



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

August 4, 2022

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director
 FROM: Derrica Wilson, Planner I
 SUBJECT: Case 51-22 10830 Greenwell Springs Road

Application Summary			
Applicant	Eternal Crisis Outreach	Submittal Date	June 8, 2022
Site Area	± 3 acres		
Location	South side of Greenwell Springs Road, west of North Sherwood Forest Drive (Council District 5- Hurst)		
Planning Commission Meeting Date	August 15, 2022	Metropolitan Council Meeting Date	September 21, 2022
Request			
Requested Zoning	Light Commercial Two (LC2)	Existing Zoning	Single Family Residential (A1)
Proposed Use(s)	Medical office or clinic, group home	Existing Use(s)	Medical office or clinic, group home
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	A1, LC2, Transition (B1), Light Commercial (C1), Light Commercial Three (LC3), Heavy Commercial (C2), Heavy Commercial One (HC1)		
Surrounding Uses	Low density single family residential, religious institution, plant nursery, retail sales, self storage, small equipment repair, 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

- None

Case History – Area

- **PUD-3-13** Guerilla Warfare Paintball, Final Development Plan
 - Approved by the Planning Commission on June 20, 2022
- **Case 29-22** 10770 Greenwell Springs Road, A1 to LC2
 - Approval recommended by the Planning Commission on May 16, 2022
 - Approved by the Metropolitan Council on May 18, 2022
- **PUD-3-13** Guerilla Warfare Paintball (formerly 13th Gate Park), Concept Plan Revision
 - Approval recommended by the Planning Commission on April 18, 2022
 - Approved by the Metropolitan Council on May 18, 2022
- **Case 64-19** 10777 Greenwell Springs Rd, A1 to LC2
 - 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

- Area contains a mixture of residential, commercial, and undeveloped properties
- 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	100 ft
Lot Area	7,500 sf	130,000 sf

Transportation

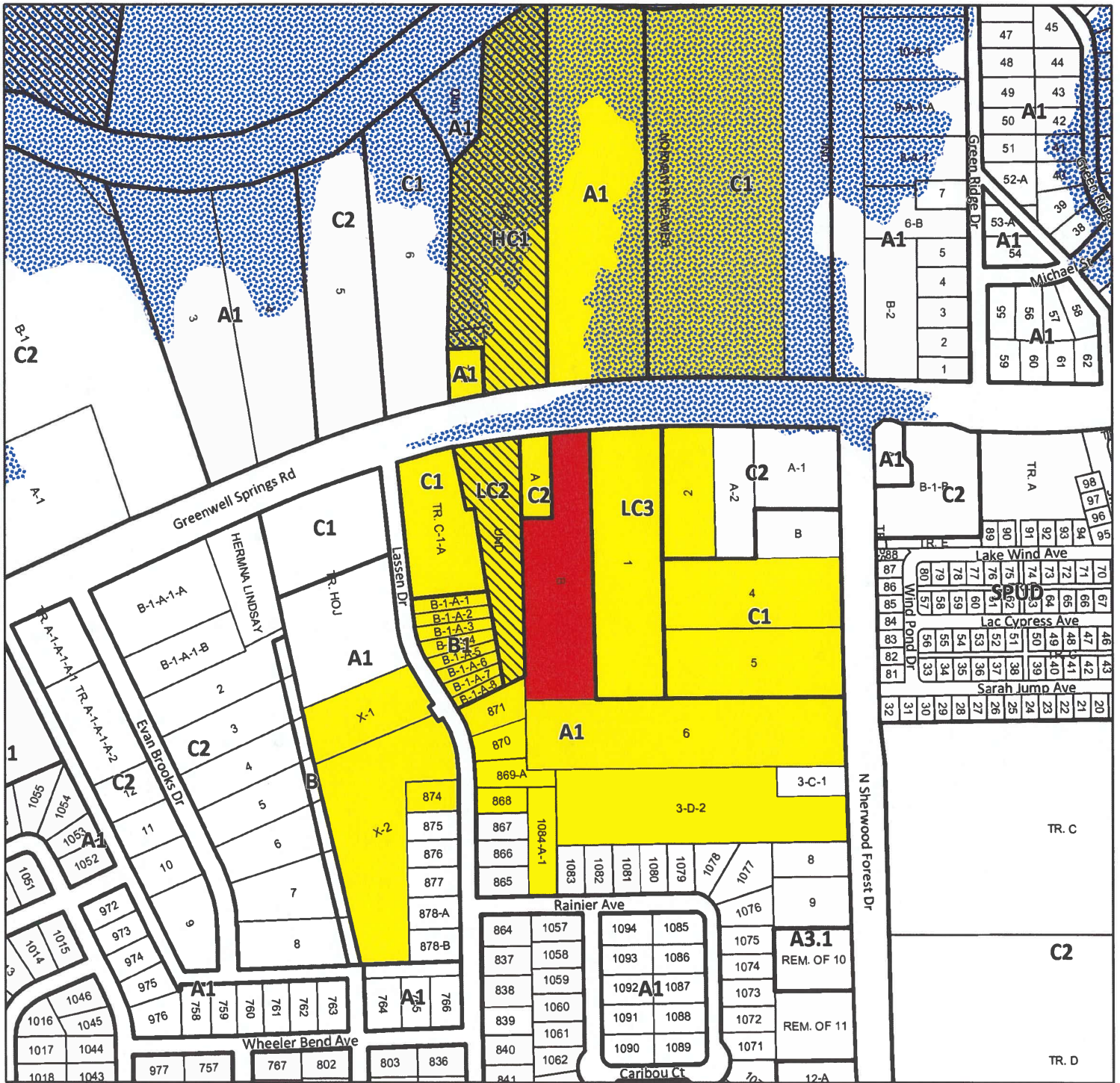
- Property located on the Major Street Plan- *Greenwell Springs Road*
 - Completed
- Property located in the vicinity of street on the Major Street Plan- *North Sherwood Forest Drive*
- Property located in the vicinity of proposed MOVEBR Project- *North Sherwood Forest Drive extension*
- Property located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

Environmental Issues







- Property located outside of a Special Flood Hazard Area

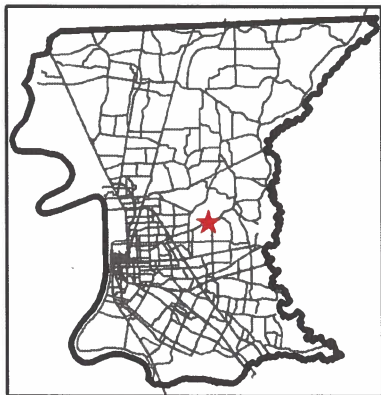
Community Outreach/Notification

- Subject property posted July 27, 2022
- Public Notification Cards mailed to property owners within 300 foot radius and Park Forest Home Owners Association on July 29, 2022
- Staff reports available to review August 4, 2022 at
- <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on August 5, 9 and 11, 2022



Legend

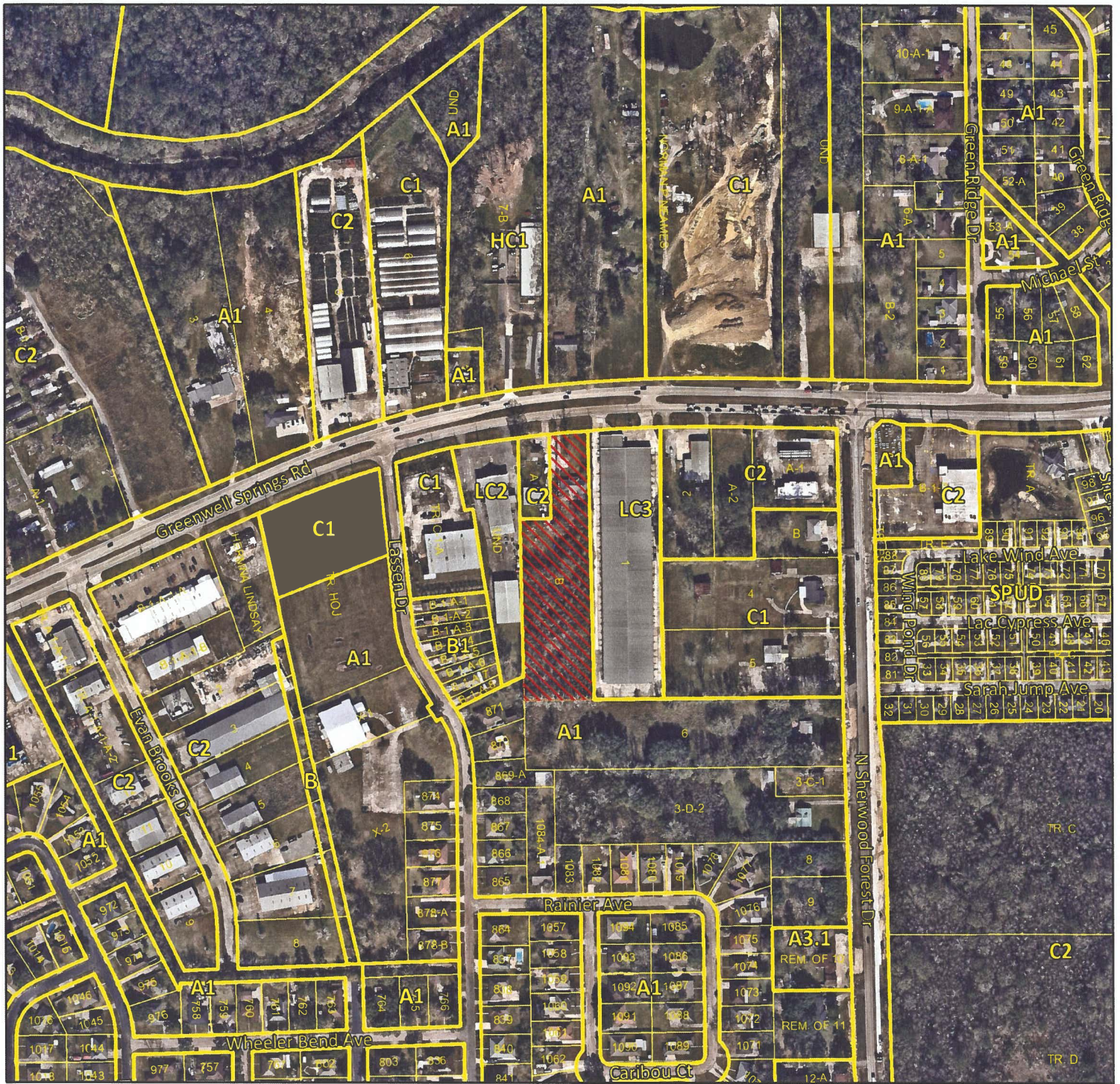
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels






51-22

0 200 400 600 800 ft

N




Legend


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

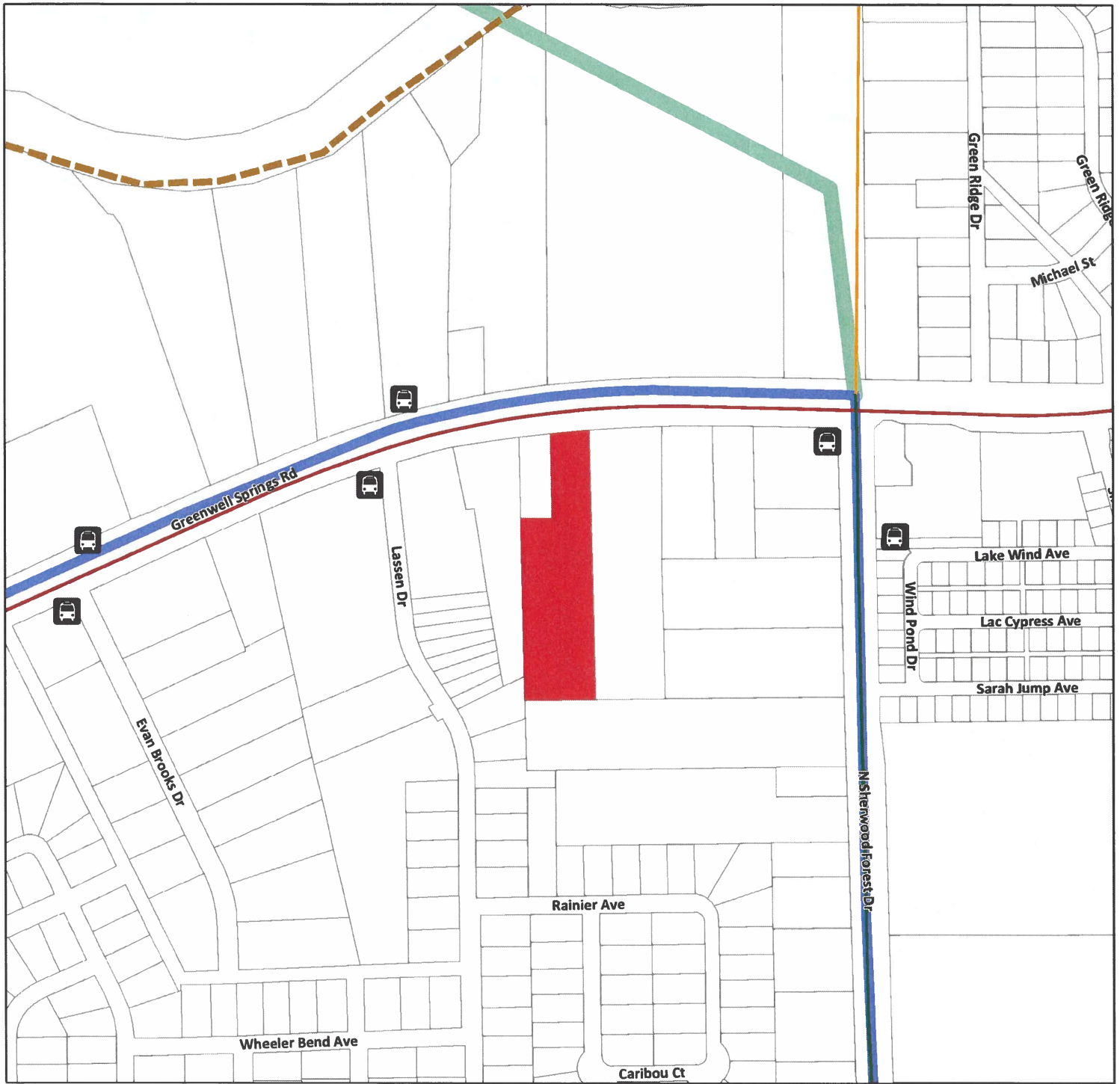


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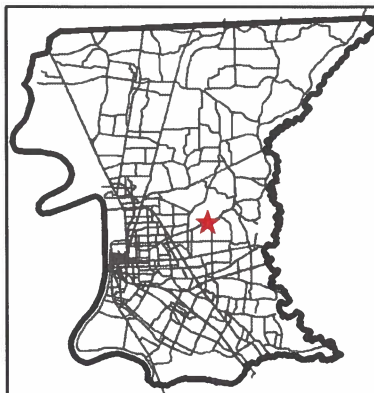
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Legend

	Current Case		Pedestrian/Bike Master Plan
	MoveBR Projects		Existing
Major Street Plan Status			Proposed
	Completed		Transit
	Additional		Tiger Trails
	Future		Bus Stops



51-22

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**