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

February 6, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 5-25** 1896, 1858 and 1844 Wooddale Boulevard

Application Summary			
Applicant	Merrle Porche	**Submittal Date**	December 31, 2024
Site Area	36,590 sf		
Location	East side of Wooddale Boulevard, north of Exchange Place (Council District 6-Dunn Jr.)		
Planning Commission Meeting Date	February 17, 2025	**Metropolitan Council Meeting Date**	March 19, 2025
Request			
Requested Zoning	Heavy Commercial One (HC1)	**Existing Zoning**	Heavy Industrial (M2)
Proposed Use(s)	Hospital	**Existing Use(s)**	Educational institution
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	M2, HC1, General Residential (A4)		
Surrounding Uses	Religious institution, laboratory, office, office/warehouse, retail sales, motor vehicle sales/rental, motor vehicle repair, assembly, manufactured parts, personal service establishment, undeveloped, vacant, medical office or clinic, reception hall, cabinet making/millwork, glass installation, building material sales, heavy equipment sales/rental and service, lawn maintenance facility		
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 16-24** 1881 Wooddale Boulevard, M2 and HC1 to HC1
  - Approval recommended by the Planning Commission on April 15, 2024
  - Approved by the Metropolitan Council on March 15, 2024
- **Case 6-24** 7607 Tom Drive, M2 to LC1
  - Approval recommended by the Planning Commission on January 22, 2024
  - Approved by the Metropolitan Council on February 21, 2024
- **PA-10-22** 7715 Tom Drive, Industrial to Employment Center
  - Approval recommended by the Planning Commission on April 18, 2022
  - Approved by the Metropolitan Council on May 18, 2022
- **Case 21-22** 7715 Tom Drive, M2 to HC1
  - Approval recommended by the Planning Commission on April 18, 2022
  - Approved by the Metropolitan Council on May 18, 2022
- **Case 37-21** 1885 Wooddale Boulevard, HC1 to A4
  - Approval recommended by the Planning Commission on June 21, 2021
  - Approved by the Metropolitan Council on July 21, 2021
- **PA-20-20** 1885 Wooddale Boulevard, Industrial to Employment Center
  - Approval recommended by the Planning Commission on November 16, 2020
  - Approved by the Metropolitan Council on January 20, 2021
- **Case 56-20** 1885 Wooddale Boulevard, M1 and M2 to HC1
  - Approval recommended by the Planning Commission on November 16, 2020
  - Approved by the Metropolitan Council on January 20, 2021

Comprehensive Plan Consistency

- Consistent with the designation of Employment Center on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of office, institutional, warehousing and commercial properties
- Will not change existing land use patterns

Regulatory Issues

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

Lot Dimensional Requirements		
HC1	**Minimum Required**	**Existing**
Lot Width	60 ft	50 ft
Lot Area	7,500 sf	9,148 sf

Transportation

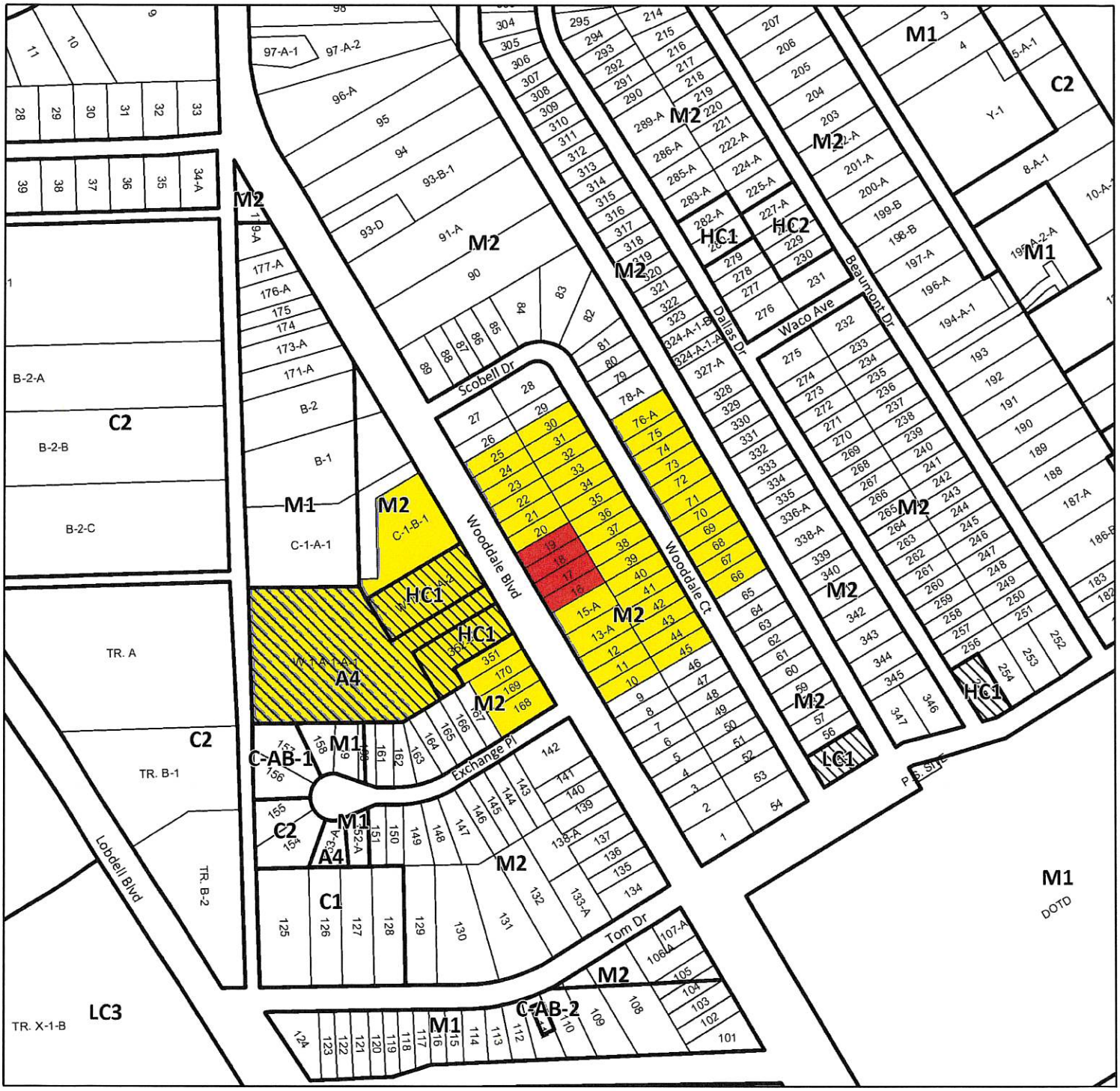
- Property located along the Major Street Plan- *Wooddale Boulevard*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *South Choctaw Drive, Lobdell Avenue, Tom Drive, Jefferson Avenue, Airline Highway*
- Property located in the vicinity of proposed MOVEBR Project- *Airline Highway (Florida-Interstate 110)*
- Property located adjacent to proposed facility on the Bicycle and Pedestrian Master Plan- *Wooddale Boulevard separated bike lane*
- Property located in the vicinity of proposed facility on the Bicycle and Pedestrian Master Plan- *Jones Creek trail*
- Property located in the vicinity of transit stop

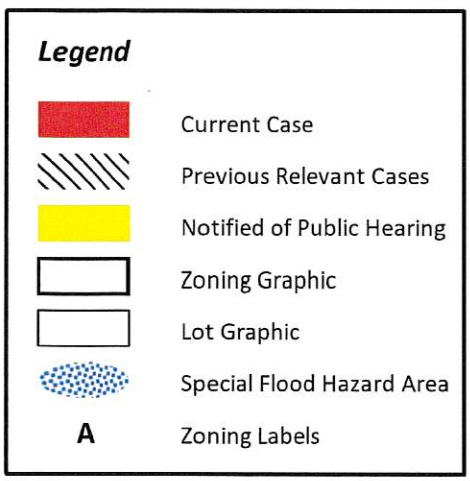
Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- Subject property posted January 28, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on January 31, 2025
- Staff reports available to review February 6, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on February 7, 11 and 13, 2025







5-25

N

0 200 400 600 800 ft

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Legend

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



5-25

N

0 200 400 600 800 ft

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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



5-25

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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