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 RH

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 20-25** T 11920 West England Avenue

Application Summary			
Applicant	Rodney Vincent	**Submittal Date**	May 22, 2025
Site Area	10.00 acres		
Location	South side of West England Avenue, west of Stinson Avenue (Council District 5-Hurst)		
Planning Commission Meeting Date	July 21, 2025	**Metropolitan Council Meeting Date**	August 20, 2025
Request			
Requested Zoning	Single Family Residential (A2.7)	**Existing Zoning**	Single Family Residential (A1)
Proposed Use(s)	Single family residential	**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, Single Family Residential (A2)		
Surrounding Uses	Low density single family residential, undeveloped		
Findings			
Staff cannot certify the requested change of zoning, while it conforms to UDC requirements, it is not consistent with the Comprehensive Plan provisions calling for the preservation of neighborhood character, partially being located adjacent to homes with larger frontages on the same street, which may alter the character of the existing neighborhood			

Case History – Site

- None

Case History – Area

- None

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map
- Inconsistent with Land Use Action Item 4.1.1: Preserve the character of established residential neighborhoods by ensuring that new development complement the neighborhood's characteristics

Neighborhood Compatibility

- Area contains a mixture of residential and undeveloped properties
- Will not change existing land use patterns
  - Introduces smaller lot types within this area of the existing subdivision
  - Smaller lot widths, minimum of 55 feet, exist in Monticello Subdivision, 9th Filing
  - Abutting Park Forest East Subdivision has A2 Zoning with minimum lot widths of 65 feet

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
A2.7	**Minimum Required**	**Existing**
Lot Width	50 ft	569 sf
Lot Area	6,000 sf	435,600 sf

Transportation

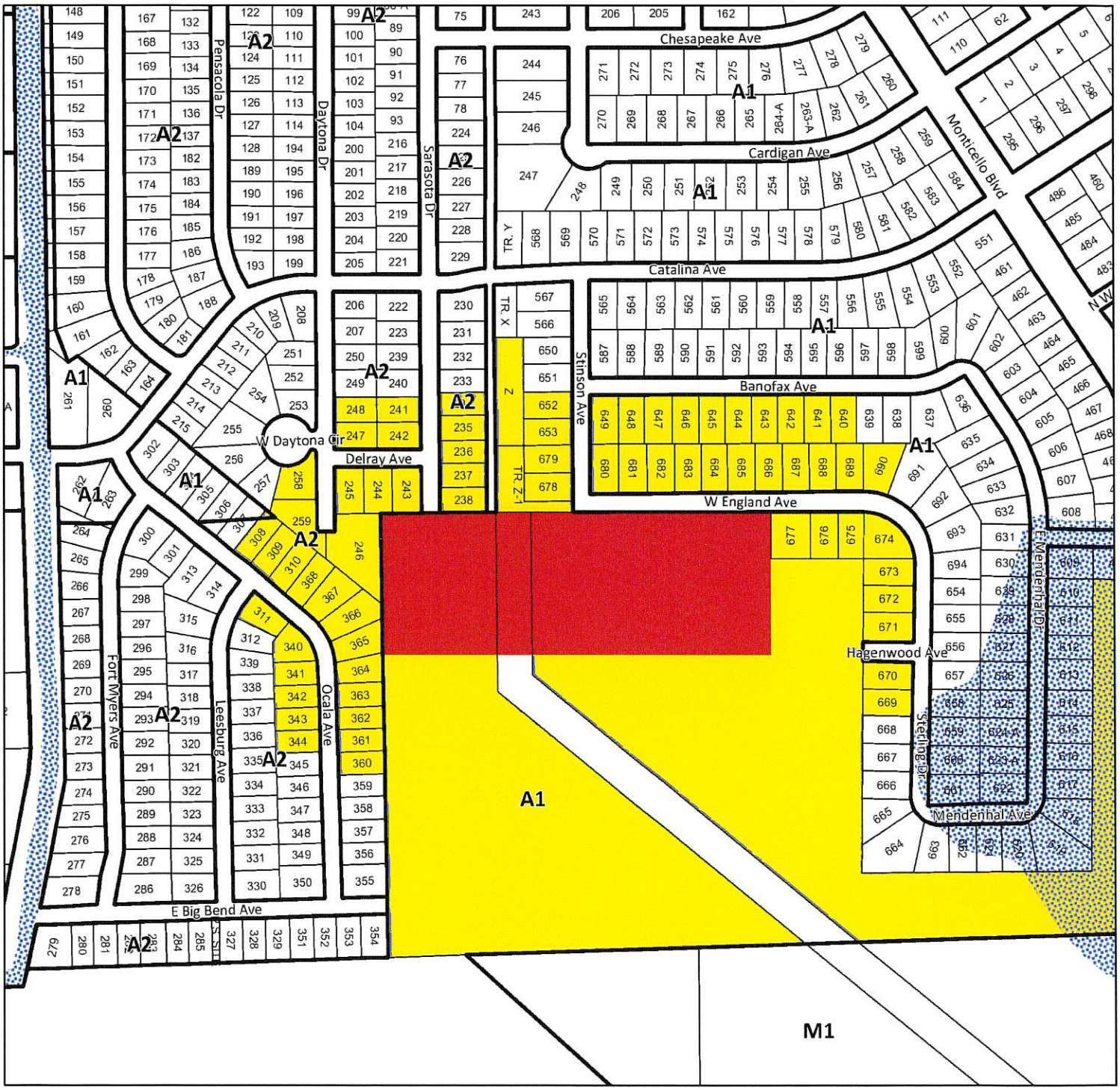
- Property located in the vicinity of street on the Major Street Plan- *Mammoth Avenue*
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *Monticello Boulevard bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Monticello Boulevard bike lane, Catalina Avenue bike boulevard*

Environmental Issues

- Property located outside of a Special Flood Hazard Area

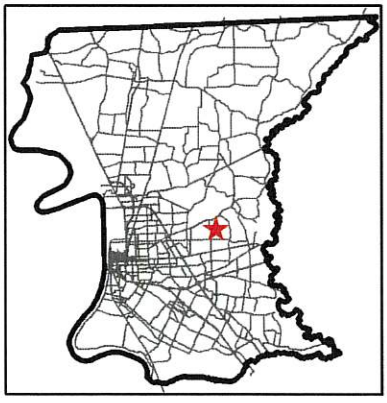
Community Outreach/Notification

- BREC notified on June 6, 2025 pursuant to UDC § 3.1.4.D
- Subject property posted June 23, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Park Forest East Homeowners Association on July 3, 2025
- Monticello Citizens Association notified by email on July 7, 2025
- Staff reports available to review January 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



20-25

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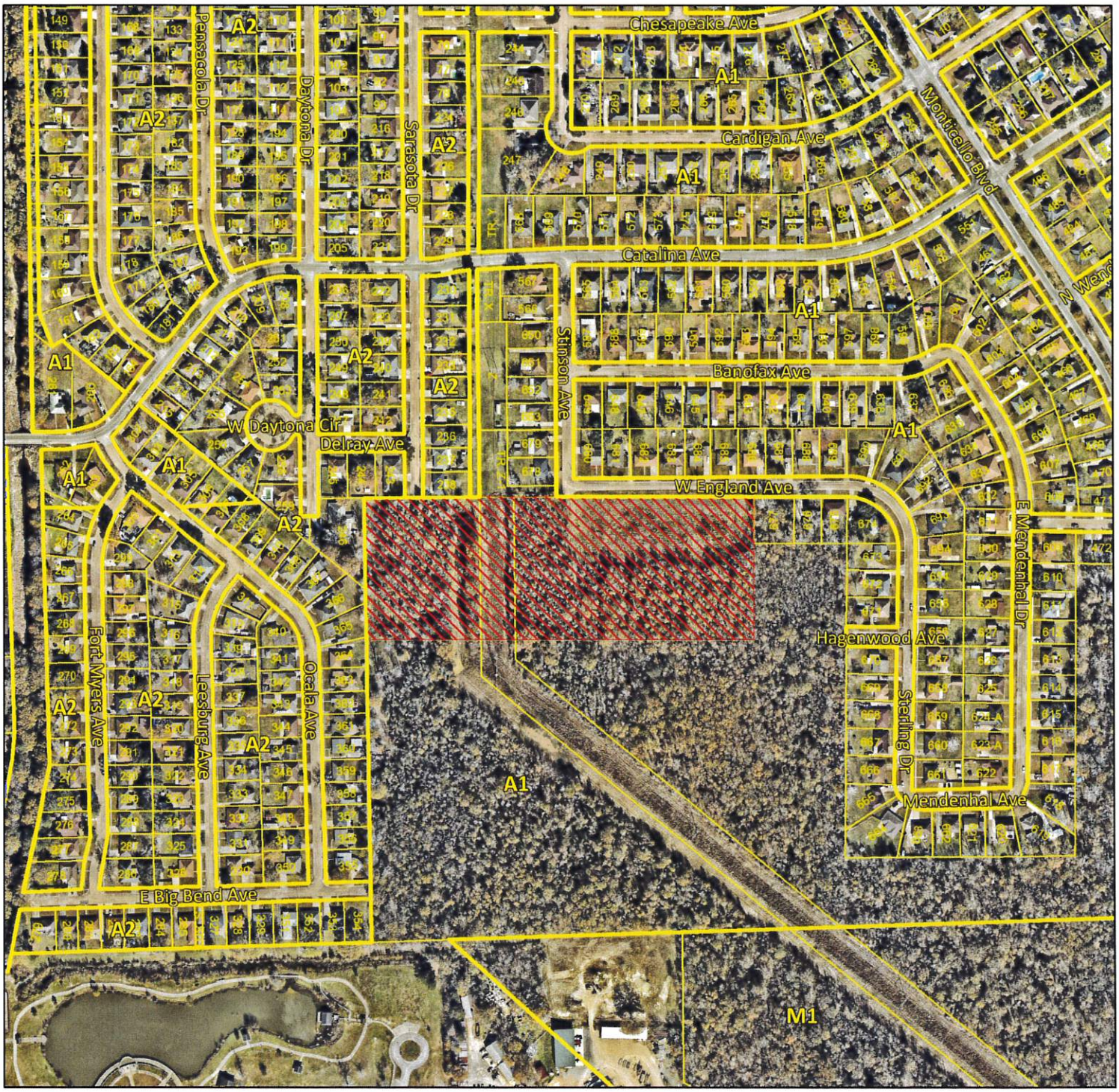
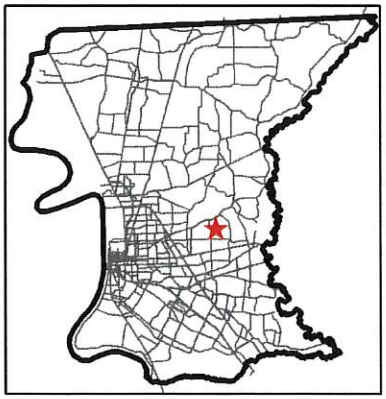


Legend

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



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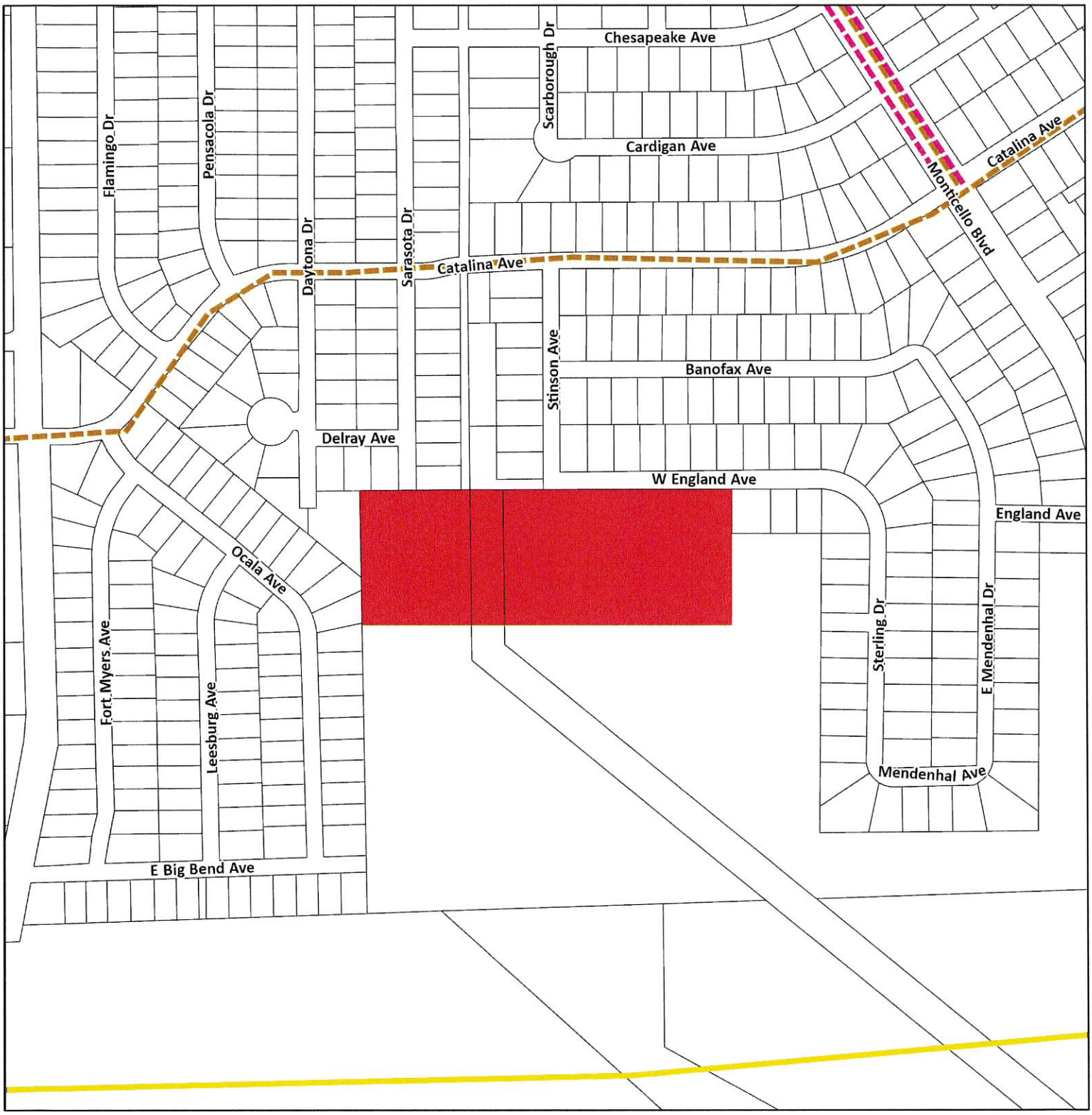

Legend

- 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



20-25

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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