



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

December 5, 2019

TO: Planning Commission
 THROUGH: Frank M. Duke, FAICP, Planning Director *[Signature]*
 FROM: Esbii Ogholoh, Planner II *[Signature]*
 SUBJECT: **Case 73-19** 14565 Baringer Court

Application Summary			
Applicant	Ted C Hicks	Submittal Date	October 22, 2019
Site Area	4.96 acres		
Location	North side of Baringer Court, to the east of Baringer Foreman Road (Council District 9 – Hudson)		
Planning Commission Meeting Date	December 16, 2019	Metropolitan Council Meeting Date	January 15, 2020
Request			
Requested Zoning	Heavy Commercial (HC1)		
Proposed Use(s)	Commercial Recreational facility		
Future Development Potential	Approximately 130,680 sf 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 100%
Existing Development Potential	16 single family homes		
Area Characteristics			
Surrounding Zoning	Rural, Light Commercial (LC3), Heavy Commercial (C2), Commercial Warehouse (CW2)		
Surrounding Uses	Office, contractor, distribution, 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 78-19** 9500 - 10000 Baringer Foreman Road, B1 to HC1
 - Planning Commission recommendation pending hearing on December 16, 2019
 - Metropolitan Council approval pending hearing on January 15, 2020
- **Case 49-19** 14500-15000 Airline Hwy, Rural to LC3
 - Planning Commission recommends approval on July 15, 2019
 - Metropolitan Council approved on August 21, 2019
- **Case 49-17** 14500-15000 Airline Highway, Rural to LC2
 - Planning Commission recommended approval July 17, 2017
 - Metropolitan Council approved August 16, 2017
- **Case 51-15** 14452 Airline Highway, Rural to LC1
 - Planning Commission recommended approval on November 16, 2015
 - Metropolitan Council approved on December 21, 2016

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of commercial, industrial and undeveloped
- Will not change existing land use pattern

Regulatory Issues

- Lot meets the minimum dimensional requirement

Lot Dimensional Requirements		
HC1	Minimum Required	Existing
Lot Width	60 ft	350 ft
Lot Area	7,500 sf	217,800 sf

Environmental Issues

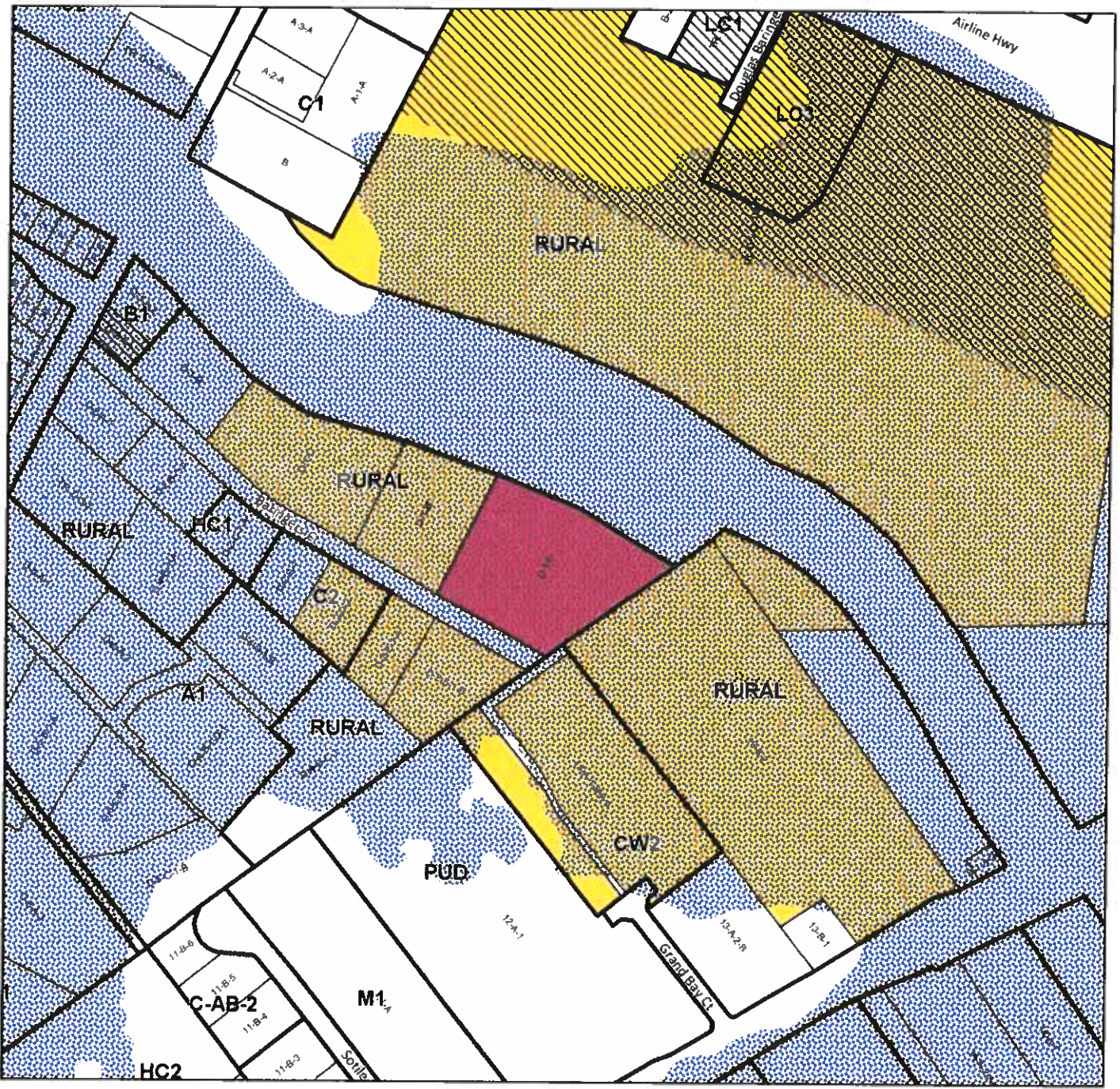
- 100% of subject site located in AE Flood Zone requiring elevated finished floors of new construction or reconstruction

Community Outreach/Notification

- Subject property posted on November 20, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, November 27, 2019
- Staff reports available to review on December 5, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on December 6, 10, and 12, 2019

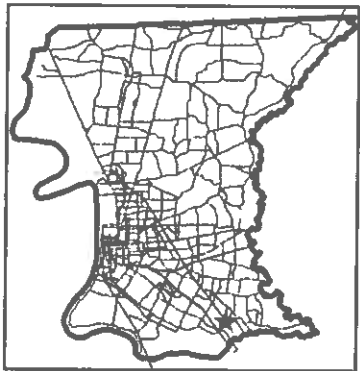
Findings

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






73-19

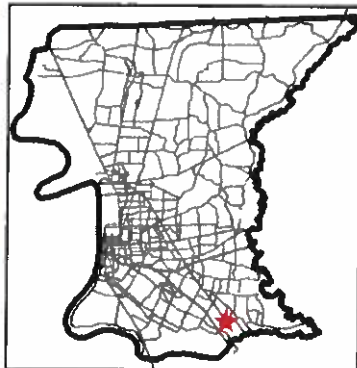
SCALE






Legend


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



73-19



N



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