



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

September 7, 2023

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *u*
 FROM: Blanca Tejera, Planning Manager *BAT*
 SUBJECT: **SP-6-23** Crescent Crown Warehouse Addition (Related to Case 55-23)

Application Summary			
Applicant	Crescent Crown Distributing, LLC	Submittal Date	August 3, 2023
Design Professional	Brett D. Blanchard, PE; Evans-Graves engineers, Inc		
Lot and Block	69	Site Area	20.25 acres
Location	North side of Tom Drive, west of Oak Villa Boulevard (Council District 6-Dunn Jr.)		
Planning Commission Meeting Date	September 18, 2023		
Request			
Project Description	Proposed 117,000 sf warehouse addition to existing facility		
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Suburban
Existing Zoning	Commercial Warehouse Three (CW3), Heavy Commercial (C2)	Overlay District	N/A
Existing Use	Industrial	Special Flood Hazard	Yes ± 80%
Area Characteristics			
Surrounding Zoning	Light Industrial (M1), C2, Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)		
Surrounding Uses	Educational institution, retail sales, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements, if the rezoning is approved, being compatible with surrounding uses, and conforming to the Unified Development Code			

Case History – Site

- None

Case History – Area

- **Case 28-23** T-8800 Tom Drive, C2 and M1 to M1
 - Approval recommended by the Planning Commission on May 15, 2023
 - Approved by the Metropolitan Council on June 21, 2023
- **SP-4-21** Cortana Distribution Center
 - Approved by the Planning Commission on February 22, 2021

Comprehensive Plan Consistency

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

Waivers Requested

- None

Neighborhood Compatibility

- Site plan is compatible with existing uses in the area
- Two vehicular access points on Tom Drive
- Bordered by Jones Creek to the north

Regulatory Issues

- Maximum allowed building height per zoning district 45 feet, proposed building 37 feet
- Landscape
 - Existing street yard planting areas provided along adjacent public streets
 - One proposed tree per one removed Class A and B
- Existing sidewalks along Tom Drive and connect to existing main building entrance
- Parking complies with the minimum requirements of the UDC:
 - 15 alternative parking stalls will be used in conjuncture with existing truck staging if need by employees. Approved per UDC §17.4.1.B

Parking			
	Required	Provided	Meets Requirement
Auto Spaces	117	119	Yes
ADA Spaces	4	4	Yes
Bicycle Spaces	6	6	Yes

Transportation Analysis

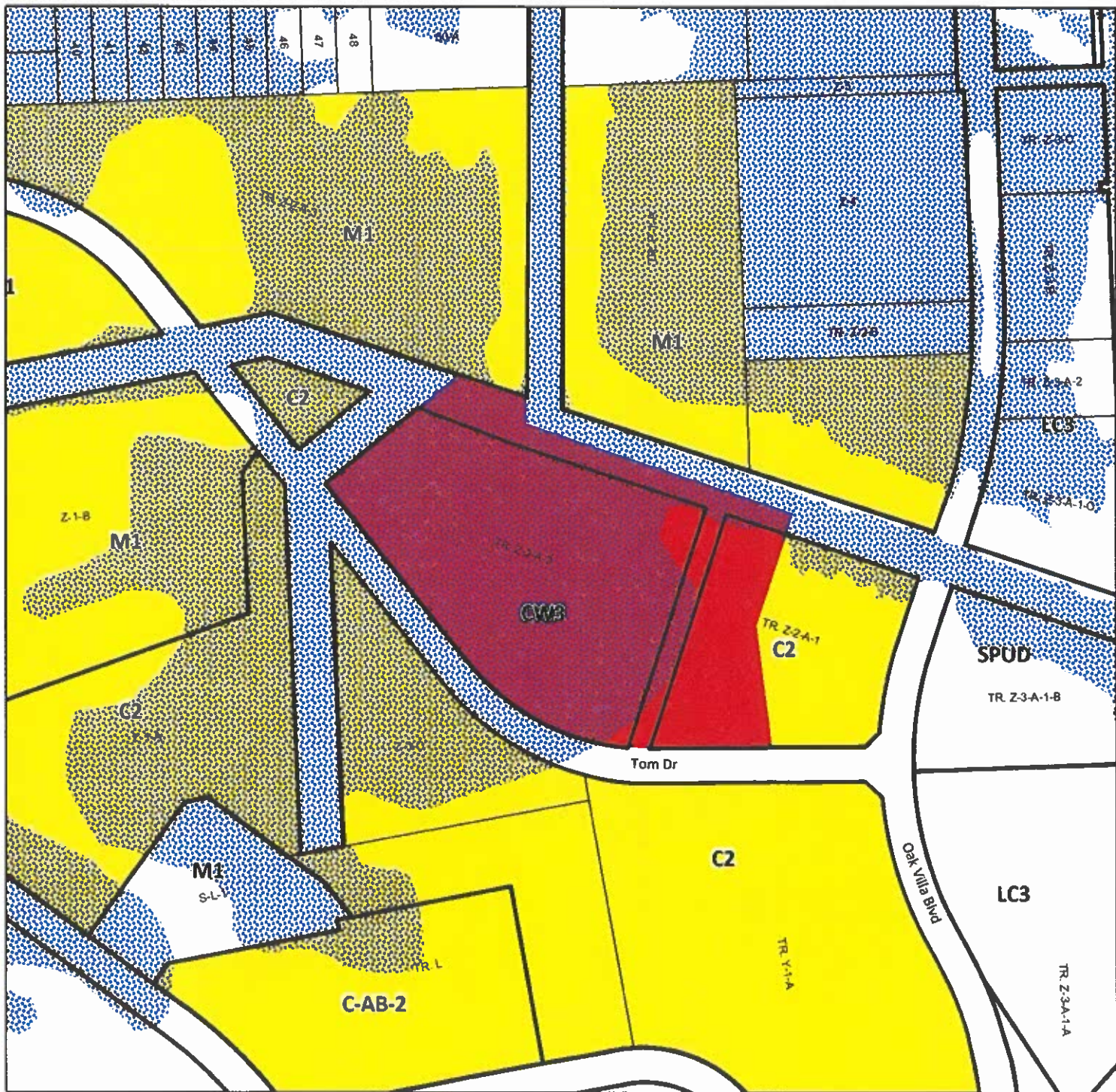
- Property located along the Major Street Plan- *Tom Drive*
 - Completed
- Property located in the vicinity of street on the Major Street Plan- *Oak Villa Boulevard*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Jones Creek trail*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *Oak Villa sidepath/separated bike lane*
- Property located in the vicinity of a transit stop

Environmental Issues







- Approximately 80% of the property lies within the AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

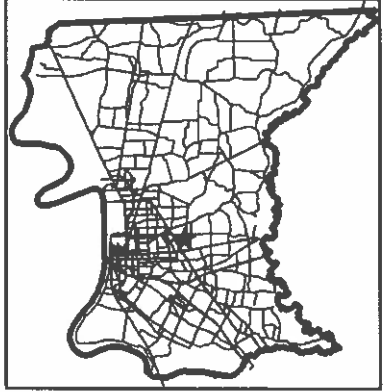
Community Outreach/Notification

- BREC notified on August 7, 2023
- Subject property posted on August 28, 2023
- Legal advertisement published in The Advocate on September 1, 2023
- Public Notification Cards mailed to property owners within 300 foot radius on September 1, 2023
- Staff reports available for review on September 7, 2023 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>



Legend

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






SP-6-23

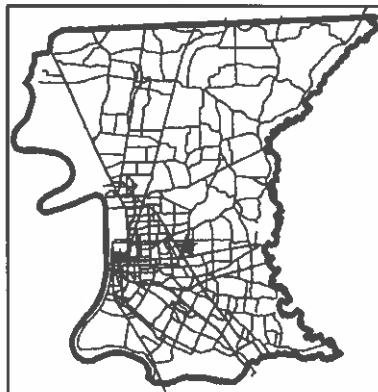
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N


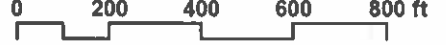


Legend

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













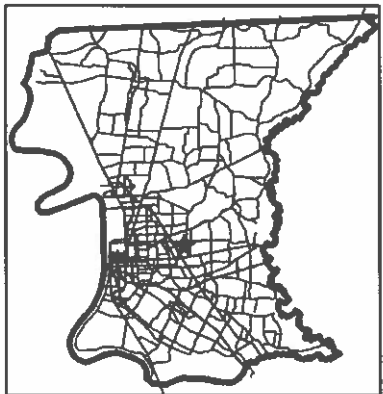
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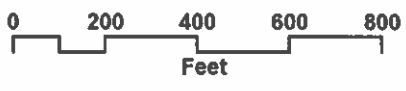


Legend

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



SP-6-23



0 200 400 600 800
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