



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

March 6, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner **YD**

SUBJECT: **Case 6-25** 1808 Perkins Road

Application Summary			
Applicant	Gabrielle McKellar	Submittal Date	January 24, 2025
Site Area	3,280 sf		
Location	South side of Perkins Road, east of Virgil Street (Council District 12-Racca)		
Planning Commission Meeting Date	March 17, 2025	Metropolitan Council Meeting Date	March 19, 2025
Request			
Requested Zoning	Neighborhood Commercial Alcoholic Beverage (restaurant)(NC-AB)	Existing Zoning	Light Commercial (C1)
Proposed Use(s)	Restaurant (with alcohol)	Existing Use(s)	Snowball stand
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Urban/Walkable
Overlay District	Old Town	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1)		
Surrounding Uses	Low density single family residential		
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 Residential Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Area contains low density residential properties
- Property located at an intersection, with frontage on Perkins Road
- Will not change existing land use patterns
 - Property has been zoned C1 since 1967

Regulatory Issues

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

Lot Dimensional Requirements		
C1/NC-AB	Minimum Required	Existing
Lot Width	60 ft	84 ft
Lot Area	7,500 sf	5,663 sf

Transportation

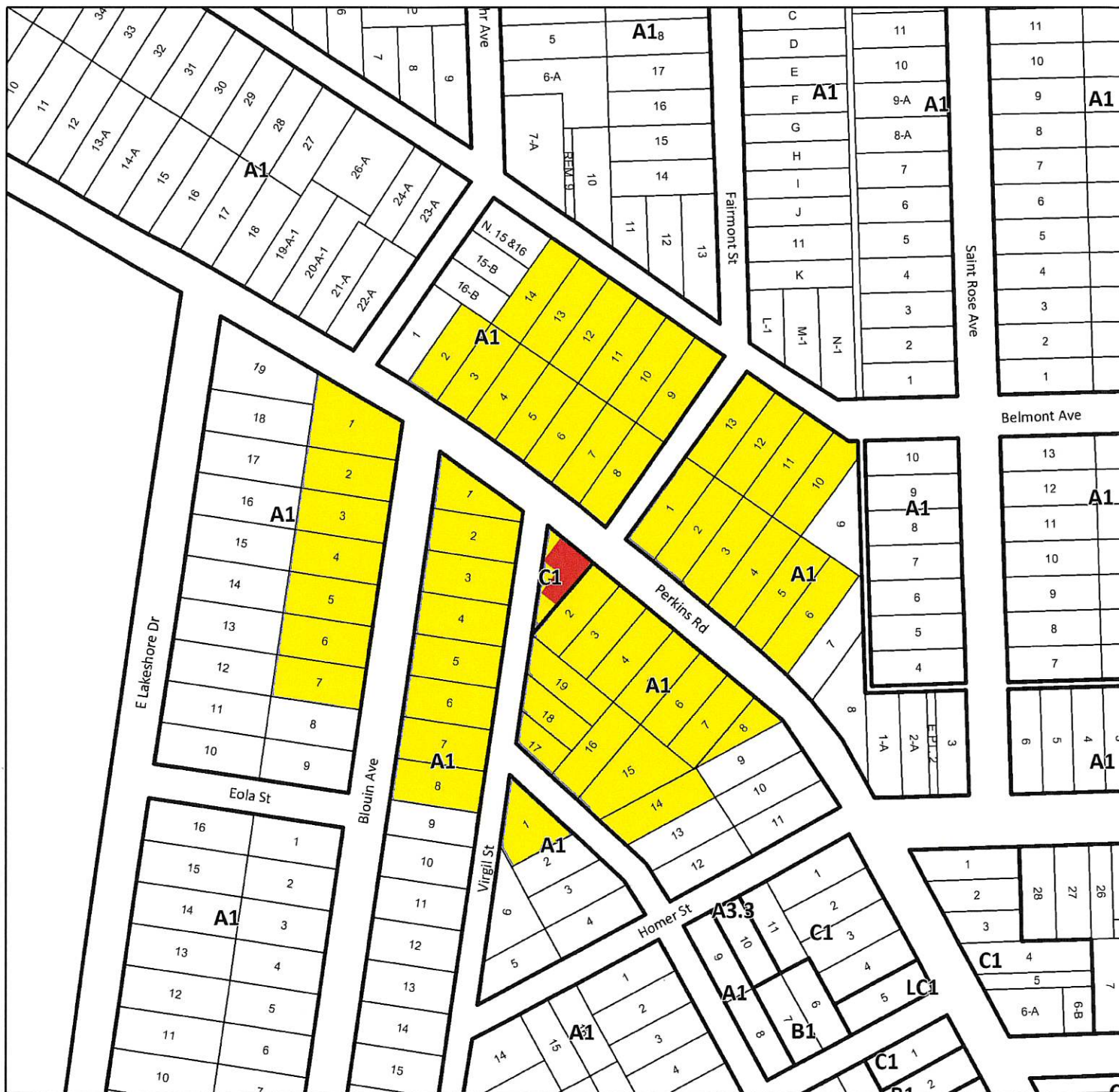
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *BREC City Park multi-use path*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Magnolia Drive/Belmont Avenue/Hundred Oaks Avenue bike boulevard, North-South Connector bike boulevard*
- Property located in the vicinity of transit stop

Environmental Issues







- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- BREC notified on January 31, 2025 pursuant to UDC § 3.1.4.D
- Subject property posted February 18, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Poets Corner Neighborhood Association on February 28, 2025
- Staff reports available to review March 6, 2025 at <http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on March 7, 11 and 13, 2025





Legend

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






6-25





Legend

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



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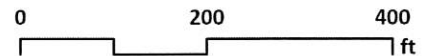
Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- B

 Bus Stops



6-25



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