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

October 9, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 40-25** 5825-5875 Airline Highway

Application Summary			
Applicant	Trenton Miller	**Submittal Date**	September 3, 2025
Site Area	3.87 acres		
Location	East side of Airline Highway, north of Greenwell Street (Council District 5-Hurst)		
Planning Commission Meeting Date	October 20, 2025	**Metropolitan Council Meeting Date**	November 19, 2025
Request			
Requested Zoning	General Residential (A4)	**Existing Zoning**	Heavy Commercial (C2), Commercial Alcoholic Beverage (restaurant)(C-AB-1)
Proposed Use(s)	Multi-family residential	**Existing Use(s)**	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	**Character Area**	Suburban
Overlay District	Airport	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C2, C-AB-1, Light Commercial (C1), Transition (B1), Small Planned Unit Development (SPUD)		
Surrounding Uses	High density multi-family residential, convenience store, laundromat, heavy equipment sales/rental and service, fraternal organization, adult entertainment, vacant, 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-4-23** North Park Subdivision
  - Approved by the Planning Commission on December 11, 2023
- **SP-9-23** North Park, Phase 1
  - Approved by the Planning Commission on December 11, 2023

Case History – Area

- **Case 19-22** 5500 McClelland Drive, B, C1 and C2 to LC1
  - Approval recommended by the Planning Commission on March 21, 2022
  - Approved by the Metropolitan Council on April 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 residential, commercial and undeveloped properties

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
A4	**Minimum Required**	**Existing**
Lot Width	60 ft	493 ft
Lot Area	6,000 sf	168,577 sf

Transportation

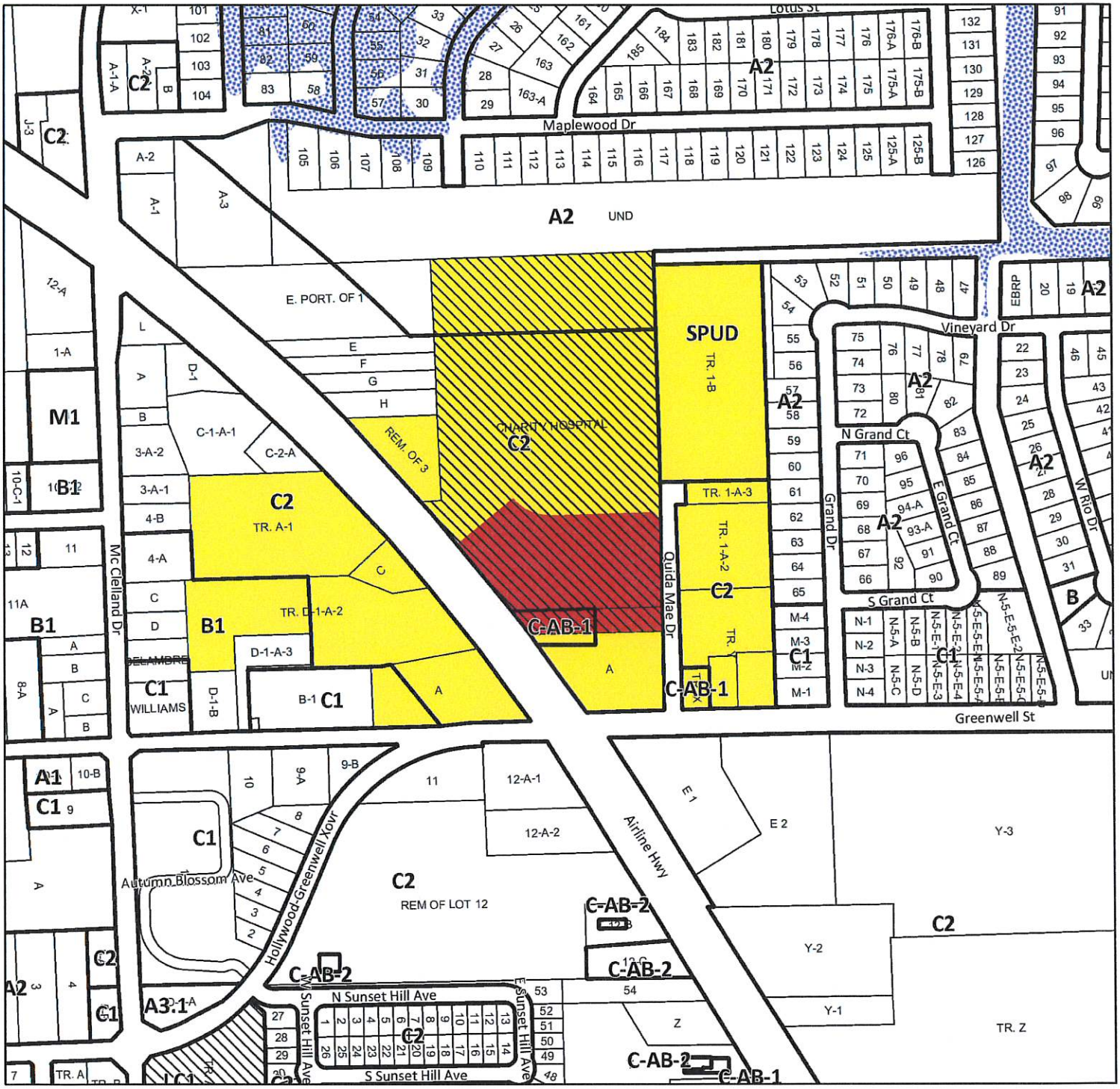
- Property located along the Major Street Plan- *Airline Highway*
  - Additional right-of-way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *Greenwell Street, Hollywood Street, McClelland Drive*
- Property located adjacent to proposed MOVEBR Project- *Airline Highway (Florida-Interstate 110)*
- Property located in the vicinity of proposed MOVEBR Project- *Greenwell Street at Airline Highway*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted September 22, 2025
- MOVEBR notified September 25, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Forest Heights Homeowners Association on October 3, 2025
- Staff reports available to review October 9, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on October 10, 14 and 16, 2025



Legend

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



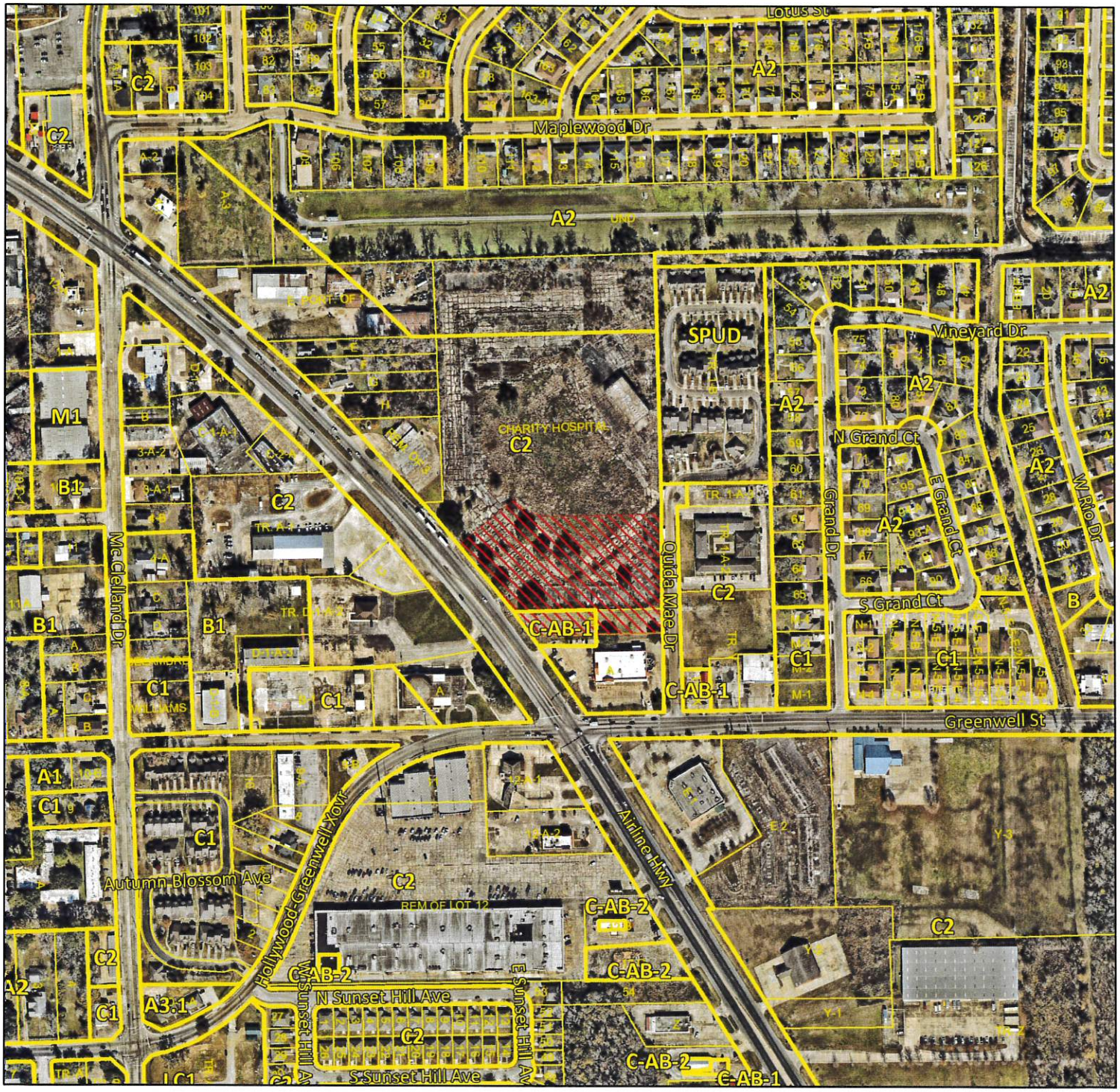
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Legend

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

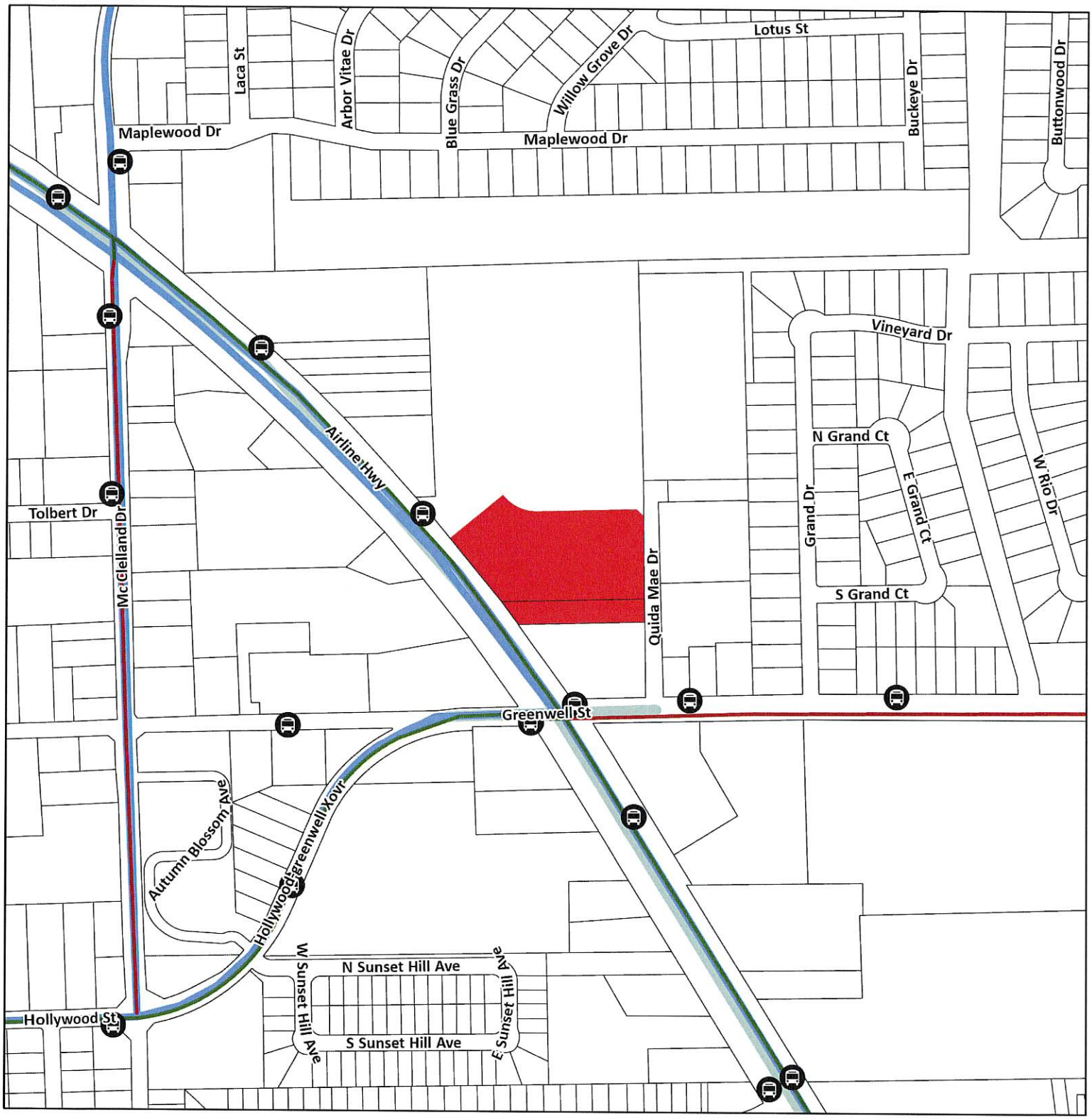


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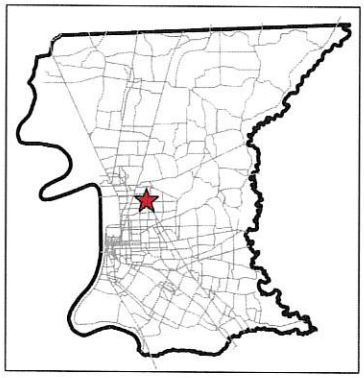
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Legend

- 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



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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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