



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

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 49-19** 14500 – 15000 UND Airline Highway

Application Summary			
Applicant	Dale Baringer	Submittal Date	May 30, 2019
Site Area	Approximately 4.4 acres		
Location	South side of Airline Highway to the east of Baringer Foreman Road on a portion of B-2-C-1-A-1, of the Daniel W. Baringer Property (Council District 9 – Hudson)		
Planning Commission Meeting Date	July 15, 2019	Metropolitan Council Meeting Date	August 21, 2019
Request			
Requested Zoning	Light Commercial (LC3)		
Proposed Use(s)	Assisted living facility		
Future Development Potential	Approximately 115,000 sf of commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use(s)	Undeveloped	Special Flood Hazard	Yes ±70%
Existing Development Potential	18 single family homes		
Area Characteristics			
Surrounding Zoning	Rural, Heavy Commercial (HC1), and Light Commercial (LC1)		
Surrounding Uses	Contractor, vacant, and 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

- **Case 26-19** 14500-15000 Airline Highway from Rural to LC3
 - Application withdrawn by applicant on April 5, 2019

Case History – Area

- **Case 46-16** 14285 Airline Highway from Rural to HC1
 - Planning Commission recommended approval September 19, 2016
 - Metropolitan Council approved October 19, 2016
- **Case 67-15** 14500-14600 Airline Highway C2 to C-AB-1
 - Planning Commission recommended approval February 15, 2016
 - Metropolitan Council approved March 16, 2016
- **Case 51-15** 14452 Airline Highway Rural LC1
 - 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

Neighborhood Compatibility

- Area largely undeveloped
- Will continue pattern of commercial development on major highway

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC3	Minimum Required	Existing
Lot Width	60 ft	340 ft
Lot Area	7,500 sf	191,664 sf

Environmental Issues

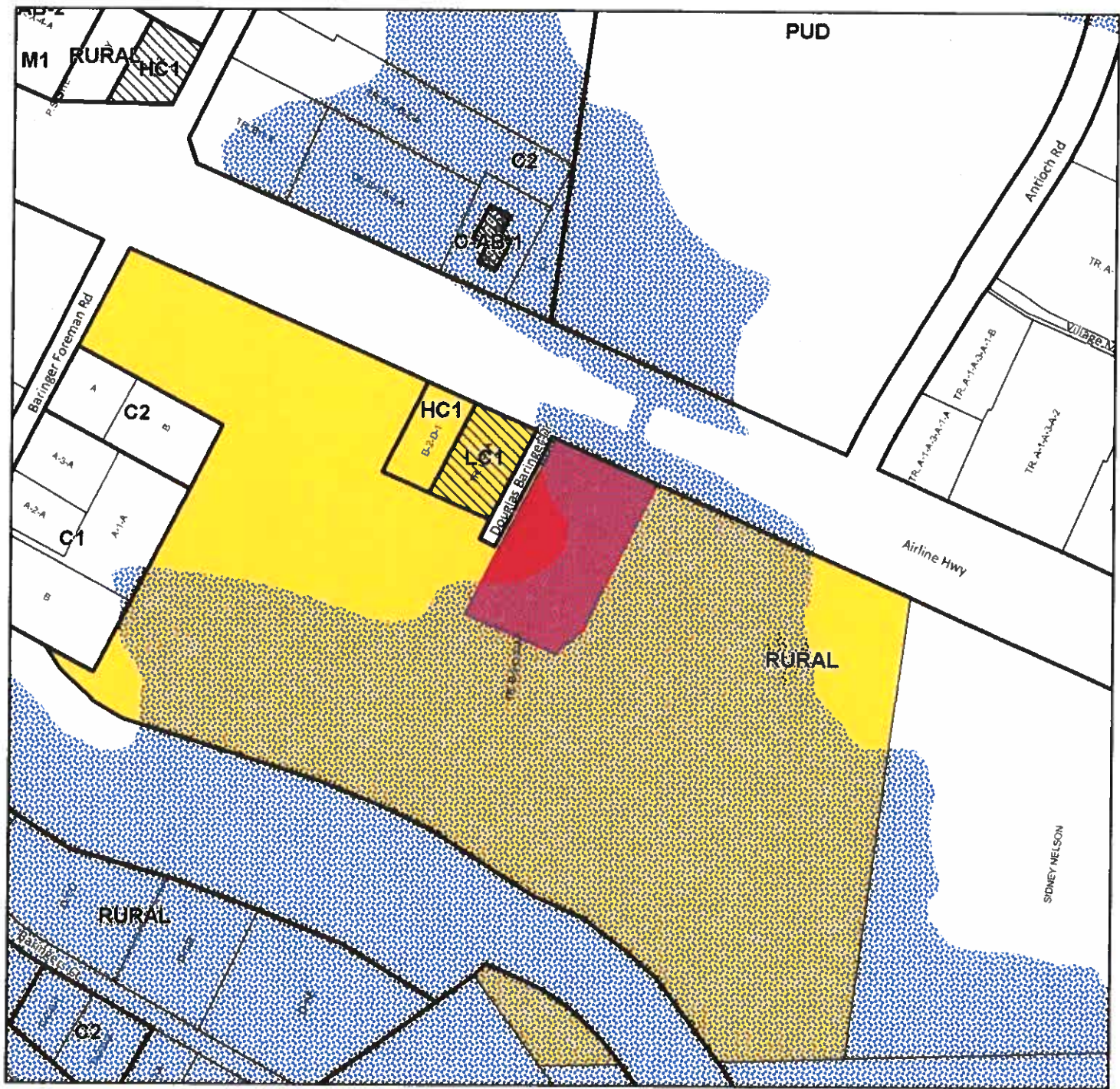
- Approximately 70% of site located in AE Flood Zone requiring elevated finished floors

Community Outreach/Notification

- Subject property posted 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>
- Legal advertisement published in The Advocate on March July 5, 9, and 11, 2019

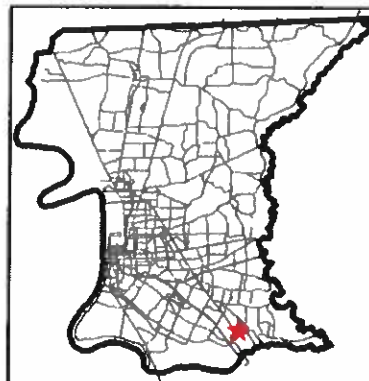
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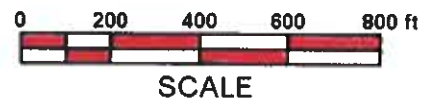


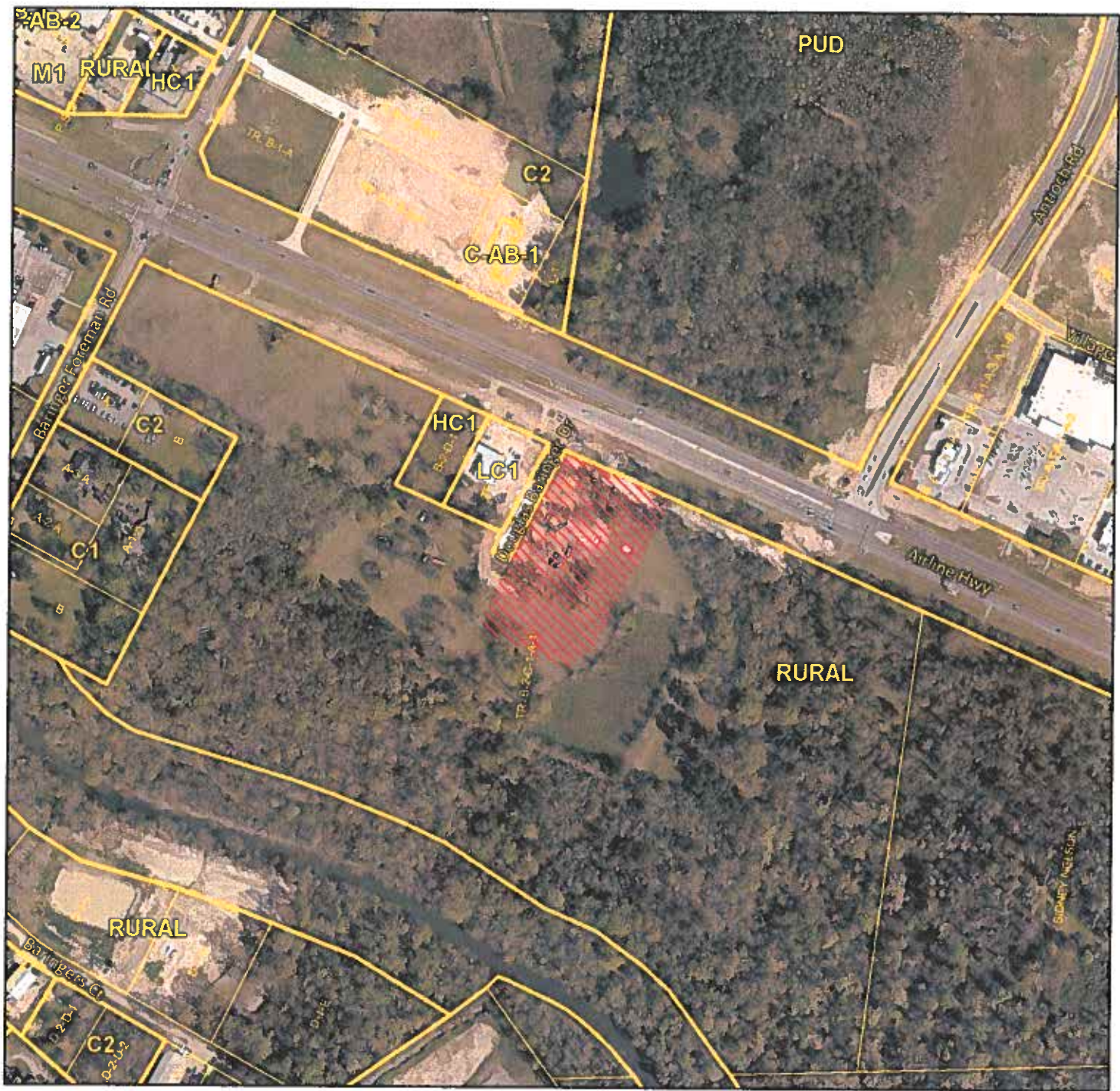
Legend

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







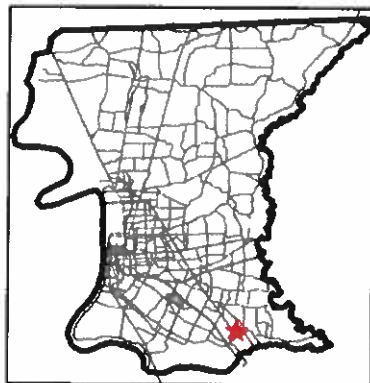
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Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
-  Zoning Labels



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SCALE

