



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

September 9, 2021

TO: Planning Commission

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

FROM: Donnicha London, Planner II *DL*

SUBJECT: Case 48-21 1700–1800, 1806 and 1794 Staring Lane (Related to S-9-21)

Application Summary			
Applicant	Mickey L. Robertson, PE, PLS	Submittal Date	June 3, 2021
Site Area	22.57 acres		
Location	East side of Staring Lane, south of King's Hill Avenue (Council District 12-Racca)		
Planning Commission Meeting Date	September 20, 2021	Metropolitan Council Meeting Date	October 20, 2021
Request			
Requested Zoning	Zero Lot Line (A2.6)	Existing Zoning	Single Family Residential (A1)
Proposed Use(s)	81 low density single family residential lots	Existing Use(s)	Low density residential, undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	Yes ± 100%
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1, A2), Heavy Commercial (C2), Heavy Commercial One (HC1), Light Commercial (C1), Neighborhood Commercial (NC)		
Surrounding Uses	Boarding, convenience store with gasoline sales/gas station, farmer's market, low density single-family residential, motor vehicle repair, restaurant, retail sales, undeveloped, utility facility, 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 the Unified Development Code requirements			

Case History – Site

- **Case 48-21** 1700-1800 Staring Lane
 - Deferred by Councilmember Racca on July 17, 2021
 - Deferred by the Planning Director on August 16, 2021
 - To be heard by the Planning Commission on September 20, 2021
 - To be heard by the Metropolitan Council on October 20, 2021
- **S-9-21** Silverside Cove Subdivision
 - Deferred by Councilmember Racca on July 17, 2021
 - Deferred by the Planning Director on August 16, 2021
 - To be heard by the Planning Commission on September 20, 2021

Case History – Area

- **PA-1-20** 8100 Perkins Road, Residential Neighborhood to Commercial
 - Approval recommended by the Planning Commission on January 21, 2020
 - Approved by the Metropolitan Council on February 19, 2020
- **Case 3-20** 8100 Perkins Road, C1 to HC1
 - Approval recommended by the Planning Commission on January 21, 2020
 - Approved by the Metropolitan Council on February 19, 2020
- **PA-10-17** 8102 and 8200 Perkins Road, Neighborhood Center to Commercial
 - Approval recommended by the Planning Commission on June 19, 2017
 - Approved by the Metropolitan Council on July 19, 2017
- **Case 31-17** 8102 and 8200 Perkins Road, C1 to HC1
 - Approval recommended by the Planning Commission on June 19, 2017
 - Approved by the Metropolitan Council on July 19, 2017
- **Case 41-16** 1348 Staring Lane, A2 to NO
 - Denied by the Planning Commission on August 8, 2016

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of low density single family and commercial uses
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
A2.6	Minimum Required	Existing
Lot Width	30 ft	75 ft (smallest lot)
Lot Area	3,800 sf	983,149 sf

Transportation

- Property located on the Major Street Plan- Completed
- Property located in the vicinity of street on Major Street Plan- *Perkins Road*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Health Loop trail*
- Property located in the vicinity of transit stop

Environmental Issues

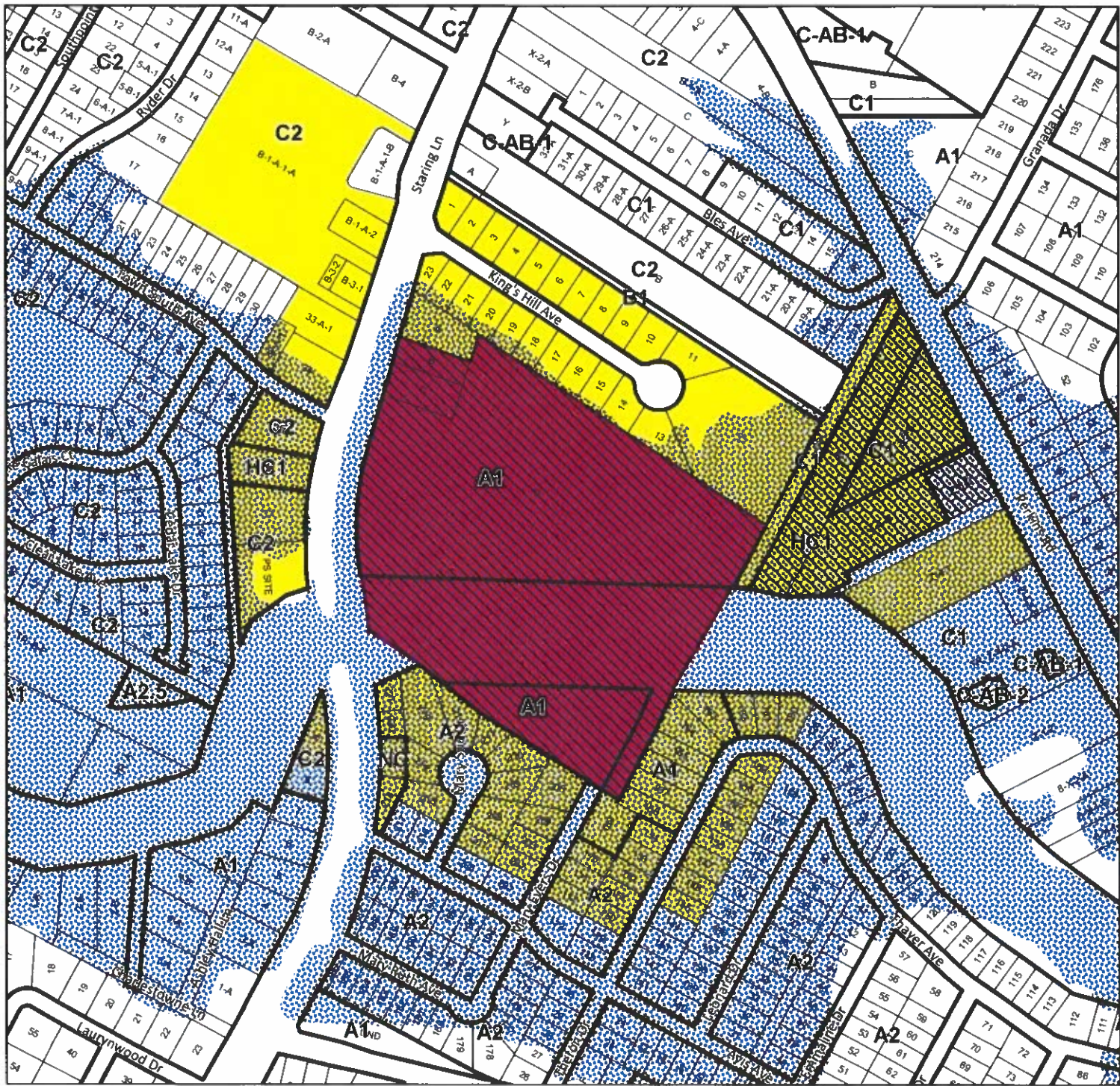
- Approximately 100% of property located in AE Flood Zone, which may require elevation of building pads, finished floor, and structures above the base flood elevation

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 and the Mayfair North Homeowners Association on July 2, 2021
- Legal advertisement published in The Advocate on July 9, 13 and 15, 2021
- Staff reports available to review on September 9, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>

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





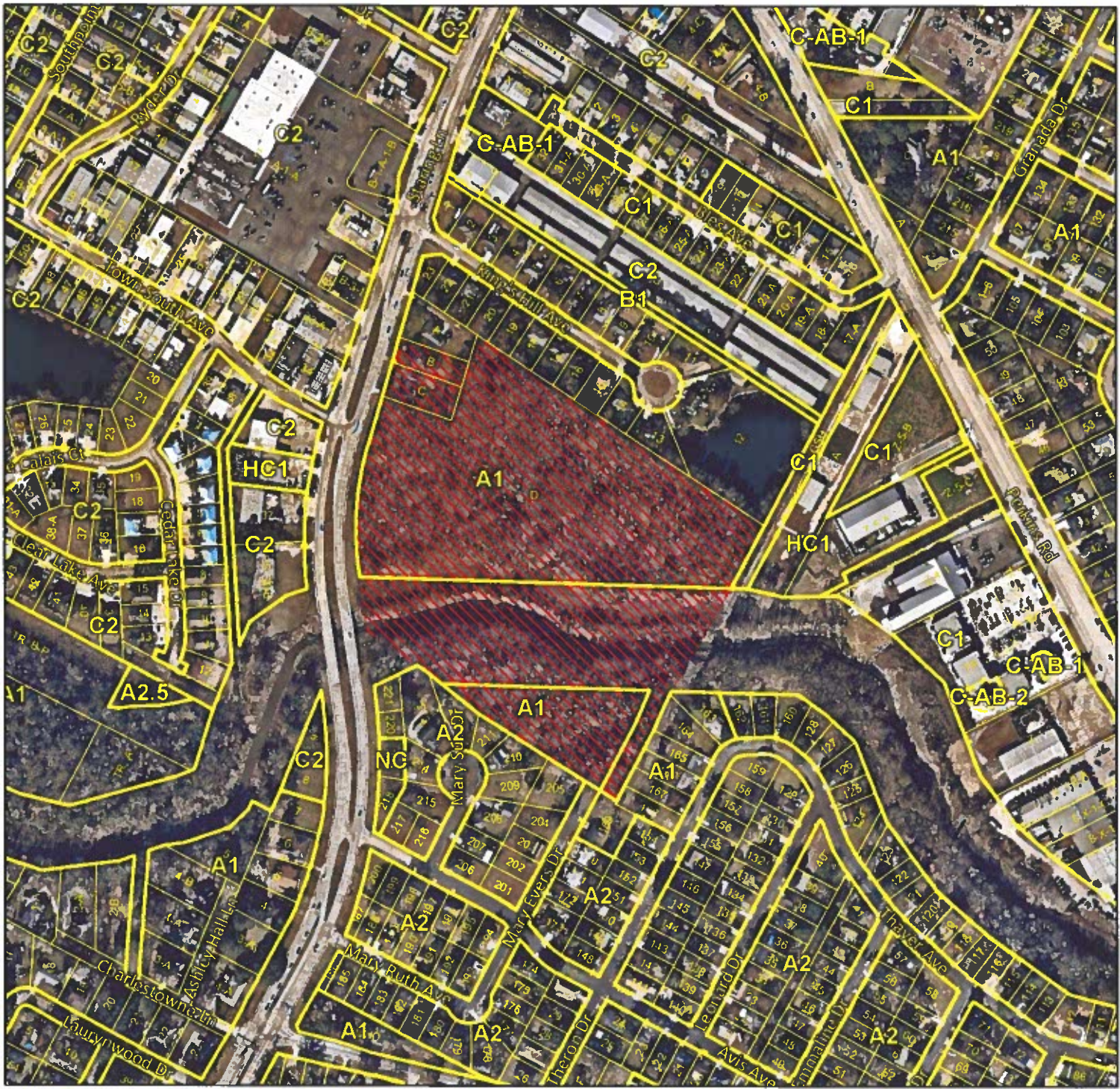
Legend

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






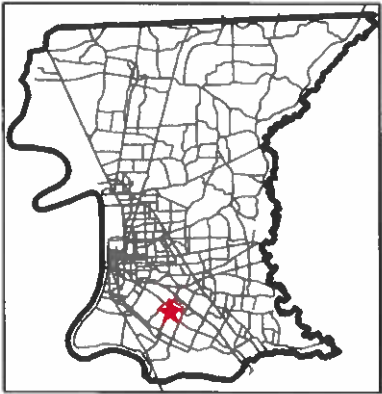
48-21



Legend

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

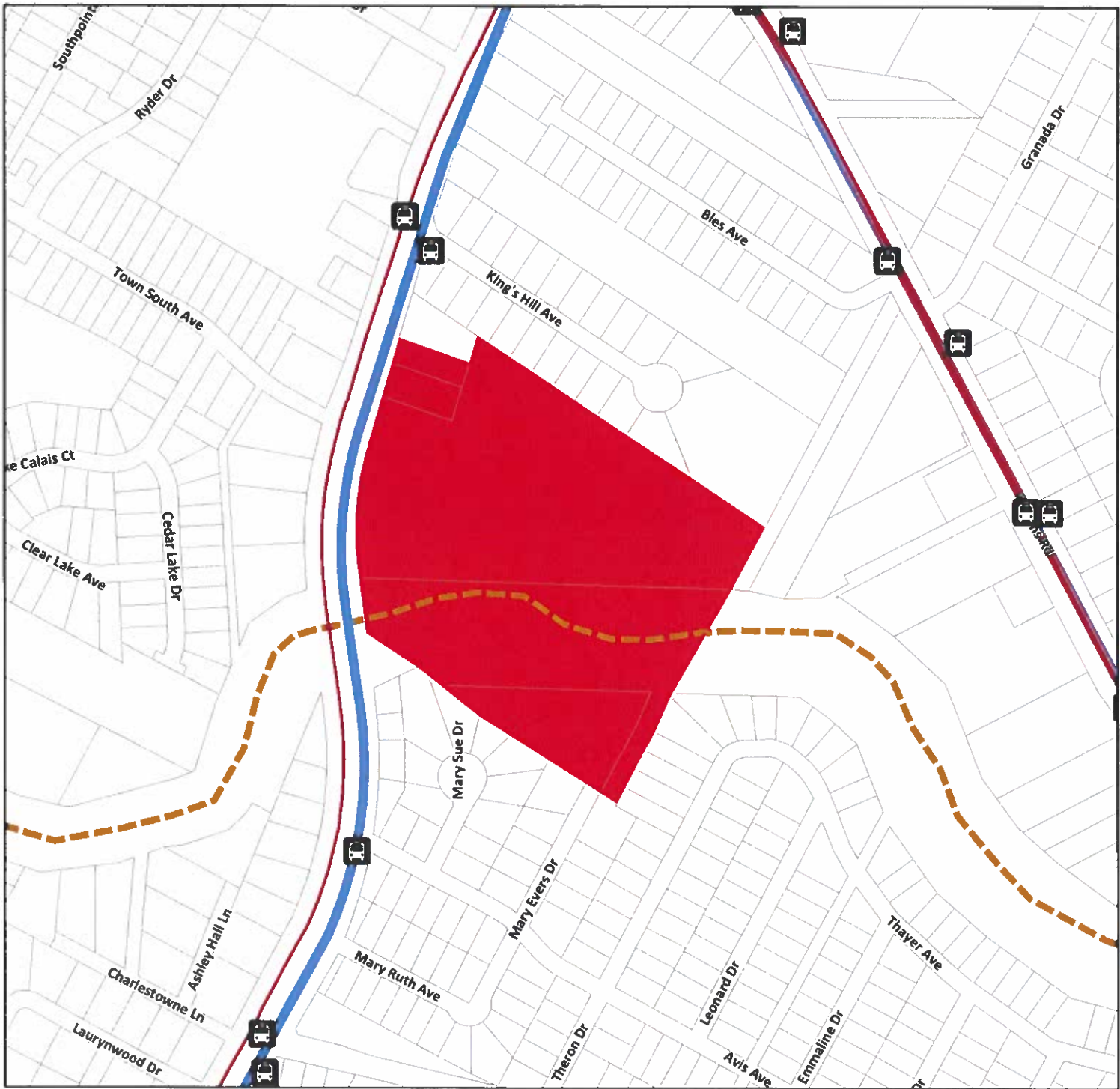


48-21

0 200 400 600 800 ft

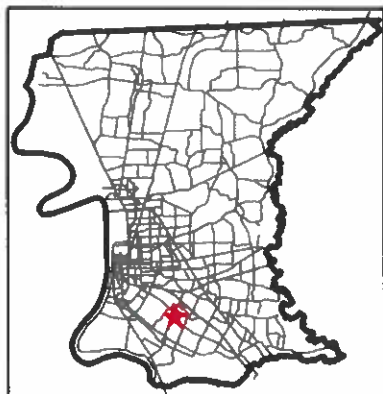
N





Legend

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



48-21

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.



CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION