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

December 4, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 51-25** 8261 Ned Avenue

Application Summary			
Applicant	Daniel Washington	**Submittal Date**	October 14, 2025
Site Area	8,712 sf		
Location	North side of Ned Avenue, west of Starboard Drive (Council District 3-Gaudet)		
Planning Commission Meeting Date	December 15, 2025	**Metropolitan Council Meeting Date**	January 21, 2026
Request			
Requested Zoning	Limited Residential (A3.1)	**Existing Zoning**	Rural
Proposed Use(s)	Multi-family	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	Heavy Commercial One (HC1), Rural		
Surrounding Uses	Medium density multi-family residential, two-family residential, vacant, 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

- **Case-45-25** 8020, 8022, 8030, 8032, 8040 and 8042 Ned Avenue, Rural to A3.1
  - Approval recommended by the Planning Commission on November 17, 2025
  - To be heard by the Metropolitan Council on December 3, 2025

- **PUD-1-05** Traction Sports Complex (formerly known as Cypress Mounds), Final Development Plan Revision
  - Approved by the Planning Commission on December 16, 2024
- **PA-13-21** 8178 Innovation Park Drive, Compact Neighborhood to Commercial
  - Approval recommended by the Planning Commission on July 19, 2021
  - Approved by the Metropolitan Council on August 18, 2021
- **Case-47-21** 8178 Innovation Park Drive, Rural to HC1
  - Approval recommended by the Planning Commission on July 19, 2021
  - Approved by the Metropolitan Council on August 18, 2021

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential, park and institutional properties
- Existing two-family and multi-family residential in the area
  - Rezoning would conform to existing uses in the area
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
A3.1	**Minimum Required**	**Existing**
Lot Width	60 ft	60 ft
Lot Area	3,800 sf	8,712 sf

Transportation

- Property located in the vicinity of streets on the Major Street Plan- *Staring Lane, Innovation Park Drive*
- Property located in the vicinity of proposed MOVEBR Project- *South Staring Lane Extension*
- Property located in the vicinity of proposed facility on the Bicycle and Pedestrian Master Plan- *Gardere Lane separated bike lane*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- BREC notified on October 31, 2025 pursuant to UDC § 3.1.4.D
- Subject property posted November 20, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on November 26, 2025
- Staff reports available to review December 4, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on December 5, 9 and 11, 2025



Legend

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



51-25

N

0 200 400 600 800 ft

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Legend

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



51-25

N

0 200 400 600 800 ft

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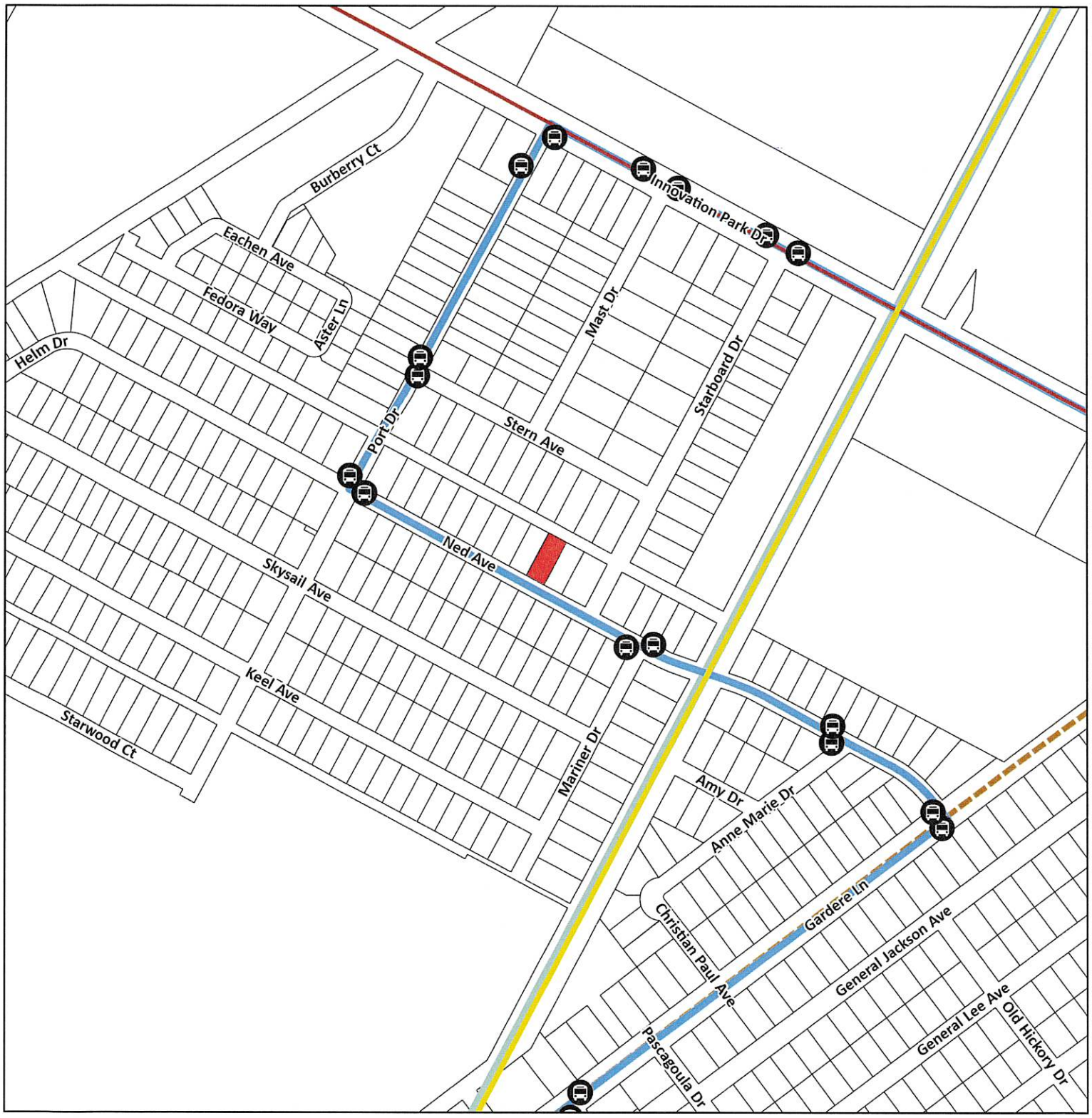

Legend

- 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



51-25

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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