Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

March 5, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Christiean T. Smith, Senior Planner CTS

SUBJECT: **Case 13-26** 14810 Florida Blvd

Application Summary			
Applicant	Abdoulhossein Bousheri	**Submittal Date**	January 28, 2026
Site Area	7.18 acres		
Location	South of Florida Boulevard, west of Fontainebleau Drive (Council District 4-Moak)		
Planning Commission Meeting Date	March 16, 2026	**Metropolitan Council Meeting Date**	April 15, 2026
Request			
Requested Zoning	Heavy Commercial One (HC1)	**Existing Zoning**	Rural
Proposed Use(s)	Motor Vehicle Sales/Rental	**Existing Use(s)**	Low Density Residential (LDR)
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	Yes ± 95%
Area Characteristics			
Surrounding Zoning	HC1, Rural, Light Industrial (M1)		
Surrounding Uses	Low density residential, office, institutional, undeveloped, vacant, motor vehicle sales, convenience store with gas station, RV park		
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

- **PA-6-24** Florida Corridor Small Area Plan
  - Approval recommended by the Planning Commission on August 19, 2024
  - Approved by the Metropolitan Council on September 18, 2024

Comprehensive Plan Consistency

- Consistent with the designation of Commercial on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of institutional, commercial, undeveloped, vacant, and low density residential properties
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
HC1	**Minimum Required**	**Existing**
Lot Width	60 ft	150 ft
Lot Area	7,500 sf	312,761 sf

Transportation

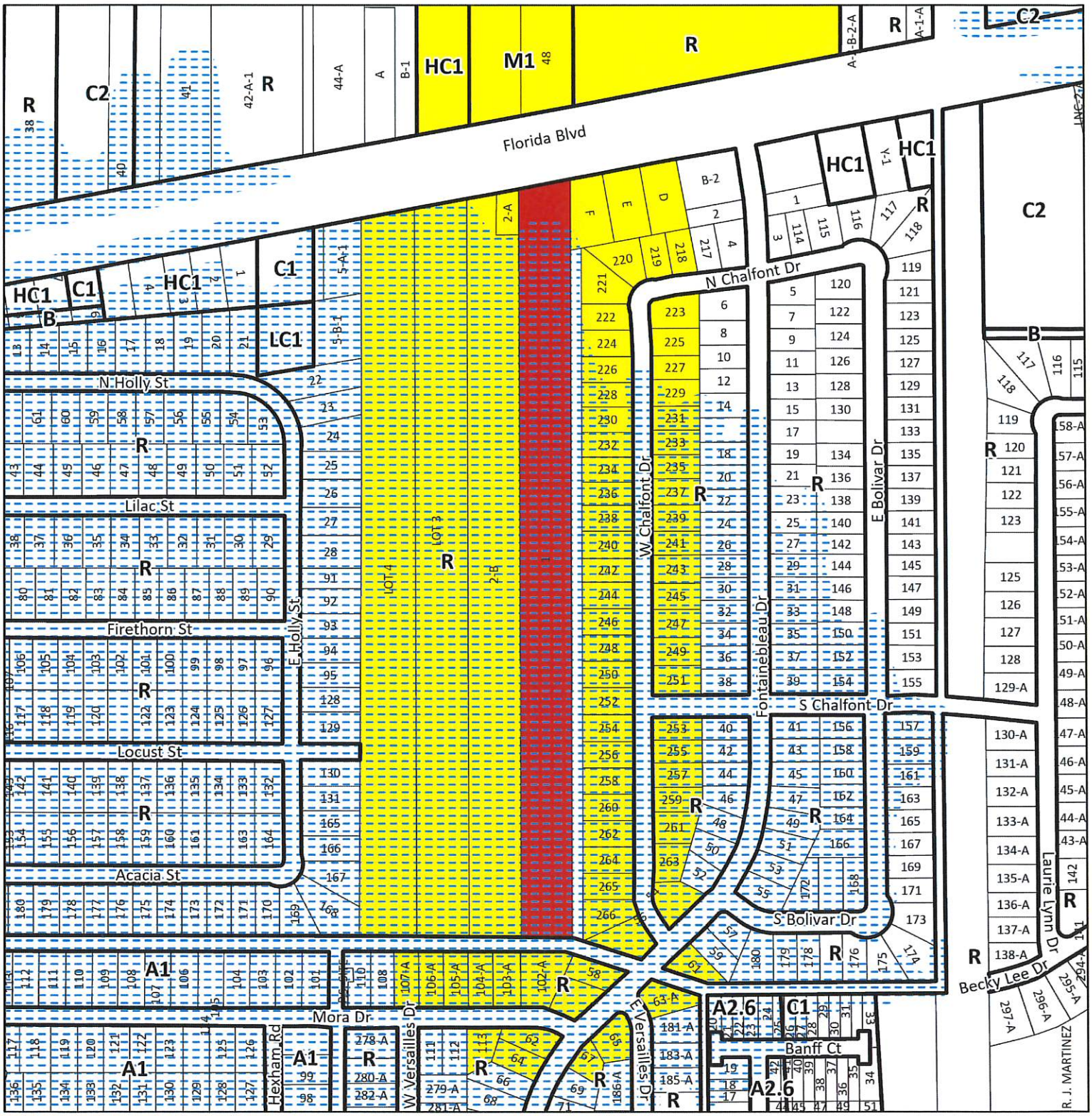
- Property located along the Major Street Plan- *Florida Boulevard*
  - Completed
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Greenwell Springs to River Road*
- Property located in vicinity of transit stop

Environmental Issues

- Approximately 95% of property located in Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

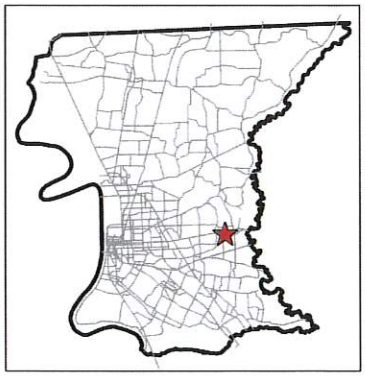
Community Outreach/Notification

- Subject property posted February 24, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on February 27, 2026
- Staff reports available to review March 5, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
  Legal advertisement published in The Advocate on March 6, 10, and 12, 2026



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Districts
- Lot Boundaries
- Special Flood Hazard Area



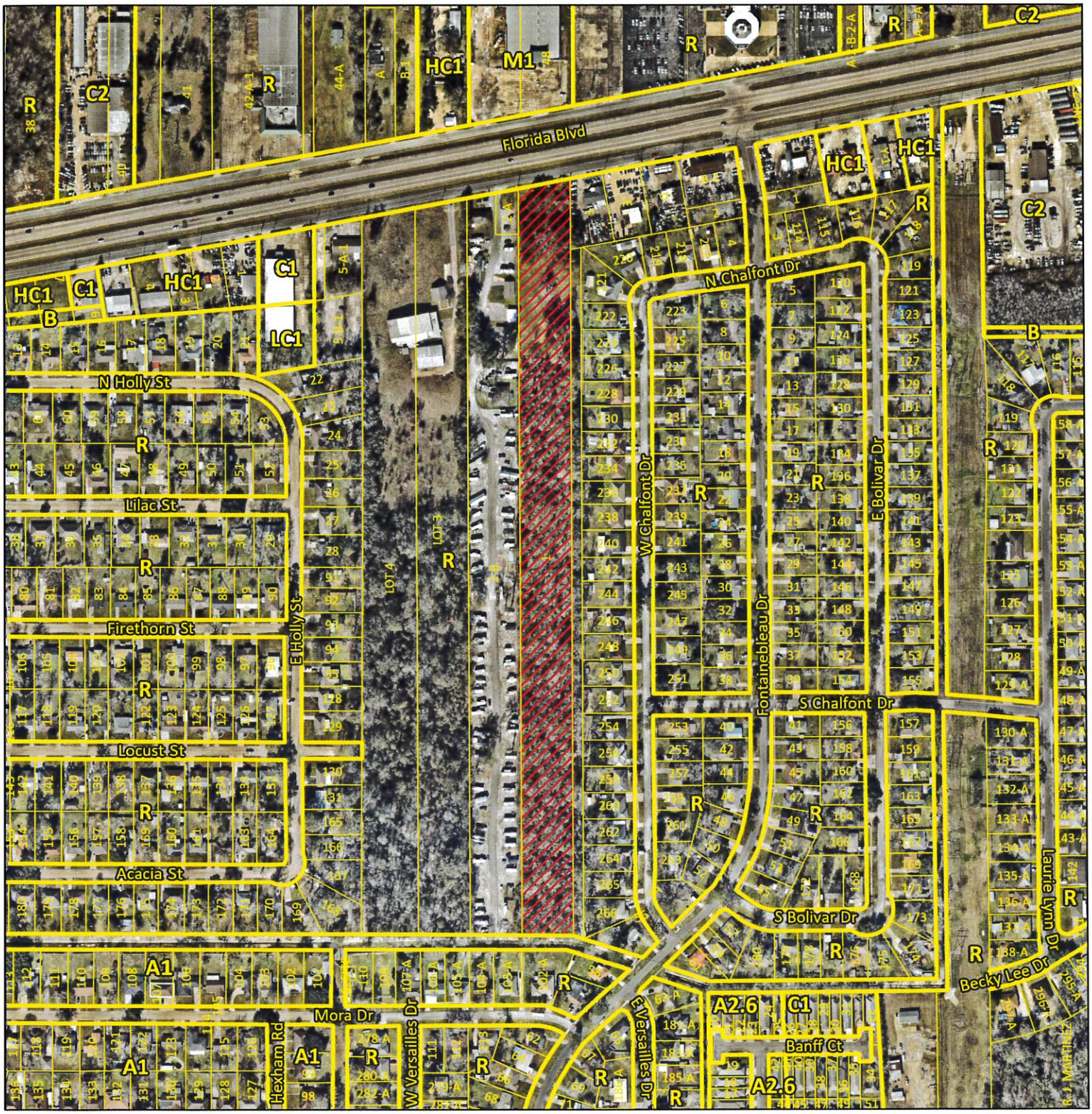
13-26

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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



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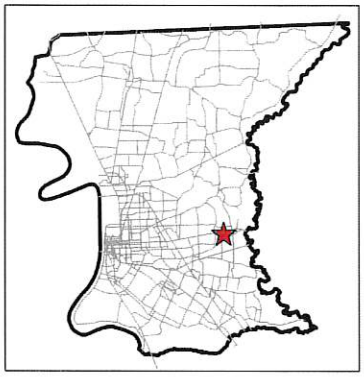
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Legend

- 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



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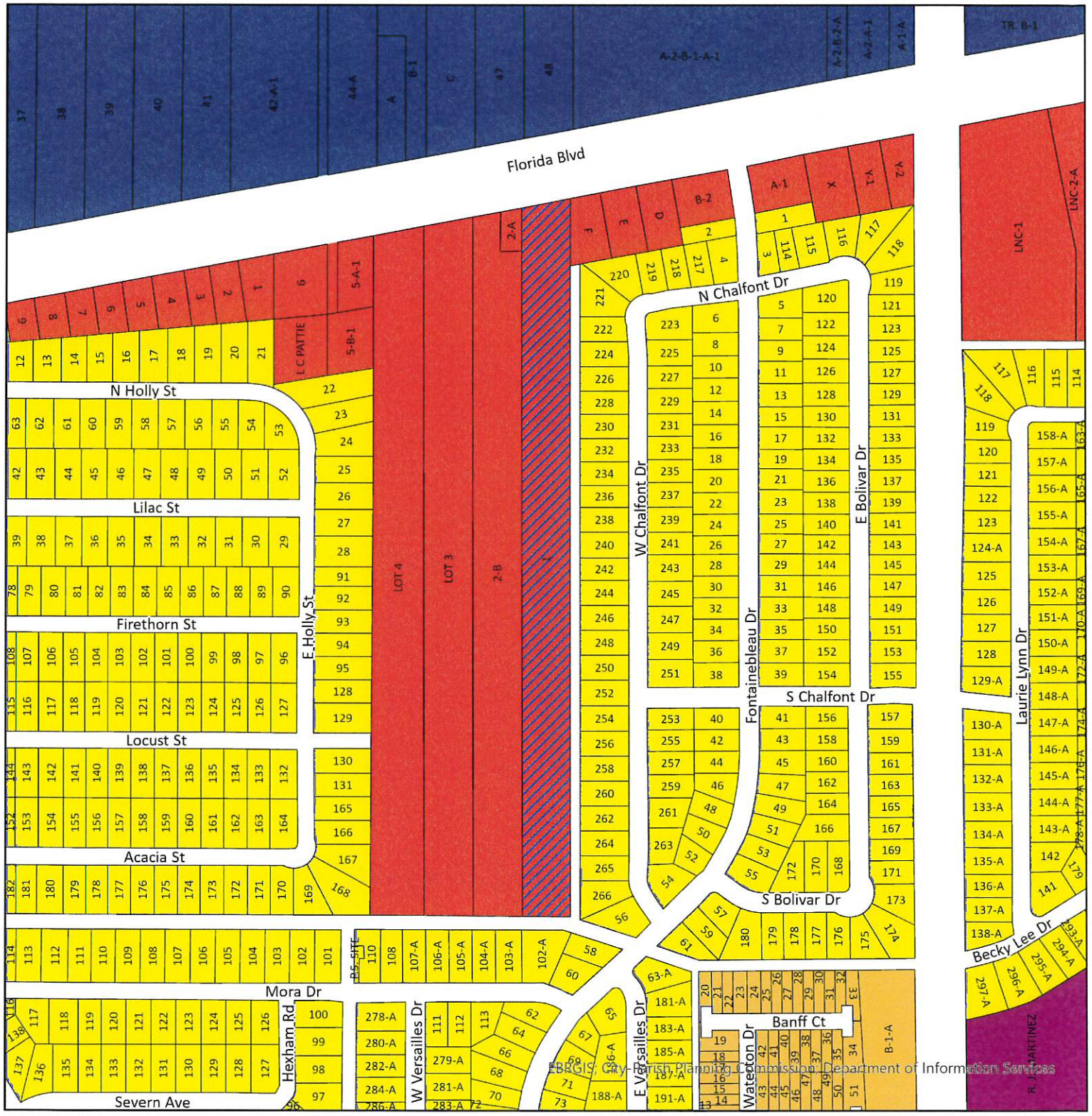
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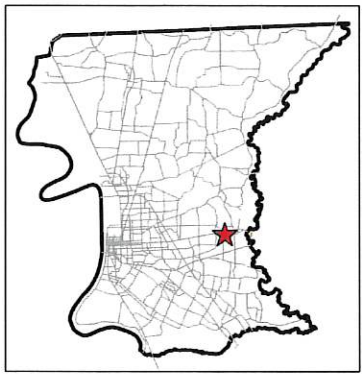


Legend

- Current Case
- Lot Boundaries

Future Land Use

- Agricultural and Rural
- Residential Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Neighborhood Center
- Office
- Mixed Use
- Regional Center
- Commercial
- Industrial
- Institutional
- Downtown Core
- Employment Center
- Open Space
- Park



13-26

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