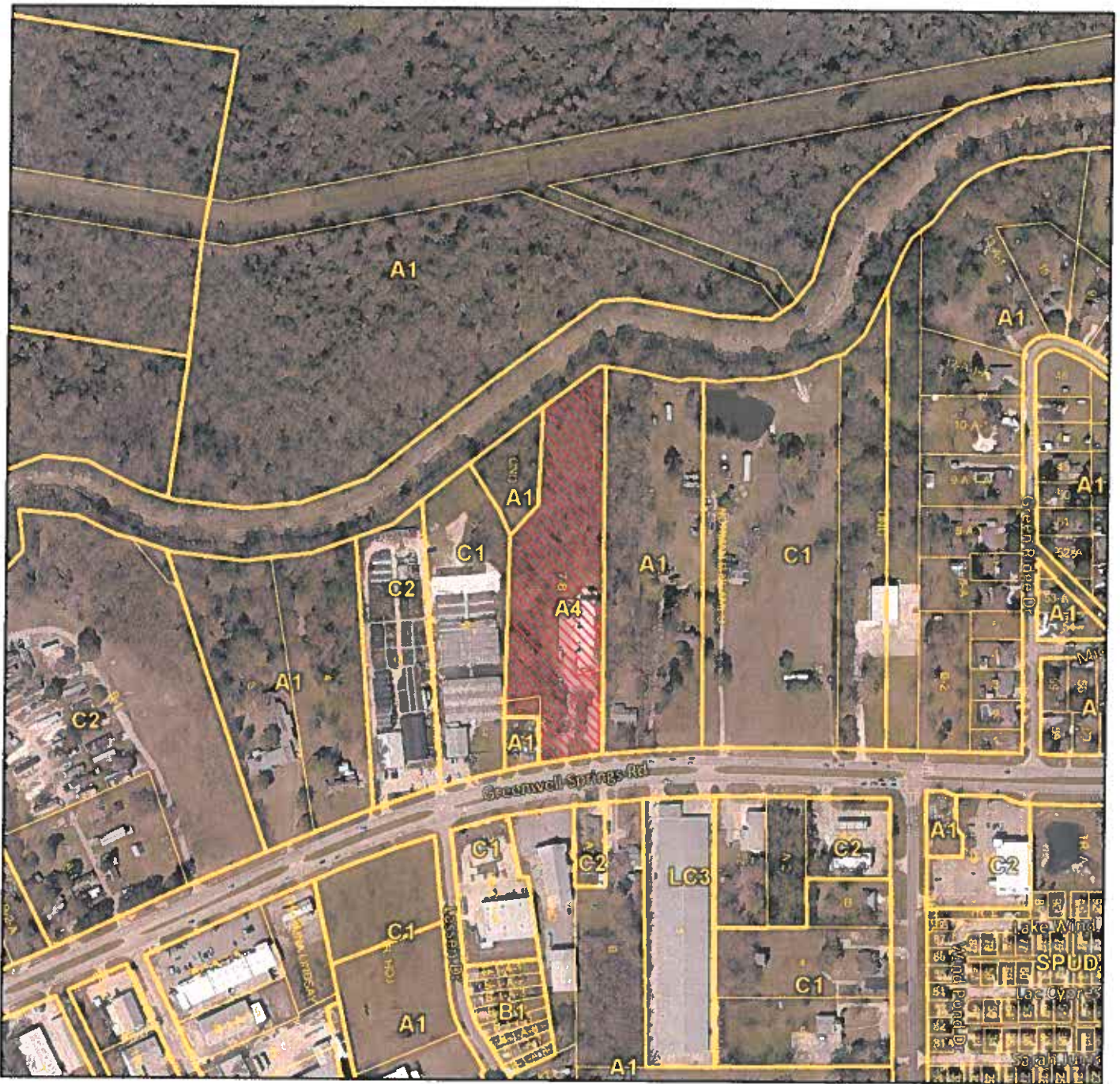
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SCALE

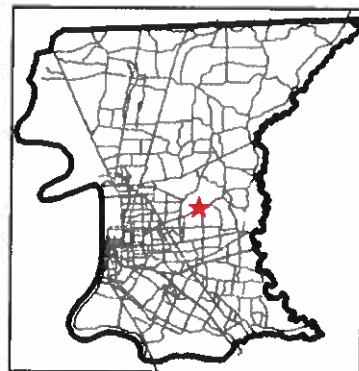
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Legend


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



64-19



N



0 200 400 600 800 ft

SCALE

