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 5, 2024

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 53-24** 1400-1500 Wooddale Boulevard (Related to PA-7-24)

Application Summary			
Applicant	Tanner Strohschein	**Submittal Date**	October 30, 2024
Site Area	12.93 acres		
Location	West side of Wooddale Boulevard, south of Tom Drive (Council District 6-Dunn Jr.)		
Planning Commission Meeting Date	December 16, 2024	**Metropolitan Council Meeting Date**	January 15, 2025
Request			
Requested Zoning	Commercial Warehousing Three (CW3)	**Existing Zoning**	Light Commercial (C1) and Light Commercial Three (LC3)
Proposed Use(s)	Commercial/warehouse	**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	C1, LC3, Limited Residential (A3.1), Single Family Residential (A1), Heavy Commercial (C2), Light Industrial (M1), Heavy Commercial (M2), Commercial Alcoholic Beverage (bar and lounge)(C-AB-2)		
Surrounding Uses	Low density single family residential, congregate care facility, group home, governmental facility, high density multi-family residential, funeral home, bar or lounge, office, medical office or clinic, personal service establishment, retail sales, religious institution, vacant, undeveloped, office/warehouse, assembly, manufactured parts, heavy equipment sales/rental and service, foundry		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, if the companion Comprehensive Plan Amendment is approved, being 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

- Inconsistent with the designation of Compact Neighborhood on the Future Land Use Map
- Companion plan amendment to Employment Center would address inconsistency

Neighborhood Compatibility

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

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
CW3	**Minimum Required**	**Existing**
Lot Width	75 ft	288 ft
Lot Area	10,500 sf	563,231 sf

- Property located along four lane boulevards shown on the Major Street Plan

Transportation

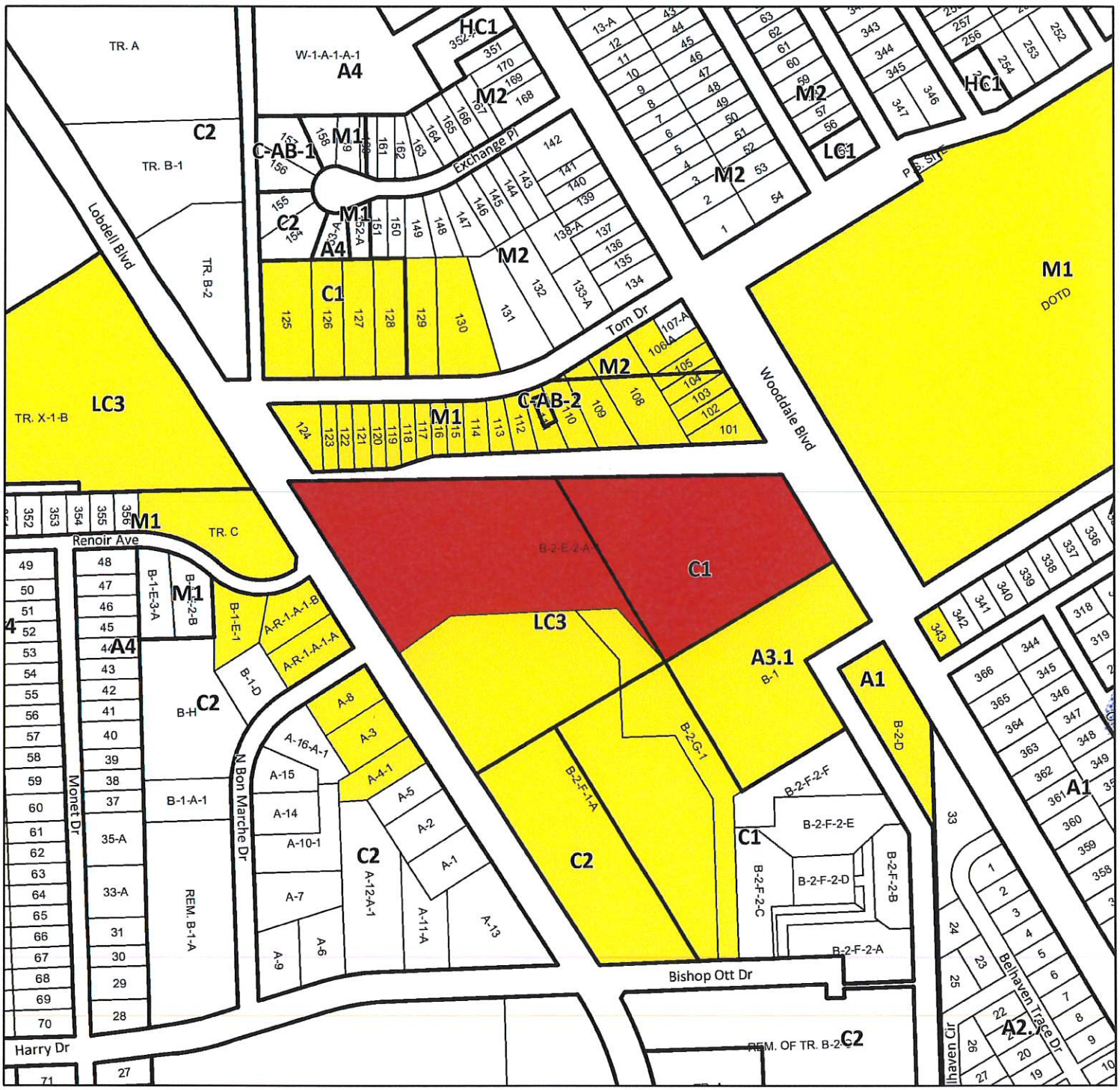
- Property located along the Major Street Plan- *Wooddale Boulevard and Lobdell Boulevard*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Harry Drive, Tom Drive, Jefferson Avenue*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *Wooddale Boulevard separated bike lane*
- Property located in the vicinity proposed facility on the Pedestrian and Bicycle 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 November 20, 2024
- Public Notification Cards mailed to property owners within 300 foot radius and Goodwood Homesites Homeowners Association on November 27, 2024
- Staff reports available to review December 5, 2024 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on December 6, 10 and 12, 2024



Legend

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

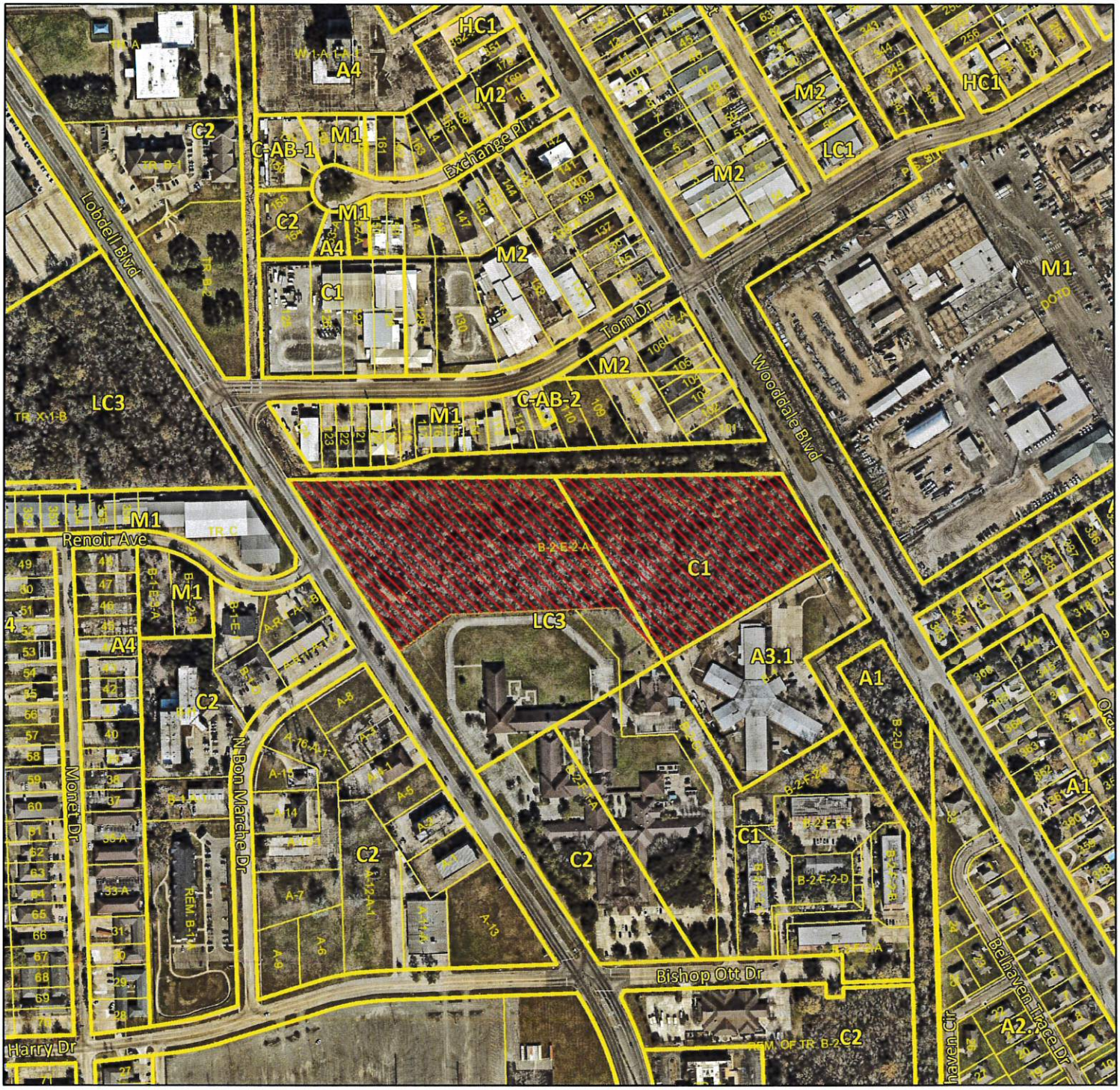


53-24

N

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Legend

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

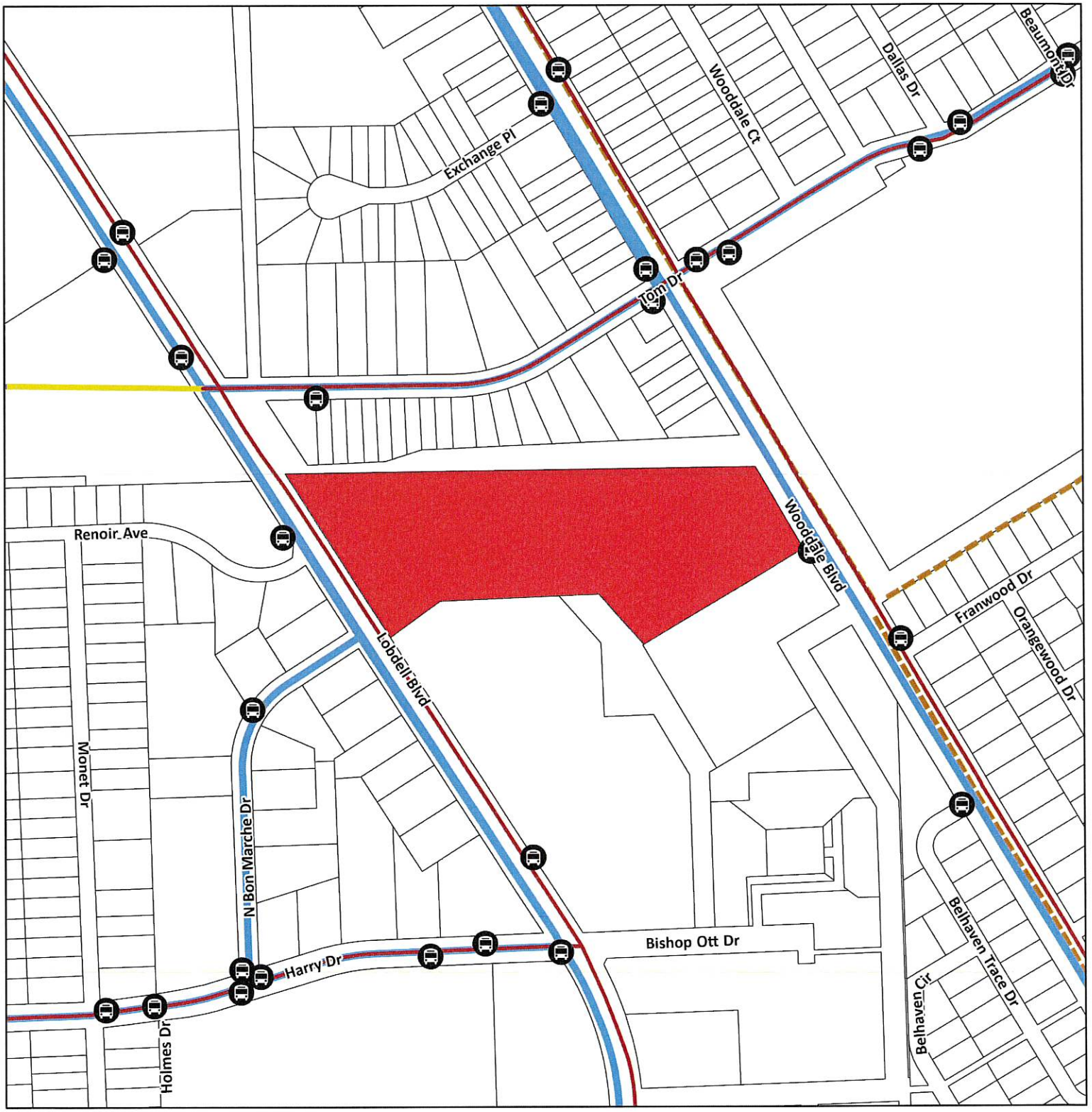


53-24

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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



53-24

N

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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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