




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

December 5, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director 

FROM: Michael F. Hynson, Planner II *MFH*

SUBJECT: **Case 84-19** 6555 Ward Street (Related to PA-17-19)

Application Summary			
Applicant	Jeffery Chatelain	Submittal Date	October 31, 2019
Site Area	0.34 acres		
Location	North of Brightside Drive and east of Ward Street (Council District 12-Freiberg)		
Planning Commission Meeting Date	December 16, 2019	Metropolitan Council Meeting Date	January 15, 2020
Request			
Requested Zoning	Light Commercial (LC2)		
Proposed Use(s)	Retail		
Future Development Potential	Approximately 2,250 sf commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Urban Neighborhood	Character Area	Urban/Walkable
Existing Zoning	Single Family Residential (A1)	Overlay District	N/A
Existing Use(s)	Single family residential	Special Flood Hazard	None
Existing Development Potential	One low density single family residence		
Area Characteristics			
Surrounding Zoning	LC2, A1, Small Planned Unit Development (SPUD), Heavy Commercial (C2), Light Commercial (C1), Limited Residential (A3.3)		
Surrounding Uses	High density multifamily residential, low density single family residential, car wash, undeveloped		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History – Site

- **PA-17-19** 6555 Ward Street, A1 to LC2
 - To be heard by the Planning Commission on December 16, 2019
 - To be heard by the Metropolitan Council on January 15, 2020

Case History – Area

- **PUD-2-00** C-Store, Burbank University Final Development Plan to develop a convenience store with retail
 - Approved by the Planning Commission on October 21, 2019
- **PUD-2-00** Creekside Cottages, Burbank University Final Development Plan to develop a semi-detached single family residential development
 - Approved by the Planning Commission on September 16, 2019
- **Case 36-19** 1200-1300 UND Brightside and 5200-5300 UND Oleson Street, A1 to Limited Residential (A3.1)
 - Approval recommended by the Planning Commission on May 20, 2019
 - Approved by the Metropolitan Council on June 19, 2019
- **Case 61-15** Lots 27-A, 28, 29, and 48 of Arlington Plantation, A1 to A3.3
 - Approval recommended by the Planning Commission on January 19, 2016
 - Approved by the Metropolitan Council on January 20, 2016
- **Case 43-15** 5200-5300 Oleson Street, A1 to A3.1
 - Approval recommended by the Planning Commission on October 19, 2015
 - Approved by the Metropolitan Council on November 21, 2015

Comprehensive Plan Consistency

- Inconsistent with the designation of Urban Neighborhood on the Future Land Use Map
- Companion plan amendment to Neighborhood Center would address inconsistency

Neighborhood Compatibility

- Area contains a mixture of high density multifamily residential, low density single family residential, and commercial uses
- All abutting properties have recently been rezoned to LC2

Regulatory Issues

- Site not located on road on MoveBR
- Lot meets the minimum dimensional requirement:

Lot Dimensional Requirements		
LC2	Minimum Required	Existing
Lot Width	60 ft	155 ft
Lot Area	7,500 sf	15,246 sf

Environmental Issues

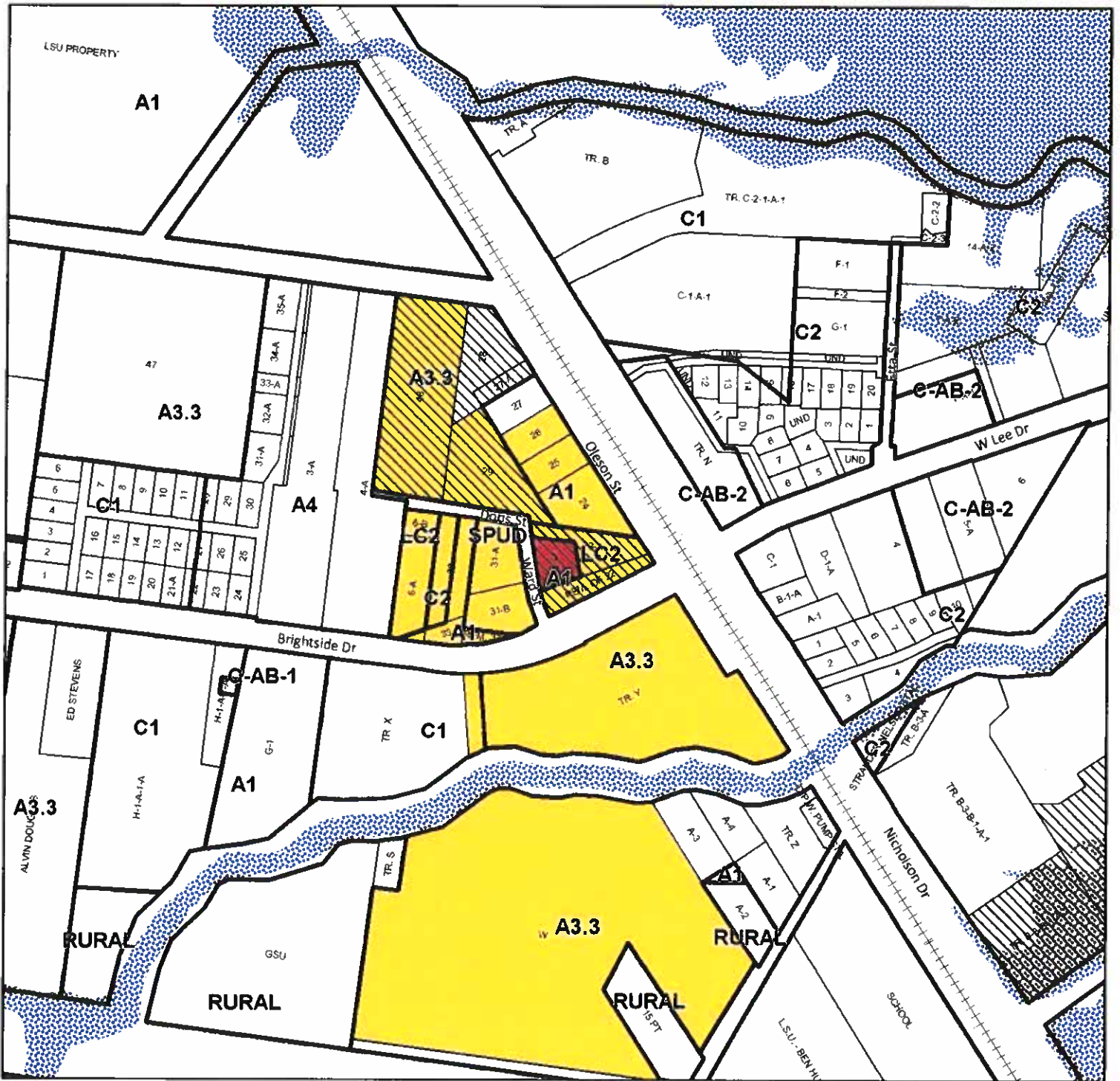
- None

Community Outreach/Notification







- Subject property posted on November 20, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on November 27, 2019
- Staff reports available to review on December 5, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on December 6, 10, and 12, 2019

Findings

Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, 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



84-19



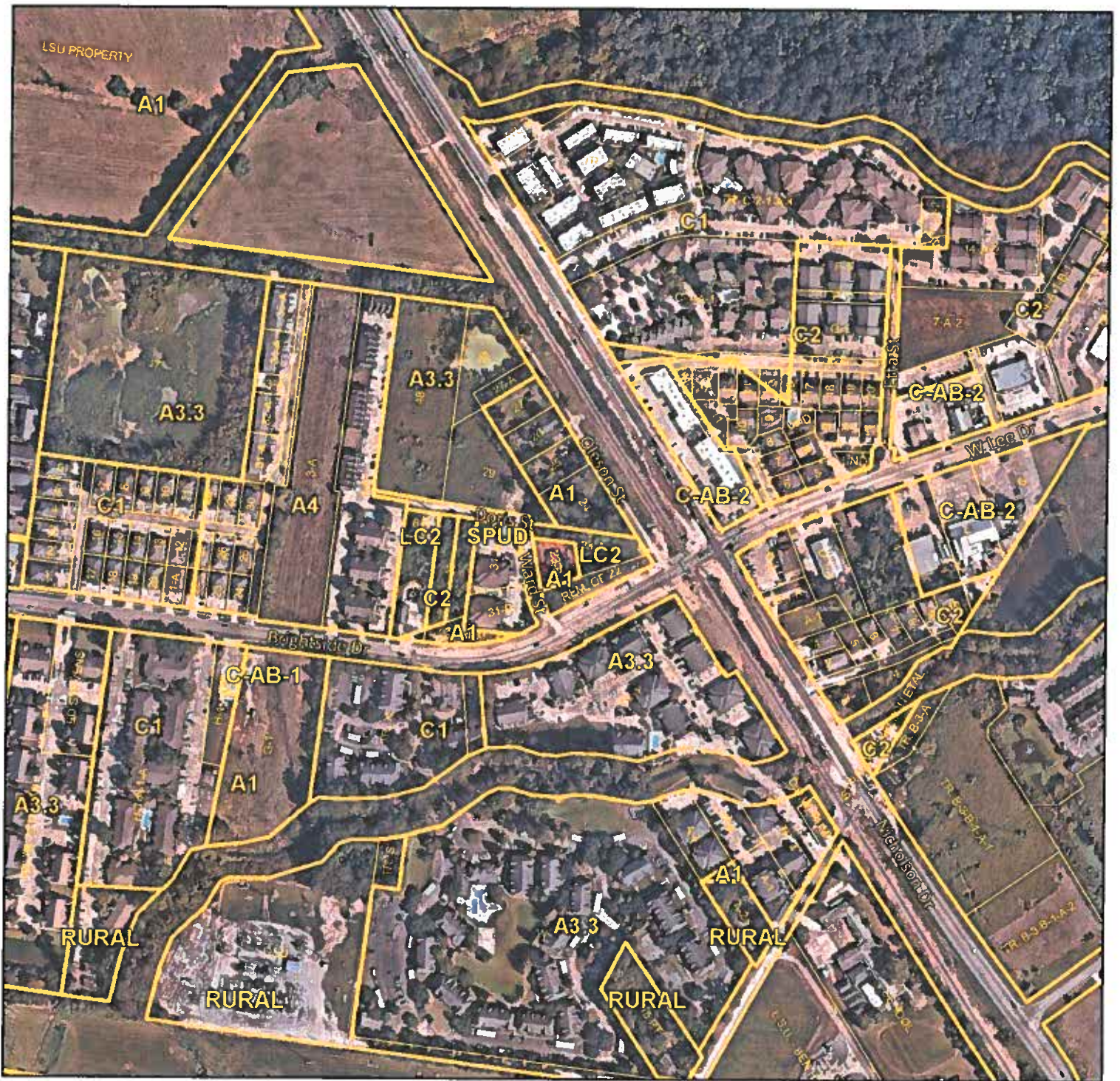
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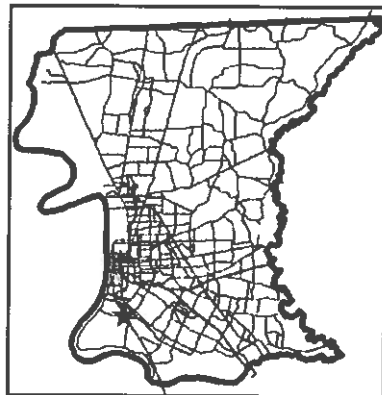
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Legend


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



84-19



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SCALE

