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

November 7, 2024

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 51-24** 565 East State Street

Application Summary			
Applicant	Robert Sobert	**Submittal Date**	October 4, 2024
Site Area	24,892 sf		
Location	North side of East State Street, west of Dalrymple Drive (Council District 10-Coleman)		
Planning Commission Meeting Date	November 18, 2024	**Metropolitan Council Meeting Date**	December 4, 2024
Request			
Requested Zoning	Limited Residential (A3.1)	**Existing Zoning**	Infill Small Planned Unit Development (ISPUD)
Proposed Use(s)	Multi-family residential	**Existing Use(s)**	Single family residential, undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	**Character Area**	Urban/Walkable
Overlay District	Old Town	**Special Flood Hazard**	Yes ±10%
Area Characteristics			
Surrounding Zoning	ISPUD, General Residential (A4), Single Family Residential (A1)		
Surrounding Uses	Low density single family residential, high and medium density multi-family residential, religious institution, educational institution, 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

- None

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
- Will not change existing land use patterns

Regulatory Issues

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

Lot Dimensional Requirements		
A3.1	**Minimum Required**	**Existing**
Lot Width	60 ft	22 ft
Lot Area	3,800 sf	24,892 sf

- Rezoning does not change the allowable uses within the overlay

Transportation

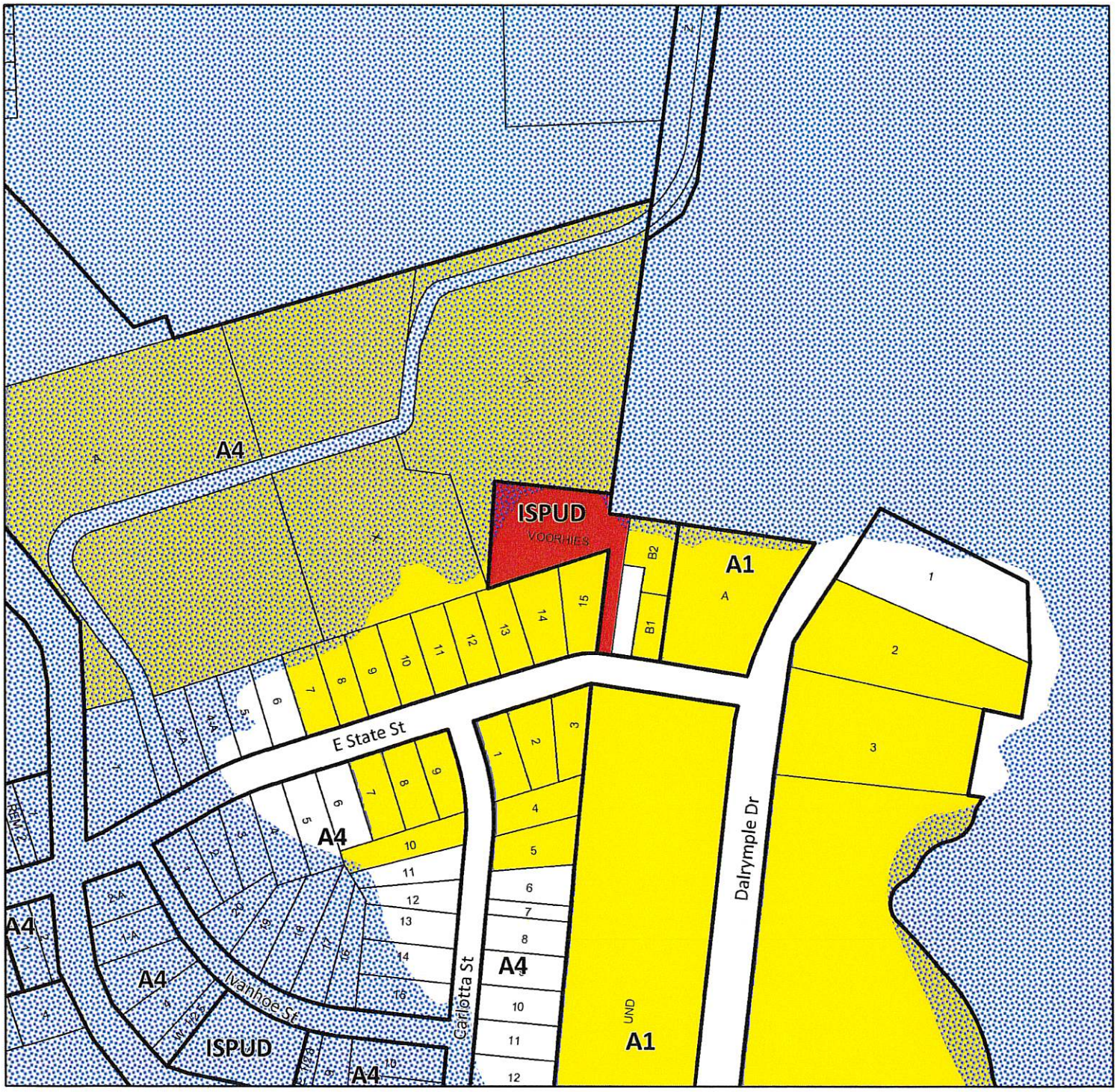
- Property located along the Major Street Plan- *East State Street, East Roosevelt Street*
  - Additional and Future right-of-way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *Dalrymple Drive*
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *University Lake multi-use path*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *East State Street bike boulevard*

Environmental Issues

- Approximately 10% of property located in Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- Subject property posted October 22, 2024
- Public Notification Cards mailed to property owners within 300 foot radius on November 1, 2024
- Staff reports available to review November 7, 2024 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on November 8, 12 and 14, 2024



Legend

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



51-24

N

0 100 200 300 400 ft

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Legend

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



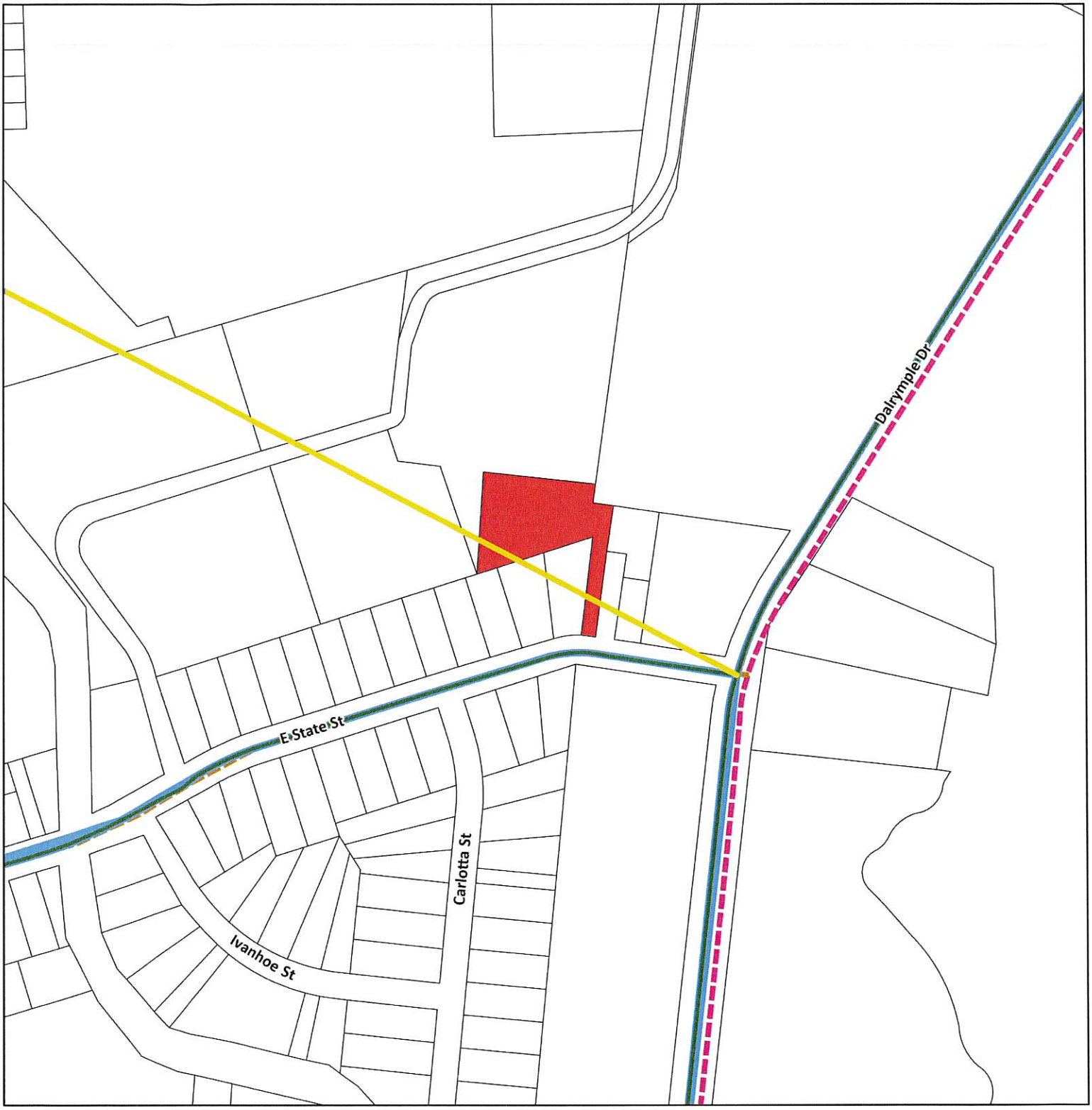
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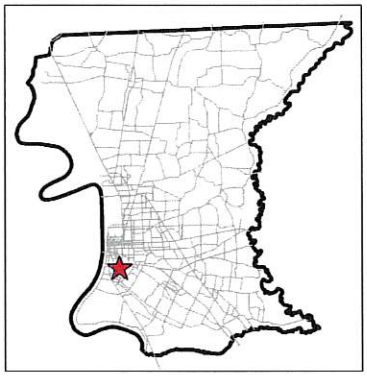
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Legend

- 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



51-24

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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