



GROWTH CENTER 25

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

GROWTH CENTER 25

TRANSPORTATION

Location

Growth Center 25 is located in Planning District 7, Subareas 2 and 3. This Growth Center runs from Plank Road at Winnebago Street North to Hollywood Street. Growth Center 25 is a Community Growth Center.

Transportation Character

Plank Road, Mohican Street, Evangeline Street, and Hollywood Street are included on the Major Street Plan. There are no projects listed on the Green Light Plan in Growth Center 25.

The Capital Area Transit System Route 41- Plank Route is located in Growth Center 25. Plank Road, Evangeline Street, and Hollywood Street 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; Rural; Transportation, Communications and Utilities; Vacant; and Industrial

Horizon Land Use

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

Existing Zoning

The existing zoning is a mix of M1(Light Industrial), C1 (Light Commercial), C2 (Heavy Commercial), HC-1(Heavy Commercial), C-AB-1 (Commercial Alcoholic Beverage Restaurant), C-AB-2 (Commercial Alcoholic Beverage Bar and Lounge), B1 (Transition), A2 (Single Family Residential), A3.1 (Limited Residential)

ENVIRONMENT

Water Associations

Knox Canal is located west of the Growth Center. Hurricane Creek is east of the Growth Center. Monte Sano Bayou is north of the Growth Center.

Open Space

There are limited undeveloped parcels in the Growth Center. Recreational space provided by BREC is easily accessible in the North and mid sections of this Growth Center.

Edge Definition

The northern boundary is Low Density Residential/Public use. The eastern boundary is Low Density Residential/ Commercial. The southern boundary is Low Density Residential. The western boundary is Low Density Residential.

DESIGN

Architectural Character

Growth Center 25 has a mixture of architectural qualities. Brick, stucco, glass and metal materials are used throughout the Growth Center. The major roads in the Growth Center have above ground unconsolidated utilities.

Landscape Character

Growth Center 25 has a varied landscape character. Undeveloped areas have sufficient tree canopy. Parking lot areas have minimal landscaping.

Signage Character

Signage throughout the Growth Center is limited to business and off premise signage. Retail centers have both pole signs and wall signs. These signs have no height or size uniformity.

Unique Features

Unique features in Growth Center 25 include the Tony's Seafood Facility, a newly constructed Delmont Gardens library, and the St. Gerard Majella church.

