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

August 7, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 27-25** 1750 Gulf South Parkway

Application Summary			
Applicant	David Guillory, PE	**Submittal Date**	June 18, 2025
Site Area	3.77 acres		
Location	West side of Gulf South Parkway, south of Innovation Park Drive (Council District 3-Gaudet)		
Planning Commission Meeting Date	August 18, 2025	**Metropolitan Council Meeting Date**	September 17, 2025
Request			
Requested Zoning	Light Commercial Three (LC3)	**Existing Zoning**	Rural
Proposed Use(s)	Office/warehouse	**Existing Use(s)**	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	Yes ±10%
Area Characteristics			
Surrounding Zoning	Light Commercial Two (LC2), Rural		
Surrounding Uses	Educational institution, office, parking facility, research and development facility, 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

- **CUP-4-17** Idea Innovation Modular Buildings
  - Approved by the Planning Commission Staff on July 20, 2022

Comprehensive Plan Consistency

- Consistent with the designation of Employment Center on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of office, institutional and undeveloped properties
- Will introduce commercial into existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC3	**Minimum Required**	**Existing**
Lot Width	60 ft	383 ft
Lot Area	7,500 sf	165,964 sf

Transportation

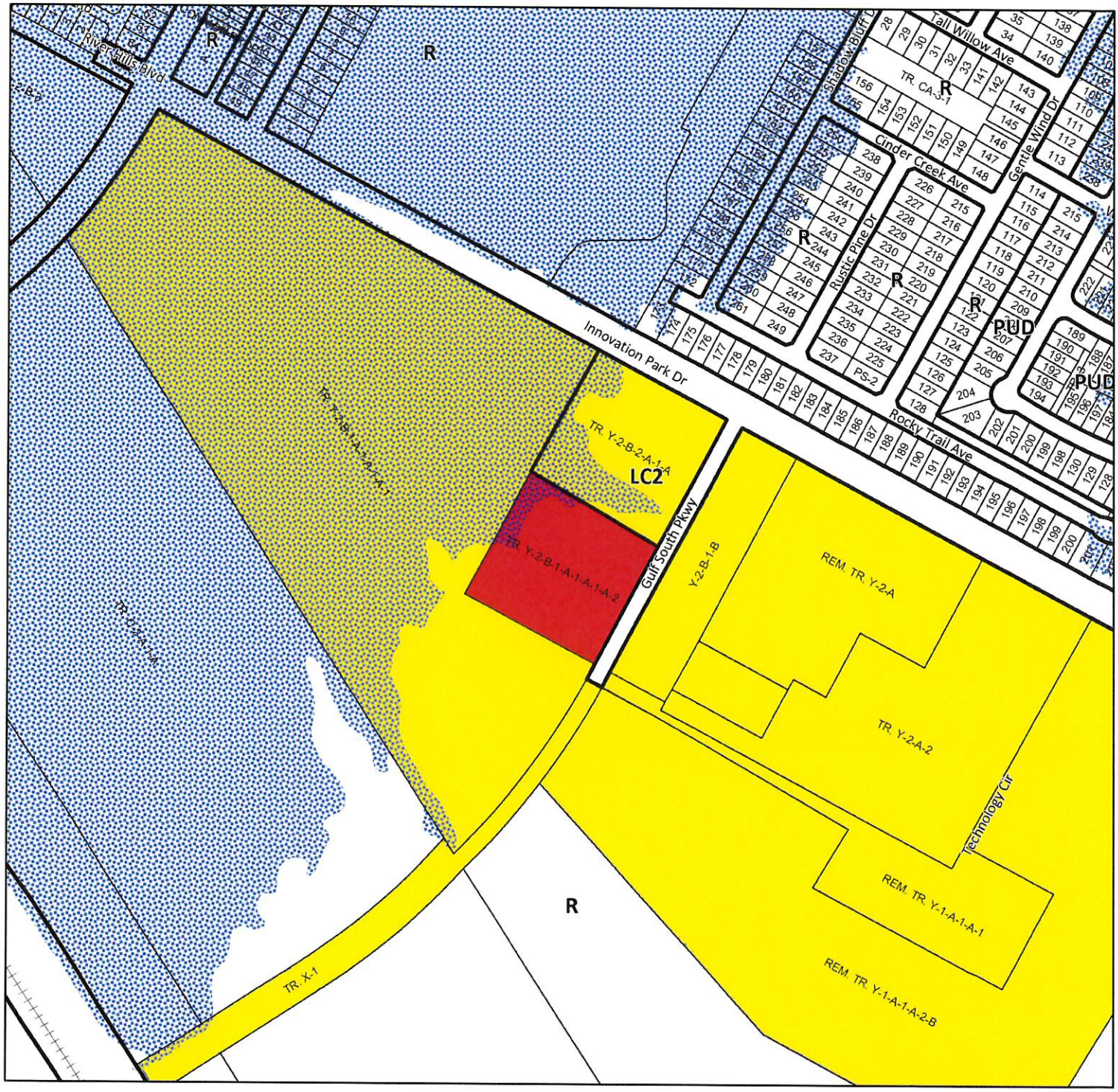
- Property located in the vicinity of streets on the Major Street Plan- *Innovation Park Drive, South Kenilworth Parkway, Nicholson Drive*
- Property located in the vicinity of proposed MOVEBR Project- *Nicholson Drive (Ben Hur-Bluebonnet)*
- Property located in the vicinity of proposed route on the Pedestrian and Bicycle Master Plan- *BREC Highland Road to Levee trail*

Environmental Issues

- Approximately 10% 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 July 28, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on August 1, 2025
- Staff reports available to review August 7, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on August 8, 12 and 14, 2025



Legend

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



27-25

N

0 200 400 600 800 ft

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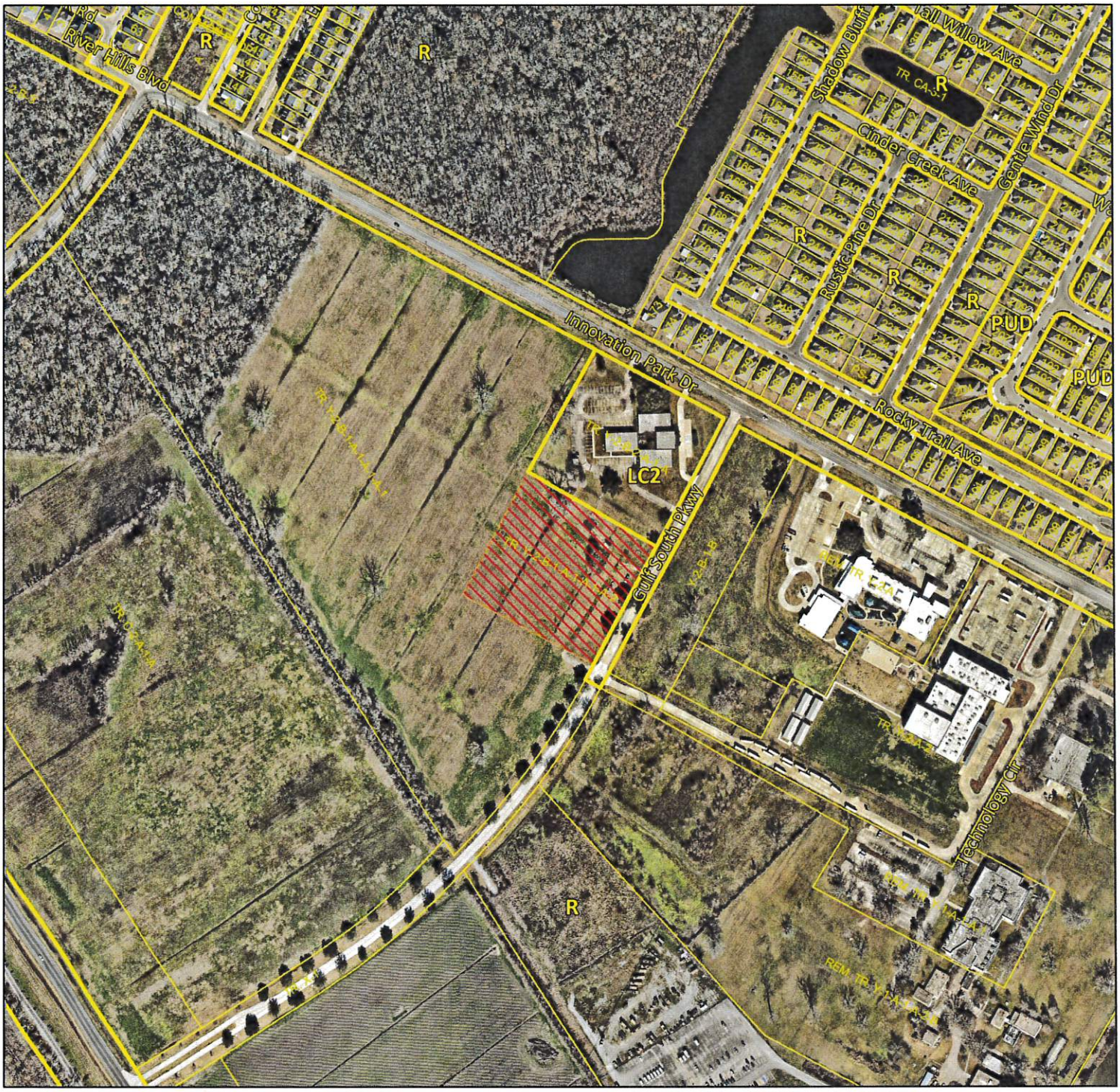

Legend

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



27-25

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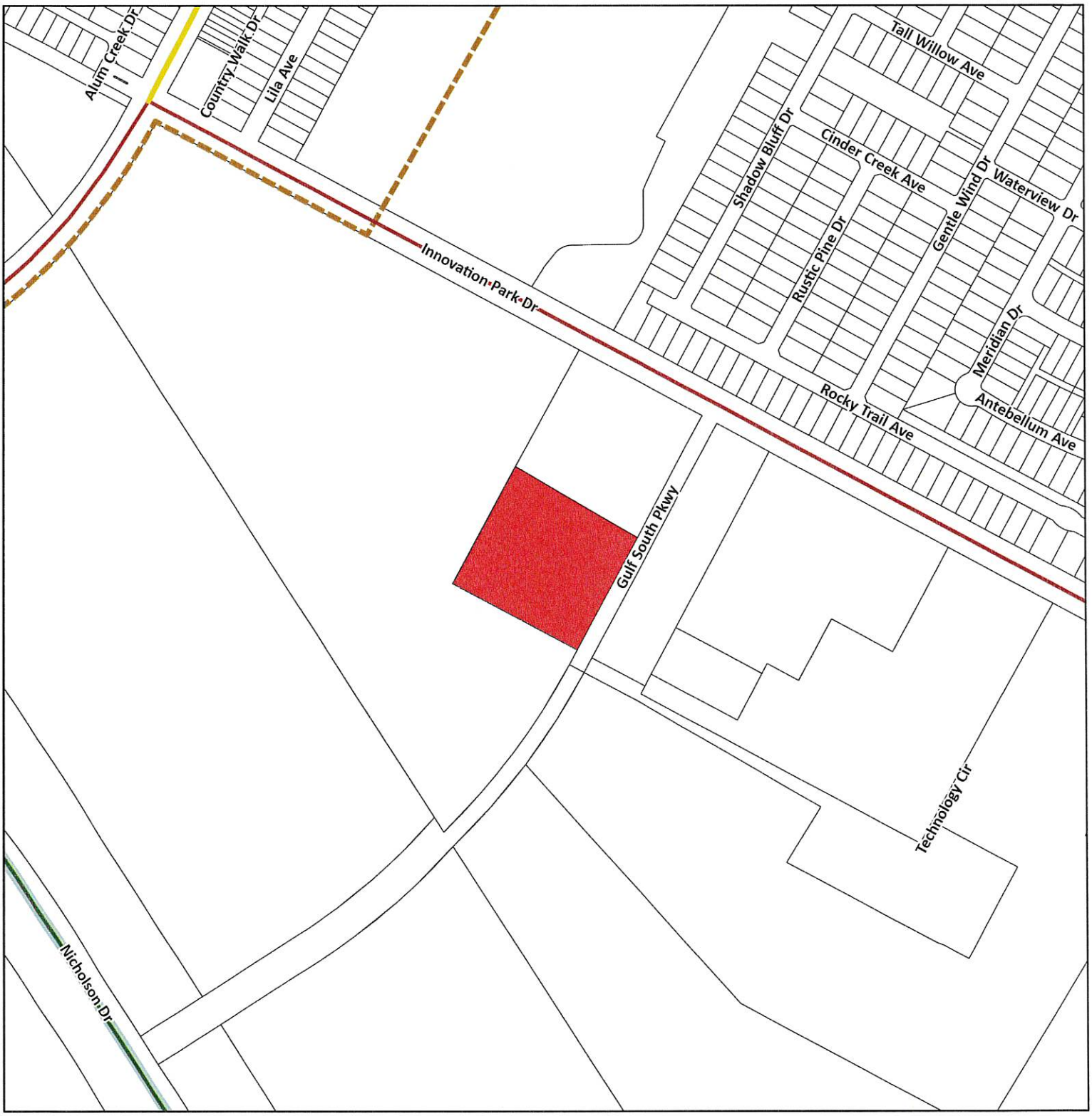
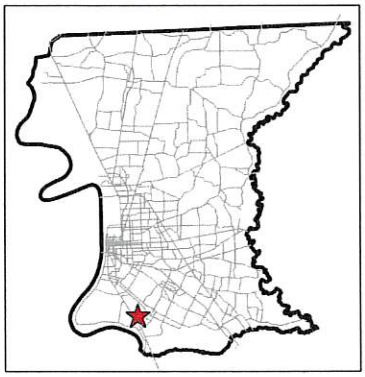


Legend

- 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



27-25

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