



**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

February 2, 2023

TO: Planning Commission  
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*  
 FROM: Yulonda Derrick, Planner I *YD*  
 SUBJECT: **Case 2-23** 210 South 14<sup>th</sup> Street

Application Summary			
Applicant	Kinesha Brown	Submittal Date	December 2, 2022
Site Area	7,690 sf		
Location	West side of South 14 <sup>th</sup> Street, south of North Boulevard (Council District 10-Coleman)		
Planning Commission Meeting Date	February 13, 2023	Metropolitan Council Meeting Date	March 15, 2023
Request			
Requested Zoning	Commercial Alcoholic Beverage (restaurant)(C-AB-1)	Existing Zoning	Light Industrial (M1)
Proposed Use(s)	Reception Hall	Existing Use(s)	Reception Hall
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	Character Area	Urban/Walkable
Overlay District	Old Town	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	M1, General Residential (A4), Light Commercial (C1), Heavy Commercial (C2)		
Surrounding Uses	Low density single family residential, medium density multi-family residential, religious institution, office, utility facility, 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 48-20** 500-600 and 520 South 17<sup>th</sup> Street, A3.1 to NC
  - Approval recommended by the Planning Commission on December 12, 2022
  - Approved by the Metropolitan Council on November 18, 2020
- **Case 54-22** 1440 Government Street, M1 to C-AB-2
  - Approval recommended by the Planning Commission on August 15, 2022
  - Approved by the Metropolitan Council on September 21, 2022
- **Case 40-22** 1700 Government Street, C2 to C-AB-2
  - Approval recommended by the Planning Commission on June 20, 2022
  - Approved by the Metropolitan Council on July 20, 2022
- **Case 75-21** T-1340, T-1350, T-1360 Government Street, 519 Iberville Street and 524 South 14<sup>th</sup> Street, M1 to LC2, C-AB-2
  - Approval recommended by the Planning Commission on October 18, 2021
  - Approved by the Metropolitan Council on November 17, 2021
- **Case 42-19** 1509 Government Street, LC3 to C-AB-1
  - Approval recommended by the Planning Commission on June 17, 2019
  - Approved by the Metropolitan Council on July 17, 2019
- **ISPUD 1-18** Electric Depot-Building A
  - Approval recommended by the Planning Commission on March 19, 2018
  - Approved by the Metropolitan Council on April 18, 2018

**Comprehensive Plan Consistency**

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

**Neighborhood Compatibility**

- Area contains a mixture of residential, institutional, office, commercial and undeveloped properties
- Area has been transitioning to commercial and office uses

**Regulatory Issues**

- Lot does not meet the minimum dimensional requirements
  - Change in zoning does not increase extent of nonconformity
  - C-AB-1 zoning is less intense than M1. Rezoning would allow existing use to continue and also allow applicant to apply for permit to serve alcohol

<b>Lot Dimensional Requirements</b>		
<b>M1/C-AB-1</b>	<b>Minimum Required</b>	<b>Existing</b>
<b>Lot Width</b>	100 ft	61 ft
<b>Lot Area</b>	15,000 sf	7,162 sf

- North side of property is located within 300 feet of a religious institution use at 185 Eddie Robinson Sr Drive (Shiloh Missionary Baptist Church)
  - Letter of No Objection provided from the church on December 8, 2022
  - Applicant maybe required to seek a waiver by Metropolitan Council with reference to 300 foot distance requirement from a church in Code of Ordinances 9:1010(B)

**Transportation**

- Property located in the vicinity of street on the Major Street Plan- *North Boulevard*
- Property located in the vicinity of proposed MOVEBR Project- *North Boulevard*
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *North Boulevard bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *North Boulevard trail, Eddie Robinson Sr Drive bike boulevard, Louisiana Avenue bike boulevard*

**Environmental Issues**







- Property located outside of a Special Flood Hazard Area

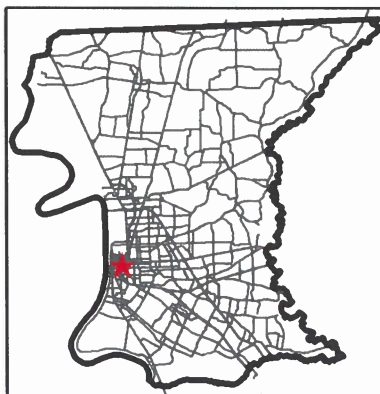
**Community Outreach/Notification**

- BREC notified January 9, 2023
- Subject property posted January 20, 2023
- Public Notification Cards mailed to property owners within 300 foot radius on January 27, 2023
- Staff reports available to review February 2, 2023 at
- <http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on February 3, 7, and 9, 2023



**Legend**

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



2-23




0 100 200 300 400 ft

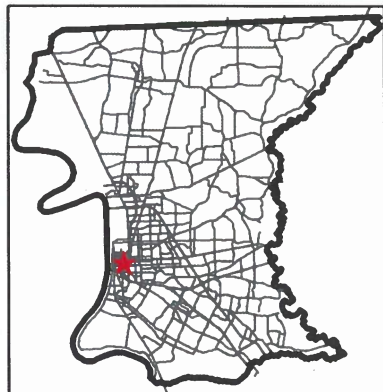
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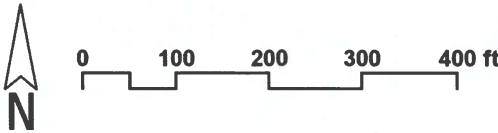


**Legend**

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



**2-23**

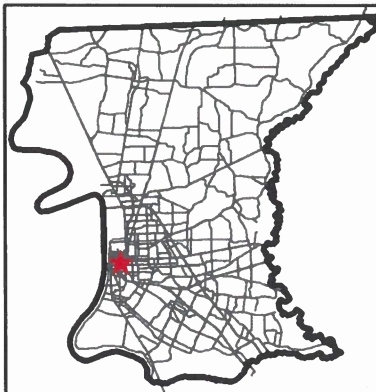






**Legend**

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



2-23

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.*



**CITY OF BATON ROUGE**  
PARISH OF EAST BATON ROUGE  
**PLANNING COMMISSION**