



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
Planning Director

October 7, 2021

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Esbii Ogholoh, Planner II *EAO*
SUBJECT: **Case 81-21** 14500-15000 Airline Highway (Related to S-13-21)

Application Summary			
Applicant	Charles Bondy	Submittal Date	September 9, 2021
Site Area	65.33 acres		
Location	South side of Airline Highway, east of Baringer Foreman Road (Council District 9-Hudson)		
Planning Commission Meeting Date	October 18, 2021	Metropolitan Council Meeting Date	November 17, 2021
Request			
Requested Zoning	Heavy Commercial One (HC1)	Existing Zoning	Rural and Light Commercial Three (LC3)
Proposed Use(s)	Commercial	Existing Use(s)	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ±80%
Area Characteristics			
Surrounding Zoning	Rural, Planned Unit Development (PUD), Heavy Commercial (C2), HC1, Light Commercial One (LC1), Light Commercial (C1)		
Surrounding Uses	Low density single family residential, restaurant, office, food processing, motor vehicle repair, animal hospital, 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

- **S-13-21** Baringer Commercial Subdivision
 - To be heard by the Planning Commission on October 18, 2021
- **Case 49-19** 14500-15000 Airline Highway, Rural to LC3
 - Approval recommended by the Planning Commission on July 15, 2019
 - Approved by the Metropolitan Council on August 21, 2019

Case History – Area

- **Case 78-19 9500 – 10000 Baringer Court, B1 to HC1**
 - Approval recommended by the Planning Commission on December 16, 2019
 - Approved by the Metropolitan Council on January 15, 2020
- **Case 73-19 14565 Baringer Court, Rural to HC1**
 - Approval recommended by the Planning Commission on December 16, 2019
 - Approved by the Metropolitan Council on January 15, 2020

Comprehensive Plan Consistency

- Consistent with the designation of Commercial on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of commercial, office, industrial, undeveloped use
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
HC1	Minimum Required	Existing
Lot Width	60 ft	186 ft
Lot Area	7,500 sf	2,845,775 sf

Transportation

- Property located on the Major Street Plan- Additional Right-of-Way maybe needed
- Property located in the vicinity of streets on the Major Street Plan- *Antioch Road, Baringer-Foreman Road, Highland Road*
- Property located adjacent to proposed MOVEBR Project- *Airline Highway*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Ward Creek trail*

Environmental Issues

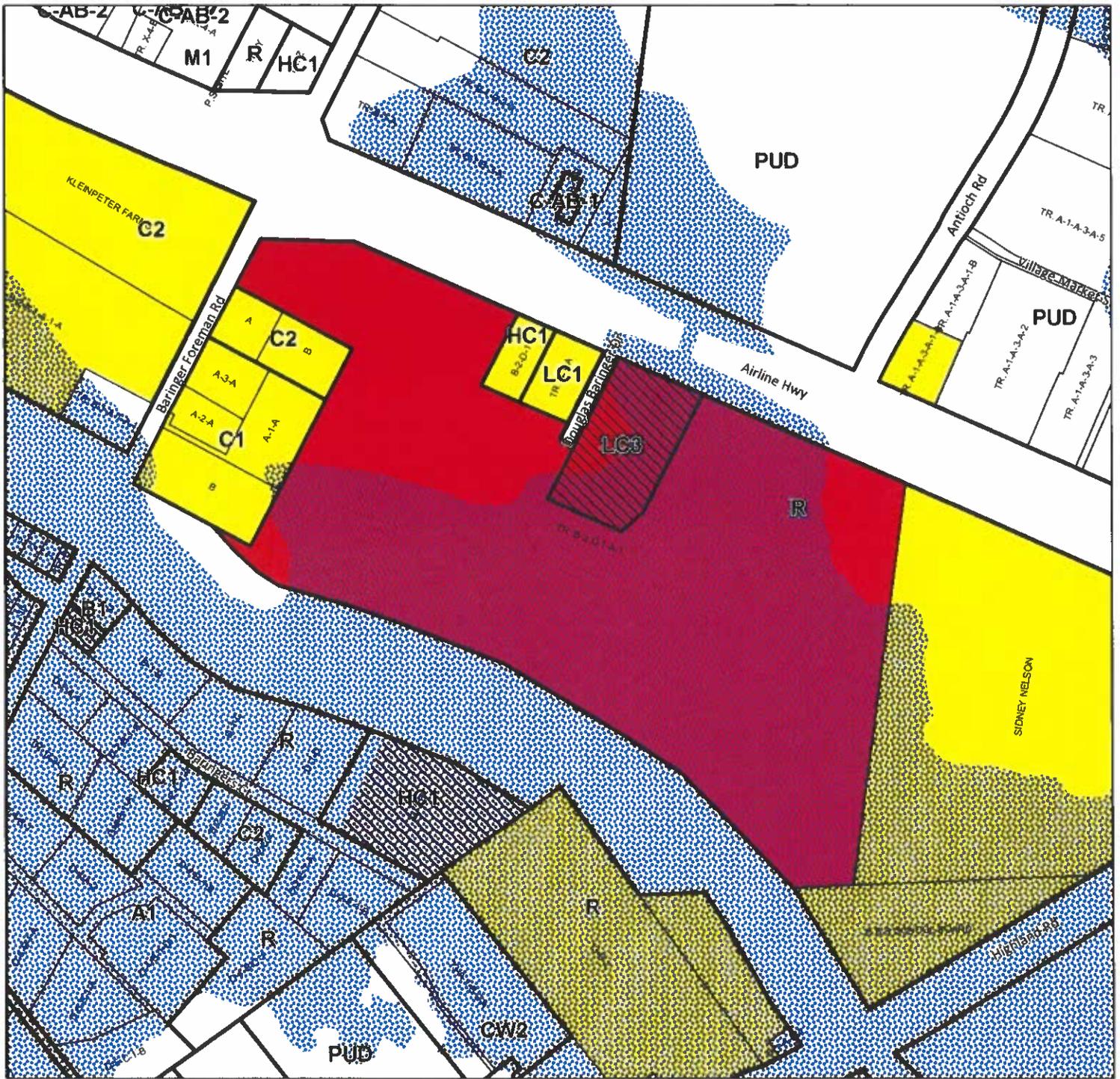
- Approximately 80% of site in AE Flood zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- Subject property posted on September 24, 2021
- Public Notification Cards mailed to property owners within 300 foot radius on October 1, 2021
- Staff reports available to review on October 7, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on October 8, 12 and 14, 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



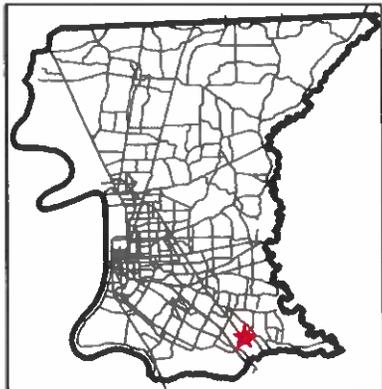
81-21






Legend

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



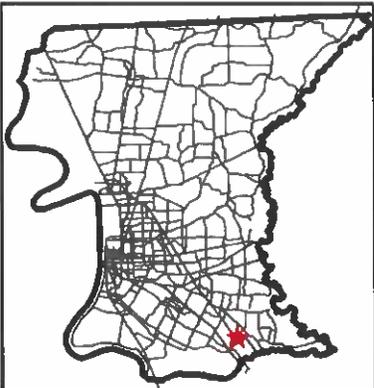
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Legend

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



81-21

0 300 600 900 1200
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