



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

April 4, 2019

TO: Planning Commission

THROUGH: Frank M. Duke, FAICP, Planning Director 

FROM: Blanca Tejera, Senior Planner **BAT**

SUBJECT: **ISPUD-4-19** Hotel Lincoln

Application Summary			
Applicant	Stephen Solomon Carter	Submittal Date	February 28, 2019
Design Professional	CCWIV Architecture LLC		
Lot and Block	34	Site Area	0.1 acres
Location	Southwest quadrant of Spain Street and Eddie Robinson Sr. Drive, to the north of Government Street on the N ½ of Lot 5, square 215 or 4, Lorente Town Subdivision (Council District 10-Wicker)		
Planning Commission Meeting Date	April 15, 2019	Metropolitan Council Meeting Date	May 15, 2019
Request			
Proposed Use(s)	Mixed use development within existing building that includes multifamily residential, restaurant with alcohol consumption and retail sales		
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	Character Area	Urban/Walkable
Existing Zoning	Heavy Commercial (C2)	Overlay District	Urban Design Overlay District Three-Government Street
Existing Use	Commercial	Special Flood Hazard	None
Area Characteristics			
Surrounding Zoning	C2, Neighborhood Commercial (NC), General Residential (A4), Light Industrial (M1)		
Surrounding Uses	Religious institution, educational institution, fraternal organization, personal service shop, medium density single family, office, retail sales, undeveloped, vacant		
Findings			
Staff certifies that the proposed request meets the minimum criteria for an Infill/ Mixed Use Small Planned Unit Development 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 22-17** Urban Design Overlay District Three – Government Street (UDOD3) proposed rezoning adds overlay district boundaries to the Official Zoning Map
 - Approval recommended by the Planning Commission on April 17, 2017
 - Approved by Metropolitan Council on May 17, 2017
- **Case 4-16** 1400-1500 and 1509 Government Street to rezone from M1 and C2 to LC3
 - Approval recommended by the Planning Commission on March 21, 2016
 - Approved by Metropolitan Council on March 23, 2016

Comprehensive Plan Consistency

- Consistent with the designation of Mixed Use on the Future Land Use Map
- Consistent with the following:
 - Land Use Action Item 3.2.4: Continue to allow upper-story housing and offices over ground floor retail in commercial areas
 - Land Use Action Item 5.1.1: Support mixed-use neighborhood development around Downtown, medical centers, universities, and other employment and light industry job centers

Neighborhood Compatibility

- Architectural character maintains historic profile and contributes to the Mid-century Modern-style hotel with flat roof, cantilevered front canopy and original signage intact
- Area contains a mixture of residential, office, retail, and institutional uses similar to the proposed uses within the ISPUD

Regulatory Issues

- 10 ft street yard planting area
 - Existing overhead electrical lines;
 - 3 Class B trees proposed along Spain Street
 - 3 Class B trees proposed along Eddie Robinson Sr Drive
 - Will provide letters of non-objection from utility companies
- Site includes existing pedestrian circulation along Spain Street and Eddie Robinson Sr Drive
- Existing billboard on the roof and projecting signs to remain
- No parking required based on credit from legally permitted use as shown in table:

Parking			
	Required	Credited *	Meets Requirements
Auto Spaces	12	50	Yes
Bicycle Spaces	0	0	Yes

*Parking credited per Section 17.2.2, UDC

- Proposed setbacks shown in chart below:

Yards	Setbacks	
	Typical	Proposed
Front	10 ft	0 ft
Side	N/A	3 ft 4 in
Rear	N/A	1 ft 4 in

Environmental Issues

- No environmental issues identified

Community Outreach/Notification







- Subject property posted on March 22, 2019
- Public Notification Cards mailed to property owners within 300 foot radius on March 29, 2019
- Staff reports available to review on April 4, 2019 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on April 5, 9, and 11, 2019

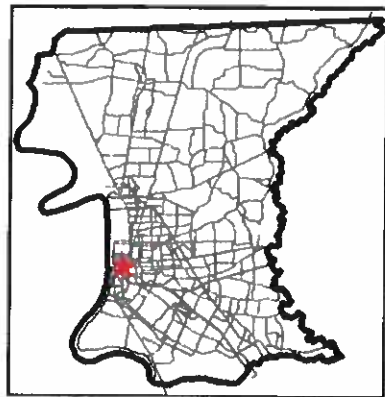
Findings

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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



ISPUD-4-19



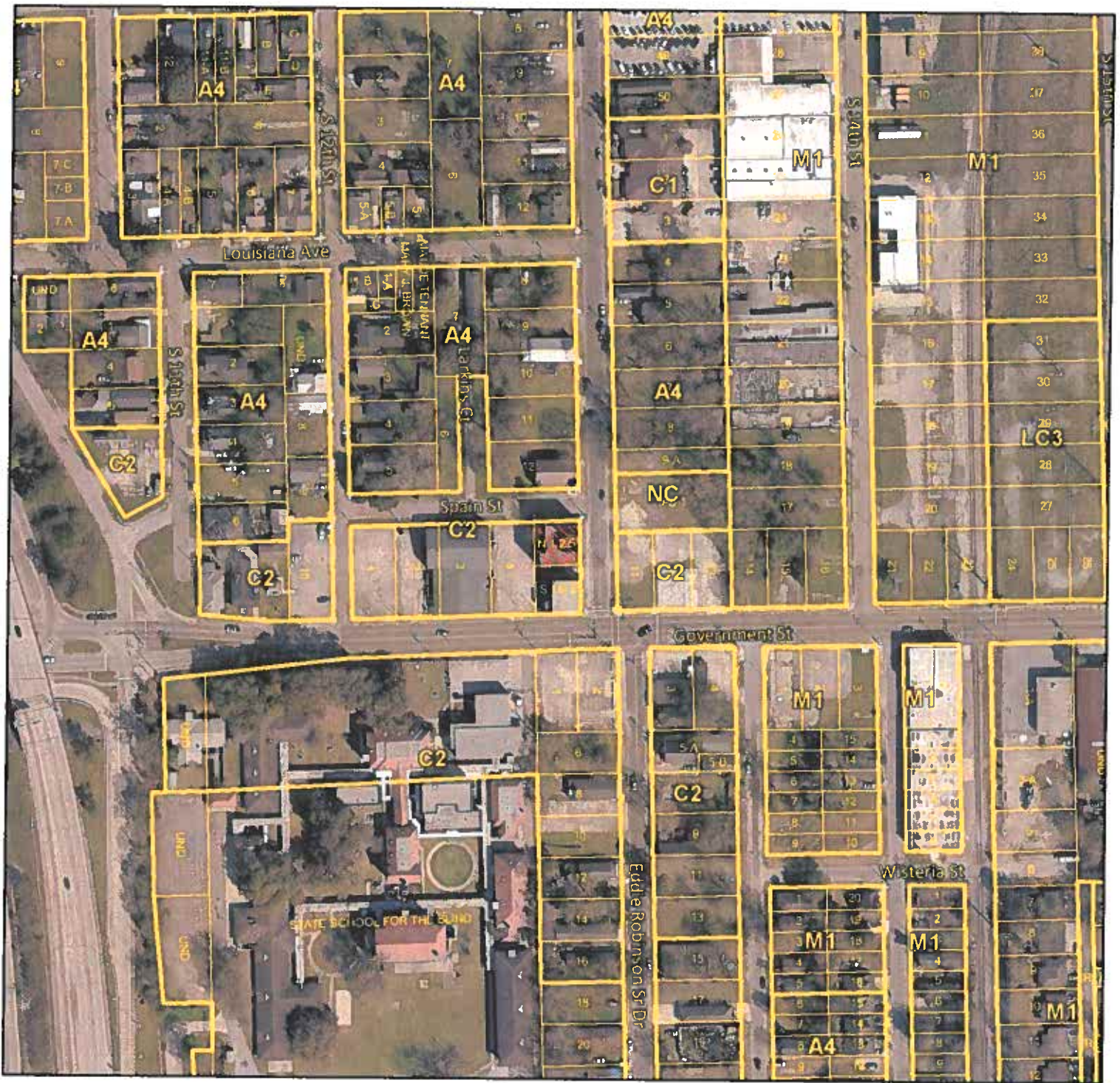
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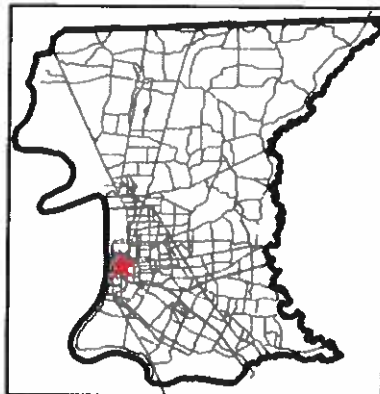
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Legend

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ISPUD-4-19

SCALE

