



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 *[Signature]*

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

SUBJECT: **Case 41-19 5407 Cadillac Street**

Application Summary			
Applicant	Sonia Said	Submittal Date	May 1, 2019
Site Area	3,485 sf		
Location	Northeast quadrant of the intersection of Cadillac Street and Apperson Street to the south of Sterns Street, on Lots 1 and 2, Block 40 of Fortune Addition Subdivision (Council District 5- Green)		
Planning Commission Meeting Date	June 17, 2019	Metropolitan Council Meeting Date	July 17, 2019
Request			
Requested Zoning	Neighborhood Commercial (NC)		
Proposed Use(s)	Commercial		
Future Development Potential	Approximately 2,500 sf of commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	Character Area	Suburban
Existing Zoning	Single Family Residential (A2)	Overlay District	None
Existing Use(s)	Retail	Special Flood Hazard	None
Existing Development Potential	Two single family homes		
Area Characteristics			
Surrounding Zoning	Single Family Residential (A2), Limited Residential (A3.1)		
Surrounding Uses	Low, medium, and high density single family residential, daycare center, vacant, and undeveloped		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with 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 Compact Neighborhood on the Future Land Use Map
- Consistent with the following:
 - Land Use Action Item 4.1.5: Allow neighborhood-scale non-residential uses in residential areas to be located on primary streets or at intersections
 - Economic Development Objective 2.3: Support retention and growth of existing companies

Neighborhood Compatibility

- Area contains a mixture of low density single family residential, daycare center, vacant, and undeveloped
- Location at intersection within neighborhood common site for commercial uses
- Will not change existing land use pattern

Regulatory Issues

- Existing retail is non-conforming use in A2 district
 - Rezoning to Neighborhood Commercial district would make use conforming
- Lots do not meet minimum dimensional requirements
 - Change in zoning does not increase extent of nonconformity

Lot Dimensional Requirements			
	Existing	A2 Minimum	NC Minimum
Lot Width	20 ft	60 ft	50 ft
Lot Area	1,750 sf	7,500 sf	6,000 sf

- Change of zoning reduces extent of nonconformity

Environmental Issues

- No environmental issues anticipated.

Community Outreach/Notification







- Subject property posted on May 29, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, 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

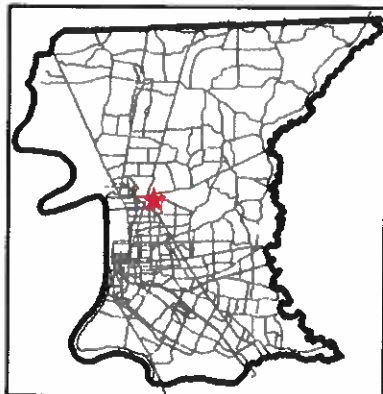
Findings

Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with 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



41-19








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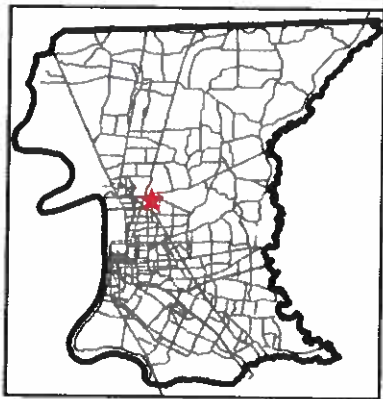
SCALE






Legend


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



41-19



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SCALE

