



GROWTH CENTER 21

City of Baton Rouge-Parish of East Baton Rouge, Louisiana

GROWTH CENTER 21

TRANSPORTATION

Location

Growth Center 21 is located in Planning District 12 at the intersections of Florida Boulevard with South Choctaw Drive and O'Neal Lane. Growth Center 21 is a Community Growth Center.

Transportation Character

Florida Boulevard, O'Neal Lane, Stevendale Road, Old Hammond Highway, South Choctaw Drive Extension, and Central Thruway are included on the Major Street Plan.

There are two (2) projects listed on the Green Light Plan in Growth Center 21. Projects Z. O'Neal Lane (Segment 2) and S9. Old Hammond Highway (Segment 3) are located in Growth Center 21.

The Capital Area Transit System Route Florida 43-44 serves Growth Center 21.

There are no pedestrian sidewalks or bicycle amenities located in Growth Center 21. Florida Boulevard, South Choctaw Drive Extension, O'Neal Lane, and Old Hammond Highway are included on the Baton Rouge Bike Map.

LAND USE

Existing Land Use

The existing land use is a mix of Commercial, Vacant, Low Density Residential, Industrial, and Public Semi-Public.

Horizon Land Use

The Horizon Land Use is a mix of Heavy Commercial, Industrial and Low Density Residential. The Horizon Land Use in Growth Center 21 is nearly all Heavy Commercial.

Existing Zoning

The existing zoning is a mix of M1 (Light Industrial), Rural, C2 (Heavy Commercial), C1 (Light Commercial), LC2 (Light Commercial Two), and LC3 (Light Commercial Three).

ENVIRONMENT

Water Associations

Growth Center 21 is in close proximity to the Amite River.

Open Space

There are several undeveloped parcels in the Growth Center.

Edge Definition

The northern boundary of Growth Center 21 is vacant and single family residential. The southern boundary of the growth center is commercial and single family residential. The eastern boundary of the growth center is commercial. The western boundary of the growth center is single family residential.

DESIGN

Architectural Character

Contemporary commercial buildings are present along Florida Boulevard, O'Neal Lane, and Old Hammond Highway in Growth Center 21.

Landscape Character

Growth Center 21 has a varied landscape character. The Florida Boulevard median is available for landscaping. The large vacant parcels in the Growth Center have abundant trees and vegetation. Many parking lots are treeless and unshaded.

Signage Character

Signage throughout the Growth Center is inconsistent. There are numerous temporary signs and off-premise sign in the Growth Center.

Unique Features

A unique feature of Growth Center 21 is the large amount of undeveloped land. The close proximity of Amite River is also an unique feature of the Growth Center.



DEMOGRAPHIC INFORMATION

According to U.S. Census 2000, the racial composition of Growth Center 21 is approximately 83 percent (83%) white, nine percent (9%) African American, two percent (2%) Asian, and three percent (3%) Hispanic or Latino. This differs from 1990 figures, which show a population comprised of 93 percent (93%) white, three percent (3%) African American, and three percent (3%) Hispanic or Latino.

The median household income in and around Growth Center 21 is \$43,775 (\$36,200 in 1990), which is higher than the 2000 parish wide average of \$37,224. Approximately 89 percent (86 percent in 1990) of residents 25 years or older in and around Growth Center 21 have earned a high school diploma. Approximately 28 percent (27 percent in 1990) of area residents have earned a bachelors degree.

For more information contact:

BATON ROUGE CITY-PARISH PLANNING COMMISSION

1755 Florida Boulevard, Third Floor
Baton Rouge, LA 70802
225-389-3144
Fax: 225-389-5342

webpage:
www.brgov.com/dept/planning/

email:
planning@brgov.com

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