



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
 Interim Planning Director

August 6, 2020

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Interim Planning Director *RH*
 FROM: Esbii Ogholoh, Planner II *EAO*
 SUBJECT: **Case 37-20** 1184 Bob Pettit Boulevard

| Application Summary | | | |
|--|---|-----------------------------------|--------------------|
| Applicant | Michael Davis | Submittal Date | July 2, 2020 |
| Site Area | 27,528 sf | | |
| Location | North side of Bob Pettit Boulevard, to the west of Nicholson Drive, (Council District 12-Racca) | | |
| Planning Commission Meeting Date | August 17, 2020 | Metropolitan Council Meeting Date | September 16, 2020 |
| Request | | | |
| Requested Zoning | Commercial Alcoholic Beverage (Bars and Lounges)(C-AB-2) | | |
| Proposed Use(s) | Addition to existing bar space | | |
| Future Development Potential | 27,528 sf of commercial floor area serving alcohol | | |
| Site Characteristics | | | |
| FUTUREBR Land Use Designation | Commercial | Character Area | Urban/Walkable |
| Existing Zoning | Heavy Commercial (C2) | Overlay District | None |
| Existing Use(s) | Parking for existing bar/lounge | Special Flood Hazard | 100 % |
| Existing Development Potential | 27,528 sf commercial floor area | | |
| Area Characteristics | | | |
| Surrounding Zoning | Single Family Residential (A1), General Residential (A4), Light Commercial (C1), C2, C-AB-2, Off Street Parking (B) | | |
| Surrounding Uses | Golf course, high density multi-family residential, bar and lounge, restaurant, retail sales, parking lot, 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 17-19 1184 Bob Pettit Boulevard, C2 to C-AB-2**
 - Planning Commission recommended approval March 18, 2019
 - Metropolitan Council approved on April 17, 2019
- **Case 65-16 1176 and 1184 Bob Petit Boulevard, C2 to C-AB-2**
 - Planning Commission recommended approval December 19, 2016
 - Metropolitan Council approved on January 18, 2017
- **Case 63-15 1176 and 1184 Bob Petit Boulevard, C2 to C-AB-2**
 - Planning Commission recommended approval January 19, 2016
 - Metropolitan Council approved on February 17, 2016

Case History – Area

- **Case 8-19 4343 Nicholson Drive, C2 and Neighborhood Commercial Alcoholic Beverage (Restaurant)(NC-AB) to Heavy Commercial (HC1)**
 - Planning Commission recommended approval January 22, 2019
 - Metropolitan Council approved on February 20, 2019
- **Case 71-18 943 Jennifer Jean Drive, Transition (B1) to Neighborhood Commercial (NC)**
 - Planning Commission recommended approval October 15, 2018
 - Metropolitan Council approved on November 20, 2018

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains golf course, high density multi-family residential, restaurant, bar, retail sales, parking lot, vacant

Regulatory Issues

- Area to be rezoned is currently parking for existing bar
- Lot meets the minimum dimensional requirements

| Lot Dimensional Requirements | | |
|------------------------------|------------------|----------------------|
| C-AB-2 | Minimum Required | Existing |
| Lot Width | 60 ft | 170 ft (smallest) |
| Lot Area | 7,500 sf | 31,150 sf (smallest) |

Environmental Issues

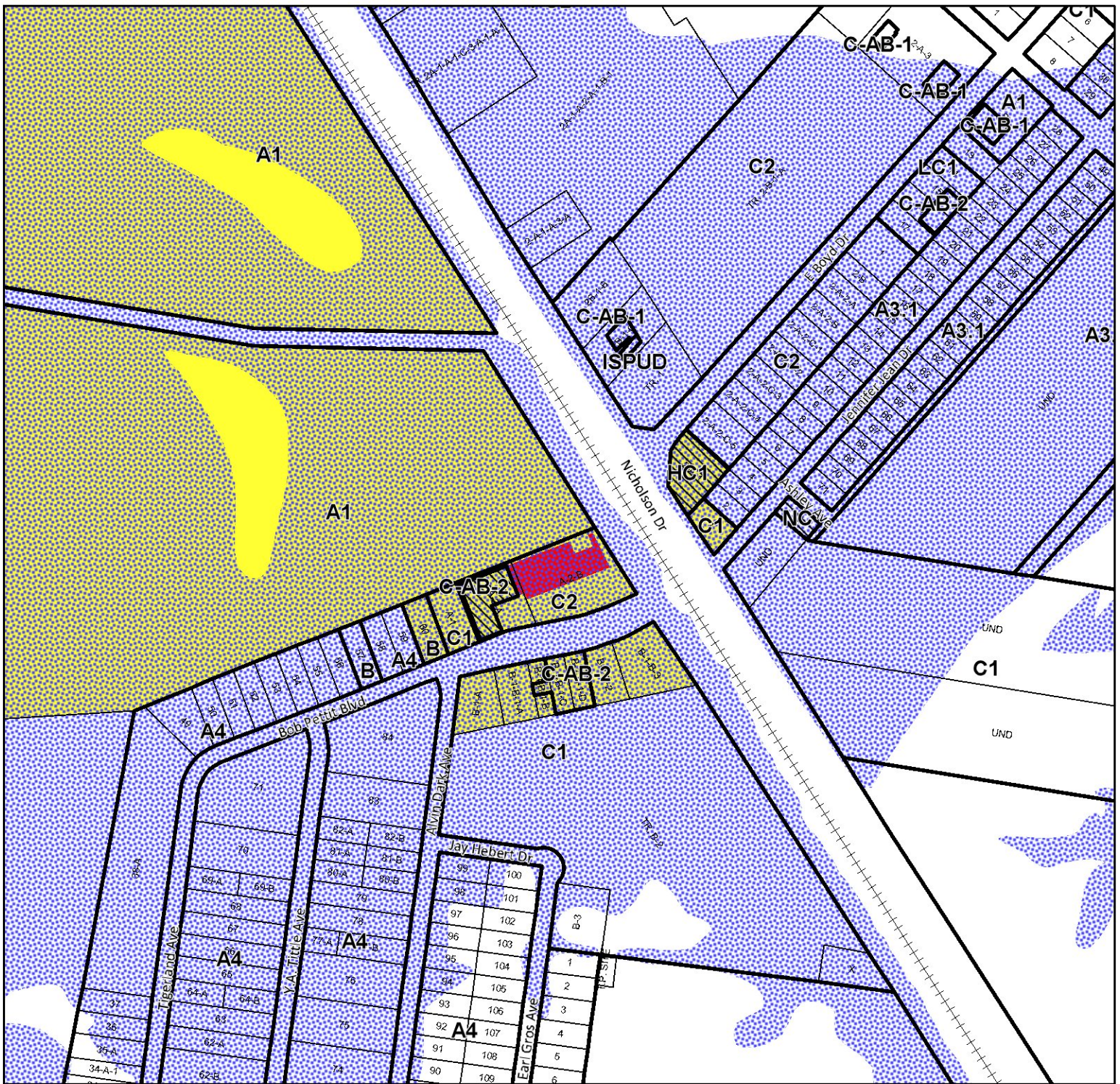
- 100 % of site located in AE Flood Zone requiring elevated finished floors for new construction

Community Outreach/Notification







- Subject property posted on July 23, 2020
- Public Notification Cards mailed to property owners within 300 foot radius, on July 31, 2020
- Staff reports available to review on August 6, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on August 7, 11, and 13, 2020

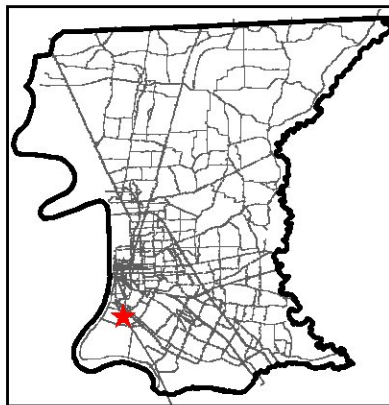
Findings

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



37-20



N






0 200 400 600 800 ft

SCALE




Legend

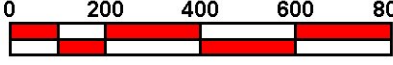
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-  Zoning Graphic
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37-20



N



0 200 400 600 800 ft

SCALE