



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

January 9, 2019

TO: Planning Commission

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

FROM: Esbii Ogholoh, Planner II *[Signature]*

SUBJECT: **Case 70-19 12300-12400 UND Scotland – Zachary Highway** (Deferred from November 18, 2019 by Councilmember Banks and December 16, 2019 by Planning Commission)

Application Summary			
Applicant	Keely Y. Scott	Submittal Date	October 2, 2019
Site Area	Approximately 1.46		
Location	East side of Scotland – Zachary Highway, to the south of Thomas Road (Council District 2 - Banks)		
Planning Commission Meeting Date	January 21, 2020	Metropolitan Council Meeting Date	February 19, 2020
Request			
Requested Zoning	Light Commercial (LC3)		
Proposed Use(s)	Retail		
Future Development Potential	38,000 sf commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	General Residential (A4) and Heavy Commercial (C2)	Overlay District	N/A
Existing Use(s)	Undeveloped	Special Flood Hazard	± 5%
Existing Development Potential	Approximately 9,000 sf commercial floor area, and 45 units of multi-family residences		
Area Characteristics			
Surrounding Zoning	C2, A4, Single Family Residential (A1), Limited Residential (A3.1), Light Commercial (C1)		
Surrounding Uses	Park, high density multi-family residential, low density single family residential, convenience store with gas sales, chemical plant, undeveloped		

Findings

Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements

Case History – Site

- **Case 70-19** 12300-12400 UND Scotland – Zachary Highway
 - Deferred from November 18, 2019 by Councilmember Banks, and from December 16 by the Planning Commission
- **Case 53-19** 12300-12400 UND Scotland-Zachary Highway, A4 and C2 to HC1
 - Planning Commission unanimously denied on August 19, 2019

Case History – Area

- None

Comprehensive Plan Consistency

- Consistent with the designation of Commercial on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of high density multi-family residential, low density single family residential, retail and undeveloped
- Will not change existing land use pattern

Regulatory Issues

- Lot width does not meet the minimum frontage requirement of existing or proposed zoning
- Change in zoning does not increase the extent of non-conformity

Lot Dimensional Requirements		
LC3	Minimum Required	Existing
Lot Width	60 ft	50 ft
Lot Area	7,500 sf	63,600 sf

Environmental Issues

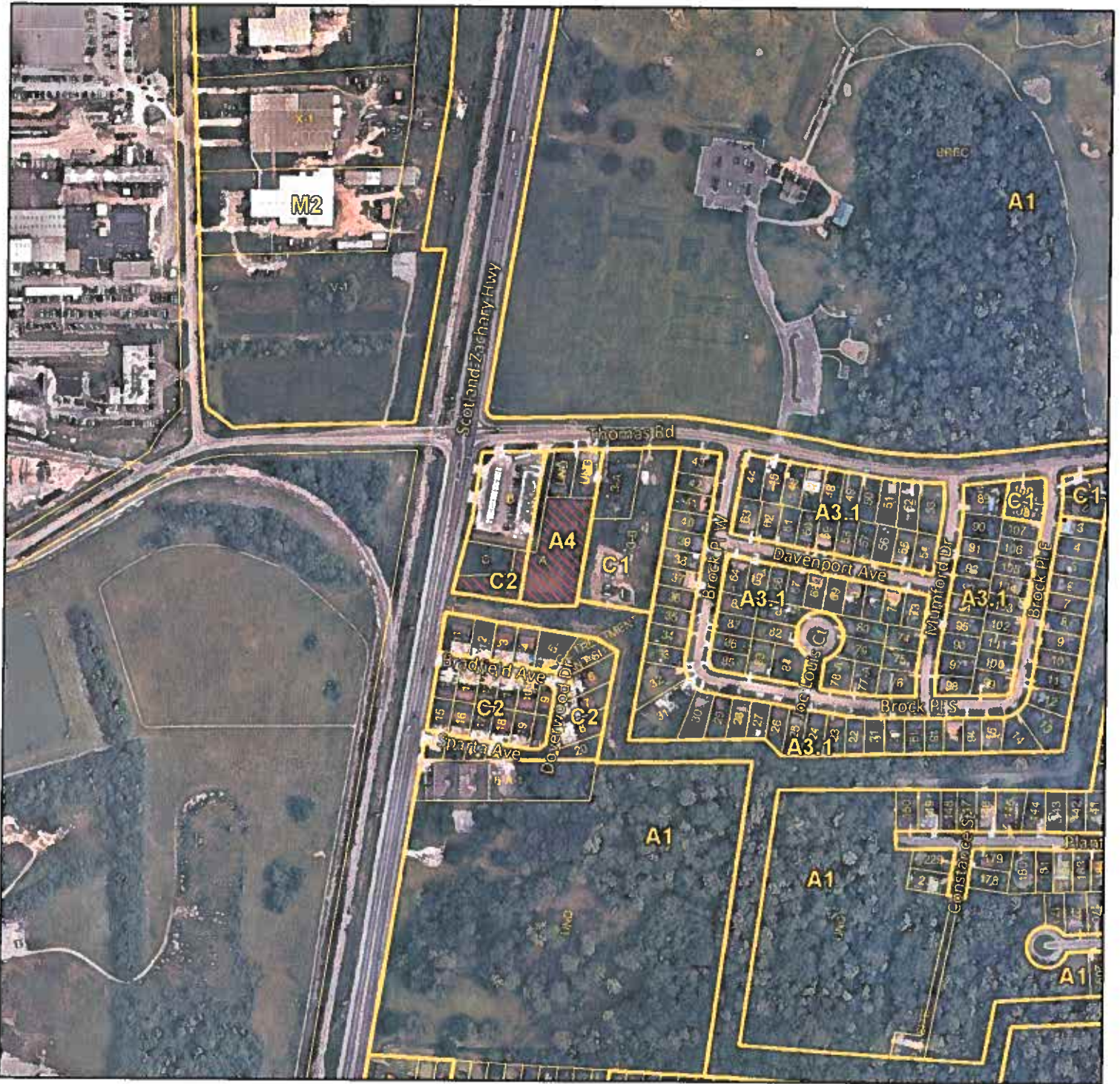
- 5% of subject site located in AE Flood Zone requiring elevated finished floors of new construction or reconstruction

Community Outreach/Notification




- BREC notified via email on October 15, 2019
- Subject property posted on October 23, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on November 1, 2019
- Staff reports available to review on January 9, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on November 8, 12, and 14, 2019

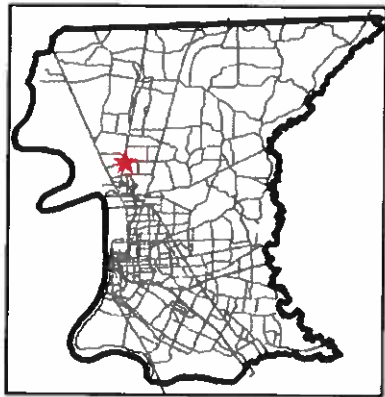
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Legend


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



70-19



N



0 200 400 600 800 ft

SCALE

