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

November 6, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 41-25** 4232 North Boulevard

Application Summary			
Applicant	Melanie Bennett	**Submittal Date**	September 18, 2025
Site Area	4,792 sf		
Location	South side of North Boulevard, west of Ray Street (Council District 7-Harris)		
Planning Commission Meeting Date	November 17, 2025	**Metropolitan Council Meeting Date**	December 3, 2025
Request			
Requested Zoning	Limited Residential (A3.1)	**Existing Zoning**	Transition (B1)
Proposed Use(s)	Single family residential	**Existing Use(s)**	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	B1, Single Family Residential (A2), General Office Low Rise (GOL), Commercial Alcoholic Beverage (restaurant)(C-AB-1), Light Commercial (C1)		
Surrounding Uses	Low density single family residential, medium density two-family residential, educational institution, congregate care facility, office, medical office or clinic, veterinary office/animal hospital, personal service establishment, philanthropic organization, laboratory, 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

- None

Comprehensive Plan Consistency

- Consistent with the designation of Mixed Use on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of residential, office, institutional and commercial properties
- Existing single family dwelling
- Will not change existing land use patterns

Regulatory Issues

- Lot does not meet the minimum dimensional requirements
  - Change in zoning does not increase the extent of nonconformity

Lot Dimensional Requirements		
A3.1	**Minimum Required**	**Existing**
Lot Width	60 ft	39 ft
Lot Area	3,800 sf	4,792 sf

Transportation

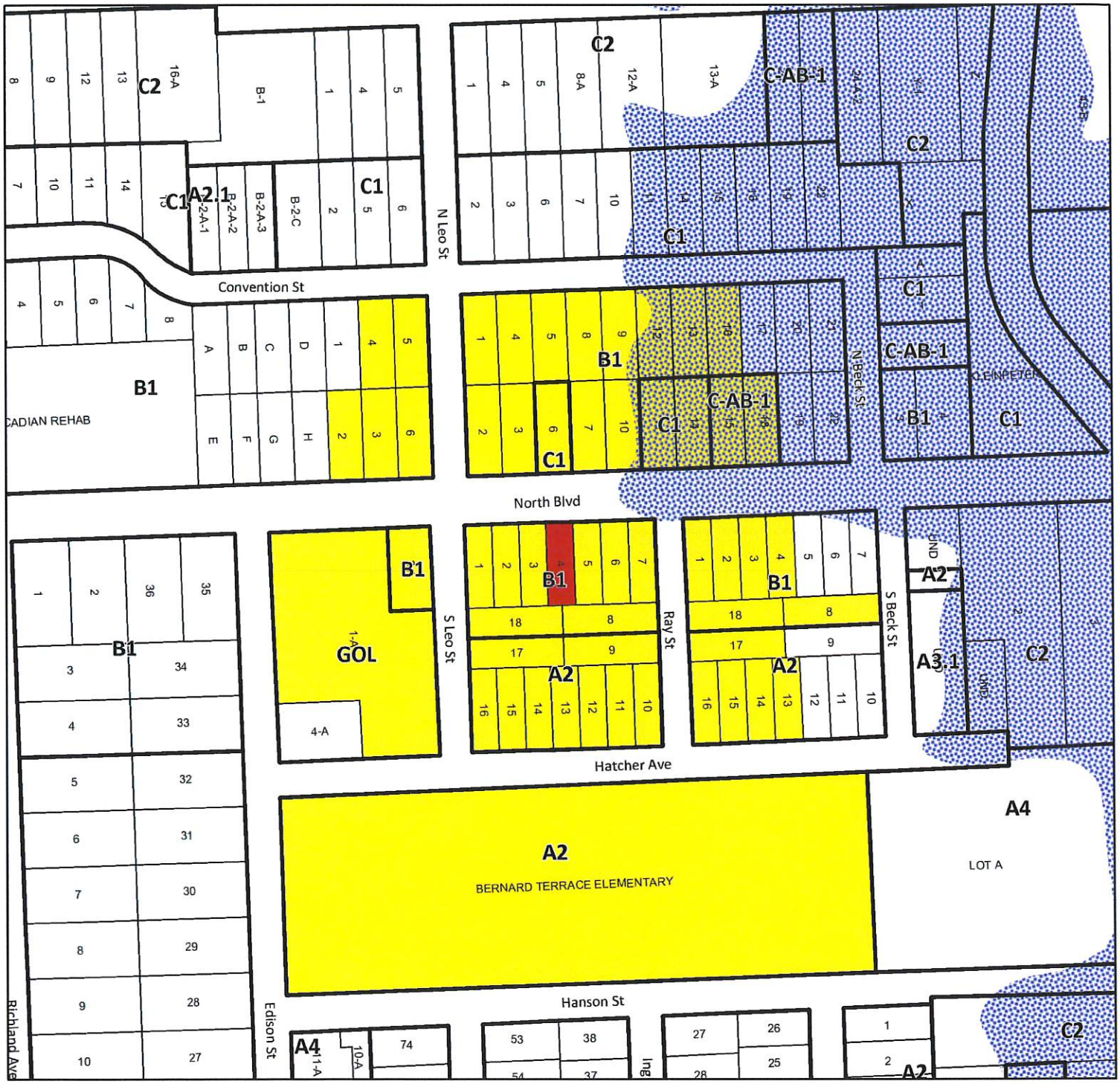
- Property located along the Major Street Plan- *North Boulevard*
  - Completed
- Property located adjacent to proposed MOVEBR Project- *North Boulevard*
- Property located adjacent to proposed facility on the Bicycle and Pedestrian Master Plan- *North Boulevard separated bike lane*
- Property located in the vicinity of proposed facility on the Bicycle and Pedestrian Master Plan- *Ward Creek trail*
- Property is located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

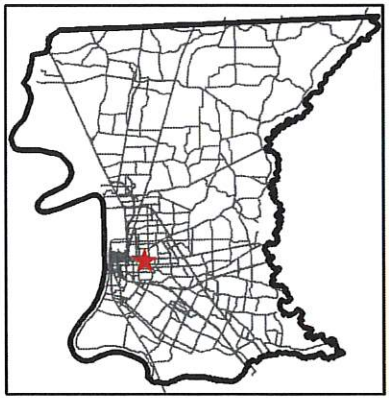
Community Outreach/Notification

- Subject property posted October 23, 2025
- MOVEBR notified October 13, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on October 31, 2025
- Staff reports available to review November 6, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on November 7, 11 and 13, 2025



Legend

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



41-25

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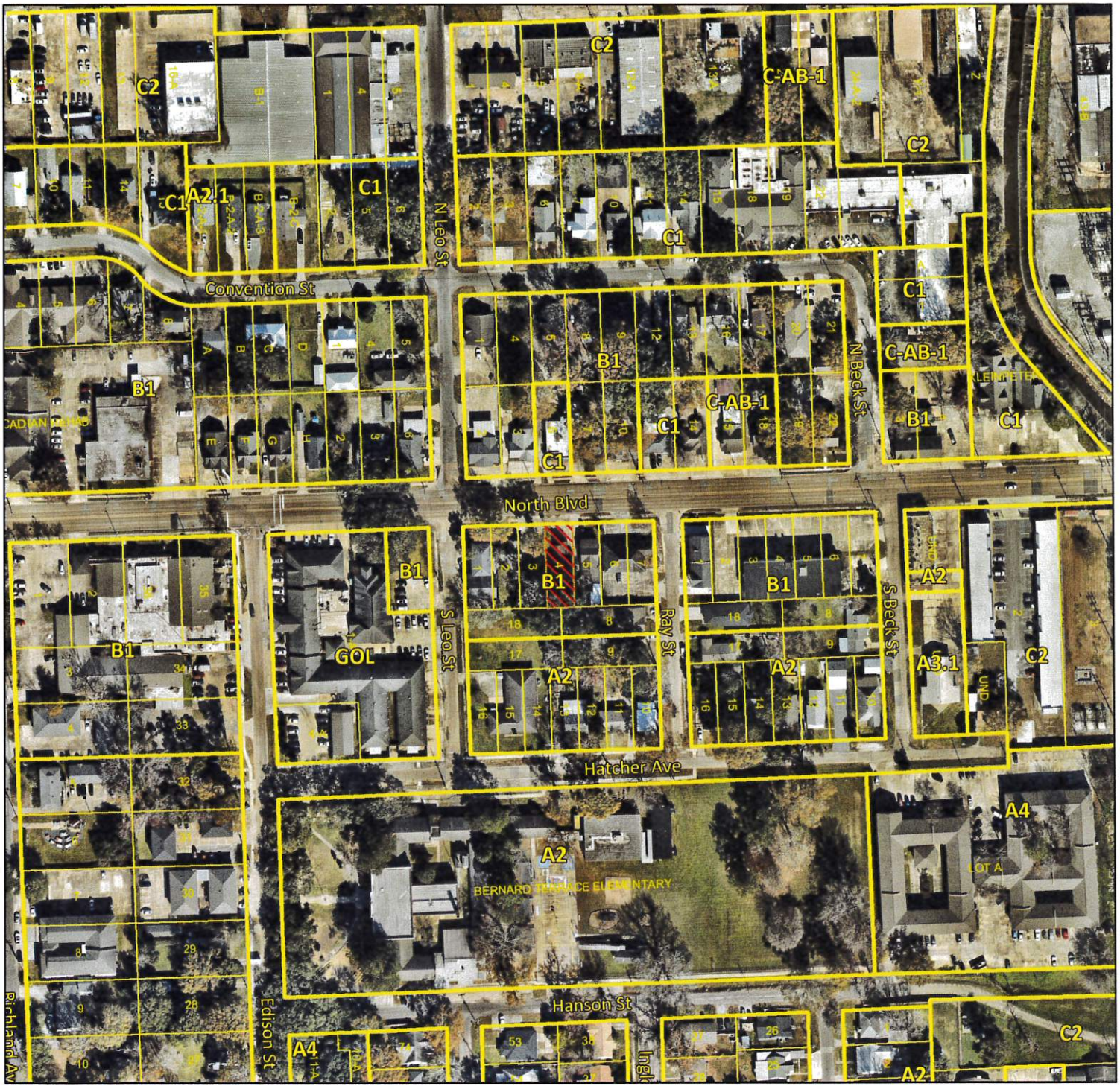
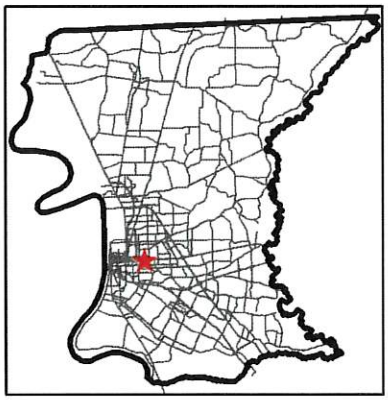


Legend

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



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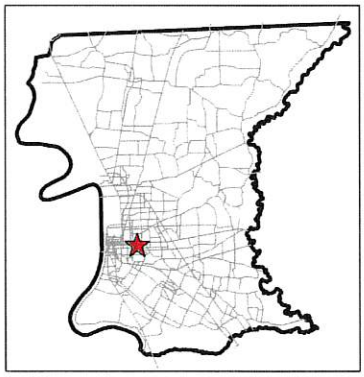
Legend

- 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



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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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