



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

March 9, 2023

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
 FROM: Yulonda Derrick, Planner I *YD*
 SUBJECT: **Case 13-23** 2903 and 2919 Perkins Road

Application Summary			
Applicant	Rachel Waldroup	Submittal Date	February 2, 2023
Site Area	7,139 sf		
Location	North side of Perkins Road, east of Christian Street (Council District 12-Racca)		
Planning Commission Meeting Date	March 20, 2023	Metropolitan Council Meeting Date	April 19, 2023
Request			
Requested Zoning	Light Commercial One (LC1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1)	Existing Zoning	Light Commercial (C1) and Commercial Alcoholic Beverage (restaurant)(C-AB-1)
Proposed Use(s)	Restaurant (with alcohol)	Existing Use(s)	Restaurant (with alcohol) and parking lot
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Center	Character Area	Urban/Walkable
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	C1, C-AB-1, Commercial Alcoholic Beverage (bar or lounge)(C-AB-2), Neighborhood Commercial Alcoholic Beverage (restaurant) (NC-AB), Light Industrial (M1), Single Family Residential (A2.7)		
Surrounding Uses	Low density single family residential, medium and high density multifamily residential, personal service establishment, bar, restaurant (with/without alcohol), retail sales, utility facility, undeveloped, wireless communication tower		
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 5-23** 2943 Perkins Road, C1 to C-AB-2
 - To be heard by the Planning Commission on March 20, 2023
 - To be heard by the Metropolitan Council on April 19, 2023
- **Case 25-21** 2834 Greenwood Drive, M1 to C-AB-1
 - Approval recommended by the Planning Commission on May 17, 2021
 - Approved by the Metropolitan Council on May 19, 2021
- **Case 34-20** 3030 Perkins Road, C1 to C-AB-1
 - Approval recommended by the Planning Commission on August 17, 2020
 - Approved by the Metropolitan Council on September 16, 2020
- **Case 4-20** Hundred Oaks Overlay
 - Approval recommended by the Planning Commission on January 21, 2020
 - Approved by the Metropolitan Council on February 19, 2020
- **Case 69-19** Hundred Oaks Park, A1 to A2.7
 - Approval recommended by the Planning Commission on November 18, 2019
 - Approved by the Metropolitan Council on December 4, 2019

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential and commercial properties
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC1/C-AB-1	Minimum Required	Existing
Lot Width	50 ft	125 ft
Lot Area	6,000 sf	24,393 sf

Transportation

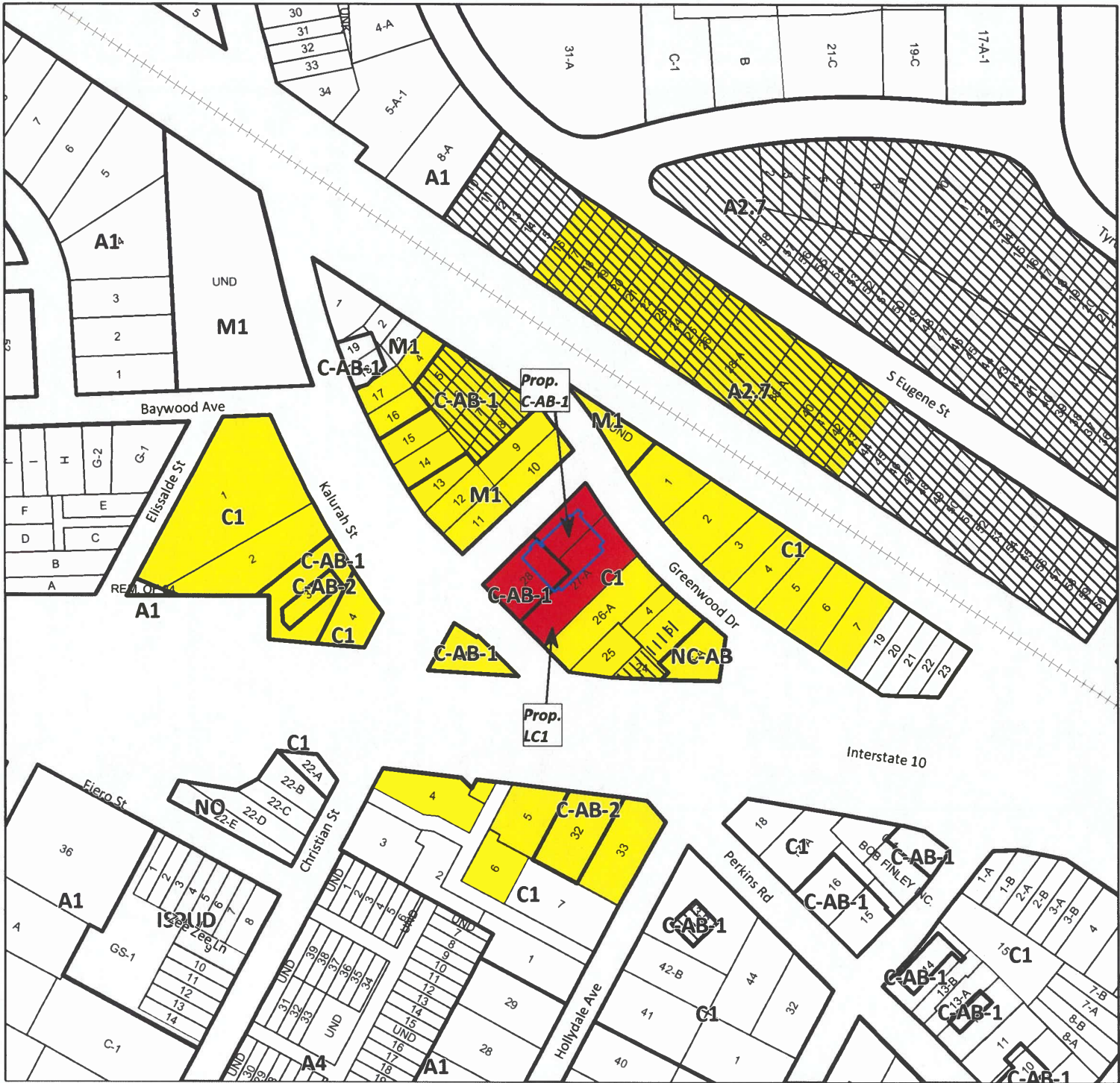
- Property located in the vicinity of the Major Street Plan- *Perkins Road, Interstate 10*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Hillsdale Drive/Christian Street bike boulevard, BREC railroad trail*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted February 17, 2023
- Public Notification Cards mailed to property owners within 300 foot radius, Hundred Oaks and Southside Homeowners Association on March 3, 2023
- Staff reports available to review March 9, 2023 at <http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on March 10, 14 and 16, 2023



Legend




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

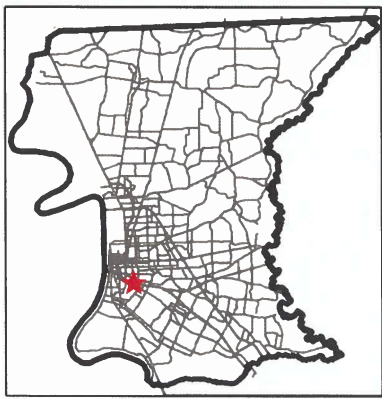


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Legend

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



13-23







CITY OF BATON ROUGE
 PARISH OF EAST BATON ROUGE
 PLANNING COMMISSION



Legend

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



13-23

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.



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