



GROWTH CENTER 23

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

GROWTH CENTER 23

TRANSPORTATION

Location

Growth Center 23 is located in Planning Districts 5 and 6 at the intersection of Greenwell Springs Road and North Sherwood Forest. Growth Center 23 is a Community Growth Center.

Transportation Character

Greenwell Springs Road, North Sherwood Forest, and South Choctaw Drive are included on the Major Street Plan. North Sherwood from South Choctaw to Greenwell Springs is listed as under design for widening under the City-Parish Capital Improvements Program. There are no projects listed on the Green Light Plan in Growth Center 23.

The Capital Area Transit System Route 57- Sherwood/Siegen Route is the nearest route to Growth Center 23. Greenwell Springs Road, North Sherwood Forest, Toledo Bend Drive, and Catalina Drive are included on the Baton Rouge Bike Map.

LAND USE

Existing Land Use

The existing land use is a mix of Commercial; Office; High Density Residential; Medium Density Residential; Low Density Residential; Public/Semi-Public; Transportation, Communications and Utilities; Vacant; and Industrial

Horizon Land Use

The Horizon Land Use is a mix of Industrial; Heavy Commercial; Light Commercial; Neighborhood Office; General Office; High Density Residential; Low Density Residential; and Public/ Semi-Public.

Existing Zoning

The existing zoning is a mix of M1(Light Industrial), C1 (Light Commercial), C2 (Heavy Commercial), B1 (Transition), A1 (Single Family Residential), A2 (Single Family Residential).

ENVIRONMENT

Water Associations

Comite River floodplain is located north of the area.

Open Space

There are several undeveloped parcels in the Growth Center. The northern edge at North Sherwood Forest and Greenwell Springs Road, a large portion of land just east of North Sherwood is also an available space for business and industry in Growth Center 23.

Edge Definition

The northern boundary is Commercial/Office. The eastern boundary is single family residential. The southern boundary is largely undeveloped in close proximity to existing single family residential. The western boundary is Commercial/Office.

DESIGN

Architectural Character

Growth Center 23 has a mixture of architectural qualities. Brick, stucco, glass and metal commercial buildings dominate the Growth Center. The major roads in the Growth Center have above ground unconsolidated utilities.

Landscape Character

Growth Center 23 has a varied landscape character. Undeveloped areas have sufficient tree canopy. Additional landscaping would improve the streetscape on the divided portion of the roadway.

Signage Character

Signage throughout the Growth Center is limited to business and off premise signage. Most of the businesses in the area are relatively small retail stores with no large stores or vacant store signage in the area.

Unique Features

Unique features in Growth Center 23 include the Greenwell Springs Branch Public Library. Monticello and Park Forest Subdivisions are both located in close proximity to the Growth Center.



DEMOGRAPHIC INFORMATION

According to the U.S. Census 2000, the racial composition of Growth Center 23 is approximately 29.4 percent (29.4%) white, 64.4 percent (64.4%) African American, 4.1 percent (4.1%) Asian, and 1.2 percent (1.2%) Hispanic or Latino. This differs from 1990 figures, which show a population comprised of 67.4 percent (67.4%) white, 29.4 percent (29.4%) African American, 1.5 percent (1.5%) Asian and 1.5 percent (1.5%) Hispanic or Latino.

The median household income in and around Growth Center 23 is \$41,161 (\$36,141 in 1990), which is higher than the 2000 parish wide average of \$37,224. Approximately 84 percent (83.4 percent in 1990) of residents 25 years or older in and around Growth Center 23 have earned a high school diploma. Approximately 22.9 percent (17.7 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

GROWTH CENTER 23

