



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

September 5, 2019

TO: Planning Commission
THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*
FROM: Esbii Ogholoh, Planner II *[Signature]*
SUBJECT: **Case 57-19 9600 Florida Boulevard**

Application Summary			
Applicant	Brandon Gawthorp	Submittal Date	July 23, 2019
Site Area	1,980 sf		
Location	South side of Florida Boulevard, to the east of Cora Drive (Council District 6 – Collins-Lewis)		
Planning Commission Meeting Date	September 16, 2019	Metropolitan Council Meeting Date	October 16, 2019
Request			
Requested Zoning	Commercial Alcoholic Beverage (Restaurant) (C-AB-1)		
Proposed Use(s)	Restaurant serving alcohol		
Future Development Potential	1,980 sf commercial floor area serving alcohol		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Heavy Commercial (C2)	Overlay District	Florida Blvd.
Existing Use(s)	Restaurant	Special Flood Hazard	None
Existing Development Potential	1,980 sf commercial floor area		
Area Characteristics			
Surrounding Zoning	C2, Light Commercial (C1), Commercial Alcoholic Beverage (Restaurant)(C-AB-1), Transition (B1)		
Surrounding Uses	Low density single family residential, cemetery, funeral home, restaurant, banks, retail sales, dry cleaner, office, personal service, medical office, health club, vacant, 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

- None

Comprehensive Plan Consistency

- Consistent with the designation of Commercial on the Future Land Use Map

Neighborhood Compatibility

- Area largely commercial uses with office, health club, restaurant, and banks
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
C-AB-1	Minimum Required	Existing
Lot Width	60 ft	800 ft
Lot Area	7,500 sf	772,700 sf

Environmental Issues

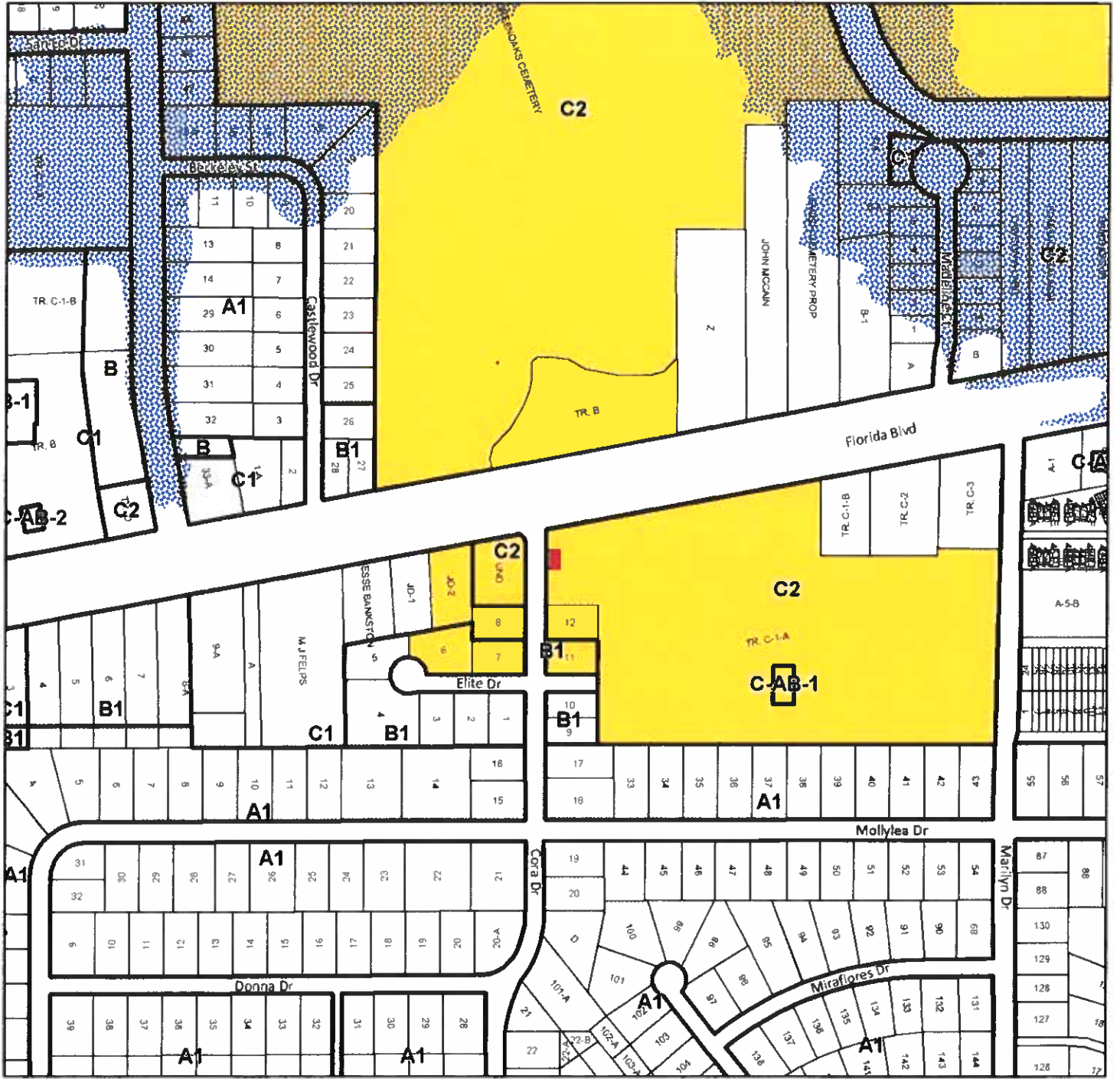
No environmental issues are anticipated

Community Outreach/Notification







- Subject property posted on August 23, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, on August 30, 2019
- Staff reports available to review on September 5, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 6, 10, and 12, 2019

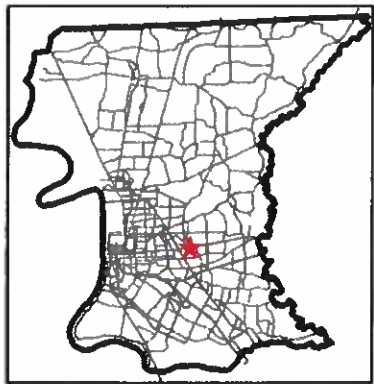
Findings

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



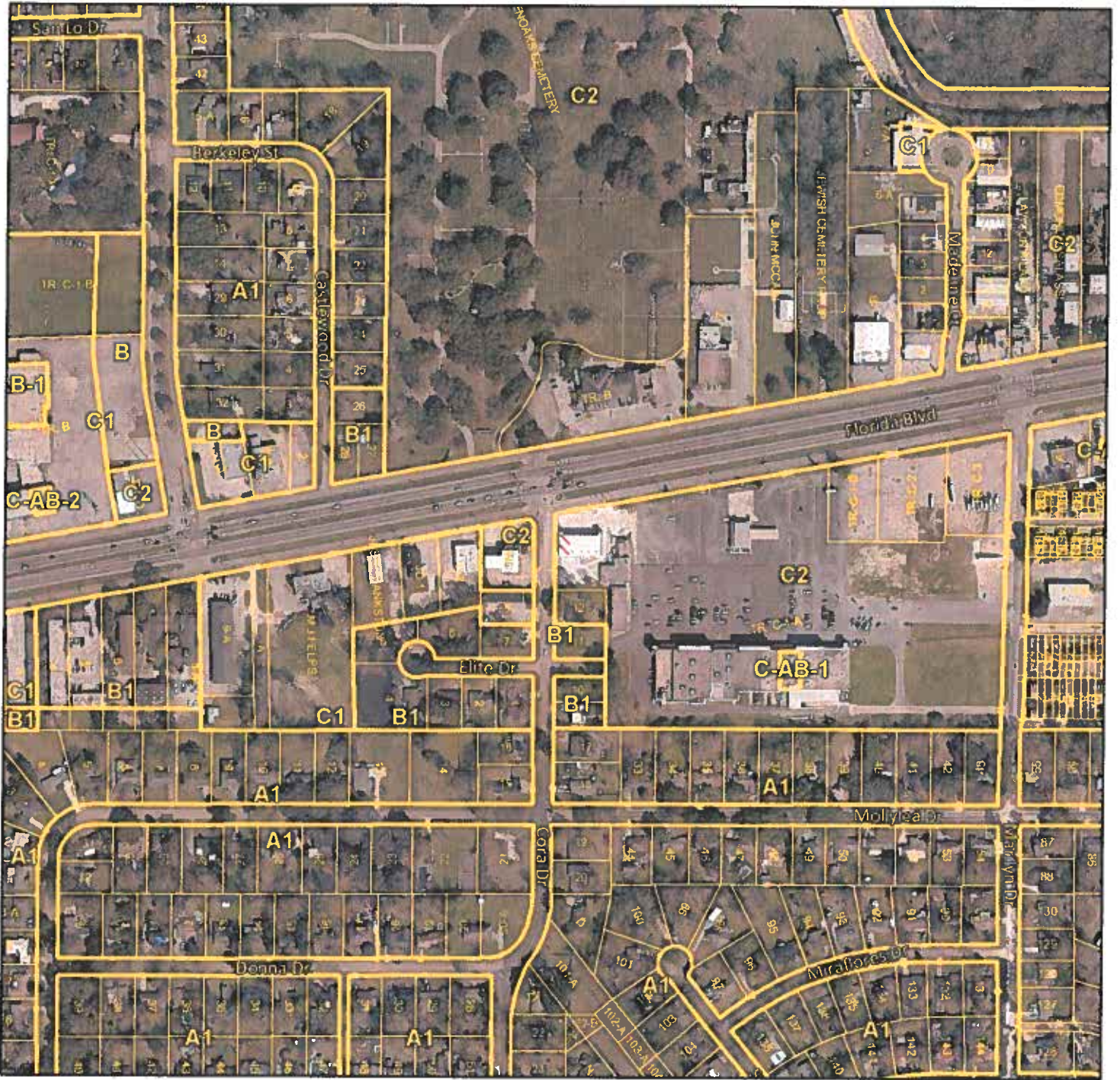
57-19

0 200 400 600 800 ft





SCALE

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Legend


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



57-19



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0 200 400 600 800 ft

SCALE

