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

July 10, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Vance Baldwin, PLA, CFM, Assistant Planning Director

SUBJECT: **CUP-4-25** 2475 Jackson Avenue

Application Summary			
Applicant	Freddy Mathews	**Submittal Date**	April 23, 2025
Design Professional	N/A		
Lot and Block	28	**Site Area**	6,000 sf
Location	North side of Jackson Avenue, east of Plank Road (Council District 7-Harris)		
Planning Commission Meeting Date	July 21, 2025	**Metropolitan Council Meeting Date**	N/A
Request			
Requested Zoning	N/A	**Existing Zoning**	Single Family Residential (A2)
Existing Use(s)	Low density single family residential		
Project Description	Proposed accessory dwelling includes conversion of the existing building on the property while moving another primary dwelling onto the lot		
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	**Character Area**	Urban/Walkable
Overlay District	Old Town	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A2, Limited Residential (A3.1), Heavy Commercial (C2)		
Surrounding Uses	Low density single family residential, group home, motor vehicle repair, contractor's yard, vacant		
Findings			
Staff certifies the proposed request meets the minimum criteria for a Conditional Use Permit, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to UDC requirements			

Case History – Site

- **CUP-4-25** 2475 Jackson Avenue
  - Deferred from June 16 by Councilmember Harris

Case History – Area

- **Case 55-21** 2310 Scenic Highway, M1 and C-AB-1 to C-AB-2
  - Approval recommended by the Planning Commission on August 16, 2021
  - Approved by the Metropolitan Council on October 20, 2021

Comprehensive Plan Consistency

- Consistent with the designation of Compact Neighborhood on the Future Land Use Map
- Consistent with the Imagine Plank Road Small Area Plan

Neighborhood Compatibility

- Surrounding area consists of low density single-family residential properties
- Other accessory structures located in the immediate vicinity
- Conditional Use Permit will not change the character of the area

Regulatory Issues

- Existing structure moved onto property previously will be converted to an accessory dwelling
  - Proposal includes moving another dwelling onto the property to be primary dwelling
- Property is located within the Old Town Redevelopment Overlay District
  - Old Town encourages redevelopment and infill for residential uses by providing building setback and parking reductions as shown in the charts below:

Parking			
	Required	**Proposed**	**Meets Requirements**
Auto Spaces	2	2	Yes

Setbacks			
Yards	**A2 Zoning**	**Old Town Overlay**	**Proposed**
Front	15 ft	8 ft	19 ft 11 in
Side	5 ft	5 ft (10% lot width)	5 ft
Rear	25 ft	10 ft	10 ft

Transportation Analysis

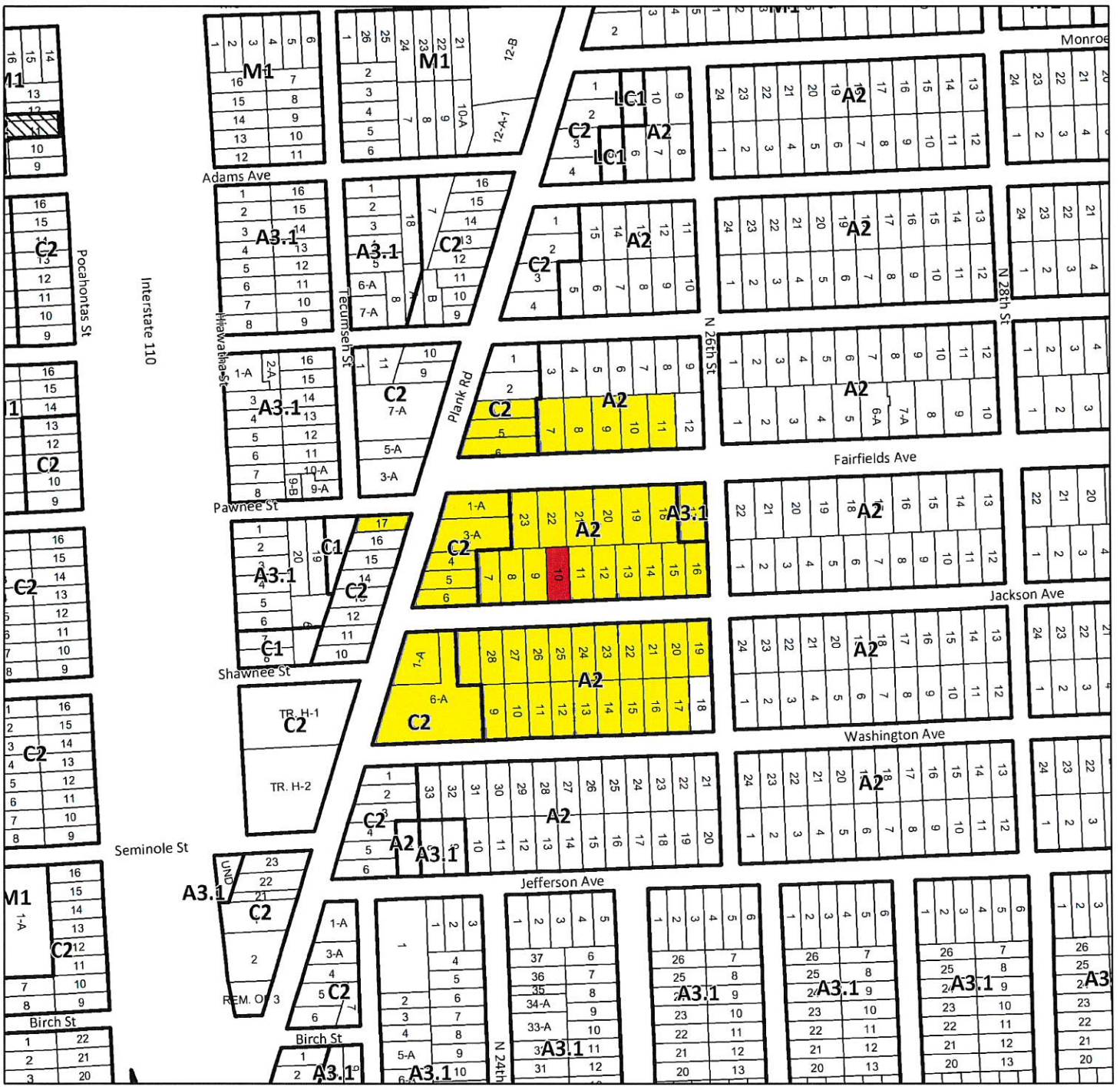
- Property located in the vicinity of streets on the Major Street Plan- *Interstate 110 Highway, Plank Road, Washington Avenue, Jefferson Avenue*
- Property located in the vicinity of proposed facilities on the Pedestrian and Bicycle Master Plan- *Fairfields Avenue bike lane/boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

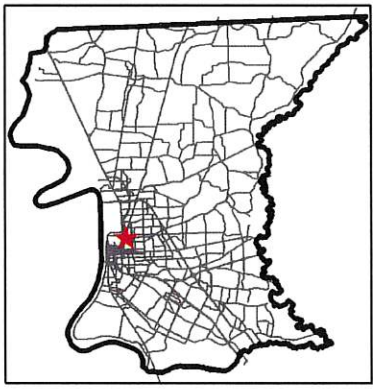
Community Outreach/Notification

- Subject property posted on May 20, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on May 30, 2025
- Legal advertisement published in The Advocate on June 6, 10 and 12, 2025
- Staff reports available to review on July 10, 2025 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12



Legend

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



CUP-4-25

N

0 200 400 600 800 ft

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Legend

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

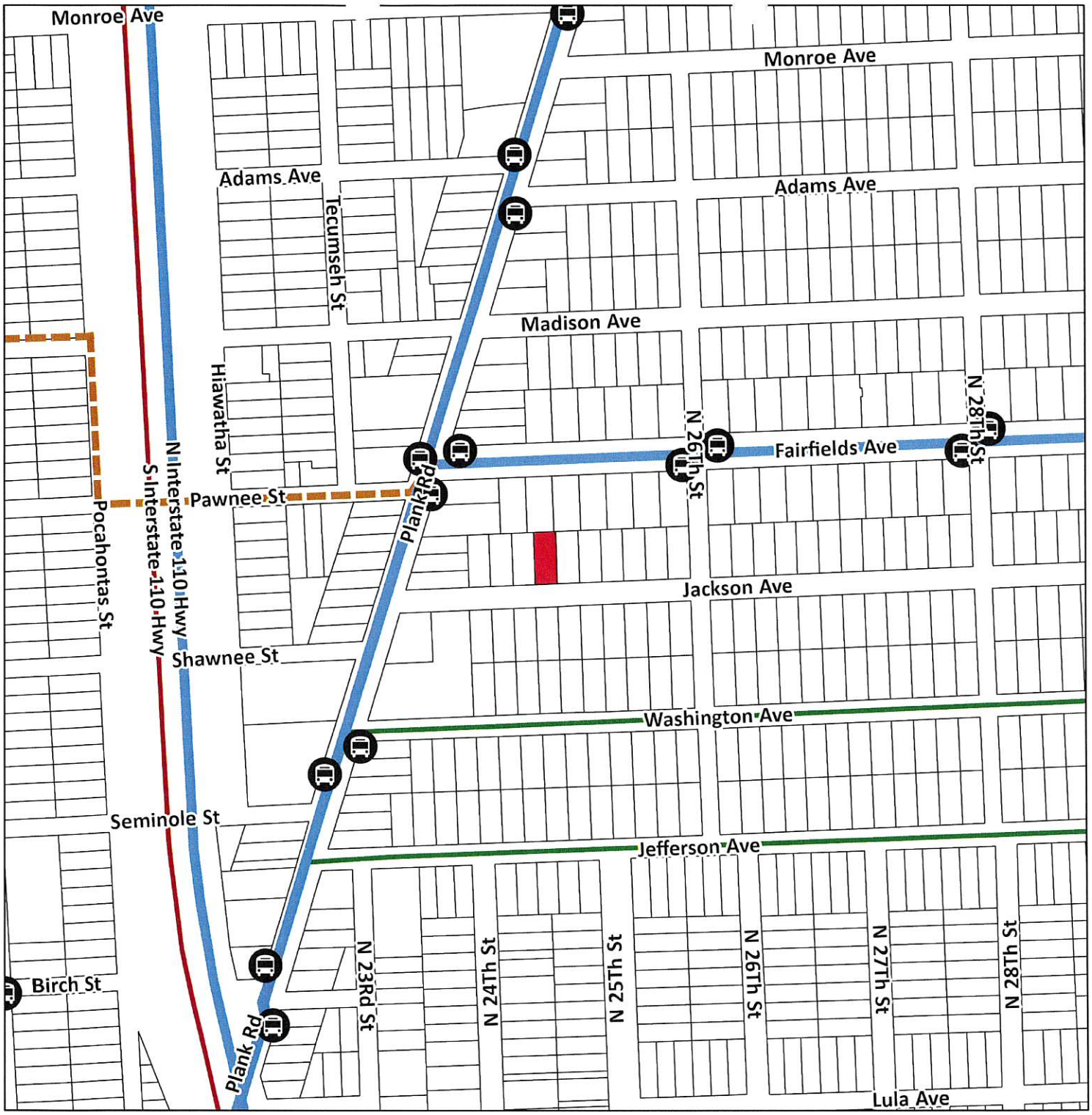


CUP-4-25

N

0 150 300 450 600 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



CUP-4-25

N

0 200 400 600 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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