Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

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 3-25** 5652 Winbourne Avenue and 3256 Blackwell Drive

Application Summary			
Applicant	Romerial Fields	**Submittal Date**	December 4, 2024
Site Area	14,375 sf		
Location	South side of Winbourne Avenue, east of Blackwell Drive (Council District 7-Harris)		
Planning Commission Meeting Date	January 27, 2025	**Metropolitan Council Meeting Date**	February 19, 2025
Request			
Requested Zoning	Two-Family (A2.9)	**Existing Zoning**	Single Family Residential (A2)
Proposed Use(s)	Two-family residential	**Existing Use(s)**	Single family residential, two-family residential
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	Yes ±100%
Area Characteristics			
Surrounding Zoning	A2		
Surrounding Uses	Low density single family residential, undeveloped, religious institution, park		
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 Residential Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of residential, park and institutional properties
- Subject property located at intersection
- Will change existing land use patterns introducing new housing type

Regulatory Issues

- Lot 5-C (3256 Blackwell Drive) does not meet the minimum dimensional requirements
  - Change in zoning does not increase the extent of nonconformity

Lot Dimensional Requirements		
A2.9	**Minimum Required**	**Existing (smallest lot)**
Lot Width	60 ft	55 ft
Lot Area	7,500 sf	6,534 sf

- Lot 5-C existing use is Two-family
  - Rezoning would make existing nonconforming use legal

Transportation

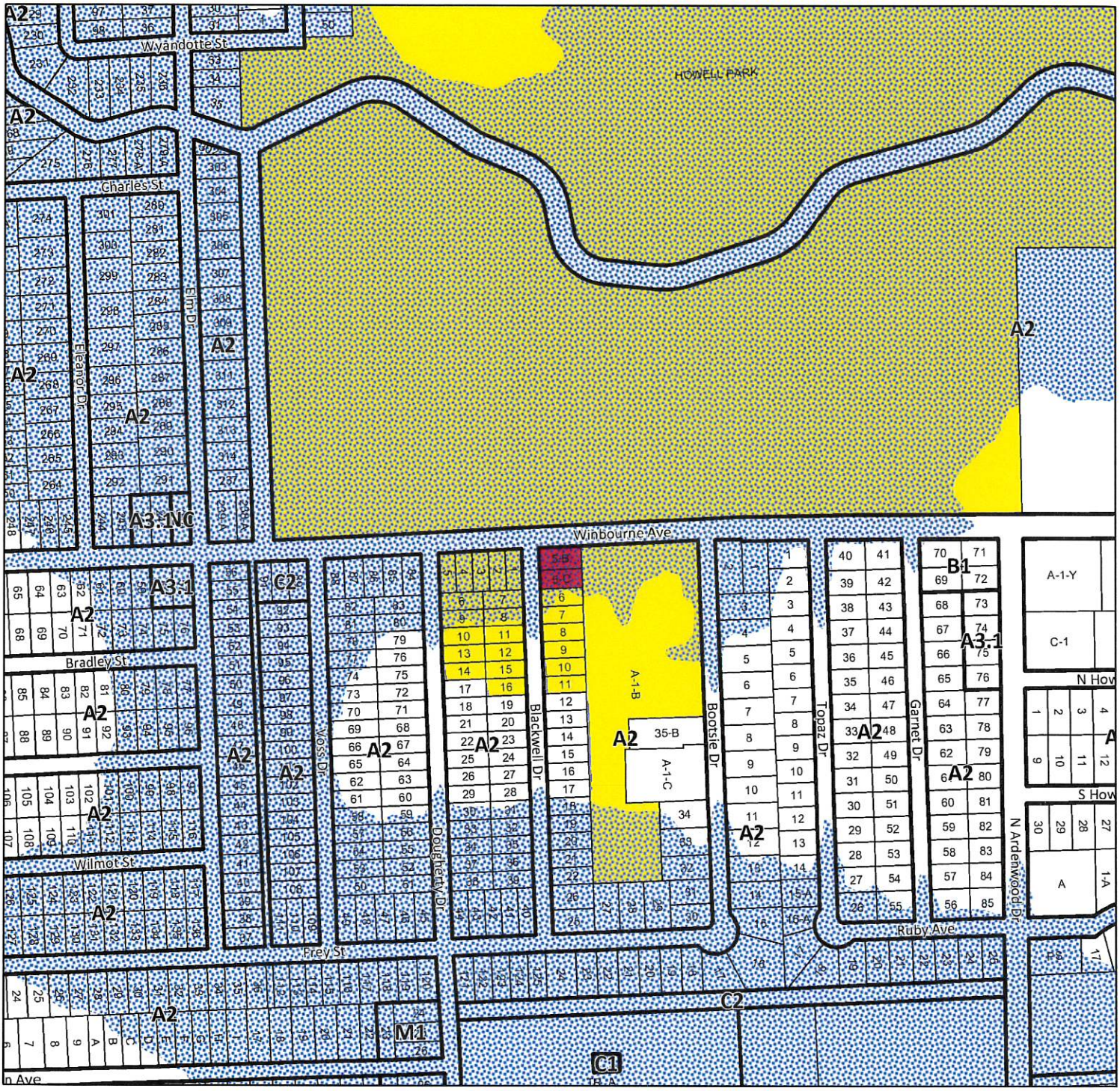
- Property located along the Major Street Plan- *Winbourne Avenue*
  - Completed
- Property located in the vicinity of a street on the Major Street Plan- *North Ardenwood Drive*
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *BREC Howell multi-use path*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Winbourne Avenue bike lane*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *North Ardenwood Drive separated bike lane, BREC Hurricane Creek trail, Byron Avenue to North Street bike boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Approximately 100% of property located in Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

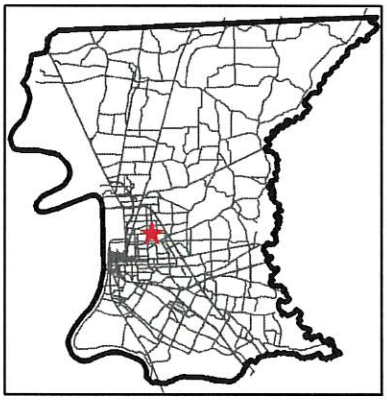
Community Outreach/Notification

- 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 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

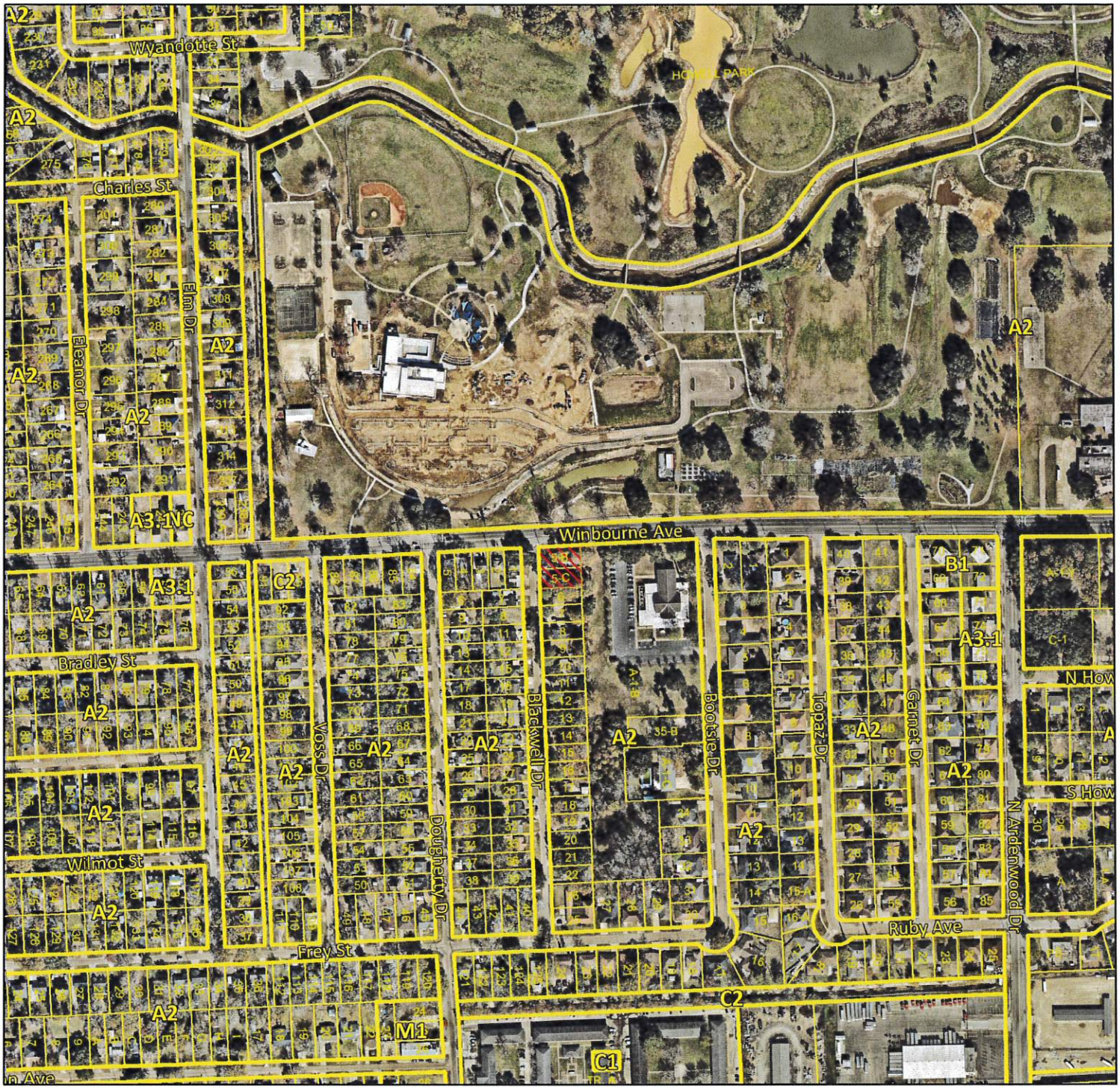


3-25

N

0 200 400 600 800 ft

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



Legend

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

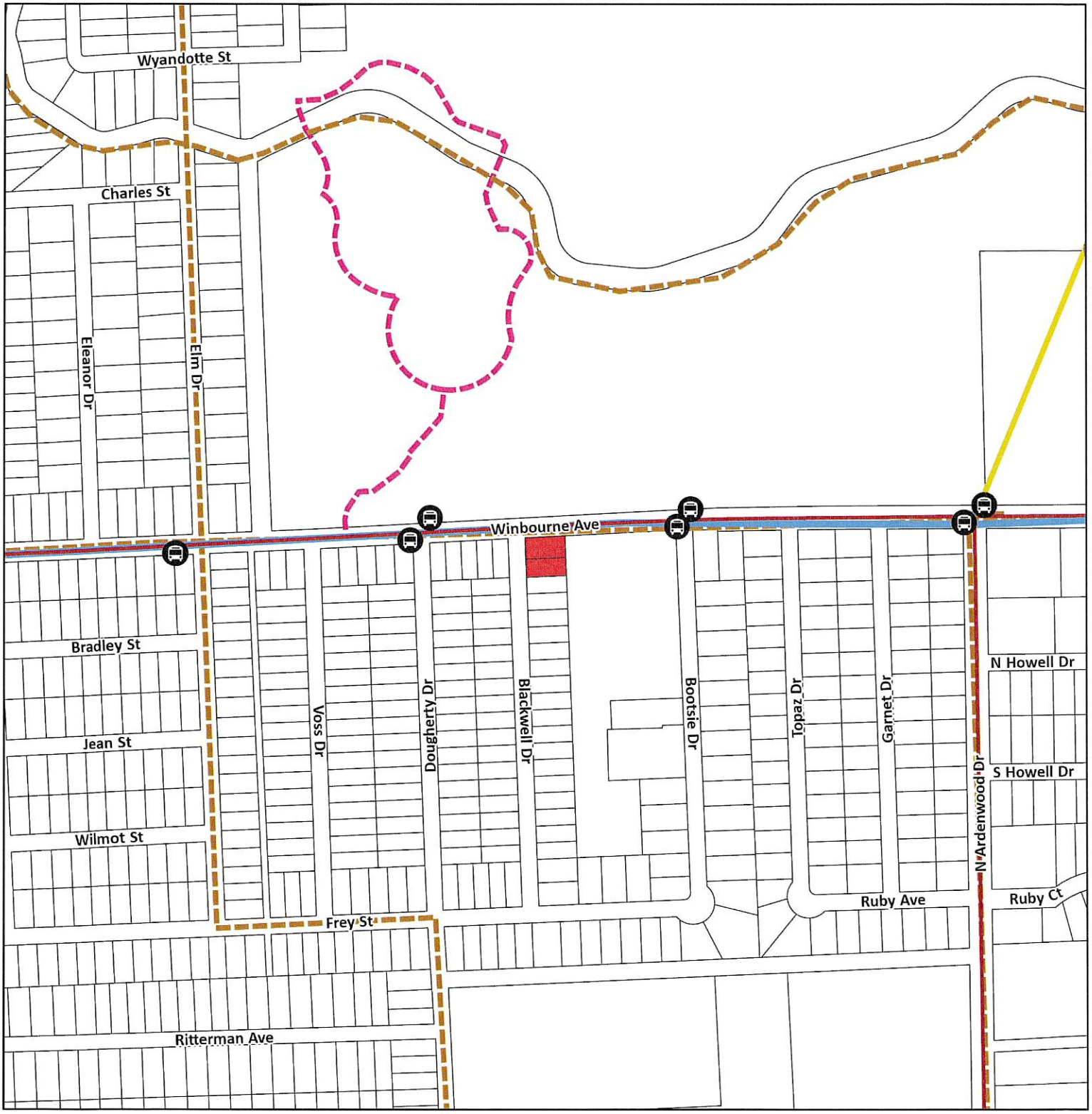


3-25

N

0 200 400 600 800 ft

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



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



3-25

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.

BR

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION