Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

January 15, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director RH

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 1-26** 954, 958 and 962 Jennifer Jean Drive

Application Summary			
Applicant	Karan Patel	**Submittal Date**	November 13, 2025
Site Area	14,375 sf		
Location	North side of Jennifer Jean Drive, east of Nicholson Drive (Council District 12-Racca)		
Planning Commission Meeting Date	January 26, 2026	**Metropolitan Council Meeting Date**	February 18, 2026
Request			
Requested Zoning	Neighborhood Commercial (NC)	**Existing Zoning**	Limited Residential (A3.1)
Proposed Use(s)	Convenience store with gasoline sales/gas station	**Existing Use(s)**	Single family residential
Site Characteristics			
FUTUREBR Land Use Designation	Urban Neighborhood	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	Yes ±100%
Area Characteristics			
Surrounding Zoning	A3.1, NC, High Density Multi-Family Residential (A3.3), Heavy Commercial One (HC1), Light Commercial (C1), Heavy Commercial (C2)		
Surrounding Uses	Medium density single family residential, high density multi-family residential, restaurant (without alcohol), convenience store (with/without gasoline sales/gas station), undeveloped		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements			

Case History – Site

- None

Case History – Area

- **Case 44-22** 464 East Boyd Drive, General Residential (A4) to Light Commercial One (LC1)
  - Approval recommended by the Planning Commission on July 18, 2022
  - Approved by the Metropolitan Council on August 17, 2022
- **Case 32-22** 4225 Nicholson Drive, Infill Small Planned Unit Development (ISPUD) to Commercial Alcoholic Beverage (bar and lounge)(C-AB-2)
  - Approval recommended by the Planning Commission on May 16, 2022
  - Approved by the Metropolitan Council on June 15, 2022
- **Case 93-21** 1176 Bob Pettit Boulevard, C2 to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)
  - Approval recommended by the Planning Commission on January 18, 2022
  - Approved by the Metropolitan Council on January 19, 2022
- **Case 26-21** 1003 Bob Pettit Boulevard, C1 to Commercial Alcoholic Beverage (bar and lounge) (C-AB-2)
  - Approval recommended by the Planning Commission on July 19, 2021
  - Approved by the Metropolitan Council on July 21, 2021

Comprehensive Plan Consistency

- Consistent with the designation of Urban Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of residential, commercial and undeveloped properties
- Existing nearby convenience store with gasoline sales/gas station
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
NC	**Minimum Required**	**Existing**
Lot Width	50 ft	55 ft
Lot Area	6,000 sf	6,875 sf (smallest)

Transportation

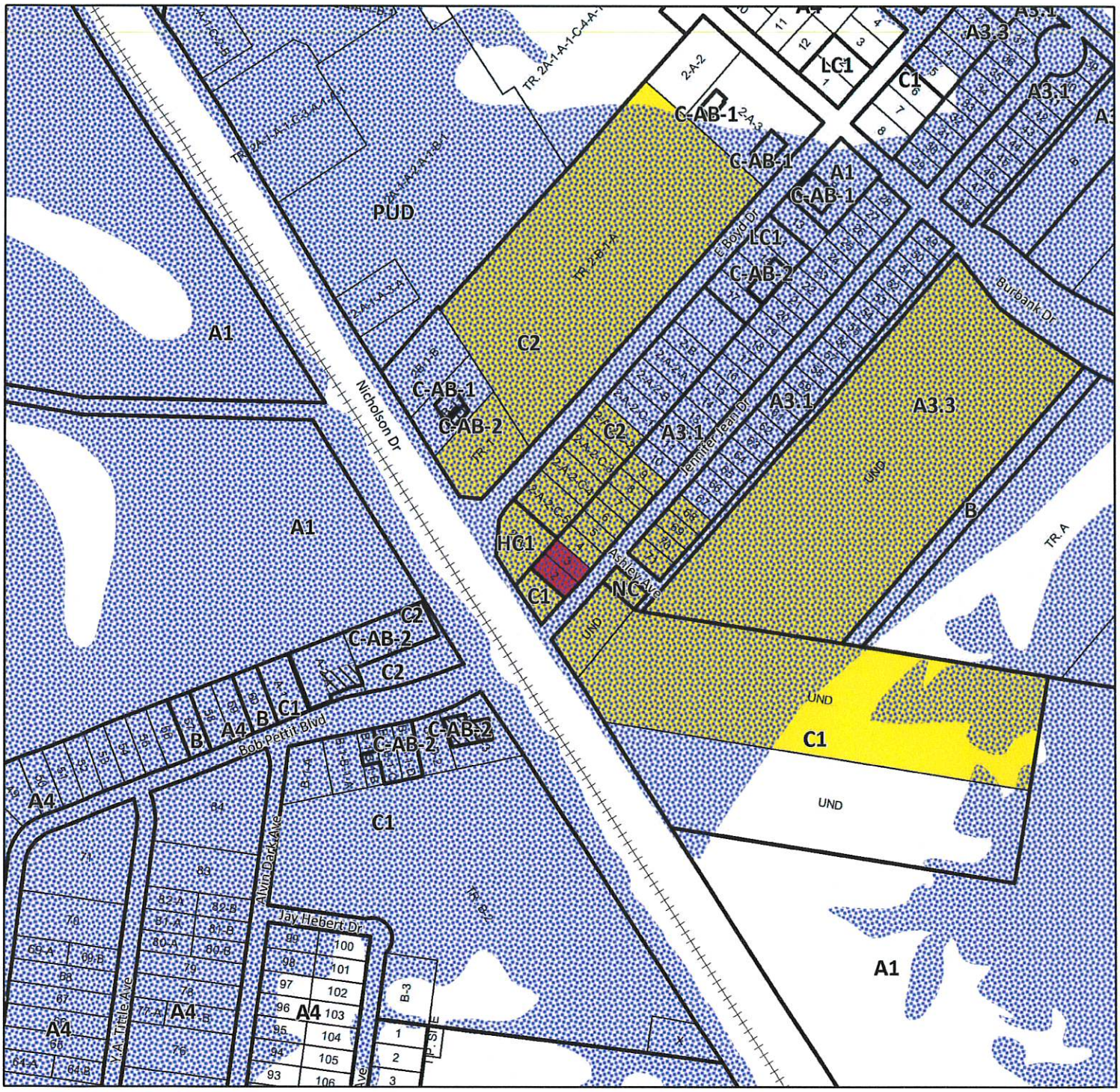
- Property located along the Major Street Plan- *Nicholson Drive*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Burbank Drive, West Parker Boulevard*
- Property located in the vicinity of Proposed MOVEBR Project- *Nicholson Drive (Brightside-Gourrier)*
- Property located adjacent to existing facility on the Bicycle and pedestrian Master Plan- *Nicholson Drive multi-use path*
- Property located in the vicinity of existing facilities on the Bicycle and Pedestrian Master Plan- *West Parker bike lane*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *BREC Bayou Fountain trail, Nicholson Drive to Burbank Drive trail, Alvin Dark Avenue sidepath*
- Property located in vicinity of transit stop

Environmental Issues

- Approximately 100% of property located in Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- Subject property posted January 8, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on January 9, 2026
- Staff reports available to review January 15, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on January 16, 20 and 22, 2026



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Graphic
- Lot Graphic
- Special Flood Hazard Area
- A — Zoning Labels



1-26

N

0 200 400 600 800 ft

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



Legend

- Current Case
- Zoning Graphic
- Lot Graphic
- A1 — Zoning Labels



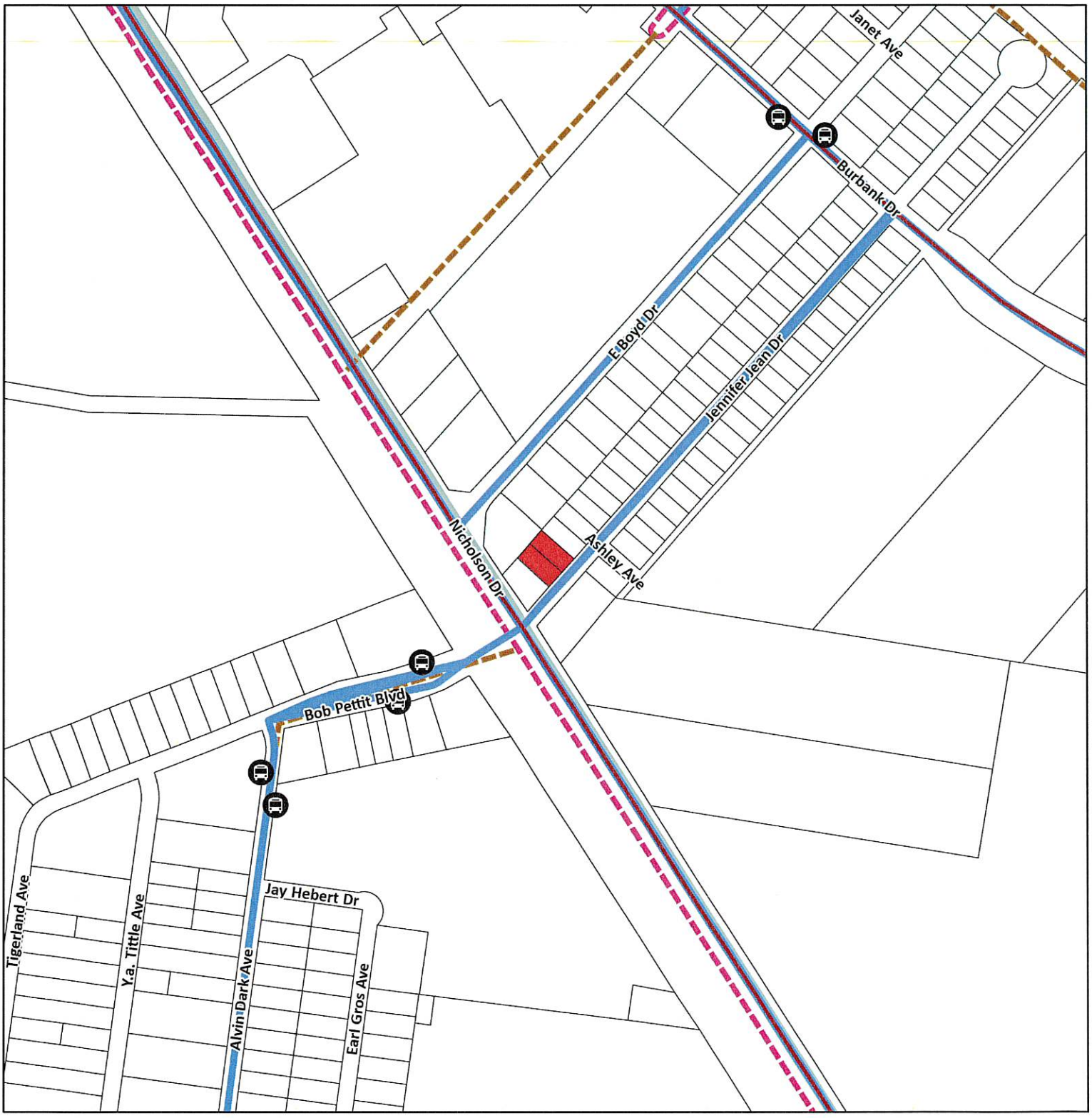
1-26

N

0 200 400 600 800 ft

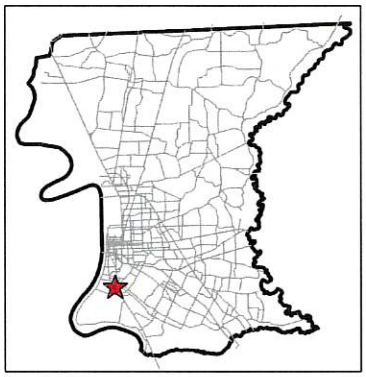
BR

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



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
- Bus Stops



1-26

N

0 200 400 600 800 ft

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.

BR

CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION