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

July 10, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 13-25** T 1482 Lobdell Avenue

Application Summary			
Applicant	Morgan Barback	**Submittal Date**	April 2, 2025
Site Area	26,198 sf		
Location	West side of Lobdell Avenue, north of Lasalle Avenue (Council District 11-Adams)		
Planning Commission Meeting Date	July 21, 2025	**Metropolitan Council Meeting Date**	August 20, 2025
Request			
Requested Zoning	Neighborhood Office (NO)	**Existing Zoning**	Single Family Residential (A1)
Proposed Use(s)	Office	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A1, Light Commercial (C1), Transition (B1), Town House (A2.5), Infill Small Planned Unit Development (ISPUD)		
Surrounding Uses	Low density single family residential, medium density two-family residential, personal service establishment, medical office or clinic, office, vacant		
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 13-25** T 1482 Lobdell Avenue
  - Deferred by Councilmember Adams on June 16, 2025
  - Deferred by the Planning Director on May 19, 2025

Case History – Area

- **Case 43-24** 7515 Guy Drive, C1 to C-AB-1
  - Approval recommended by the Planning Commission on September 16, 2024
  - Approved by the Metropolitan Council on October 16, 2024
- **PUD-1-03** Town Center at Cedar Lodge (Creekstone), Concept Plan Revision 4
  - Approval recommended by the Planning Commission on July 19, 2021
  - Approved by the Metropolitan Council on July 21, 2021

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map
- Consistent with following:
  - Land Use Action Item 4.1.4: Ensure appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life
  - Land Use Action Item 4.1.5: Allow neighborhood-scale non-residential uses in residential areas to be located on primary streets or at intersections

Neighborhood Compatibility

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

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
NO	**Minimum Required**	**Existing**
Lot Width	50 ft	180 ft
Lot Area	6,000 sf	26,198 sf

- Conditional Use Permit may be required if a future building is proposed greater than 2,500 sf pursuant to UDC § 9.2.4.B

Transportation

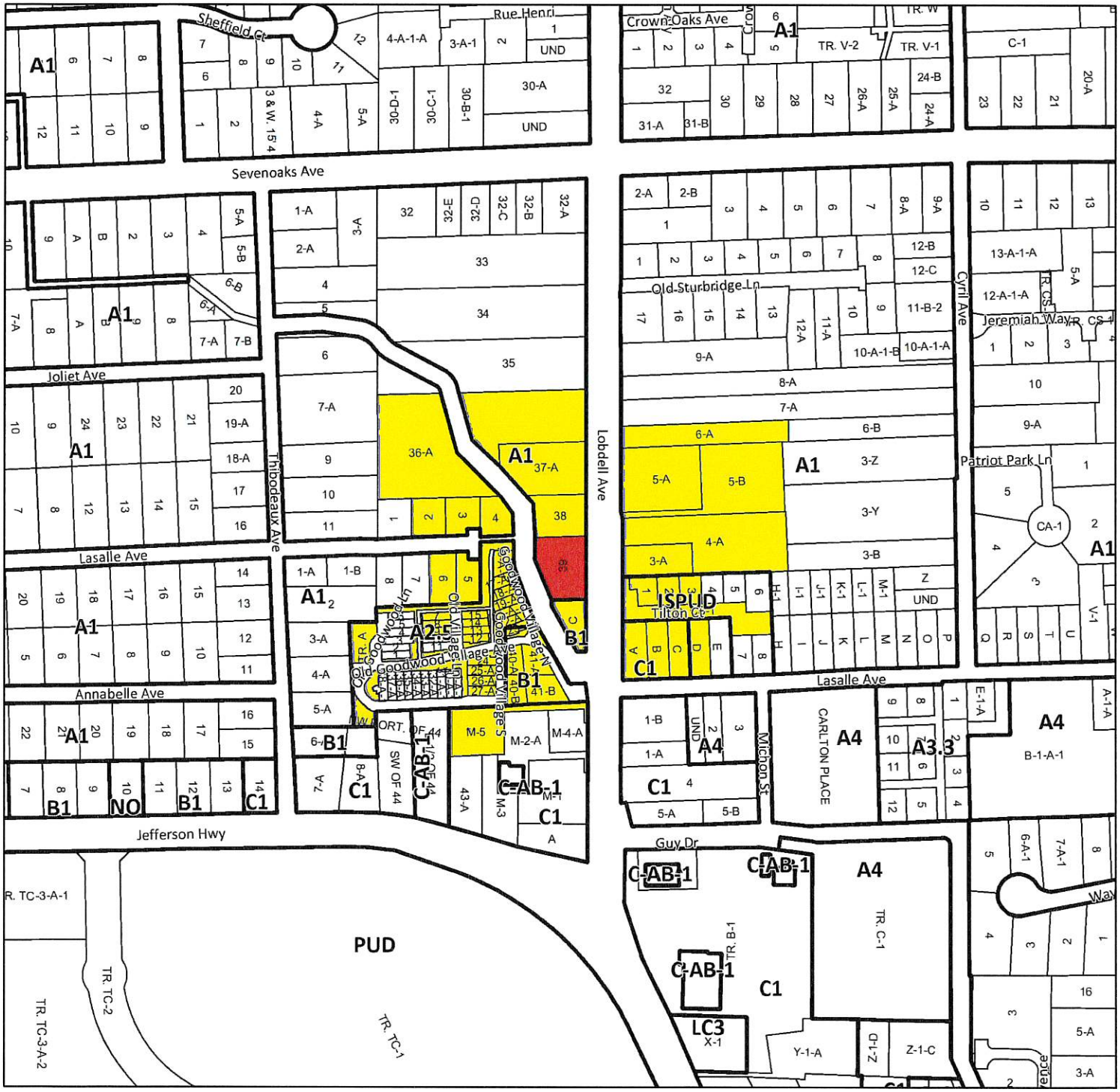
- Property located along the Major Street Plan- *Lobdell Avenue*
  - Additional right-of-way may be needed
- Property located in the vicinity of street on the Major Street Plan- *Jefferson Highway*
- Property located adjacent to existing facility on the Pedestrian and Bicycle Master Plan- *Lobdell Avenue wide gutter*
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *Sevenoaks multi-use path*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Goodwood Avenue to Tara Boulevard bike boulevard, Cyril Avenue bike boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

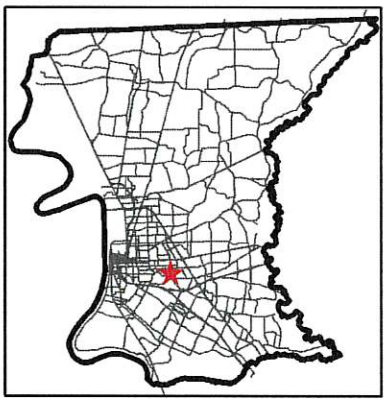
Community Outreach/Notification

- Public Notification Cards mailed to property owners within 300 foot radius, Township at Old Goodwood Neighborhood Association and Old Goodwood Village Homeowners Association on May 2, 2025
- Legal advertisement published in The Advocate on May 9, 13 and 15, 2025
- Subject property posted May 22, 2025
- Staff reports available to review July 10, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12



Legend

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



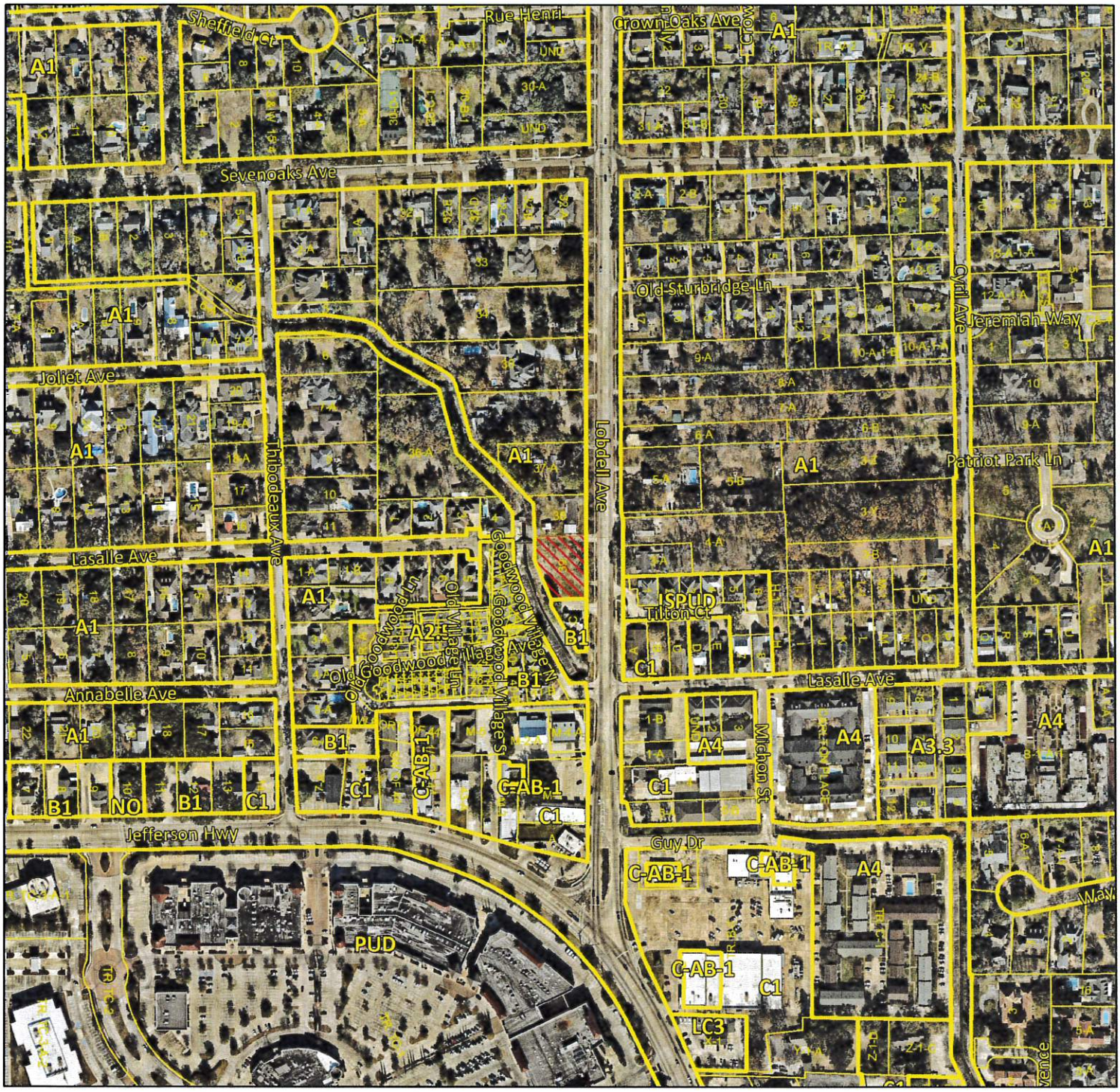
13-25

N

0 200 400 600 800 ft

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Legend

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

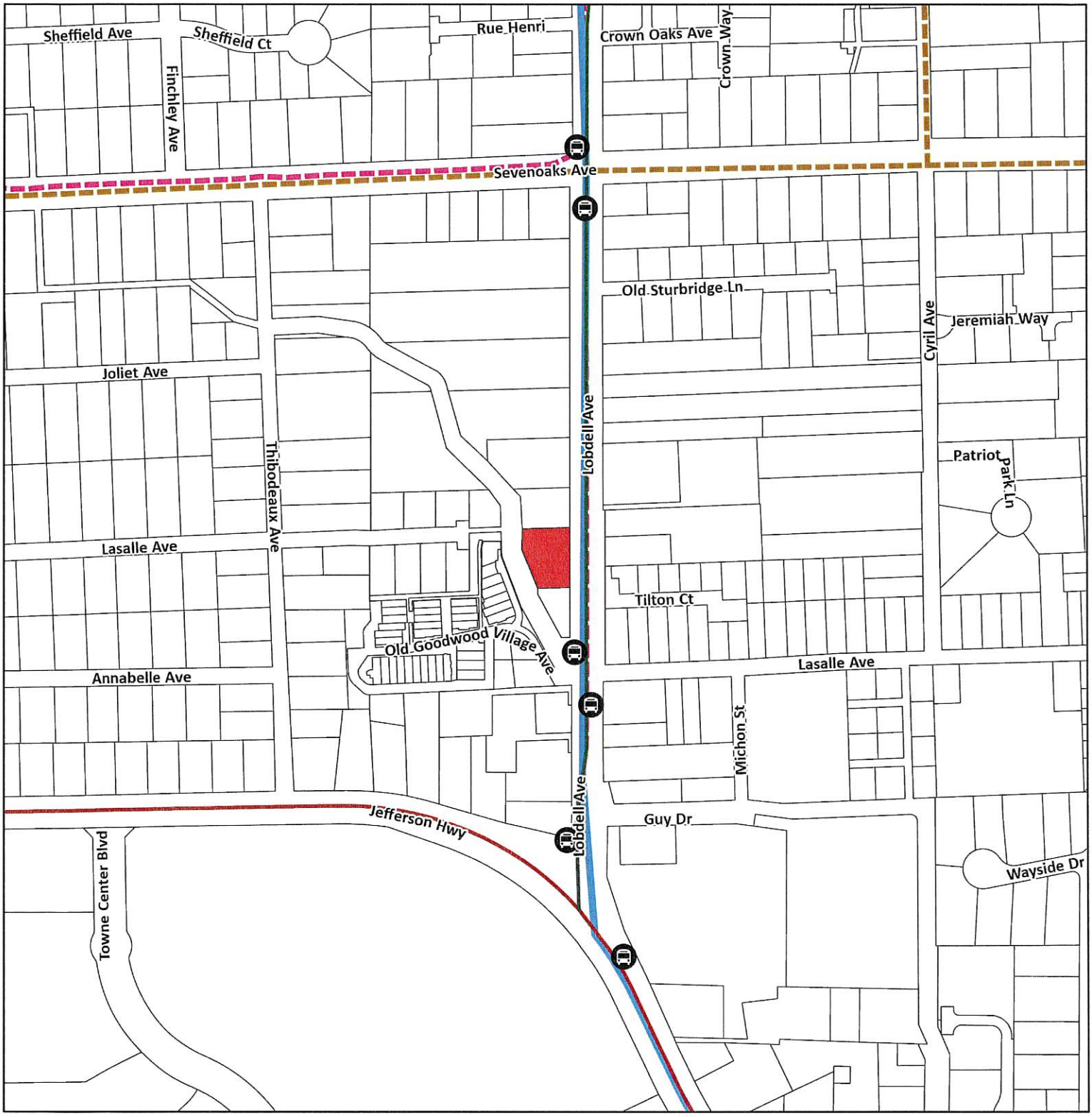


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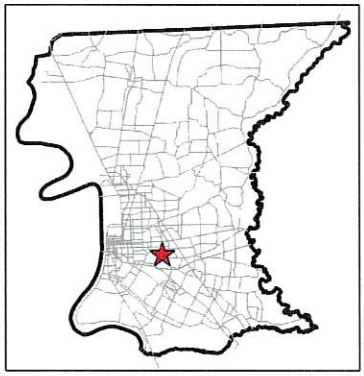
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Legend

- 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



13-25

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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.

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