



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

May 9, 2019

TO: Planning Commission

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

FROM: Esbii Ogholoh, Planner II *EAO*

SUBJECT: **Case 36-19** 1200 – 1300 UND Brightside Drive and 5200 – 5300 UND Oleson Street, Single Family Residential (A1) and Limited Residential (A3.1) to Light Commercial (LC2) (Related to PA-6-19)

Application Summary			
Applicant	Riaz Ferdaus	Submittal Date	April 3, 2019
Site Area	42,690 sf		
Location	North side of Brightside Drive, to the west of Nicholson, on Lot 23-A and REM. of 22, Arlington Plantation (Council District 12 – Freiberg)		
Planning Commission Meeting Date	May 20, 2019	Metropolitan Council Meeting Date	June 19, 2019
Request			
Requested Zoning	Light Commercial (LC2)		
Proposed Use(s)	Mix of multi-family and retail		
Future Development Potential	Approximately 100,000 sf commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Urban Neighborhood	Character Area	Urban/Walkable
Existing Zoning	Single Family Residential (A1) and Limited Residential (A3.1)	Overlay District	N/A
Existing Use(s)	Undeveloped	Special Flood Hazard	None
Existing Development Potential	One single family home and 5 multi-family dwelling units		
Area Characteristics			
Surrounding Zoning	A1, Limited Residential (A3.1 and A3.3), Small Planned Unit Development (SPUD), Light Commercial (C1), Heavy Commercial (C2), Commercial Alcoholic Beverage (Bars and Lounges)(C-AB-2)		
Surrounding Uses	Low density single family residential, high density multi-family residential, commercial uses, restaurant, vacant and 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 compatible with surrounding uses, and conforming to Unified Development Code requirements

Case History – Site

- **Case 43-15** 5200-5300 Oleson Street, to rezone from Single Family Residential (A1) to Limited Residential (A3.1)
 - Planning Commission recommended approval October 19, 2015
 - Metropolitan Council approved October 21, 2015

Case History – Area

- **Case 61-15** Lot 27-A, 28, 29 and 48 of Arlington Plantation, to rezone from Single Family Residential (A1) and Small Planned Unit Development (SPUD) to Limited Residential (3.3)
 - Planning Commission recommended approval January 19, 2016
 - Metropolitan Council approved January 20, 2016

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 single and multi-family residential and commercial uses
- Will not change existing land use pattern

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC2	Minimum Required	Existing
Lot Width	60 ft	330 ft
Lot Area	7,500 sf	42,688 sf

Environmental Issues

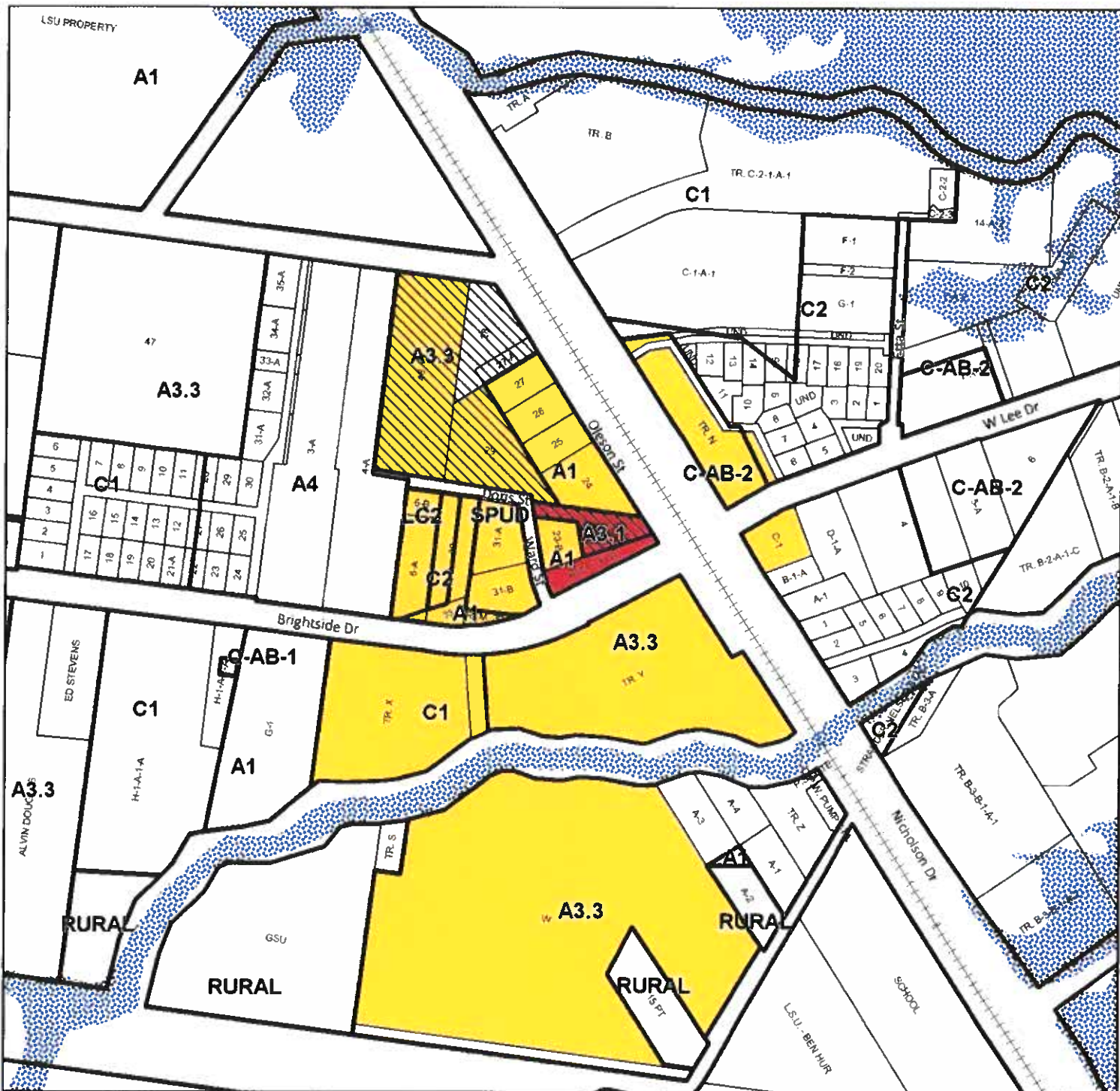
- No environmental issues anticipated

Community Outreach/Notification







- Subject property posted on April 30, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on May 3, 2019
- Staff reports available to review on May 9, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 10, 14, and 16, 2019

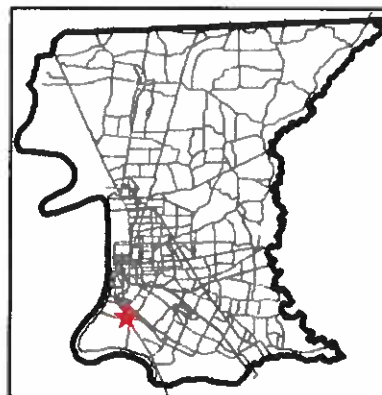
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Legend

-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



36-19








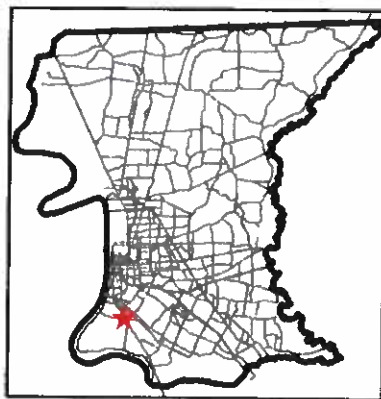
SCALE






Legend


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



36-19



N



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SCALE

