April 9, 2020

TO: Planning Commission

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

FROM: Esbii Ogholoh, Planner II

SUBJECT: **Case 9-20** 16044 Tiger Bend Road

Application Summary			
Applicant	Jim Tatum	**Submittal Date**	January 29, 2020
Site Area	0.43 acres		
Location	Southeast corner of Tiger Bend Road and Antioch Drive (Council District 9–Hudson)		
Planning Commission Meeting Date	April 20, 2020	**Metropolitan Council Meeting Date**	May 20, 2020
Request			
Requested Zoning	General Office Low Rise (GOL)		
Proposed Use(s)	Veterinary Hospital		
Future Development Potential	Approximately 45,000 sf of office space		
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Center	**Character Area**	Suburban
Existing Zoning	Rural	**Overlay District**	None
Existing Use(s)	Veterinary Hospital	**Special Flood Hazard**	Yes ±95%
Existing Development Potential	1 low density single-family residential dwelling		
Area Characteristics			
Surrounding Zoning	Rural, Neighborhood Commercial (NC), Zero Lot Line Residential (A2.6), Small Planned Unit Development (SPUD), Commercial Alcoholic Beverage (Restaurant)(C-AB-1)		
Surrounding Uses	Low density single-family residential, gas station with retail sales, restaurant, governmental facility, park, undeveloped		
Findings			
Staff certifies that the proposed request will eliminate the existing non-conformity thus meeting 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
- None

Case History – Area
- **Case 24-19** 15911 Tiger Bend Road, Rural to A2.6
  - Planning Commission recommended approval April 15, 2019
  - Metropolitan Council approved on May 15, 2019
- **Case 73-18** 16288 Tiger Bend Road, Rural to NC
  - Applicant withdrew application on September 27 2018
- **SPUD 2-17** Tiger Bend Trails, A2.6 to SPUD
  - Planning Commission recommended approval on June 19, 2017
  - Metropolitan Council approved on June 21, 2017
- **Case 60-15** 15751 Tiger Bend Road, Rural to A2.6
  - Planning Commission recommended approval January 19, 2016
  - Metropolitan Council approved on February 17, 2016
- **Case 22-15** 16064 Tiger Bend Road, Rural to HC1
  - Planning Commission denied on July 20, 2015
  - Metropolitan Council denied on July 22, 2015

Comprehensive Plan Consistency
- Consistent with the designation of Neighborhood Center on the Future Land Use Map
- Consistent with Economic Development Objective 2.3: Support retention and growth of existing companies

Neighborhood Compatibility
- Area contains a mixture of residential, commercial uses, government facility, and undeveloped
- Will not change existing land use pattern

Regulatory Issues
- Lot meets the minimum dimensional requirement

Lot Dimensional Requirements		
GOL	Minimum Required	Existing
Lot Width	60 ft	133 ft (smallest)
Lot Area	7,500 sf	18,700 sf

- On March 15, 2017, the Metropolitan Council amended Rural zoning to remove the provision allowing properties to continue as a legal conforming use, thus making non-residential uses nonconforming
- Rezoning property will remove the consequences associated with being nonconforming

Environmental Issues
- Approximately 95% of subject site located in AE Flood Zone requiring elevating finished floors of new constructions

Community Outreach/Notification
- BREC notified via email on March 10, 2020
- Subject property posted on February 28, 2020
- Public Notification Cards mailed to property owners within 300 foot radius, on February 28, 2020
- Staff reports available to review on April 9, 2020 at
  http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
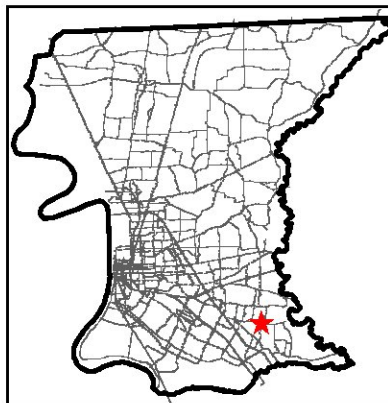- Legal advertisement published in The Advocate on April 9, 14, and 16, 2020

Findings
Staff certifies that the proposed request will eliminate the existing non-conformity thus meeting the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements
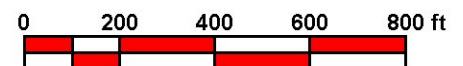
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0 200 400 600 800 ft

SCALE

N

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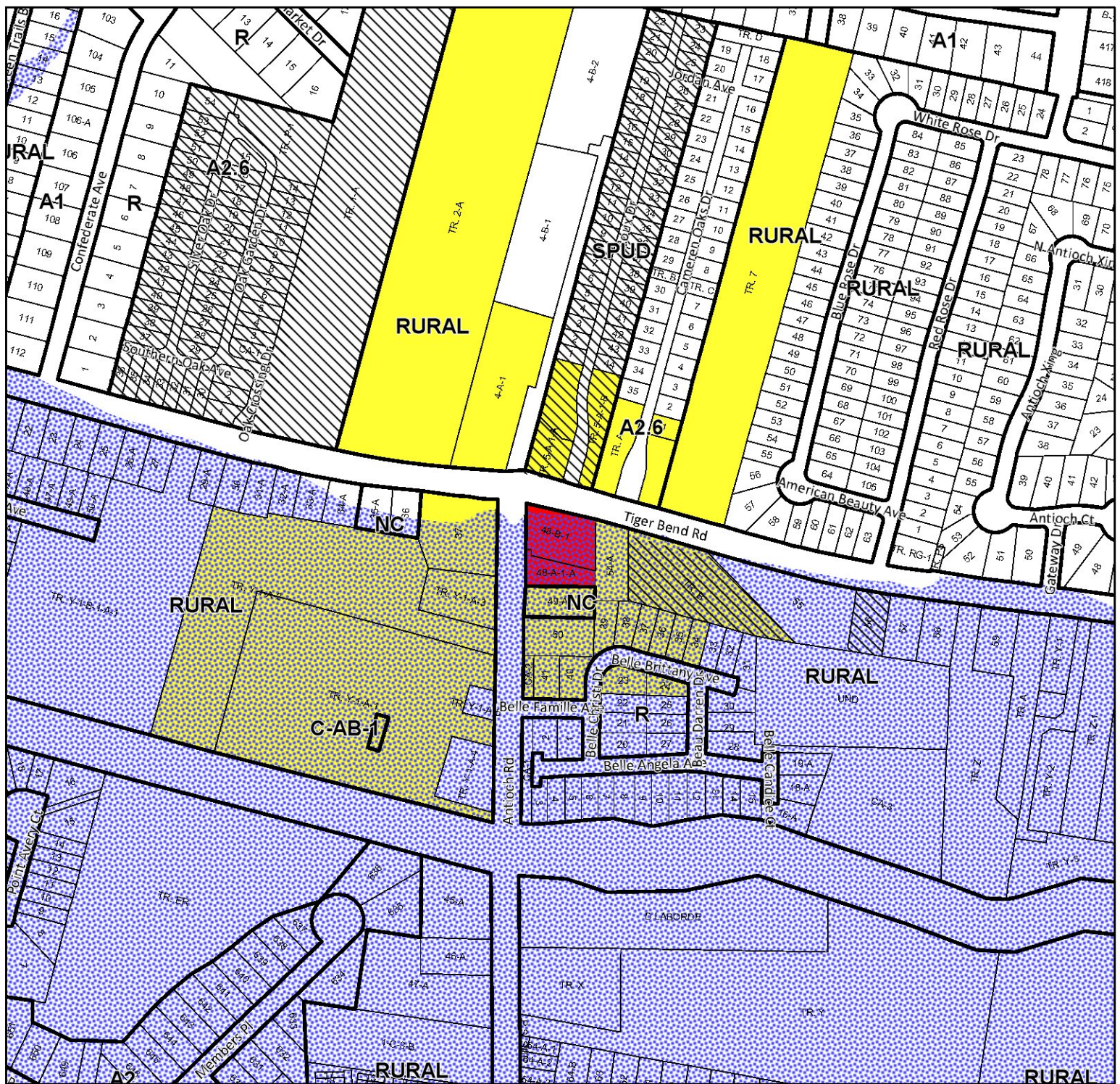
Legend

▮ (red)	Current Case
▨ (hatched)	Previous Relevant Cases
▮ (yellow)	Notified of Public Hearing
▭	Zoning Graphic
▭	Lot Graphic
▨ (blue dots)	Special Flood Hazard Area
A1	Zoning Labels

9-20

SCALE

0   200   400   600   800 ft

N

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