Office of the Planning Commission

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Ryan L. Holcomb, AICP
Planning Director

March 6, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 8-25** 1201 Millerville Road

Application Summary			
Applicant	Brookwood-Millerville, LLC	**Submittal Date**	January 30, 2025
Site Area	3.77 acres		
Location	East side of Millerville Road, south of Old Hammond Highway (Council District 4-Moak)		
Planning Commission Meeting Date	March 17, 2025	**Metropolitan Council Meeting Date**	April 16, 2025
Request			
Requested Zoning	Light Commercial Two (LC2)	**Existing Zoning**	Rural
Proposed Use(s)	Self storage	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Center	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	Yes ±100%
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), Light Commercial (C1), Heavy Commercial (C2), Commercial Alcoholic Beverage(bar or lounge)(C-AB-2), Commercial Alcoholic Beverage (restaurant)(C-AB-1), Light Commercial One (LC1), Rural		
Surrounding Uses	Low density single family residential, self storage, office, personal service establishment, restaurant (without alcohol), bank, assisted living, 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 16-23** 14700 Old Hammond Highway, Rural to LC1
  - Approval recommended by Planning Commission on April 17, 2023
  - Approved by Metropolitan Council on May 17, 2023
- **Case 42-20** 14890 Old Hammond Highway, Rural to NC and NC-AB
  - Approval recommended by Planning Commission on September 21, 2020
  - Approved by Metropolitan Council on October 21, 2020

Comprehensive Plan Consistency

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

Neighborhood Compatibility

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

Regulatory Issues

- Buffer will be required between proposed commercial use the adjacent existing residential subdivision
- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC2	**Minimum Required**	**Existing**
Lot Width	60 ft	265 ft
Lot Area	7,500 sf	164,208 sf

Transportation

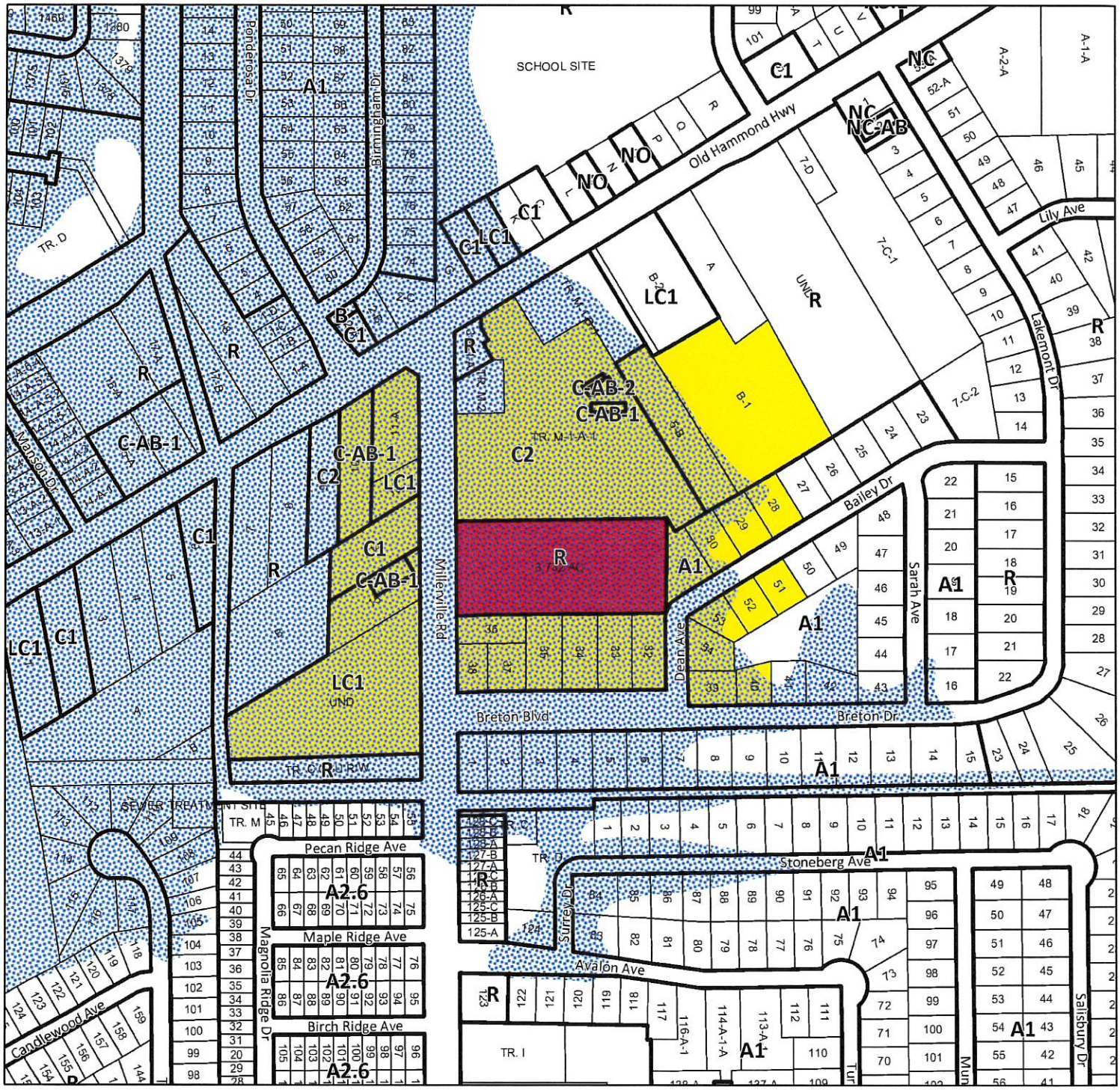
- Property located along the Major Street Plan- *Millerville Road*
  - Completed
- Property located in the vicinity of street on the Major Street Plan- *Old Hammond Highway*
- Property located in the vicinity of proposed MOVEBR Project- *Old Hammond Highway (Millerville- O'Neal)*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *BREC Lively Bayou trail*

Environmental Issues

- Approximately 100% of property located in Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

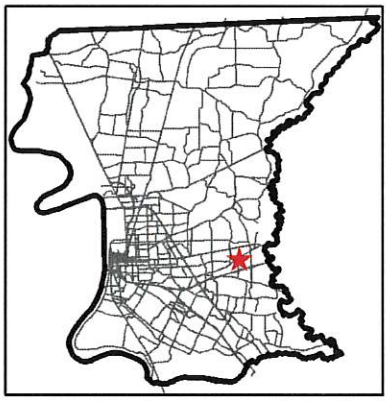
Community Outreach/Notification

- Subject property posted February 18, 2025
- Public Notification Cards mailed to property owners within 300 foot radius and Lakeview Estates Homeowners Association on February 28, 2025
- Staff reports available to review March 6, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on March 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



8-25

N

0 200 400 600 800 ft

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Legend

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



8-25

N

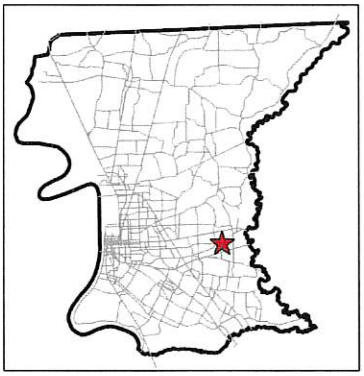
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Legend

- 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



8-25

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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