




Office of the Planning Commission


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Frank M. Duke, FAICP
 Planning Director

October 10, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director 

FROM: Michael F. Hynson, Planner II 

SUBJECT: **ISPUD-9-19** Terrell Cottages (363 Edison Street) (Related to PA-12-19)

Application Summary			
Applicant	R. James Tatum	Submittal Date	September 5, 2019
Design Professional	Tatum Engineering		
Lot and Block	36	Site Area	0.21 acres
Location	East of Edison Street, south of North Boulevard, and north of Government Street (Council District 7-Cole)		
Planning Commission Meeting Date	October 21, 2019	Metropolitan Council Meeting Date	November 20, 2019
Request			
Requested Zoning	Infill/Mixed Use Small Planned Unit Development (ISPUD)		
Proposed Use(s)	Two medium density single family residences		
Overall Residential Density	9.52 units per acre	Number of Units	2 units
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Urban/Walkable
Existing Zoning	Single Family Residential (A2)	Overlay District	None
Existing Use	Medium Density Residential	Special Flood Hazard	None
Area Characteristics			
Surrounding Zoning	A2, Zero Lot Line Residential (A2.1), Single Family Residential (A2.7), General Residential (A4), Transition (B1), Light Commercial (LC1), Commercial Alcoholic Beverage (Restaurant) (C-AB-1)		
Surrounding Uses	Low and medium density single family residential, high density multifamily residential, educational institution, restaurants, offices, retail, vacant		

Findings

Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development being consistent with the Comprehensive Plan, if companion Comprehensive Plan Amendment is approved, compatible with surrounding uses, and conforming to Unified Development Code requirements

Case History –Site

- **PA-12-19** 363 Edison Street from Residential Neighborhood to Compact Neighborhood
 - To be heard by the Planning Commission on October 21, 2019
 - To be heard by the Metropolitan Council on November 20, 2019

Case History –Area

- **Case 77-18** 4385 Government Street to rezone from LC1 to C-AB-2
 - Approval recommended by the Planning Commission on November 13, 2018
 - Approved by the Metropolitan Council on December 5, 2018
- **Case 1-16** 4158 Government Street to rezone from Light Commercial (LC1) to Commercial Alcoholic Beverage (C-AB-1)
 - Approval recommended by the Planning Commission on February 15, 2016
 - Approved by the Metropolitan Council on March 16, 2016

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential, restaurant, and institutional uses
- Will not change existing land use patterns

Regulatory Issues

- Site not located on road on MoveBR
- Street yards provided as required
- Proposed sidewalks along Edison Street
- No proposed signs
- Parking meets requirements:

Parking			
	Required	Proposed	Meets Requirements
Auto Spaces	4	4	Yes

- Proposed setbacks meet requirements:

Setbacks		
	Typical	Proposed
Front	15 ft	20 ft
Side	5	3 ft
Rear	25 ft	35 ft

Environmental Issues

- None

Community Outreach/Notification







- Subject property posted on September 27, 2019
- Public Notification Cards mailed to property owners within 300 foot radius and Bernard Terrace HOA 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

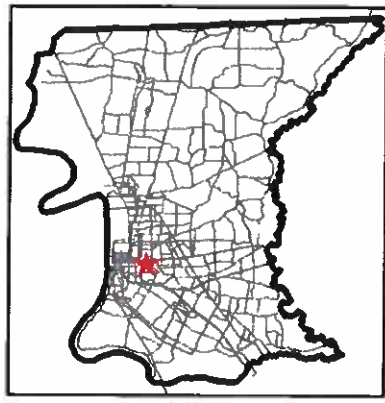
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Legend

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

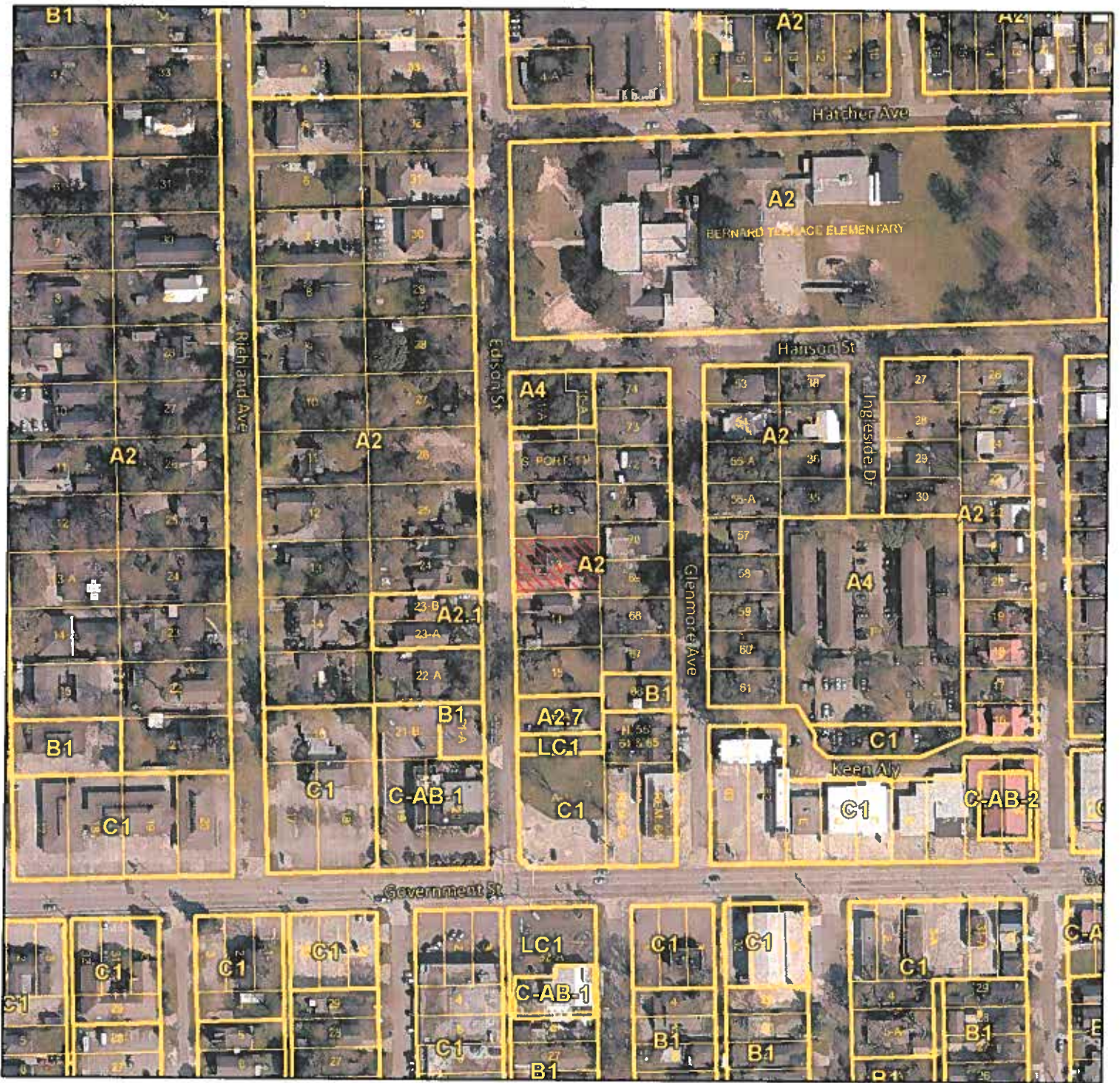


ISPUD-9-19







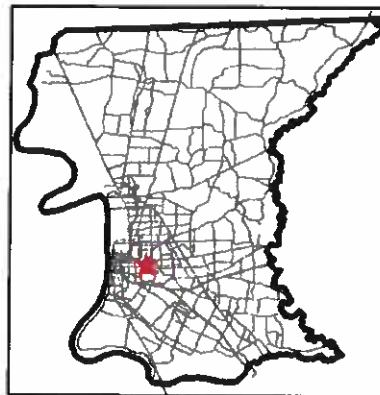
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Legend

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



ISPUD-9-19

0 100 200 300 400 ft

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