



GROWTH CENTER 14

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

GROWTH CENTER 14

TRANSPORTATION

Location

Growth Center 14 is located in Planning Districts 12 and 15 and includes the intersection of O'Neal Lane with Interstate 12. Growth Center 14 is a Regional Growth Center.

Transportation Character

O'Neal Lane is designated as a major street in Growth Center 14. The Growth Center has little or no pedestrian connections between businesses and residential. There are no sidewalks along O'Neal Lane. There are no crosswalks at intersections. Capital Area Transit System has no bus routes that service Growth Center 14. Roadways included on the Baton Rouge Bike Map are O'Neal Lane, Hewwood Avenue, and Banyanwood Avenue.

LAND USE

Existing Land Use

The existing land use is a mix of commercial, office, vacant, medium density residential, and public/semi-public.

Horizon Land Use

The Horizon Land Use is a mix of Commercial Warehousing, Heavy Commercial, Light Commercial, High Density Residential, Public/ Semi-Public, and Small Planned Unit Development.

Existing Zoning

The existing zoning is a mix of CW3 (Commercial Warehousing Three), C2 (Heavy Commercial), LC (Light Commercial), LC1 (Light Commercial One), C-AB-2 (Commercial Alcoholic Beverage Two- Bars and Lounges), C-AB-1 (Commercial Alcoholic Beverage One- Restaurant), A3.3 (Limited Residential), B (Transition), SPUD (Small Planned Unit Development), and Rural.

ENVIRONMENT

Water Associations

A portion of Lively Bayou is located in Growth Center 14.

Open Space

A forested area is located in front of Summit Hospital along O'Neal Lane. There is also a large undeveloped tract north of Commercial Avenue.

Edge Definition

The edges of the Growth Center are predominately single family residential in the north, west and south. The eastern boundary of the Growth Center is a large, vacant parcel that borders the Amite River.

DESIGN

Architectural Character

Growth Center 14 has a mixture of architectural qualities. Stucco, block and tin utilitarian commercial buildings dominate the Growth Center. Setbacks vary throughout the Growth Center along O'Neal Lane. The major roads in the Growth Center have above ground unconsolidated utilities.

Landscape Character

Landscaping is minimal throughout the commercial parking lots in Growth Center 14. Summit Hospital maintains a park-like setting with a lake and walking trail. A bottomland hardwood forest is located north of Interstate 12. The Interstate 12 right-of-way has room for significant plantings.

Signage Character

Signs throughout Growth Center 14 vary in size, materials and design. There are variable-sized permanent signs, and numerous temporary signs.

Unique Features

Unique features of the Growth Center include Summit Hospital and the Rave Motion Pictures movie theater.



DEMOGRAPHIC INFORMATION

According to Census 2000, the racial composition of Growth Center 14 is approximately 80 percent (80%) white, 13 percent (13%) African American and two percent (2%) Asian. This differs from 1990 figures, which show a population comprised of 95 percent (95%) white, three percent (3%) African American and one percent (1%) Asian.

The median household income in and around Growth Center 14 is \$52,700 (\$40,000 in 1990), which is higher than the 2000 parishwide average of \$37,224.

Approximately 91 percent (93 percent in 1990) of residents 25 years or older in and around Growth Center 14 have earned a high school diploma. Approximately 34 percent (34 percent in 1990) of area residents have earned a bachelor degree.

For more information contact:

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