



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

February 11, 2021

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Donnicha London, Planner II *DL*
SUBJECT: Case 2-21 8300-8500 Picardy Avenue

Application Summary			
Applicant	KVS Architecture	Submittal Date	November 20, 2020
Site Area	2.00 Acres		
Location	South side of Picardy Avenue, east of Mancuso Lane (Council District 11-Adams)		
Planning Commission Meeting Date	February 22, 2021	Metropolitan Council Meeting Date	March 17, 2021
Request			
Requested Zoning	Heavy Commercial Two (HC2)		
Proposed Use(s)	Medical clinic & outpatient surgery		
Future Development Potential	52,272 sf of commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Urban/Walkable
Existing Zoning	Light Industrial (M1)	Overlay District	None
Existing Use(s)	Undeveloped	Special Flood Hazard	None
Existing Development Potential	52,272 sf of industrial space		
Area Characteristics			
Surrounding Zoning	M1, Heavy Commercial (C2), Single Family Residential (A1)		
Surrounding Uses	Medical office or clinic, low density single family residential, medium density multifamily residential, undeveloped		
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 the Unified Development Code requirements			

Case History – Site

- **Case 2-21** 8300-8500 Picardy Avenue
 - Deferred from January 19, 2021 by the Planning Director

Case History – Area

- **Case 3–20** 8100 Perkins Road, C1 to HC1
 - Approval recommended by the Planning Commission on January 21, 2020
 - Approved by the Metropolitan Council on February 19, 2020
- **PA-1-20** 8100 Perkins Road, Residential to Commercial
 - Approval recommended by the Planning Commission on January 21, 2020
 - Approved by the Metropolitan Council on February 19, 2020
- **Case 6–17** 5010 Mancuso Lane, C1 to HC1
 - Approval recommended by the Planning Commission on February 20, 2017
 - Approved by the Metropolitan Council on March 15, 2017
- **PA-12-15** Health District Plan
 - Approval recommended by the Planning Commission on January 19, 2016
 - Approved by the Metropolitan Council on February 17, 2016

Comprehensive Plan Consistency

- Consistent with the designation of Employment Center on the Future Land Use Map
- Consistent with the following:
 - Economic Development Action Item 1.4.2: Continue to support the Baton Rouge Health District to further enhance its role and attraction as an economic development engine

Neighborhood Compatibility

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

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
HC2	Minimum Required	Existing
Lot Width	60 ft	195 ft
Lot Area	7,500 sf	53,578 sf

Environmental Issues

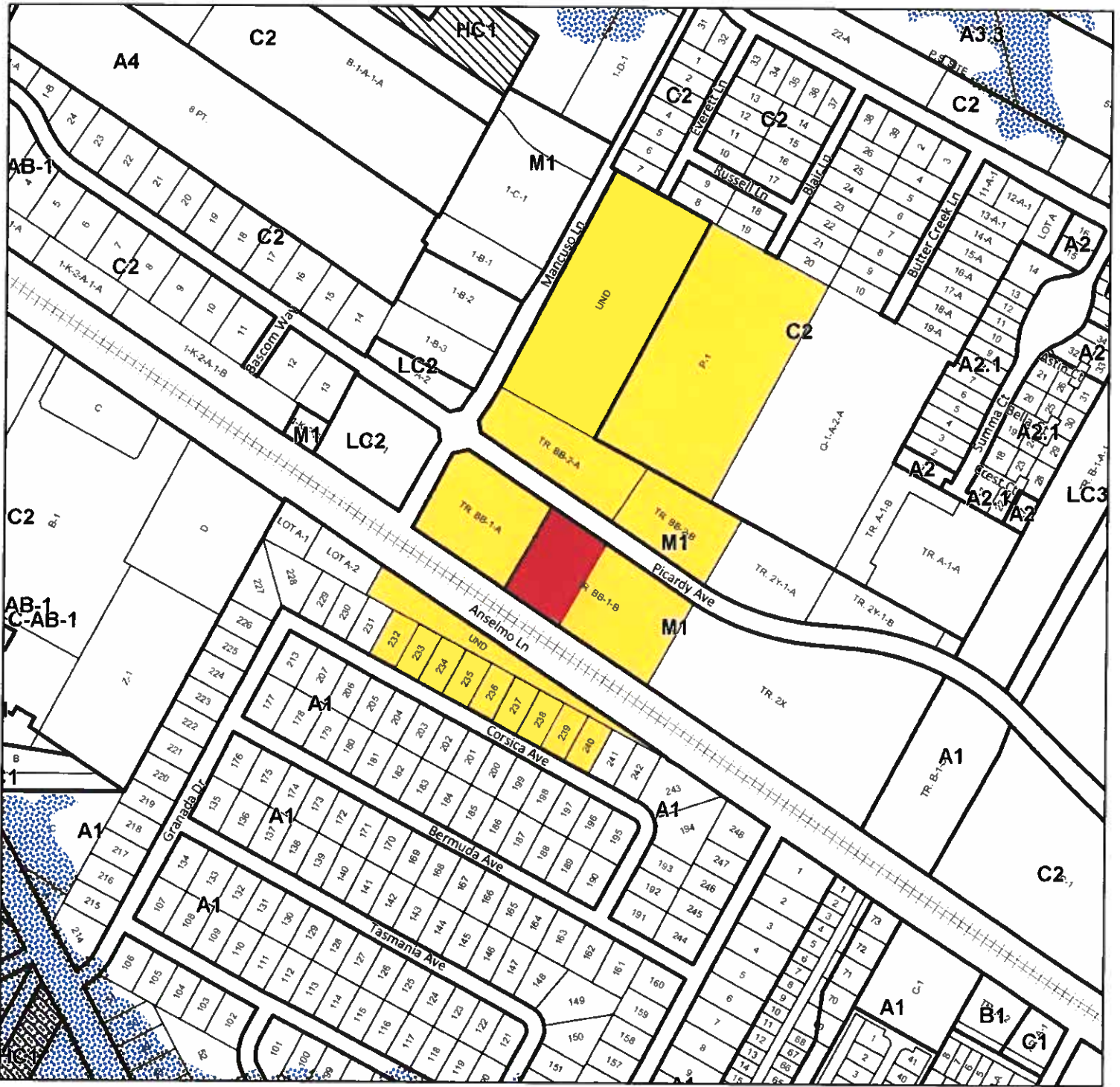
- No environmental issues anticipated

Community Outreach/Notification







- Health District notified on December 3, 2020
- Subject property posted on February 4, 2021
- Public Notification Cards mailed to property owners within 300 foot radius, and Homeood Homeowners Associations on February 5, 2021
- Staff reports available to review on February 11, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on February 12, 16, and 18, 2021

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 the Unified Development Code requirements



Legend

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



2-21

0 200 400 600 800 ft




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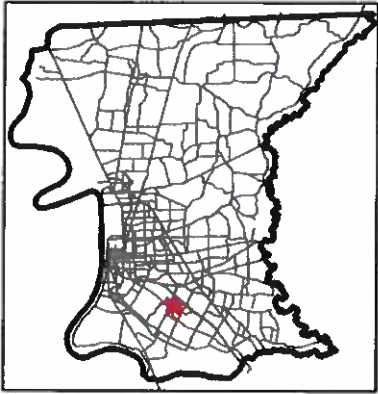
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Legend


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



2-21



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