



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 8, 2022

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Jasmine Thomas, AICP, Senior Planner *JPT*
SUBJECT: **PA-20-22** 1576 O’Neal Lane (Related to Case 58-22 and S-10-22)

Application Summary			
Applicant	Mickey Robertson, PE, PLS	Submittal Date	July 27, 2022
Site Area	19.81 acres		
Location	West side of O’Neal Lane, north of Honeycutt Road (Council District 8-Amoroso)		
Planning Commission Meeting Date	September 19, 2022	Metropolitan Council Meeting Date	October 19, 2022
Request			
Requested FUTUREBR Land Use Designation	Compact Neighborhood	Current FUTUREBR Land Use Designation	Commercial
Site Characteristics			
Special Flood Hazard	Yes ± 90%	Character Area	Suburban
Area Characteristics			
Surrounding Land Use Designation(s)	Commercial, Compact Neighborhood, Mixed-Use, Office, Park, Residential Neighborhood		
Findings			
Recommend approval, based upon examination of the area at a further level of detail and combability with surrounding uses			

Case History – Site

- **Case 58-22** 1576 O’Neal Lane, C1, C-AB-1, Rural to A2.9
 - To be heard by the Planning Commission on September 19, 2022
 - To be heard by the Metropolitan Council on October 19, 2022
- **S-10-22** Willow Springs
 - 140 semi-detached residential lot subdivision
 - To be heard by the Planning Commission on September 19, 2022

Case History – Area

- **Case 23-22** 1312 O’Neal Lane, Rural to LC1
 - Approval recommended by the Planning Commission on April 18, 2022
 - Approved by the Metropolitan Council on May 18, 2022

- **Case 58-21** 1747 O’Neal Lane, Rural to HC2 and C-AB-1
 - Approval recommended by the Planning Commission on August 16, 2021
 - Approved by the Metropolitan Council on September 15, 2021
- **Case 7-21** T1340 (1300-1400) O’Neal Lane, A3.1 to LC2
 - Approval recommended by the Planning Commission on March 15 2021
 - Approved by the Metropolitan Council on April 21, 2021
- **Case 19-19** 1683 O’Neal Lane, Rural to CW3
 - Approval recommended by the Planning Commission on June 17, 2019
 - Approved by the Metropolitan Council on June 19, 2019

Comprehensive Plan Analysis

- Properties to the north are designated Commercial, Compact Neighborhood, Residential Neighborhood, Mixed-Use and Office on the Future Land Use Map
- Properties to the west are designated Residential Neighborhood on the Future Land Use Map
- Properties to the south are designated Compact Neighborhood, Commercial, Residential Neighborhood and Park on the Future Land Use Map
- Properties to the east are designated Commercial on the Future Land Use Map

Transportation

- Property located on the Major Street Plan- *O’Neal Lane*
 - Completed
- Property located in the vicinity of street on the Major Street Plan- *Interstate 10*
- Property located in the vicinity of proposed MOVEBR Project- *Centurion Avenue sidewalks*
- Property located in the vicinity of transit stop

Neighborhood Compatibility

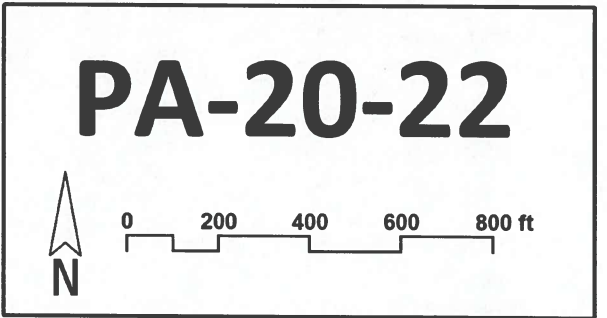
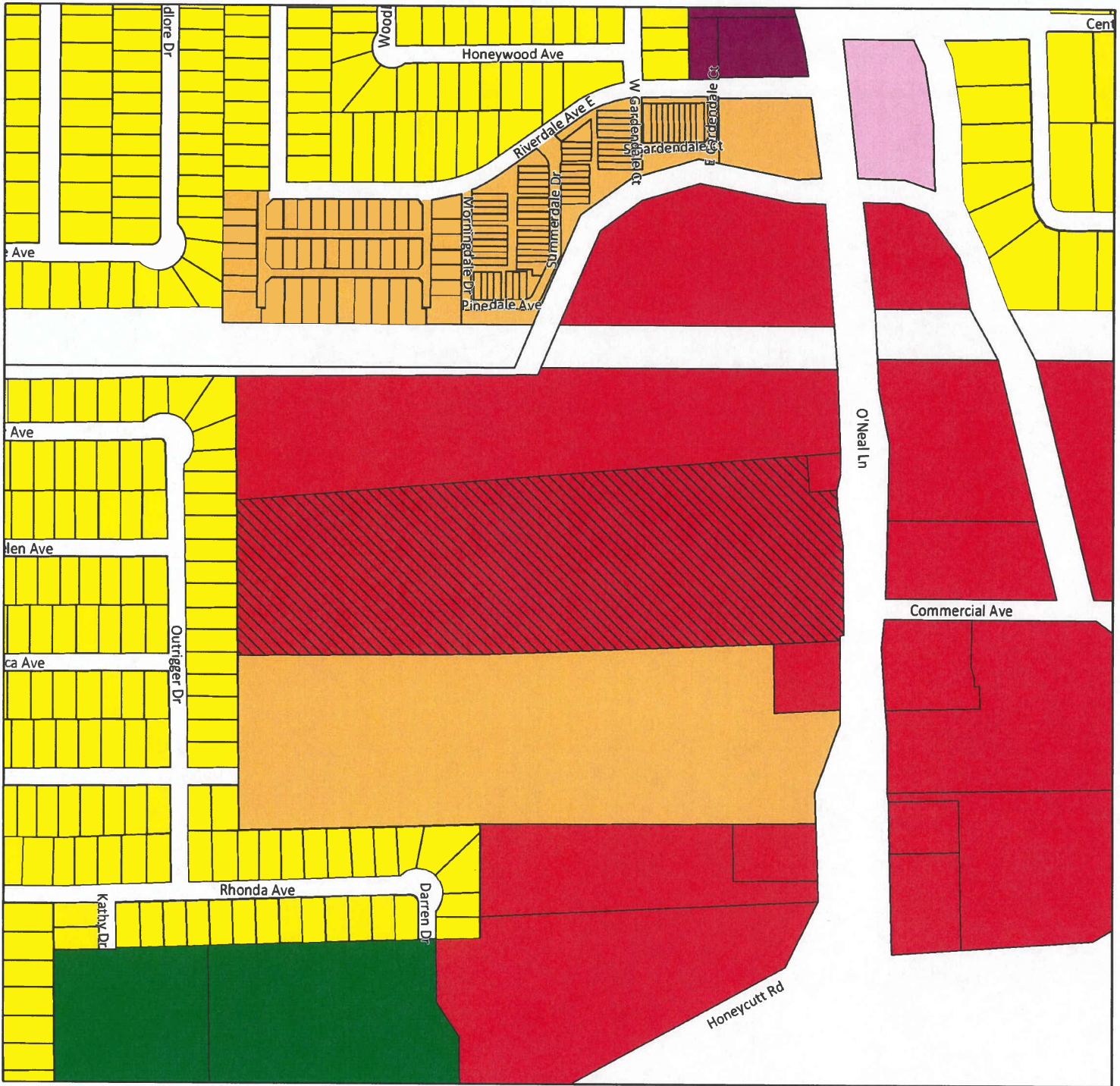
- Property is low density single family residential and undeveloped
- Surrounding area is a mixture of low density residential, medium density residential, commercial, park, utilities, warehousing and undeveloped properties

Environmental Issues

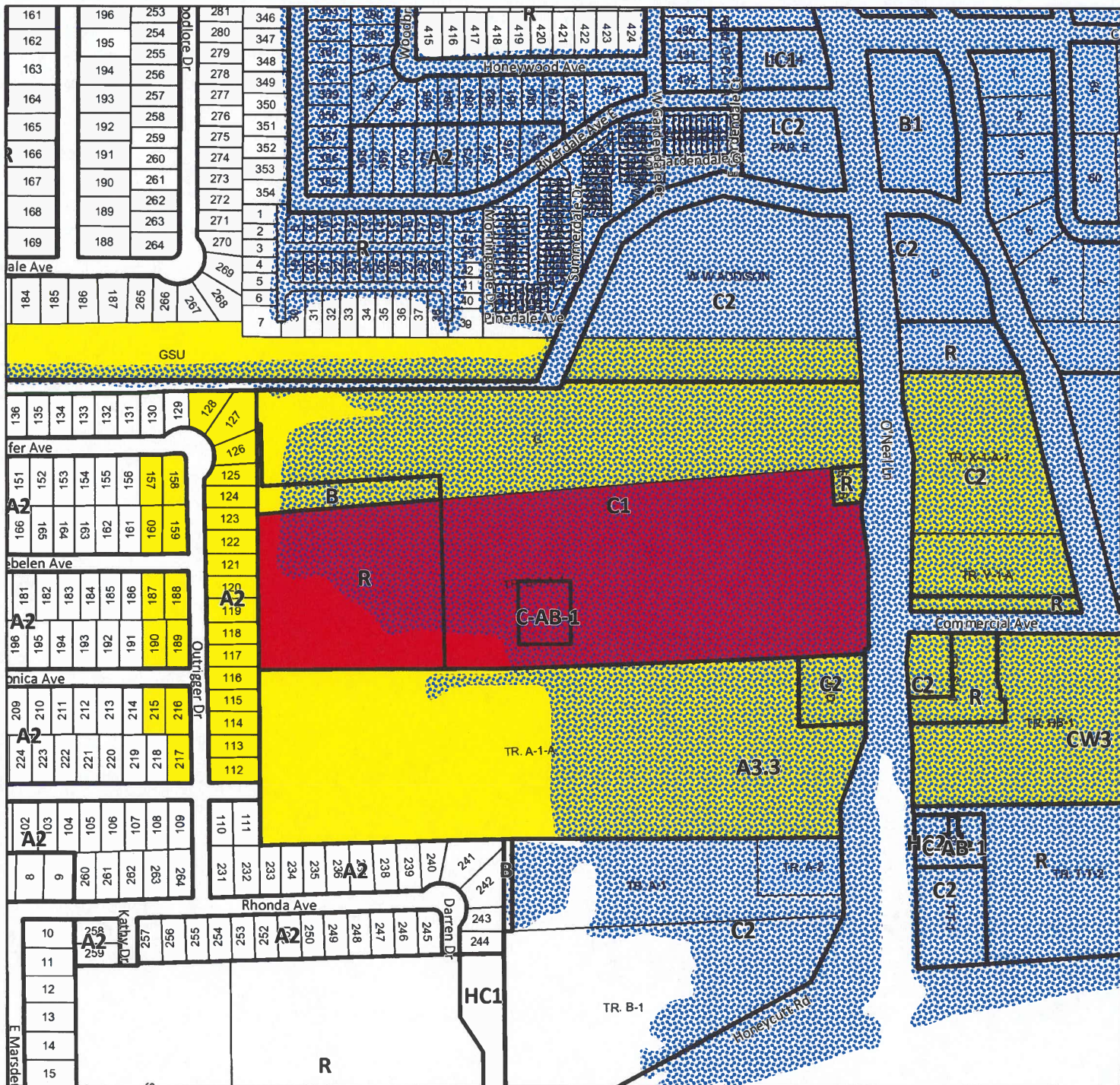
- Approximately 90% of site in AE Flood Zone, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- BREC notified on August 5, 2022
- Subject property posted on August 29, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on September 2, 2022
- Staff reports available to review on September 8, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Display advertisement published on September 9, 2022
- Legal advertisement published in The Advocate on September 9, 13 and 15, 2022



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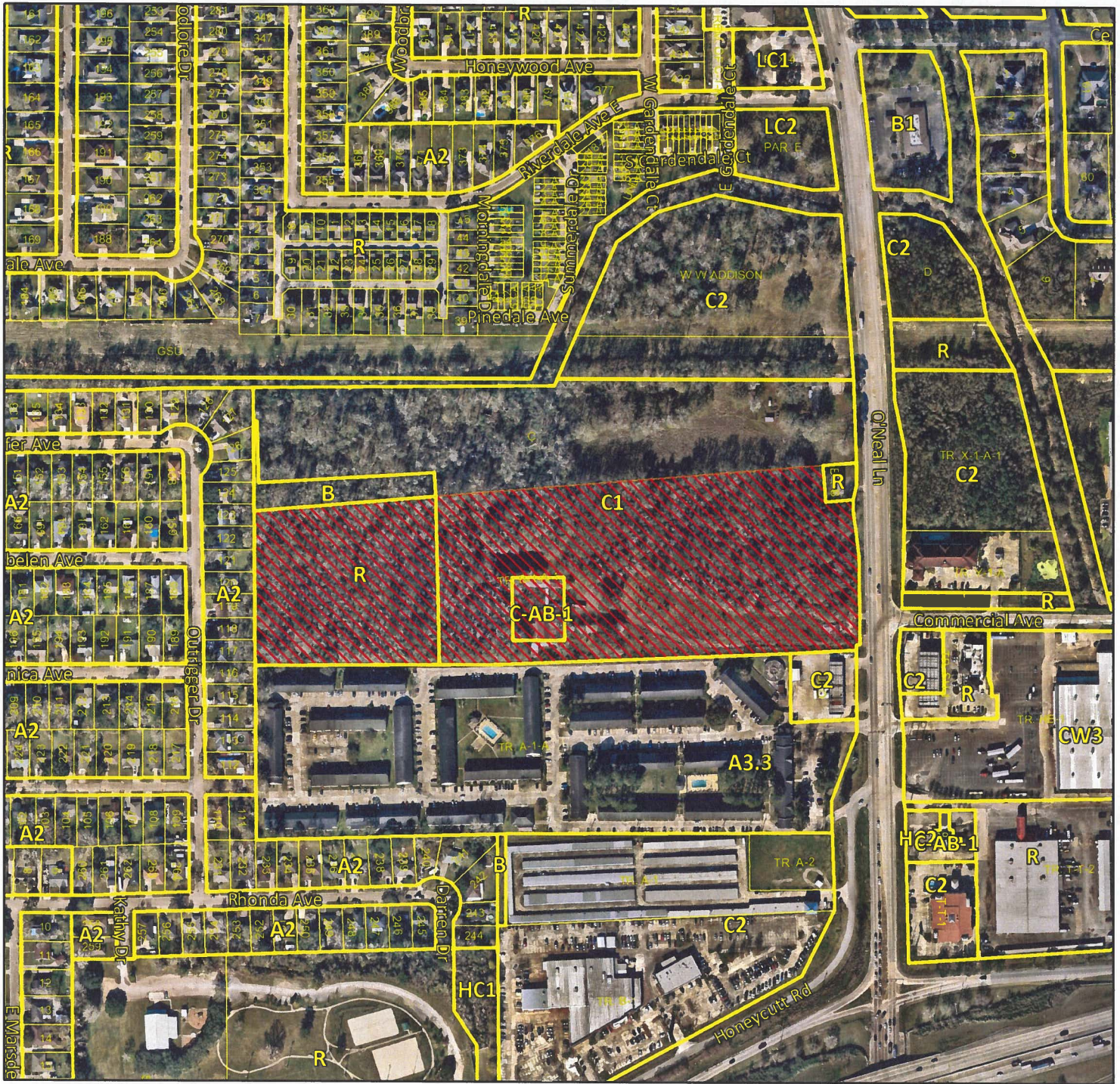


Legend




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



PA-20-22



Legend

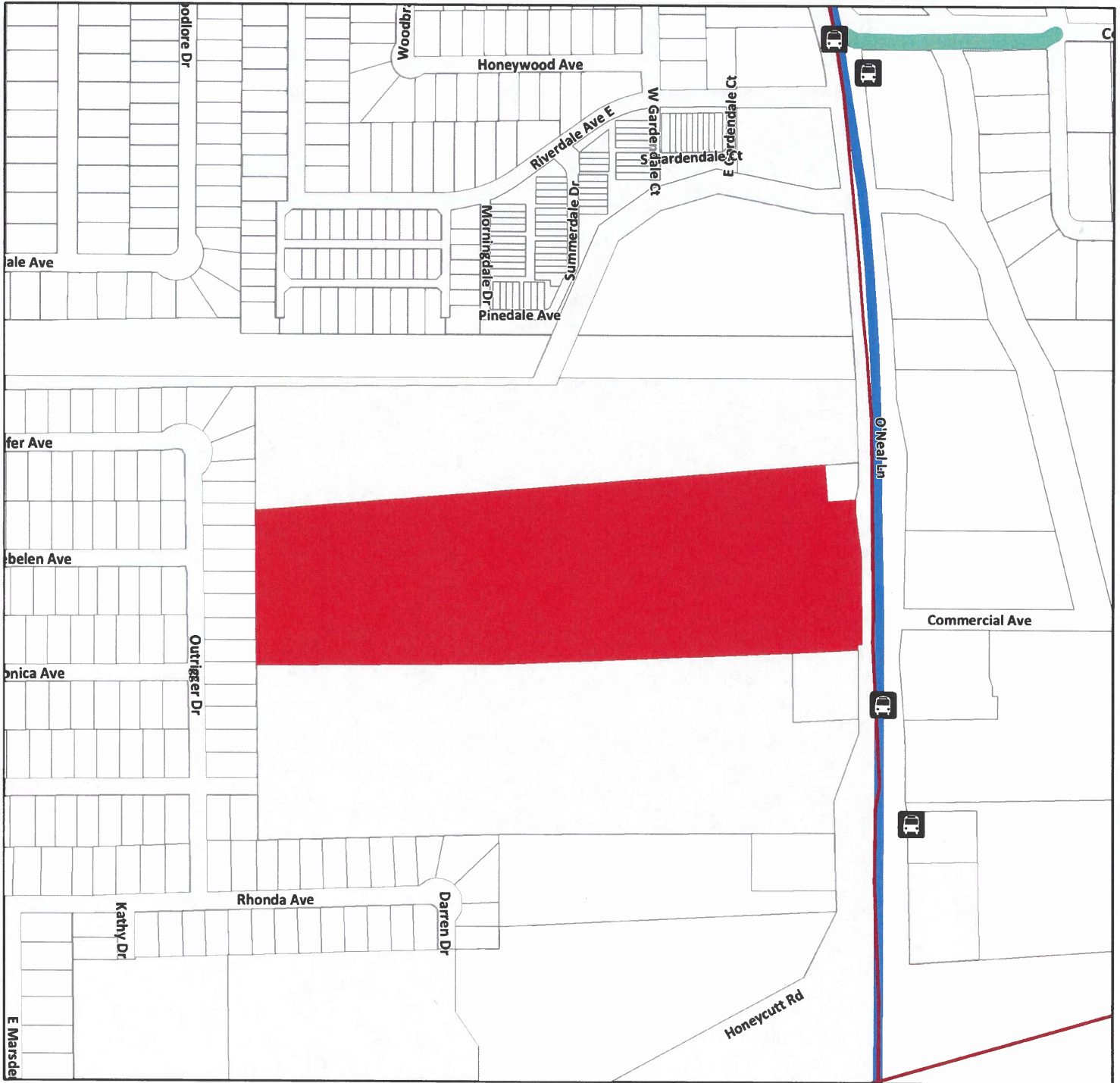
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



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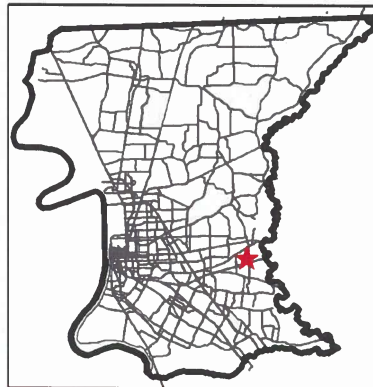
0 200 400 600 800 ft

N



Legend

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



PA-20-22



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