



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

February 6, 2020

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director *FDH*

FROM: Blanca Tejera, Senior Planner *BAT*

SUBJECT: **Case 81-19** 2559 Plank Road

Application Summary			
Applicant	Michael Petty	Submittal Date	October 31, 2019
Site Area	0.78 ac		
Location	West of Plank Road, south of Seneca Street and east of Osceola Street (Council District 10 - Wicker)		
Planning Commission Meeting Date	February 17, 2020	Metropolitan Council Meeting Date	February 19, 2020
Request			
Requested Zoning	Heavy Commercial (HC1)		
Proposed Use(s)	Retail sales		
Future Development Potential	Approximately 40,000 sf of commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	Character Area	Urban/ Walkable
Existing Zoning	Limited Residential (A3.1)	Overlay District	None
Existing Use(s)	Vacant	Special Flood Hazard	No
Existing Development Potential	Seven medium density single family homes		
Area Characteristics			
Surrounding Zoning	A3.1, Heavy Commercial (C2), Commercial Alcoholic Beverage (Restaurant) (C-AB-1), Commercial Alcoholic Beverage (Bars and Lounges)(C-AB-2), Light Industrial (M1)		
Surrounding Uses	Medium density single family residential, bar, restaurant, religious institution, retail sales, undeveloped, vacant		
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 once the combination of lots has been recorded			

Case History – Site

- Case 81-19 2559 Plank Road
 - Deferred from December 16 by the Planning Director
 - Deferred from January 21 by Councilmember Wicker

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of medium density single family residential, commercial, and restaurant uses
- Will not change existing land use pattern

Regulatory Issues

- Subject property consist of nonconforming lots
- Lots do not meet minimum dimensional requirements
 - Change in zoning does increase extent of nonconformity
 - A combination of lots has been submitted and will address the nonconformity

Lot Dimensional Requirements		
HC1	Minimum Required	Existing
Lot Width	60 ft	40 ft
Lot Area	7,500 sf	4,791 sf

Environmental Issues

- No environmental issues anticipated

Community Outreach/Notification







- Build Baton Rouge notified on December 19, 2019
- Subject property posted on December 19, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, and CADAV, Inc on January 3, 2020
- Staff reports available to review on February 6, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on January 10, 14, and 16, 2020

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 once the combination of lots has been recorded




Legend


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



81-19



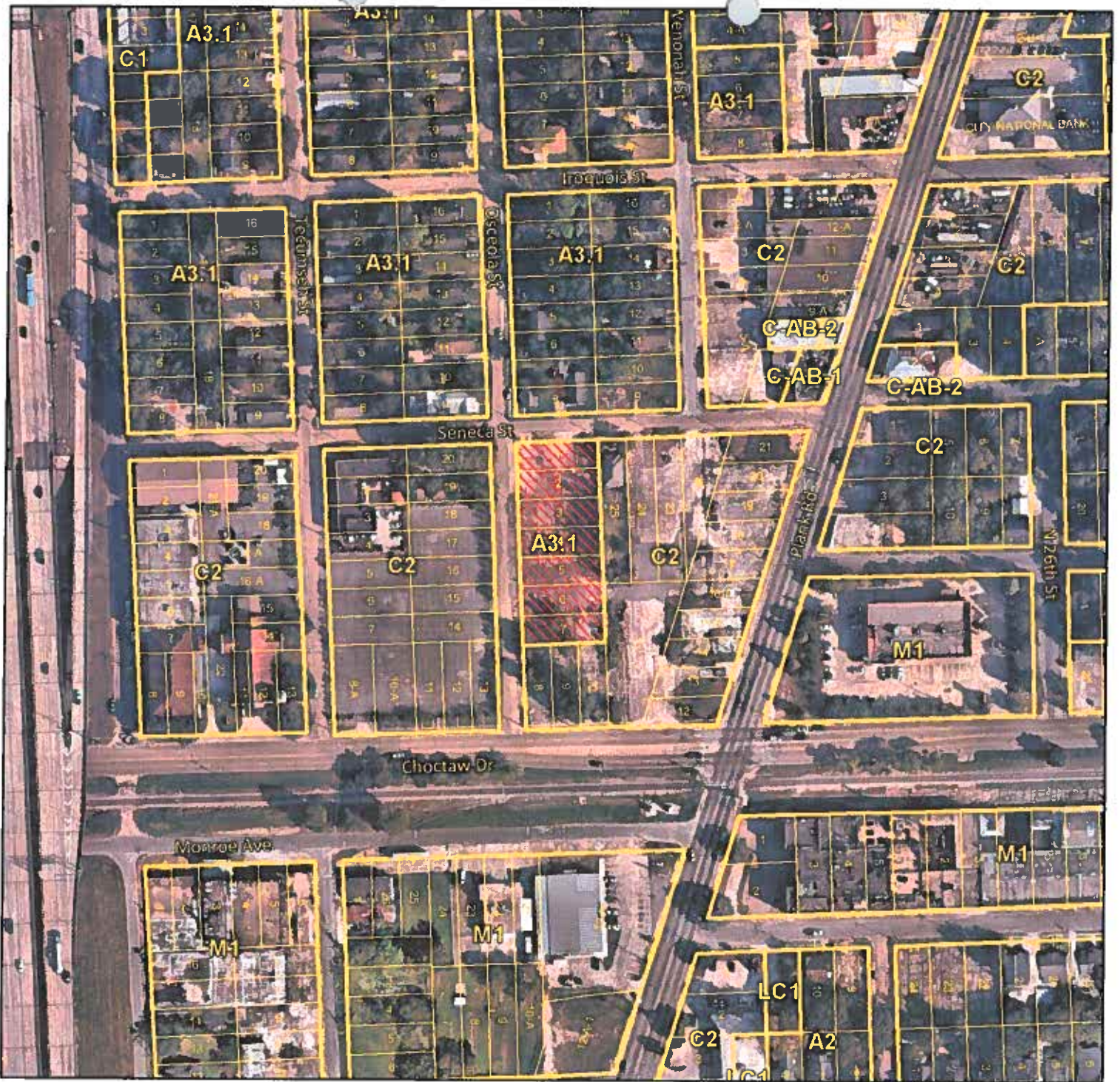
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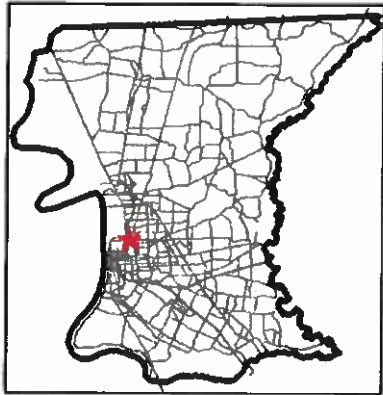
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Legend

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



81-19

SCALE

