



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

May 9, 2019

TO: Planning Commission

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

FROM: Esbii Ogholoh, Planner II *EAO*

SUBJECT: **Case 28-19** 13213 Perkins Road, Light Commercial (C1) to Commercial Alcoholic Beverage (Restaurant)(C-AB-1)

Application Summary			
Applicant	Julio Cesar Lopez	Submittal Date	March 28, 2019
Site Area	1,275 sf		
Location	North side of Perkins Road, to the east of Siegen Lane on a portion Lot B-1-2 of Meadow Park Subdivision (Council District 9 - Hudson)		
Planning Commission Meeting Date	May 20, 2019	Metropolitan Council Meeting Date	June 19, 2019
Request			
Requested Zoning	Commercial Alcoholic Beverage (Restaurant) (C-AB-1)		
Proposed Use(s)	Restaurant serving alcohol		
Future Development Potential	1,275 sf commercial floor area serving alcohol		
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use Arterial	Character Area	Suburban
Existing Zoning	Light Commercial (C1)	Overlay District	N/A
Existing Use(s)	Restaurant	Special Flood Hazard	None
Existing Development Potential	1,275 sf commercial floor area		
Area Characteristics			
Surrounding Zoning	Single Family Residential (A2), C1, Light Commercial (LC1), Neighborhood Commercial (NC), Neighborhood Office (NO)		
Surrounding Uses	Restaurant, retail, office, personal service, 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

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of commercial and office uses
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
C-AB-1	Minimum Required	Existing
Lot Width	60 ft	178 ft
Lot Area	7,500 sf	26,572 sf

Environmental Issues

- No environmental issues are anticipated

Community Outreach/Notification







- Subject property posted on April 30, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, on May 3, 2019
- Staff reports available to review on May 9, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 10, 14, and 16, 2019

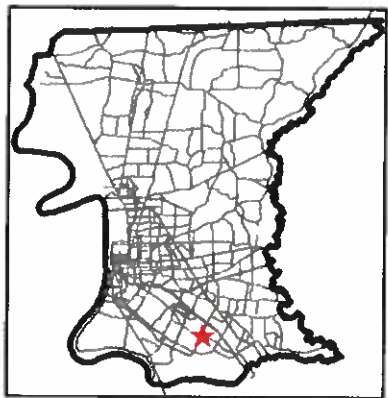
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Legend

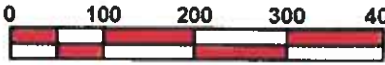
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



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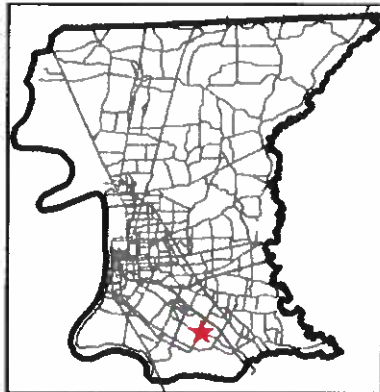
SCALE







Legend

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



28-19

 SCALE

