




Office of the Planning Commission

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Frank M. Duke, FAICP
Planning Director

October 10, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director 

FROM: Esbii Ogholoh, Planner II 

SUBJECT: **Case 67-19** 3636 S. Sherwood Forest Blvd. and 11550 New Castle Blvd.

Application Summary			
Applicant	Will Adams	Submittal Date	September 5, 2019
Site Area	5.15 acres		
Location	West side of S. Sherwood Forest Boulevard, to the south of Southfork Avenue (Council District 11 – Watson)		
Planning Commission Meeting Date	October 21, 2019	Metropolitan Council Meeting Date	November 20, 2019
Request			
Requested Zoning	Heavy Commercial (HC2)		
Proposed Use(s)	Office		
Future Development Potential	Approximately 134,600 sf commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use(s)	Office	Special Flood Hazard	±20%
Existing Development Potential	17 low density single family homes		
Area Characteristics			
Surrounding Zoning	Rural, Light Commercial (C1 and LC3), Commercial Alcoholic Beverage(Bar and Lounge)(C-AB-2), General Office High Rise (GOH), Heavy Commercial (HC1)		
Surrounding Uses	Restaurant, office, bank, personal service, animal hospital, religious institution, vacant		
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 116 - 17** 4150 S. Sherwood Forest Blvd from Rural to HC1
 - Planning Commission recommended approval February 19, 2018
 - Metropolitan Council approved February 21, 2018
- **Case 115-17** Westfork Office Park from Rural to GOH
 - Planning Commission recommended approval February 19, 2018
 - Metropolitan Council approved February 21, 2018
- **Case 114-17** Westbrook Office Park (11555 Southfork Avenue) from Rural to Limited Residential (A3.3)
 - Planning Commission recommended approval February 19, 2018
 - Metropolitan Council approved February 21, 2018
- **Case 101-17** American Bank Operations Center (3854 American Way) from Rural to LC3
 - Planning Commission recommended approval December 18, 2017
 - Metropolitan Council approved February 21, 2018
- **Case 60 - 17** Lake Sherwood Commercial Complex from Rural to HC1
 - Planning Commission recommended approval September 21, 2017
 - Metropolitan Council approved September 20, 2017
- **Case 48 - 15** 3535 S. Sherwood Forest Blvd from Commercial Alcoholic Beverage(Restaurant) (C-AB-1) to C-AB-2
 - Planning Commission recommended approval November 6, 2015
 - Metropolitan Council approved December 21, 2018

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area consists a mixture of restaurant, office, bank, personal service, animal hospital, religious institution, vacant
- Existing commercial use, will not change land use or development pattern

Regulatory Issues

- On March 15, 2017, the Metropolitan Council amended Rural zoning to remove the provision allowing properties to continue as a legal conforming use, thus making non-residential uses nonconforming
- Rezoning property will remove the consequences associated with being nonconforming
- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
HC2	Minimum Required	Existing
Lot Width	60ft	360 ft
Lot Area	75,000 sf	224,334 sf

Environmental Issues

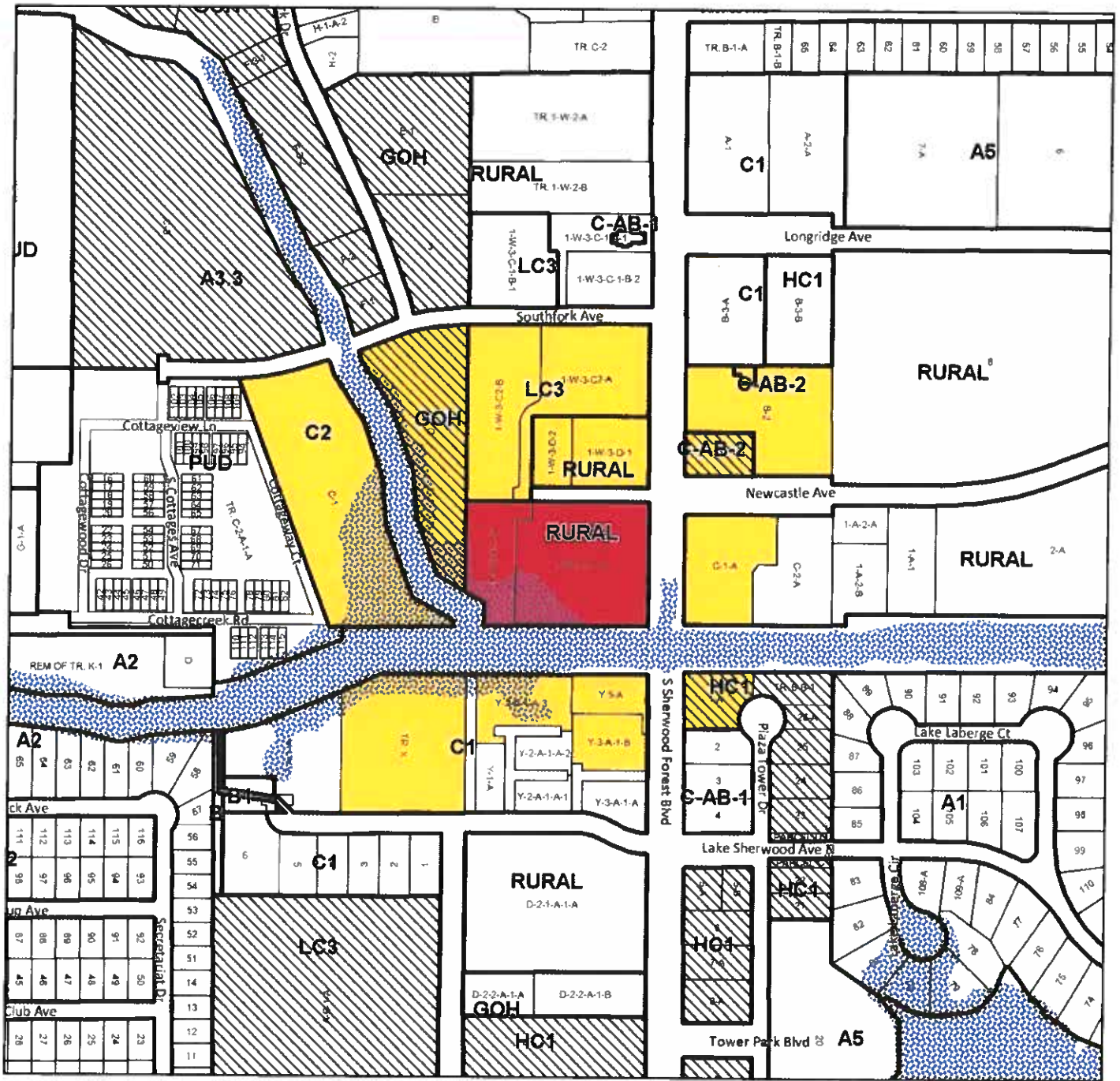
- Approximately 20% of site is in AE Flood Zone requiring elevating finished floors of new constructions or reconstructions

Community Outreach/Notification







- Subject property posted September 27, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on 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

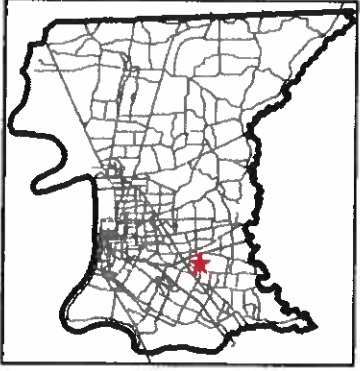
Findings

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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



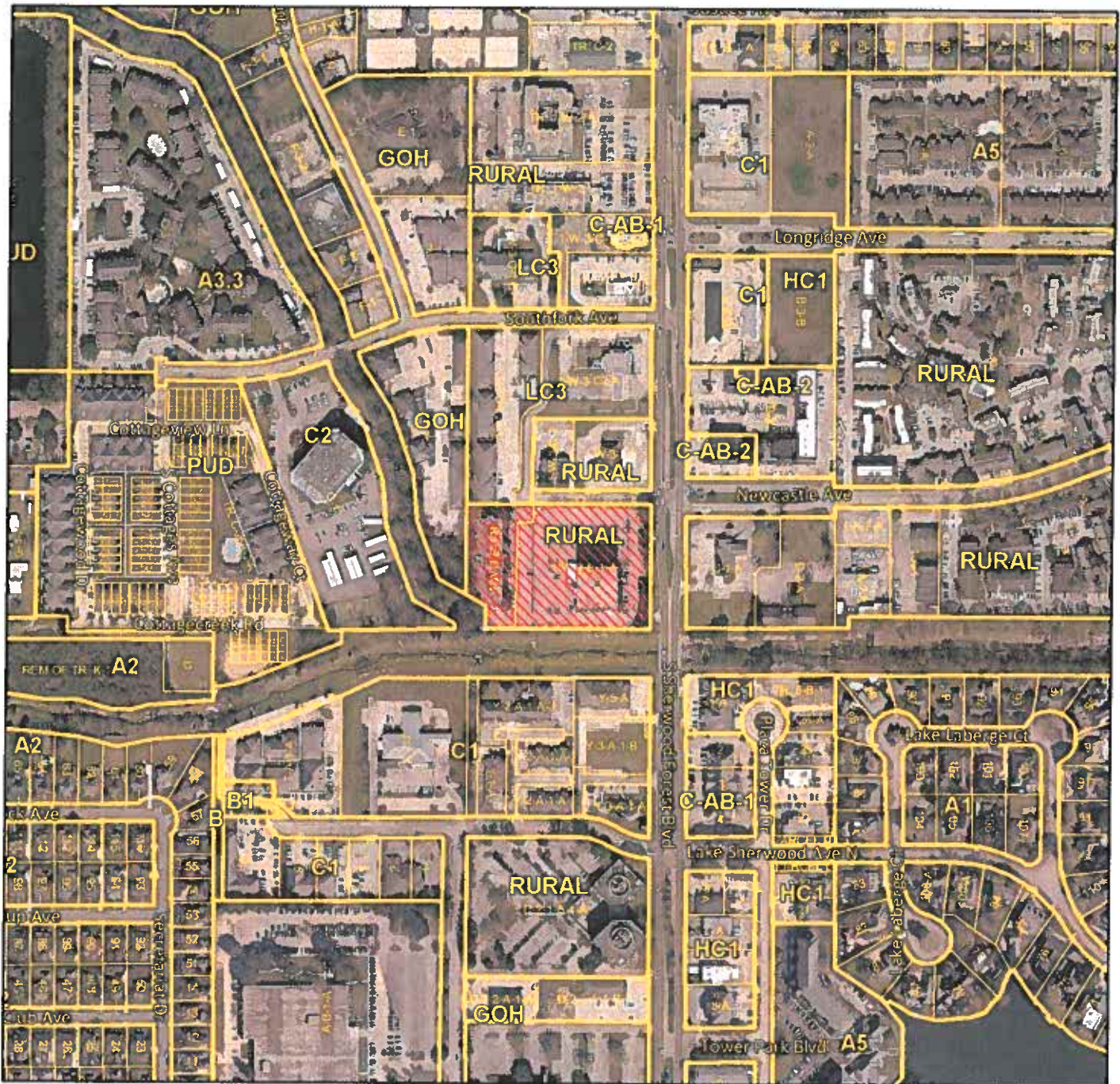
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SCALE

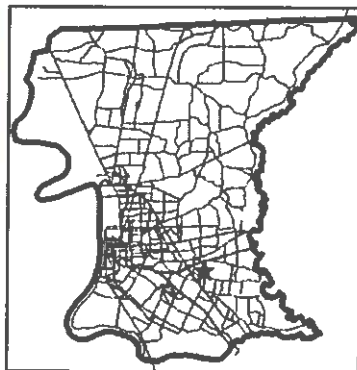
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Legend

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



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 SCALE

