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

June 5, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 18-25** 8689 Siegen Lane

Application Summary			
Applicant	Forrest Town	**Submittal Date**	May 1, 2025
Site Area	3,853 sf		
Location	East side of Siegen Lane, north of Perkins Road (Council District 11-Adams)		
Planning Commission Meeting Date	June 16, 2025	**Metropolitan Council Meeting Date**	July 16, 2025
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)**	Office
Site Characteristics			
FUTUREBR Land Use Designation	Commercial	**Character Area**	Suburban
Overlay District	N/A	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C2, Single Family Residential (A2), Light Commercial One (LC1), Heavy Commercial One (HC1), Off-Street Parking (B)		
Surrounding Uses	Low density single family residential, motor vehicle repair, restaurant (without alcohol), retail sales, office, personal service establishment, 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 9-22** 8099 and 8181 Siegen Lane, Rural, LC1 and Commercial Alcoholic Beverage (restaurant)(C-AB-1) to C-AB-1 and LC1
  - Approval recommended by the Planning Commission on February 21, 2022
  - Approved by the Metropolitan Council on March 16, 2022
- **Case 57-21** 8751 Siegen Lane, Rural to HC1
  - Approval recommended by the Planning Commission on August 16, 2021
  - Approved by the Metropolitan Council on October 20, 2021
- **Case 59-20** 13265 Perkins Road, Light Commercial (C1) to C-AB-1
  - Approval recommended by the Planning Commission on December 14, 2020
  - Approved by the Metropolitan Council on January 20, 2021

Comprehensive Plan Consistency

- Consistent with the designation of Commercial 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

Lot Dimensional Requirements		
C-AB-2	**Minimum Required**	**Existing**
Lot Width	N/A	60 ft
Lot Area	N/A	63,389 sf

Transportation

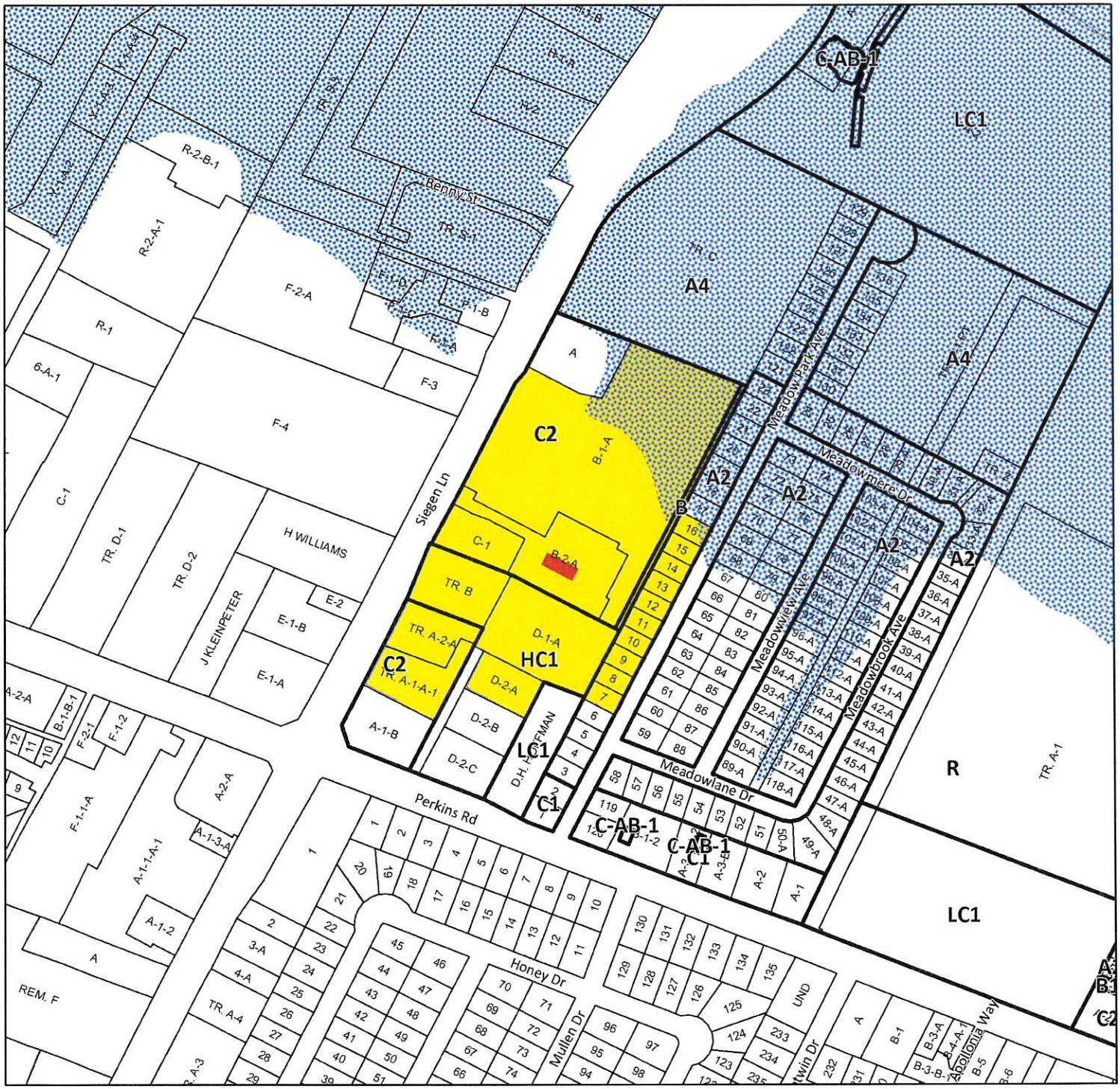
- Property located along the Major Street Plan- *Siegen Lane*
  - Completed
- Property located in the vicinity of street on the Major Street Plan- *Perkins Road*
- Property located in the vicinity of proposed MOVEBR Projects- *Perkins Road (Siegen-Pecue), Mullen Drive sidewalks*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

Community Outreach/Notification

- BREC notified on May 2, 2025 pursuant to UDC § 3.1.4.D
- Subject property posted May 20, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on May 30, 2025
- Staff reports available to review June 5, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on June 6, 10 and 12, 2025





Legend

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

18-25

N

0 200 400 600 800 ft

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Legend

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

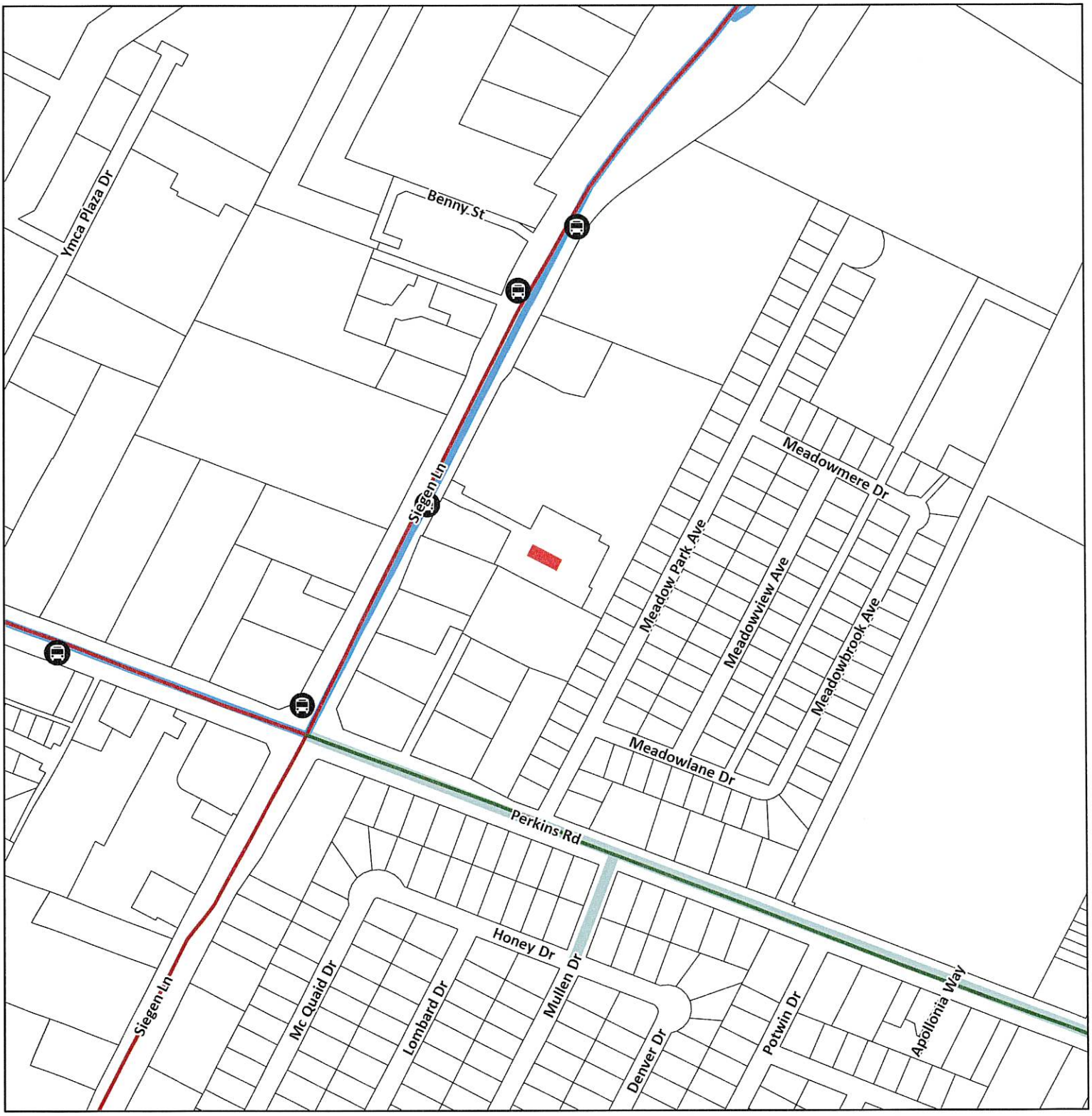


18-25

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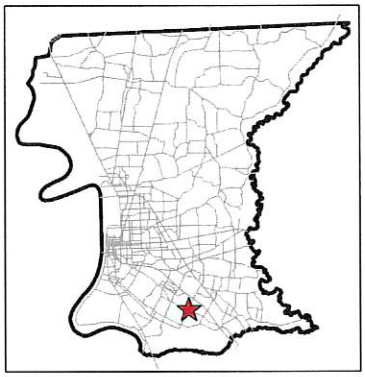
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Legend

- 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



18-25

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.

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