





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

May 9, 2019

TO: Planning Commission
THROUGH: Frank M. Duke, FAICP, Planning Director 
FROM: Collin Lindrew, Planner I 
SUBJECT: PA-6-19 1200-1300 UND Brightside Drive

Application Summary			
Applicant	Riaz Ferdaus	Submittal Date	April 3, 2019
Site Area	± 42,690 sf		
Location	North side of Brightside Drive, to the east of Ward Street, 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 FUTUREBR Land Use Designation	Neighborhood Center		
Site Characteristics			
Current FUTUREBR Land Use Designation	Urban Neighborhood	Character Area	Urban/Walkable
Special Flood Hazard	No		
Area Characteristics			
Surrounding Land Use Designation(s)	Urban Neighborhood		
Findings			
Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval			

Case History – This Site

- Related to Case 36-19 to rezone from Single-Family Residential (A1) and Limited Residential (A3.1) to Light Commercial (LC2)

Case History – Surrounding Area

- None

Comprehensive Plan Analysis

- Adjacent properties are designated Neighborhood Commercial

- Consistent with Land Use Objective 3.2: Allow a variety of land uses within walking distance of one another

Neighborhood Compatibility

- Two quadrants of the intersection are currently designated Neighborhood Center
- One quadrant of the intersection is internally oriented multi-family

Environmental Issues

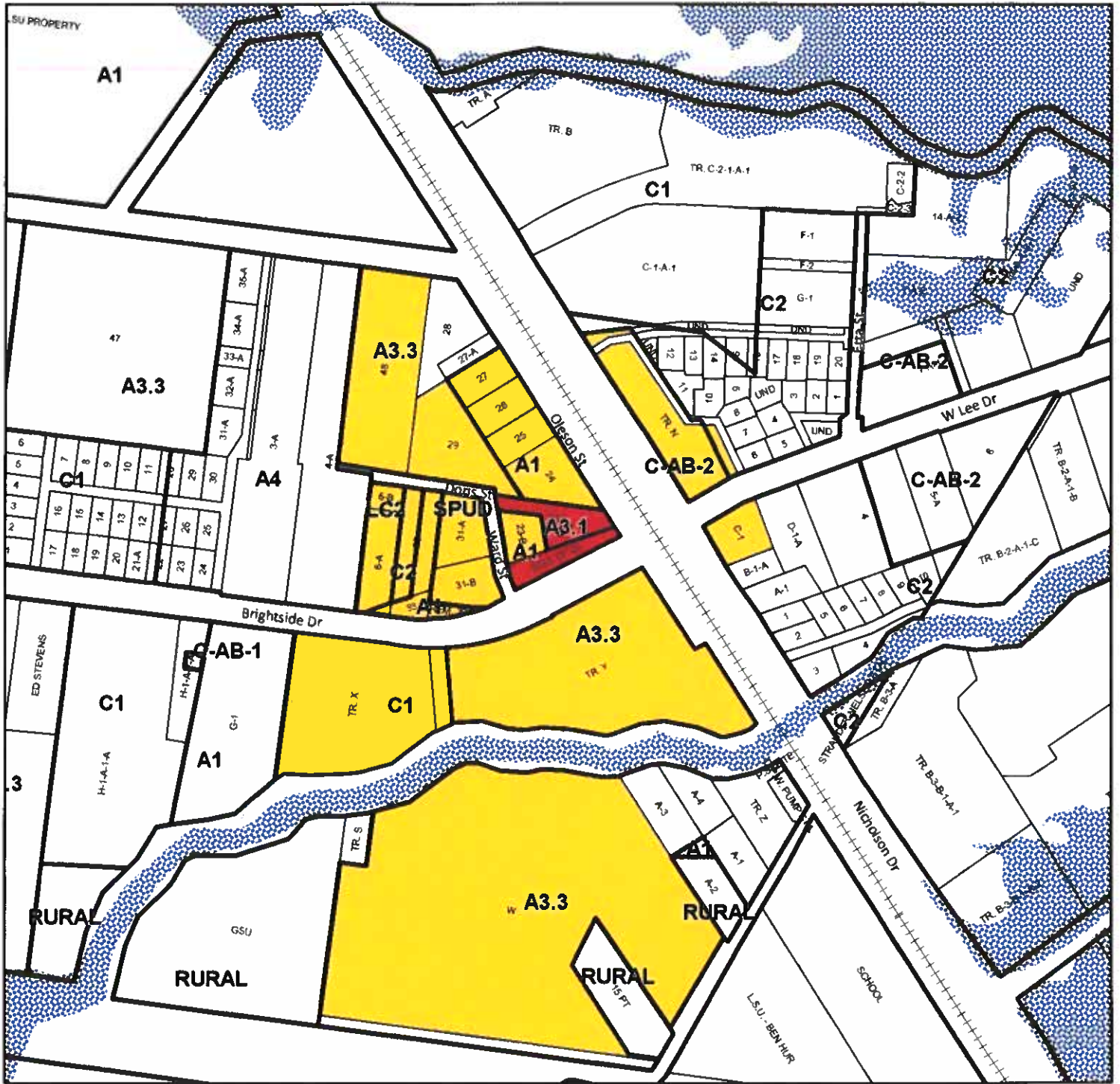
- No environmental issues are anticipated

Community Outreach/Notification







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

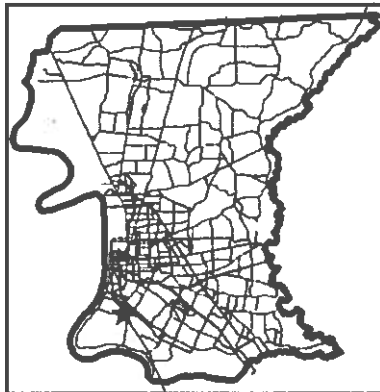
Findings

Recommend approval, based upon an examination of the area in a greater level of detail than was done at the time of plan approval




Legend


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



PA-6-19



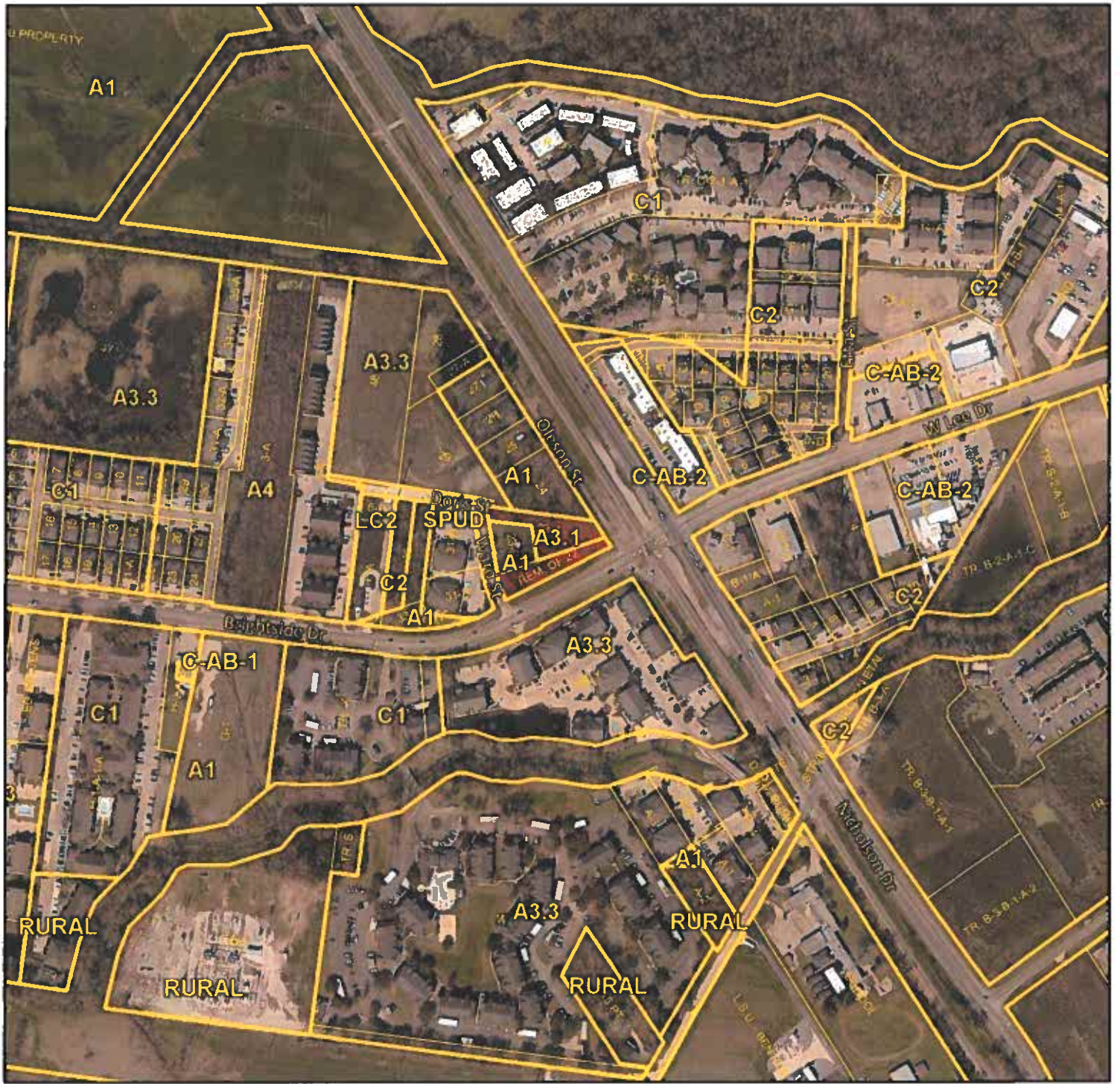
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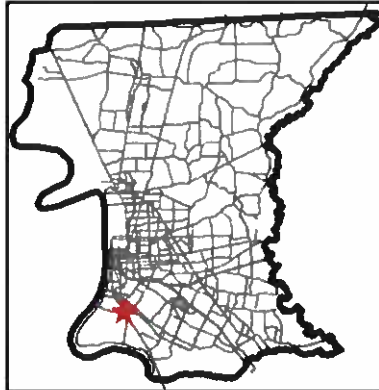
SCALE






Legend


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



PA-6-19



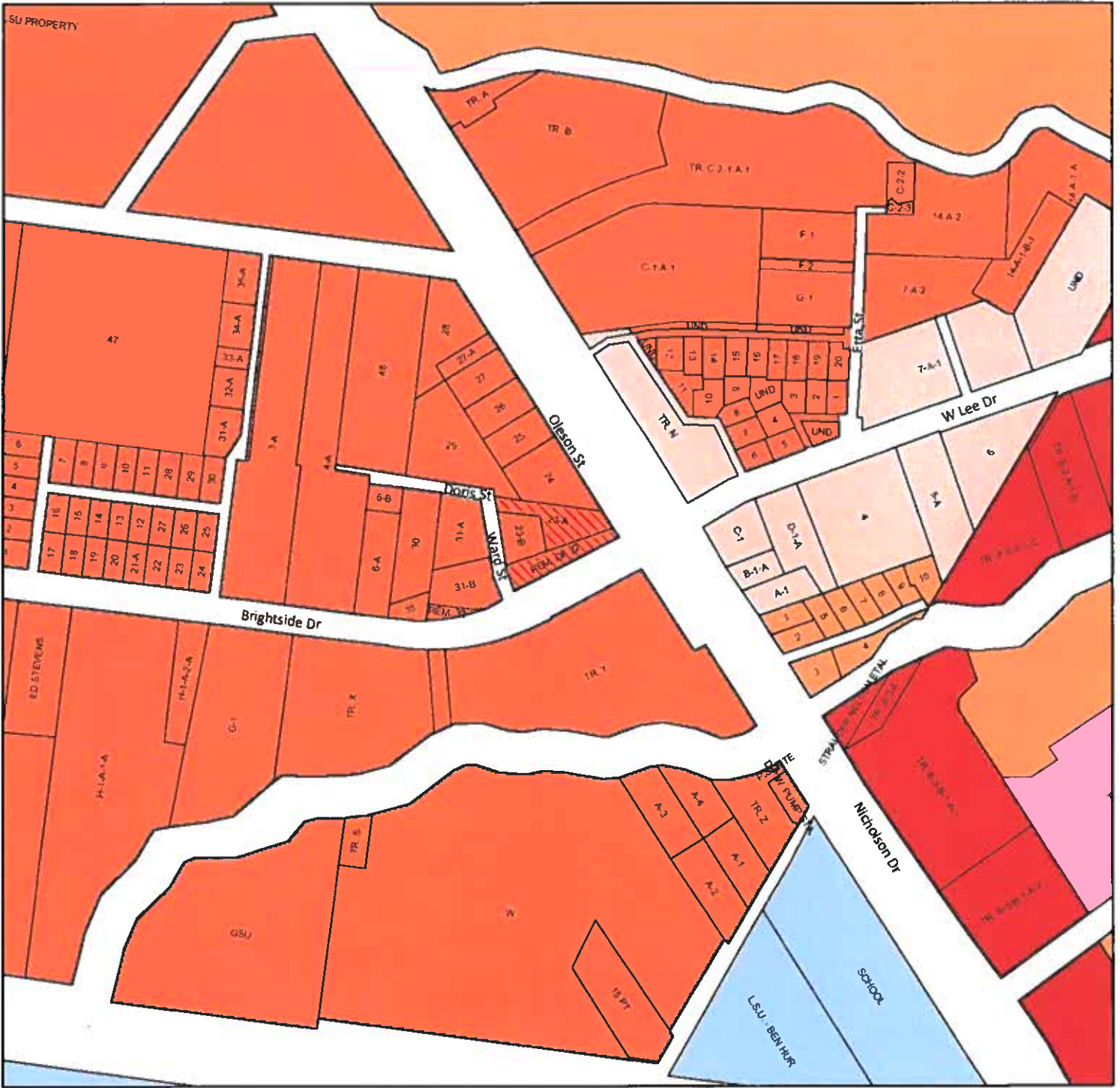
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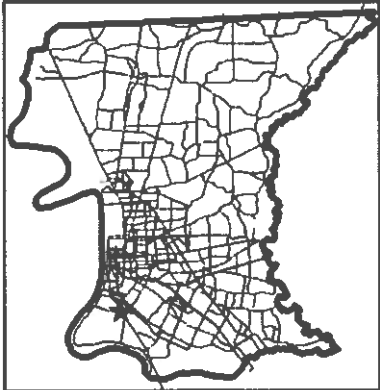
SCALE





Future Land Use

- Commercial
- Compact Neighborhood
- Office
- Urban Neighborhood
- Institutional
- Neighborhood Center
- Current Case



PA-6-19

SCALE

