Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

November 5, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 45-26** 5945 Beechwood Drive

Application Summary			
Applicant	Brittany Dunn	**Submittal Date**	September 28, 2026
Site Area	12,600 sf		
Location	West side of Beechwood Drive, south of Denham Street (Council District 5-Hurst)		
Planning Commission Meeting Date	November 16, 2026	**Metropolitan Council Meeting Date**	December 2, 2026
Request			
Requested Zoning	Single Family Residential (A2)	**Existing Zoning**	Single Family Residential (A1)
Proposed Use(s)	Single family residential, accessory dwelling	**Existing Use(s)**	Single family residential
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Overlay District	Airport	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A1, A2		
Surrounding Uses	Low density single family residential, educational institution		
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

- **PA-24-22** 5825 North Foster Drive, Residential Neighborhood to Industrial
  - Denied by the Planning Commission on February 13, 2023
  - Approved by the Metropolitan Council on February 15, 2023
- **Case 65-22** 5825 North Foster Drive, A2 to Light Industrial (M1)
  - Denied by the Planning Commission on February 13, 2023
  - Approved by the Metropolitan Council on February 15, 2023

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of residential and institutional properties
- Will change existing land use patterns as proposed zoning would allow an accessory dwelling with a Conditional Use Permit (CUP)

Regulatory Issues

- Lot does not meet the dimensional lot width requirements
  - Change in zoning would address the nonconformity

Lot Dimensional Requirements		
A2	**Minimum Required**	**Existing**
Lot Width	60 ft	60 ft
Lot Area	7,500 sf	12,600 sf

- Rezoning is needed to allow an accessory dwelling with a CUP
- A2 zoning within immediate area of subject property
- Airport Overlay per UDC § 10.2.3.F
  - The proposed single-story garage conversion introduces no new height obstruction

Transportation

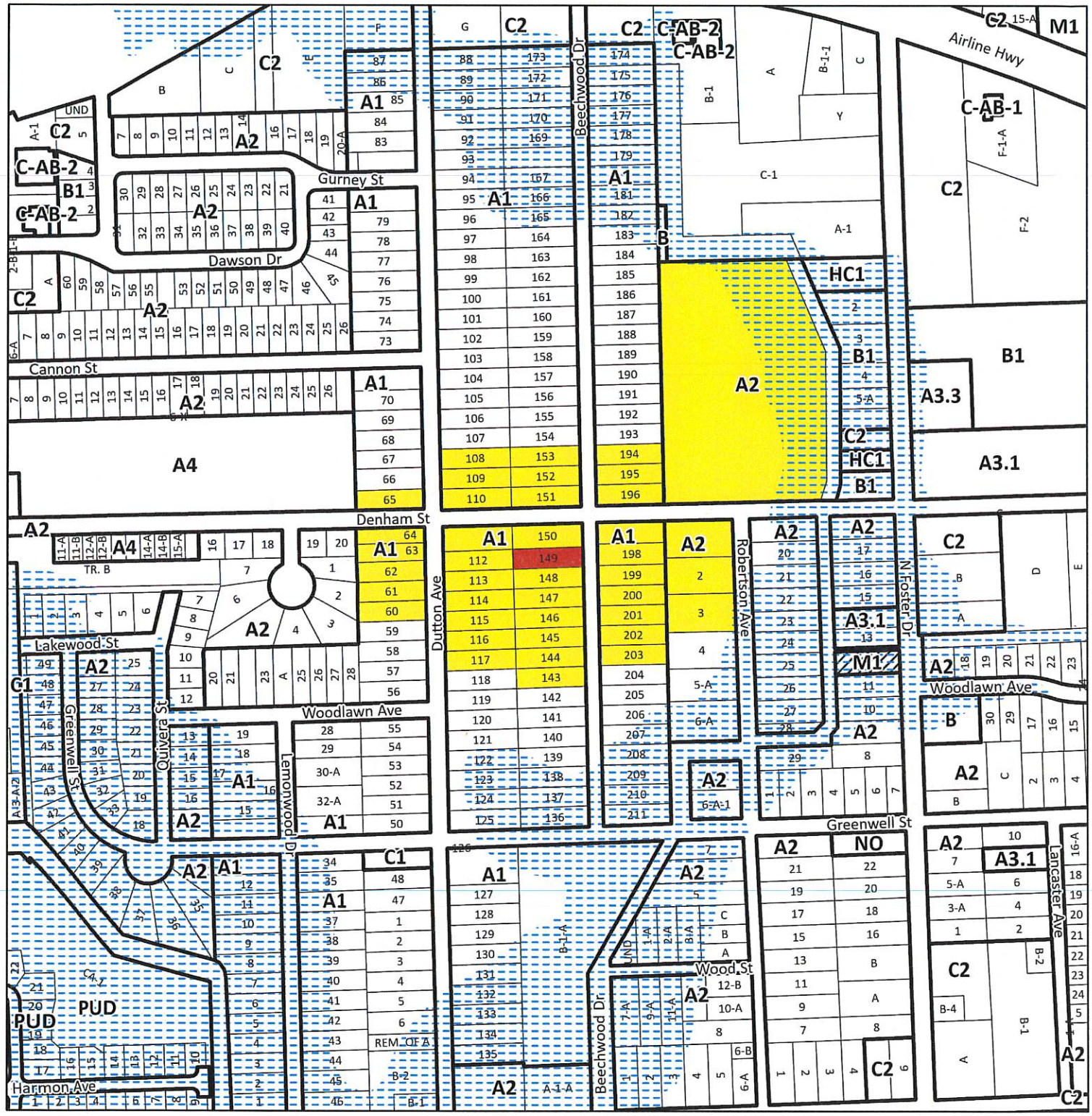
- Property located in the vicinity of streets on the Major Street Plan- *North Foster Drive, Airline Highway, Hollywood Street*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Foster Drive/College Drive/Lee Drive bike lane, BREC Hollywood Lateral trail*
- 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 October 23, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on October 30, 2026
- Staff reports available to review November 5, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on November 6, 10 and 12, 2026



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Districts
- Lot Boundaries
- Special Flood Hazard Area



45-26

N

0 200 400 600 800 ft

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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



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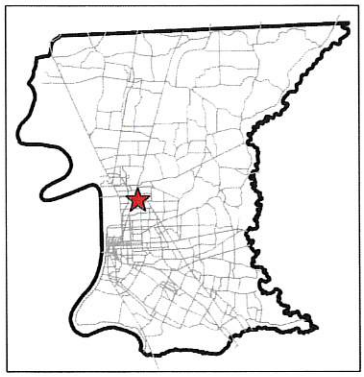
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Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- CATS/Tiger Trails
- Bus Stops
- Bike/Ped Existing
- Bike/Ped Proposed



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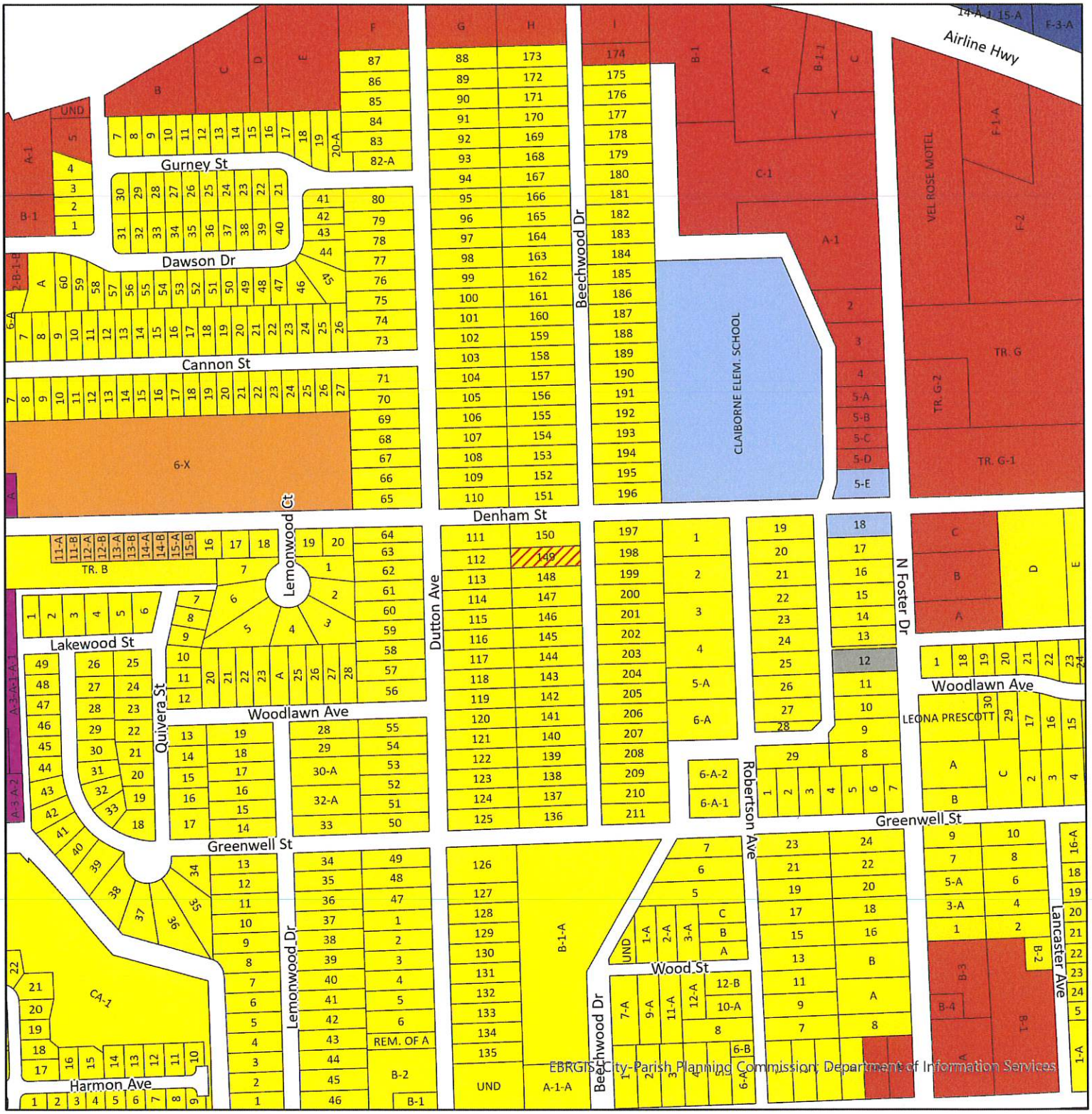
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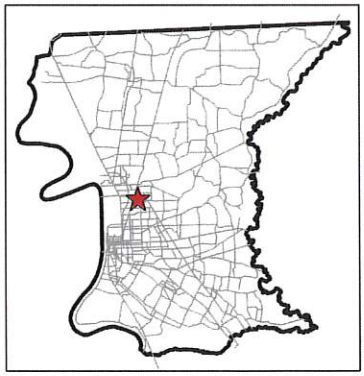


Legend

- Lot Boundaries
- Current Case

Future Land Use

- Agricultural and Rural
- Residential Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Neighborhood Center
- Office
- Mixed Use
- Regional Center
- Commercial
- Industrial
- Institutional
- Downtown Core
- Employment Center
- Open Space
- Park



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