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 47-25** 4466 American Way

Application Summary			
Applicant	James H. Walsh Jr.	**Submittal Date**	September 30, 2025
Site Area	1.00 acre		
Location	North side of American Way, east of Coursey Boulevard (Council District 8-Amoroso)		
Planning Commission Meeting Date	November 17, 2025	**Metropolitan Council Meeting Date**	December 3, 2025
Request			
Requested Zoning	Light Commercial Two (LC2)	**Existing Zoning**	Light Commercial (C1), Heavy Commercial (C2)
Proposed Use(s)	Self storage	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Office	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C1, C2, Single Family Residential (A2), Off-Street Parking (B), Transition (B1), Light Commercial Three (LC3), Heavy Commercial One (HC1), Commercial Alcoholic Beverage (restaurant)(C-AB-1)		
Surrounding Uses	Low density single family residential, office, retail sales, personal service establishment, restaurant (without alcohol), bank, motor vehicle repair		
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

- **Case 49-25** 10781 Coursey Boulevard, C2 to Commercial Warehousing Three (CW3)
  - To be heard by the Planning Commission on November 17, 2025
  - To be Heard by the Metropolitan Council on December 3, 2025
- **Case 1-21** 11575 Coursey Boulevard, C-AB-1 to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2)
  - Approval recommended by the Planning Commission on January 19, 2021
  - Approved by the Metropolitan Council on February 17, 2021

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential, office and commercial properties
- Down zoning majority of lot that is currently zoned C2
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC2	**Minimum Required**	**Existing**
Lot Width	60 ft	244 ft
Lot Area	7,500 sf	43,741 sf

Transportation

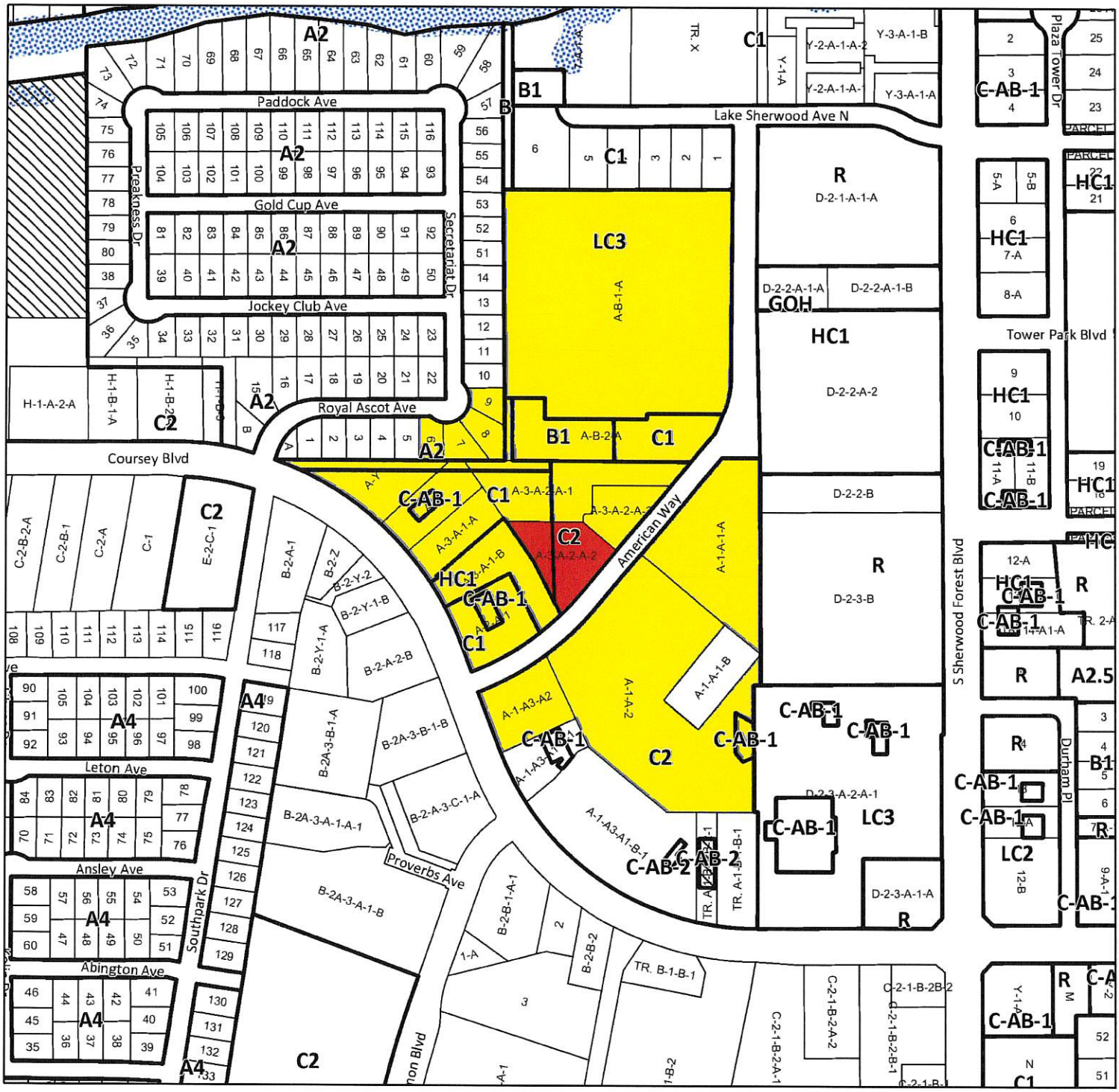
- Property located in the vicinity of streets on the Major Street Plan- *Coursey Boulevard, South Sherwood Forest Boulevard*
- Property located in the vicinity of proposed MOVEBR Project- *South Sherwood Forest Boulevard sidewalks*
- Property located in the vicinity of proposed facility on the Bicycle and Pedestrian Master Plan- *Sherwood Forest Boulevard sidepath*
- 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, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Ascot Homeowners Association 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



47-25

N

0 200 400 600 800 ft

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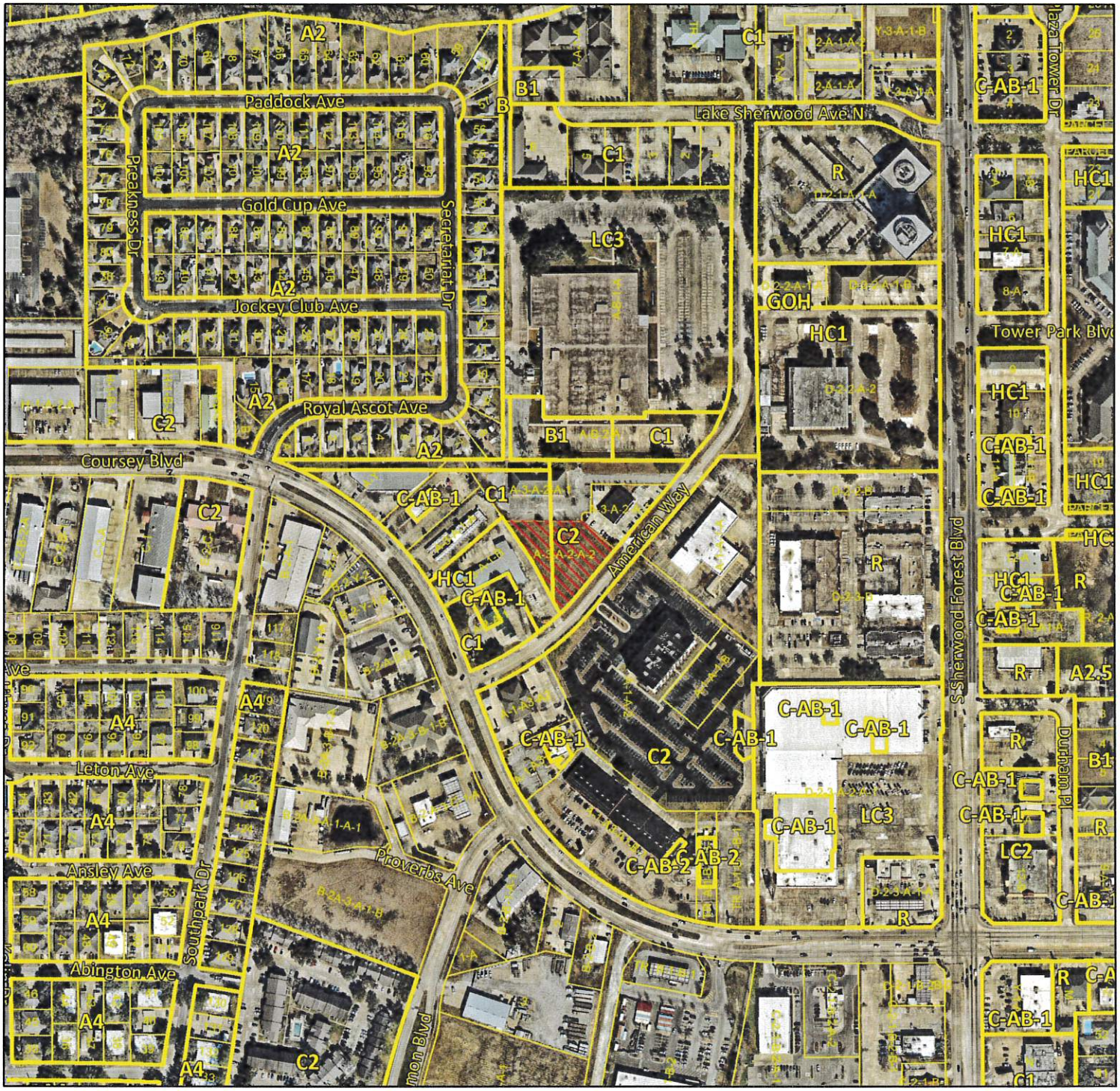

Legend

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



47-25

N

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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



47-25

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.

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