



**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

September 10, 2020

TO: Planning Commission  
 THROUGH: Ryan L. Holcomb, AICP, Interim Planning Director *RA*  
 FROM: Esbii Ogholoh, Planner II *EAO/*  
 SUBJECT: **Case 40-20** 1939 South Sherwood Forest Boulevard

Application Summary			
Applicant	Beau J Box	Submittal Date	August 4, 2020
Site Area	23,087 sf		
Location	East side of South Sherwood Forest Boulevard, south of Old Hammond Highway (Council District 8-Amoroso)		
Planning Commission Meeting Date	September 21, 2020	Metropolitan Council Meeting Date	October 21, 2020
Request			
Requested Zoning	Light Commercial One (LC1)		
Proposed Use(s)	Retail		
Future Development Potential	15,000 sf of commercial space		
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Suburban
Existing Zoning	Rural	Overlay District	None
Existing Use(s)	Bank	Special Flood Hazard	No
Existing Development Potential	1 low density single family home		
Area Characteristics			
Surrounding Zoning	Rural, Single Family Residential (A1), High Density Multi-Family Residential (A3.3), Heavy Commercial (C2), Light Commercial (C1), Commercial Alcoholic Beverage (Restaurant)(C-AB-1), Commercial Alcoholic Beverage (bars and lounges)(C-AB-2)		
Surrounding Uses	High density multi-family residential, restaurant, retail, motor vehicle repair, office, vacant, 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 the Unified Development Code requirements			

**Case History – Site**

- None

**Case History – Area**

- **Case 61-19** 1585 Stonegate Court, A3.1 to A1
  - Planning Commission recommended approval October 21, 2019
  - Metropolitan Council approved on November 20, 2019
- **Case 47-15** 11022 Old Hammond Highway, A1 to NO
  - Planning Commission recommended approval November 16, 2015
  - Metropolitan Council approved on December 2, 2015

**Comprehensive Plan Consistency**

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

**Neighborhood Compatibility**

- Current use is bank
- Area contains a mixture of high density multi-family residential, restaurant, commercial uses, office, bank, vacant, undeveloped
- Will not change existing land use patterns

**Regulatory Issues**

- Lot meets the minimum dimensional requirements.

Lot Dimensional Requirements		
LC1	Minimum Required	Existing
Lot Width	50 ft	155 ft
Lot Area	6,000 sf	23,087 sf

- On March 15, 2017, the Metropolitan Council amended Rural zoning to remove the provision allowing properties to continue as a legal conforming use, thus making non-residential uses nonconforming
- Rezoning will remove the consequences associated with being nonconforming
- Located on road on MoveBR

**Environmental Issues**

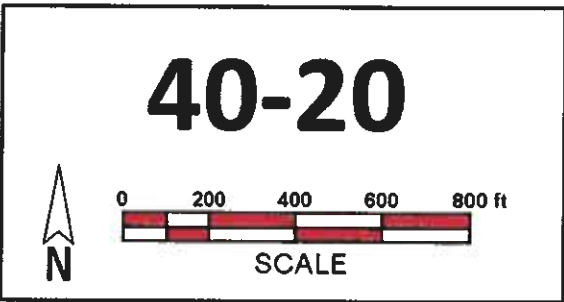
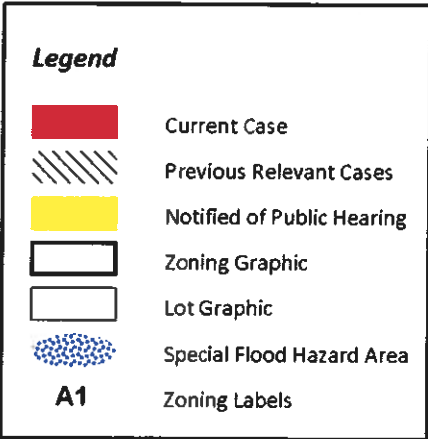
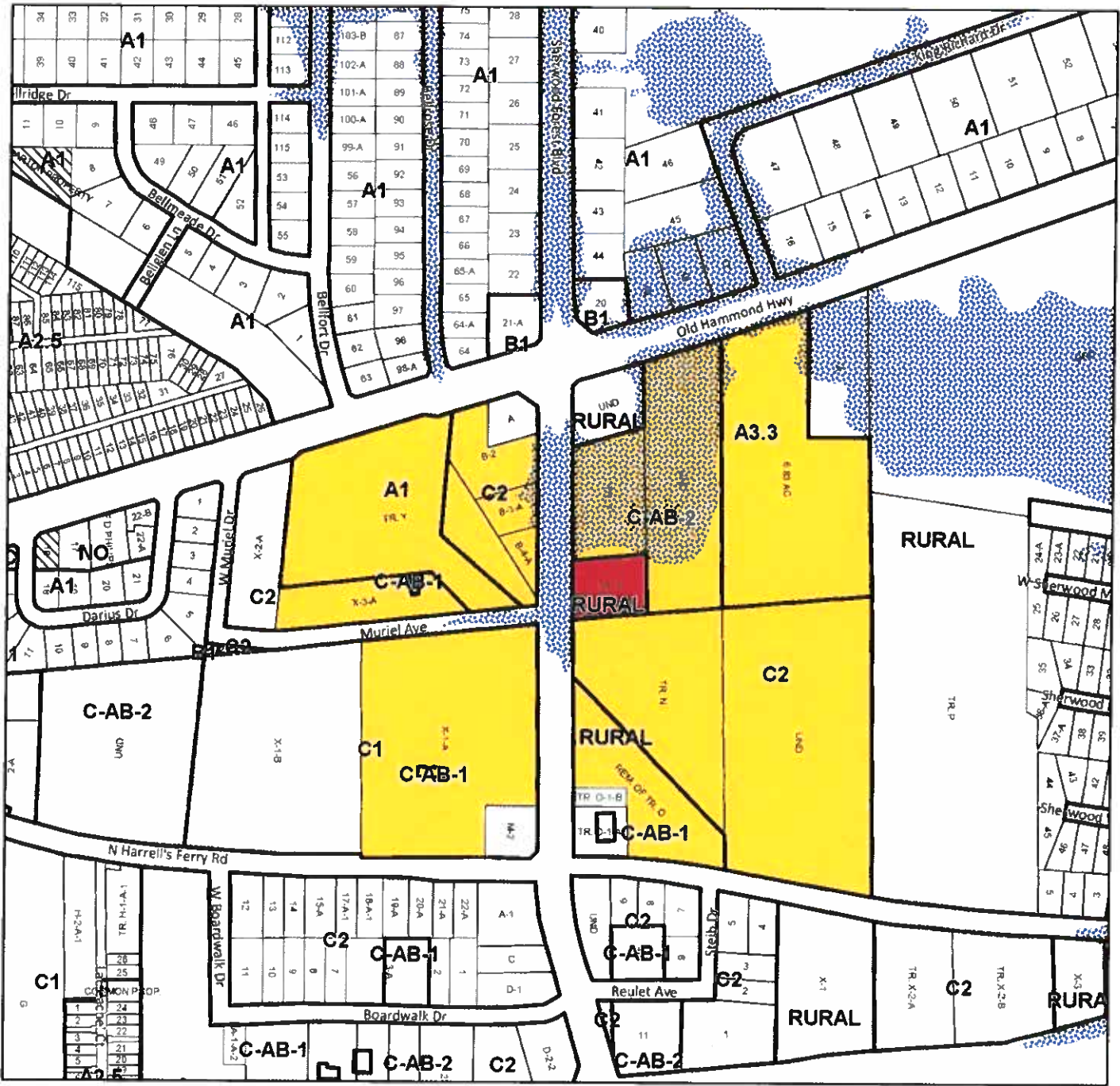
- No environmental issues anticipated

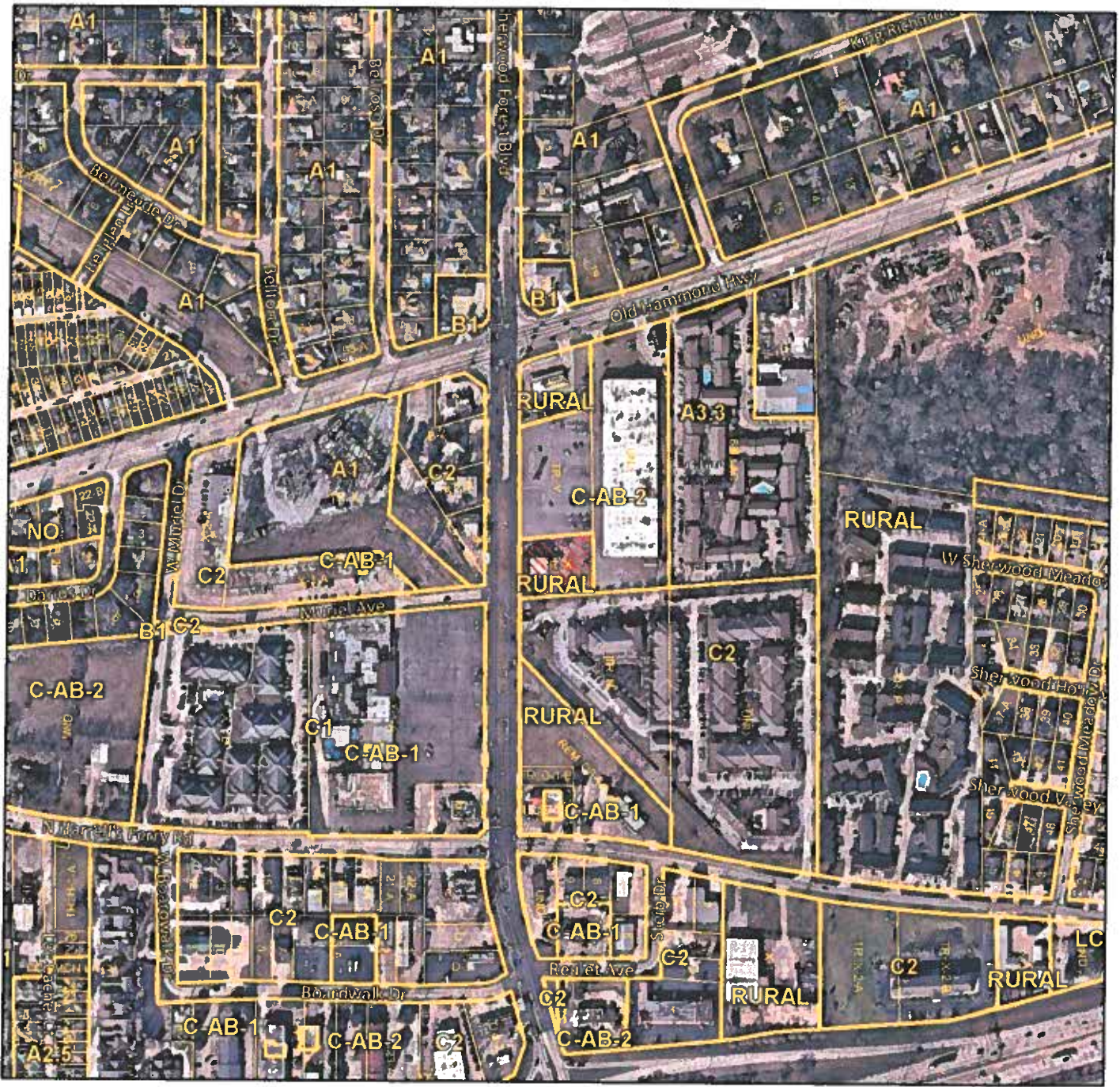
**Community Outreach/Notification**

- Subject property posted September 1, 2020
- Public Notification Cards mailed to property owners within 300 foot radius, on September 4, 2020
- Staff reports available to review on September 10, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 11, 15, and 17, 2020





**Findings**

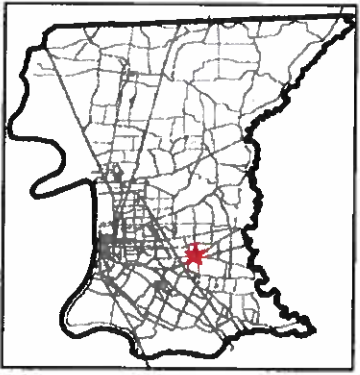
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**Legend**

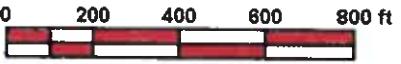
-  Current Case
-  Zoning Graphic
-  Lot Graphic
-  Zoning Labels



**40-20**



N



0 200 400 600 800 ft

SCALE



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 PARISH OF EAST BATON ROUGE  
 PLANNING COMMISSION