Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
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Ryan L. Holcomb, AICP
Planning Director

February 12, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Christiean T. Smith, Senior Planner CTS

SUBJECT: **Case 11-26** 3176 Ozark Street and 3165 Winbourne Avenue

Application Summary			
Applicant	Shirley McCant	**Submittal Date**	January 8, 2026
Site Area	0.28 acres		
Location	South of Ozark Street, West of North Acadian Thruway (Council District 7-Harris)		
Planning Commission Meeting Date	February 23, 2026	**Metropolitan Council Meeting Date**	March 18, 2026
Request			
Requested Zoning	Neighborhood Commercial (NC)	**Existing Zoning**	Limited Residential (A3.1)
Proposed Use(s)	Commissary Kitchen	**Existing Use(s)**	Vacant
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	**Character Area**	Urban /Walkable
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A3.1, Heavy Commercial One (HC1), Light Commercial (C1), Heavy Commercial (C2), Transition (B1), High Density Multi-family (A3.3)		
Surrounding Uses	Low density single family residential, schools, restaurant, religious institutional, multi-family residential		
Findings			
The requested zoning conforms to the Unified Development Code requirements and aligns with the FUTUREBR land use designation. However, staff is unable to certify the requested zoning due to inconsistency with Land Use Action Items 4.1.2 and 4.1.5 regarding residential neighborhood character and location of non-residential uses.			

Case History – Site

- None

Case History – Area

- **Case 11-24** 3333 North Acadian Thruway, C1 to HC1
  - Approval recommended by the Planning Commission on March 18, 2024
  - Approved by the Metropolitan Council on April 17, 2024
- **Case 45-24** 3235 Winbourne Avenue, C1 to HC1
  - Approval recommended by the Planning Commission on September 16, 2024
  - Approved by the Metropolitan Council on October 16, 2024
- **Case 25-20** 3538, 3530, 3518, and 3506 Plank Road and 2900-3300 Calumet, M1, C2 and A3.1 to LC2
  - Approval recommended by the Planning Commission on May 18, 2020
  - Approved by the Metropolitan Council on June 17, 2020
- **PA-2-20** Imagine Plank Road Small Area Plan
  - Approval recommended by the Planning Commission on January 21, 2020
  - Approved by the Metropolitan Council on February 19, 2020

Comprehensive Plan Consistency

- Consistent with the designation of Compact Neighborhood on the Future Land Use Map
- Located within the Imagine Plank Road Small Area Plan
- Inconsistent with:
  - Land Use Action Item 4.1.2: Preserve the character of established residential neighborhoods by ensuring that new development complement the neighborhood's characteristics
  - Land Use Action Item 4.1.5: Allow neighborhood-scale non-residential uses in residential areas to be located on primary streets or at intersections

Neighborhood Compatibility

- Area contains a mixture of residential, institutional, commercial and undeveloped properties
- Will not change existing land use patterns

Regulatory Issues

- Lot does not meets the minimum dimensional requirements
  - Change in zoning does not increase the extent of nonconformity

Lot Dimensional Requirements		
NC	**Minimum Required**	**Existing**
Lot Width	50 ft	35 ft
Lot Area	6,000 sf	4,200 sf

- Existing structure built across existing lot lines
  - Combination of lots will be needed if zoning approved

Transportation

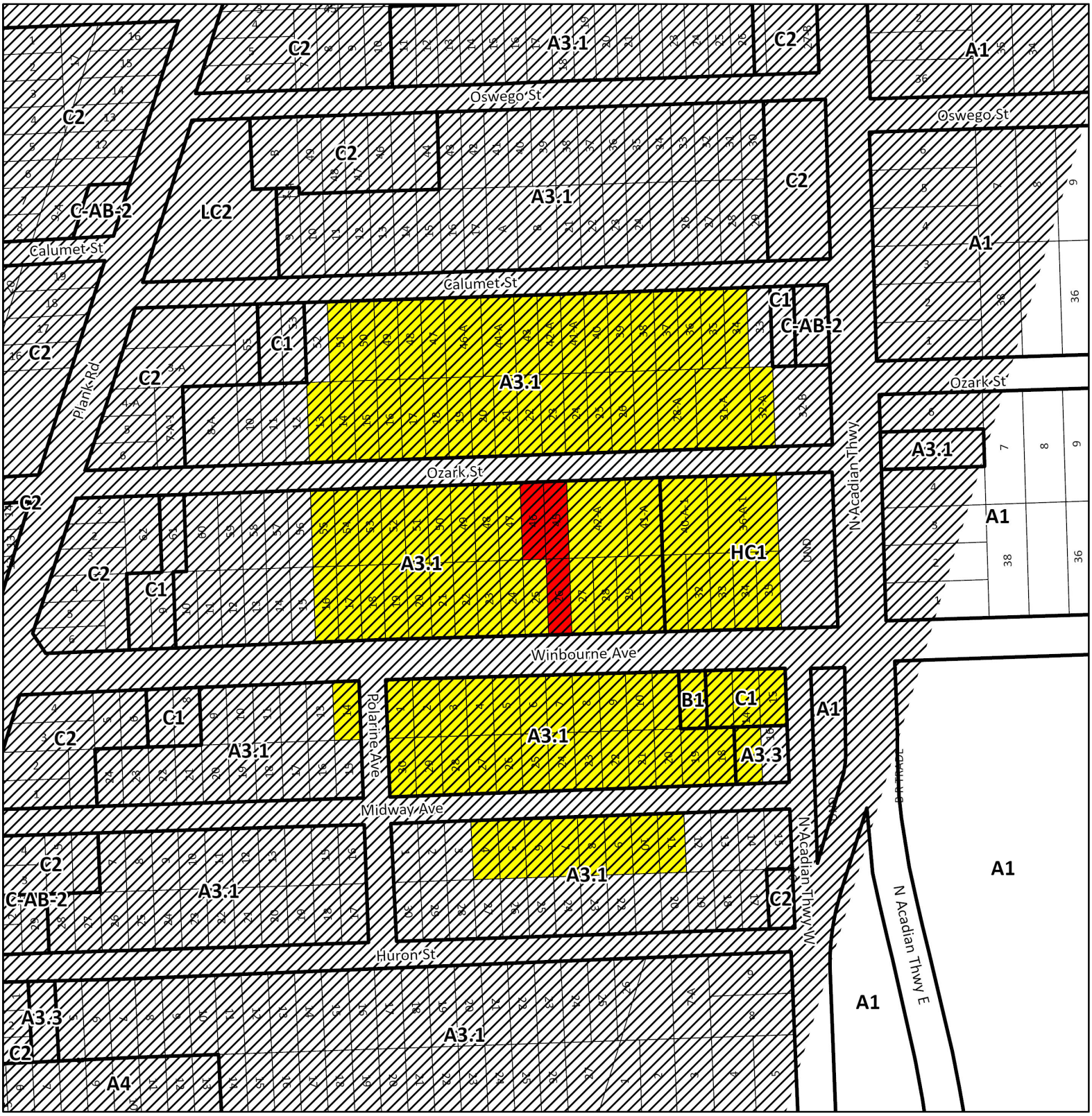
- Property located along the Major Street Plan- Winbourne Avenue
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Plank Road, North Acadian Thruway, Public Drive*
- Property located in the vicinity of existing facilities on the Bicycle and Pedestrian Master Plan- *North Acadian Thruway bike lane*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Winbourne Avenue bike lane, North Acadian Thruway sidepath*
- Property located in vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

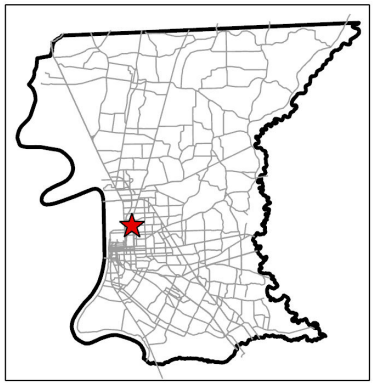
Community Outreach/Notification

- Subject property posted February 3, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on February 6, 2026
- Staff reports available to review February 12, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
  Legal advertisement published in The Advocate on February 13, 17 and 19, 2026



Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Districts
- Lot Boundaries
- Special Flood Hazard Area



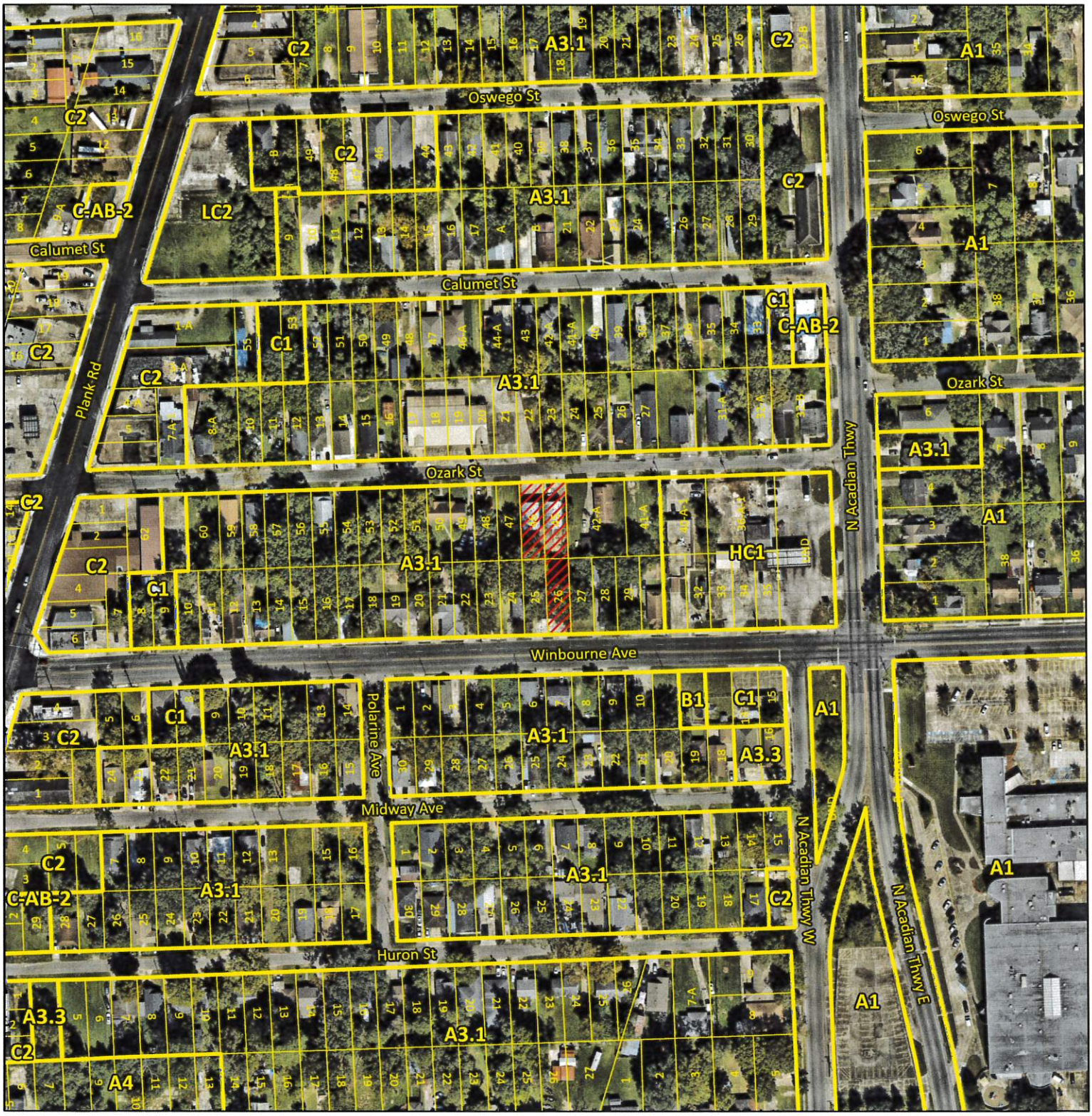
11-26

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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



11-26

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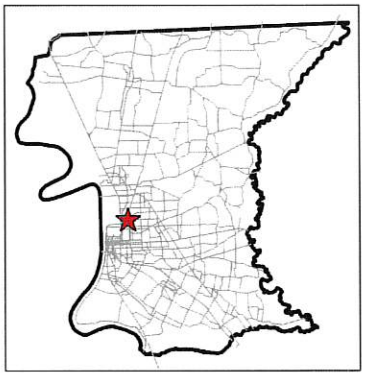
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Legend

- 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



11-26

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