



## 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

April 9, 2020

TO: Planning Commission

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

FROM: Collin Lindrew, Planner I *CL*

SUBJECT: **PA-5-20** 2070 South Acadian Thruway (Related to Case 8-20)

Application Summary			
Applicant	Beau J. Box	Submittal Date	January 24, 2020
Site Area	1.75 acres		
Location	West side of South Acadian Thruway, north of Interstate 10 (Council District 7-Cole)		
Planning Commission Meeting Date	March 16, 2020	Metropolitan Council Meeting Date	April 15, 2020
Request			
Requested FUTUREBR Land Use Designation	Office		
Site Characteristics			
Current FUTUREBR Land Use Designation	Institutional	Character Area	Urban/Walkable
Special Flood Hazard	Yes ± 15%		
Area Characteristics			
Surrounding Land Use Designation(s)	Residential Neighborhood, Institutional		
Findings			
Recommend approval, based upon examination of the area at a further level of detail			

### Case History – Site

- None

### Case History – Area

- None

### Comprehensive Plan Analysis

- Abutting property to the north and west is designated Institutional
- Adjacent property to the east and west is designated Residential Neighborhood

- At the time the Future Land Use Map was being developed, subject property was believed to have been owned by the City-Parish
- Upon further examination, subject property is privately owned, making the designation of Institutional inappropriate

#### **Neighborhood Compatibility**

- Subject property is vacant
- Abutting property to the north is an educational institution
- Abutting property to the west is a pump station
- Adjacent property to the east and west is low density residential
- Surrounding property is a mixture of low density residential and vacant land

#### **Environmental Issues**

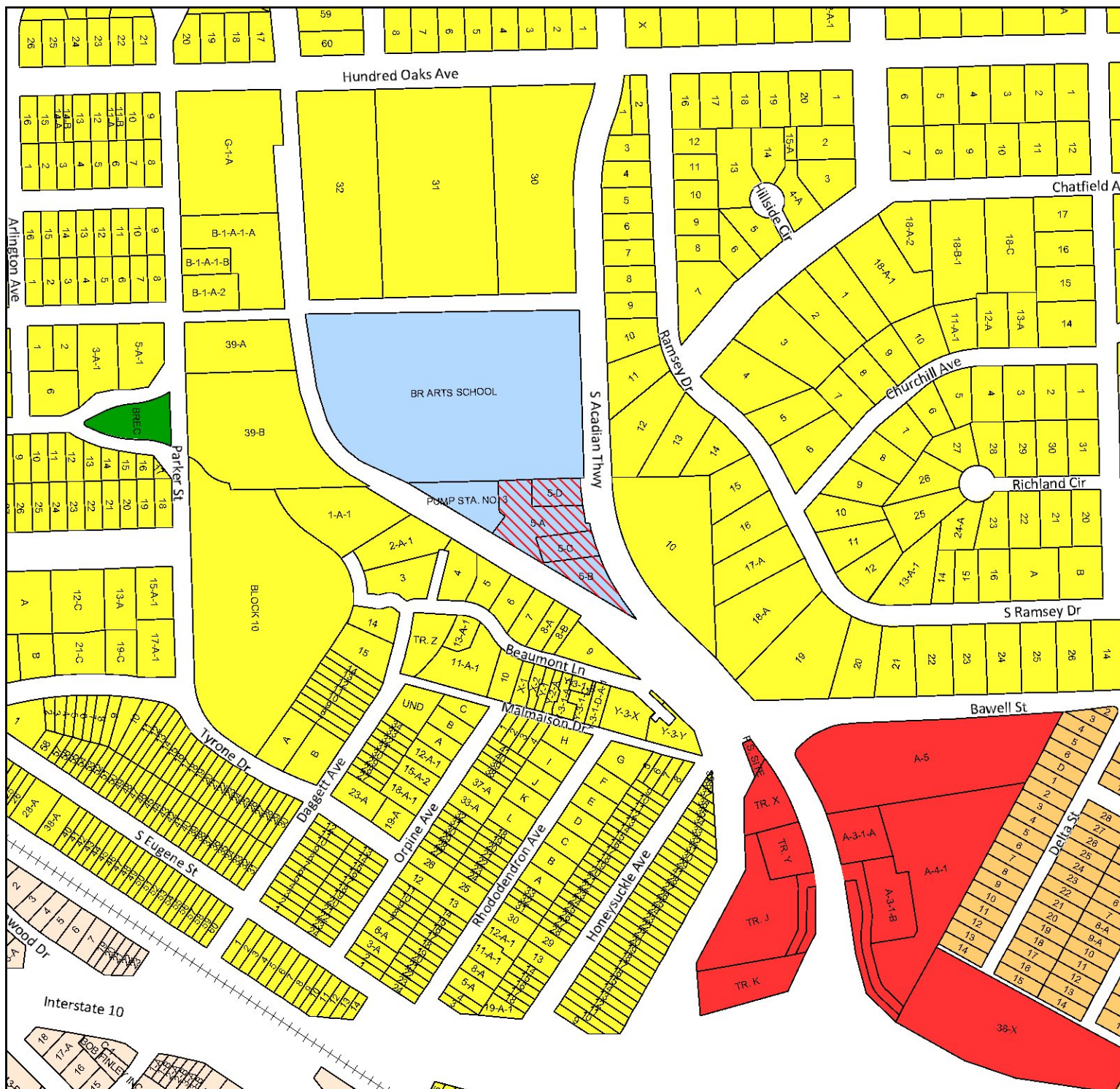
- Approximately 15% of site is located in AE Flood Zone requiring elevated finished floors of new construction or reconstruction

#### **Community Outreach/Notification**

- Subject property posted on February 28, 2020
- Public Notification Cards mailed to all property owners within a 300-foot radius, and Hundred Oaks and Beaumont Lane Homeowners Associations, on February 28, 2020
- Staff reports available to review on April 9, 2020  
<http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on April 9, 14, and 16, 2020

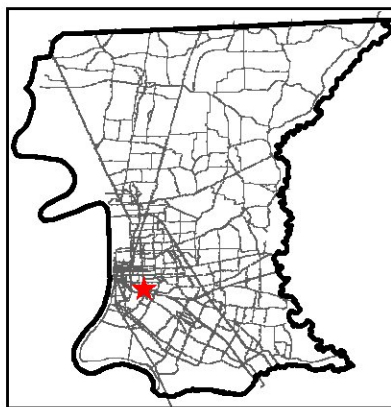
#### **Findings**

Recommend approval, based upon examination of the area at a further level of detail

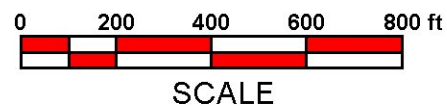


### Future Land Use

- Commercial
- Compact Neighborhood
- Institutional
- Neighborhood Center
- Park
- Residential Neighborhood
- Current Case






# PA-5-20







**Legend**


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



**PA-5-20**

0 200 400 600 800 ft

SCALE

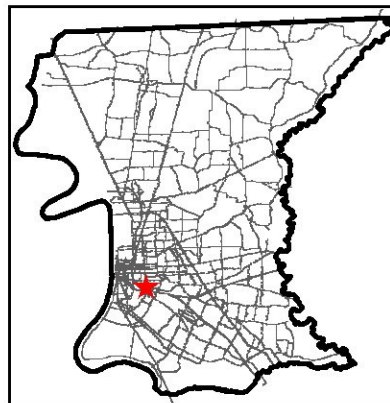






### Legend

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



# PA-5-20

