



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

July 3, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director

FROM: Esbii Ogholoh, Planner II

SUBJECT: Case 47-19 6463 Moss Side Lane

Application Summary			
Applicant	GH Joffrion, III	Submittal Date	May 30, 2019
Site Area	27,007 sf		
Location	Northeast intersection of Moss Side Lane and Quail Drive, on Lot 1-A of Moss Side Place Subdivision (Council District 12-Freiberg)		
Planning Commission Meeting Date	July 15, 2019	Metropolitan Council Meeting Date	August 21, 2019
Request			
Requested Zoning	Light Commercial (LC1)		
Proposed Use(s)	Retail		
Future Development Potential	Approximately 16,000 sf of commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Urban/Walkable
Existing Zoning	Transition (B1)	Overlay District	None
Existing Use(s)	Single family residential	Special Flood Hazard	No
Existing Development Potential	22 multi-family residential units		
Area Characteristics			
Surrounding Zoning	Heavy Commercial (C2), Light Commercial (LC2)(C1), Neighborhood Commercial Alcoholic Beverage (Restaurant)(NC-AB), Commercial Alcoholic Beverage(Restaurant)(C-AB-1), General Office Low Rise, (GOL), B1, Single Family Residential (A1)		
Surrounding Uses	Restaurants, low density single family residential, educational institution, financial institution, retail, office		

Findings
Staff certifies that the proposed request meets the criteria for a change of zoning, being compatible with surrounding uses, and conforming to Unified Development Code requirements

Case History – Site

- None

Case History – Area

- **Case 49-15** 6411 Perkins Road and 6475 Moss Side Lane from C1 and B1 to LC2
 - Planning Commission recommended approval November 16, 2015
 - Metropolitan Council approved December 2, 2015

Comprehensive Plan Consistency

- Consistent with the designation of Commercial on the Future Land Use Map
- Consistent with Economic Development Objective 2.3: Support retention and growth of existing companies
- Request is not inconsistent with Health District Plan

Neighborhood Compatibility

- Area contains a mixture of low single family residential and retail
- Will not change existing land use pattern

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC1	Minimum Required	Existing
Lot Width	50 ft	340 ft
Lot Area	6,000 sf	27,007 sf

Environmental Issues

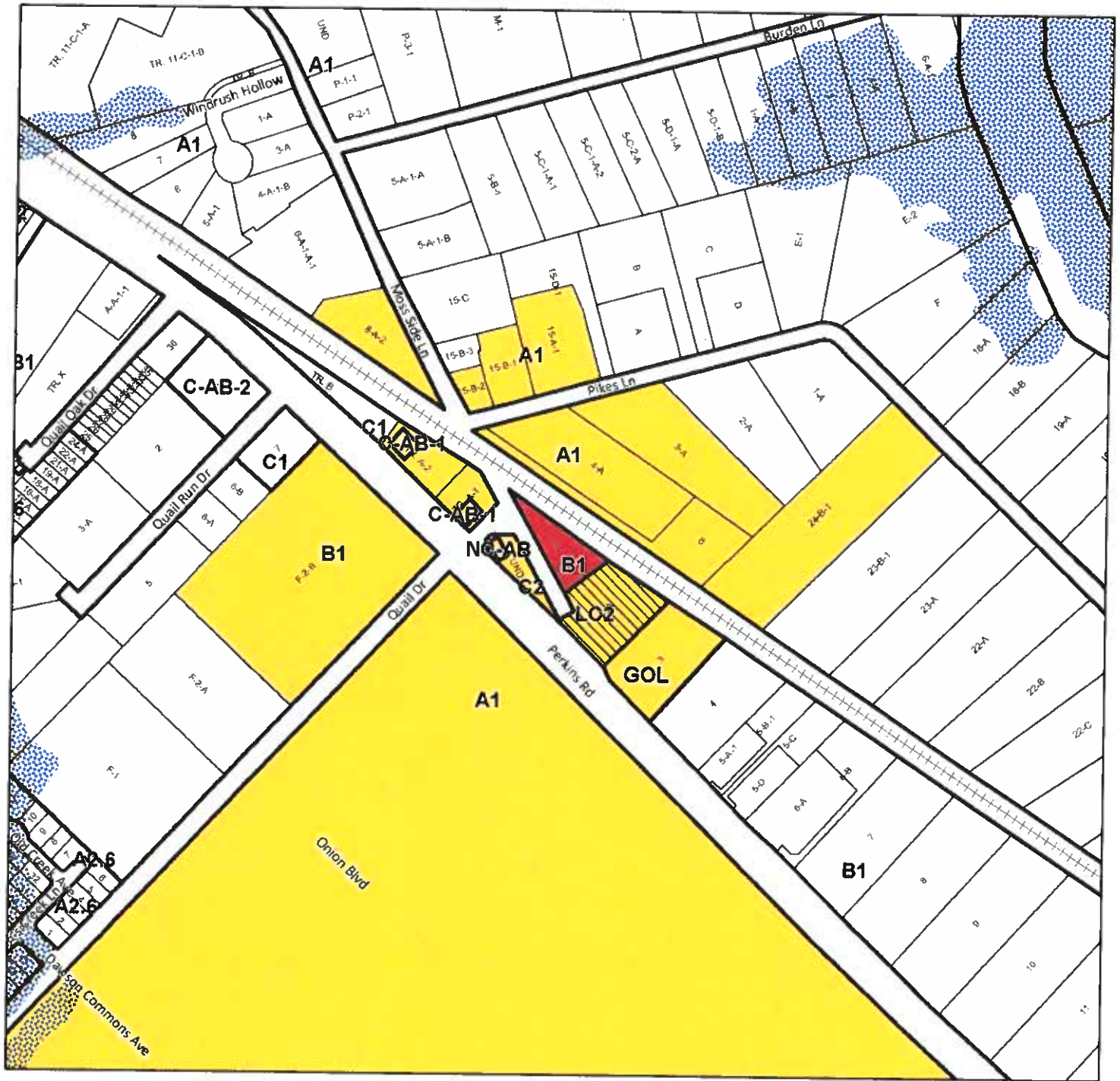
- No environmental issues are anticipated

Community Outreach/Notification







- Subject property posted on June 25, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, on June 28, 2019
- Staff reports available to review on July 3, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Health District notified by email on June 24, 2019
- Legal advertisement published in The Advocate on July 5, 9, and 11, 2019

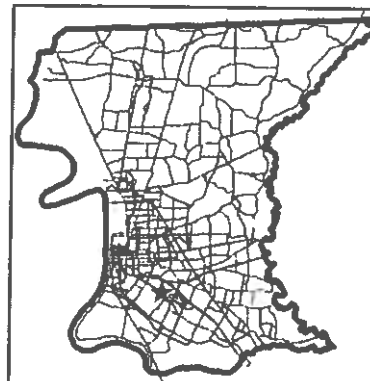
Findings

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






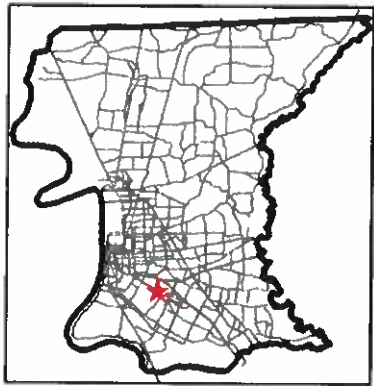
47-19







Legend

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



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SCALE

