



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, 2020

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director 

FROM: Collin Lindrew, Planner I 

SUBJECT: **PA-16-19** 225, 300-400 UND Port Hudson-Plains Road (Related to S-14-19) (Deferred from December 16 by Councilmember Welch)

Application Summary			
Applicant	Mickey L. Robertson	Submittal Date	October 31, 2019
Site Area	72.46 acres		
Location	North of Port Hudson-Plains Road and east of Samuels Road (Council District 1-Welch)		
Planning Commission Meeting Date	January 21, 2020	Metropolitan Council Meeting Date	February 19, 2020
Request			
Requested FUTUREBR Land Use Designation	Residential Neighborhood		
Site Characteristics			
Current FUTUREBR Land Use Designation	Agricultural/Rural	Character Area	Rural
Special Flood Hazard	Yes ± 10%		
Area Characteristics			
Surrounding Land Use Designation(s)	Agricultural/Rural, Residential Neighborhood		
Findings			
Recommend approval, based upon a change in conditions; specifically, increased market demand for smaller lots			

Case History – This Site

- Related to S-14-19, Foster Creek
- Deferred from December 16 by Councilmember Welch

Case History – Surrounding Area

- None

Comprehensive Plan Analysis

- Area abutting subject property to the east is designated Residential Neighborhood on the Future Land Use Map
- Designation of Residential Neighborhood appears more appropriate because of increased demand for smaller lot sizes

Neighborhood Compatibility

- Subject property abuts agricultural land and vacant land to the west and south, and low density residential to the east

Environmental Issues

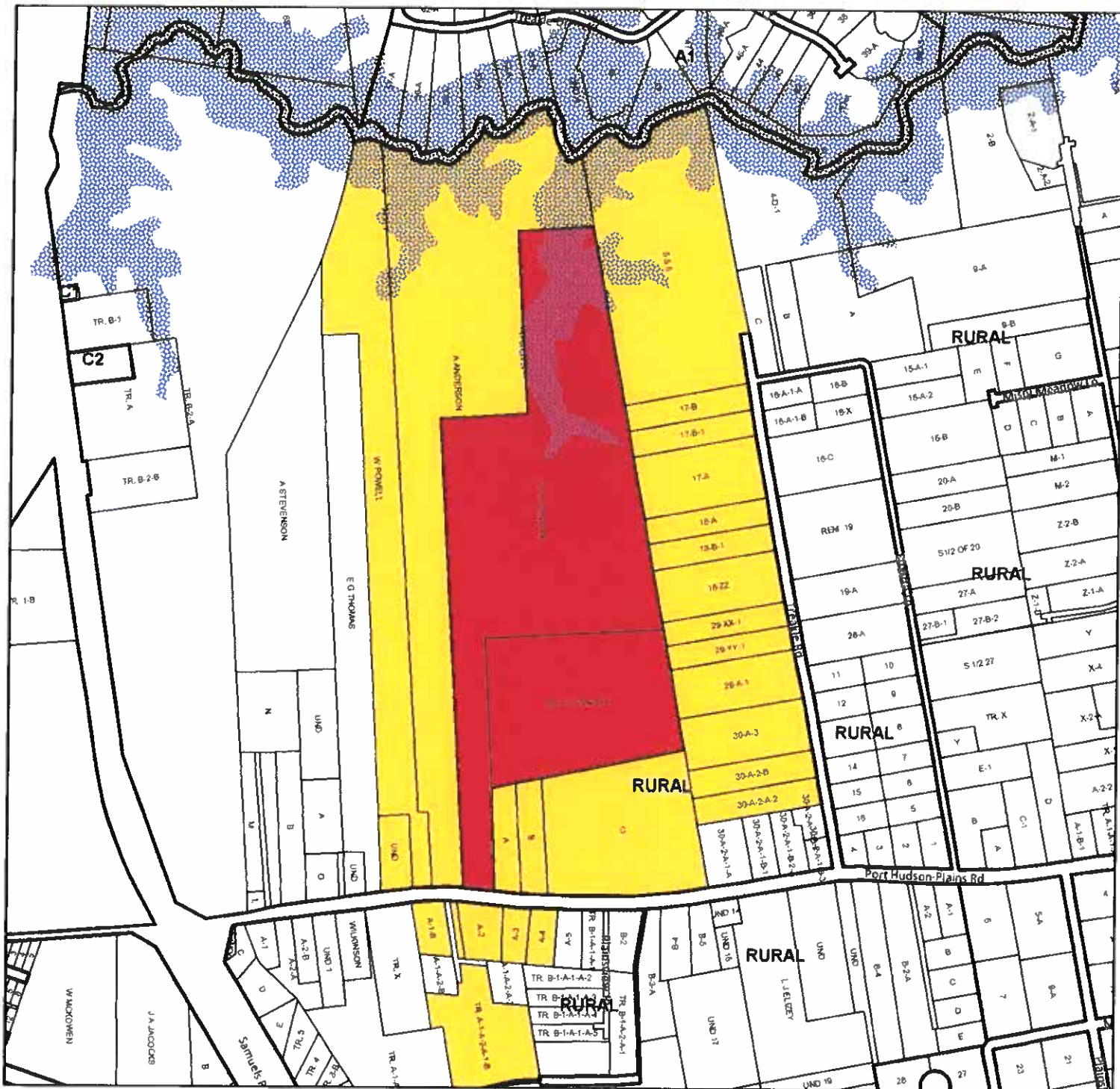
- ± 10% of subject property is located in AE Flood Zone requiring elevated finished floors for new construction

Community Outreach/Notification







- Subject property posted on November 20, 2019
- Public Notification Cards mailed to all property owners within a 300-foot radius on November 27, 2019
- Staff reports available to review on January 9, 2020
<http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on December 6, 10, and 12, 2019
- Display advertisement published in The Advocate on December 6, 2019

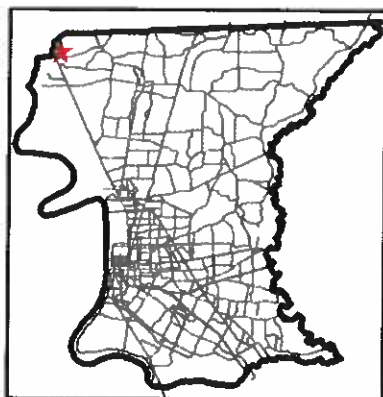
Findings

Recommend approval, based upon a change in conditions; specifically, increased market demand for smaller lots




Legend


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



PA-16-19



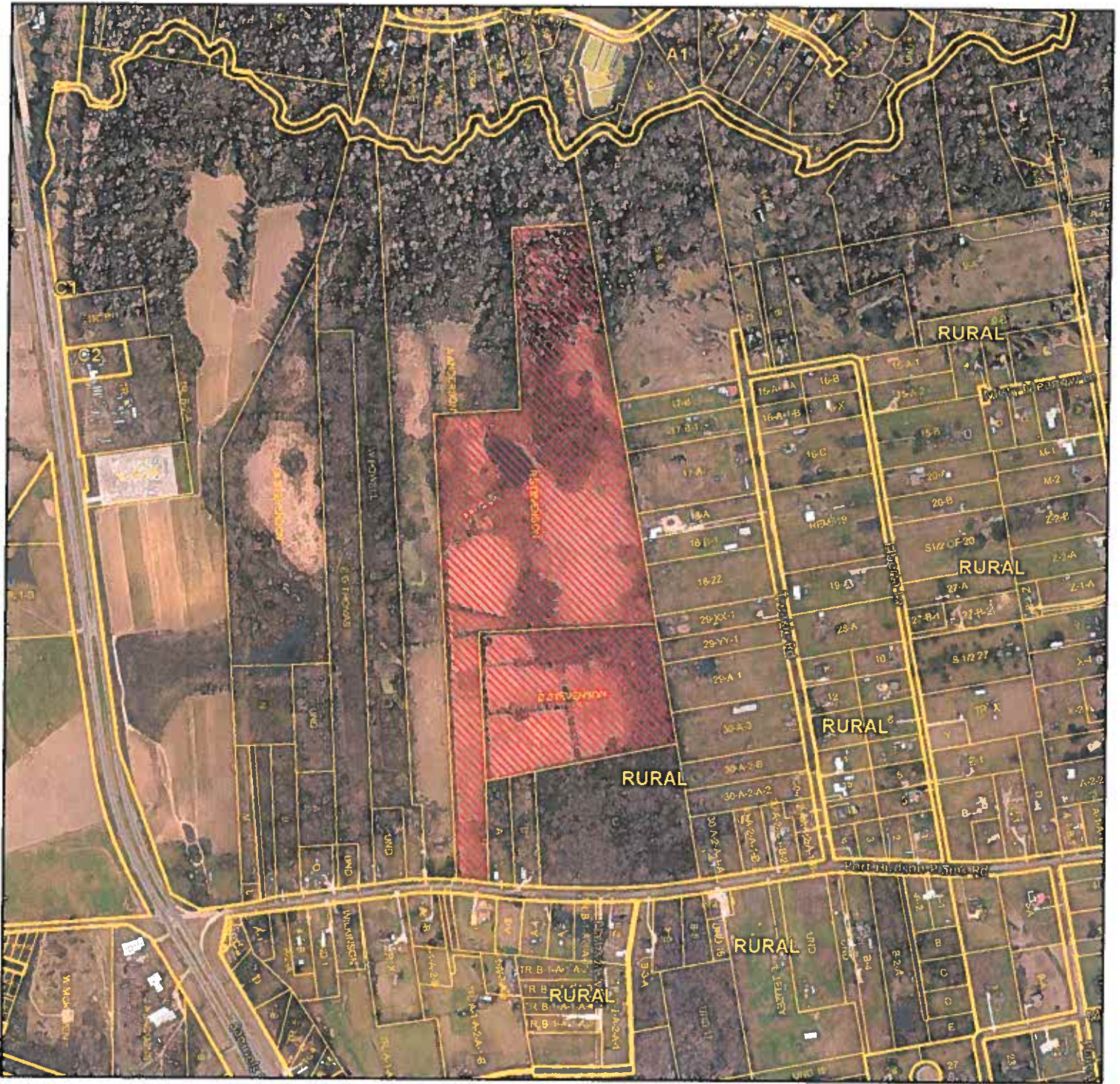
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0 300 600 900 1200 ft

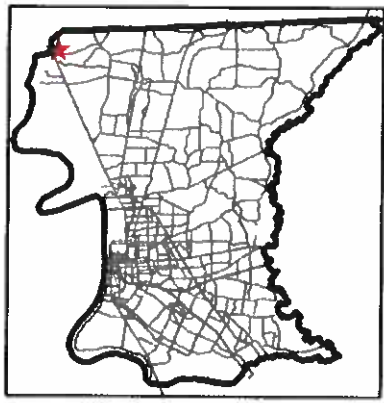
SCALE






Legend


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-  Zoning Graphic
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- A1** Zoning Labels



PA-16-19

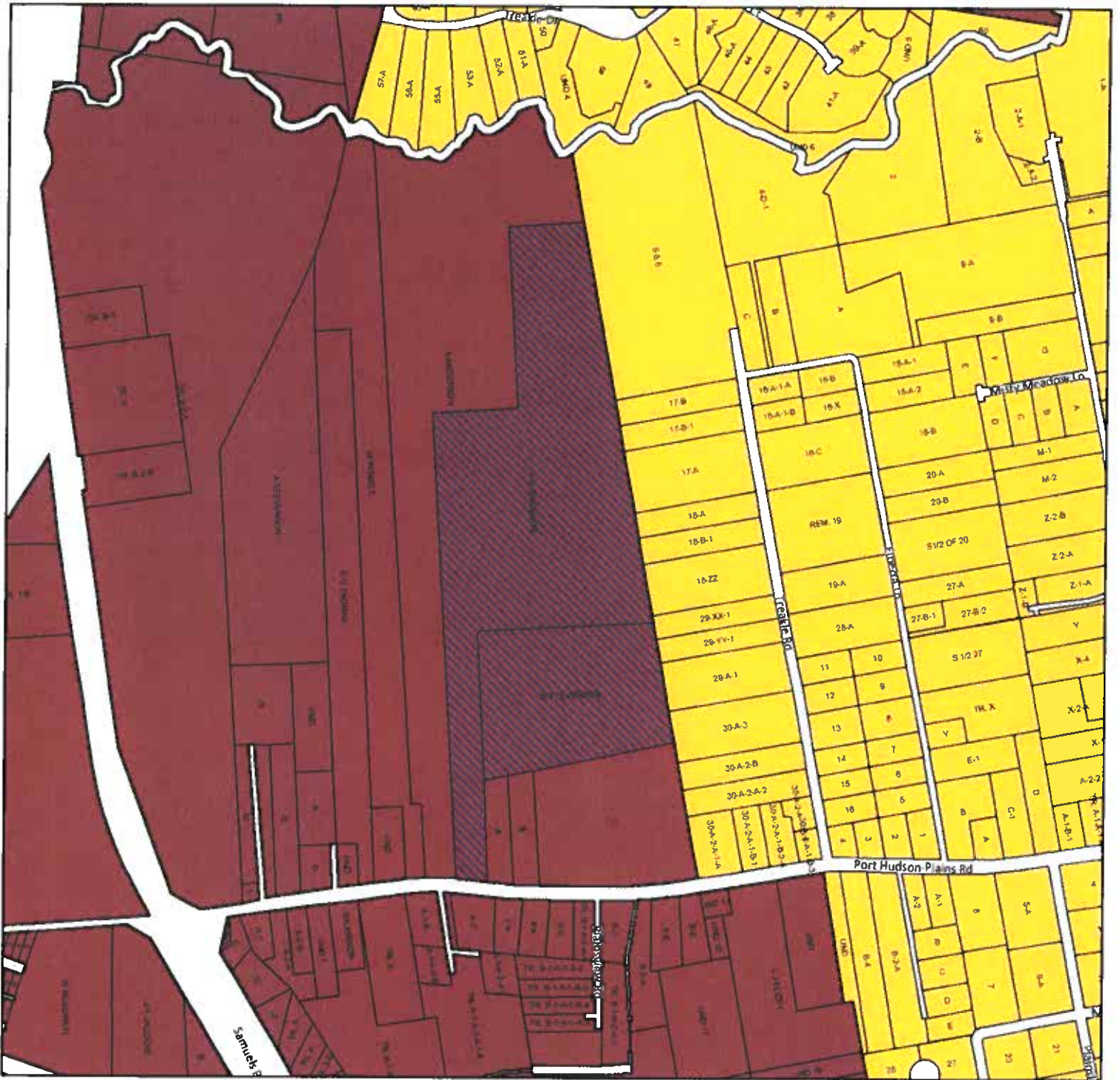


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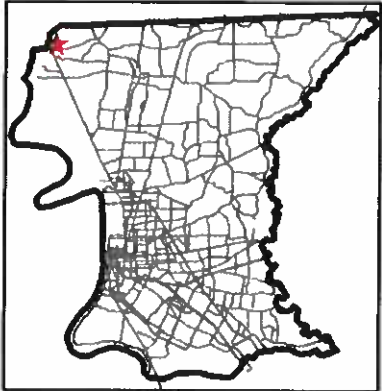
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Future Land Use

- Agricultural/Rural
- Residential Neighborhood
- Current Case



PA-16-19

0 300 600 900 1200 ft

SCALE

