





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

June 6, 2019

TO: Planning Commission
 THROUGH: Frank M. Duke, FAICP, Planning Director 
 FROM: Esbii Ogholoh, Planner II 
 SUBJECT: Case 40-19 10404 Culotta Avenue

Application Summary			
Applicant	Rayan Shanah	Submittal Date	April 30, 2019
Site Area	12,632 sf		
Location	South side of Culotta Avenue, east of Sam Drive, on Lot 19 of Commercial Plaza Subdivision (Council District 6 - Collin-Lewis)		
Planning Commission Meeting Date	June 17, 2019	Metropolitan Council Meeting Date	July 17, 2019
Request			
Requested Zoning	Rural		
Proposed Use(s)	Wireless transmitting facility		
Future Development Potential	One low density single family home		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Heavy Commercial (C2)	Overlay District	None
Existing Use(s)	Vacant	Special Flood Hazard	None
Existing Development Potential	7,580 sf commercial space		
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), Light Commercial (LC3), C2, General Residential (A4)		
Surrounding Uses	Low density single family residential, reception hall, commercial, retail, vacant, and undeveloped		
Findings			
Staff cannot certify that the proposed request meets the criteria for a change of zoning being inconsistent with Comprehensive Plan, incompatible with abutting uses, and suggestive of spot zoning			

Case History – Site

- None

Case History – Area

- None

Comprehensive Plan Consistency

- Inconsistent with the designation of Commercial on the Future Land Use

Neighborhood Compatibility

- Area contains a mixture of low density single family residential, commercial and undeveloped
- Site has previously been used for wireless communication tower
- Rezoning would be inconsistent with, and disruptive to zoning pattern in the area,
- Will change existing land use pattern

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
Rural	Minimum Required	Existing
Lot Width	50 ft	65 ft
Lot Area	6,000 sf	12,632 sf

Environmental Issues

- No environmental issues are anticipated

Community Outreach/Notification







- Subject property posted on May 29, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, and Oak Park Homeowners Association, on May 31, 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 June 7, 11, and 13, 2019

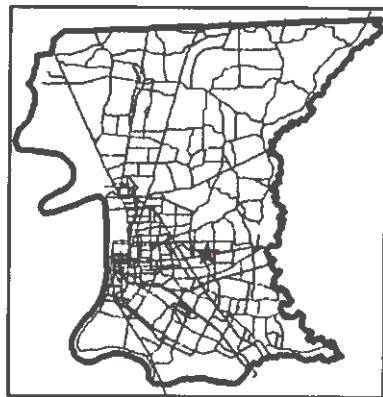
Findings

Staff cannot certify that the proposed request meets the criteria for a change of zoning being inconsistent with Comprehensive Plan, incompatible with abutting uses, and suggestive of spot zoning.





Legend

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

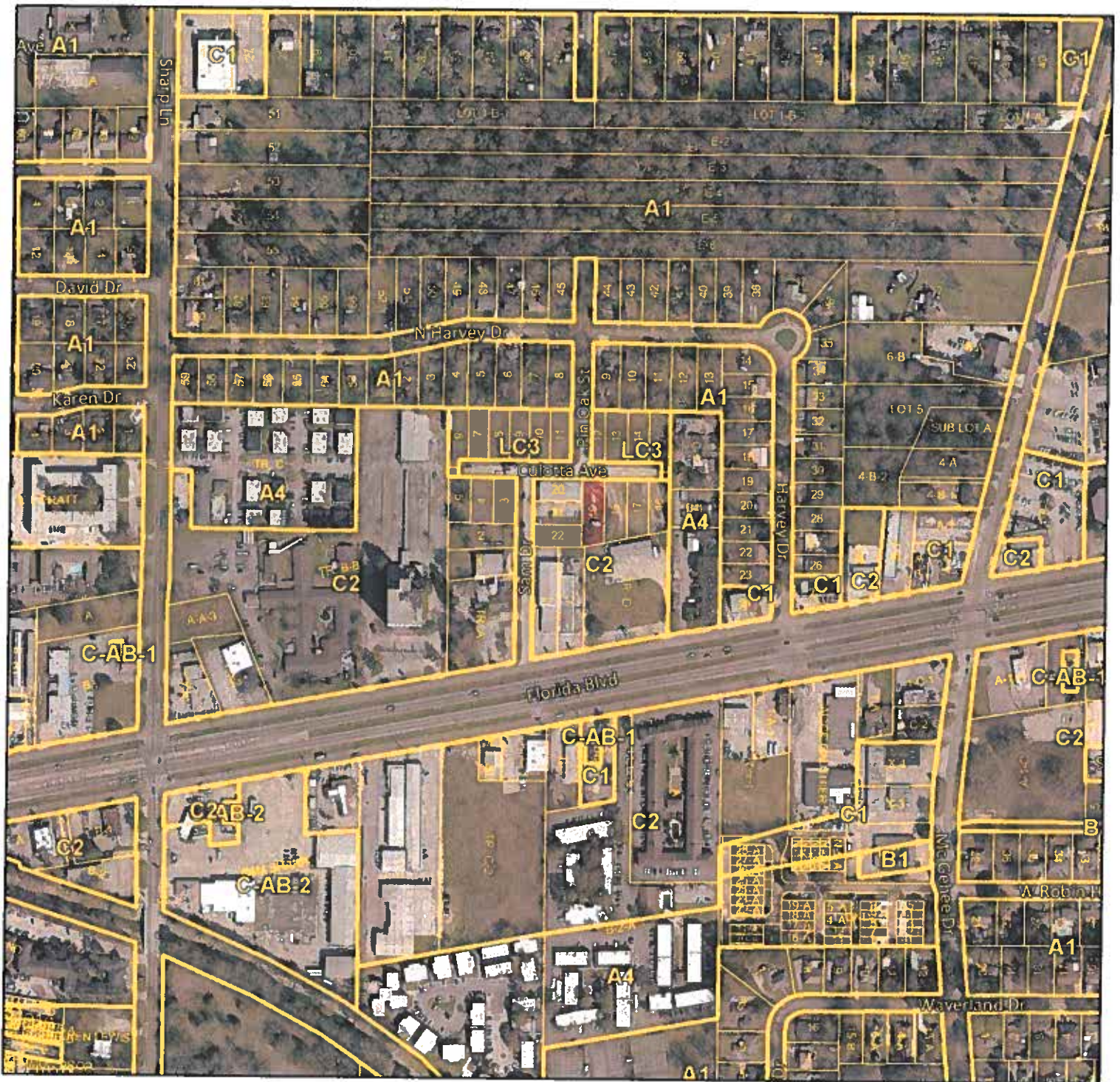


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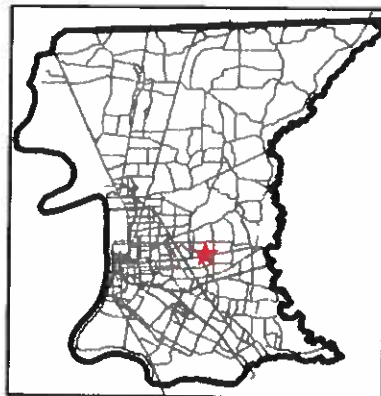
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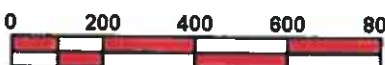


Legend

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



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 SCALE

