

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 78-19 9500 – 10000 Baringer Foreman Road

Application Summary			
Applicant	Daniel L. Watts	Submittal Date	October 30, 2019
Site Area	.36 acres		
Location	East side of Baringer Foreman Road and north of Baringer Court (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)	Office, storage		
Future Development Potential	Approximately 9,410 sf commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Transition (B1)	Overlay District	N/A
Existing Use(s)	Undeveloped	Special Flood Hazard	Yes 100%
Existing Development Potential	Approximately 9,000 sf of office space		
Area Characteristics			
Surrounding Zoning	Rural, B1		
Surrounding Uses	Low density single family residential, 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 73-19** 14565 Baringer Court, Rural to HC1
 - Planning Commission recommendation pending hearing on December 16, 2019
 - Metropolitan Council approval pending hearing on January 15, 2020

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of commercial, and industrial uses
- 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	100 ft
Lot Area	7,500 sf	15,700 sf

Environmental Issues

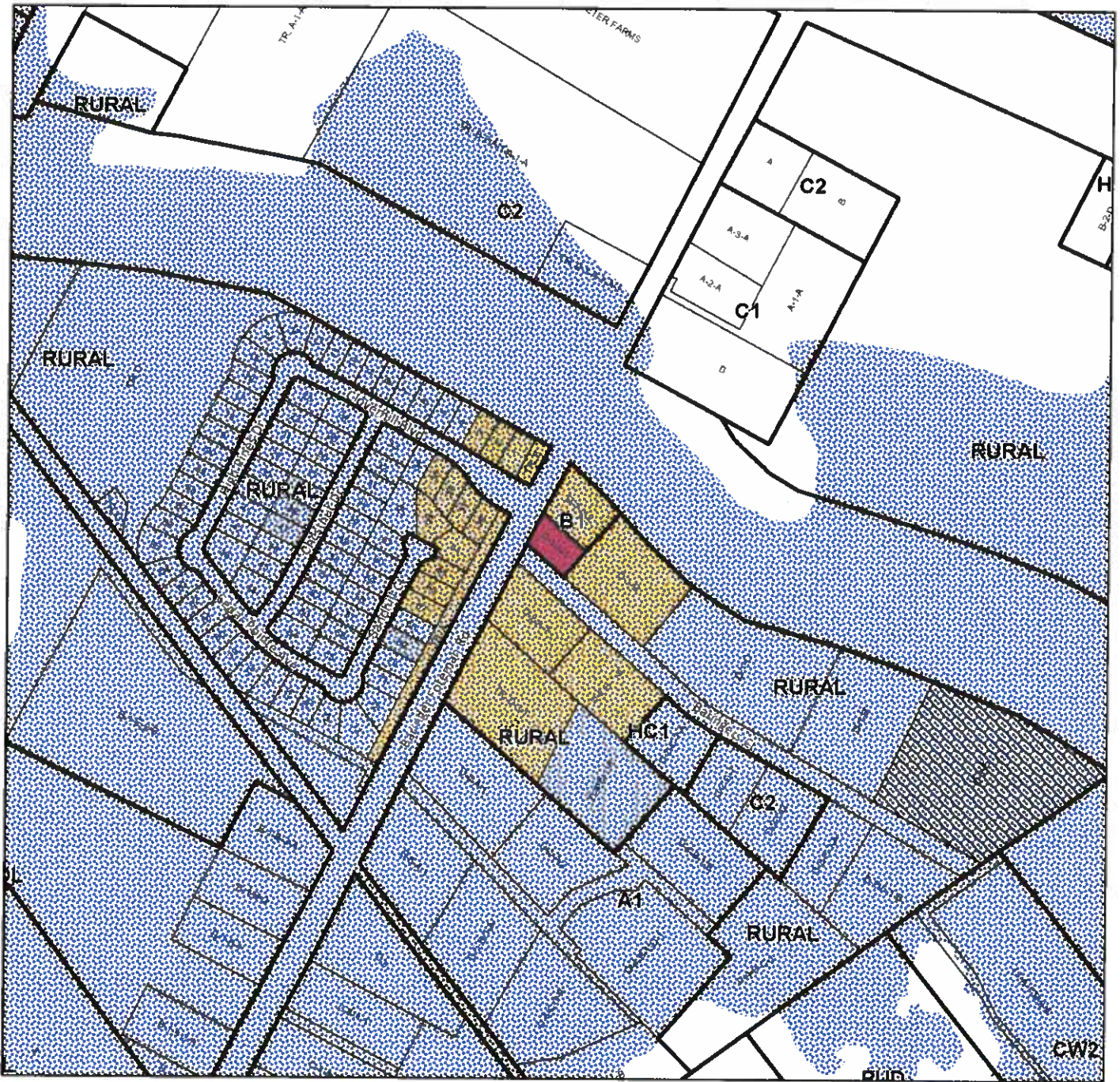
- 100% of subject site located in AE Flood Zone requiring elevated finished floors of new construction or reconstruction

Community Outreach/Notification







- Subject property posted on November 20, 2019
- Public Notification Cards mailed to property owners within 300 foot radius, and the Coverhill Home Owners 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

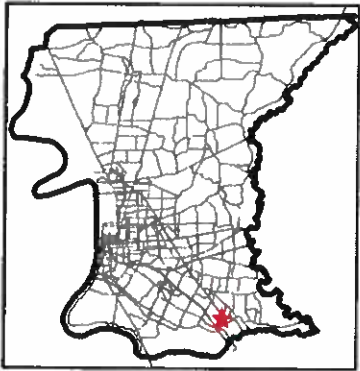
Findings

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



78-19



N







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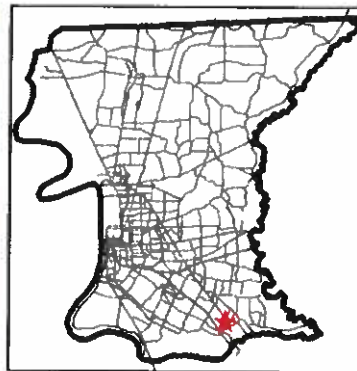
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Legend


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



78-19



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SCALE

