



Date Received:  
September 5, 2019

### Rezoning

City of Baton Rouge / Parish of East Baton Rouge  
Office of the Planning Commission, 1100 Laurel Street, Suite 104  
Baton Rouge, Louisiana 70802

66-19

#### Staff Use Only

Fee(s): \$ 800 Application Taken by: \_\_\_\_\_  
Case Number: 51766-2A Meeting Date: \_\_\_\_\_  
MPN Project Number: \_\_\_\_\_

#### Please Print or Type

1. Applicant Name and Title: King Corporate Boulevard, LLC ("Owner") and Lee Michaels of Baton Rouge, LLC ("Tenant") represented by Scott J. Berg and Charles A. Landry

Email Address: clandry@fishmanhaygood.com Daytime Phone Number: 225.706.4080  
Business (if applicable): King Corporate Boulevard, LLC, as owner, and Lee Michaels of Baton Rouge, LLC, as tenant

Address: 5630 Bankers Avenue City: Baton Rouge State: LA ZIP: 70808

2. Name of Property Owner: King Corporate Boulevard, LLC

Email Address: clandry@fishmanhaygood.com Daytime Phone Number: 225.706.4080  
Business (if applicable): King Corporate Boulevard, LLC

Address: 7560 Corporate Blvd City: Baton Rouge State: La ZIP: 70809

3. Property Information:

CPPC Lot ID#(s): 1410451202

Lot #(s): A-2-B located in Section 91, T7S R1E1 being a portion of Cedar Lodge Plantation as per map on file and of record at Original 478 Bundle 10961

Block/Square: \_\_\_\_\_

Subdivision or Tract Name: Cedar Lodge Plantation

Area to be Rezoned:

Standard     **Single Metes and Bounds**     Multiple Metes and Bounds

A portion of the building situated on the Lot which is described by metes and bounds as follow:

**LEGAL DESCRIPTION: SERVICE AREA TO BE REZONED**

One (1) certain tract or parcel of ground designated as "Service Area to be Rezoned", containing 0.120 Ac. (5,217 Sq. Ft.) being a portion of Tract A-2-B of The Cedar Lodge Plantation, together with all improvements thereon, located in Section 91, T-7-S, R-1-E, Greensburg Land District, East Baton Rouge Parish, Louisiana, and more particularly described as follows:

Commence at a point and corner at the intersection of the southerly right-of-way of Corporate Boulevard with the property line common to Lot B and Tract A-2-B; thence, departing said right-of-way, S 49°00'37" W a distance of 39.00 feet to a point and corner, said point also being the Point of Beginning;

Thence, S 00°51'50" E a distance of 47.98 feet to a point and corner; thence, S 89°08'10" W a distance of 3.41 feet to a point and corner; thence, S 00°51'50" E a distance of 13.50 feet to a point and corner; thence, N 89°08'10" E a distance of 13.08 feet to a point and corner; thence, S 00°51'50" E a distance of 12.00 feet to a point and corner; thence, S 89°08'10" W a distance of 9.67 feet to a point and corner; thence, S 00°51'50" E a distance of 9.73 feet to a point and corner; thence, S 89°08'10" W a distance of 70.15 feet to a point and corner; thence, N 00°51'50" W a distance of 48.66 feet to a point and corner; thence, N 89°08'10" E a distance of 10.58 feet to a point and corner; thence, N 44°08'10" E a distance of 15.80 feet to a point and corner; thence, N 00°51'50" W a distance of 23.38 feet to a point and corner; thence, N 89°08'10" E a distance of 48.39 feet to the Point of Beginning.

All as shown on Attachment "A"

4. Property Street Address: 7560 Corporate Blvd., Baton Rouge, LA 70809

5. Specific Proposed Use: Sale of Alcoholic Beverages for on-site consumption; Specifically, the use for the occasional sale of alcoholic beverages for consumption on the premises by the Tenant's patrons, customers, guests, invitees and visitors (individually and collectively "Tenant's Customers"). It is contemplated that the Tenant will also serve alcoholic beverages Tenant's Customers without payment as an amenity for the Tenant's Customers while shopping in Tenant's jewelry store.

6. Action Requested:

Rezoning

To rezone from C1 to C-AB-2 (Commercial Alcoholic Beverage Two District)

Area Subject to Rezoning: 0.120 acres/5,217 sq. ft.

Acres: 0.56

7. Justification for action requested:

Tenant is a retail store selling fine jewelry, watches and gifts. Tenant is expanding its store on the Lot for a larger sales area and the construction of an area for the occasional sale of alcoholic beverages for consumption on the premises by Tenant's Customers. It is contemplated that the Tenant will also serve alcoholic beverages to its patrons, customers, guests, invitees and visitors without payment as an amenity to shopping on the premises.

Although the actual area that the occasional sales of alcoholic beverage will occur is limited to approximately 240 sq. ft., in an abundance of caution and recognizing that one or more of Tenant's Customers will shop through the entire sales area, the Applicants have included the entire sales area within the are to be rezoned.

The change in zoning for the sale of alcoholic for on-site consumption is consistent with the zoning of the four (4) commercial lots to the west that have restaurants that are permitted to sell alcoholic beverages.

8. Previous Applications:

Has any application been submitted to the Planning Commission concerning any part of the subject property within the past two years?

Yes

No

If yes, provide the details and final result below

Not Applicable

9. Acknowledgement:

I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Planning Commission nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application, nor can the City or Parish enforce private deed restrictions or covenants. It is my responsibility as an Applicant to determine if any such deed restrictions and covenants

exist on the subject property, and to be aware that violations of the same subject me and/or Property Owner to litigation from others.

I understand that the application and advertising fees are to be made at the time the application is submitted and are nonrefundable. (Applications must be received by 10:00 a.m. on the scheduled Application Deadline)

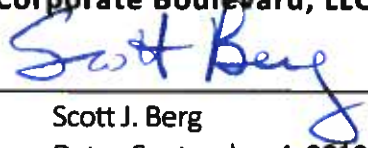
Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

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**APPLICANTS:**

**King Corporate Boulevard, LLC ("Owner")**

By: \_\_\_\_\_

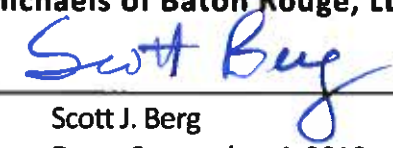


Scott J. Berg

Date: September 4, 2019

**Lee Michaels of Baton Rouge, LLC ("Tenant")**

By: \_\_\_\_\_



Scott J. Berg

Date: September 4, 2019

**Staff Use Only**

A. Land Use Classification(s): \_\_\_\_\_

B. Zoning Classification(s): \_\_\_\_\_

C. Existing Land Use(s): \_\_\_\_\_

D. Surrounding Land Use(s): \_\_\_\_\_

E. Surrounding Land Use Classification(s): \_\_\_\_\_

F. Surrounding Zoning Classification(s): \_\_\_\_\_

G. Proposed Conditional Use: \_\_\_\_\_

H. Comprehensive Land Use Plan:  Consistent – Subject property size (in acres): \_\_\_\_\_

Not Consistent: Small Scale or Large Scale (over 5 acres)

I. Planning District/Sub Area: \_\_\_\_\_

J. Census Tract: \_\_\_\_\_

K. Lot and Block: \_\_\_\_\_

L. Council District:  1  2  3  4  5  6  7  8  9  10  11  
 12

M. Describe compatibility of proposed rezoning to future land use element objective and policies:

\_\_\_\_\_  
\_\_\_\_\_

N. Identify other amendments necessary to preserve internal consistency with the Comprehensive Land Use Plan and elements: \_\_\_\_\_

\_\_\_\_\_

O. Comments: \_\_\_\_\_

\_\_\_\_\_

P. Is subject property within Zone of Influence (Zachary, Central, BREC, or Health District)? If so, contact as needed.

No     Yes – date correspondence sent: \_\_\_\_\_

Q. Is subject property located on **MoveBR**? If so, contact as needed.

No     Yes – date correspondence sent: \_\_\_\_\_

R. \_\_\_\_\_

Planning Director or Authorized Signature

Date

**REZONING FEE SCHEDULE**

Processing Fee is \$500 plus \$100 per acre or fraction thereof over one

**ADVERTISING FEE** Standard Ad \$200  
Metes and Bounds Ad \$300  
Multiple Metes and Bounds Ad \$850

**RECEIPT (Office Copy)**

City of Baton Rouge / Parish of East Baton Rouge  
Office of Planning Commission, 1100 Laurel Street, Suite 104  
P.O.Box 1471, Baton Rouge, Louisiana 70821

Receipt Number: **2827963** City/Parish **City**  
Case No: **51766-ZA** Payment ID # **2827963**  
Receipt Date: **9/4/2019** Payment Type: **Check**  
Receipt Code: **Rezoning**

Metes and Bounds Ad	<b>\$300.00</b>
Rezoning (NOTE: Requires Ad/Public Notice Fee)	<b>\$500.00</b>
Transaction Total:	<b>\$800.00</b>

**Customer**

King Corporate Blvd. LLC  
Charles Landry  
5630 Bankers Ave.  
Baton Rouge, LA 70809

**Description of Transaction**

rezoning from C1 to C-AB-2. check no 1209

**Payment Information**

Lee Michaels Jewelers Inc. Corporate acc.  
5630 Bankers Ave.  
Baton Rouge, LA 70808

Received By:

  
\_\_\_\_\_  
Alexander Johnson

and \_\_\_\_\_