



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

April 7, 2022

TO: Planning Commission

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

FROM: Meaghan Nguyen, Planner II *MN*

SUBJECT: Case 26-22 10940 South Havenpark Court

Application Summary			
Applicant	Lisa Lee	Submittal Date	March 3, 2022
Site Area	1,800 sf		
Location	South of the intersection of South Havenpark Court and Havenpark Avenue (Council District 6-Dunn Jr.)		
Planning Commission Meeting Date	April 18, 2022	Metropolitan Council Meeting Date	May 18, 2022
Request			
Requested Zoning	Commercial Alcoholic Beverage (restaurant) (C-AB-1)	Existing Zoning	Heavy Commercial (C2), Off-Street Parking (B)
Proposed Use(s)	Reception hall serving alcohol	Existing Use(s)	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ± 15%
Area Characteristics			
Surrounding Zoning	C2, B, Single Family Residential (A1)		
Surrounding Uses	Low density single family residential, office, motor vehicle service, restaurant, retail sales, funeral home, 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

- None

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

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

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
C2/ C-AB-1	Minimum Required	Existing
Lot Width	60 ft	60 ft
Lot Area	7,500 sf	9,148 sf

Transportation

- Property located in the vicinity of street on the Major Street Plan- *Florida Boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Approximately 15% located 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 March 25, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and the Sherwood Forest Citizens Association on April 1, 2022
- Staff reports available to review April 7, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on April 8, 12 and 14, 2022

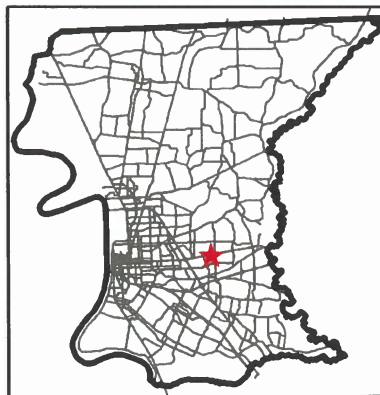
Findings

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

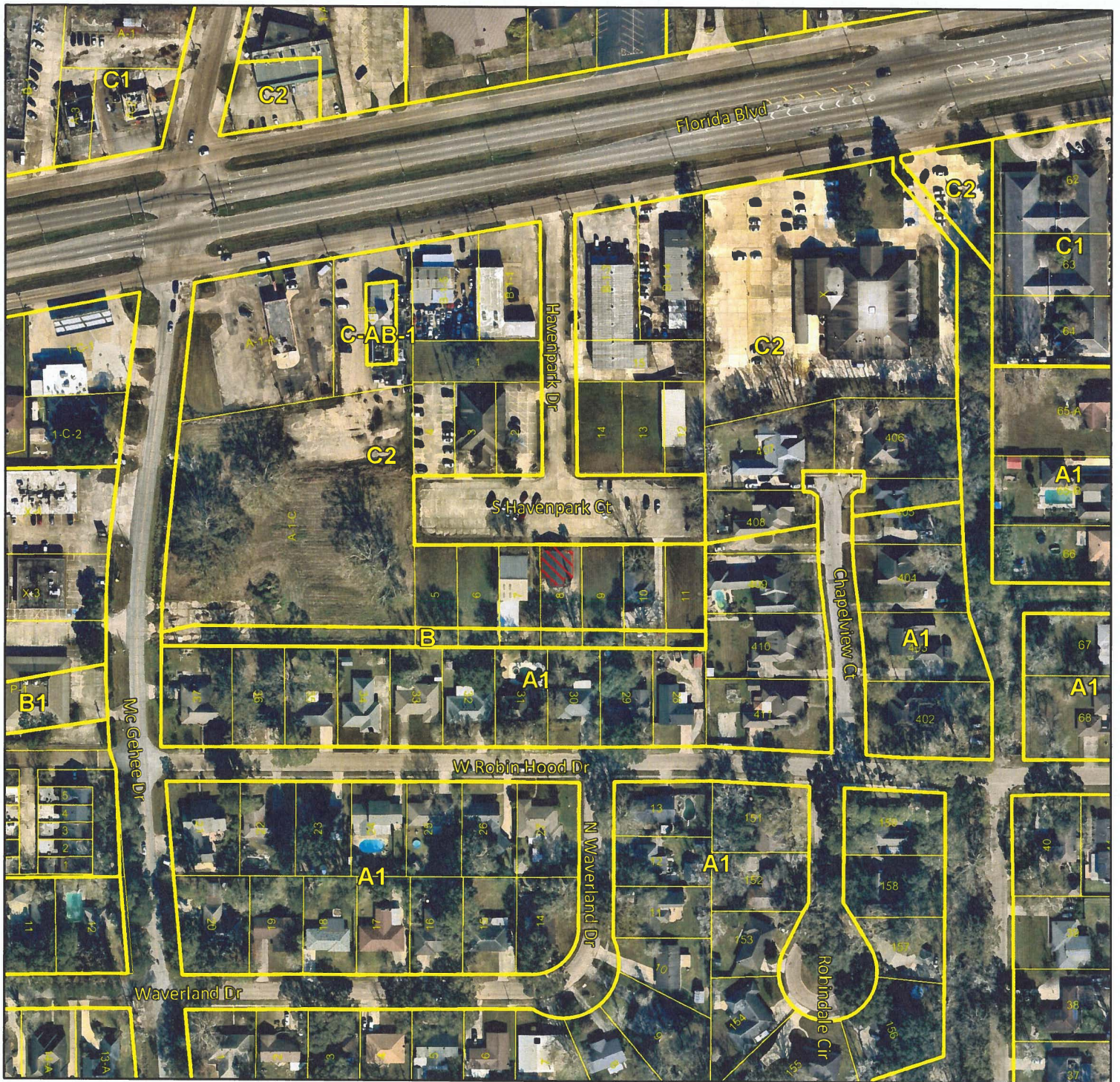
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels






26-22

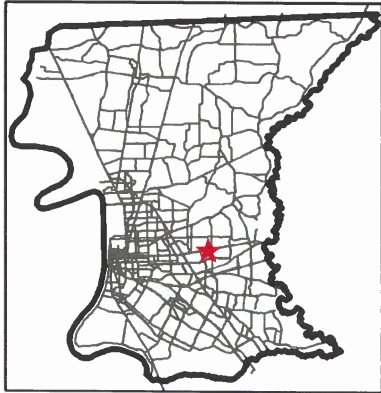
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Legend


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



26-22



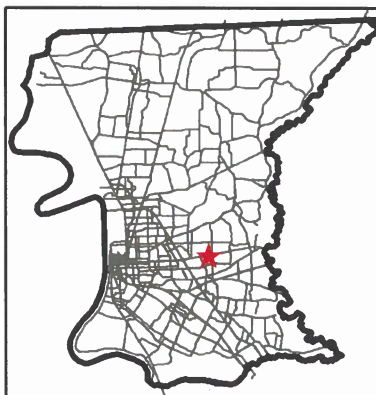
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Legend

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



26-22

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.



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PARISH OF EAST BATON ROUGE
PLANNING COMMISSION