



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 77-19 268 West Chimes Street

Application Summary			
Applicant	B. Clark Heebe (Highway 23, LLC)	Submittal Date	October 28, 2019
Site Area	3,581 sf		
Location	North side of West Chimes Street and east of Lake Street (District 10 - Wicker)		
Planning Commission Meeting Date	December 16, 2019	Metropolitan Council Meeting Date	January 15, 2020
Request			
Requested Zoning	Commercial Alcoholic Beverage (Bars & lounges) (C-AB-2)		
Proposed Use(s)	Bar		
Future Development Potential	3,581 sf commercial floor area serving alcohol		
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Commercial	Character Area	Urban/Walkable
Existing Zoning	Heavy Commercial (C2) and Commercial Alcoholic Beverage (Restaurant) (C-AB-1)	Overlay District	Northgate Design Overlay District
Existing Use(s)	Restaurant	Special Flood Hazard	None
Existing Development Potential	3,581 sf commercial floor area		
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), Light Commercial (C1), C2, C-AB-2, C-AB-1, Small Planned Unit Development (SPUD)		
Surrounding Uses	Restaurant, high density multifamily residential, retail sales, LSU, parking, 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

- **Case 36-18** To revise the Official Zoning District map to designate Northgate Design Overlay
 - Approval recommended by Planning Commission on June 18, 2018
 - Approved by Metropolitan Council on July 18, 2018
- **Case 21-16** 268 West Chimes Street, C2 to C-AB-1
 - Planning Commission recommended approval July 18, 2016
 - Metropolitan Council approved on July 20, 2016

Case History – Area

- **Case 43-19** 166 W. Chimes Street and 185 W. State Street, C1 and C2 to C-AB-2
 - Planning Commission recommended approval on July 15, 2019
 - Metropolitan Council approved on August 21, 2019
- **Case 56-19** 3347 Highland Road, C-AB-2 and C2 to C-AB-2
 - Planning Commission recommended approval April 16, 2018
 - Metropolitan Council approved May 17, 2018
- **Case 36-18** To revise the Official Zoning District map to designate Northgate Design Overlay
 - Approval recommended by Planning Commission on June 18, 2018
 - Approved by Metropolitan Council on July 18, 2018
- **Case 49-18** 166 W Chimes Street and 185 W State W State Street, C1 and C2 to C-AB-2
 - Application withdrawn by owner August 10, 2018
- **Case 20-18** 101 West State Street, C2 to C-AB-1
 - Planning Commission recommended approval April 16, 2018
 - Metropolitan Council approved May 17, 2018
- **Case 6-18** 136 West Chimes Street, C2 to C-AB-2
 - Planning Commission recommended approval February 19, 2018
 - Metropolitan Council approved on March 21, 2018

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of high density multifamily residential, restaurants, retail sales, and university related uses
- Will not change existing land use pattern

Regulatory Issues

- The subject property is a nonconforming lot
 - Change in zoning does not increase extent of nonconformity

Lot Dimensional Requirements		
C-AB-2	Minimum Required	Existing
Lot Width	60 ft	50 ft
Lot Area	7,500 sf	6,267 sf

Environmental Issues

- No environmental issues are anticipated.

Community Outreach/Notification







- Subject property posted on November 20, 2019
- Public Notification Cards mailed to property owners within 300 foot radius and the Northgate Merchants Association on 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

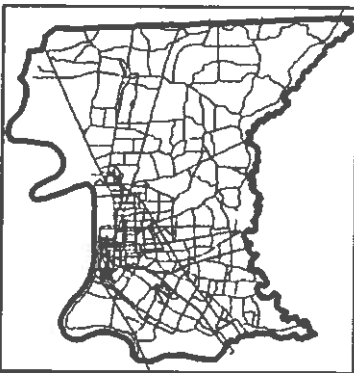
Findings

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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



77-19

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SCALE

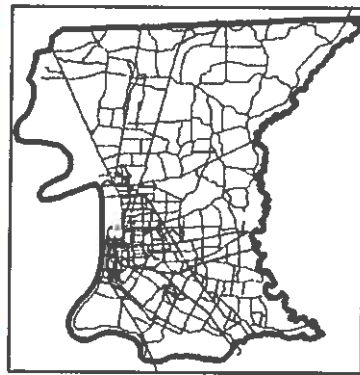
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Legend


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



77-19



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SCALE

