



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 

FROM: Rexter Chambers, Senior Planner 

SUBJECT: **Case 29-19** 17170 Perkins Road Rural to General Office Low Rise (GOL)

Application Summary			
Applicant	William Daniel	Submittal Date	March 29, 2019
Site Area	6 acres		
Location	South side of Perkins Road, to the north of Highland Road on Lot 9-A, Highland Road Acres Subdivision (Council District 9 - Hudson)		
Planning Commission Meeting Date	May 20, 2019	Metropolitan Council Meeting Date	June 19, 2019
Request			
Requested Zoning	General Office Low Rise (GOL)		
Proposed Use(s)	Office		
Future Development Potential	Approximately 627,000 sf office space		
Site Characteristics			
FUTUREBR Land Use Designation	Office	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use(s)	Office	Special Flood Hazard	Yes ± 60%
Existing Development Potential	20 low density single family homes		
Area Characteristics			
Surrounding Zoning	Rural, Single Family Residential (A1), Heavy Commercial (C2), Light Industrial (M1)		
Surrounding Uses	Low density single family residential, offices, governmental facility, religious institution, restaurant, retail, heavy equipment sales and service, 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

- **PA 3-18** 17000 Perkins Road from Residential Neighborhood to Neighborhood Center
 - Planning Commission recommended approval May 21, 2018
 - Metropolitan Council approved June 20, 2018
- **Case 22-18** 17000 Perkins Road to rezone from Rural to GOL
 - Planning Commission recommended approval May 21, 2018
 - Metropolitan Council approved June 20, 2018

Comprehensive Plan Consistency

- Consistent with the designation of Office on the Future Land Use Map
- Consistent with Economic Development Objective 2.3: Support retention and growth of existing companies

Neighborhood Compatibility

- Area contains low density residential, offices, religious institution, heavy commercial
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
GOL	Minimum Required	Existing
Lot Width	60 ft	250 ft
Lot Area	7,500 sf	269,589 sf

Environmental Issues

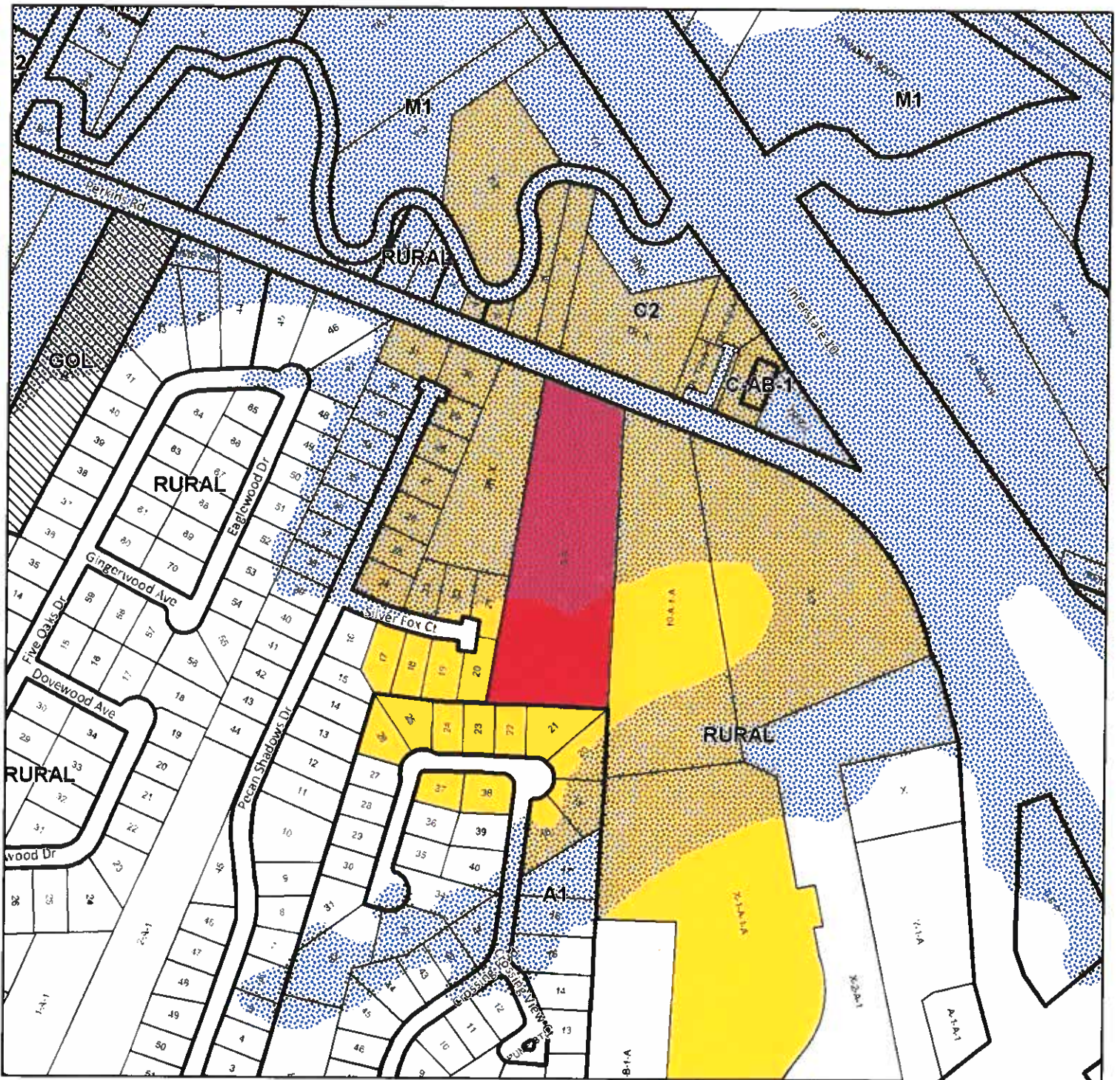
- Approximately 60% of site located in AE Flood Zone requiring elevated finished floors for new or added constructions

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

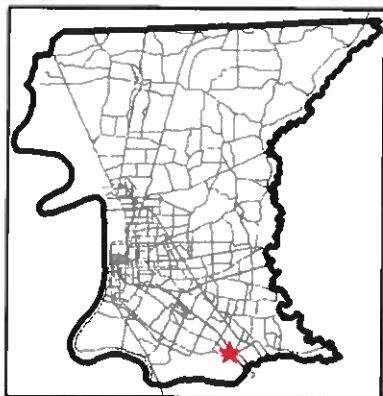
Findings

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



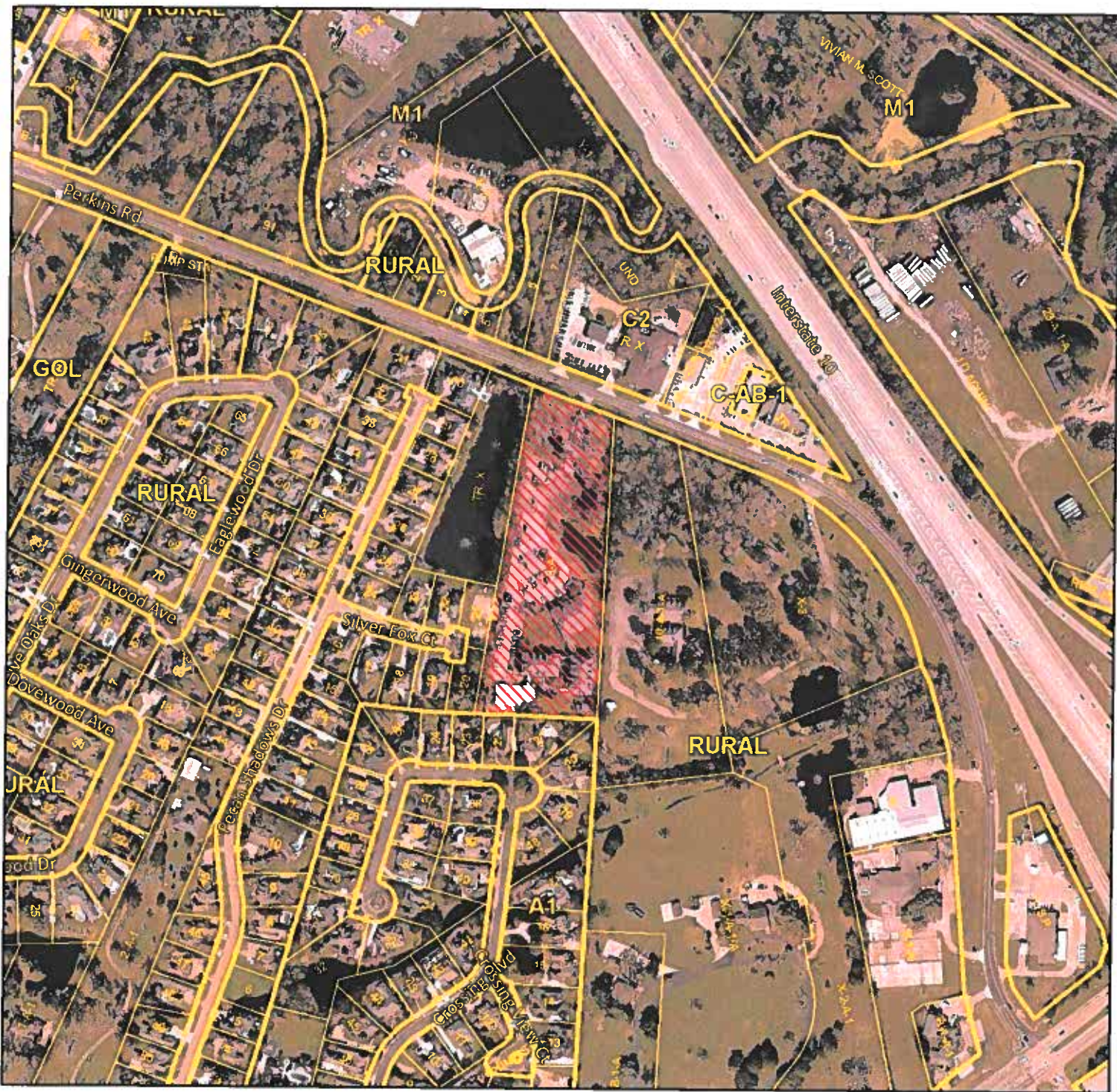
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SCALE

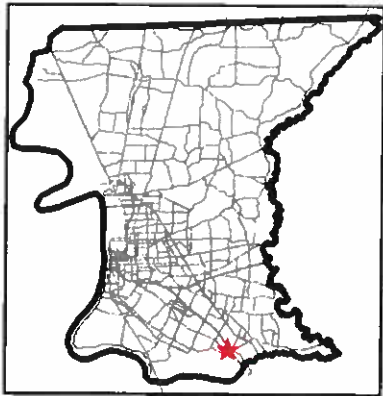
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Legend


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



29-19



N



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SCALE

