



**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  
Planning Director

October 7, 2021

TO: Planning Commission  
THROUGH: Ryan L. Holcomb, AICP, Planning Director *UH*  
FROM: Esbii Ogholoh, Planner II *EAO*  
SUBJECT: **Case 77-21** T-12611 Burbank Drive

Application Summary			
Applicant	Carlos Alvarez	Submittal Date	August 23, 2021
Site Area	8,668 sf		
Location	North side of Burbank Drive, south of Great Tern Avenue (Council District 3-Gaudet)		
Planning Commission Meeting Date	October 18, 2021	Metropolitan Council Meeting Date	November 17, 2021
Request			
Requested Zoning	Neighborhood Office (NO)	Existing Zoning	Single Family Residential (A2.7)
Proposed Use(s)	Office	Existing Use(s)	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ±100%
Area Characteristics			
Surrounding Zoning	A2.7, Heavy Commercial (C2)		
Surrounding Uses	Low density single family residential, 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 45-19** 598, 599 Warbler Crossing Avenue, C2 to A2.7
  - Approval recommended by the Planning Commission on July 15, 2019
  - Approved by the Metropolitan Council on August 21, 2019

**Comprehensive Plan Consistency**

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

**Neighborhood Compatibility**

- Area contains low density single family residential and undeveloped
- Will not change existing land use patterns, as adjacent zoning allows for commercial

**Regulatory Issues**

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
NO	Minimum Required	Existing
Lot Width	50 ft	52 ft
Lot Area	6,000 sf	8,668 sf

**Transportation**

- Property located on the Major Street Plan- Completed and Future Right-of-Way maybe needed
- Property located in the vicinity of street on the Major Street Plan- *Highland Road*
- Property located in the vicinity of proposed MOVEBR Project- *Highland Road at Siegen Lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *BREC Siegen Lane to River Road trail, BREC Bayou Fountain trail*

**Environmental Issues**

- Approximately 100% of site in AE Flood zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

**Community Outreach/Notification**

- BREC notified on September 13, 2021
- Subject property posted on September 24, 2021
- Public Notification Cards mailed to property owners within 300 foot radius and the Willows at Bayou Fountain Homeowners Association on October 1, 2021
- Staff reports available to review on October 7, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on October 8, 12 and 14, 2021



**Findings**

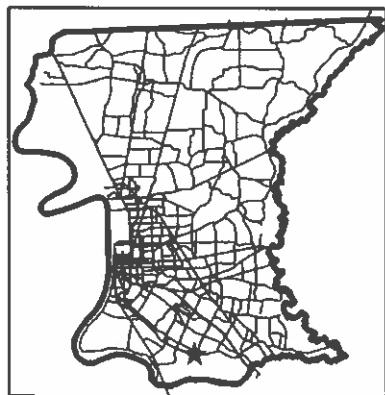
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**Legend**


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



77-21



N





**Legend**

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



# 77-21

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.*