



**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

May 5, 2022

TO: Planning Commission  
 THROUGH: Ryan L. Holcomb, AICP, Planning Director  
 FROM: Meaghan Nguyen, Planner II  
 SUBJECT: Case 32-22 4225 Nicholson Drive, Suite 104

Application Summary			
Applicant	Christione P. Turner	Submittal Date	March 31, 2022
Site Area	1,679 sf		
Location	East side of Nicholson Drive, north of East Boyd Drive (Council District 12-Racca)		
Planning Commission Meeting Date	May 16, 2022	Metropolitan Council Meeting Date	June 15, 2022
Request			
Requested Zoning	Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)	Existing Zoning	Infill Small Planned Unit Development (ISPUD)
Proposed Use(s)	Bar	Existing Use(s)	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	Yes ± 100%
Area Characteristics			
Surrounding Zoning	Planned Unit Development (PUD), Commercial Alcoholic Beverage (restaurant) (C-AB-1), Heavy Commercial One (HC1), Heavy Commercial (C2)		
Surrounding Uses	High density multi-family residential, restaurant (with/without alcohol), convenience store with gasoline sales		
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 37-20** 1184 Bob Pettit Boulevard, C2 to C-AB-2
  - Approval recommended by the Planning Commission on August 17, 2020
  - Approved by the Metropolitan Council on September 16, 2020
- **Case 17-19** 1184 Bob Petit Boulevard, C2 to C-AB-2
  - Approval recommended by the Planning Commission on March 18, 2019
  - Approved by the Metropolitan Council on April 17, 2019
- **Case 8-19** 4343 Nicholson Drive, C2 and NC-AB to HC1
  - Approval recommended by the Planning Commission on January 22, 2019
  - Approved by the Metropolitan Council on February 20, 2019
- **Case 71-18** 943 Jennifer Jean Drive, B1 to NC
  - Approval recommended by the Planning Commission on October 15, 2018
  - Approved by the Metropolitan Council on November 20, 2018

### Comprehensive Plan Consistency

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

### Neighborhood Compatibility

- Area includes a mixture of commercial and high density multi-family properties, with C-AB-1 zoning abutting on the north side
- Will not change existing land use patterns

### Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
C2/ C-AB-2	Minimum Required	Existing
Lot Width	60 ft	130 ft
Lot Area	7,500 sf	31,270 sf

### Transportation

- Property located on the Major Street Plan- *Nicholson Drive*
  - Completed
- Property located adjacent to proposed MOVEBR Project- *Nicholson Drive (Brightside-Gourrier)*
- Property located adjacent to existing facility on the Pedestrian and Bicycle Master Plan- *Nicholson Drive multi-use path*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Nicholson-Parker trail, Alvin Dark Avenue sidepath*
- Property located in the vicinity of a transit stop

### Environmental Issues

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

**Community Outreach/Notification**







- Subject property posted April 28, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on April 29, 2022
- Staff reports available to review May 5, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 6, 10 and 12, 2022

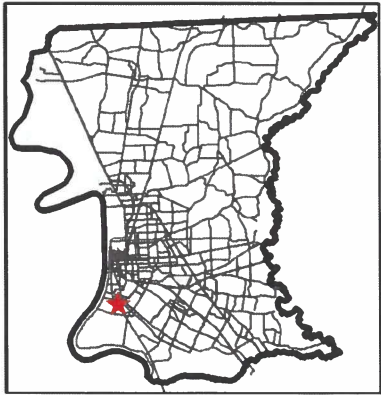
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**Legend**

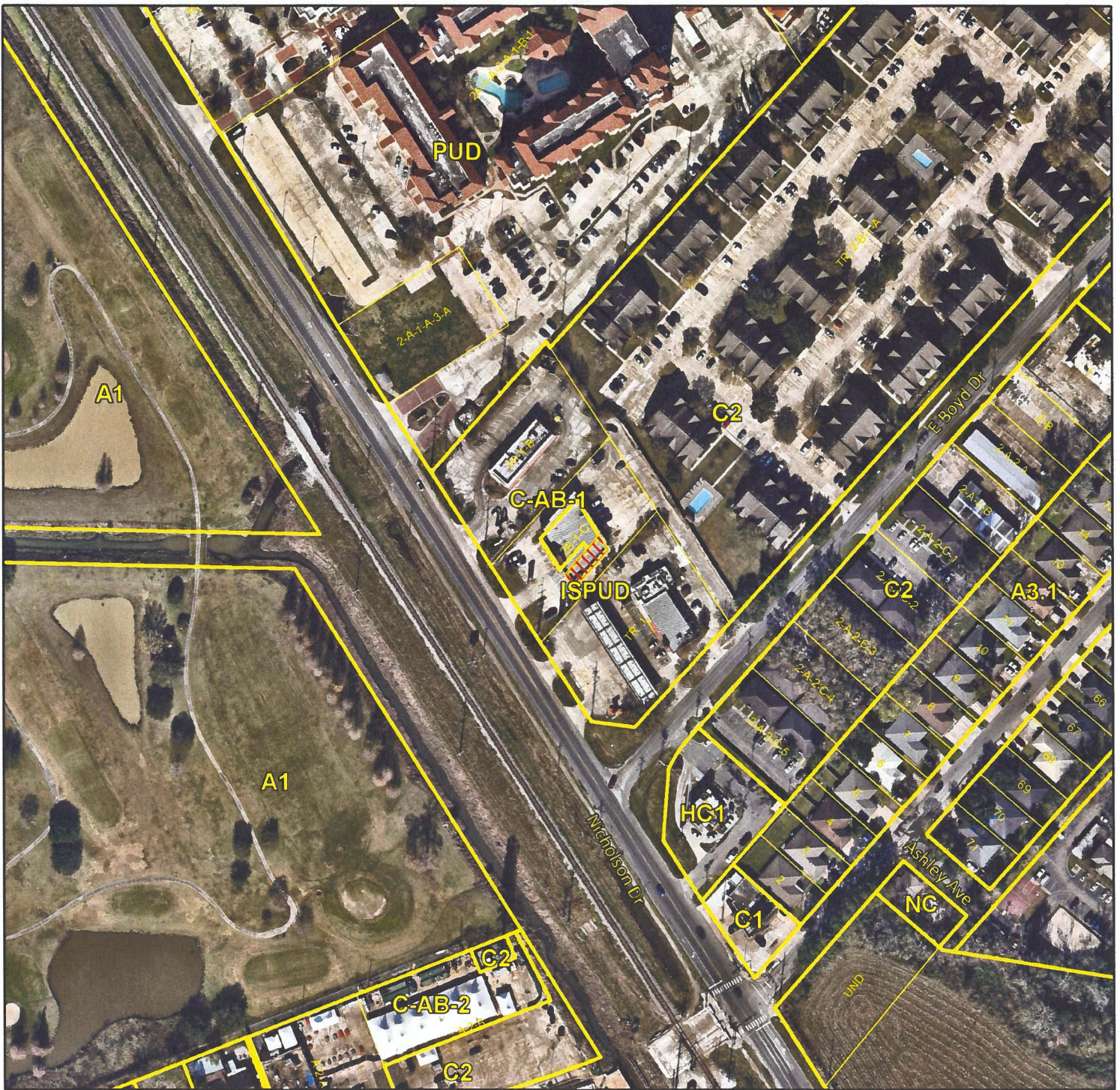
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels






**32-22**

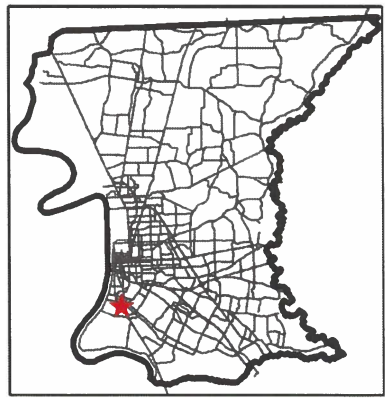
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**Legend**

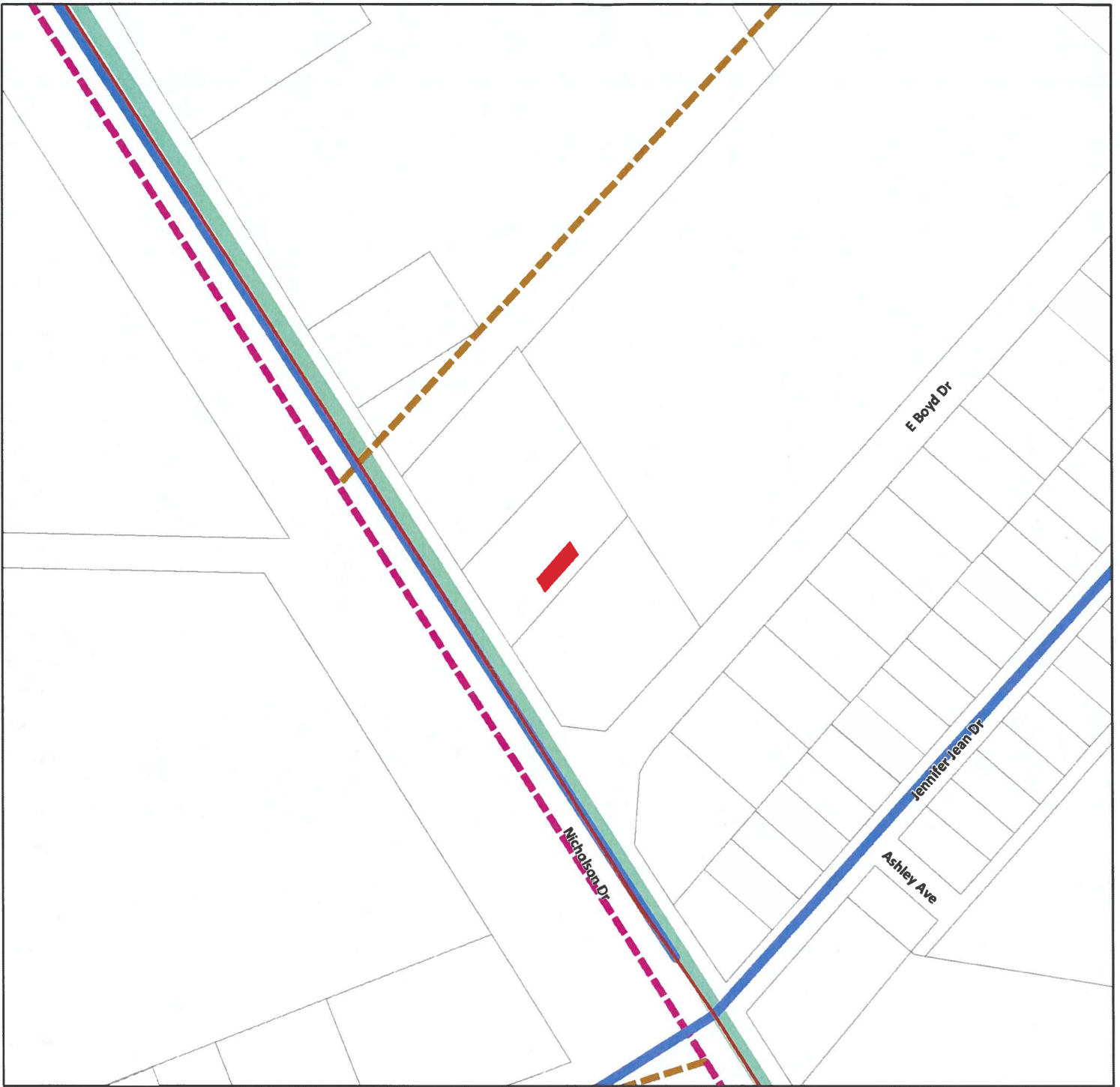
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**32-22**

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N



**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



**32-22**

0    100    200    300    400  
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.*