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

July 10, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 19-25** 3825 North Sherwood Forest Drive

Application Summary			
Applicant	Edwin Velasquez	**Submittal Date**	May 19, 2025
Site Area	1.35 acres		
Location	West side of North Sherwood Forest Boulevard, north of Toledo Bend Avenue (Council District 5-Hurst)		
Planning Commission Meeting Date	July 21, 2025	**Metropolitan Council Meeting Date**	August 20, 2025
Request			
Requested Zoning	Heavy Commercial Two (HC2)	**Existing Zoning**	Light Commercial (C1)
Proposed Use(s)	Motor vehicle repair	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C1, Heavy Commercial (C2), Single Family Residential (A1)		
Surrounding Uses	Low density single family residential, utility facility, religious institution, retail sales, 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

- None

Comprehensive Plan Consistency

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

Neighborhood Compatibility

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

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
HC2	**Minimum Required**	**Existing**
Lot Width	60 ft	806 ft
Lot Area	7,500 sf	58,806 sf

Transportation

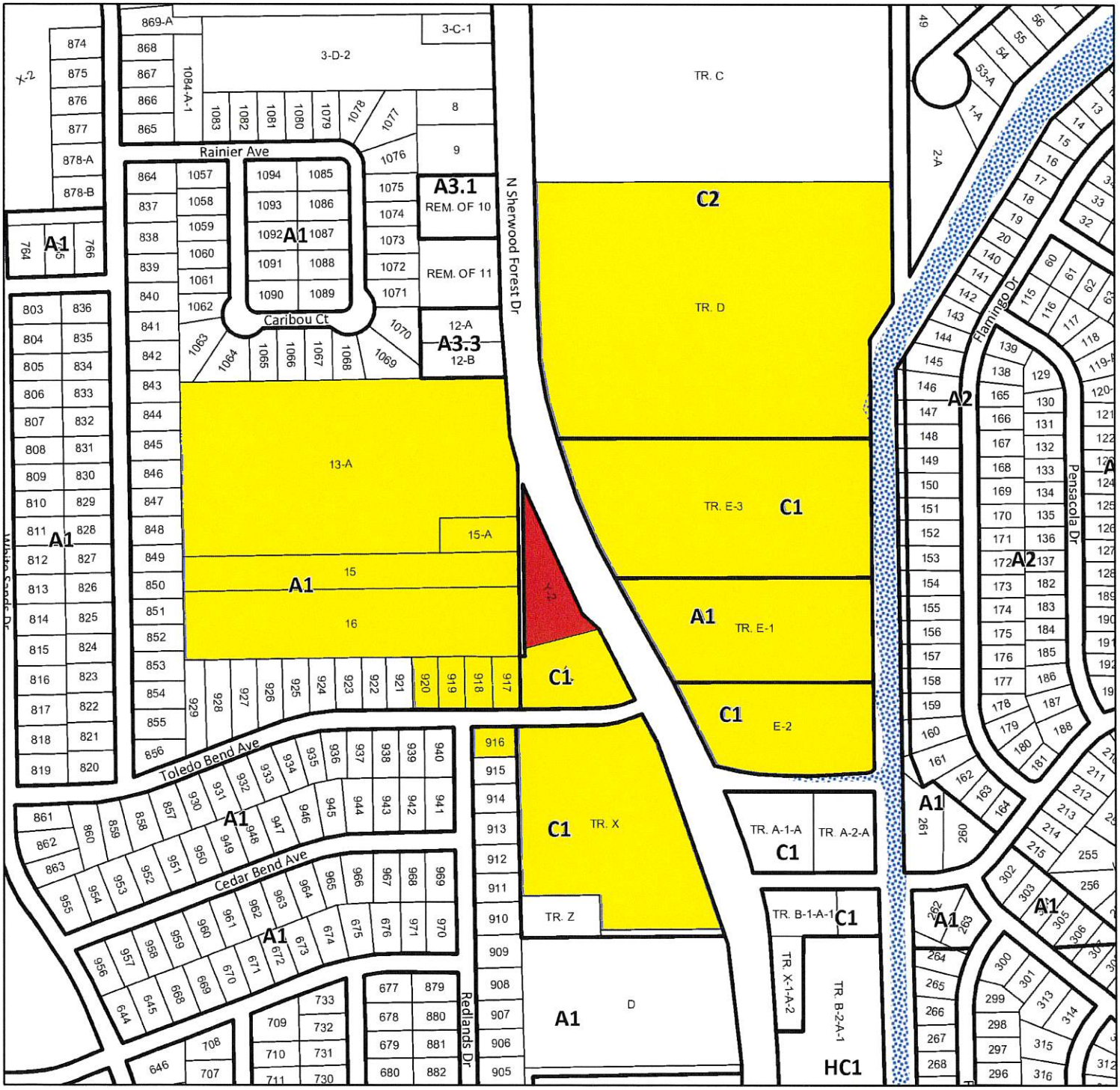
- Property located along the Major Street Plan- *North Sherwood Forest Drive*
  - Completed
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *Catalina Avenue bike boulevard*

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted June 23, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Park Forest Homeowners Association on July 3, 2025
- Staff reports available to review July 10, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on July 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



19-25

N

0 200 400 600 800 ft

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Legend

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



19-25

N

0 200 400 600 800 ft

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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



19-25

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.

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