





Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Frank M. Duke, FAICP
Planning Director

December 5, 2019

TO: Planning Commission
THROUGH: Frank M. Duke, FAICP, Planning Director 
FROM: Collin Lindrew, Planner I 
SUBJECT: PA-19-19 16313 Jefferson Highway (Related to Case 82-19)

Application Summary			
Applicant	Brad Welsh	Submittal Date	November 12, 2019
Site Area	0.49 acres		
Location	North side 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 FUTUREBR Land Use Designation	Commercial		
Site Characteristics			
Current FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Special Flood Hazard	None		
Area Characteristics			
Surrounding Land Use Designation(s)	Residential Neighborhood, Mixed Use		
Findings			
Recommend approval, based upon review of the area in a greater level of detail			

Case History – Site

- Related to Case 82-19 16313 Jefferson Highway (R to LC1)

Case History – Area

- None

Comprehensive Plan Analysis

- Abutting property to the north and east is designated Residential Neighborhood on the Future Land Use Map
- Adjacent property to the south is designate Mixed Use on the Future Land Use Map
- Property fronts Jefferson Highway, a major street with commercial uses

- While the property is currently designated Residential Neighborhood, the property is currently developed with a commercial use
- Consistent with Land Use Action Item 4.1.5: Allow neighborhood-scale non-residential uses in residential areas to be located on primary streets or at intersections

Neighborhood Compatibility

- Subject property is currently used as a restaurant
- Abutting property to the north is vacant
- Abutting property to the east is low density residential
- Adjacent property to the south is an automotive repair shop

Environmental Issues

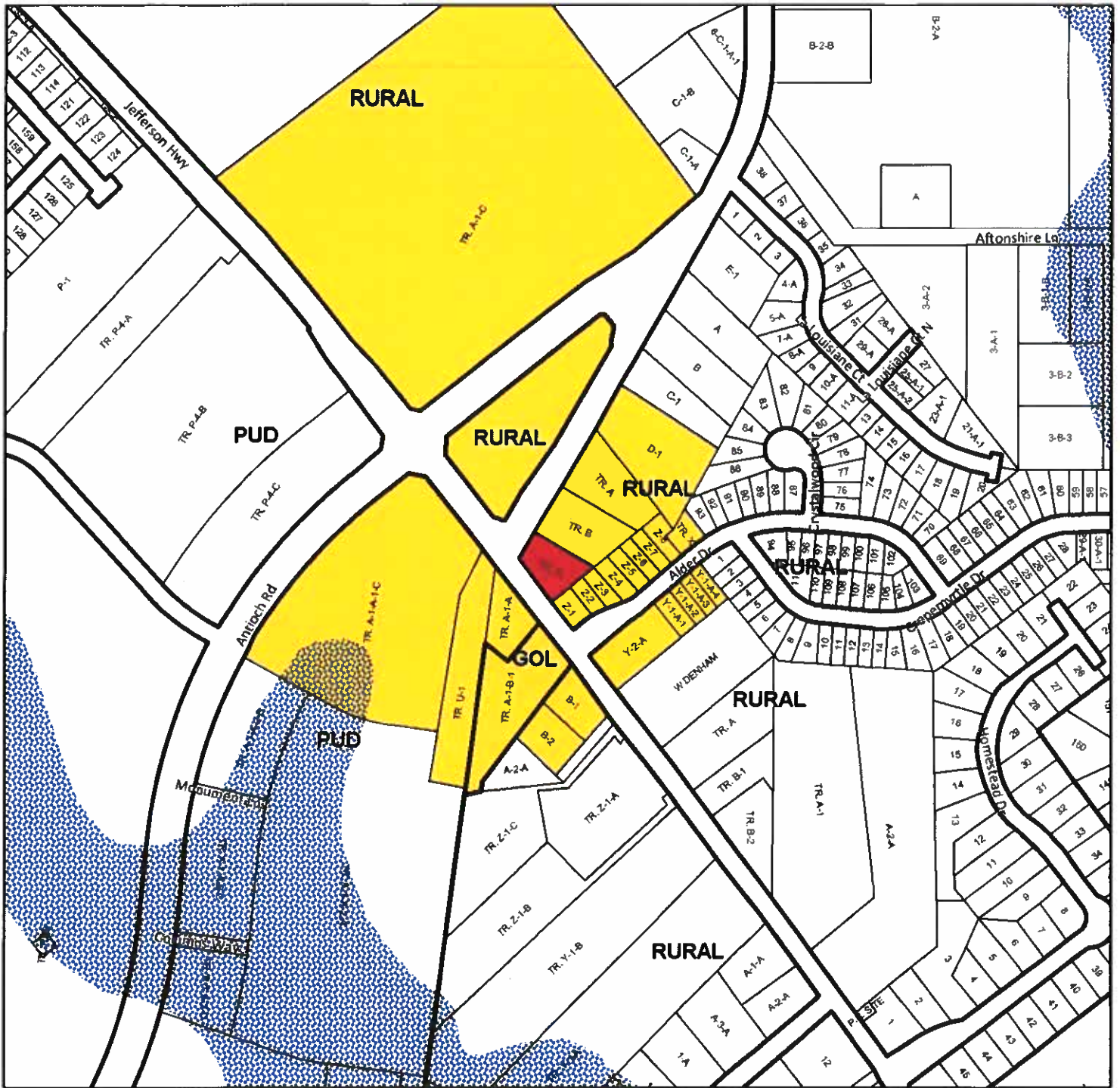
- None

Community Outreach/Notification







- Subject property posted on December 4, 2019
- Public Notification Cards mailed to all property owners within a 300-foot radius and to Pin Oak Homeowners Association on November 27, 2019
- Staff reports available to review on December 5, 2019
<http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on December 6, 10, and 12, 2019

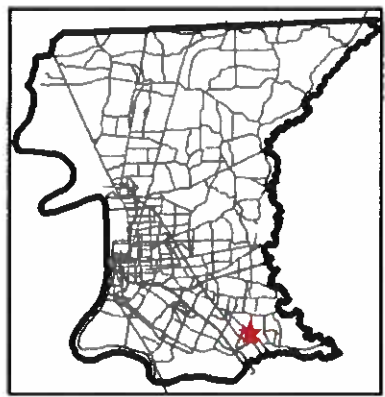
Findings

Recommend approval, based upon review of the area in a greater level of detail



Legend


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



PA-19-19



0 200 400 600 800 ft

SCALE







Legend


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



PA-19-19



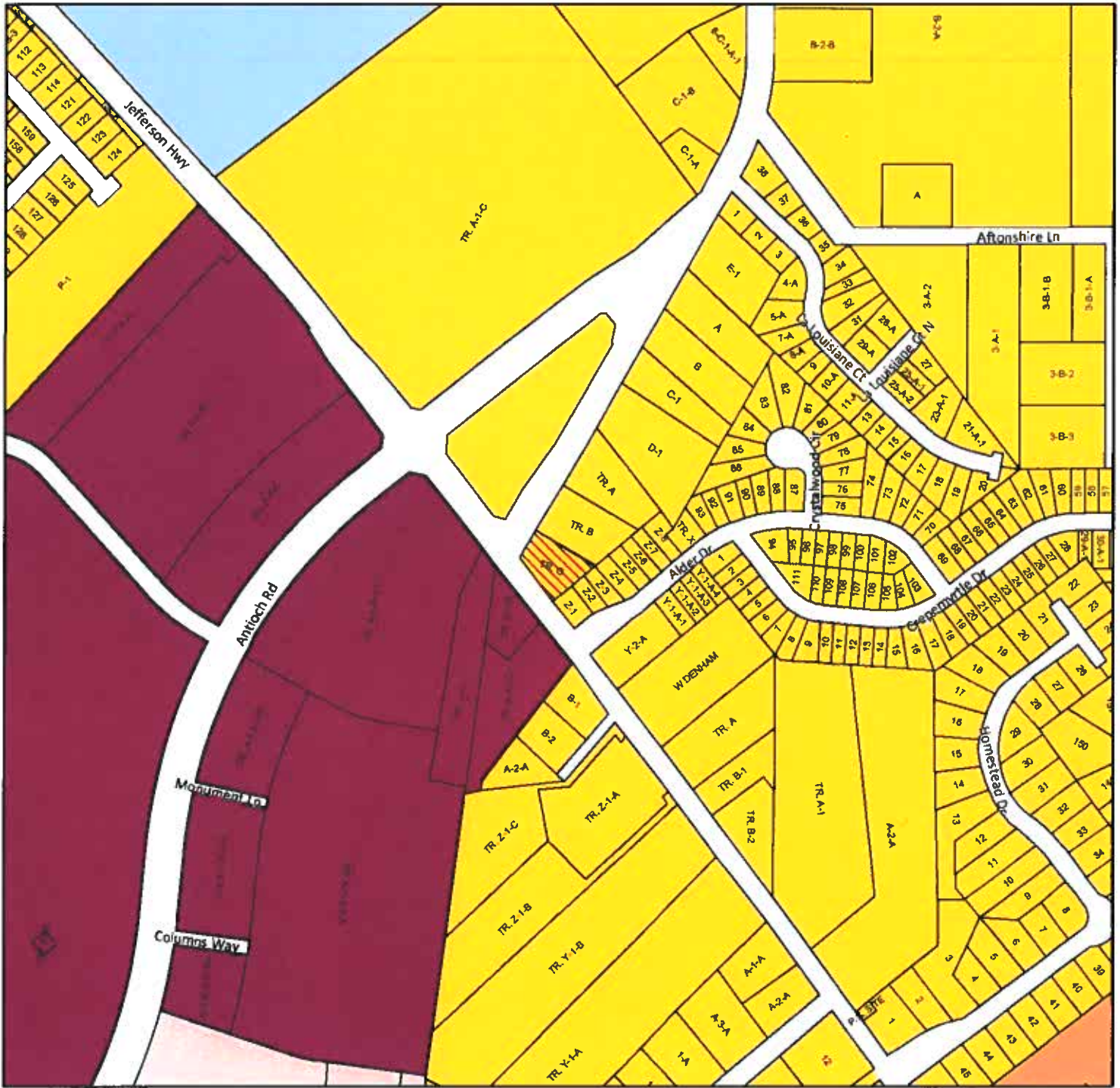
N



0 200 400 600 800 ft

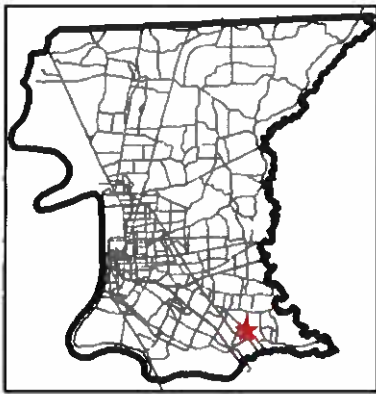
SCALE





Future Land Use

- Compact Neighborhood
- Institutional
- Mixed Use
- Neighborhood Center
- Residential Neighborhood
- Current Case



PA-19-19

SCALE

