



**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

May 6, 2021

TO: Planning Commission  
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*  
 FROM: Donnicha London, Planner II *DL*  
 SUBJECT: **Case 25-21** 2834 Greenwood Drive

Application Summary			
<b>Applicant</b>	Sarah Margaret Smith	<b>Submittal Date</b>	April 1, 2021
<b>Site Area</b>	15,246 sf		
<b>Location</b>	South side of Greenwood Drive, west of Christian Street (Council District 12-Racca)		
<b>Planning Commission Meeting Date</b>	May 17, 2021	<b>Metropolitan Council Meeting Date</b>	May 19, 2021
Request			
<b>Requested Zoning</b>	Commercial Alcoholic Beverage (restaurant) (C-AB-1)	<b>Existing Zoning</b>	Light Industrial (M1)
<b>Proposed Use(s)</b>	Reception hall serving alcohol/outdoor event space	<b>Existing Use(s)</b>	Reception Hall/Outdoor Event Space
Site Characteristics			
<b>FUTUREBR Land Use Designation</b>	Neighborhood Center	<b>Character Area</b>	Urban/Walkable
<b>Overlay District</b>	N/A	<b>Special Flood Hazard</b>	No
Area Characteristics			
<b>Surrounding Zoning</b>	M1, C-AB-1, Commercial Alcoholic Beverage (bar or lounge) (C-AB-2), Light Commercial (C1), Single Family Residential (A1, A2.7)		
<b>Surrounding Uses</b>	Bar or lounge, Contractor's yard, low density single family residential, personal service establishment, retail sales, restaurant, restaurant (with alcohol)		
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**

- None

**Case History – Area**

- **Case 4-20** Hundred Oaks Overlay (Related to TA-16-19)
  - Approval recommended by the Planning Commission on January 21, 2020
  - Approved by the Metropolitan Council on February 19, 2020
- **Case 69-19** Hundred Oaks Park, A1 to A2.7
  - Approval recommended by the Planning Commission on November 18, 2019
  - Approved by the Metropolitan Council on December 4, 2019
- **Case 65-17** 2834 Greenwood Drive, M1 to C-AB-1
  - Approval recommended by the Planning Commission on August 21, 2017
  - Approved by the Metropolitan Council on September 20, 2017
- **Case 53-16** 2857 Perkins Road, M1 to C-AB-1
  - Approval recommended by the Planning Commission on October 17, 2016
  - Approved by the Metropolitan Council on November 16, 2016

**Comprehensive Plan Consistency**

- Consistent with the designation of Neighborhood Center on the Future Land Use Map

**Neighborhood Compatibility**

- Area contains a mixture of industrial, commercial, and residential uses
- Rezoning will remove industrial zoning from Neighborhood Center
- Railroad between site and low density single family residential neighborhood
- Will not change existing land use patterns

**Regulatory Issues**

- Lot does not meet all of the minimum dimensional requirements
- Change in zoning does not increase extent of nonconformity

Lot Dimensional Requirements		
C-AB-1	Minimum Required	Existing
Lot Width	100	36 ft (smallest lot)
Lot Area	15,000	15,246 sf

**Transportation**

- Property is not located within the vicinity of a transit stop
- Property is not located on the Major Street Plan

**Environmental Issues**

- Property located outside of a Special Flood Hazard Area

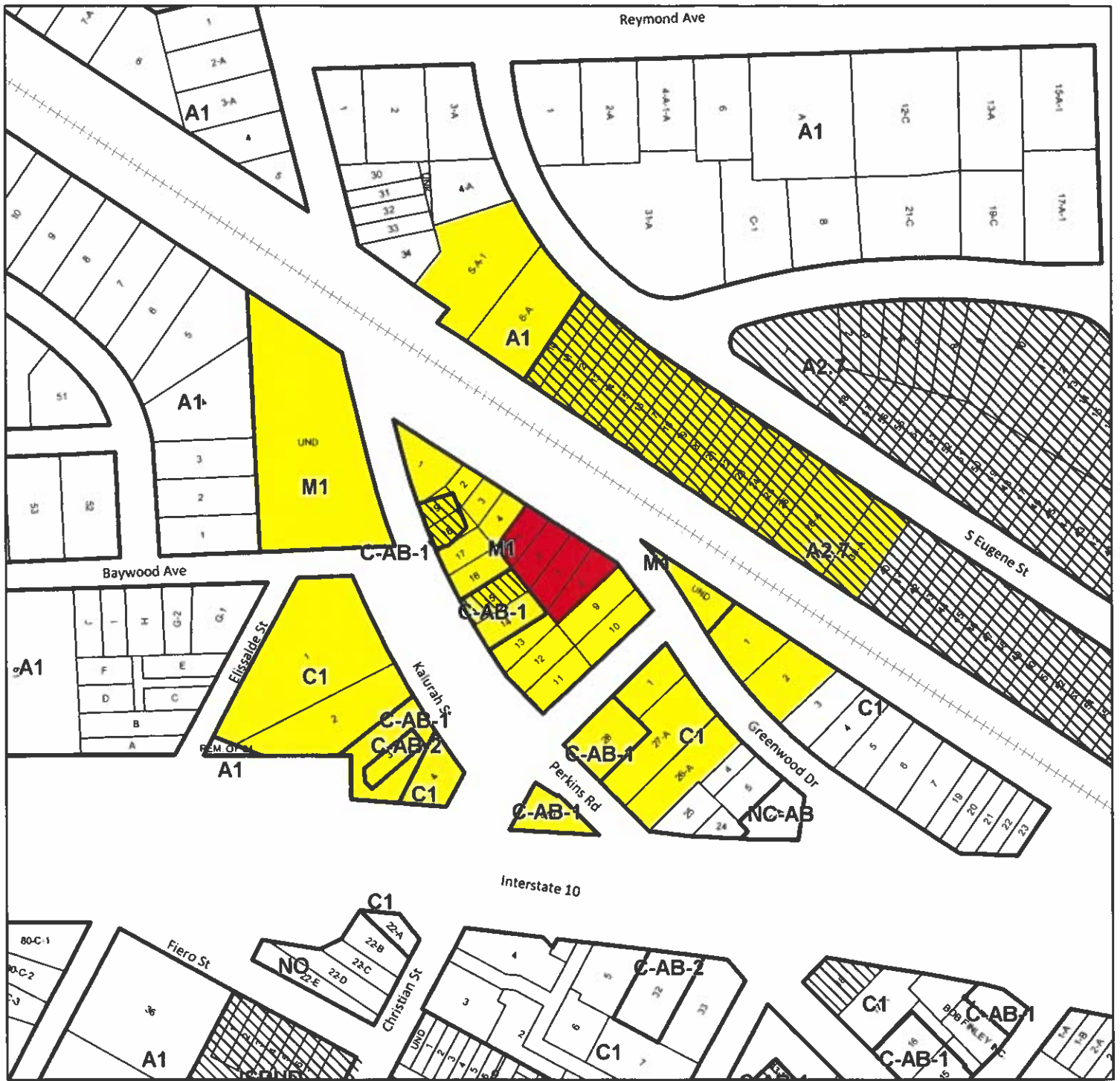
**Community Outreach/Notification**

- Subject property posted April 29, 2021
- Public Notification Cards mailed to property owners within 300 foot radius, Zee Zee Gardens Homeowners Association on April 30, 2021
- Staff reports available to review on May 6, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>







- Legal advertisement published in The Advocate on May 7, 11, and 13, 2021

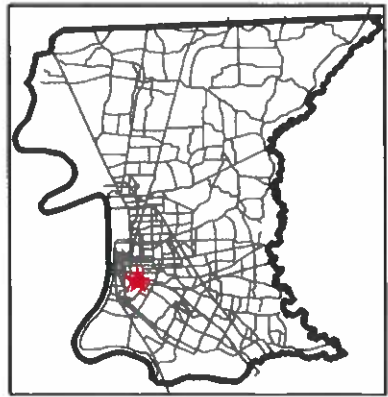
**Findings**

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

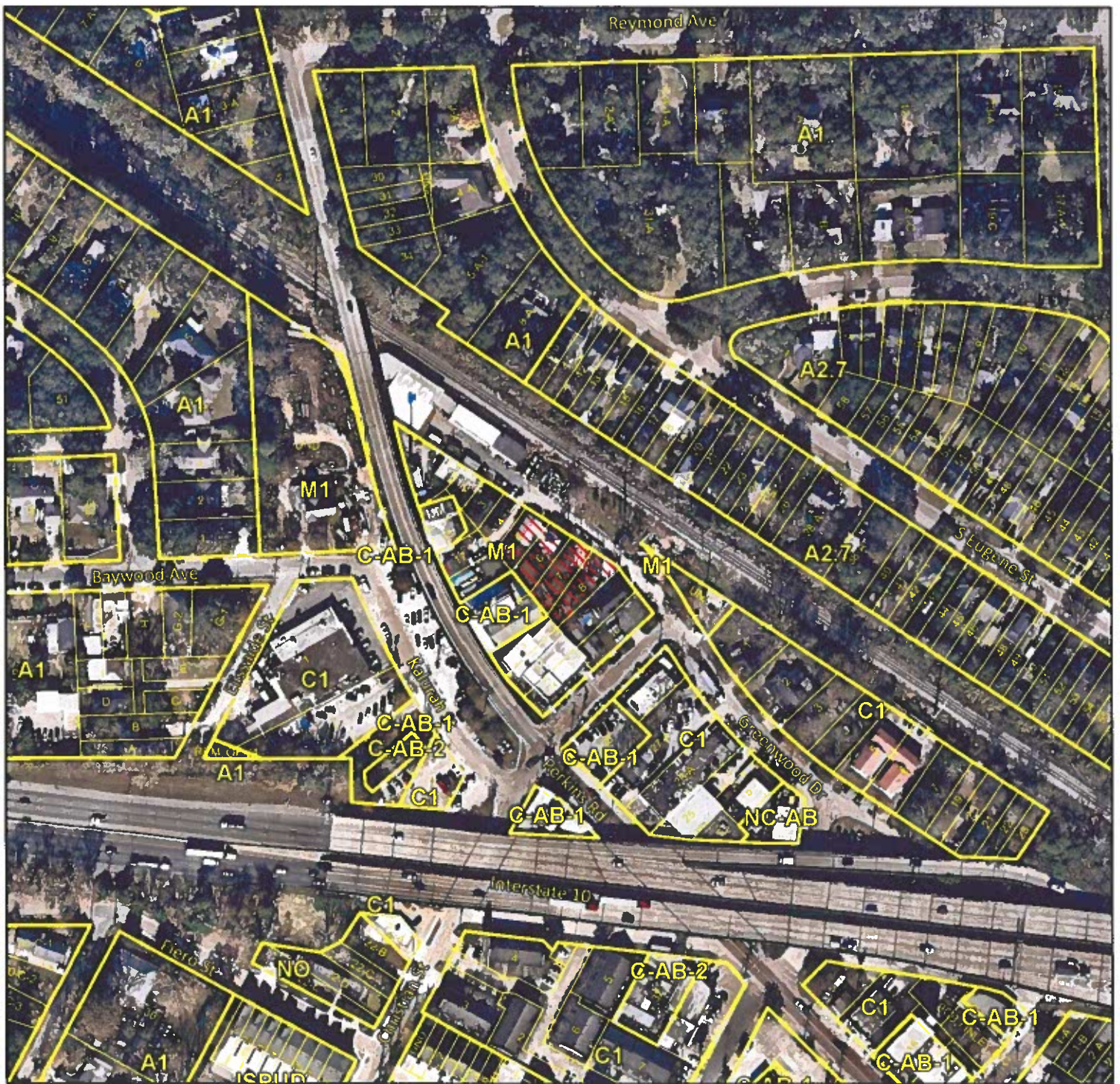


**25-21**

0 100 200 300 400 ft

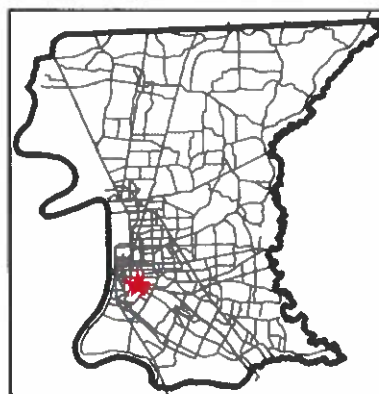
N





**Legend**

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



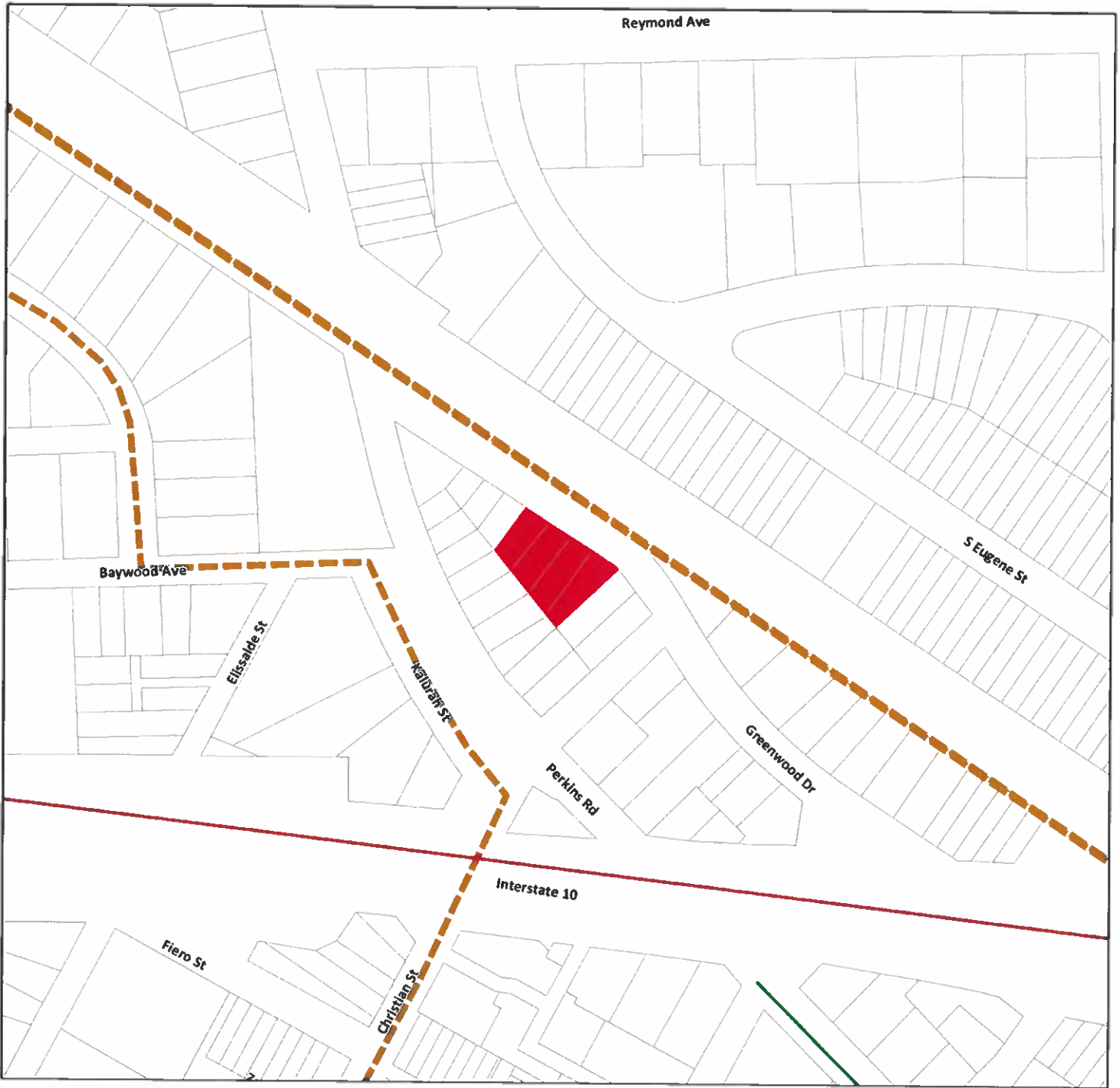
**25-21**

0 100 200 300 400 ft

N

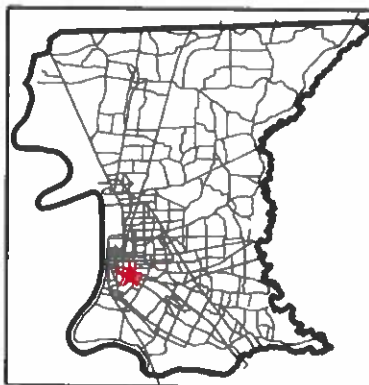






**Legend**

	Current Case		Pedestrian/Bike Master Plan
	MoveEBR Project		Existing
<b>Major Street Plan Status</b>			Proposed
	Completed		Transit
	Additional		Bus Routes
	Future		Bus Stops



# 25-21

0 100 200 300 400  
Feet



*Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.*



**CITY OF BATON ROUGE  
PARISH OF EAST BATON ROUGE  
PLANNING COMMISSION**