

**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

October 10, 2019

TO: Planning Commission  
THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*  
FROM: Esbii Ogholoh, Planner II *[Signature]*  
SUBJECT: Case 60-19 20152 Highland Road

Application Summary			
Applicant	S&T Properties Inc.	Submittal Date	August 19, 2019
Site Area	37,900 sf		
Location	South side of Highland Road, to the east of Airline Highway (Council District 9 – Hudson )		
Planning Commission Meeting Date	October 21, 2019	Metropolitan Council Meeting Date	November 20, 2019
Request			
Requested Zoning	Light Industrial (M1)		
Proposed Use(s)	Medical Clinic		
Future Development Potential	Approximately 22,740 sf of commercial/industrial space		
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use(s)	Parking	Special Flood Hazard	None
Existing Development Potential	2 low density single family homes		
Area Characteristics			
Surrounding Zoning	M1, Rural, Heavy Commercial (HC2), Infill/Mixed Use Small Planned Unit Development (ISPUD)		
Surrounding Uses	Restaurant, car wash, retail sales, office, motor vehicle repairs, industrial, warehouse, 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**

- None

**Case History – Area**

- **Case 49-17** 14500-15000 UND Airline Highway from Rural to LC2
  - Planning Commission recommended approval July 17, 2017
  - Metropolitan Council approved August 16, 2017
- **ISPUD 3-17** Lots A-3 and A-4 from Rural to ISPUD
  - Withdrawn by applicant June 21, 2017
- **Case 32-16** 20249 and 20269 Highland Road from Rural to HC2
  - Planning Commission recommended approval July 18, 2016
  - Metropolitan Council approved September 21, 2016
- **Case 30-15** Tracts B-1, B-2, E and D of Airline Highway from Rural and LC2 to HC2
  - Planning Commission recommended approval August 18, 2015
  - Metropolitan Council approved October 21, 2015

**Comprehensive Plan Consistency**

- Consistent with the designation of Employment Center on the Future Land Use Map

**Neighborhood Compatibility**

- Area consists a mixture of restaurant, car wash, retail sales, office, motor vehicle repairs, industrial, warehouse, vacant
- Will not change land use or development pattern

**Regulatory Issues**

- Lot meets the minimum dimensional requirements

<b>Lot Dimensional Requirements</b>		
<b>M1</b>	<b>Minimum Required</b>	<b>Existing</b>
<b>Lot Width</b>	100 ft	140 ft
<b>Lot Area</b>	15,000 sf	37,900 sf

**Environmental Issues**

- No environmental issues are anticipated

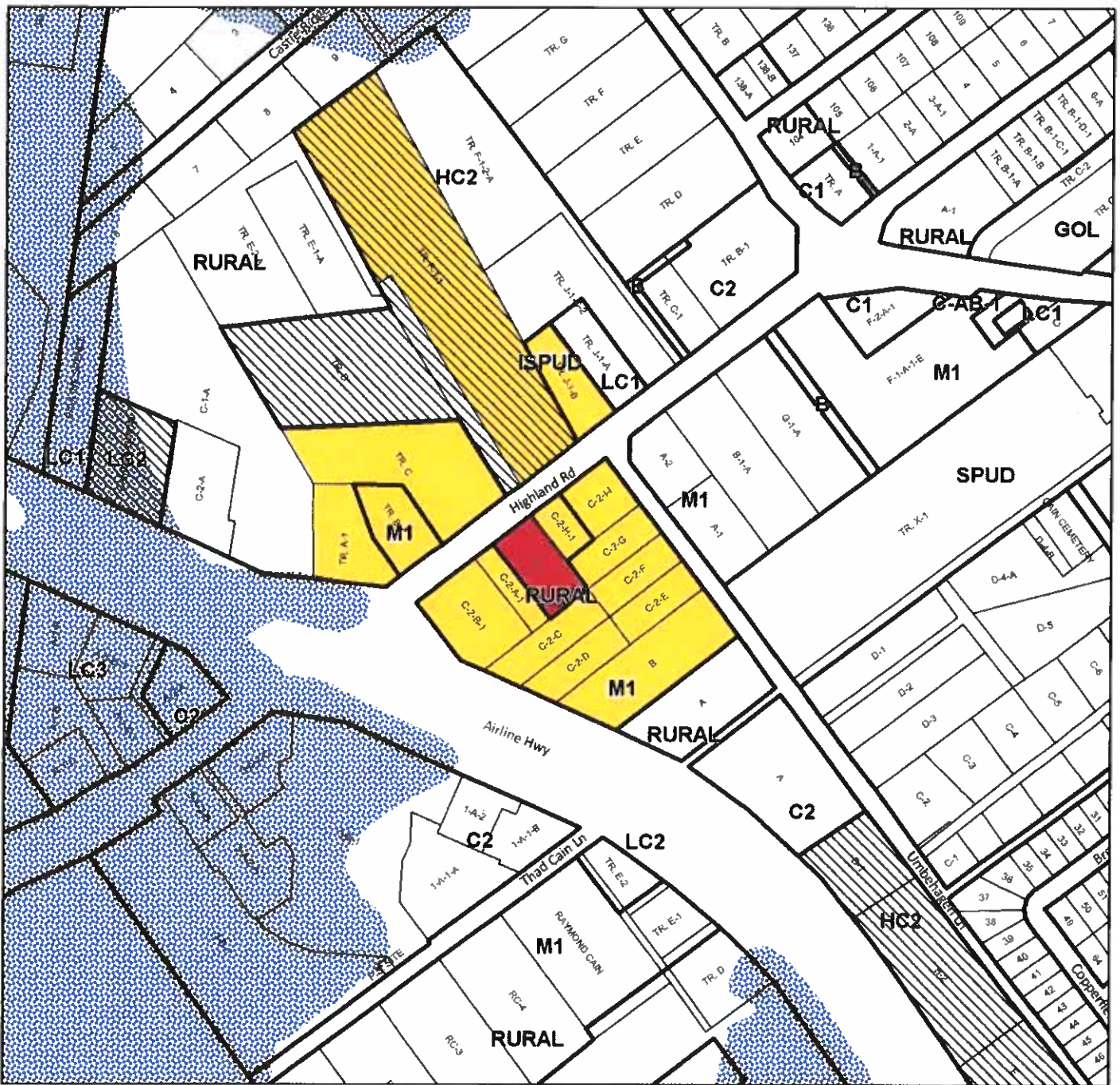
**Community Outreach/Notification**

- Subject property posted September 27, 2019
- Public Notification Cards mailed to property owners within 300 foot radius October 4, 2019
- Staff reports available to review on October 10, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on October 11, 15, and 17, 2019







---

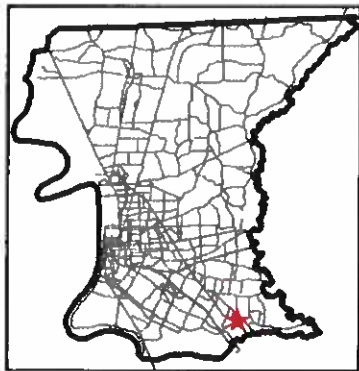
**Findings**

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



**60-19**

0 200 400 600 800 ft

SCALE




N

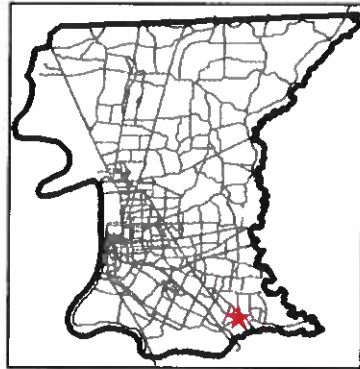







**Legend**


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



**60-19**



N



0 200 400 600 800 ft

SCALE

