



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Frank M. Duke, FAICP
 Planning Director

March 7, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*

FROM: Esbii Ogholoh, Planner II *[Signature]*

SUBJECT: **Case 13-19** 13111 Plank Road, Heavy Industrial (M2) and Single Family Residential (A1) to Heavy Commercial (HC2)

Application Summary			
Applicant	Theodoris Thyssen	Submittal Date	January 15, 2019
Site Area	10.7 acres		
Location	West side of Plank Road, to the north of Thomas Road, on a tract previously or now known as property of Iowa-LA. Land Company (Council District 2 – Banks)		
Planning Commission Meeting Date	March 18, 2019	Metropolitan Council Meeting Date	April 17, 2019
Request			
Requested Zoning	Heavy Commercial (HC2)		
Proposed Use(s)	Laboratory		
Future Development Potential	6.4 acres commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	Character Area	Suburban
Existing Zoning	Heavy Industrial (M2) and Single Family Residential (A1)	Overlay District	N/A
Existing Use(s)	Vacant	Special Flood Hazard	No
Existing Development Potential	21 low density single family homes, and 2.16 acres of industrial use		
Area Characteristics			
Surrounding Zoning	A1, Light Commercial (C1), Heavy Commercial (C2), Light Industrial (M1),		
Surrounding Uses	Low density residential, office, industrial, personal service, vacant, 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 Unified Development Code requirements.			

Case History – Site

- None

Case History – Area

- None

Comprehensive Plan Consistency

- Existing zoning inconsistent with the designation of Mixed Use on the Future Land Use Map
- Rezoning eliminates inconsistency

Neighborhood Compatibility

- Area contains low density residential, office, personal service shop, industrial, undeveloped
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
HC2	Minimum Required	Existing
Lot Width	60 ft	350 ft
Lot Area	7,500 sf	10.7 acres

Environmental Issues

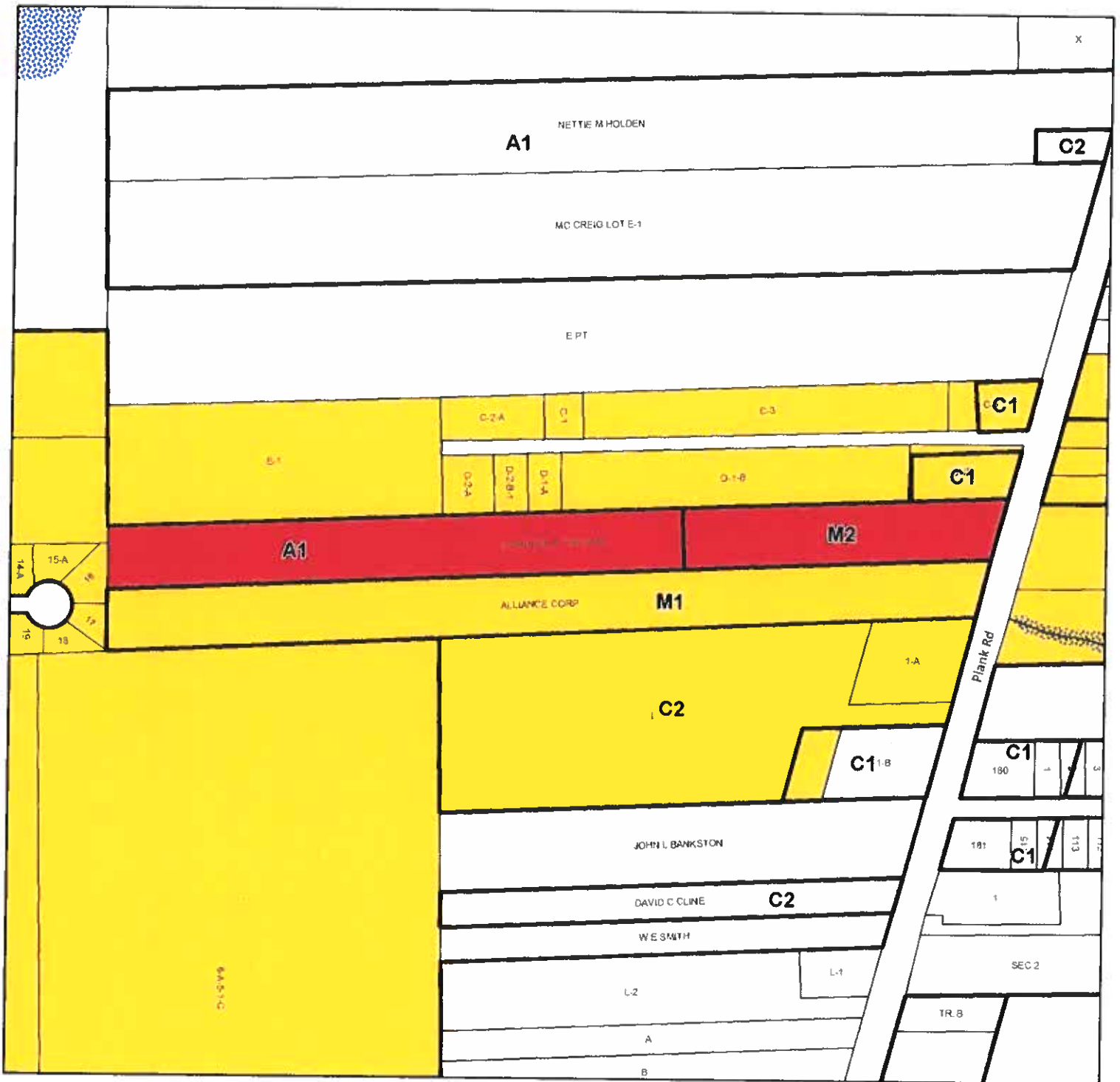
- No environmental issues anticipated

Community Outreach/Notification







- Subject property posted on March 1, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on March 1, 2019
- Staff reports available to review on March 7, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on March 8, 12, and 14, 2019

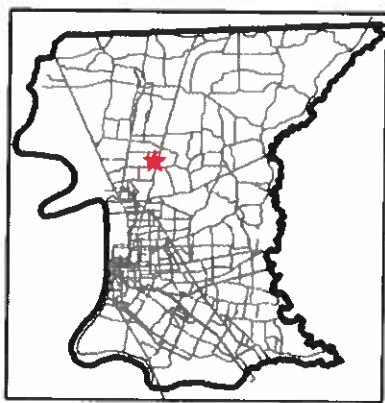
Findings

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 Unified Development Code requirements.




Legend


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



13-19



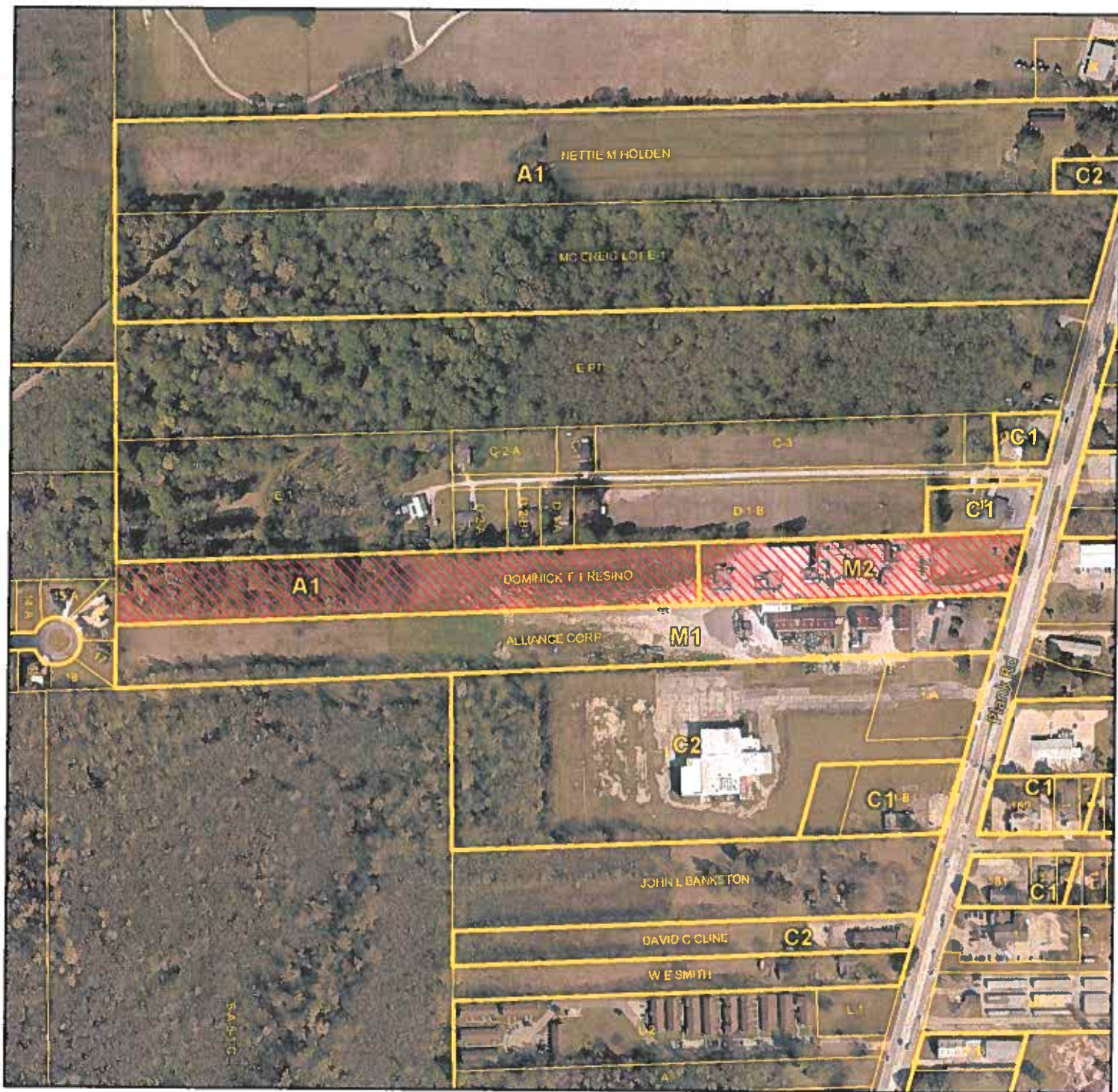
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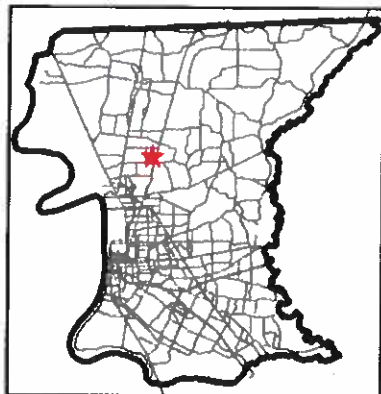
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Legend


-  Subject Property
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



13-19



N



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SCALE

