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 28-25** 6263 Comite Drive

Application Summary			
Applicant	Lance Robichaux, PE	**Submittal Date**	July 2, 2025
Site Area	4.87 acres		
Location	North side of Comite Drive, east of Plank Road (Council District 2-Kenney)		
Planning Commission Meeting Date	August 18, 2025	**Metropolitan Council Meeting Date**	September 17, 2025
Request			
Requested Zoning	Single Family Residential (A1)	**Existing Zoning**	Heavy Commercial (C2)
Proposed Use(s)	Single family residential	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Overlay District	Airport	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A1, C2, General Office Low Rise (GOL)		
Surrounding Uses	Low density single family residential, medical office or clinic, 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

- **S-2-25** Stillwater Subdivision
  - Withdrawn by the Planning Director and Parish Attorney on June 16, 2025
- **Case 10-25** 6263 and 6777 Comite Drive, A1 and C2 to A2.7
  - Approval recommended by the Planning Commission on April 21, 2025
  - Denied by the Metropolitan Council on June 11, 2025
- **Case 54-20** 6263 Comite Drive, A1 and C2 to Rural
  - Withdrawn by the applicant on January 11, 2021

Case History – Area

- **S-16-22** Leland Lakes Subdivision, 109 single family residential lots
  - Approved by the Planning Commission on November 14, 2022

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map
  - Proposed request removes current inconsistent commercial zoning

Neighborhood Compatibility

- Area contains a mixture of residential, office and undeveloped 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	313 ft
Lot Area	10,500 sf	210,830 sf

Transportation

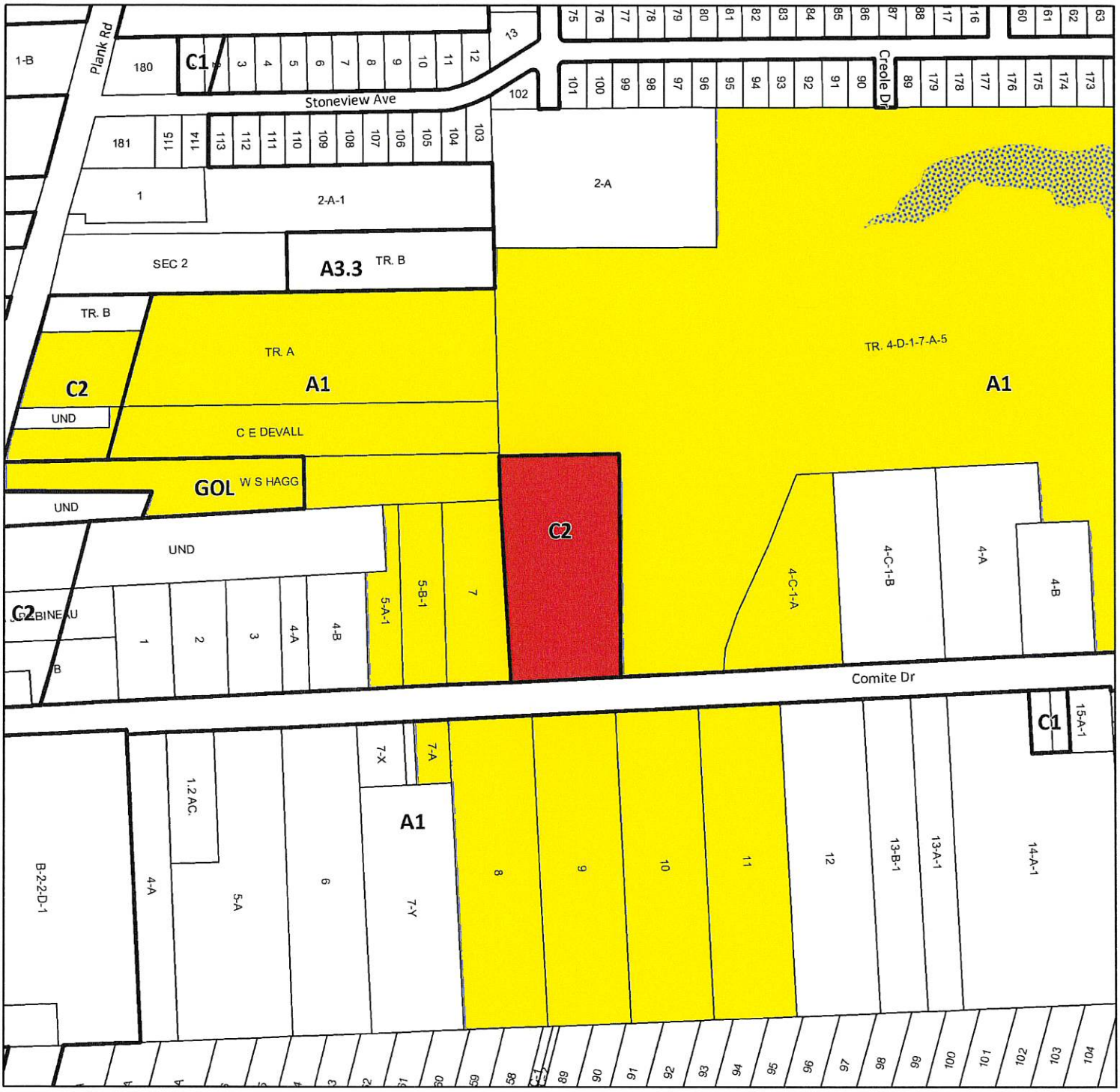
- Property located along the Major Street Plan- *Comite Drive*
  - Additional right-of-way may be needed
- Property located in the vicinity of street on the Major Street Plan- *Plank Road*

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- City of Baker notified on July 7, 2025 pursuant to UDC §3.1.4.C
  - City of Baker provided correspondence for no comments on August 5, 2025
- 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



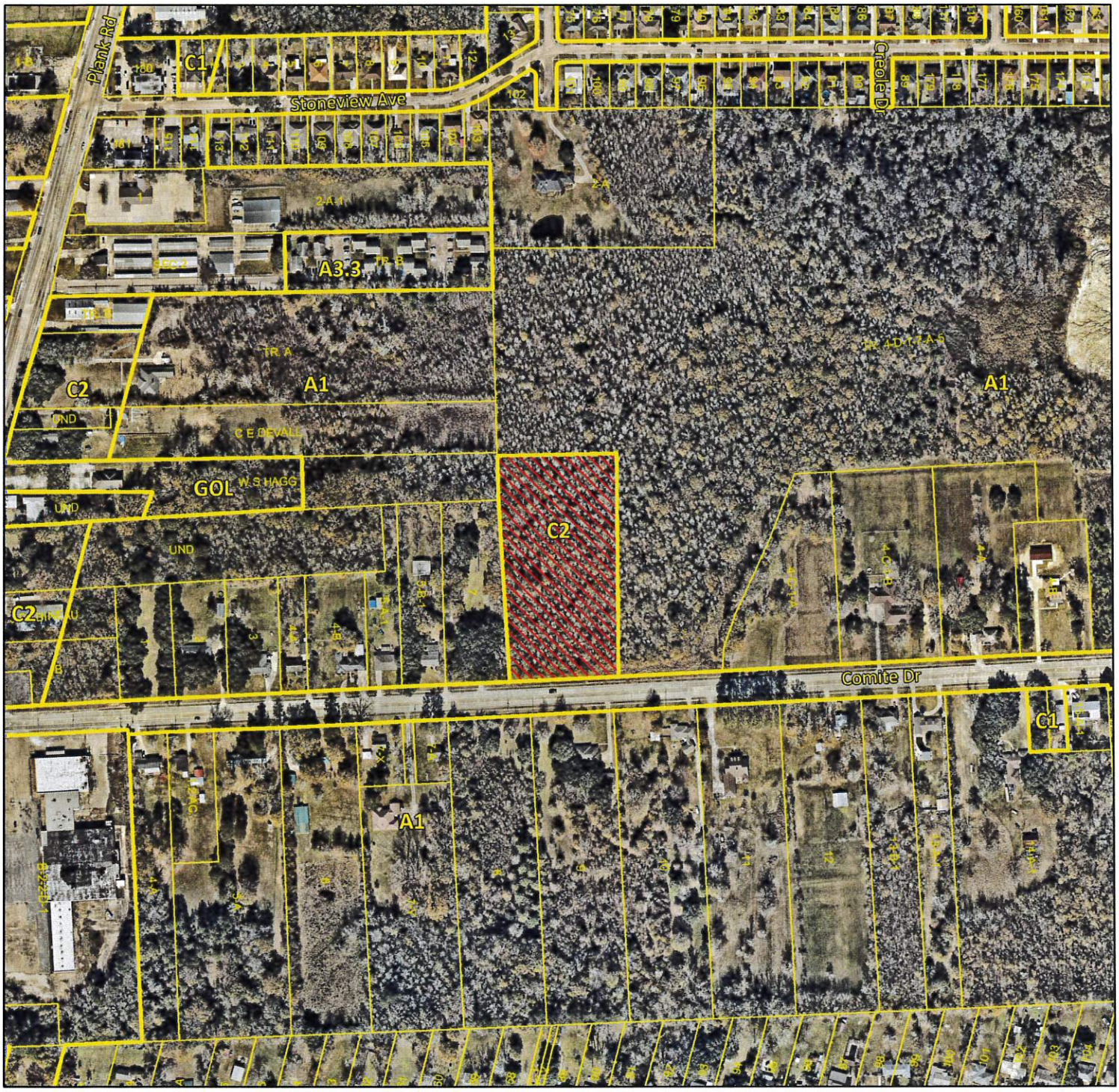
28-25

N

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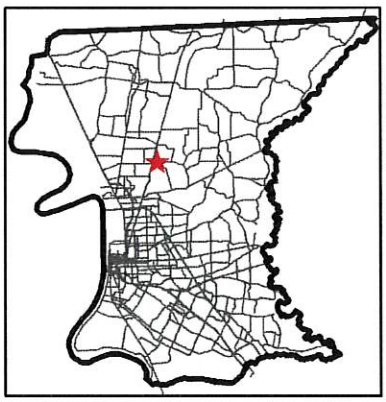
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Legend

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



28-25

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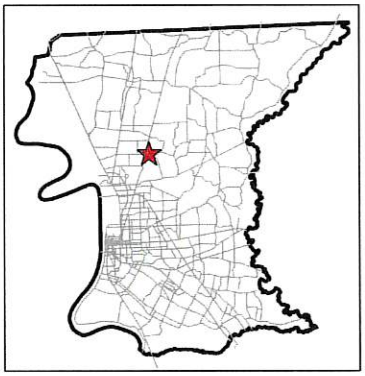
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Legend

- 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



28-25

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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