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

June 5, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director RH

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 16-25** 2609 and 2623 Cork Street

Application Summary			
Applicant	J. Angel Ortiz Jr.	**Submittal Date**	April 4, 2025
Site Area	6,450 sf		
Location	North side of Cork Street, east of Lavinia Street (Council District 7-Harris)		
Planning Commission Meeting Date	June 16, 2025	**Metropolitan Council Meeting Date**	July 16, 2025
Request			
Requested Zoning	Two-Family Residential (A2.9)	**Existing Zoning**	Single Family Residential (A2)
Proposed Use(s)	Two-family residential	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A2, Limited Residential (A3.1), Transition (B1)		
Surrounding Uses	Low density single family residential, medium density two-family residential, office, 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 54-24** 535 Saint Rose Avenue, A2 to Neighborhood Office (NO)
  - Approval recommended by the Planning Commission on December 16, 2024
  - Approved by the Metropolitan Council on January 15, 2025
- **Case 12-24** 2560 Government Street, Light Commercial (C1) to Commercial Alcoholic Beverage (restaurant)(C-AB-1)
  - Approval recommended by the Planning Commission on March 18, 2024
  - Approved by the Metropolitan Council on April 17, 2024
- **Case 11-23** 535 Saint Rose Avenue, A2 to NO
  - Approval recommended by the Planning Commission on March 20, 2023
  - Denied by the Metropolitan Council on April 19, 2023
- **Case 53-21** 2504, 2544 Government Street and 535 Saint Rose Avenue, C1 to Commercial Alcoholic Beverage (bar or lounge)(C-AB-2)
  - Approval recommended by the Planning Commission on September 20, 2021
  - Approved by the Metropolitan Council on October 20, 2021
- **Case 12-20** 2678 Government Street, C1 to C-AB-2
  - Approval recommended by the Planning Commission on April 20, 2020
  - Approved by the Metropolitan Council on May 20, 2020

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential and institutional properties
- Two family dwellings existing at the southeast intersection of Cork Street and Lavinia Street
- Will not change existing land use patterns

Regulatory Issues

- Lots do not meet the minimum dimensional requirements
  - Change in zoning does not increase the extent of nonconformity

Lot Dimensional Requirements		
A2.9	**Minimum Required**	**Existing**
Lot Width	60 ft	30 ft
Lot Area	7,500 sf	3,049 sf

Transportation

- Property located in the vicinity of streets on the Major Street Plan- *Government Street, South Eugene Street*
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *Government Street bike lane*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *South Eugene Street bike lane*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

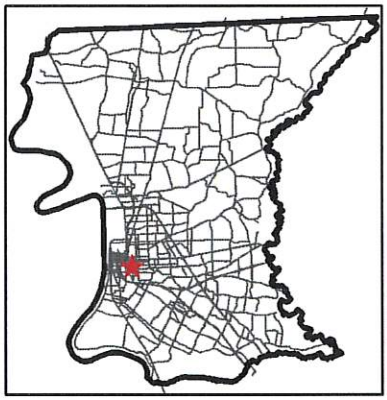
Community Outreach/Notification

- Subject property posted May 20, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on May 30, 2025
- Staff reports available to review June 5, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on June 6, 10 and 12, 2025



Legend

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



16-25

N

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PARISH OF EAST BATON ROUGE
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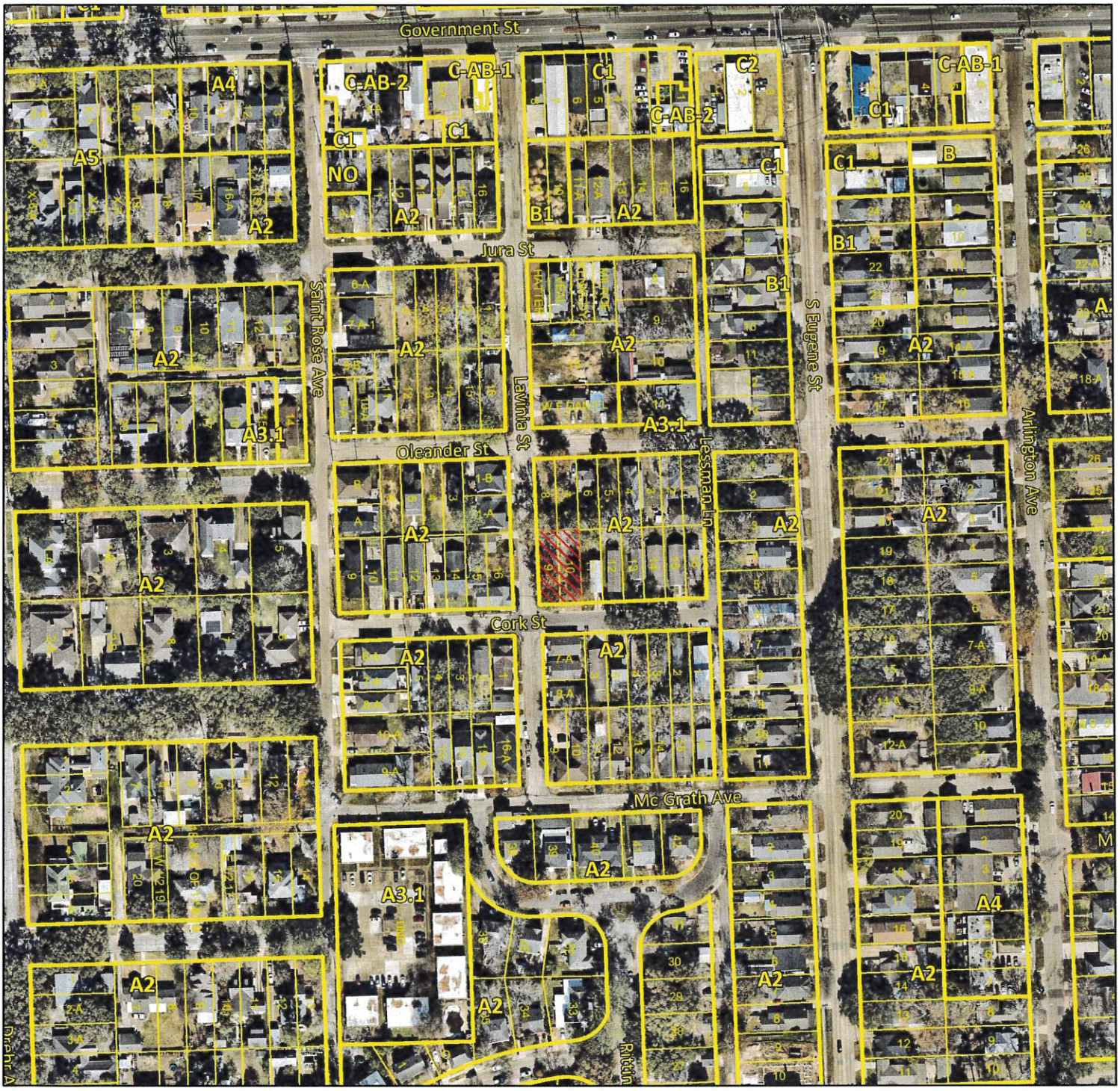

Legend

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



16-25

N

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Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- Bus Stops



16-25

N

0 200 400 ft

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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