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

January 16, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 2-25** 8125 Jefferson Highway

Application Summary			
Applicant	Mickey Robertson, PE, PLS	**Submittal Date**	December 4, 2024
Site Area	1.18 acres		
Location	North side of Jefferson Highway, south of Brandon Drive (Council District 11-Adams)		
Planning Commission Meeting Date	January 27, 2025	**Metropolitan Council Meeting Date**	February 19, 2025
Request			
Requested Zoning	Light Commercial One (LC1)	**Existing Zoning**	Transition (B1)
Proposed Use(s)	Commercial	**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	B1, Limited Residential (A3.1), Light Commercial (C1), Town House (A2.5), Single Family Residential (A1), General Residential (A4)		
Surrounding Uses	Low and medium density single family residential, medium density two-family residential, high density multi-family residential, undeveloped, office, park, medical office or clinic		
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, park and office properties
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC1	**Minimum Required**	**Existing**
Lot Width	50 ft	78 ft (smallest)
Lot Area	6,000 sf	23,522 sf (smallest)

Transportation

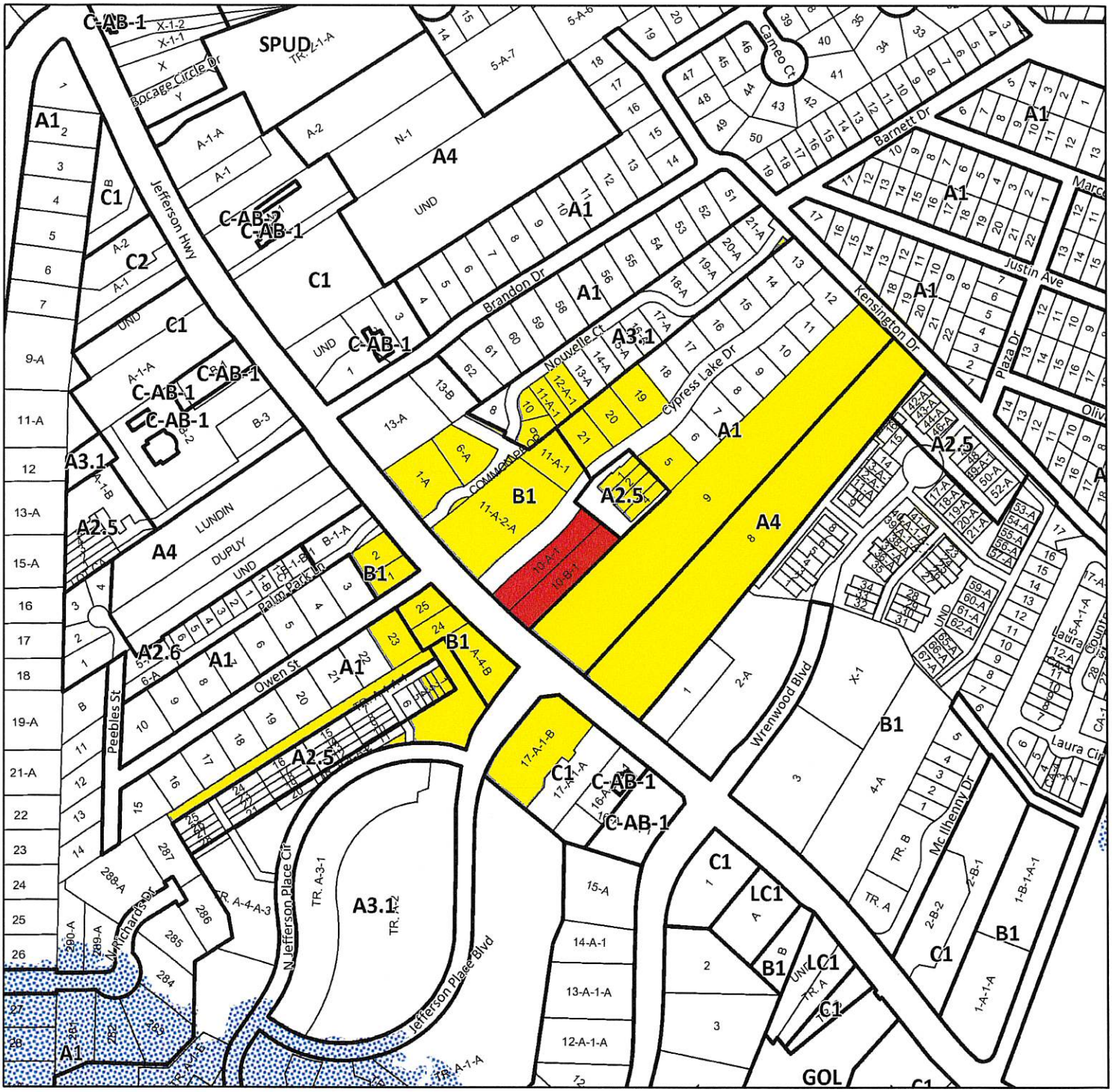
- Property located along the Major Street Plan- *Jefferson Highway*
  - Completed
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

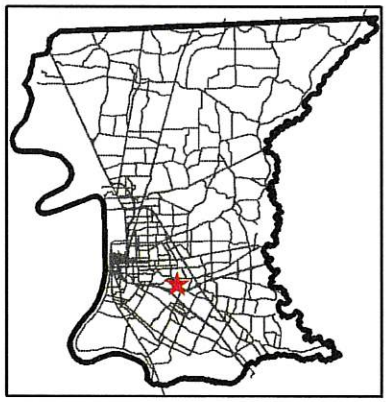
Community Outreach/Notification

- BREC notified on December 5, 2024 pursuant to UDC § 3.1.4.D
- Subject property posted January 3, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Cypress Lake, The Jefferson Collection, Jefferson Place Office Park, and East Jefferson Place Homeowners Associations on January 10, 2025
- Staff reports available to review January 16, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on January 17, 21 and 23, 2025



Legend

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



2-25

N

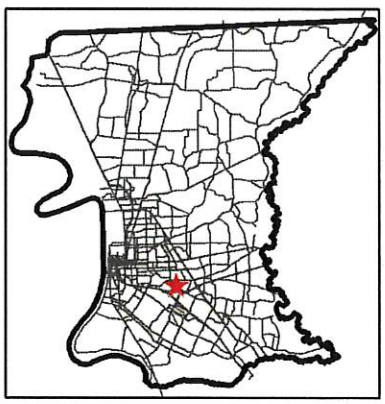
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Legend

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



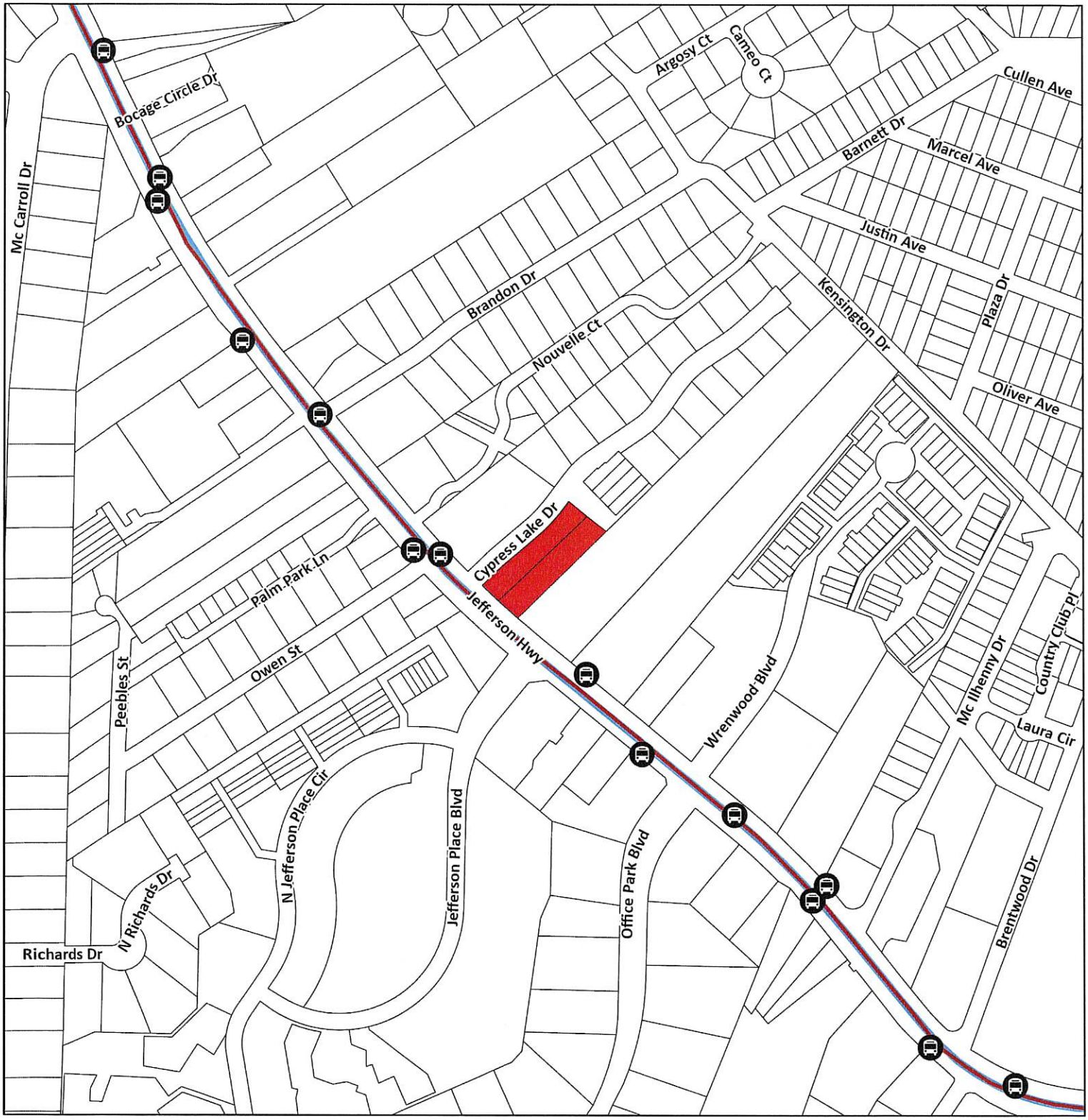
2-25

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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



2-25

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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