



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

June 10, 2021

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Esbii Ogholoh, Planner II *EAO*
SUBJECT: **Case 37-21** 1885 Wooddale Boulevard

Application Summary			
Applicant	Craig H. Corrie	Submittal Date	May 6, 2021
Site Area	4.31 acres		
Location	West side of Wooddale Boulevard, north of Exchange Place (Council District 6-Dunn, Jr.)		
Planning Commission Meeting Date	June 21, 2021	Metropolitan Council Meeting Date	July 21, 2021
Request			
Requested Zoning	General Residential (A4)	Existing Zoning	Heavy Commercial One (HC1)
Proposed Use(s)	High density multi-family residential (apartments)	Existing Use(s)	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	General Residential (A4), Commercial Alcoholic Beverage (restaurant)(C-AB-1), Light Commercial (C1), Heavy Commercial (C2), Light Industrial (M1), Heavy Industrial (M2)		
Surrounding Uses	High density multi-family residential, trade school, educational, day care, bank, retail, office, clinic, motor vehicle sales/repair manufacturing, vacant, 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

- **Case 56-20** 1885 Wooddale Boulevard, M1 and M2 to HC1
 - Approval recommended by the Planning Commission on November 16, 2020
 - Approved by the Metropolitan Council on December 2, 2020
- **PA-20-20** 1885 Wooddale Boulevard, Institutional to Employment Center
 - Approval recommended by the Planning Commission on November 16, 2020
 - Approved by the Metropolitan Council on December 2, 2020

Case History – Area

- **Case 57-16** 2111 and 1600 -1700 UND Lobdell Blvd, PUD to LC3
 - Approval recommended by the Planning Commission on December 19, 2016
 - Approved by the Metropolitan Council on January 18, 2017

Comprehensive Plan Consistency

- Consistent with the designation of Employment Center on the Future Land Use Map
- Consistent with Housing Objective 4.1: Meet the housing needs of major Baton Rouge employments clusters

Neighborhood Compatibility

- Area contains a mixture of residential, institutional, office, and warehousing uses
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
A.4	Minimum Required	Existing
Lot Width	60 ft	60 ft
Lot Area	6,000 sf	187,744 sf

- Building allowed height because of Section 11.1.3 B 3

Environmental Issues

- Property located outside of a Special Food Hazard Area

Transportation

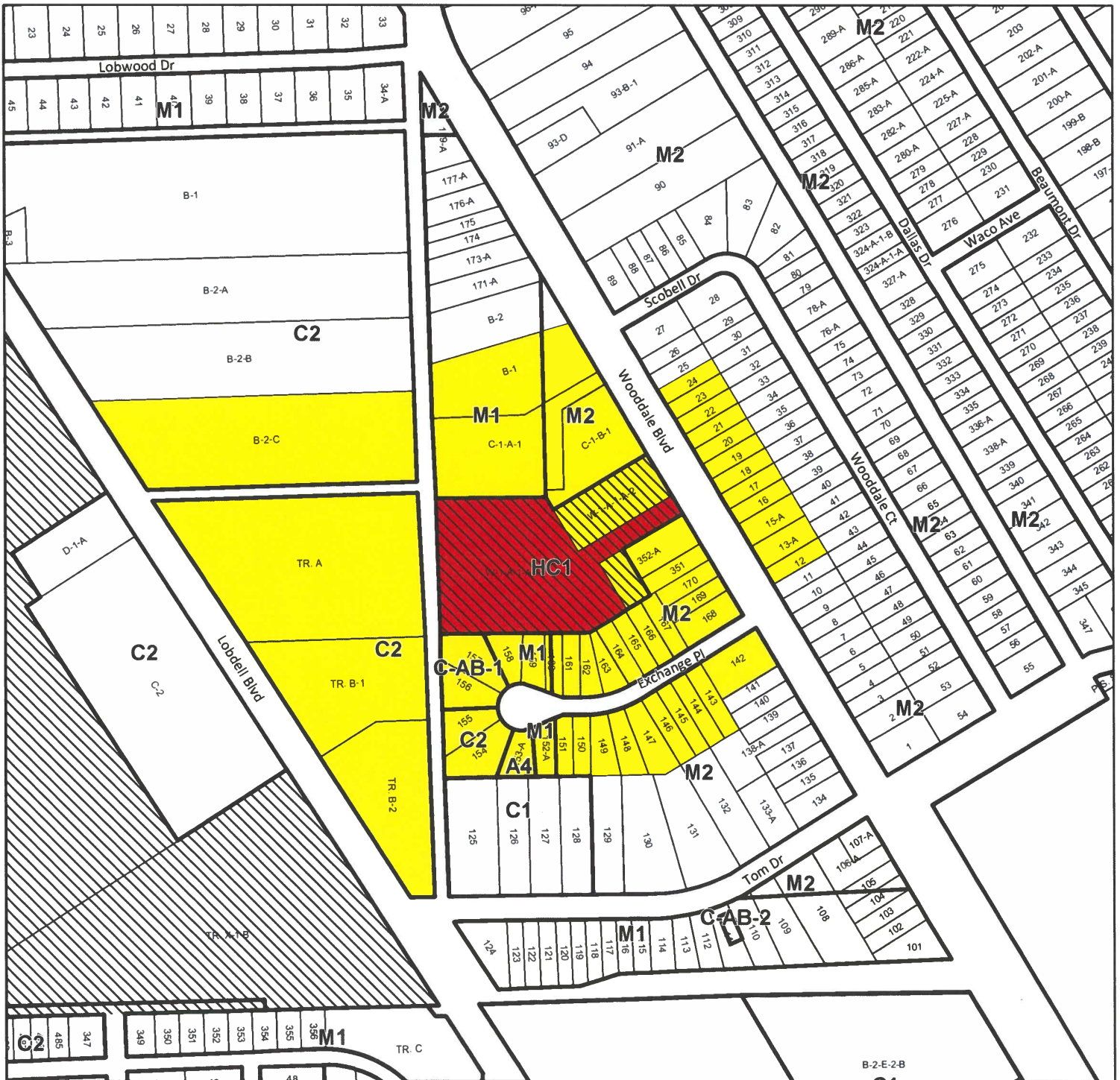
- Property located on the Major Street Plan
- Property located on the Pedestrian and Bicycle Master Plan
- Property located within the vicinity of a transit stop

Community Outreach/Notification







- Subject property posted on June 4, 2021
- Public Notification Cards mailed to property owners within 300 foot radius on June 4, 2021
- Staff reports available to review on June 10, 2021 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on June 11, 15 and 17, 2021

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




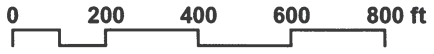
Legend

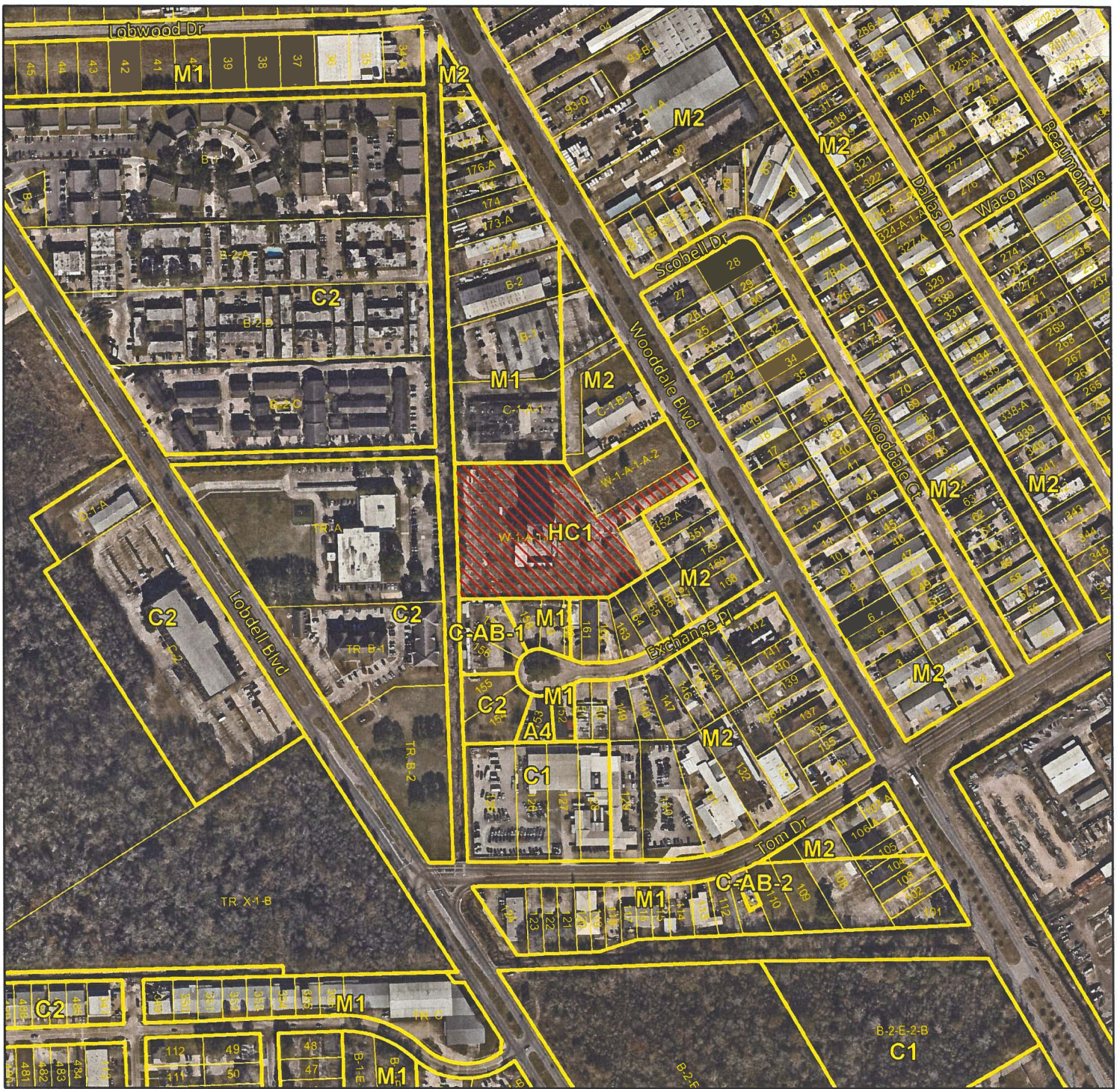
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A1** Zoning Labels






37-21

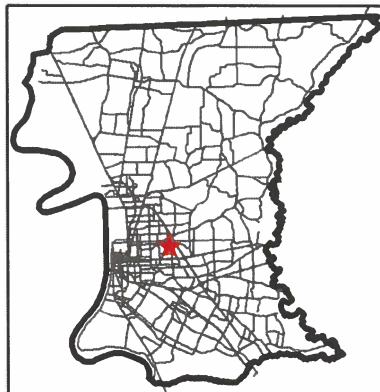







Legend


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



37-21



N

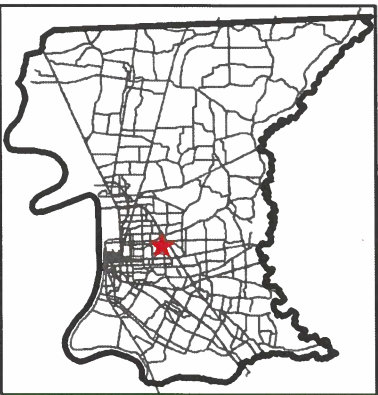


0 200 400 600 800 ft



Legend

	Current Case	Pedestrian/Bike Master Plan	
	MovEBR Project		Existing
Major Street Plan Status			Proposed
	Completed	Transit	
	Additional		Bus Routes
	Future		Bus Stops



37-21

0 200 400 600 800
Feet



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.



**CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION**