



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

December 1, 2022

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Esbii Ogholoh, Planner II *EAO*
SUBJECT: **Case 79-22 2801 Nicholson Drive**

Application Summary			
Applicant	Chad Stevens	Submittal Date	October 26, 2022
Site Area	22,000 sf		
Location	East side of Nicholson Drive, south of West Garfield Street (Council District 10-Coleman)		
Planning Commission Meeting Date	December 12, 2022	Metropolitan Council Meeting Date	January 18, 2023
Request			
Requested Zoning	Light Commercial One (LC1)	Existing Zoning	Infill Small Planned Unit Development (ISPUD)
Proposed Use(s)	Restaurant	Existing Use(s)	Undeveloped
FUTUREBR Land Use Designation	Mixed Use	Character Area	Urban/Walkable
Overlay District	Nicholson Drive, Old Old Town	Special Flood Hazard	Yes ± 100%
Area Characteristics			
Surrounding Zoning	Limited Residential (A3.1), General Residential (A4), Light Commercial (C1), Heavy Commercial (C2)		
Surrounding Uses	Retail sales, office, convenience store with gasoline sales/gas station, low density single family residential, medium and high density multi-family residential, vacant, 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 18-21** 718, 734, 750 Roosevelt Street and 2826 Alaska Street, A4 to Neighborhood Commercial)NC)
 - Approval recommended by the Planning Commission on May 17, 2021
 - Approved by the Metropolitan Council on June 16, 2021

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of commercial, residential and undeveloped properties
- Will not change existing land use patterns
-
- Adjacent lot lot currently used for office

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC1	Minimum Required	Existing
Lot Width	50 ft	200 ft
Lot Area	6,000 sf	22,000 sf

Transportation

- Property located on the Major Street Plan- *Nicholson Drive, West Roosevelt Street*
 - Completed and Additional Right-of-Way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *South River Road*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *West McKinley Street/Alaska Street/West Chime Street bike boulevard*
- 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 floors, and structures above the base flood elevation

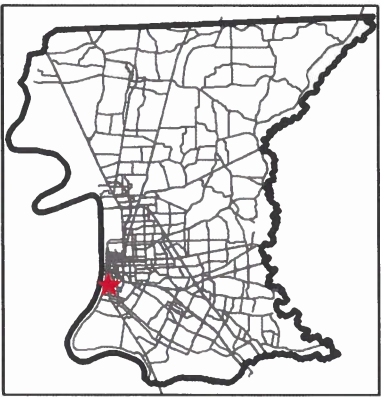
Community Outreach/Notification

- Subject property posted November 18, 2022
- Public Notification Cards mailed to property owners within 300 foot radius, and the South Baton Rouge Homeowners Association on November 23, 2022
- Staff reports available to review December 1, 2022 at <http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on December 2, 6 and 8, 2022



Legend

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

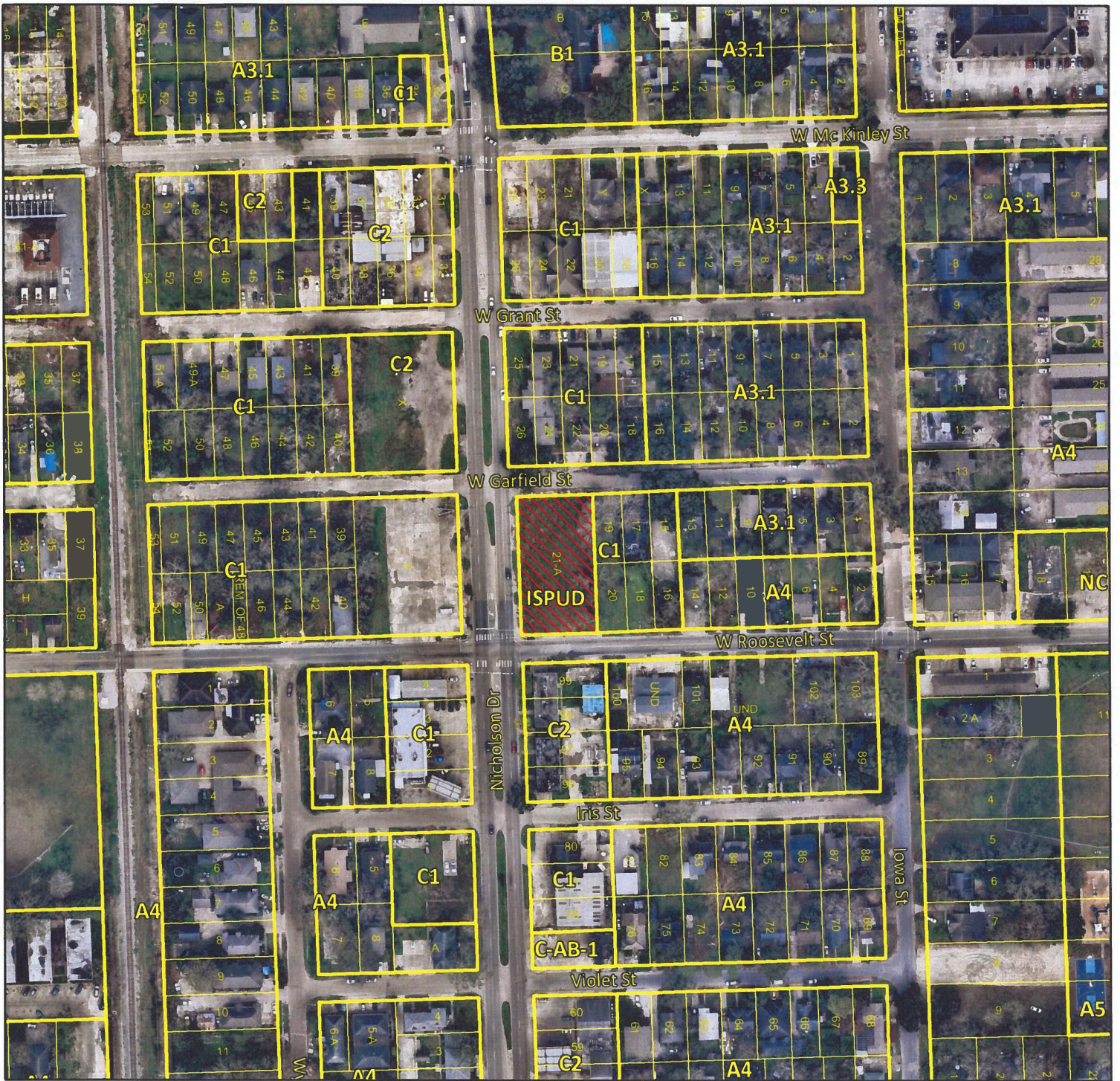


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

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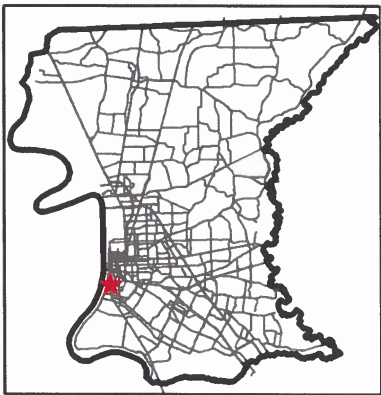
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Legend

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



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N



Legend

	Current Case		Pedestrian/Bike Master Plan
	MoveBR Projects		Existing
Major Street Plan Status			Proposed
	Completed		Transit
	Additional		CATS/Tiger Trails
	Future		Bus Stops



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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