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

May 8, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 14-25** 8031 Cypress Lake Drive

Application Summary			
Applicant	Michele Rathbone	**Submittal Date**	April 3, 2025
Site Area	16,901 sf		
Location	North side of Cypress Lake Drive, east of Jefferson Highway (Council District 11-Adams)		
Planning Commission Meeting Date	May 19, 2025	**Metropolitan Council Meeting Date**	June 18, 2025
Request			
Requested Zoning	Single Family Residential (A1)	**Existing Zoning**	Transition (B1)
Proposed Use(s)	Single family residential	**Existing Use(s)**	Single family residential
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A1, B1, Limited Residential (A3.1), Town House (A2.5)		
Surrounding Uses	Low density single family residential, medium density two-family residential, personal service establishment, office, park, 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 2-25** 8125 Jefferson Highway, B1 to LC1
  - Denial recommended by the Planning Commission on January 27, 2025
  - Deferred by the Metropolitan Council to May 21, 2025

Comprehensive Plan Consistency

- Inconsistent with the designation of Mixed-Use on the Future Land Use Map
  - FUTUREBR 5-year Update to Residential Neighborhood would address inconsistency
- Consistent with Land Use Action Item 4.1.4: Ensure appropriate transitions between non-residential uses and neighborhoods to protect stability and quality of life

Neighborhood Compatibility

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

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
A1	**Minimum Required**	**Existing**
Lot Width	75 ft	85 ft
Lot Area	10,500 sf	16,901 sf

Transportation

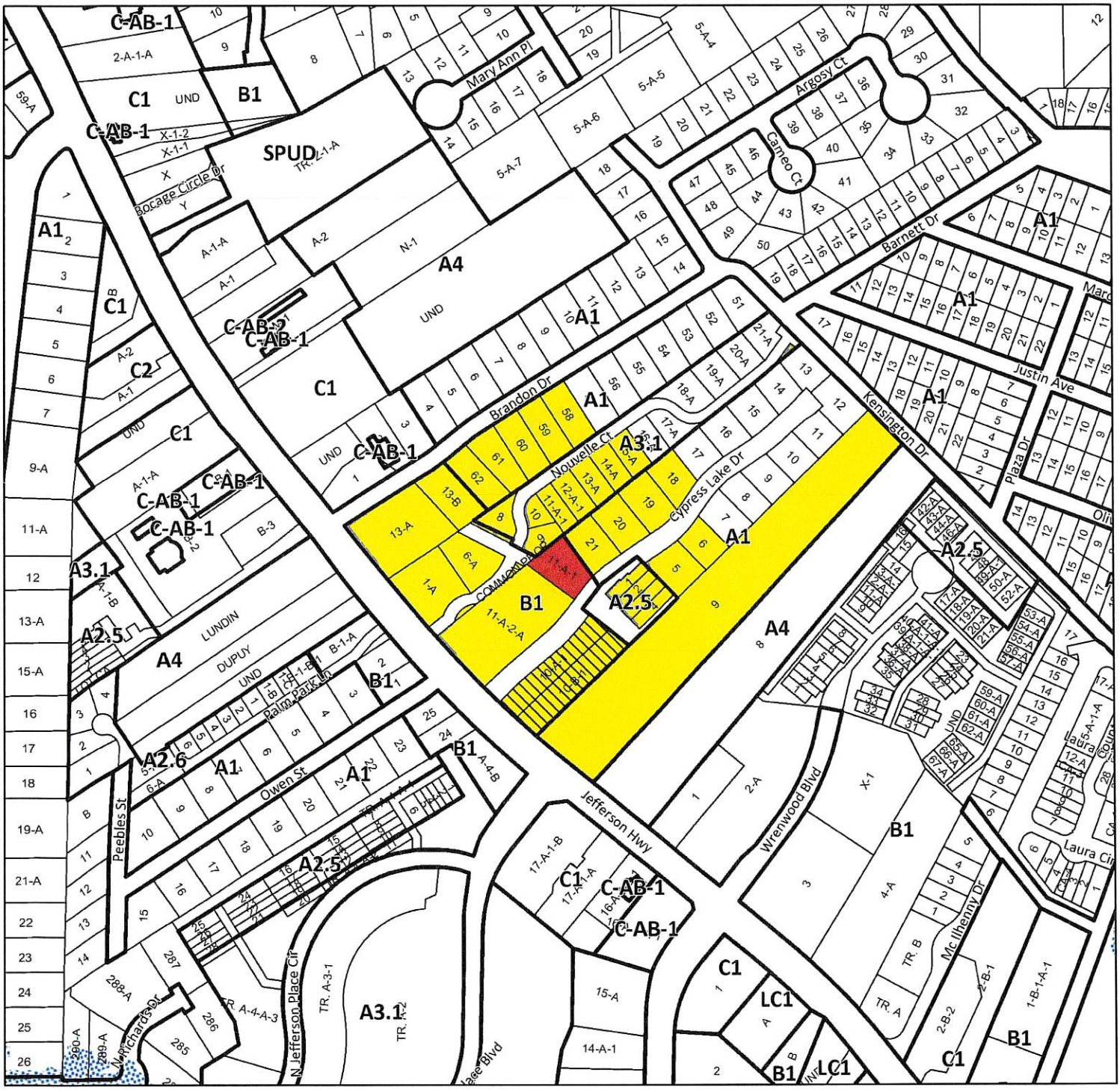
- Property located in the vicinity of street on the Major Street Plan- *Jefferson Highway*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

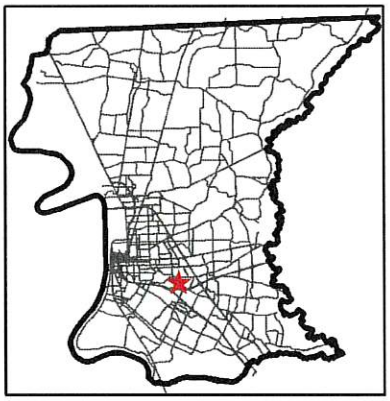
Community Outreach/Notification

- BREC notified on April 8, 2025 pursuant to UDC § 3.1.4.D
- Subject property posted April 28, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Cypress Lake Commercial Property Owners Association, The Jefferson Collection, and The Cypress Lake Homeowners Associations on May 2, 2025
- Staff reports available to review May 8, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on May 9, 13 and 15, 2025



Legend

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



14-25

N

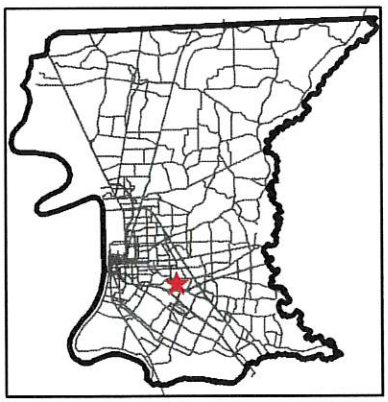
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Legend

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



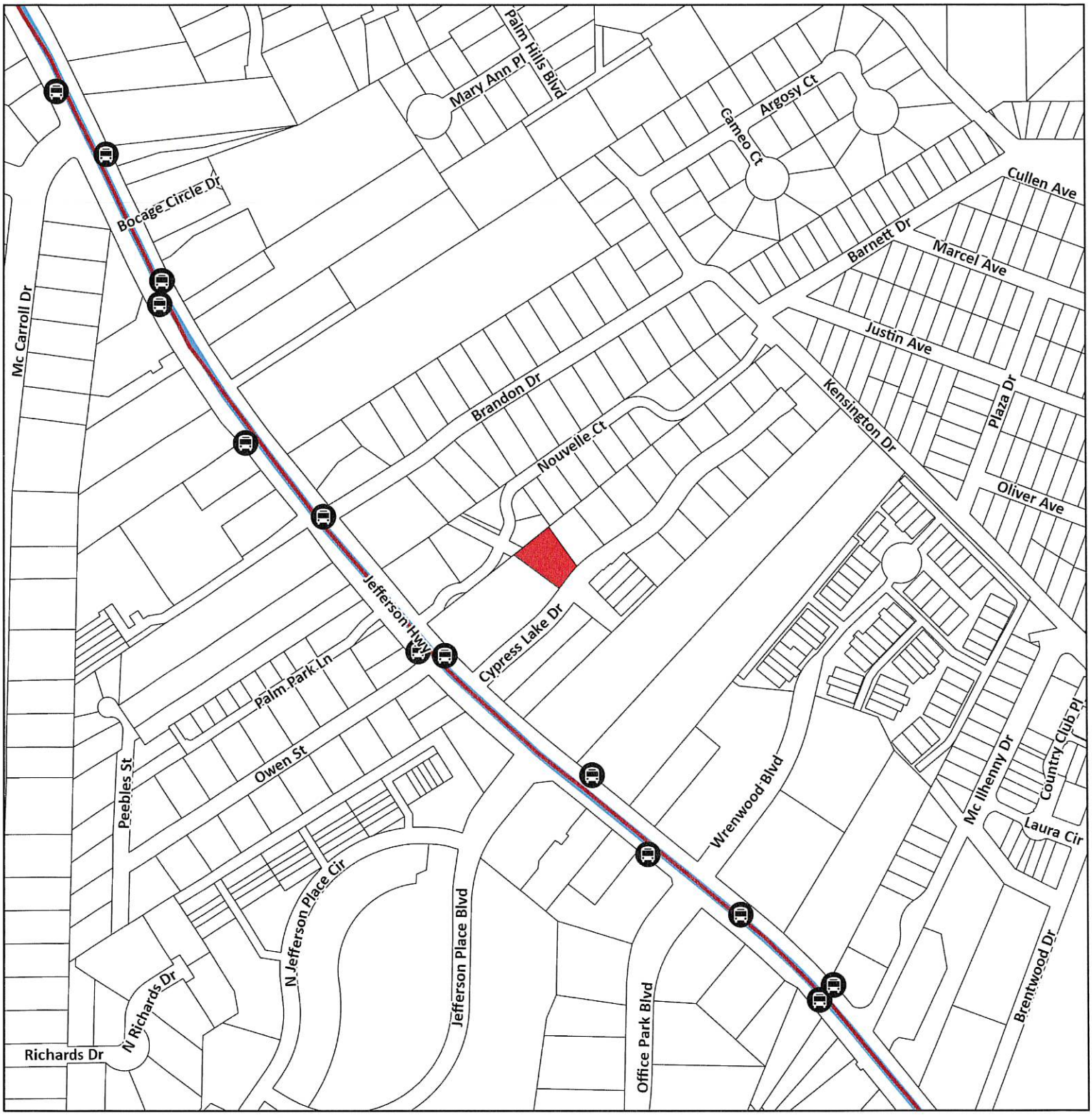
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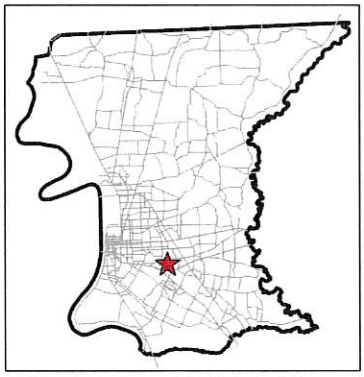
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Legend

- 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



14-25

N

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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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