



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 5, 2022

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Meaghan Nguyen, Planner *MMN*
SUBJECT: **Case 29-22** 10770 Greenwell Springs Road

Application Summary			
Applicant	Edward Hayes, Pastor	Submittal Date	March 18, 2022
Site Area	1.92 acres		
Location	South side of Greenwell Springs Road, east of Lassen Drive (Council District 5-Hurst)		
Planning Commission Meeting Date	May 16, 2022	Metropolitan Council Meeting Date	May 18, 2022
Request			
Requested Zoning	Light Commercial Two (LC2)	Existing Zoning	Single Family Residential (A1)
Proposed Use(s)	Daycare	Existing Use(s)	Institutional
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	A1, Light Commercial (C1), Light Commercial Three (LC3), Heavy Commercial (C2), Heavy Commercial One (HC1), Transition (B1)		
Surrounding Uses	Plant nursery, single family low density residential, vacant, undeveloped, religious institution, self-storage		
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

- None

Case History – Area

- **Case 64-19** 10777 Greenwell Springs Road, A4 to HC1
 - Approval recommended by the Planning Commission on October 21, 2019
 - Approved by the Metropolitan Council on November 20, 2019

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Adjacent to residential and vacant properties
- Area contains a mixture of residential and commercial uses
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC2	Minimum Required	Existing
Lot Width	60 ft	195 ft
Lot Area	7,500 sf	83,110 sf

Transportation

- Property located on the Major Street Plan- *Greenwell Springs Road*
 - Completed
- Property located in the vicinity of street on the Major Street Plan- *North Sherwood Forest Drive*
- Property located in the vicinity of proposed MOVEBR Project- *North Sherwood Forest Drive extension*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *BREC Hurricane Creek trail*
- Property located in the vicinity of a transit stop

Environmental Issues

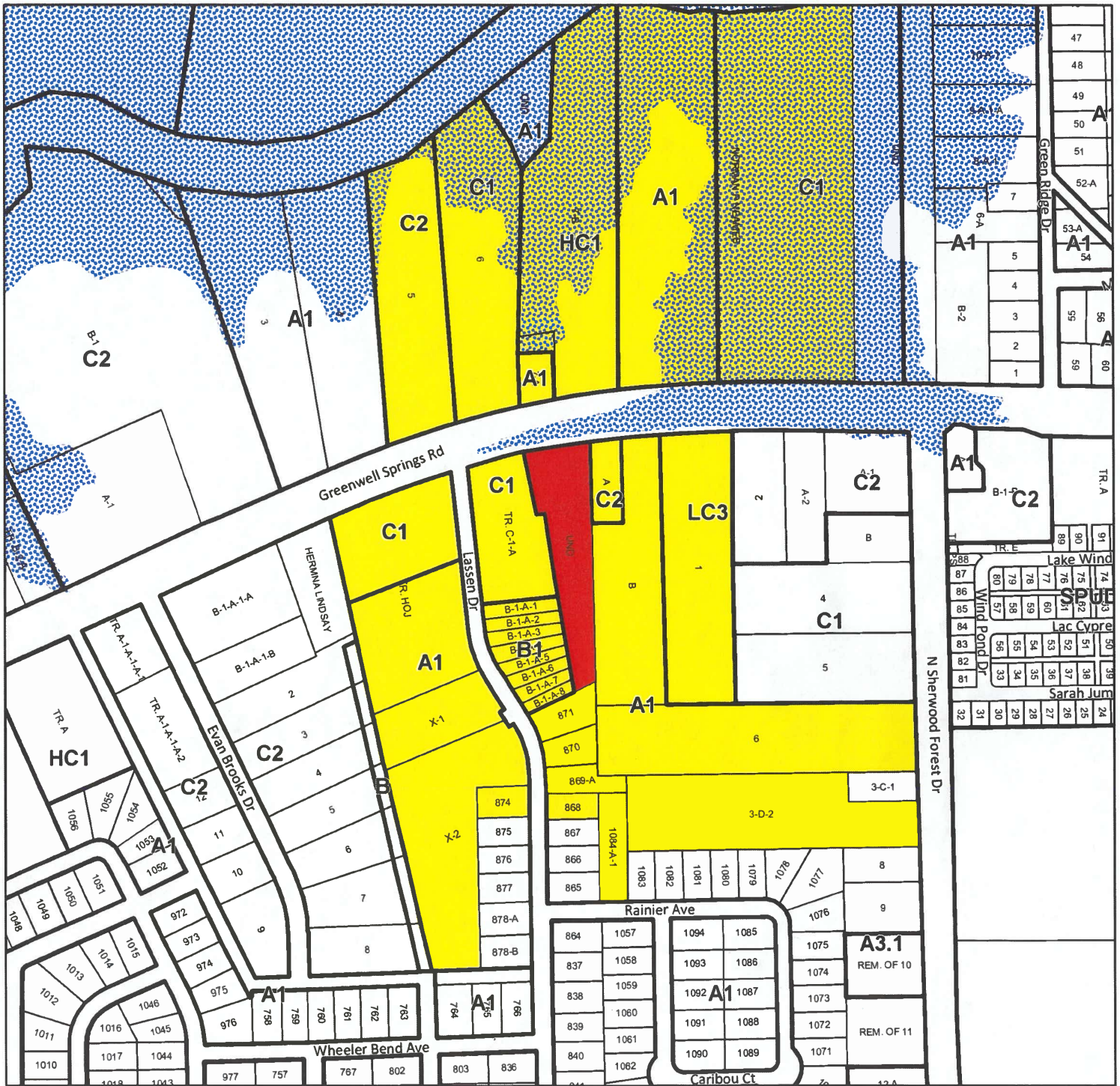
- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification







- Subject property posted April 28, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and Park Forest Homeowners Association on April 29, 2022
- Staff reports available to review May 5, 2022 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on May 6, 10 and 12, 2022

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






29-22

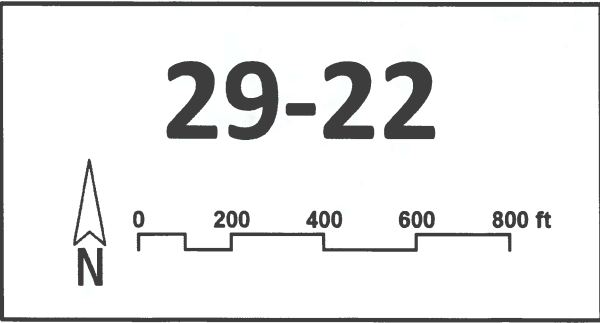
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Legend

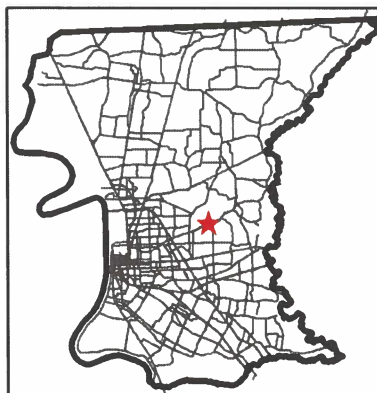
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels





Legend

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



29-22



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