



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

September 8, 2022

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director
FROM: Yulonda Derrick, Planner I
SUBJECT: Case 59-22 2207 North Foster Drive

Application Summary			
Applicant	Marcus Andrew	Submittal Date	July 25, 2022
Site Area	2,876 sf		
Location	Northwest of the intersection of North Foster Drive and Madison Avenue (Council District 7-Cole)		
Planning Commission Meeting Date	September 19, 2022	Metropolitan Council Meeting Date	October 19, 2022
Request			
Requested Zoning	Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)	Existing Zoning	Light Commercial (C1)
Proposed Use(s)	Bar	Existing Use(s)	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Single Family Residential (A2), C1, Commercial Warehousing One (CW1), Light Industrial (M1), C-AB-2		
Surrounding Uses	Low density single family residential, restaurant, office, medical clinic, retail sales, personal service establishment, motor vehicle repair, 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 36-20 2207 North Foster Drive, C1 to C-AB-2
 - Denied by the Planning Commission on August 17, 2020

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

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

Regulatory Issues

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

Lot Dimensional Requirements		
C1/C-AB-2	Minimum Required	Existing
Lot Width	60 ft	50 ft
Lot Area	7,500 sf	6,750 sf

Transportation

- Property located on the Major Street Plan- *North Foster Drive*
 - Completed
- Property located in the vicinity of street on the Major Street Plan- *Choctaw Drive*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *North Foster Drive bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Byron Avenue to North Street bike boulevard, Fairfields Avenue bike lane*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

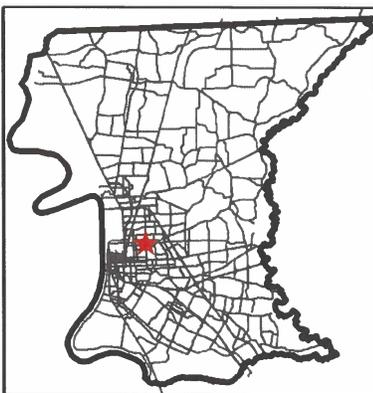
Community Outreach/Notification

- Subject property posted August 29, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on September 2, 2022
- Staff reports available to review September 8, 2022 at <http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 9, 13 and 15, 2022



Legend

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



59-22

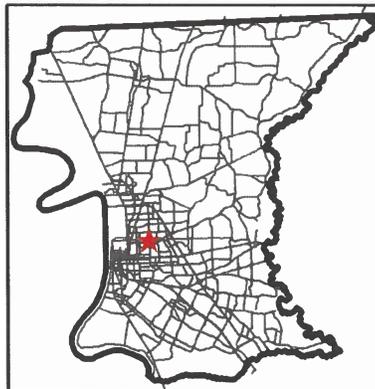
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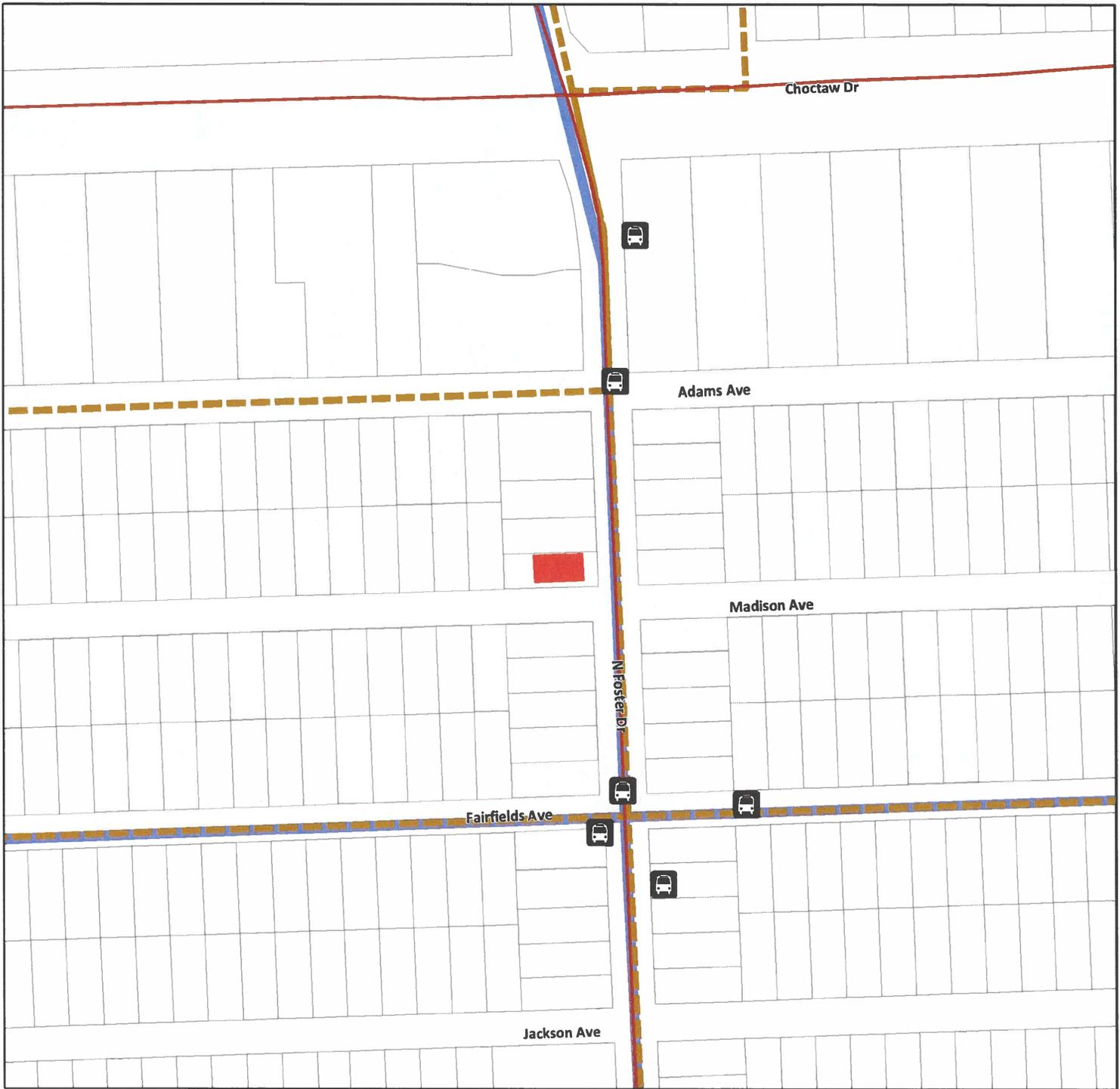
Legend

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



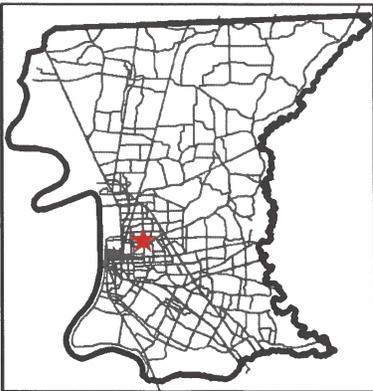
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Legend

	Current Case	Pedestrian/Bike Master Plan	
	MoveBR Projects		Existing
Major Street Plan Status			Proposed
	Completed	Transit	
	Additional		Tiger Trails
	Future		Bus Stops



59-22

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.



CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION