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 9, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Jeremy Gremillion, Planner II

SUBJECT: **WT-3-26** Verizon Wireless Facility (1210 South Acadian Thruway)

Application Summary			
Applicant	Chip Leyens	**Submittal Date**	May 21, 2026
Design Professional	David M Ackermann, PE; Tower Engineering, Inc		
Lot and Block	36	**Site Area**	0.33 ac
Location	West side of South Acadian Thruway, north of Broussard Street (Council District 7-Harris)		
Planning Commission Meeting Date	July 20, 2026		
Request			
Project Description	Proposed 120 foot monopole wireless communication tower with a waiver to reduce the setback from the lot lines to 1.5 times the height of the tower from nearest residential dwellings		
Site Characteristics			
FUTUREBR Land Use Designation	Mixed Use	**Character Area**	Urban/Walkable
Existing Zoning	Light Commercial (C1)	**Overlay District**	N/A
Existing Use	Office, wireless comm. tower	**Special Flood Hazard**	Yes ± 100%
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), C1, Heavy Commercial (C2), Transition (B1), Light Commercial (LC3)		
Surrounding Uses	Office, health club, retail sales, religious institution, single-family residential, day care (child), motor vehicle repair, convenience store with gasoline sales		
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

- **CUP-3-22** Unified Jewish Congregation of Baton Rouge
  - Approved by the Planning Commission on April 18, 2022

- **CUP-8-10** St. Joseph's Academy- Office and Additional Parking
  - Approved by the Planning Commission on April 18, 2022
- **CUP-8-10** St. Joseph's Academy- Additional Parking
  - Approved by the Planning Commission on April 18, 2022
- **CUP-8-10** St. Joseph's Academy Student Commons Revision
  - Approved by Planning Commission Staff on December 9, 2021
- **CUP-8-10** St. Joseph's Academy Student Commons
  - Approved by Planning Commission Staff on August 5, 2021

Comprehensive Plan Consistency

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

Waivers Requested

- Reduce required setback of 180 feet from the property line of abutting property owners
  - Site is too constrained to meet setback requirement from property line, per UDC §14.2.2 and UDC Definitions
  - Letters of no objection have been obtained from adjacent business owners whose property lies within the 180ft setback
  - Nearest residential structure located over 200 feet to the northwest

Neighborhood Compatibility

- Wireless tower will increase the wireless coverage area where a lack of service has been identified
- Applicant notes this tower will replace the existing 60' wooden wireless tower pole at 1210 South Acadian Thruway
- Vehicular access will be from South Acadian Thruway
- Property located adjacent to commercial land uses and Dawson Creek

Regulatory Issues

- Wireless tower provides accommodations only for primary tenant
- Proposal satisfies all regulatory standards for a wireless tower with proposed waivers
- Wireless facility located more than 20 feet from street right-of-way of South Acadian Thruway
- Landscape
  - Fencing shall be solid or an alternative fence surrounded by an evergreen hedge of at least four feet, per UDC §14.2.1.D

Transportation

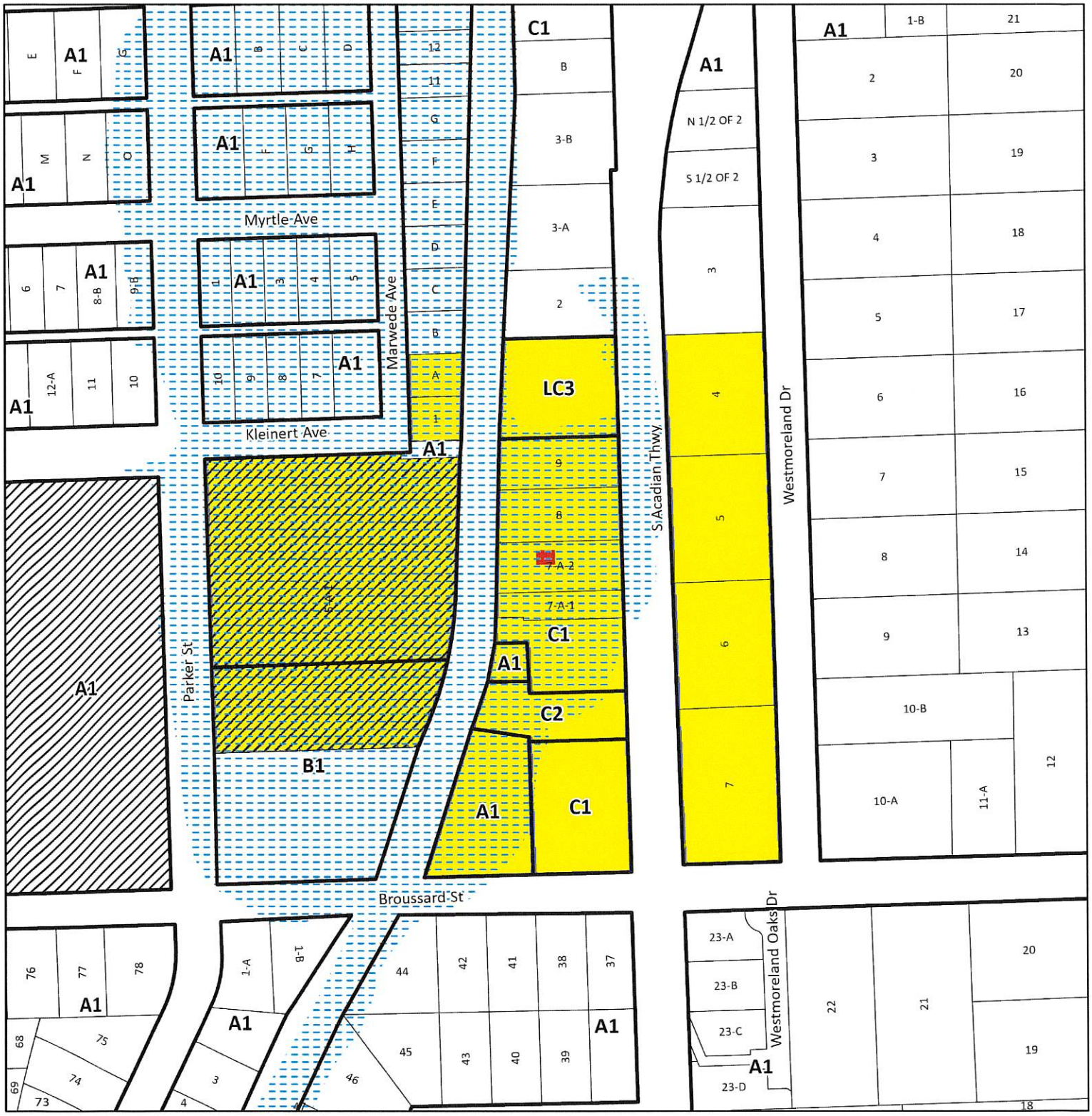
- Property located along the Major Street Plan- *South Acadian Thruway*
  - Completed
- Property located in vicinity of street on the Major Street Plan- *Broussard Street*
- Property located adjacent to proposed facility on the Bicycle and Pedestrian Master Plan - *Acadian Thruway sidepath*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Highland Road to South Acadian Thruway bike boulevard/bike lane*
- Property located in the vicinity of transit stop

Environmental Issues

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

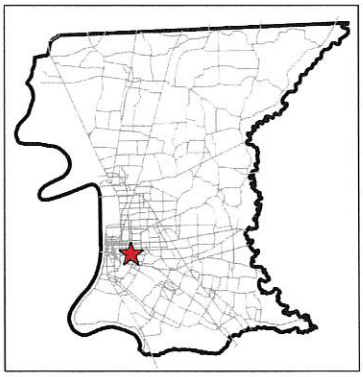
Community Outreach/Notification

- Subject property posted June 24, 2026
- Public Notification Cards mailed to property owners within a 300 foot radius and the Steele Place Townhouses homeowners association on July 2, 2026
- Legal advertisement published in The Advocate on July 3, 2026
- Staff reports available to review July 9, 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-3-26

N

0 200 400 ft

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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



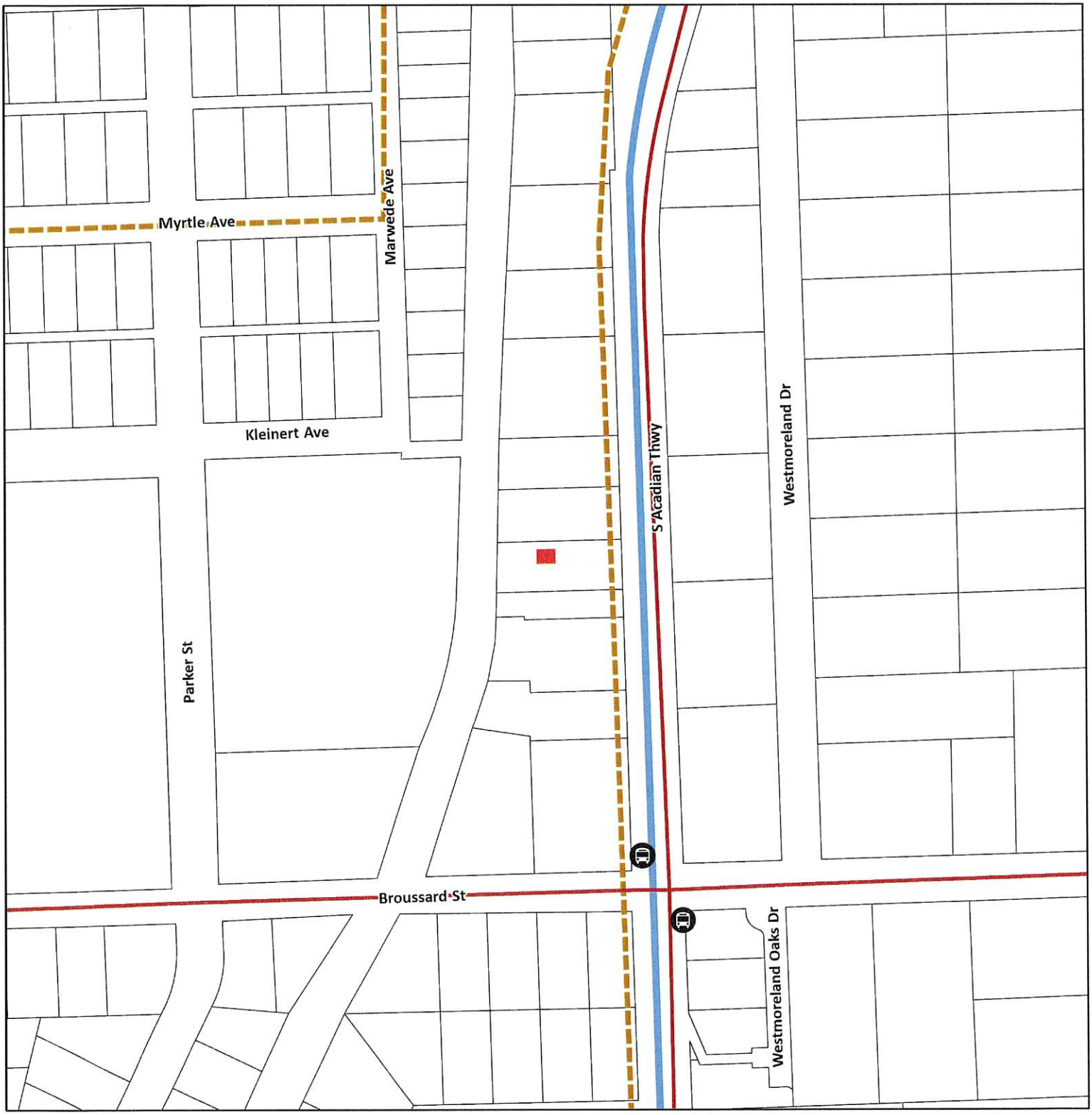
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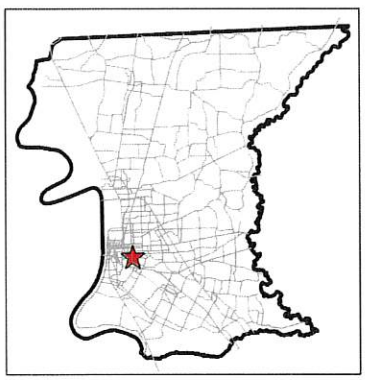
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Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- CATS/Tiger Trails
- Bus Stops
- Bike/Ped Existing
- Bike/Ped Proposed



WT-3-26

N

0 200 400 ft

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