**Office of the Planning Commission**

City of Baton Rouge and Parish of East Baton Rouge
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Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

April 9, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 14-26** 2639 North Street, Suite A

| **Application Summary** | | | |
|---|---|---|---|
| **Applicant** | Danesha Veal | **Submittal Date** | January 29, 2026 |
| **Site Area** | 1,138 sf | | |
| **Location** | North side of North Street, west of North 27th Street (Council District 10-Coleman) | | |
| **Planning Commission Meeting Date** | April 20, 2026 | **Metropolitan Council Meeting Date** | May 20, 2026 |
| **Request** | | | |
| **Requested Zoning** | Commercial Alcoholic Beverage (bar and lounge) (C-AB-2) | **Existing Zoning** | Heavy Commercial (C2) |
| **Proposed Use(s)** | Bar or lounge | **Existing Use(s)** | Vacant |
| **Site Characteristics** | | | |
| **FUTUREBR Land Use Designation** | Mixed-Use | **Character Area** | Urban/Walkable |
| **Overlay District** | Old Town | **Special Flood Hazard** | No |
| **Area Characteristics** | | | |
| **Surrounding Zoning** | C-AB-2, C2, Limited Family Residential (A3.1) | | |
| **Surrounding Uses** | Medium density single family residential, bar or lounge, convenience store, personal service establishment, office, vacant, 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**

- **Case 14-26** 2639 North Street, Suite A, C2 to C-AB-2
  - Deferred from March 16, 2026 by the Planning Commission

**Case History – Area**

- **Case 15-21** 535 and 531 North Eugene Street, Limited Residential (A3.1) to Neighborhood Commercial (NC)
  - Denied by the Planning Commission on May 17, 2021

**Comprehensive Plan Consistency**

- Consistent with the designation of Mixed-Use on the Future Land Use Map

**Neighborhood Compatibility**

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

**Regulatory Issues**

- Lot meets the minimum dimensional requirements
- Alcoholic beverage zoning district encompasses the serving area on the lot with dimensional requirements meeting the underlying zoning district, consistent with UDC § 11.2.8.B

| Lot Dimensional Requirements | | |
|---|---|---|
| **C-AB-2** | **Minimum Required** | **Existing** |
| **Lot Width** | N/A | 215 ft |
| **Lot Area** | N/A | 35,284 sf |

**Transportation**

- Property located along the Major Street Plan- *North Street*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *North Eugene Street, Main Street*
- Property located along proposed facilities on the Bicycle and Pedestrian Master Plan- *North River Road to North Foster Drive*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *River Road to North Acadian Thruway*
- Property located in vicinity of transit stop

**Environmental Issues**

- Property located outside of a Special Flood Hazard Area

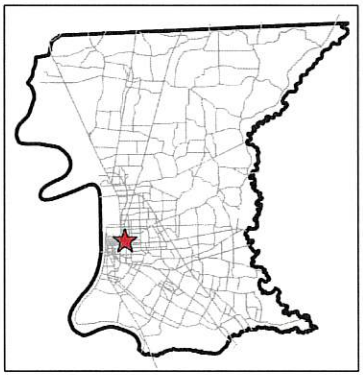
**Community Outreach/Notification**

- BREC notified on February 6, 2026 pursuant to UDC § 3.1.4.D
- Subject property posted February 24, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on February 27, 2026
- Legal advertisement published in The Advocate on March 6, 10 and 12, 2026
- Staff reports available to review April 9, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12




## Legend

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



# 14-26

N

0 200 400 ft

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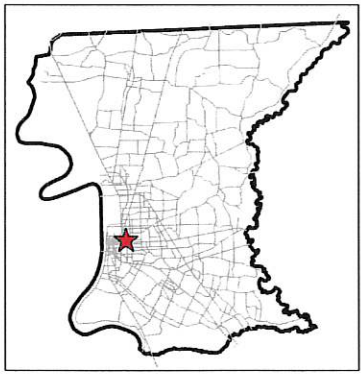



**Legend**

- Current Case
- Lot Boundaries

**Future Land Use**

- Agricultural and Rural
- Residential Neighborhood
- Compact Neighborhood
- Urban Neighborhood
- Neighborhood Center
- Office
- Mixed Use
- Regional Center
- Commercial
- Industrial
- Institutional
- Downtown Core
- Employment Center
- Open Space
- Park



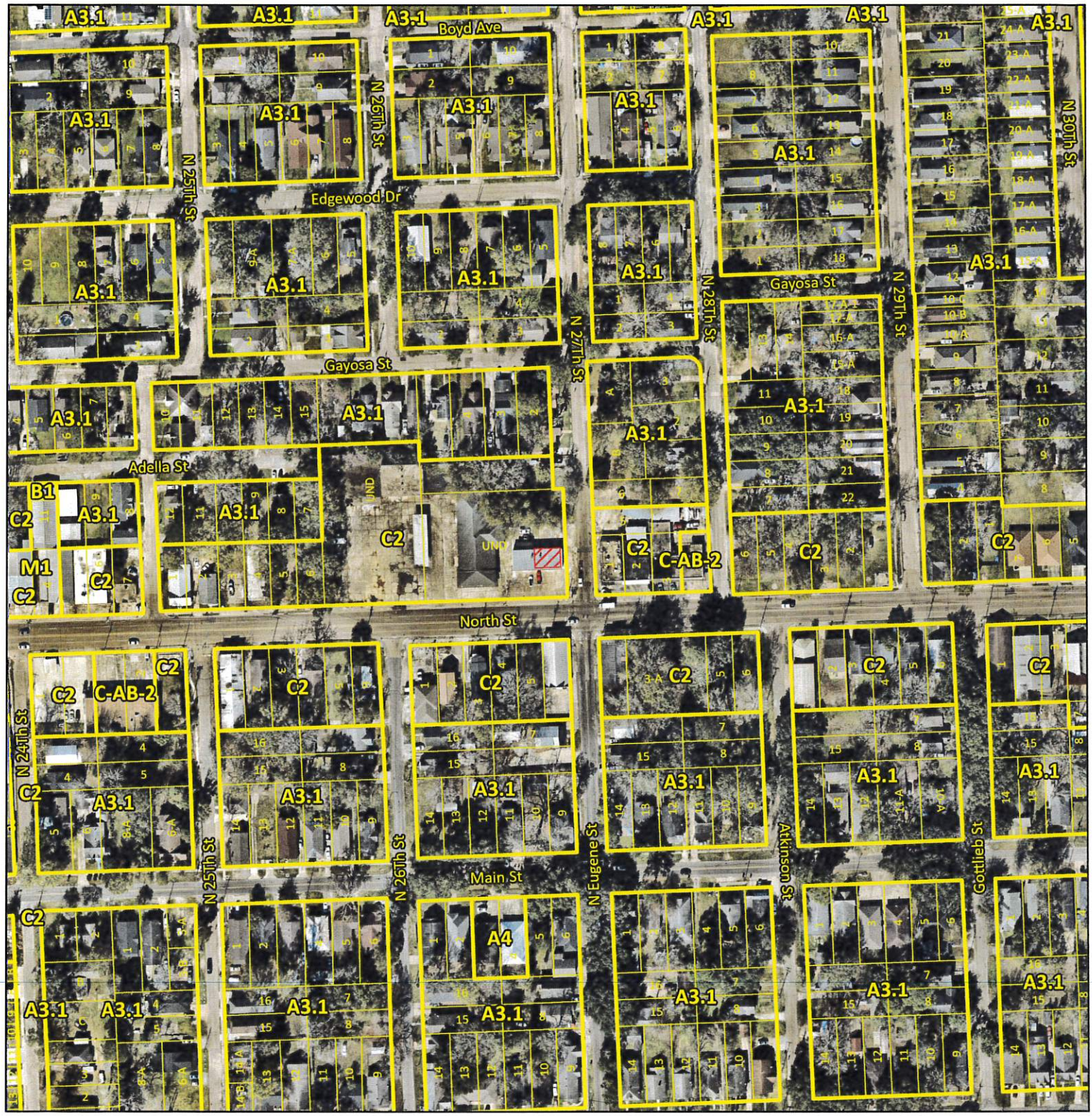
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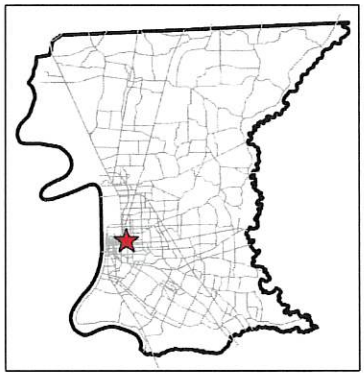
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## Legend

- Current Case
- Zoning Districts
- Lot Boundaries



# 14-26

N

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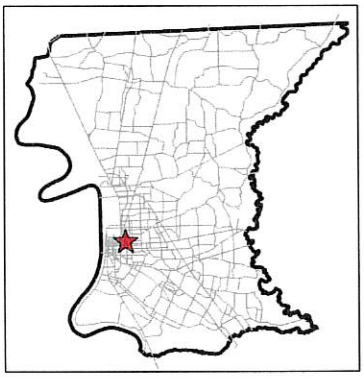
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## Legend

- 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



# 14-26

N

0 200 400 ft

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