





**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: Collin Lindrew, Planner I   
SUBJECT: PA-17-19 6555 Ward Street (Related to Case 84-19)

Application Summary			
Applicant	Jeffery Chatelain	Submittal Date	October 31, 2019
Site Area	0.35 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 FUTUREBR Land Use Designation	Neighborhood Center		
Site Characteristics			
Current FUTUREBR Land Use Designation	Urban Neighborhood	Character Area	Urban/Walkable
Special Flood Hazard	None		
Area Characteristics			
Surrounding Land Use Designation(s)	Neighborhood Center, Urban Neighborhood		
Findings			
Recommend approval, based upon a change in conditions			

**Case History – Site**

- Related to Case 84-19 6555 Ward Street (A1 to LC2)

**Case History – Area**

- PA-6-19 1200-1300 Brightside Drive, Urban Neighborhood to Neighborhood Center
  - Approved by Planning Commission on May 20, 2019 and by Metropolitan Council on June 19, 2019

**Comprehensive Plan Analysis**

- All abutting property was designated Neighborhood Center in June 2019.
- Due to this change in conditions, the designation of Neighborhood Center now appears more appropriate

**Neighborhood Compatibility**

- Subject property is low density residential
- Abutting property to the north, east and south is vacant
- Adjacent property to the west is high density residential
- Designation of subject property as Neighborhood Center would complete northwest quadrant of the Nicholson-Brightside intersection as being designated Neighborhood Center

**Environmental Issues**

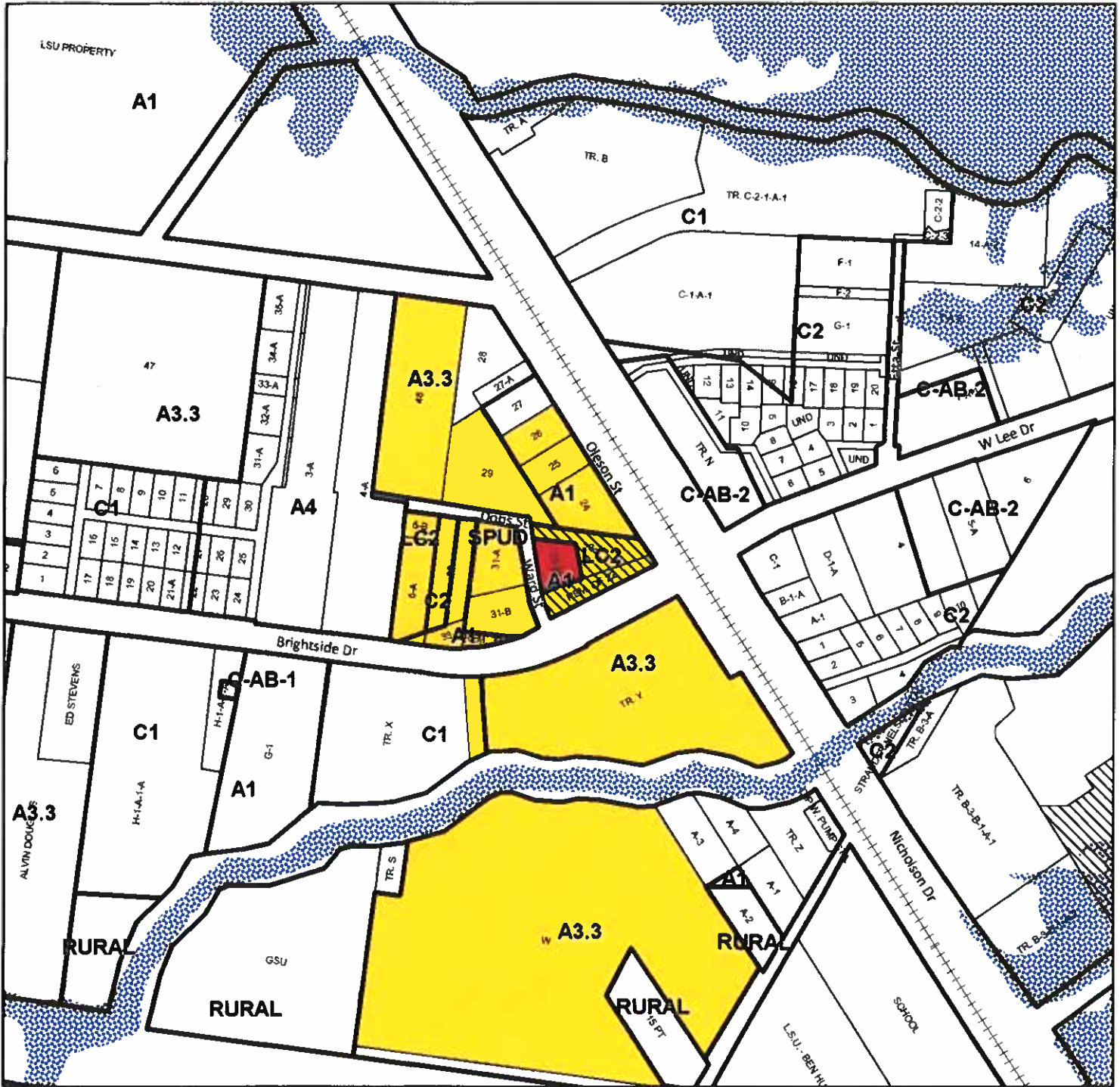
- None

**Community Outreach/Notification**







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

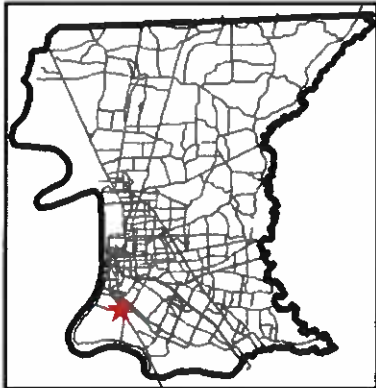
**Findings**

Recommend approval, based upon a change in conditions




**Legend**


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



# PA-17-19



N






0 200 400 600 800 ft

SCALE







**Legend**

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



**PA-17-19**

 N

 0 200 400 600 800 ft

SCALE



