



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

January 6, 2023

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director
 FROM: Esbii Ogholoh, Planner II *EAO*
 SUBJECT: Case 1-23 18910 Old Scenic Highway (Related to PA-1-23)

Application Summary			
Applicant	Bryant Butler	Submittal Date	November-10-22
Site Area	3.78 acres		
Location	East side of Old Scenic Highway, south of Coppermill Boulevard (Council District 1-Noel)		
Planning Commission Meeting Date	January 17, 2023	Metropolitan Council Meeting Date	February 15, 2023
Request			
Requested Zoning	Light Commercial Two (LC2)	Existing Zoning	Rural
Proposed Use(s)	Retail/Office	Existing Use(s)	Low density single family residential
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Rural, General Office Low Rise (GOL), Planned Unit Development (PUD)		
Surrounding Uses	Low density single family residential, medical office/clinic, undeveloped properties		
Findings			
Staff cannot certify that the proposed request meets the criteria for a change in zoning. Request is inconsistent with the Comprehensive Plan and incompatible with the existing character of the established residential land use			

Case History – Site

- PA-1-23 18910 Old Scenic Highway, Residential Neighborhood to Commercial
 - To be heard by the Planning Commission on January 17, 2023
 - To be heard by the Metropolitan Council on February 15, 2023

Case History – Area

- None

Comprehensive Plan Consistency

- Inconsistent with the designation of Residential Neighborhood on the Future Land Use Map
- Companion plan amendment to Commercial would address inconsistency
- Inconsistent with the following:
 - Land Use Action Item 4.1.4: Ensure appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life
 - Will change existing land use patterns

Neighborhood Compatibility

- Area contains a mixture of residential, office, and undeveloped properties
- Will change existing land use patterns
- Request introduces commercial uses on west side of Old Scenic Highway
- No permitted business exists on property

Regulatory Issues exists

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC2	Minimum Required	Existing
Lot Width	60 ft	240 ft
Lot Area	7,500 sf	164,744 sf

Transportation

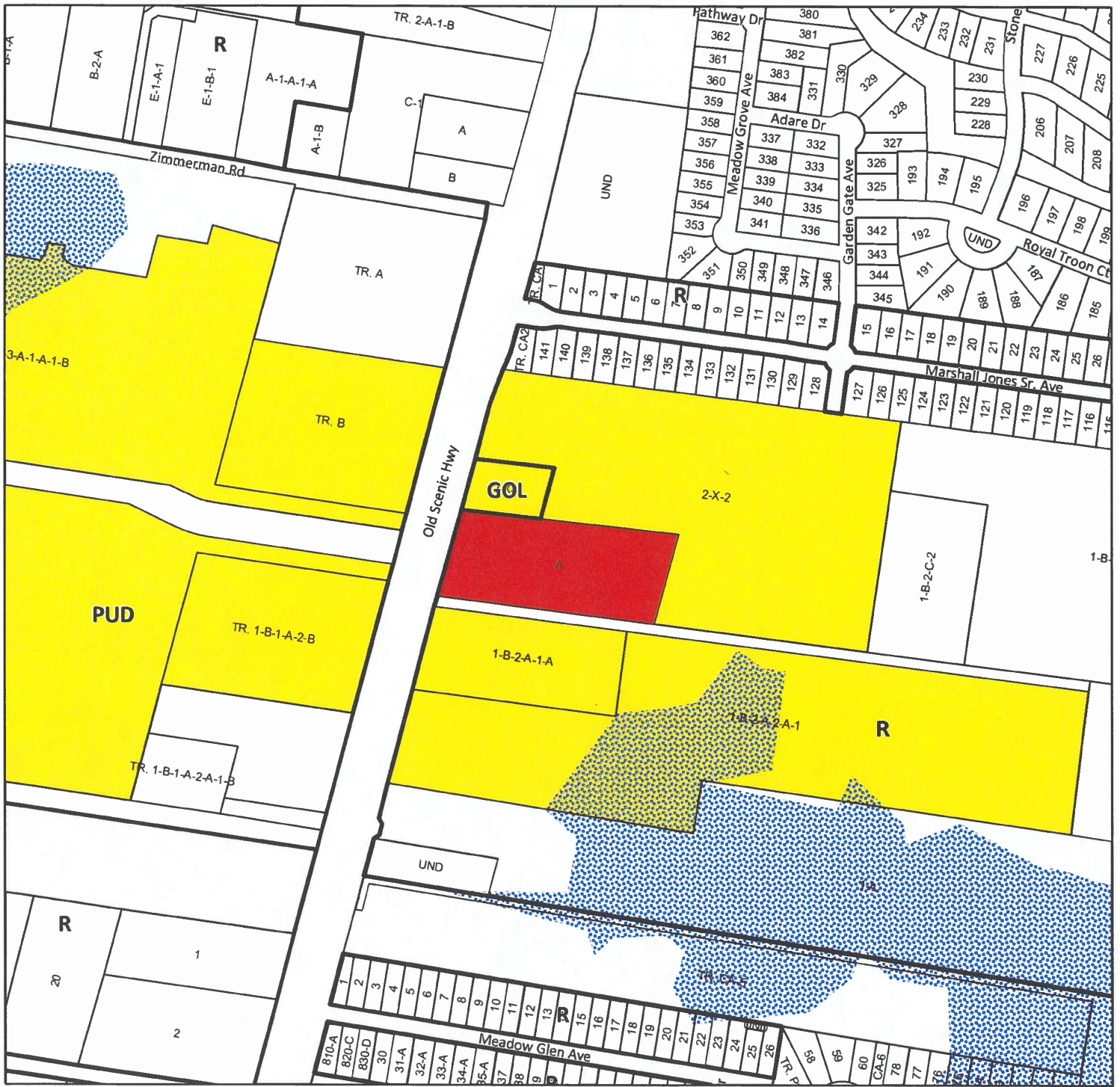
- Property located on the Major Street Plan- *Old Scenic Highway*
 - Additional Right-of-Way may be needed

Environmental Issues







- Property located outside of a Special Flood Hazard Area

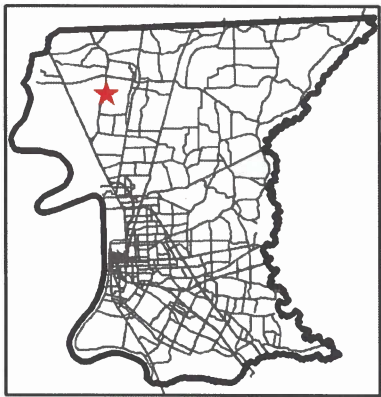
Community Outreach/Notification

- City of Zachary notified on November 21, 2022 pursuant to UDC Section 3.1.4.B
 - Zachary Planning and Zoning Commission had a public hearing on November 5, 2022
 - Zachary Council did not object the request at a public hearing on December 13, 2022
- Subject property posted on December 22, 2022
- Public Notification Cards mailed to property owners within 300 foot radius on December 30, 2022
- Staff reports available to review on January 5, 2023 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on January 6, 10 and 12, 2023




Legend

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






1-23

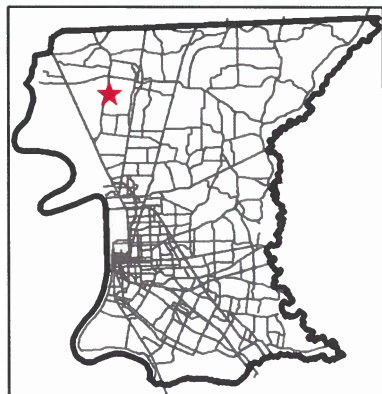
0 200 400 600 800 ft







Legend

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












1-23




Legend

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



1-23



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