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 4, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Christiean T. Smith, Senior Planner CTS

SUBJECT: **Case 19-26** 1407 and 1419 Curtis Street

Application Summary			
Applicant	Patti Jones	**Submittal Date**	April 23, 2026
Site Area	0.23 acres		
Location	North side of Curtis Street, east of Scenic Highway (Council District 2-Kenney)		
Planning Commission Meeting Date	June 15, 2026	**Metropolitan Council Meeting Date**	July 15, 2026
Request			
Requested Zoning	High Density Multi-Family Residential (A3.3)	**Existing Zoning**	Limited Residential (A3.1)
Proposed Use(s)	High density residential	**Existing Use(s)**	Undeveloped/vacant
Site Characteristics			
FUTUREBR Land Use Designation	Compact Neighborhood	**Character Area**	Urban/Walkable
Overlay District	Airport	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	A3.1, Commercial Alcoholic Beverage (restaurant) (C-AB-1), Heavy Commercial (C2), General Residential (A4), Light Commercial (C1), Light Industrial (M1), Light Commercial One (LC1), Commercial Alcoholic Beverage (bar and lounge) (C-AB-2), General Office Low Rise (GOL)		
Surrounding Uses	Low density single family residential, vacant, undeveloped, restaurant, retail, office, motor vehicle repair, medium density multi-family residential, two-family residential		
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

- **PA-18-22** Scotlandville Community Strategic Plan
  - Approval recommended by the Planning Commission on August 15, 2022

- Approved by the Metropolitan Council on September 21, 2022

Case History – Area

- **Case 62-23** 8408, 8416,8418 and 8428 Scotland Avenue,1363 and 1379 Swan Avenue 1344 and 1350 Sora Street C1,A3.1,C-AB-1 to A4, C-AB-1
  - Approval recommended by the Planning Commission on October 16, 2023
  - Approved by the Metropolitan Council on November 15, 2023
- **HL-2-21** 1565 Curtis Street
  - Approval recommended by the Planning Commission on March 15, 2021
  - Approved by the Metropolitan Council on April 21, 2021

Comprehensive Plan Consistency

- Consistent with the designation of Compact Neighborhood on the Future Land Use Map
- Consistent within the Scotlandville Community Strategic Plan

Neighborhood Compatibility

- Area contains a mixture of residential, commercial, and undeveloped properties
- Property is bordered by two-family residential to the west and single family residential to the east
- Will continue existing land use patterns, introducing multi-family residential

Regulatory Issues

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

Lot Dimensional Requirements		
A3.3	**Minimum Required**	**Existing**
Lot Width	60 ft	81 ft
Lot Area	6,000 sf	10,454 sf (smallest)

Transportation

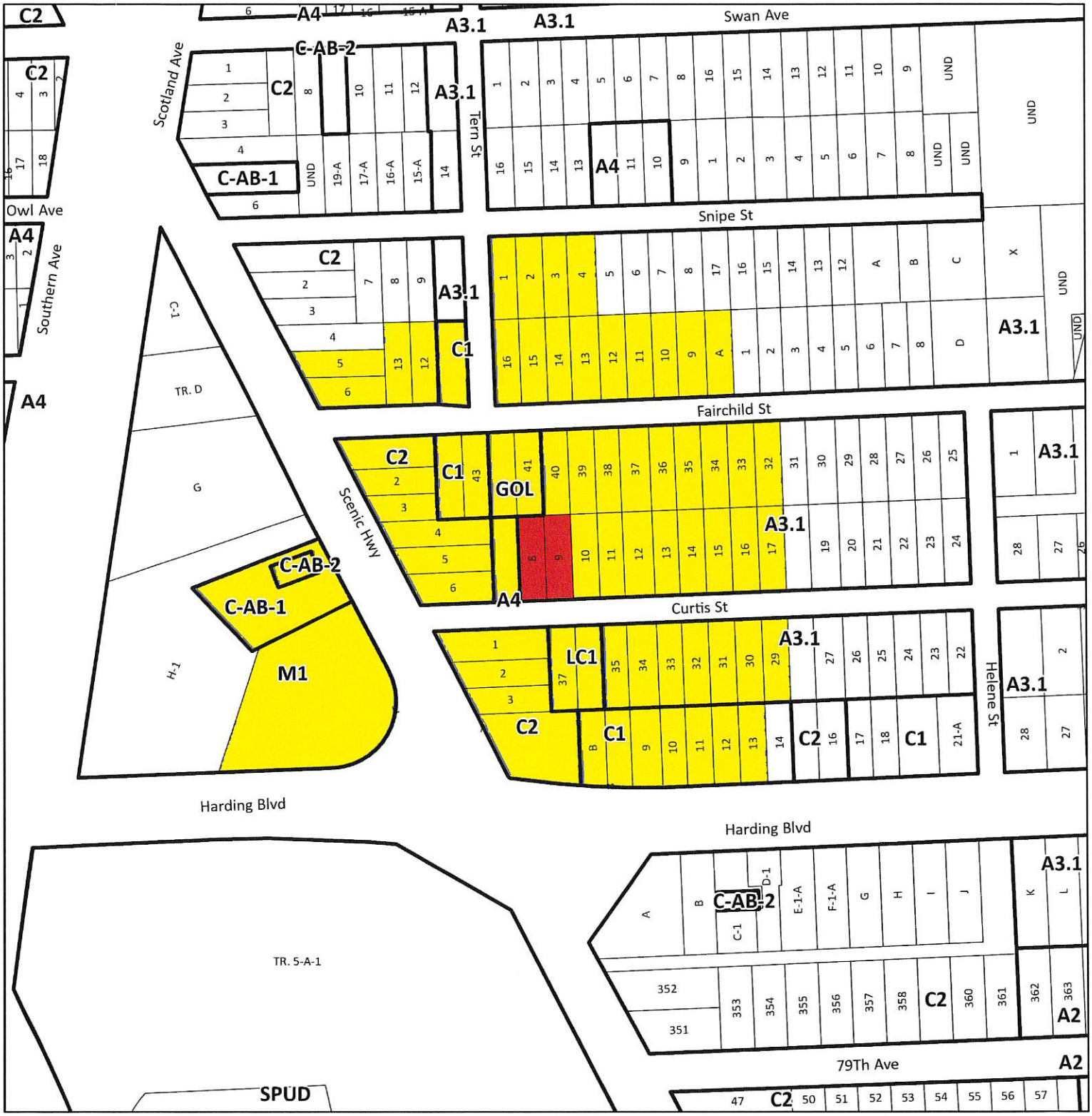
- Property located in the vicinity of streets on the Major Street Plan- *Fairchild Street, Scenic Highway, Harding Boulevard, Scotland Avenue*
- Property located in the vicinity of proposed MOVEBR Project- *Scenic Highway (Harding-Swan)*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Farm Road to Emile Street bike boulevard, Scenic Highway sidepath, BREC Meadowwood Drive to South of Harding Boulevard*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

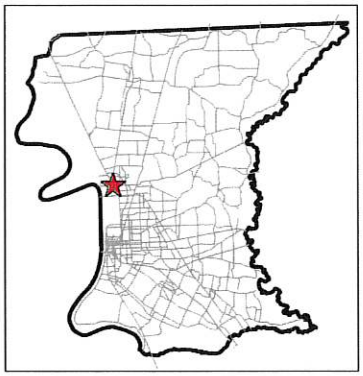
Community Outreach/Notification

- Subject property posted May 27, 2026
- Public Notification Cards mailed to property owners within 300 foot radius, on May 27, 2026
- Staff reports available to review June 4, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on June 5, 9 and 11, 2026



Legend

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



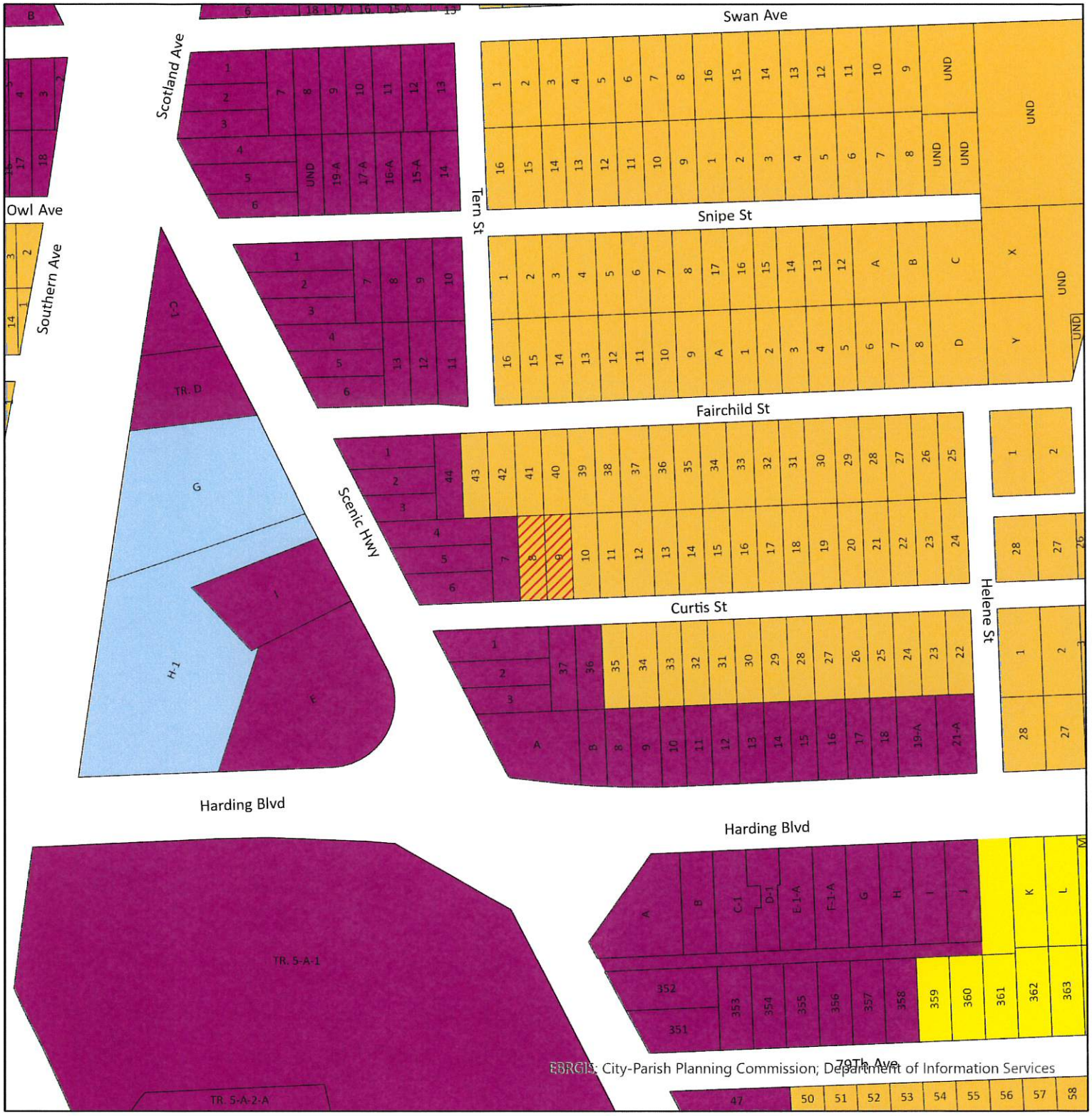
19-26

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Legend

- Lot Boundaries
- Current Case

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



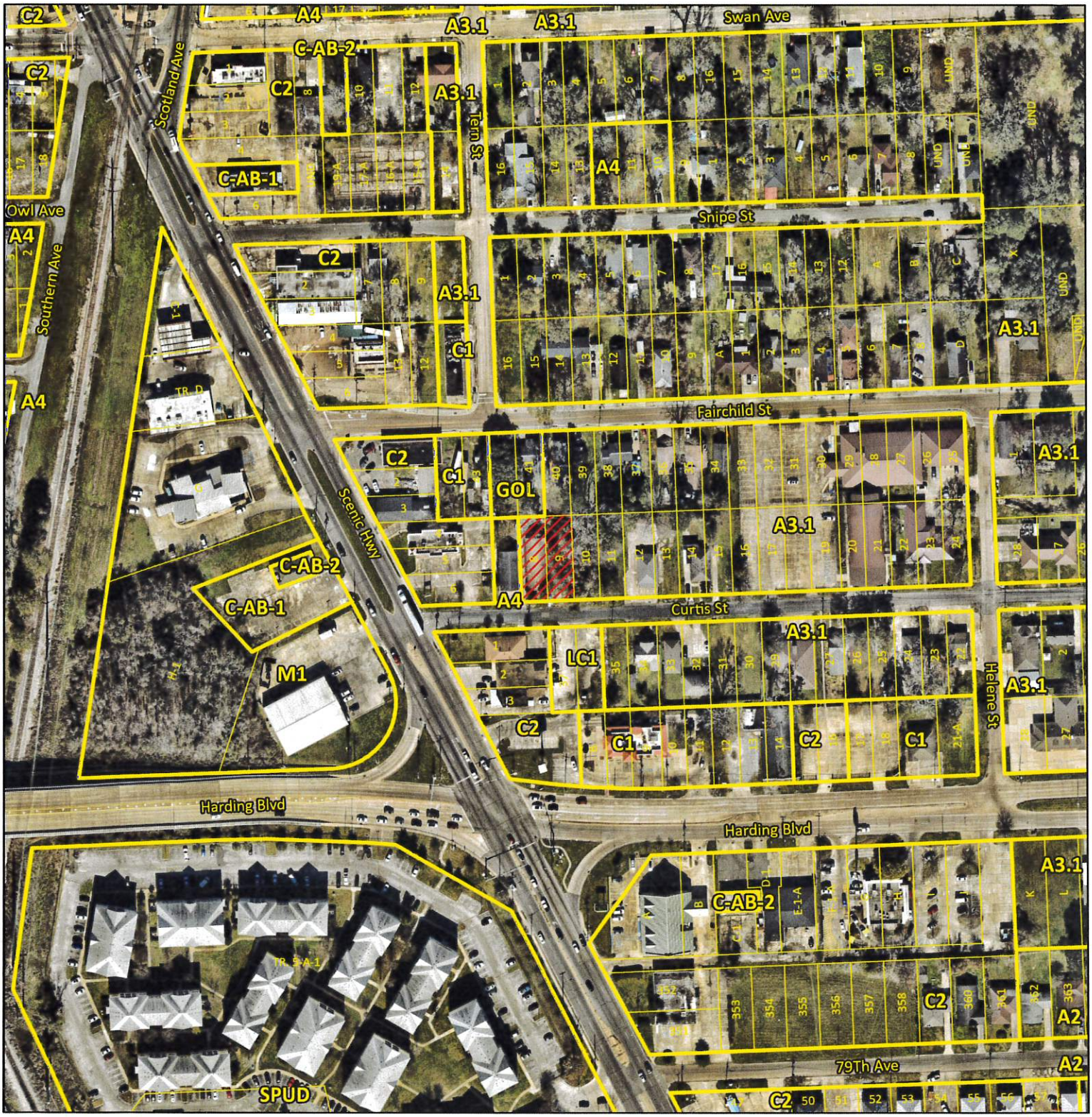
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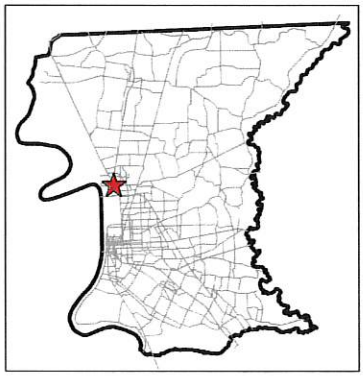
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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



19-26

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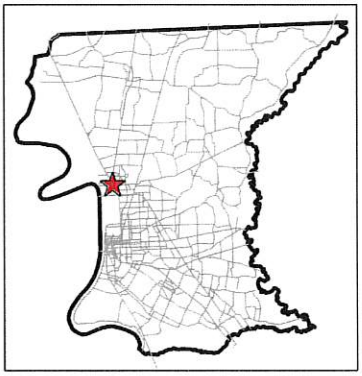
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Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- CATS/Tiger Trails
- Bus Stops
- Bike/Ped Existing
- Bike/Ped Proposed



19-26

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