



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

May 6, 2021

TO: Planning Commission

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

FROM: Blanca Tejera, Planning Manager *BAT*

SUBJECT: **SP-6-21** Floor & Decor

Application Summary			
Applicant	Floor & Decor	Submittal Date	March 30, 2021
Design Professional	Lindfield, Hunter & Junius, Inc		
Lot and Block	46	Site Area	6.18 acres
Location	North side of Professional Boulevard, west of Airline Highway (Council District 11-Adams)		
Planning Commission Meeting Date	May 17, 2021		
Request			
Proposed	Building over 50,000 square feet		
Access	Private and Public Streets		
Site Characteristics			
FUTUREBR Land Use Designation	Regional Center	Character Area	Suburban
Existing Zoning	Heavy Commercial (C2)	Overlay District	N/A
Existing Use	Distribution center, office, vacant	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Heavy Commercial (C2), Commercial Alcoholic Beverage (restaurant) (C-AB-1), Commercial Alcoholic Beverage (bar and lounge)(C-AB-2), Light Industrial (M1)		
Surrounding Uses	Wholesale sales, gas station, retail sales, motor vehicle sales, heavy equipment sales and service, office, restaurant, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- None

Case History – Area

- **SP-5-18** Royal Palms Apartments
 - Approved by the Planning Commission on April 16, 2018

- **SP-3-17** Cubesmart, Cedarcrest Self Storage Facility
 - Mini-storage facility with 950 storage rental units with over 100,000 sf floor area
 - Approved by the Planning Commission on March 20, 2017

Comprehensive Plan Consistency

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

Transportation Analysis

- Property located within the vicinity of a transit stop
- Property located on the Major Street Plan

Waivers Requested

- None

Neighborhood Compatibility

- Site plan is compatible with existing commercial, retail sales, office, restaurant, heavy equipment sale uses in the area
- Former Amazon distribution center temporary structure to be removed

Regulatory Issues

- Landscape
 - Street yard planting areas provided along main streets minimum of ten feet, class A and class B where overhead electrical exist
 - Buffer provided between adjacent lot to the west 20 feet, L2
- Signs provided
 - Monument sign maximum area 64 sf per Table 16.A of the UDC
 - Wall signs provided in accordance of the 30 percent of the wall area per Table 16.E
- Sidewalks proposed along Costco Drive, and Professional Boulevard
 - Applicant requested an exception from DOTD for sidewalk along Airline Highway
- Parking complies with the minimum requirements of the UDC:

Parking			
	Required	Provided	Meets Requirement
Auto Spaces	160	190	Yes
ADA Spaces	6	7	Yes
Bicycle Spaces	10	10	Yes

Environmental Issues

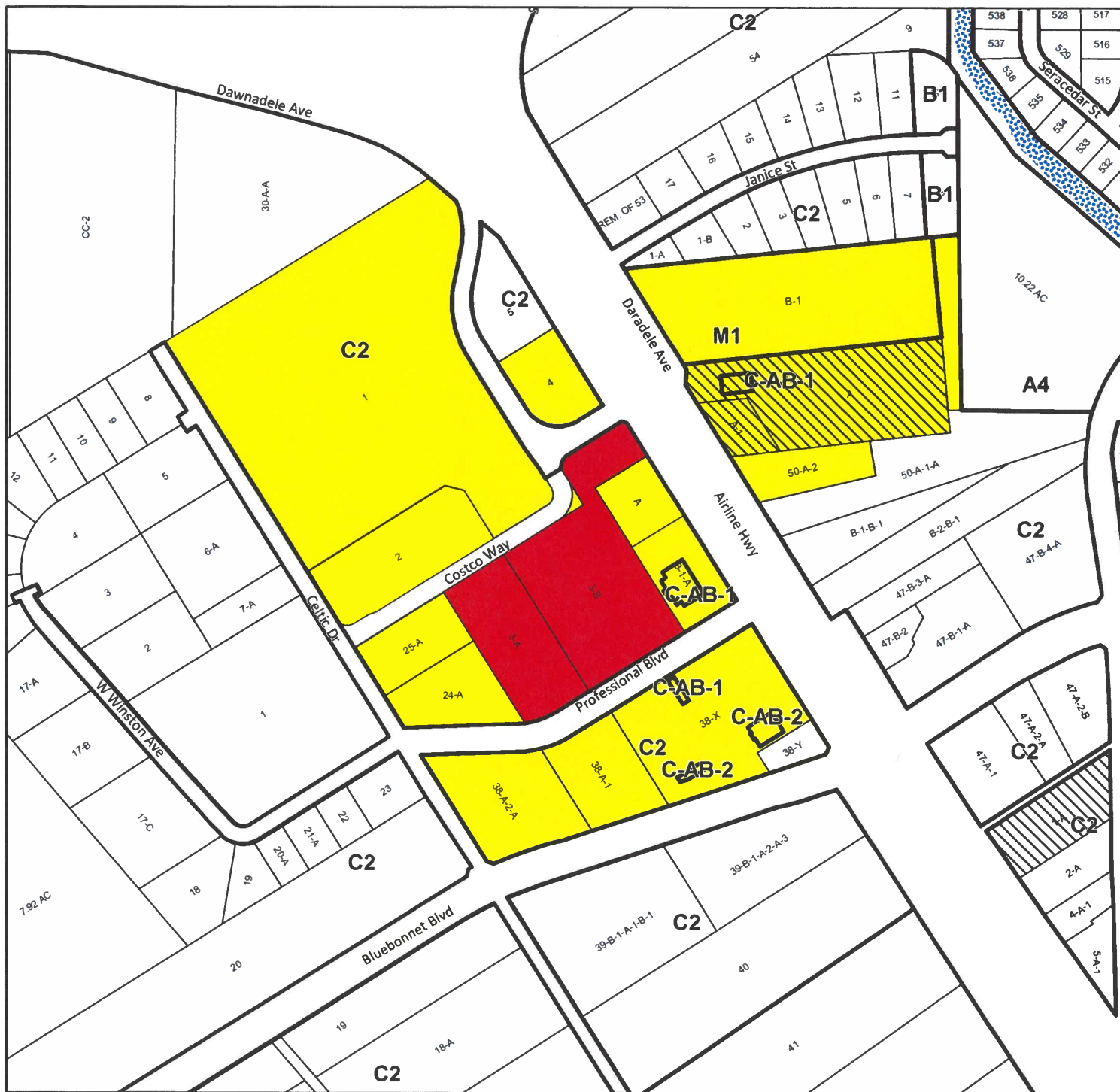
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- Subject property posted on April 27, 2021
- Legal advertisement published in the Advocate on April 30, 2021
- Public Notification Cards mailed to property owners within 300 foot radius and the Inniswold Estates Homeowners Association on April 30, 2021
- Staff reports available for review on May 6, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

Findings

Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration



Legend

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



SP-6-21






0 200 400 600 800 ft

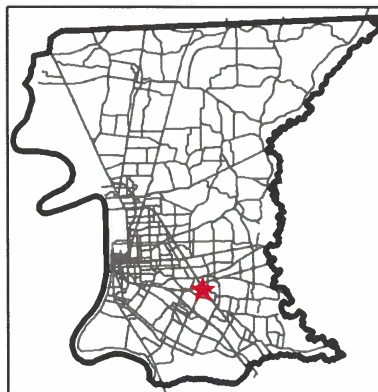


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Legend

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



SP-6-21



0 200 400 600 800 ft



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Legend

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



SP-6-21

0 200 400 600 800 ft



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.



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