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 49-25** 10781 Coursey Boulevard

Application Summary			
Applicant	Mimi Wilfong	**Submittal Date**	October 1, 2025
Site Area	10.80 acres		
Location	North side of Coursey Boulevard, east of Coursey Court (Council District 8-Amoroso)		
Planning Commission Meeting Date	November 17, 2025	**Metropolitan Council Meeting Date**	December 3, 2025
Request			
Requested Zoning	Commercial Warehousing Three (CW3)	**Existing Zoning**	Heavy Commercial (C2)
Proposed Use(s)	Assembly manufactured parts /freight terminal	**Existing Use(s)**	Freight terminal
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C2, Single Family Residential (A1/A2), High Density Multi-Family Residential (A3.3), Commercial Alcoholic Beverage (restaurant)(C-AB-1)		
Surrounding Uses	Low density single family residential, religious institution, vacant, undeveloped, office, retail sales, personal service establishment, restaurant (with/without alcohol), self storage, motor vehicle repair, laboratory, medical office or clinic		
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

- **CUP-3-05** First New Testament Church, Storage Building
  - Approved by the Planning Commission Staff on September 14, 2022

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential, office and commercial properties
- Will not change existing land use patterns
- Existing commercial distribution use is nonconforming and rezoning would bring property use into conformance

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
CW3	**Minimum Required**	**Existing**
Lot Width	75 ft	84 ft
Lot Area	10,500 sf	470,448 sf

Transportation

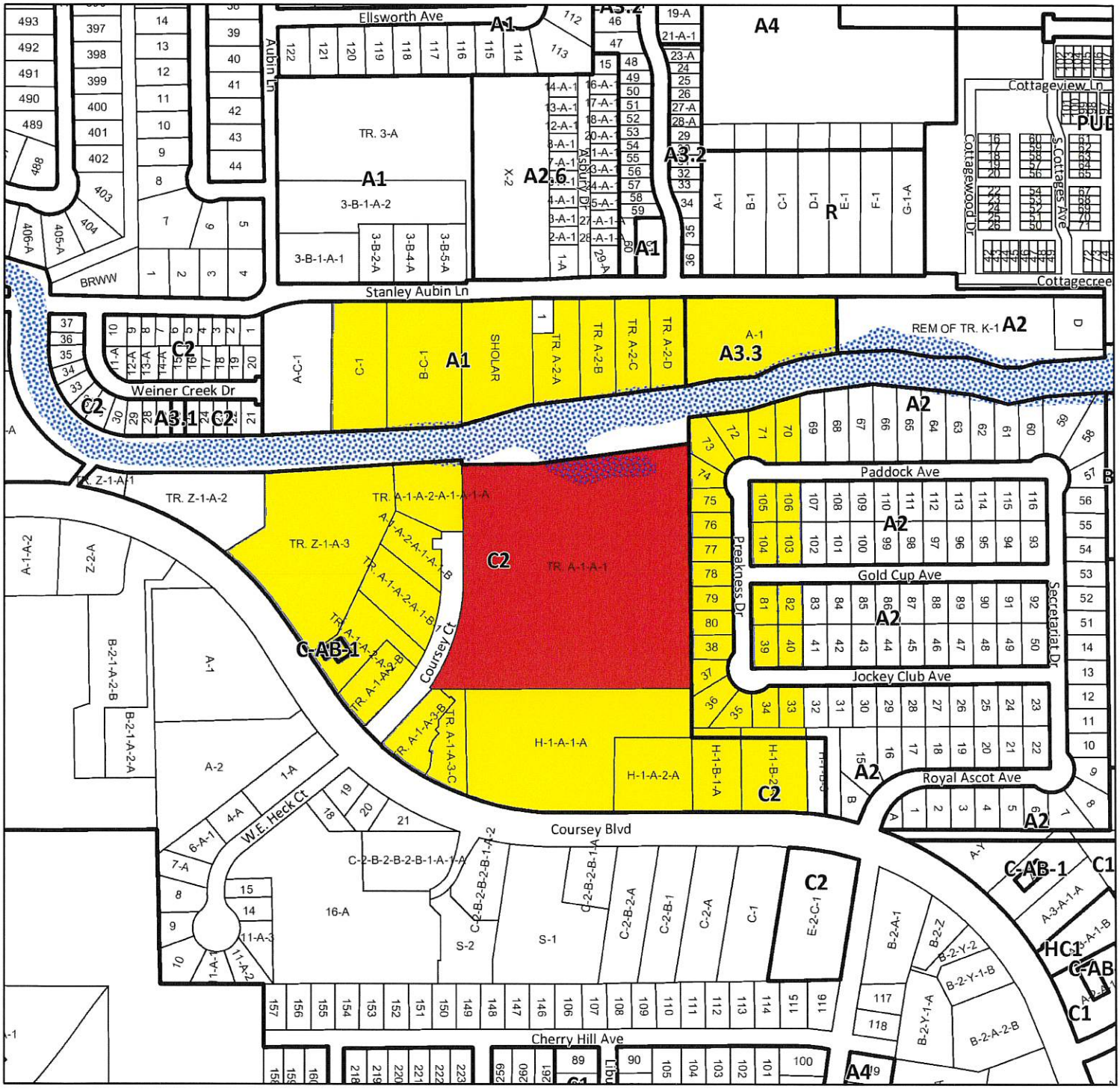
- Property located in the vicinity of street on the Major Street Plan- *Coursey Boulevard*

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 Associations 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



49-25

N

0 200 400 600 800 ft

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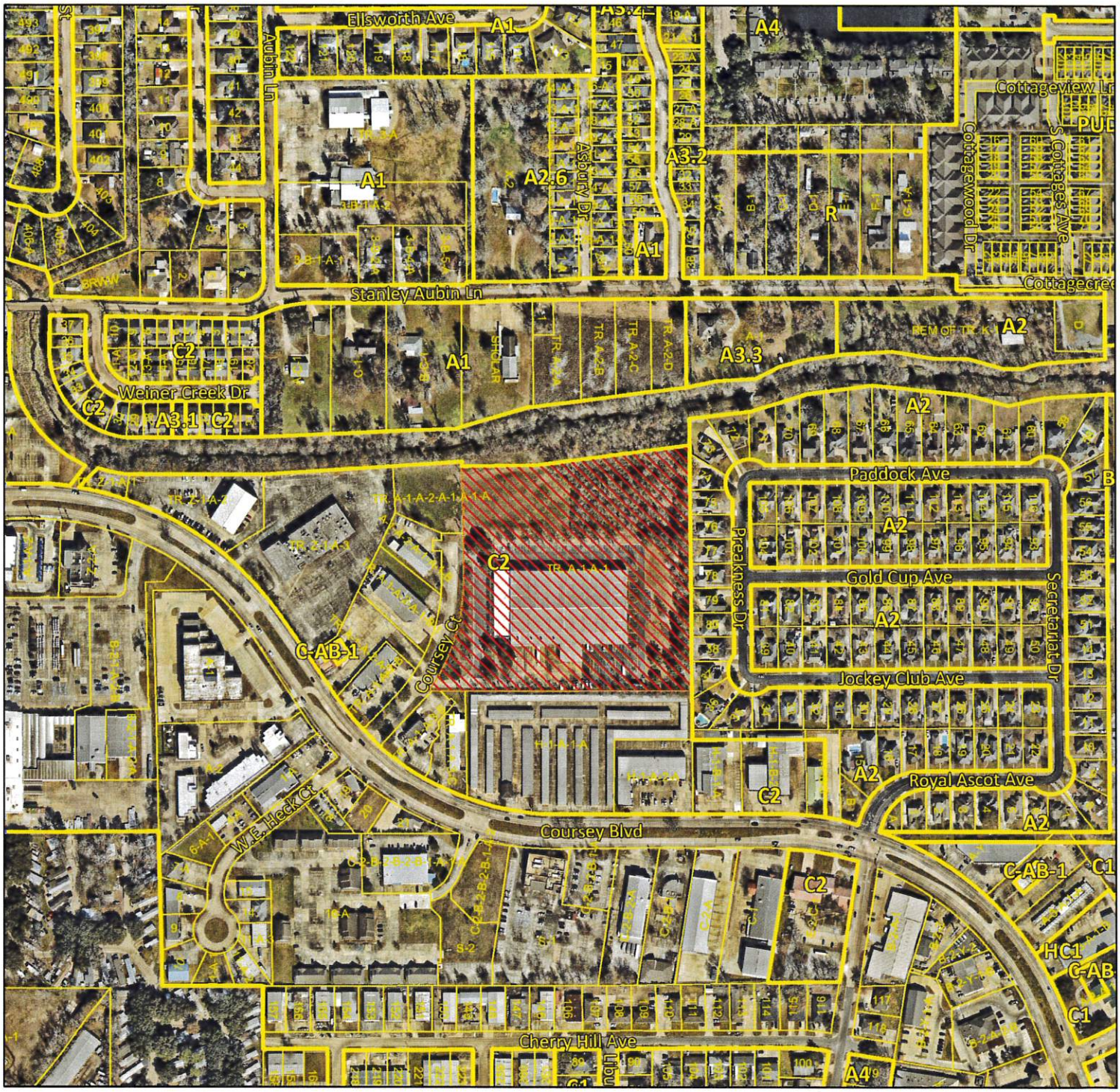

Legend

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



49-25

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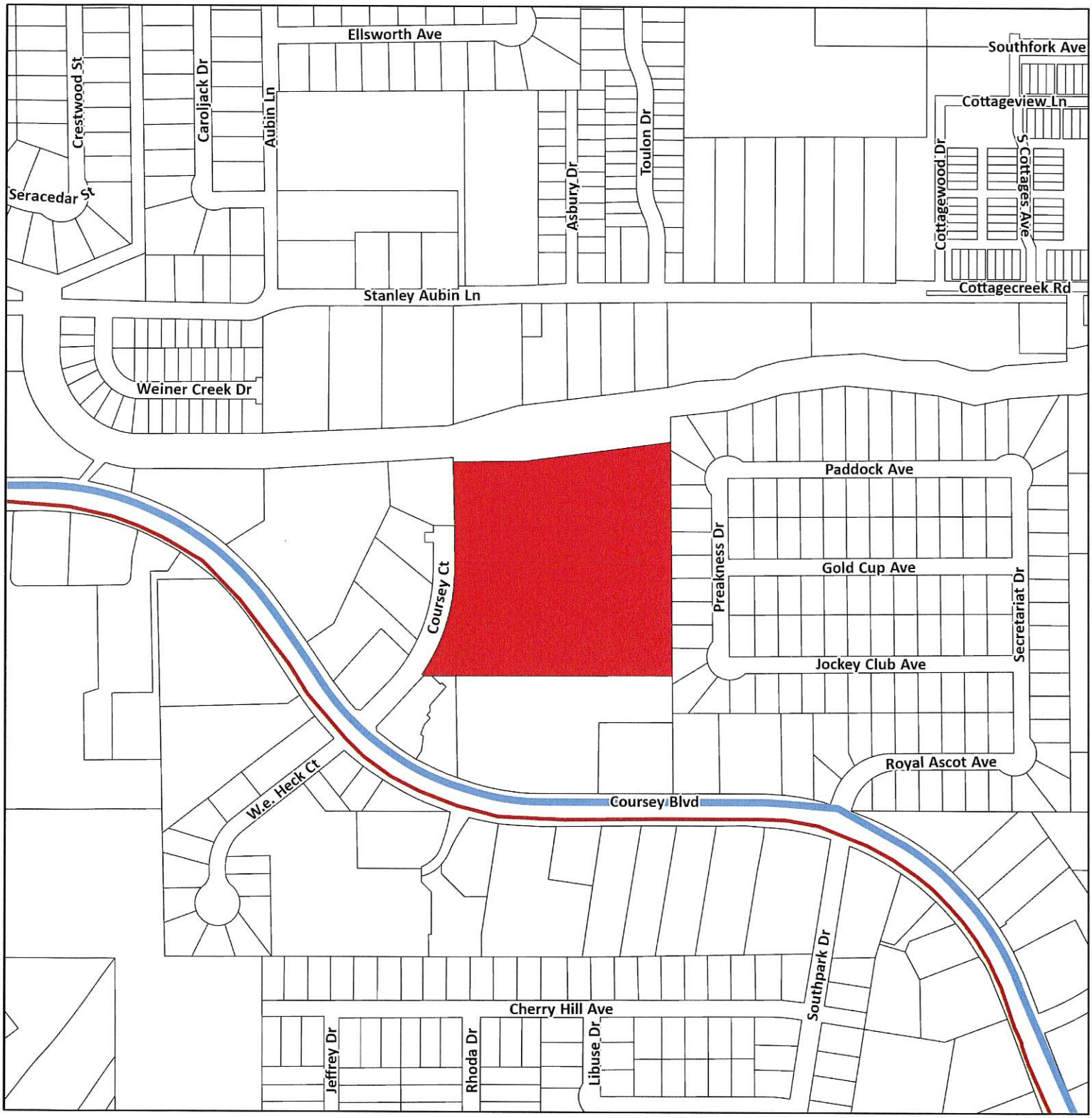
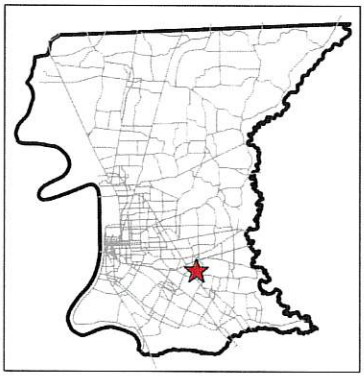


Legend

- 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



49-25

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