



## Office of the Planning Commission

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

July 8, 2021

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*

FROM: Donnicha London, Planner II *DL*

SUBJECT: **Case 46-21** 10555 Mollylea Drive (Related to PA-12-21)

Application Summary			
Applicant	Monique Claitor	Submittal Date	June 1, 2021
Site Area	5.03 acres		
Location	North side of Mollylea Drive, west of Eileen Drive (Council District 6-Dunn Jr.)		
Planning Commission Meeting Date	July 19, 2021	Metropolitan Council Meeting Date	August 18, 2021
Request			
Requested Zoning	Heavy Commercial One (HC1)	Existing Zoning	Single Family Residential (A1)
Proposed Use(s)	Hospital	Existing Use(s)	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ± 100%
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), General Residential (A4), Heavy Commercial (C2)		
Surrounding Uses	Low density single family residential, medium density multi-family residential		
Findings			
Staff cannot certify that the proposed request meets the minimum criteria for a change of zoning. While it conforms to UDC dimensional requirements, it is inconsistent with the Comprehensive Plan, incompatible with existing character of usage of the neighborhood			

**Case History – Site**

- PA-12-21 10555 Mollylea Drive, Residential Neighborhood to Commercial
  - To be heard by the Planning Commission on July 19, 2021
  - To be heard by the Metropolitan Council on August 18, 2021

**Case History – Area**

- CUP-6-19 Broadmoor Methodist Church (Columbarium)
  - Approval Recommended by the Planning Commission on September 16, 2019

**Comprehensive Plan Consistency**

- Inconsistent with the designation of Residential Neighborhood on the Future Land Use Map
- Companion plan amendment to Commercial would address inconsistency

**Neighborhood Compatibility**

- Area contains low density single family and medium density multi-family residential
- Will change existing land use patterns

**Regulatory Issues**

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
HC1	Minimum Required	Existing
Lot Width	60 ft	505 ft
Lot Area	7,500 sf	219,100 sf

**Transportation**

- Property located in the vicinity of street on the Major Street Plan- *Sharp Road*
- Property located in the vicinity of proposed MOVEBR Project- *Sharp Road*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *Jones Creek trail*
- Property located in the vicinity of transit stop

**Environmental Issues**

- Approximately 100% of property located in AE Flood Zone, which may require elevation of building pads, and structures above the base flood elevation

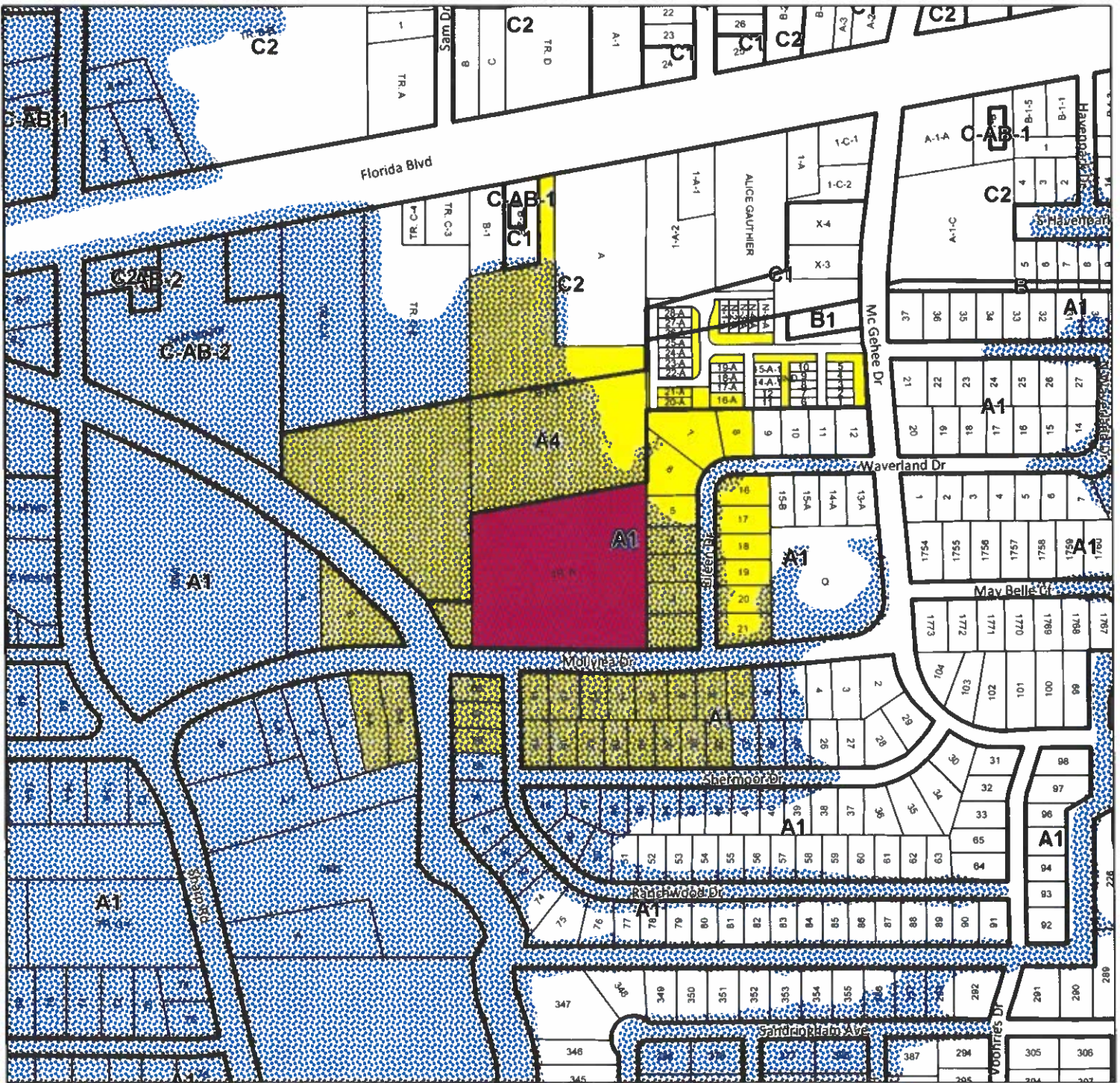
**Community Outreach/Notification**

- BREC notified on June 7, 2021
- Subject property posted on June 23, 2021
- Public Notification Cards mailed to property owners within 300 foot radius on July 2, 2021
- Staff reports available to review on July 8, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on July 9, 13 and 15, 2021







**Findings**

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**Legend**

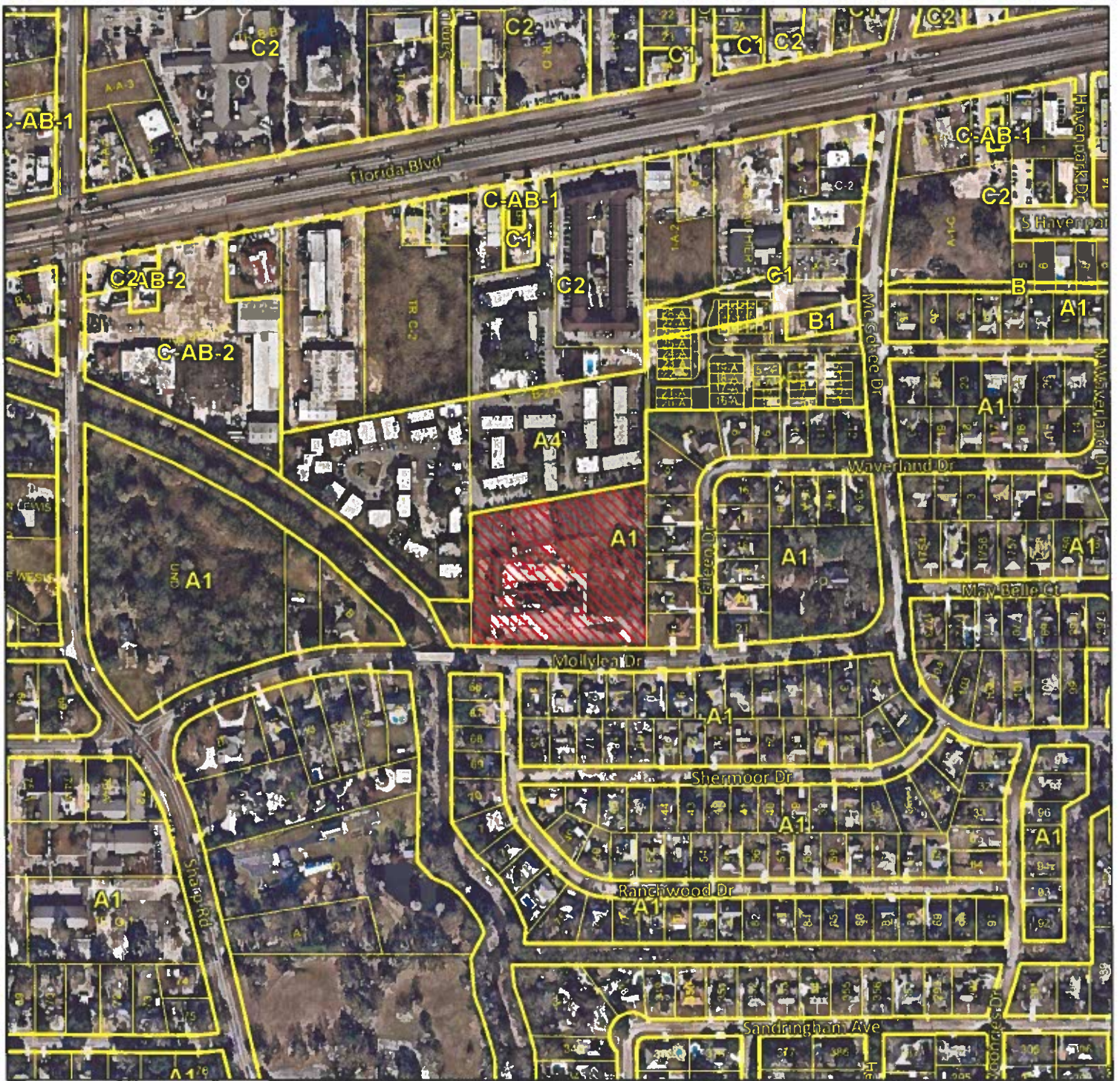
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels






# 46-21

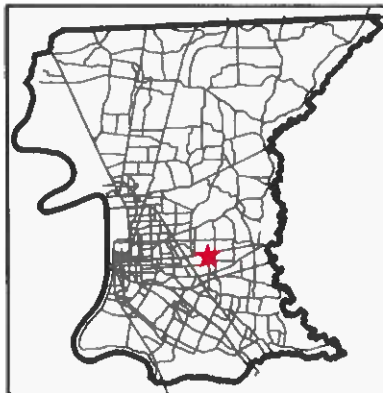







**Legend**

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

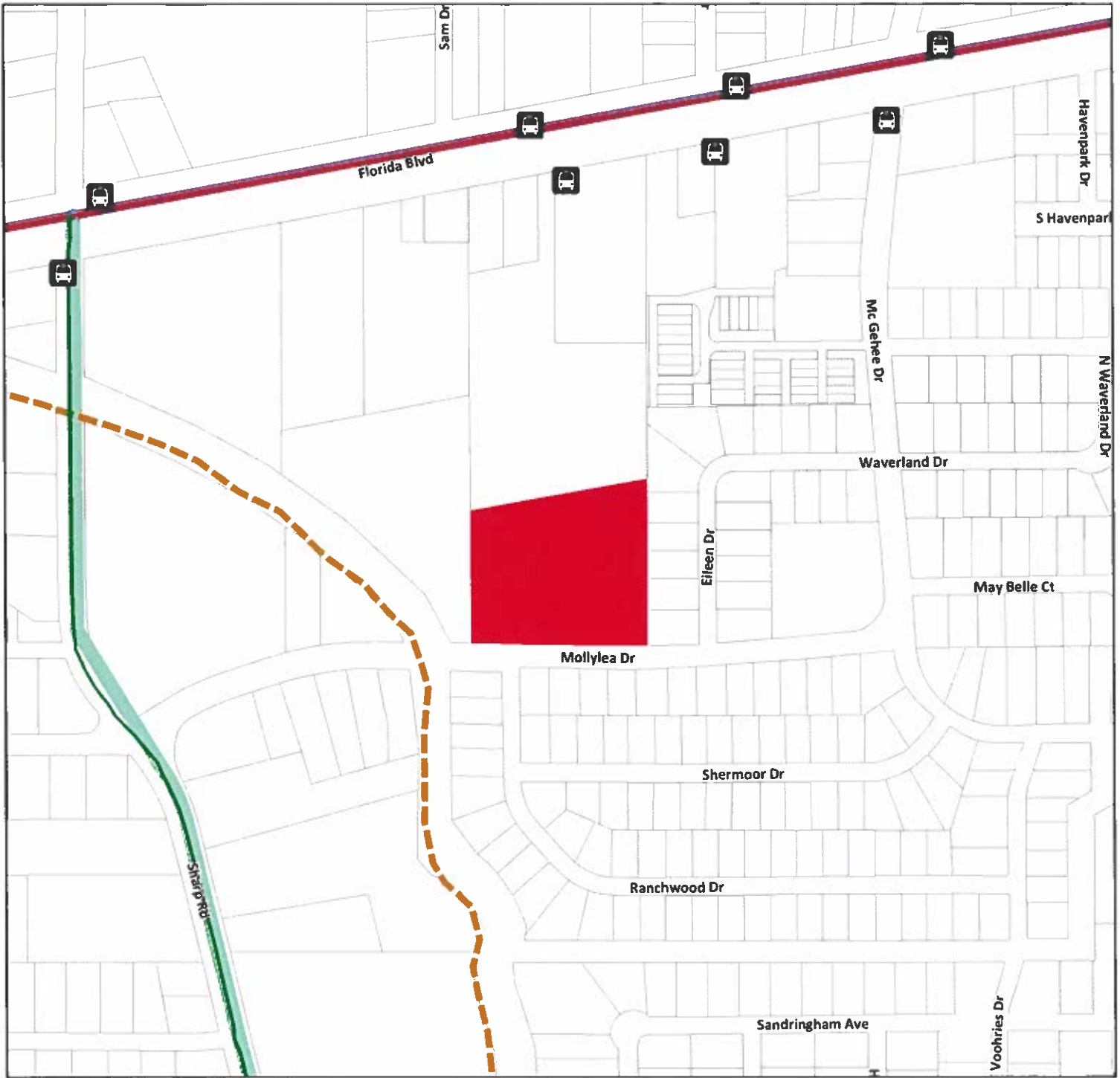


**46-21**

0 200 400 600 800 ft

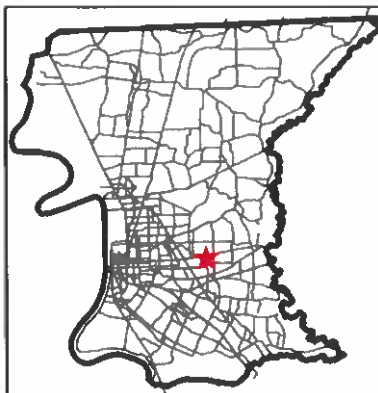
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**Legend**

	Current Case		<b>Pedestrian/Bike Master Plan</b>
	MovEBR Project		Existing
<b>Major Street Plan Status</b>			Proposed
	Completed		<b>Transit</b>
	Additional		Bus Routes
	Future		Bus Stops



# 46-21

0    200    400    600    800  
Feet



*Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.*