



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 17-19** 1184 Bob Petit Boulevard, Heavy Commercial (C2) to Commercial Alcoholic Beverage (Bars and Lounges)(C-AB-2)

Application Summary			
Applicant	Chris G. Young	Submittal Date	January 30, 2019
Site Area	4,505 sf		
Location	North side of Bob Petit Boulevard, to the west of Nicholson Boulevard, on a portion of Lot A-2-A, Tigers Acres Subdivision (Council District 12 - Freiberg)		
Planning Commission Meeting Date	March 18, 2019	Metropolitan Council Meeting Date	April 17, 2019
Request			
Requested Zoning	Commercial Alcoholic Beverage (Bars and lounges)(C-AB-2)		
Proposed Use(s)	Addition to existing bar		
Future Development Potential	4,505 sf of commercial floor area serving alcohol		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Urban/Walkable
Existing Zoning	Heavy Commercial (C2)	Overlay District	None
Existing Use(s)	Parking	Special Flood Hazard	100 %
Existing Development Potential	4,505 sf increase of commercial floor area		
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), General Residential (A4), Light Commercial (C1), C2, C-AB-2, off street parking (B)		
Surrounding Uses	Golf course, high density multi-family residential, bar and lounge, restaurant, retail sales, parking lot, vacant		
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

- **Case 65-16** 1176 and 1184 Bob Petit Boulevard to rezone from C2 to C-AB-2
 - Planning Commission recommended approval December 19, 2016
 - Metropolitan Council approved on January 18, 2017

Case History – Area

- **Case 8-19** 4343 Nicholson Drive to rezone from Heavy Commercial (C2) Neighborhood Commercial Alcoholic Beverage (Restaurant)(NC-AB) to Heavy Commercial (HC1)
 - Planning Commission recommended approval January 22, 2019
 - Metropolitan Council approved on February 20, 2019
- **Case 71-18** 943 Jennifer Jean Drive to rezone from Transition (B1) to Neighborhood Commercial (NC)
 - Planning Commission recommended approval October 15, 2018
 - Metropolitan Council approved on November 20, 2018
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- **Case 63-15** 1176 and 1184 Bob Petit Boulevard to rezone from C2 to C-AB-2
 - Planning Commission recommended approval January 19, 2016
 - Metropolitan Council approved on February 17, 2016

Comprehensive Plan Consistency

- Consistent with the designation of Commercial on the Future Land Use Map
- Consistent with Land Use Action Item 3.2.6: Within proximity to universities, establish development regulations that support the development of pedestrian-oriented, mixed-use campus areas serving student populations, faculty, and surrounding neighborhoods

Neighborhood Compatibility

- Area contains golf course, high density multi-family residential, restaurant, bar, retail sales, parking lot, vacant
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
C-AB-2	Minimum Required	Existing
Lot Width	60 ft	160 ft
Lot Area	7,500 sf	30,130 sf

Environmental Issues

- 100 % of site located in AE Flood Zone requiring elevated finished floors for new construction

Community Outreach/Notification

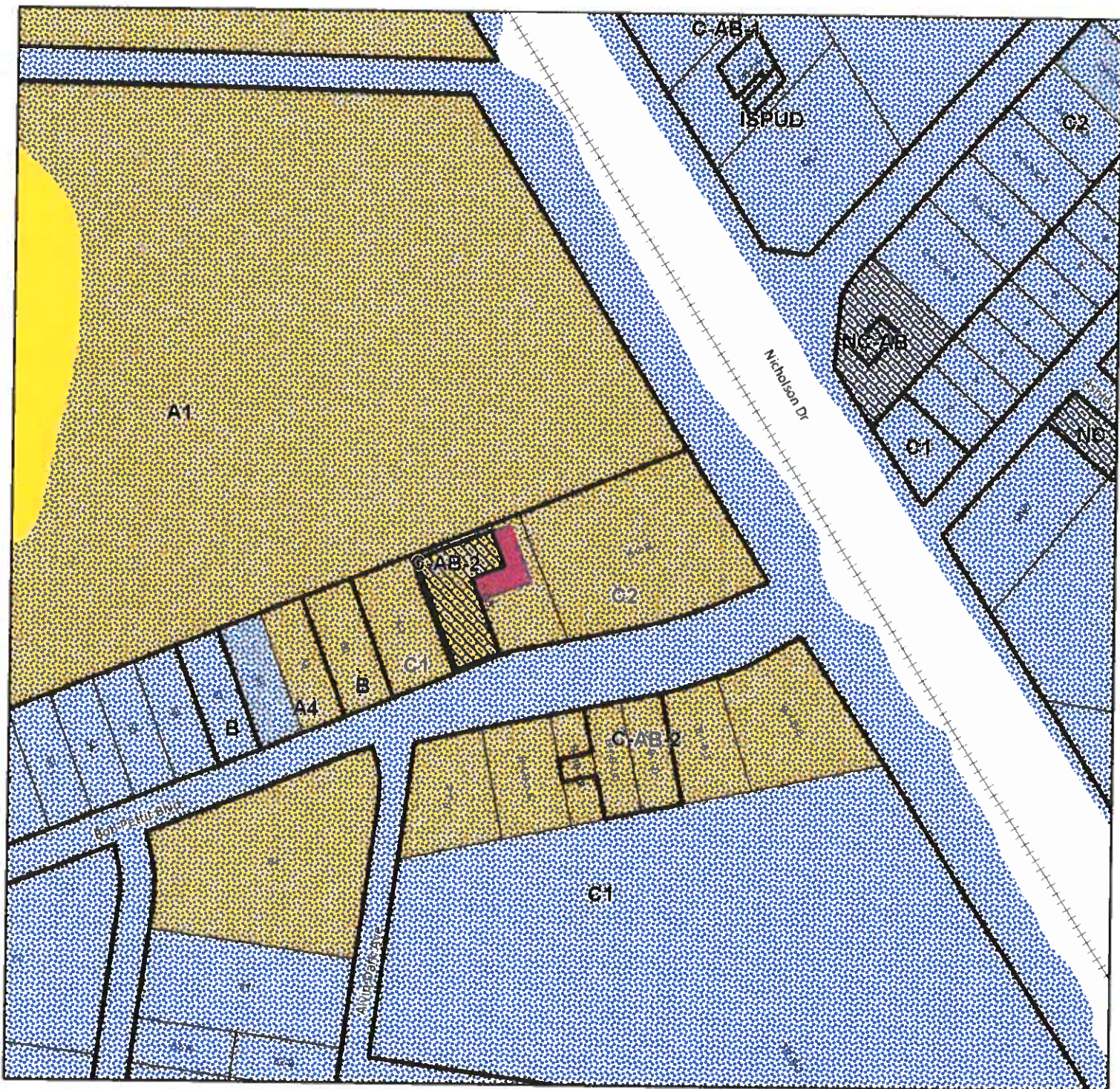
- Subject property posted March 1, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, on March 1, 2019
- Staff reports available to review on March 7, 2019 at

<http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>







- Legal advertisement published in The Advocate on March 8, 12, and 14, 2019

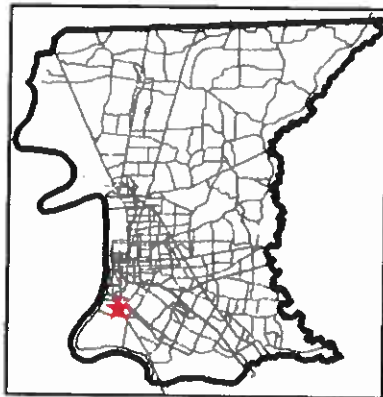
Findings

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Legend

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



17-19

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 0 100 200 300 400 ft

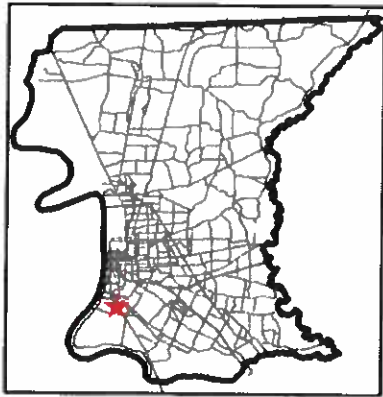
SCALE







Legend

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



17-19

 SCALE

