Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

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 11-25** 5570 and 5630 Winchester Avenue (Related to S-1-25)

Application Summary			
Applicant	Court Bradford, PE	**Submittal Date**	March 6, 2025
Site Area	2.42 acres		
Location	East side of Winchester Avenue, north of Hollywood Street (Council District 5-Hurst)		
Planning Commission Meeting Date	April 21, 2025	**Metropolitan Council Meeting Date**	May 21, 2025
Request			
Requested Zoning	Single Family Residential (A2.7)	**Existing Zoning**	Transition (B1)
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**	No
Area Characteristics			
Surrounding Zoning	A2.7, B1, Single Family Residential (A2), High Density Multi-Family Residential (A3.3), General Residential (A4), Light Commercial (C1)		
Surrounding Uses	Low density single family residential, high density multi-family residential, medium density two-family residential, religious 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

- **Case 61-23** T 5660 Winchester Avenue, A4 to A2.7
  - Approval recommended by the Planning Commission on October 16, 2023
  - Approved by the Metropolitan Council on November 15, 2023
- **PA-24-22** 5825 North Foster Drive, Residential Neighborhood to Industrial
  - Denial recommended by the Planning Commission on February 13, 2023
  - Approved by the Metropolitan Council on February 15, 2023
- **Case 65-22** 5825 North Foster Drive, A2 to M1
  - Denial recommended by the Planning Commission on February 13, 2023
  - Approved by the Metropolitan Council on February 15, 2023
- **Case 19-22** 5500 McClelland Drive, C1, C2 and B to LC1
  - Approval recommended by the Planning Commission on March 21, 2022
  - Approved by the Metropolitan Council on April 20, 2022
- **Case 16-21** 6033 North Foster Drive, B1 to HC1
  - Approval recommended by the Planning Commission on May 17, 2021
  - Approved by the Metropolitan Council on June 16, 2021

Comprehensive Plan Consistency

- Consistent with the designation of Residential 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 meets the minimum dimensional requirements

Lot Dimensional Requirements		
A2.7	**Minimum Required**	**Existing**
Lot Width	50 ft	126 ft
Lot Area	6,000 sf	52,708 sf

Transportation

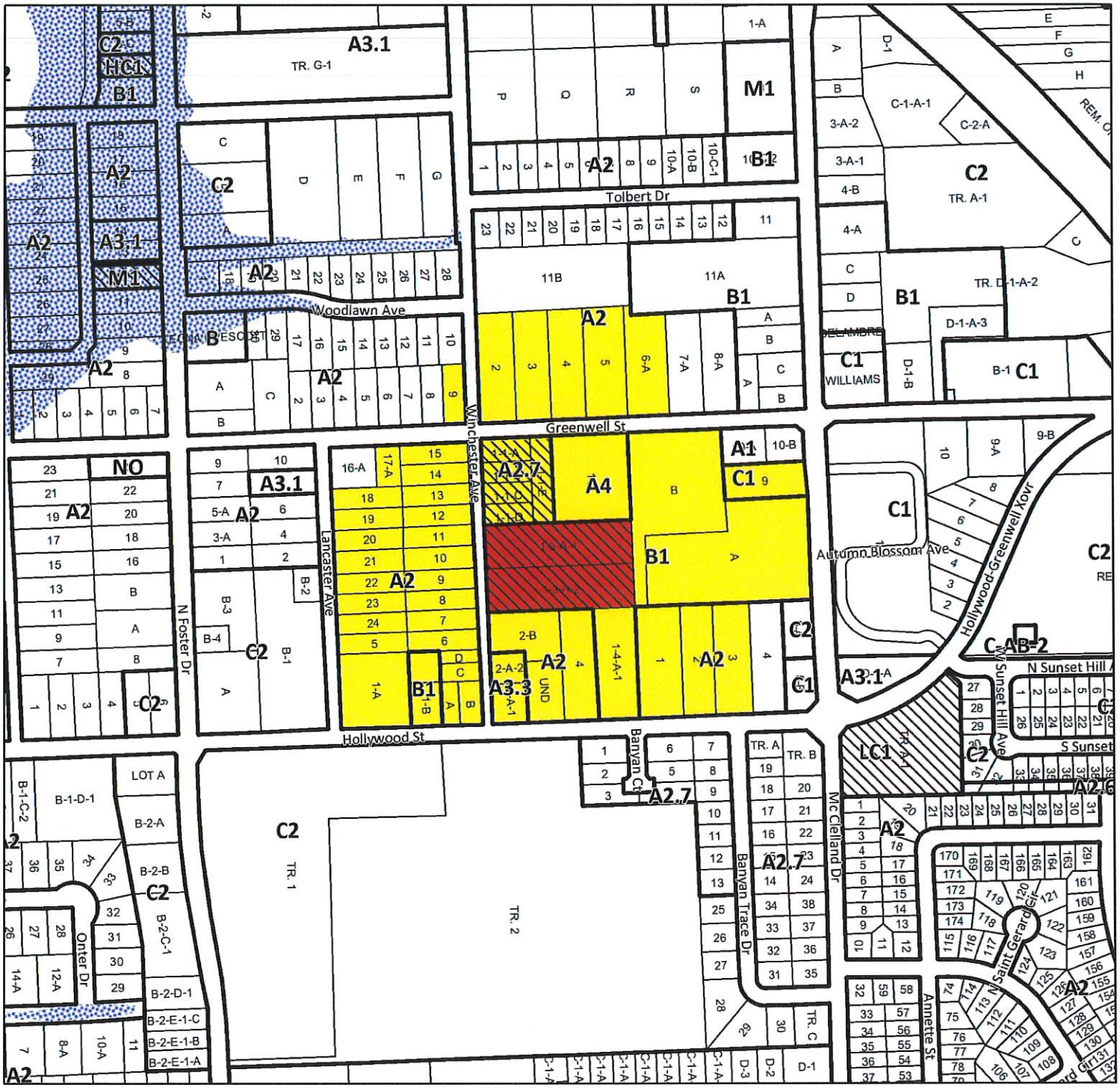
- Property located in the vicinity of streets along the Major Street Plan- *Airline Highway, McClelland Drive, Hollywood Street, North Foster Drive*
- Property located in the vicinity of proposed MOVEBR Project- *Airline Highway (Florida-Interstate 110)*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *Foster Drive/College Drive/Lee Drive 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 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

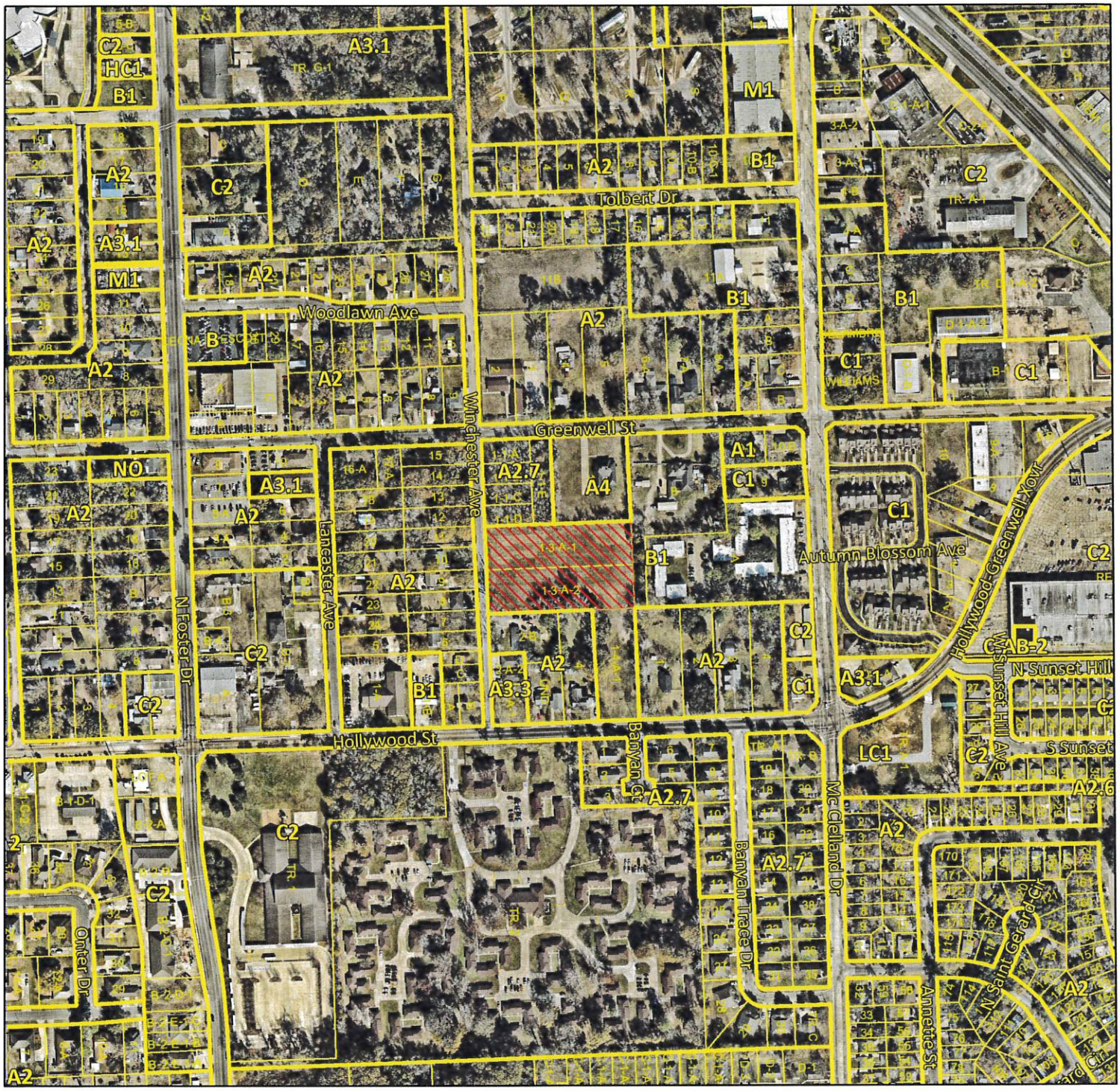


11-25

N

0 200 400 600 800 ft

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



Legend

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

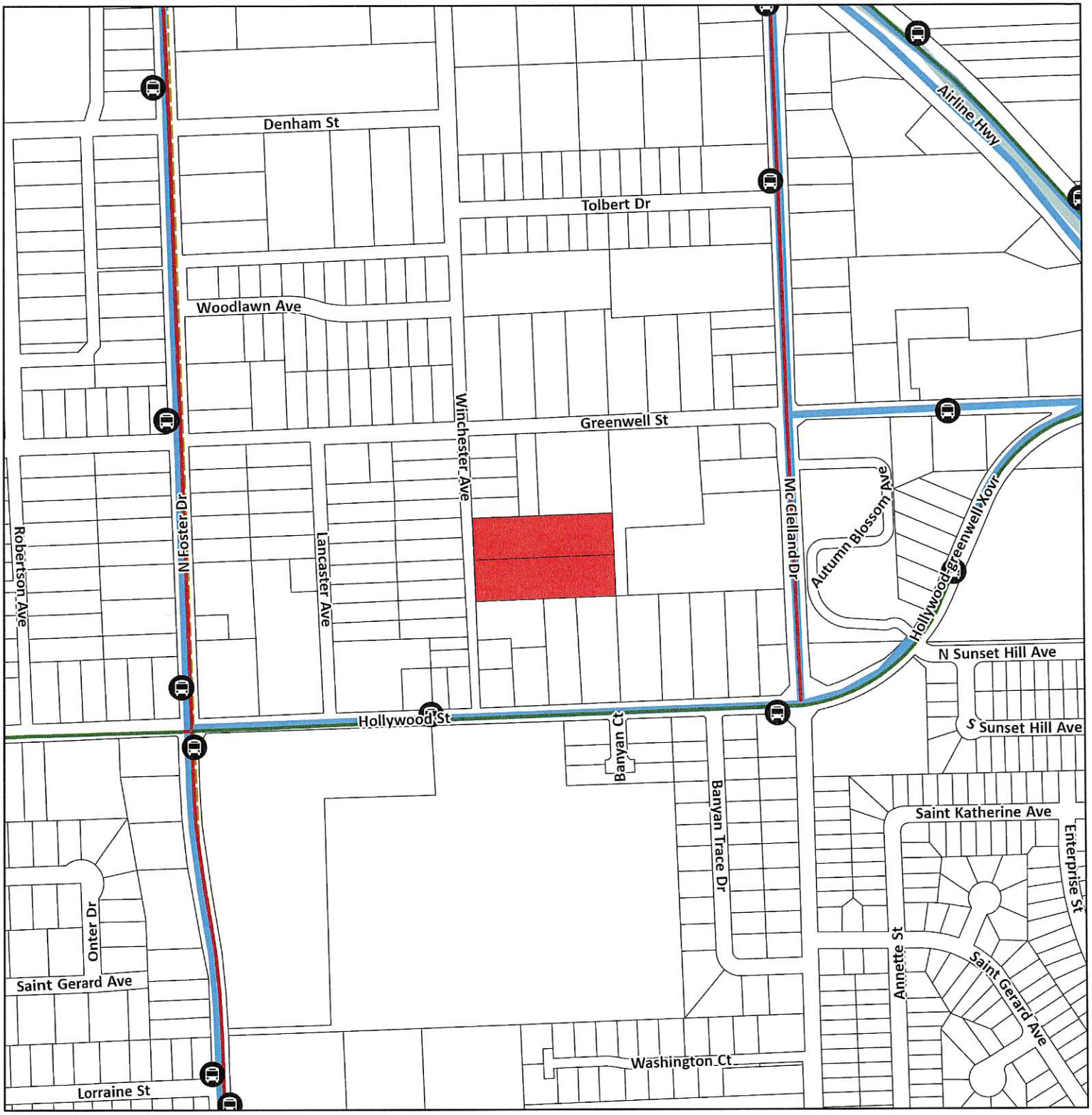


11-25

N

0 200 400 600 800 ft

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



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



11-25

N

0 200 400 600 800 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.

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION