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

December 5, 2024

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 54-24** 535 Saint Rose Avenue

Application Summary			
Applicant	Brett Jones	**Submittal Date**	October 31, 2024
Site Area	4,225 sf		
Location	East side of Saint Rose Avenue, south of Government Street (Council District 7-Derozan)		
Planning Commission Meeting Date	December 16, 2024	**Metropolitan Council Meeting Date**	January 15, 2025
Request			
Requested Zoning	Neighborhood Office (NO)	**Existing Zoning**	Single Family Residential (A2)
Proposed Use(s)	Additional parking	**Existing Use(s)**	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	**Character Area**	Urban/Walkable
Overlay District	Government Street	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A2, Limited Residential (A3.1), General Residential (A4), Hi-Rise Apartment (A5),Transition (B1), Light Commercial (C1), Commercial Alcoholic Beverage (restaurant)(C-AB-1)		
Surrounding Uses	Low density single family residential, laundromat, convenience store with gasoline sales/gas station, personal service establishment, retail sales, parking facility, office, restaurant (with alcohol)		
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

- **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 History – Area

- **Case 12-24** 2560 Government Street, C1 to C-AB-1
  - Approval recommended by the Planning Commission on March 18, 2024
  - Approved by the Metropolitan Council on April 17, 2024
- **Case 56-22** 930 South Eugene Street, A2 to A2.7
  - Approval recommended by the Planning Commission on September 19, 2022
  - Approved by the Metropolitan Council on October 19, 2022
- **Case 53-21** 2504, 2544 Government Street and 535 Saint Rose Avenue, C1 to 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
- **Case 23-19** 2623 Government Street, B1 and C1 to C-AB-1
  - Approval recommended by the Planning Commission on April 15, 2019
  - Approved by the Metropolitan Council on May 15, 2019
- **PA-3-19** 2615 Spain Street, Residential Neighborhood to Mixed-Use
  - Approval recommended by the Planning Commission on April 15, 2019
  - Approved by the Metropolitan Council on May 15, 2019
- **Case 10-19** 2678 Government Street, C1 to C-AB-2
  - Approval recommended by the Planning Commission on February 18, 2019
  - Approved by the Metropolitan Council on March 20, 2019

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of low density residential, office and commercial properties
- Proposed request to be rezone is part of larger commercial lot fronting on Government Street

Regulatory Issues

- Landscape buffer will be required
- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
NO	**Minimum Required**	**Existing**
Lot Width	50 ft	190 ft
Lot Area	6,000 sf	23,958 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 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 November 20, 2024
- Public Notification Cards mailed to property owners within 300 foot radius on November 27, 2024
- Staff reports available to review December 5, 2024 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on December 6, 10 and 12, 2024



Legend

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



54-24

N

0 100 200 300 400 ft

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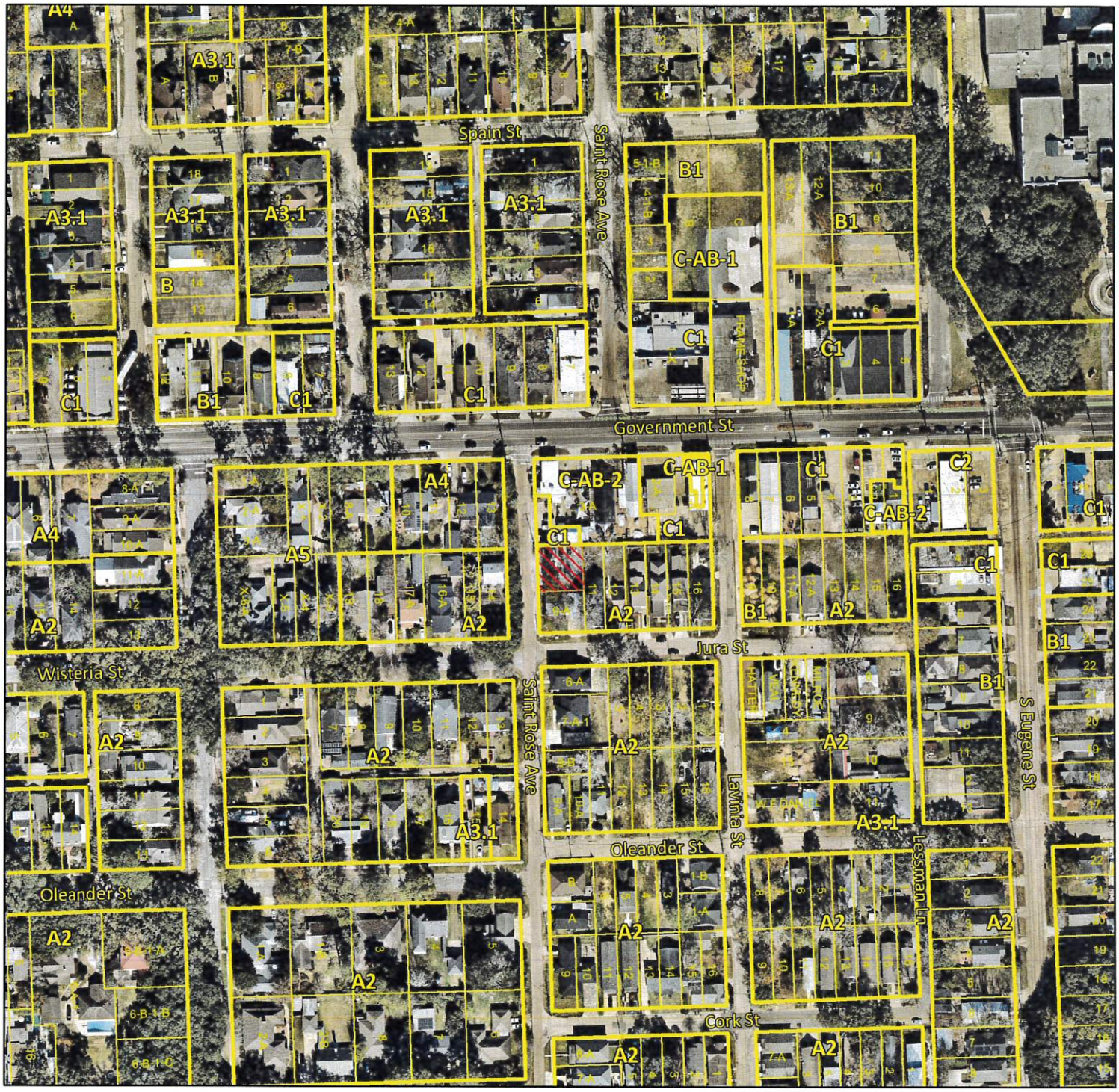

Legend

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



54-24

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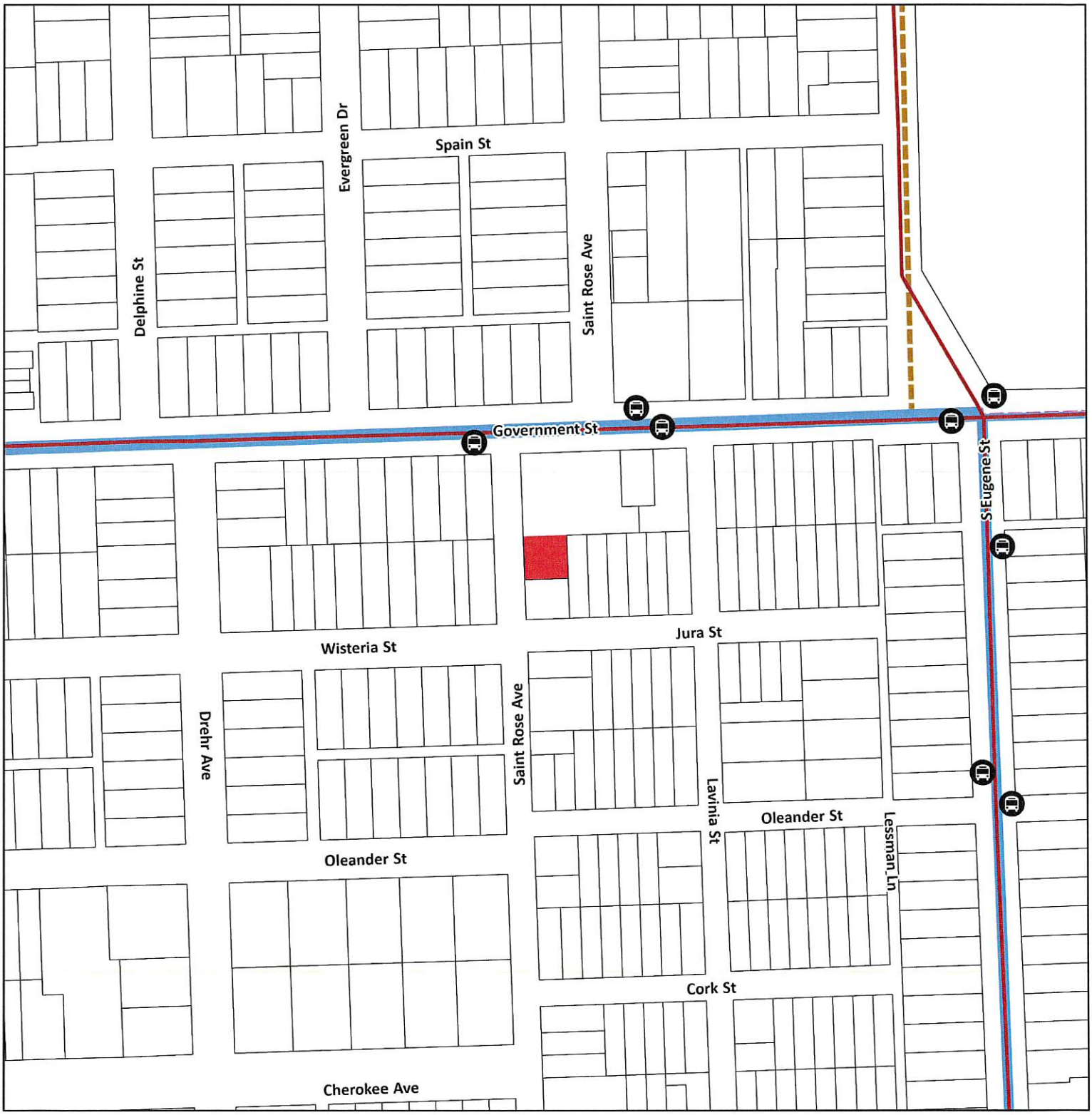
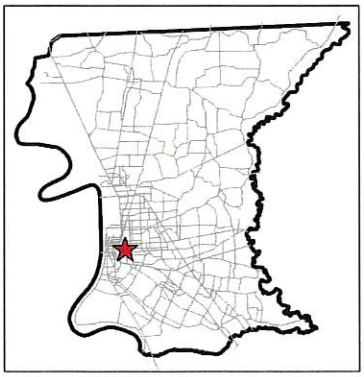


Legend

- 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



54-24

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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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