



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

Frank M. Duke, FAICP
 Planning Director

June 6, 2019

TO: Planning Commission

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

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

SUBJECT: **Case 19-19** 1683 O'Neal Lane (Deferred from April 15 by the Planning Commission)

Application Summary			
Applicant	Lauren Buckholtz	Submittal Date	February 21, 2019
Site Area	Approximately 7acres		
Location	East side of O'Neal Lane, to the north of Interstate Highway 12 on Tract HB-1 of Robert B. Aldrich Property (Council District 9 – Hudson)		
Planning Commission Meeting Date	June 17, 2019	Metropolitan Council Meeting Date	June 19, 2019
Request			
Requested Zoning	Commercial Warehousing (CW3)		
Proposed Use(s)	Commercial Warehousing		
Future Development Potential	Approximately 230,000 square feet of warehouse space		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use(s)	Retail and Vacant	Special Flood Hazard	Yes 100%
Existing Development Potential	23 single family homes		
Area Characteristics			
Surrounding Zoning	Rural, Limited Residential (A3.3), Light Commercial (C1), Heavy Commercial (C2), Commercial Alcoholic Beverage (Bars and Lounges)(C-AB-1)		
Surrounding Uses	High density multi-family residential, retail with gas sale, hotel, mini-storage facility, indoor storage, undeveloped, 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

- None

Case History – Area

- **Case 80 - 17** Medical Center Park, Rural to Heavy Commercial (HC2)
 - Planning Commission recommended approval December 18, 2017
 - Metropolitan Council approved February 21, 2018
- **SPUD 4-02** AMC Theaters (Formerly Rave Motion Pictures), to revise an existing SPUD to allow sale of alcoholic beverage
 - Planning Commission recommended approval December 19, 2016
 - Metropolitan Council approved January 18, 2017

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mix of high density multi-family residential, and commercial uses
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
CW3	Minimum Required	Existing
Lot Width	75 ft	230 ft
Lot Area	10,500 sf	307,098 sf

Environmental Issues

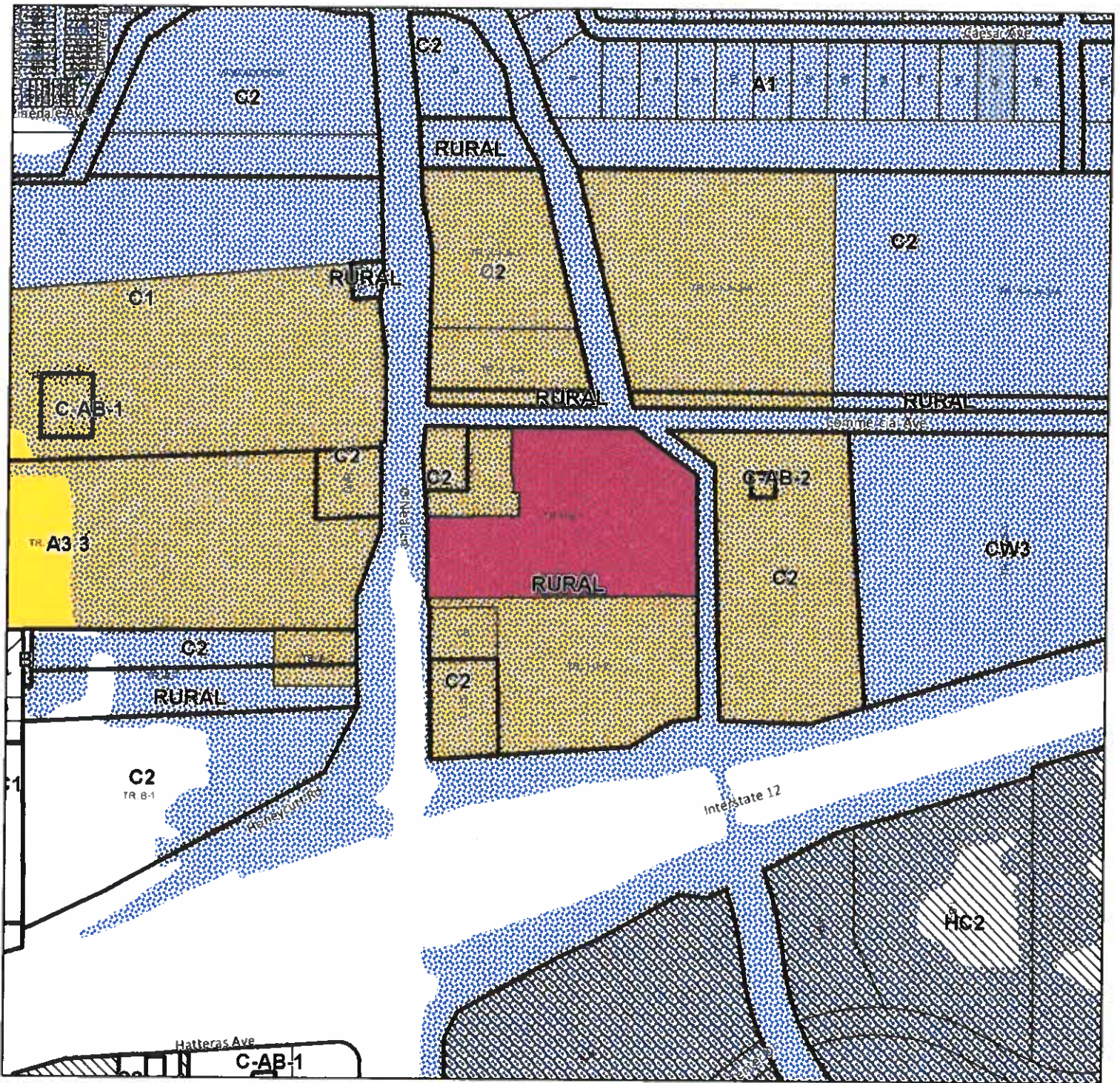
- 100% of Site located in AE Flood Zone requiring elevated finished floors

Community Outreach/Notification







- Subject property posted on March 22, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, on March 29, 2019
- Staff reports available to review on June 6, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on April 5, 9, and 11, 2019

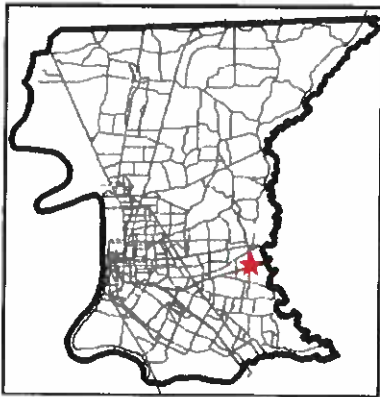
Findings

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



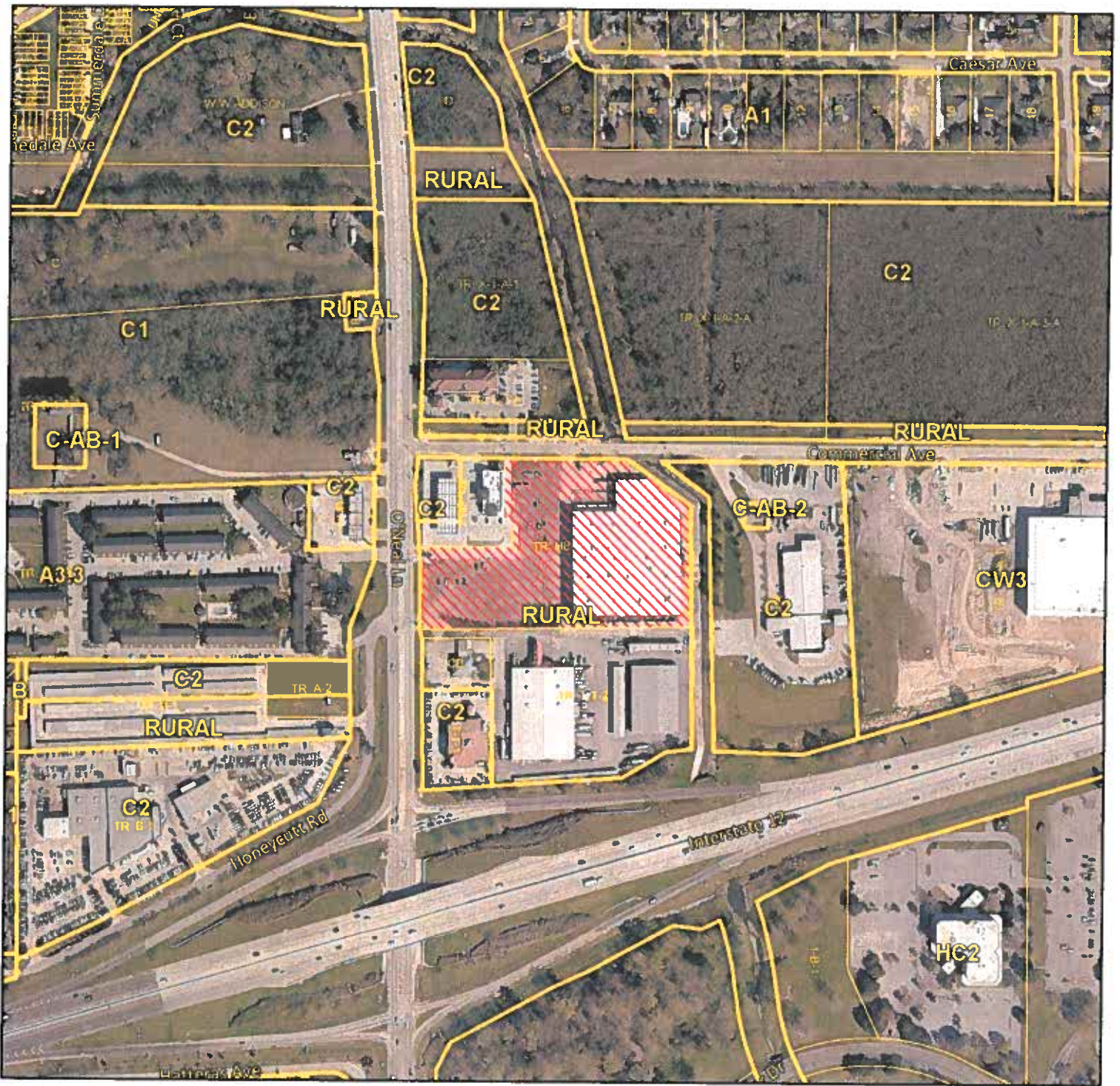
19-19

0 200 400 600 800 ft




SCALE

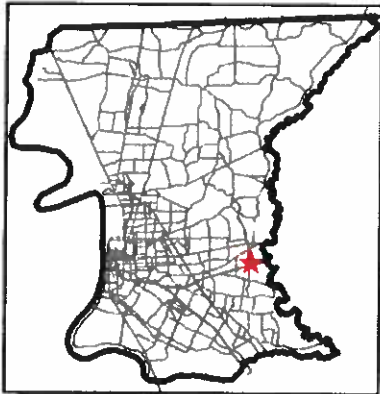
N






Legend


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



19-19



N



0 200 400 600 800 ft

SCALE

