



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 8, 2024

TO: Metropolitan Council
THROUGH: Ryan L. Holcomb, AICP, Planning Director *RH*
FROM: Jasmine Thomas, AICP, Planning Manager *JPT*
SUBJECT: **PA-6-24** Florida Corridor Small Area Plan

Application Summary			
Applicant	Build Baton Rouge	Submittal Date	July 3, 2024
Code Section(s)	FUTUREBR Elements: Community Design and Neighborhoods		
Areas Affected	The 12-mile stretch of Florida Street and Florida Boulevard, ½ mile radius from the Parish length of Florida (Council 4-Moak, Council District 6-Dunn Jr., Council District 7-Cole, Council District 9-Hudson, Council District 10- Coleman, and Council District 11- Adams)		
Planning Commission Meeting Date	August 19, 2024	Metropolitan Council Meeting Date	September 18, 2024
Request			
Summary of Change	This will adopt the Florida Corridor Small Area Plan and amend the Community Design and Neighborhood Element of FUTUREBR to reflect adoption of the plan as an official small area plan. The Florida Corridor Small Area Plan identifies land use, transportation, economic development, cultural, health and safety action to enhance the character of the Corridor while respecting the area’s role in development and history of Baton Rouge.		
Findings			
Planning Commission staff recommends approval, considering consistency with the comprehensive plan and the public engagement process utilized by Build Baton Rouge throughout 2023-2024			

Background

- FUTUREBR calls for the creation and adoption of small area plans as a vehicle to further refine the Vision of FUTUREBR throughout the City-Parish
- This planning initiative is part of a larger effort involving the City-Parish, Build Baton Rouge, and the Cortana Corridor Economic Development (CCEDD)
- Build Baton Rouge initiated development of the plan in 2023, hiring Perkins & Will as the lead consultant, to build upon:
 - The success of the MOVEBR initiative that included improvements to Florida Boulevard
- Build Baton Rouge held multiple community events promoting development of the plan throughout 2023-2024
- This amendment will formally adopt the Florida Corridor Master Plan, providing a basis for redevelopment, revitalization, and continued implementation of prior initiative along the corridor

Case History- Area

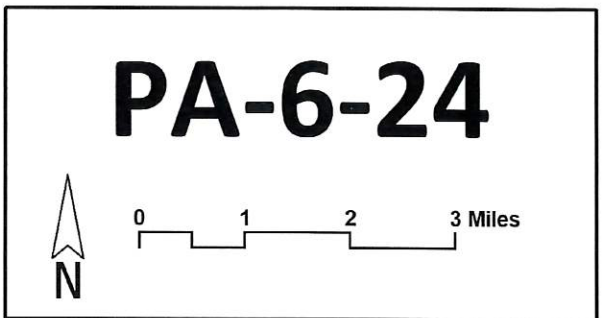
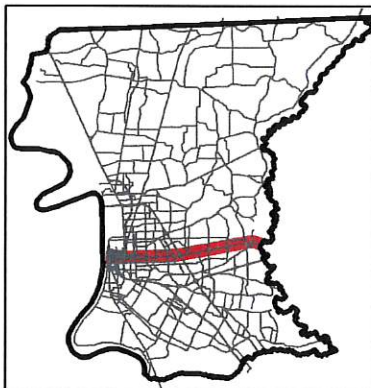
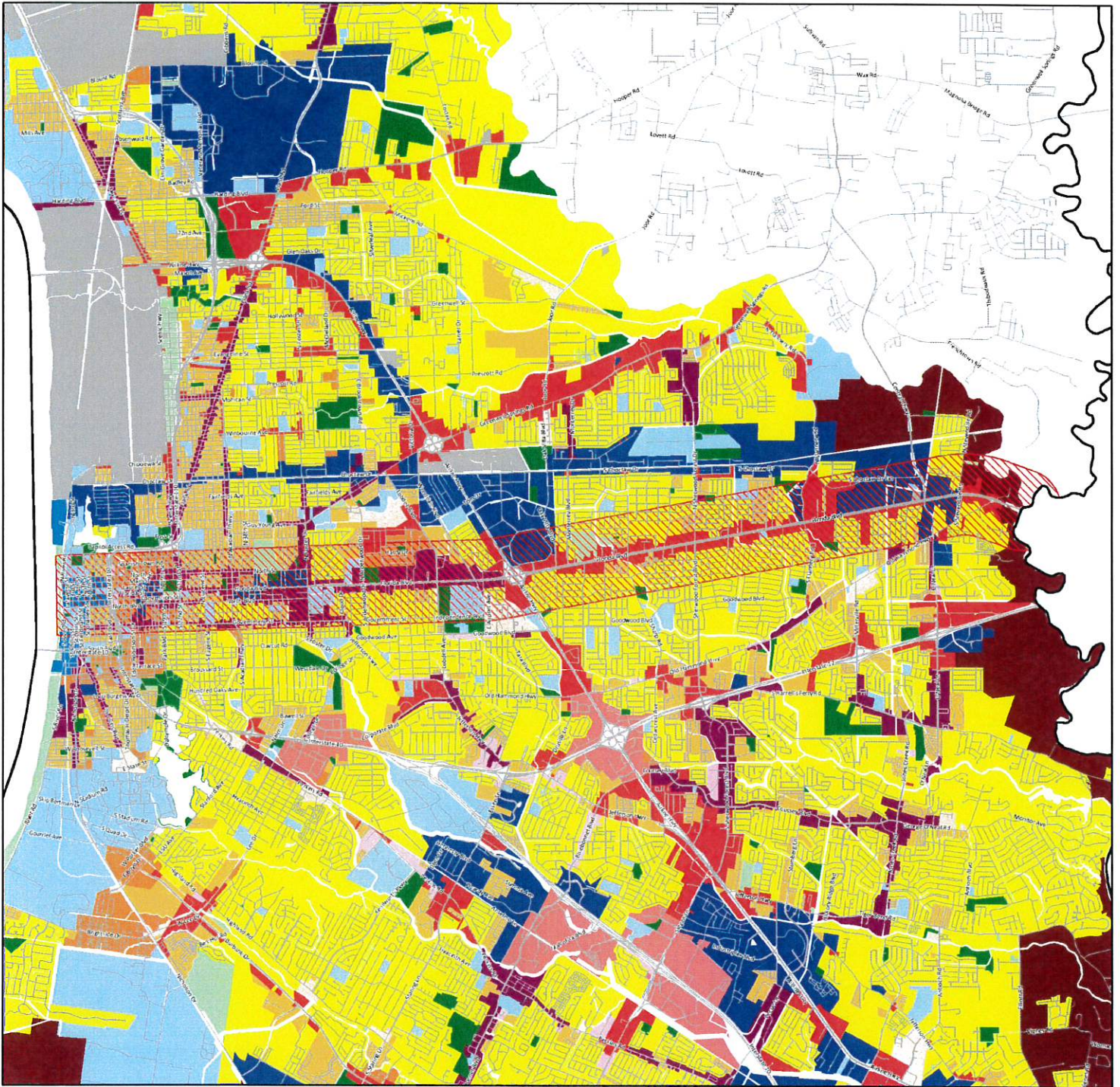
- **PA-18-22** Scotlandville Community Strategic Plan
 - Approval recommended by the Planning Commission on August 15, 2022
 - Approved by the Metropolitan Council on September 21, 2022
- **PA-2-20** Imagine Plank Road Small Area Plan
 - Approval recommended by the Planning Commission on January 21, 2020
 - Approved by the Metropolitan Council on February 19, 2020

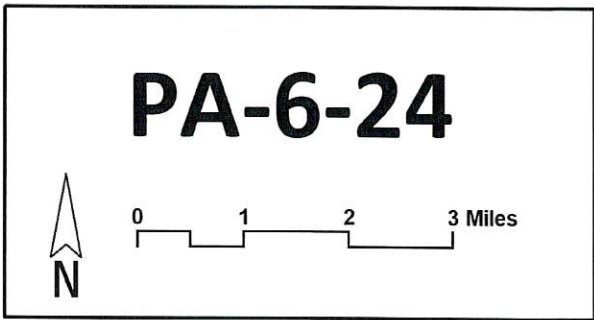
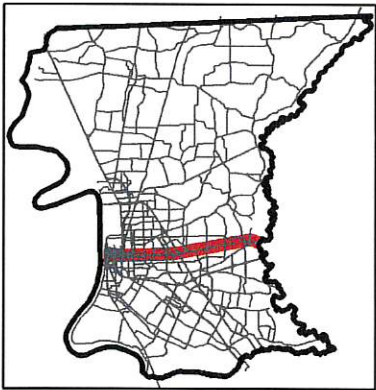
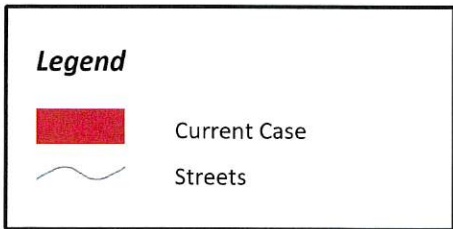
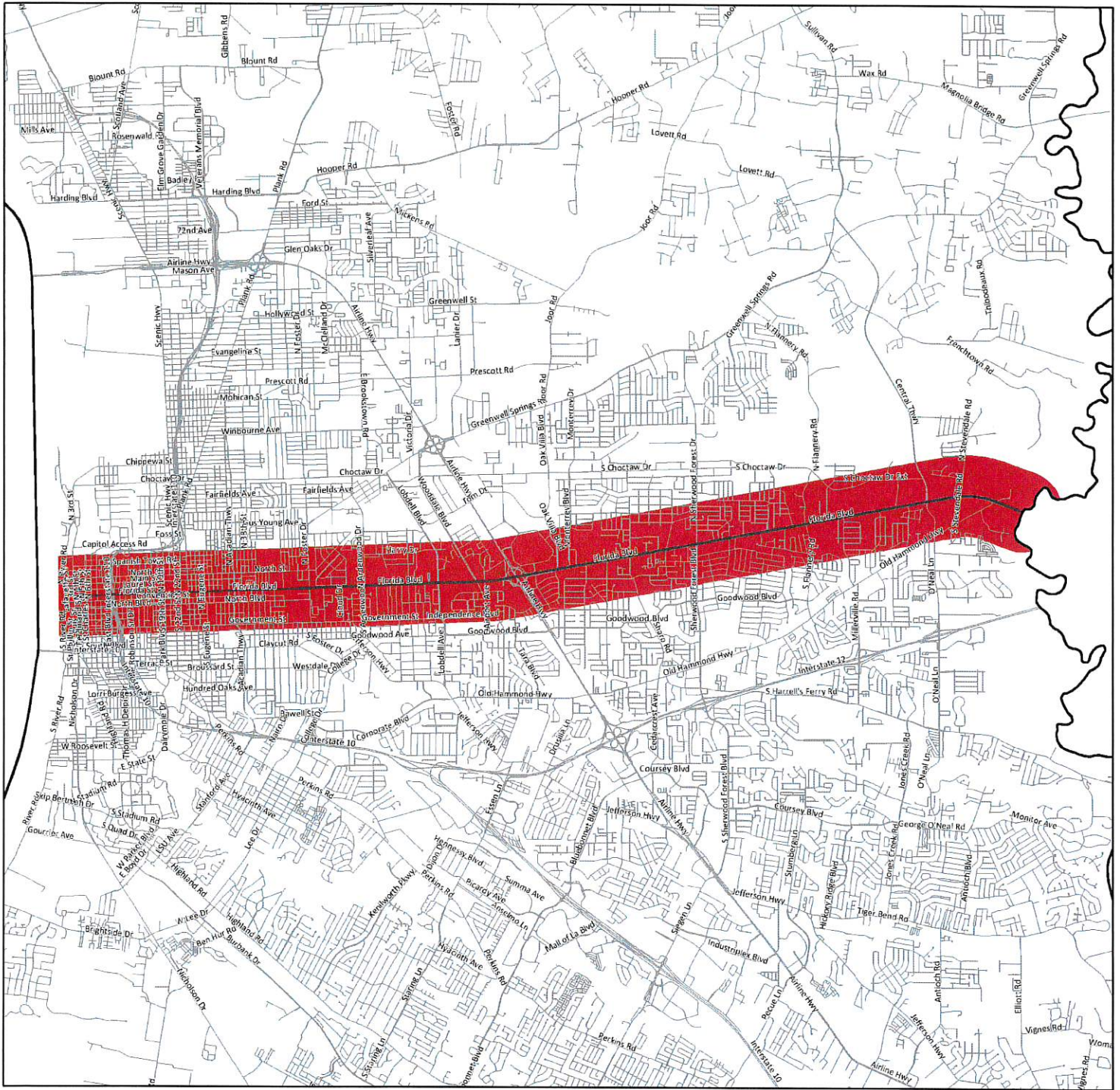
Comprehensive Plan Consistency

- Amendment is consistent with:
 - Land Use Action Item 1.2.1: Amend the Comprehensive Plan to reflect changes resulting from policy decisions;
 - Land Use Action Item 3.3.1: Implement Design Standards that encourage pedestrian-oriented, mixed-use development in appropriate locations;
 - Land Use Action Item 4.2.1: Create a vision for redevelopment that is matched with achievable market conditions and promotes desired infill and redevelopment;
 - Land Use Action Item 5.1.3: Support development compatible with surrounding neighborhoods to promote choice in public transit;
 - Land Use Action Item 5.1.4: Direct public investment (libraries, community centers, schools, transit, parks, etc.) toward neighborhood identified as needing greater assistance;
 - Land Use Action Item 5.3.1: Invest in infrastructure upgrades that support development in area where change is anticipated;
 - Community Design and Neighborhoods Action Item 2.1.1: Encourage the building of environments that respect the character of place and support the uniqueness of an area; and,
 - Community Design and Neighborhoods Objective 2.2: Use the small area planning process to prioritize areas where change is desired.

Community Outreach/Notification



- BREC notified on July 28, 2024 pursuant to UDC § 3.1.4.D
- Public Notification Cards mailed to Civic Associations including: One Florida Place-III, House on the Hill, L.L.C., Goodwood Homesites Civic Association, Inc., Beaugard Town Civic Association, Bernard Terrace Civic Association, Broadmoor-Orleans Townhomes Association Inc., Broadmoor Citizens Association Inc, Cedar Terrace, Connell's Park Office Condominium Association, Inc., Longwood Court Homeowners Association, Inc., Melrose East Community Association, Inc., Sherwood Forest Citizens Association, Inc. Sherwood Garden Homes, Property Owners Association, Inc., Ogden Park Civic Association, Old Goodwood Townhouse, Red Oak Civic Association, Roseland Terrace Properties, Parkview Civic Association, Inc., Villa Del Rey Citizens Association, Inc., Weatherwood Oaks, Ozetta Residences Property Owners Association, Inc., Mt. Zion Homes, L.L.C., Historic Spanish Town Civic Association, Steele Place Townhouses Partnership, Maple Leaf Owners Association Inc., Sedona Pines Owners Association, Inc., Adelia At Old Goodwood Neighborhood Association, Turnstone Landing Homeowners Association, Villas At Goodwood, E'Tage Gardens Neighborhood Association, Old Good Crossing Homeowners Association on August 2, 2024
- Build Baton Rouge conducted multiple public outreach efforts from 2023-2024
- Staff reports will be available to review on August 8, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal Notice was published in the Advocate on August 9, 13 and 15, 2024

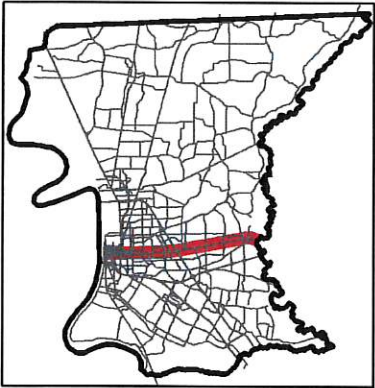







Legend


-  Current Case
-  Streets



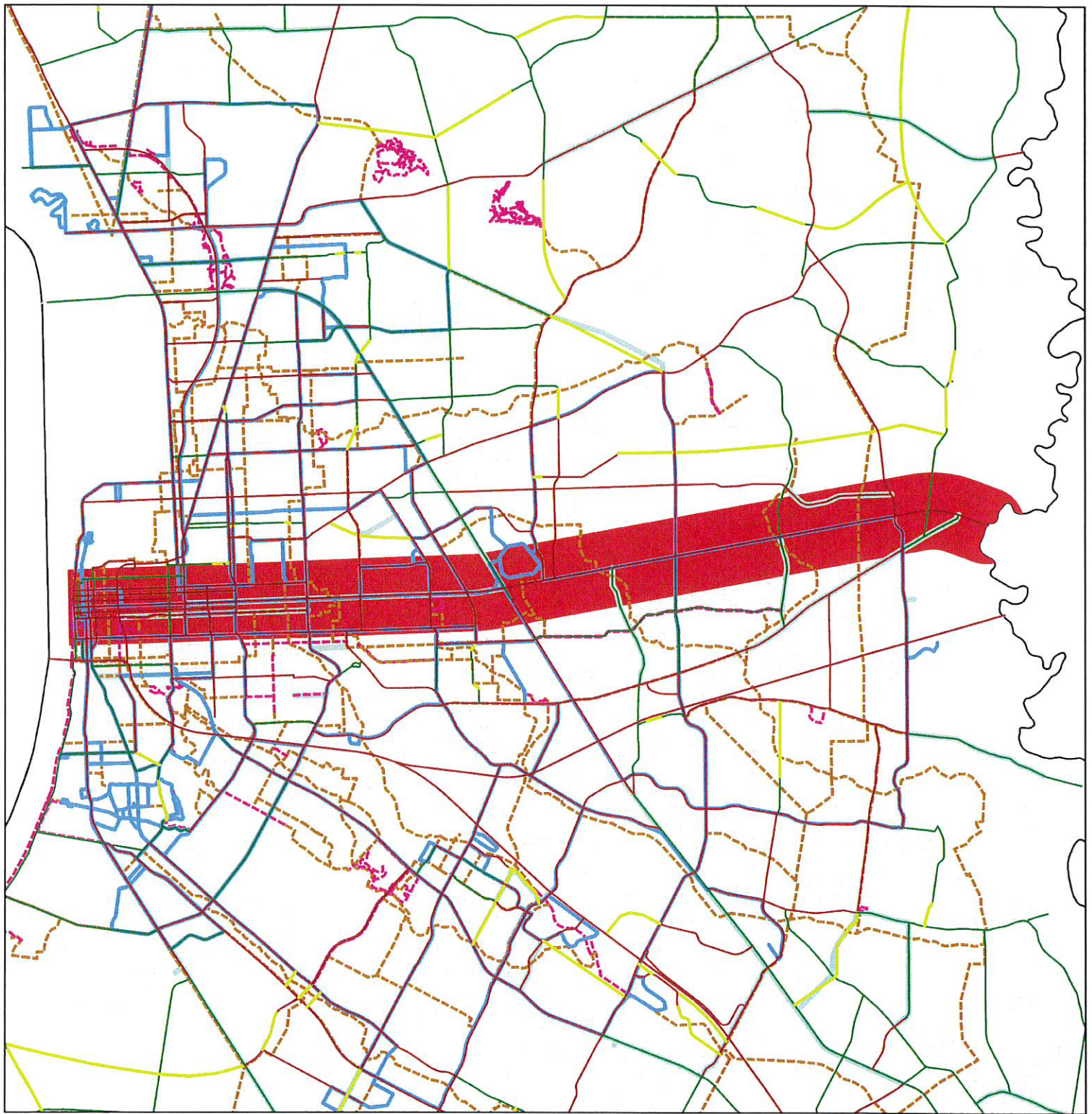
PA-6-24



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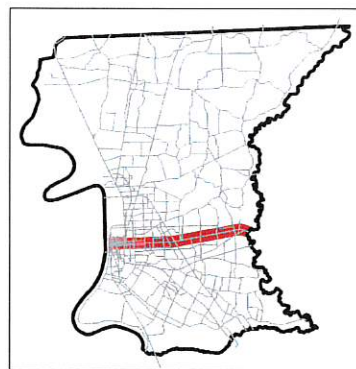


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Legend

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



PA-6-24

N

0 1 2 3

Miles

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.