




Office of the Planning Commission


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Frank M. Duke, FAICP
 Planning Director

December 5, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director 

FROM: Michael F. Hynson, Planner II 

SUBJECT: Case 82-19 16313 Jefferson Highway (Related to PA-19-19)

Application Summary			
Applicant	Brad Welsh	Submittal Date	October 31, 2019
Site Area	0.49 ac with 3,673 sf of Commercial Alcoholic Beverage (C-AB-1) on a portion of the site		
Location	North of Jefferson Highway and east of Antioch Road (Council District 9-Hudson)		
Planning Commission Meeting Date	December 16, 2019	Metropolitan Council Meeting Date	January 15, 2020
Request			
Requested Zoning	Light Commercial (LC1) and C-AB-1		
Proposed Use(s)	Restaurant serving alcohol		
Future Development Potential	3,673 sf restaurant		
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural (R)	Overlay District	N/A
Existing Use(s)	Catering/Restaurant	Special Flood Hazard	None
Existing Development Potential	Three low density single family residences		
Area Characteristics			
Surrounding Zoning	Rural, Planned United Development (PUD), General Office Low Rise (GOL)		
Surrounding Uses	Low density single family residential, office, motor vehicle repair, religious institution, undeveloped		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History – Site

- **PA-19-19** 16313 Jefferson Highway, Urban Neighborhood to Neighborhood Center
 - To be heard by the Planning Commission on December 16, 2019
 - To be heard by the Metropolitan Council on January 15, 2020

Case History – Area

- **PUD-4-09** Antioch Office Park – Building 1 Final Development Plan to build an office building
 - Approved by the Planning Commission on November 18, 2019
- **PUD-4-09** Long Farm Concept Plan Revision 4 to revise green space and update plan to meet new UDC requirements
 - Approved by Planning Commission staff on July 13, 2018
- **PUD-4-09** Long Farm Village Phase III, Part 1 & 2, Long Farm Final Development Plan to build single family housing
 - Approved by the Planning Commission on August 16, 2018
- **PUD-4-09** Long Farm Village Phase 3, Parts 1 and 2, Long Farm Final Development Plan to build 39 low density single family homes
 - Approved by the Planning Commission on July 16, 2018
- **PUD-4-09** Long Farm Concept Plan Revision 3 to remove unconstructible pedestrian paths
 - Approved by Planning Commission staff on September 12, 2016
- **PUD-4-09** Tapestry Long Farm Final Development Plan to build a 276 unit multifamily development
 - Approved by the Planning Commission on July 20, 2015

Comprehensive Plan Consistency

- Inconsistent with the designation of Residential Neighborhood on the Future Land Use Map
- Companion plan amendment to Commercial would address inconsistency

Neighborhood Compatibility

- Area contains a mixture of low density single family residential, commercial, and religious institution uses
- Will not change existing land use pattern

Regulatory Issues

- Site not located on road on MoveBR
- Lot meets the minimum dimensional requirement:

Lot Dimensional Requirements		
LC1	Minimum Required	Existing
Lot Width	50 ft	154 ft
Lot Area	6,000 sf	21,780 sf

Environmental Issues

- None

Community Outreach/Notification







- Subject property posted on November 20, 2019
- Public Notification Cards mailed to property owners within 300 foot radius and the Pin Oak HOA 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

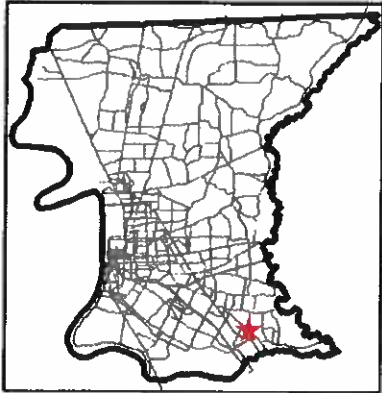
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Legend

-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels



82-19

0 200 400 600 800 ft

SCALE

N



