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

April 10, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director RH

FROM: Blanca Tejera, Planning Manager BAT

SUBJECT: **S-1-25** Winchester Crossing Subdivision (Related to Case 11-25)

Application Summary			
Applicant	Court Bradford, PE	**Submittal Date**	March 6, 2025
Design Professional	Court Bradford, PE; Bradford Engineering and Services, LLC		
Lot and Block	13	**Site Area**	2.42 acres
Location	East side of Winchester Avenue, north of Hollywood Street (Council District 5-Hurst)		
Planning Commission Meeting Date	April 21, 2025		
Request			
Project Description	Major residential subdivision with public streets		
Gross Residential Density	4.5 units per acre	**Number of Lots**	11
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	**Character Area**	Suburban
Existing Zoning	Transition (B1)	**Overlay District**	Airport
Existing Use	Undeveloped	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	B1, Single Family Residential (A2 and A2.7), high density multi-family residential (A3.3), General Residential (A4), Light Commercial (C1)		
Surrounding Uses	Low density single family residential, medium density two-family residential, high density multi-family residential, religious institution, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- None

Case History – Area

- **Case 61-23 5660** Winchester Avenue, General Residential (A4) to Single Family Residential (A2.7)
  - Approval recommended by the Planning Commission on October 16, 2023
  - Approved by the Metropolitan Council on November 15, 2023
- **PA-24-22** 5825 North Foster Drive, Residential Neighborhood to Industrial
  - Denial recommended by the Planning Commission on February 13, 2023
  - Approved by the Metropolitan Council on February 15, 2023
- **Case 65-22** 5825 North Foster Drive, A2 to M1
  - Denial recommended by the Planning Commission on February 13, 2023
  - Approved by the Metropolitan Council on February 15, 2023
- **Case 19-22** 5500 McClelland Drive, C1, C2 and B to LC1
  - Approval recommended by the Planning Commission on March 21, 2022
  - Approved by the Metropolitan Council on April 20, 2022
- **Case 16-21** 6033 North Foster Drive, B1 to HC1
  - Approval recommended by the Planning Commission on May 17, 2021
  - Approved by the Metropolitan Council on June 16, 2021

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Consistent with the surrounding residential properties

Regulatory Issues

- DOTD permit will be required for any new driveway connection to Winchester Avenue
- Subdivision entrance located on Winchester Avenue
- Proposed sidewalks along Winchester Avenue and throughout development per UDC §13.8.A.1
- Proposed T-turnaround must be approved by the Department of Transportation and Drainage, per UDC § 13.2.E
- No sign submitted for review, any future signature shall to comply with UDC §16.5.5
- Front-loaded garages or carports for single family development shall be at least 20 feet setback from any adjacent street, per UDC §17.5.2.A.3
- Open space provided for a minimum of 5% of site area, consistent with UDC §12.3.2

Open Space		
Components	**Required**	**Provided**
Open Space	0.121 ac	0.160 ac

- Proposed lot widths and areas meet or exceed the established minimums for A2.7 zoning
- Lot dimensions for the subdivision shown in the chart below:

Lot Dimensions			
Required Minimum Lot Width	**Proposed Shortest Lot Width**	**Required Minimum Lot Area**	**Proposed Smallest Lot Area**
50 ft	67 ft	6,000 sf	6,966 SF

Transportation

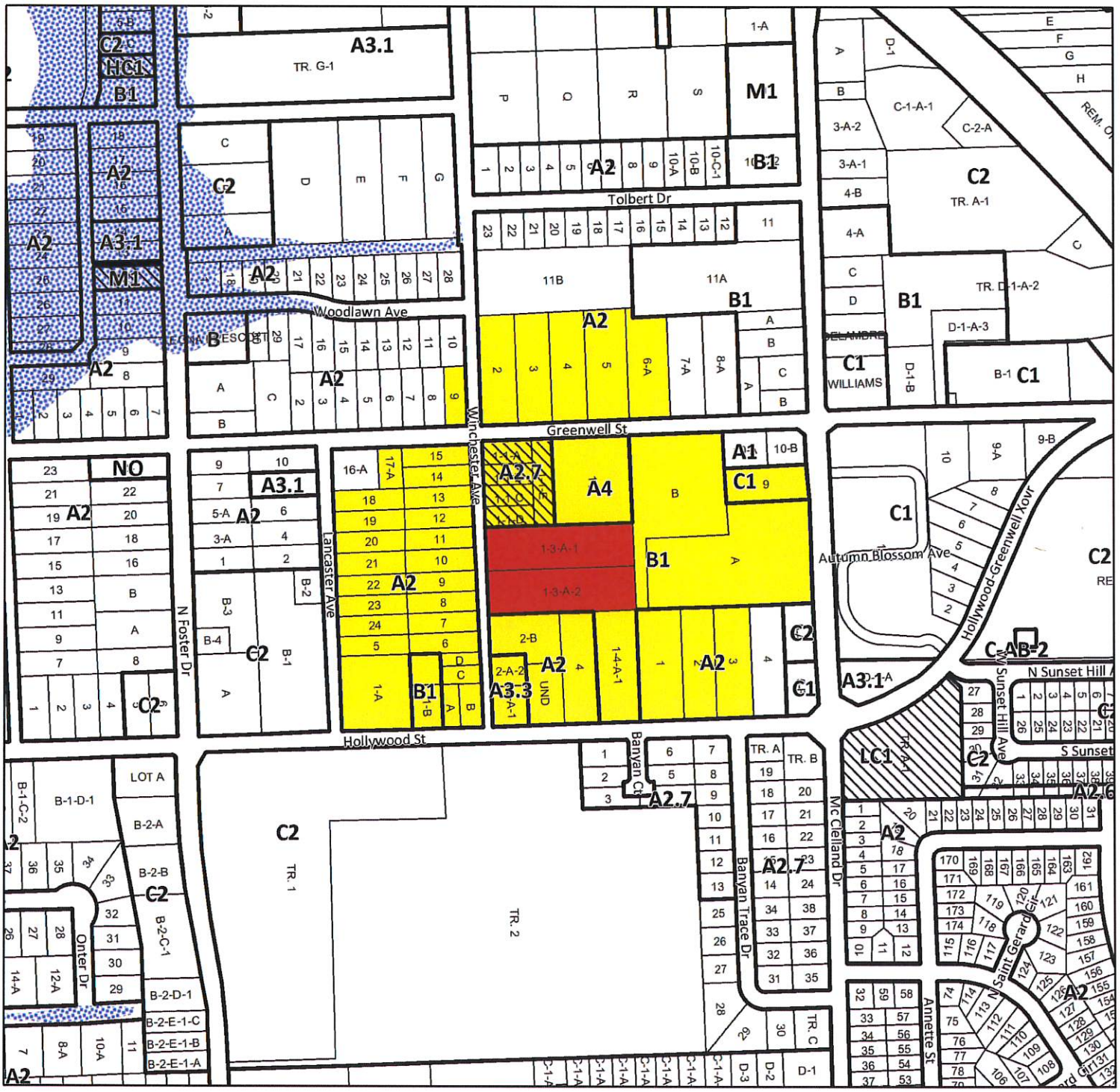
- Property located in the vicinity of streets along the Major Street Plan- *Airline Highway, McClelland Drive, Hollywood Street, North Foster Drive*
- Property located in the vicinity of proposed MOVEBR Project- *Airline Highway (Florida-Interstate 110)*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *Foster Drive/College Drive/Lee Drive bike lane*
- 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 March 24, 2025
- Public Notification Cards mailed to property owners within 300 foot radius April 4, 2025
- Staff reports available to review on April 10, 2025 at http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on May 11, 2025



Legend

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



S-1-25

N

0 200 400 600 800 ft

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Legend

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



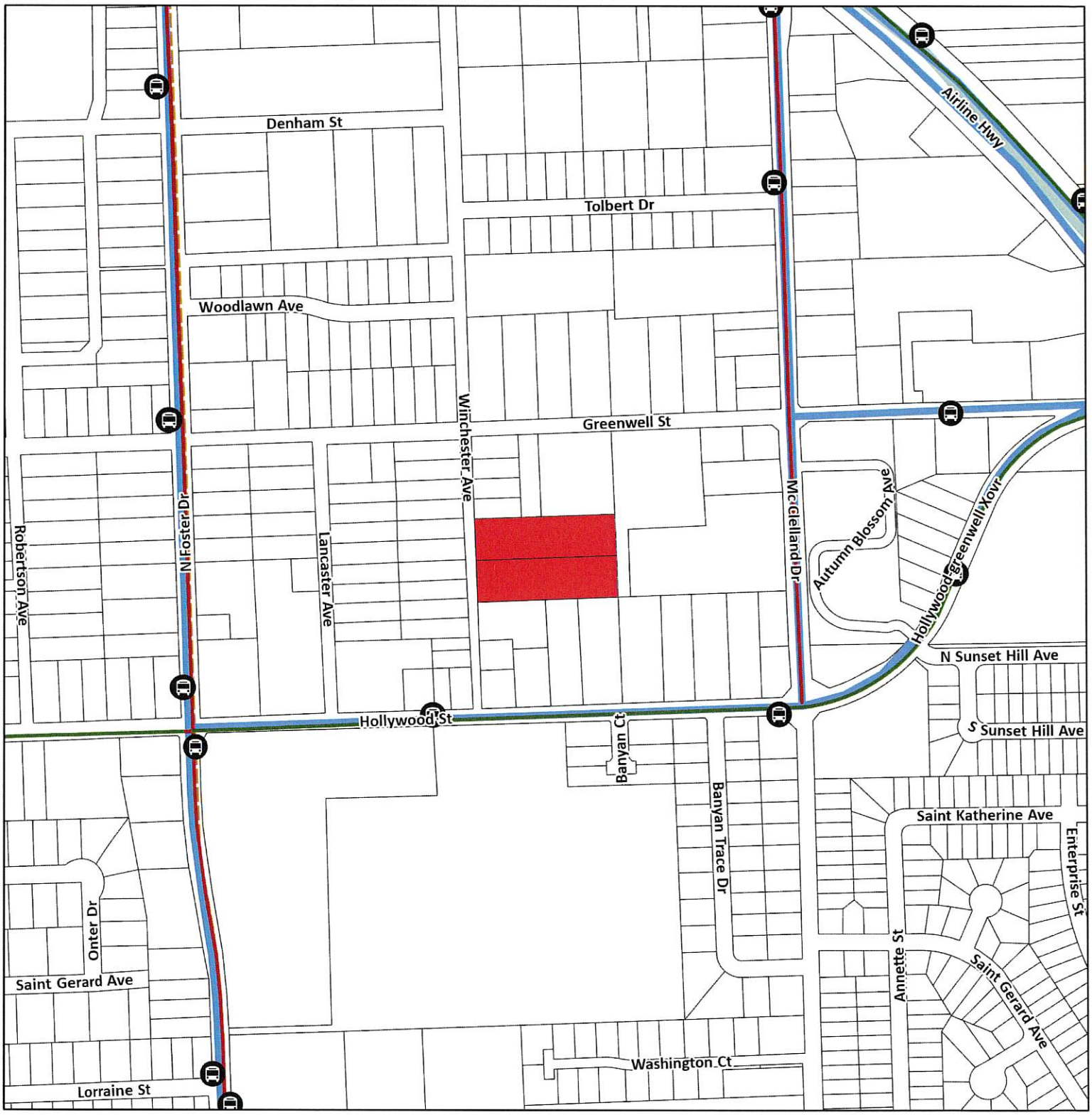
S-1-25

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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



S-1-25

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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