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

April 10, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 10-25** 6263 and 6777 Comite Drive

Application Summary			
Applicant	Lance Robichaux, PE	**Submittal Date**	March 6, 2025
Site Area	90.57 acres		
Location	North side of Comite Drive, east of Plank Road (Council District 2-Kenney)		
Planning Commission Meeting Date	April 21, 2025	**Metropolitan Council Meeting Date**	May 21, 2025
Request			
Requested Zoning	Single Family Residential (A2.7)	**Existing Zoning**	Heavy Commercial (C2) and Single Family Residential (A1)
Proposed Use(s)	Single family residential	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Overlay District	Airport	**Special Flood Hazard**	Yes ±25%
Area Characteristics			
Surrounding Zoning	A1, C2, General Office Low Rise (GOL), High Density Multi-Family Residential (A3.3), Light Commercial (C1), Rural		
Surrounding Uses	Low density single family residential, high density multi-family residential, medical office or clinic, park, self storage, snowball stand, 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

- **Case 54-20** 6263 Comite Drive, A1 and C2 to Rural
  - Withdrawn by the applicant on January 11, 2021

Case History – Area

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential, park and commercial properties
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
A2.7	**Minimum Required**	**Existing**
Lot Width	50 ft	414 ft
Lot Area	6,000 sf	3,945 sf

Transportation

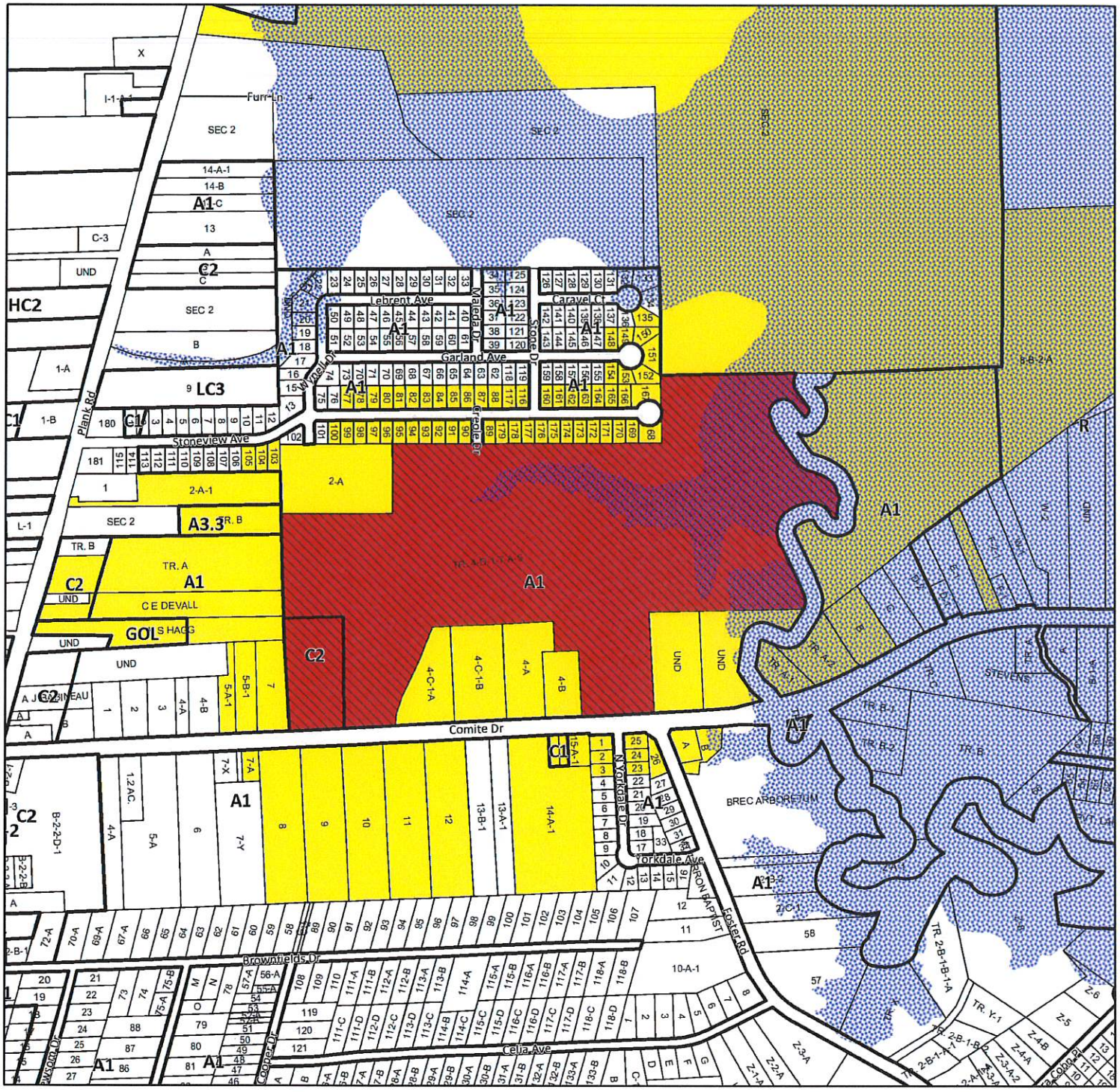
- Property located along the Major Street Plan- *Comite Drive*
  - Additional right-of-way may be needed
- Property located in the vicinity of streets along the Major Street Plan- *Foster Road, Plank Road*

Environmental Issues

- Approximately 25% 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

- BREC notified on March 7, 2025 pursuant to UDC § 3.1.4.D
- City of Baker notified on March 12, 2025 pursuant to UDC §3.1.4.C
  - City of Baker provided correspondence for no comments on April 2, 2025
- Subject property posted March 24, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on April 4, 2025
- Staff reports available to review April 10, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on April 11, 15 and 17, 2025



Legend

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

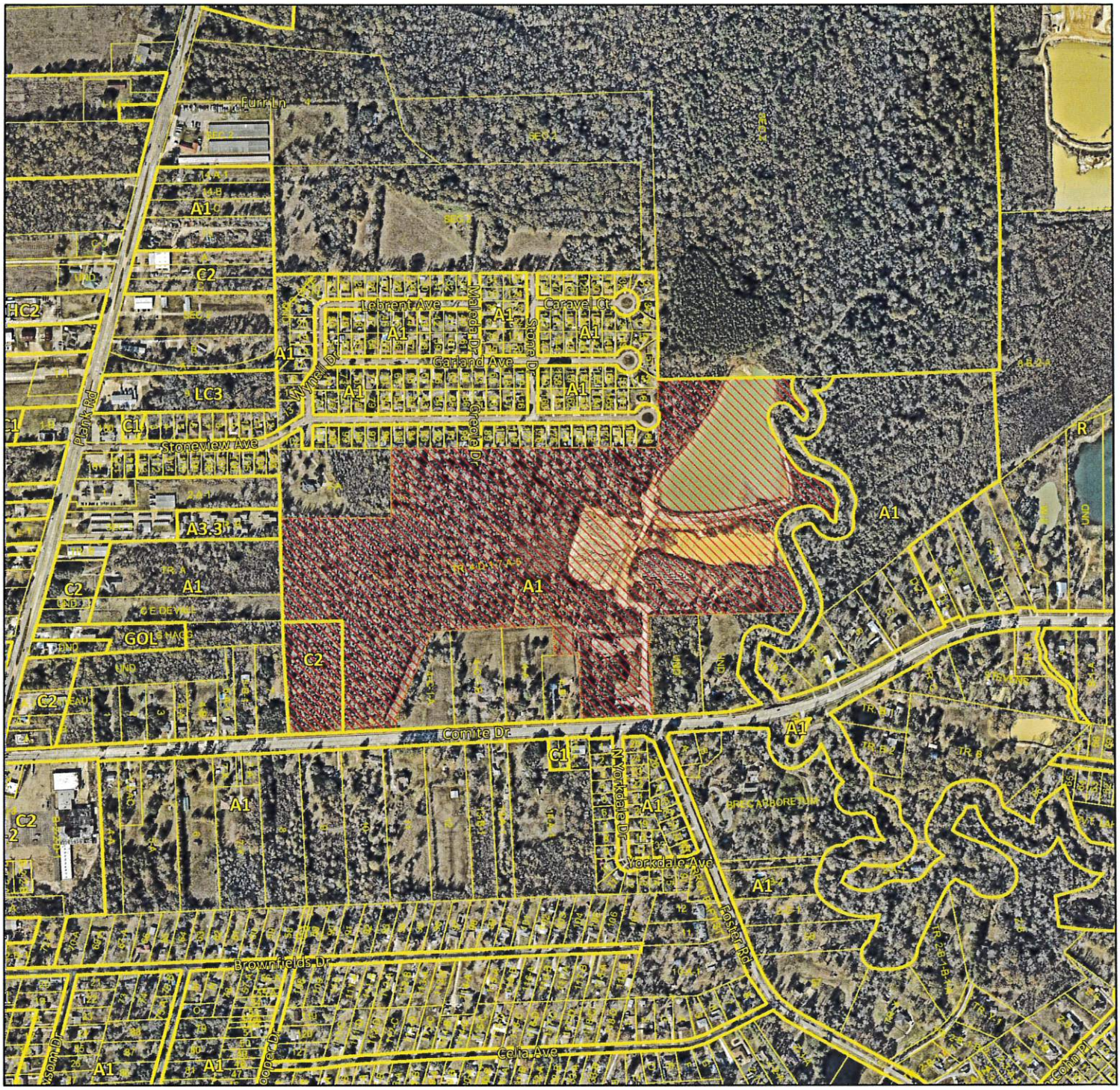


10-25

N

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Legend

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



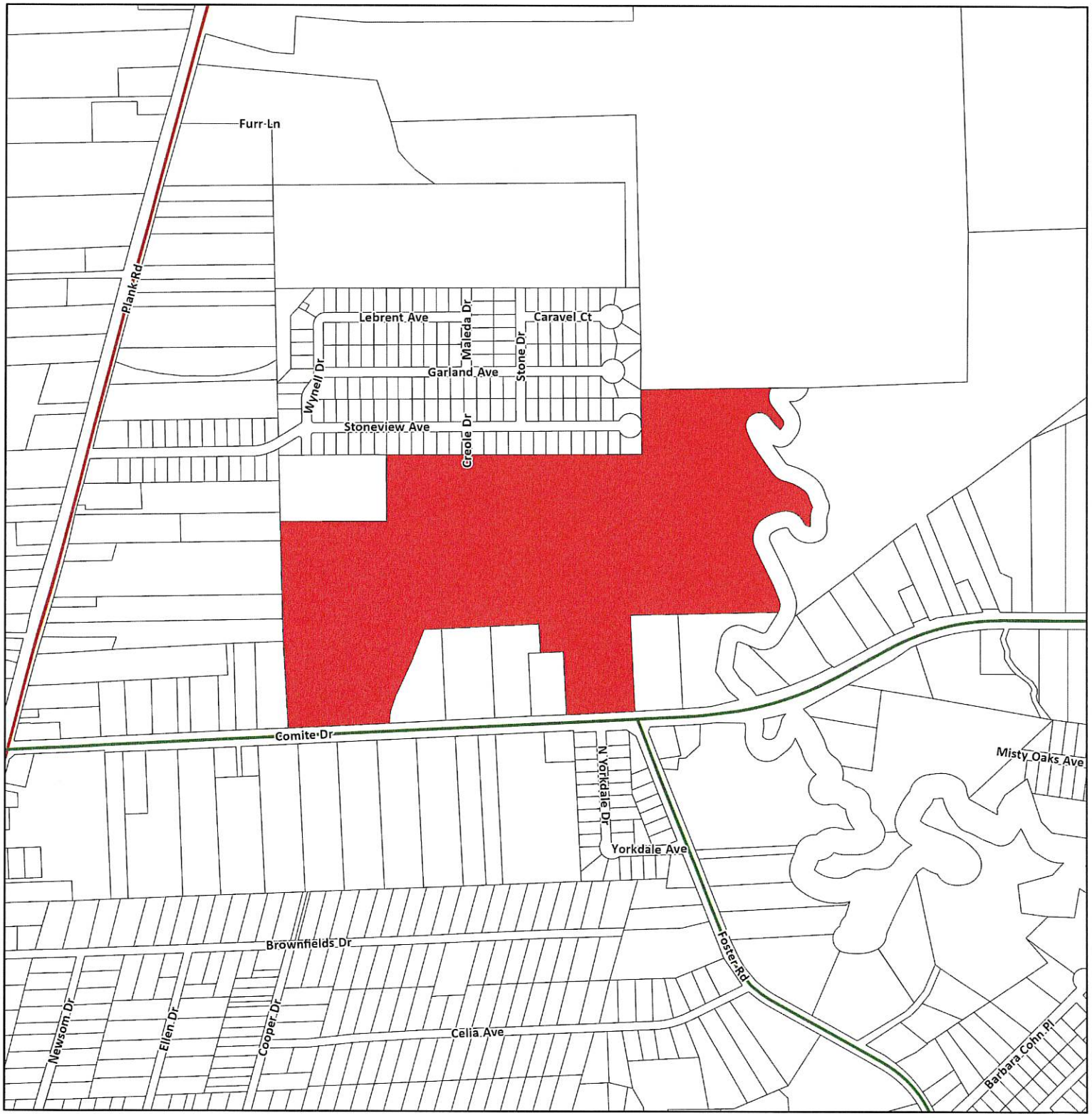
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Legend

- 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



10-25

N

0 400 800 1,200 1,600 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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