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

May 7, 2026

TO: Planning Commission

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

FROM: Christiean T. Smith, Senior Planner CTS

SUBJECT: **WT-2-26** Verta/Verizon Wireless Facility (4354 South Sherwood Forest Boulevard)

Application Summary			
Applicant	Pamela Turner	**Submittal Date**	March 5, 2025
Design Professional	Jeremy D. Sharrit, PE; SMV Engineering, INC		
Lot and Block	55	**Site Area**	7.38 ac
Location	Property located at the westside of South Sherwood Forest Boulevard, north of Coursey Boulevard (Council District 8-Amoroso)		
Planning Commission Meeting Date	May 18, 2026		
Request			
Project Description	Proposed 125 foot wireless communication tower		
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	**Character Area**	Suburban
Existing Zoning	Rural	**Overlay District**	N/A
Existing Use	Office	**Special Flood Hazard**	N/A
Area Characteristics			
Surrounding Zoning	Rural, Heavy Commercial One (HC1), Heavy Commercial (C2), Light Commercial Three (LC3), Off-Street Parking (B), Transition (B1), Light Commercial (C1)		
Surrounding Uses	Office		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- **WT-2-26** Verta/Verizon Wireless Facility (4354 South Sherwood Forest Boulevard)
  - Deferred from April 20, 2026 by the Planning Commission

Case History – Area

- **Case 47-25** 4466 American Way, C1 and C2 to LC2
  - Approval recommended by the Planning Commission on November 17, 2025
  - Approved by the Metropolitan Council on December 3, 2026

Comprehensive Plan Consistency

- Consistent with the designation of Mixed-use on the Future Land Use Map

Waivers Requested

- Reduce required setback from lot line to 858 feet from the wall of the nearest residential structure
    - Site is too constrained to meet setback requirement from property line, per UDC §14.2.2 and UDC Definitions
- Location at least one and one-half times the height of the tower (187.5 ft) from abutting property lines under different ownership

Neighborhood Compatibility

- Wireless tower will increase the wireless coverage area where a lack of service has been identified
- Vehicular access will be from South Sherwood Forest Boulevard
- Property located adjacent to commercial and office land uses
- Location is not within a recognized residential subdivision

Regulatory Issues

- Proposal satisfies all regulatory standards for a wireless tower with the waivers
- Landscape
    - Fencing proposed to be solid or eight foot wood, consistent with UDC §14.2.1.D

Transportation

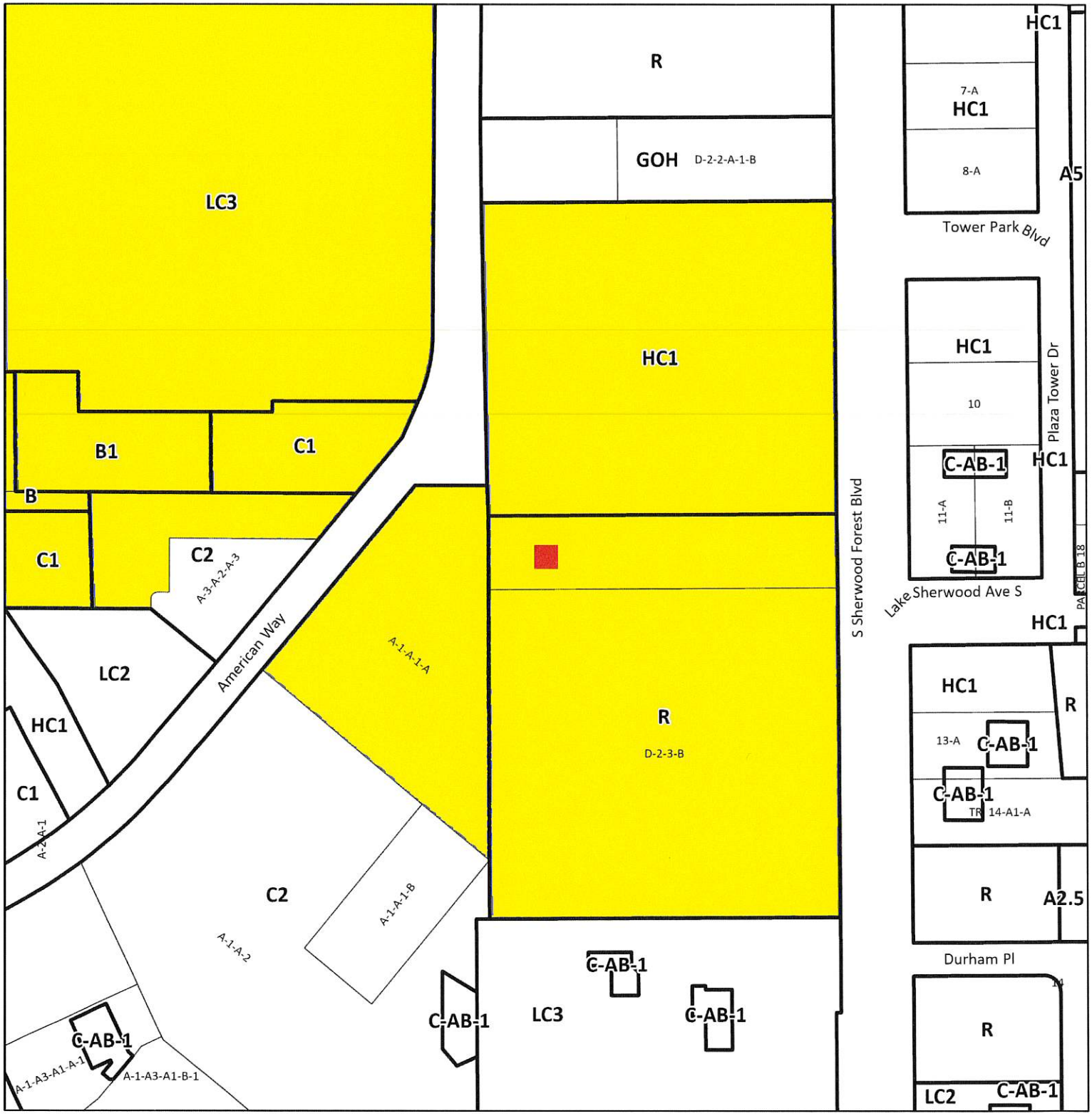
- Property located in the vicinity of street on the Major Street Plan- *South Sherwood Forest Boulevard*
- Property located in the vicinity of proposed MOVEBR Project – *South Sherwood Forest Boulevard Sidewalks*
- Property located in the vicinity of proposed facility on the Bicycle and Pedestrian Master Plan- *Sherwood Forest Boulevard sidepath*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

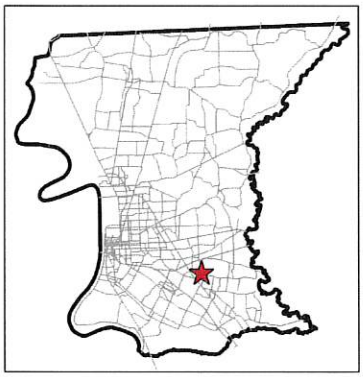
Community Outreach/Notification

- Subject property posted March 25, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on April 2, 2026
- Legal advertisement published in The Advocate on April 3, 2026
- Staff reports available to review May 7, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Districts
- Lot Boundaries
- Special Flood Hazard Area



WT-2-26

N

0 200 400 ft

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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



WT-2-26

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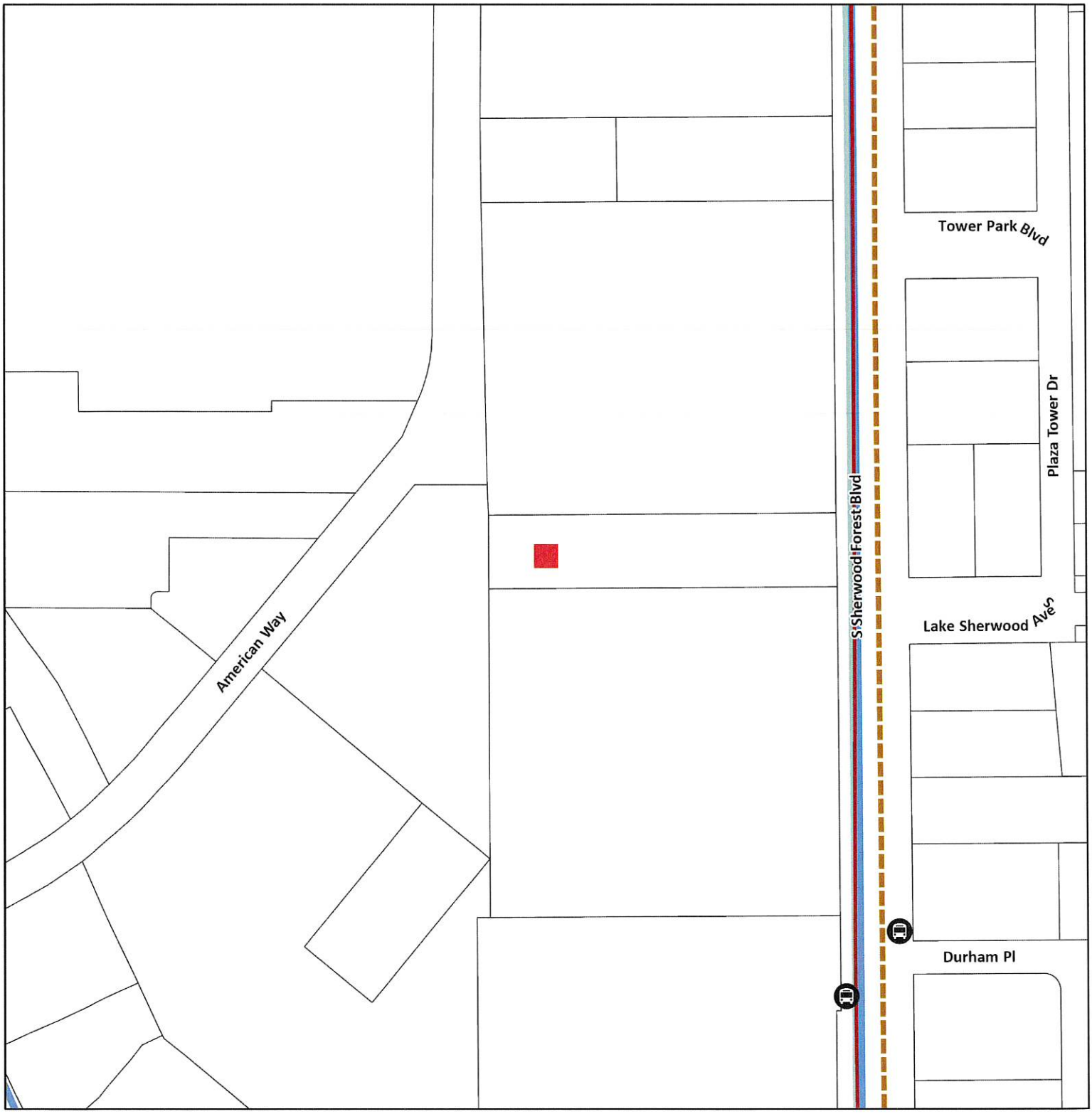

Legend

- 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



WT-2-26

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