



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
 Interim Planning Director

May 7, 2020

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Interim Planning Director *RH*

FROM: Esbii Ogholoh, Planner II *EO*

SUBJECT: Case 25-20 3538, 3530, 3518, and 3506 Plank Road and 2900-3300 Calumet Street

Application Summary			
Applicant	Christopher Tyson	Submittal Date	April 9, 2020
Site Area	37,026 sf		
Location	East side of Plank Road, south of Oswego Street (Council District 7–Cole)		
Planning Commission Meeting Date	May 18, 2020	Metropolitan Council Meeting Date	June 17, 2020
Request			
Requested Zoning	Light Commercial (LC2)		
Proposed Use(s)	Office, childcare, and multifamily		
Future Development Potential	22,216 sf of commercial floor area		
Site Characteristics			
FUTUREBR Land Use Designation	Mixed Use	Character Area	Urban/Walkable
Existing Zoning	Light Industrial (M1), Heavy Commercial (C2), Limited Residential (A3.1)	Overlay District	None
Existing Use(s)	Vacant	Special Flood Hazard	No
Existing Development Potential	15,420 sf commercial/industrial space; and approximately 2 medium density multi-family residential units		
Area Characteristics			
Surrounding Zoning	C2, Commercial Alcoholic Beverage (Bar and Lounges)(C-AB-2), Light Commercial (C1), A3.1		
Surrounding Uses	Religious institution, medium density multi-family residential, low density single family residential, motor vehicle repair, personal care shop, gas station with retail sales, vacant, undeveloped		
Findings			
Staff certifies that the proposed request meets the criteria for rezoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conform to the Unified Development Code requirements			

Case History – Site

- None

Case History – Area

- None

Comprehensive Plan Consistency

- Consistent with the designation of Mixed Use on the Future Land Use Map
- Consistent with Land Use Objective 5.1: Promote well connected growth pattern with an extensive network of vibrant centers and corridors spread throughout the parish
- Consistent with the Imagine Plank Road Small Area Plan Benchmark 3: Protect and grow community wealth, especially as Plank Road receives public and private investments
- Consistent with the Imagine Plank Road Small Area Plan Benchmark 4: Connect more people to opportunity through enhanced transportation options

Neighborhood Compatibility

- Area contains a mixture of a religious institution, residential and commercial uses, vacant and undeveloped properties
- Will not change existing land use patterns

Regulatory Issues

- Lots do not meet the minimum dimensional requirements, however, change in zoning will not increase extent of nonconformity

Lot Dimensional Requirements		
LC2	Minimum Required	Existing
Lot Width	60 ft	27 ft (smallest) (95 ft combined)
Lot Area	7,500 sf	3,200 sf (smallest) (37,026 sf combined)

Environmental Issues

- No environmental issues are anticipated

Community Outreach/Notification

- Subject property posted April 29, 2020
- Public Notification Cards mailed to property owners within 300 foot radius on May 1, 2020
- Staff reports available to review on May 7, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 8, 12, and 14, 2020

Findings

Staff certifies that the proposed request meets the criteria for rezoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conform to the Unified Development Code requirements.