



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

Ryan L. Holcomb, AICP
Interim Planning Director

August 6, 2020

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Interim Planning Director *RH*
FROM: Rexter Chambers, Senior Planner *RC*
SUBJECT: **SP-4-20** South Tower Improvements

Application Summary			
Applicant	Wampold Companies	Submittal Date	July 2, 2020
Design Professional	Stantec		
Lot and Block	34	Site Area	1.40 acres
Location	North side of Florida Street, between North 4 th Street and North 5 th Street (Council District 10-Wicker)		
Planning Commission Meeting Date	August 17, 2020		
Request			
Proposed Use(s)	144 Residential units, rooftop amenities and 4,000 sf retail on ground level		
Access	Public Streets		
Site Characteristics			
FUTUREBR Land Use Designation	Downtown Core	Character Area	Downtown
Existing Zoning	Business (C5)	Overlay District	Downtown
Existing Use(s)	Office	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	C5		
Surrounding Use(s)	Office, multi-family residential, educational and religious institution, parking, restaurant, retail, bars and lounges, reception hall, hotel		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the UDC for Planning Commission consideration			

Case History – Site

- **Case 99-17** Downtown Design Overlay District
 - Approval recommended by Planning Commission on November 13, 2017
 - Approved by Metro Council on December 6, 2017

Case History – Area

- **SP-1-16** The Lofts at 6C
 - 142 multi-family residential units with 2,859 sf of commercial space
 - Approved by Planning Commission on February 15, 2016

Comprehensive Plan Consistency

- Consistent with the designation of Downtown Core on the Future Land Use Map
- Consistent with the following:
 - Land Use Action Item 3.2.1: Focus downtown development on increasing employment, housing, retail, parks, cultural and arts amenities and entertainment to create an active, vibrant urban core
 - 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

Waivers Requested

- None

Neighborhood Compatibility

- Site plan is compatible with existing residential, commercial, and institutional uses in the area
- Portion of existing office building will be converted to multi-family residential units and adding retail uses on the ground level

Regulatory Issues

- Site plan, as proposed, meets all ordinance requirements

Parking			
	Required	Provided	Meets Requirement
Auto Spaces	0*	223	Yes*
ADA Spaces	0*	9	Yes*
Bicycle Spaces	12	12	Yes

*No vehicular parking required in C5 Zoning per UDC Section 17.4.1.A

Environmental Issues

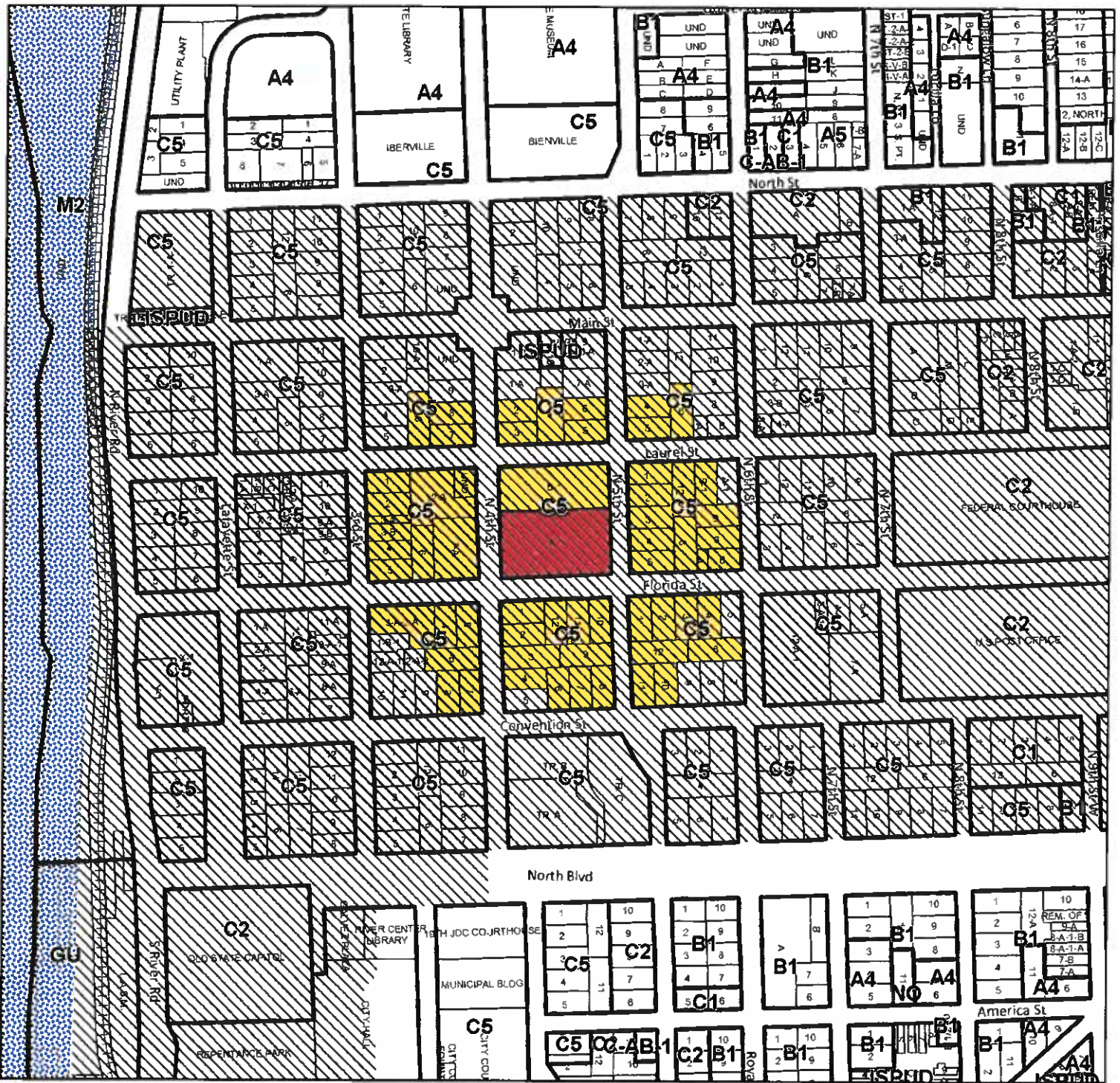
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- BREC notification sent on July 9, 2020
- Subject property posted on July 22, 2020
- Legal advertisement published in the Advocate on July 31, 2020
- Public Notification Cards mailed to property owners within 300 foot radius on July 31, 2020
- Staff reports available for review on August 6, 2020 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

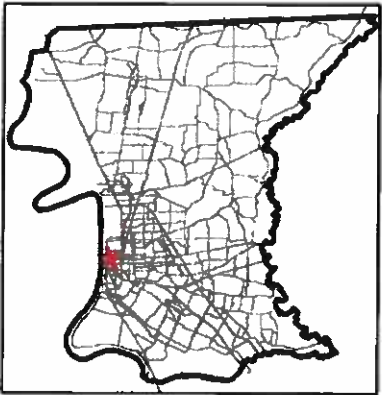
Findings

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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



SP-4-20








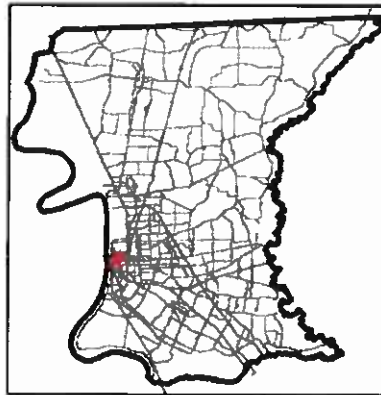
SCALE






Legend


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



SP-4-20



N



0 200 400 600 800 ft

SCALE

