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: Jeremy Gremillion, Planner II

SUBJECT: **Case 21-26** 2627 and 2629 South Sherwood Forest Boulevard

Application Summary			
Applicant	Morgan Barback	**Submittal Date**	April 29, 2026
Site Area	0.67 acres		
Location	East side of South Sherwood Forest Boulevard, south of South Harrell's Ferry Road (Council District 8-Amoroso)		
Planning Commission Meeting Date	June 15, 2026	**Metropolitan Council Meeting Date**	July 15, 2026
Request			
Requested Zoning	Commercial Alcoholic Beverage (restaurant) (C-AB-1) and Light Commercial One (LC1)	**Existing Zoning**	Rural
Proposed Use(s)	Restaurant serving alcohol	**Existing Use(s)**	Restaurant
Site Characteristics			
FUTUREBR Land Use Designation	Mixed Use	**Character Area**	Suburban
Overlay District	None	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	Small Planned Unit Development (SPUD), Heavy Commercial (C2), Single Family Residential (A2), Commercial Alcoholic Beverage (bar and lounge) (C-AB-2), C-AB-1, Rural		
Surrounding Uses	Restaurant, convenience store with gas station, Low density single family residential, personal service establishment, retail sales, billboard, office, 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 1-24** 11858 South Harrell's Ferry Road, Light Commercial Two (LC2) to Heavy Commercial One (HC1)
  - Approval recommended by the Planning Commission on January 22, 2024
  - Approved by the Metropolitan Council on February 21, 2024
- **Case 41-23** 11858 South Harrell's Ferry Road, Rural to LC2
  - Approval recommended by the Planning Commission on August 21, 2023
  - Approved by the Metropolitan Council on September 20, 2023

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of office and commercial properties, while abutting a residential neighborhood to the rear
- 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 Dimensions		
LC1/C-AB-1	**Minimum Required**	**Existing**
Minimum Width	50 ft	292 ft
Minimum Area	6,000 sf	28,972 sf

- 26,507 sf proposed for the LC1 Zoning fronting on South Sherwood Forest Boulevard
- 2,465 sf proposed for the C-AB-1 Zoning

Transportation

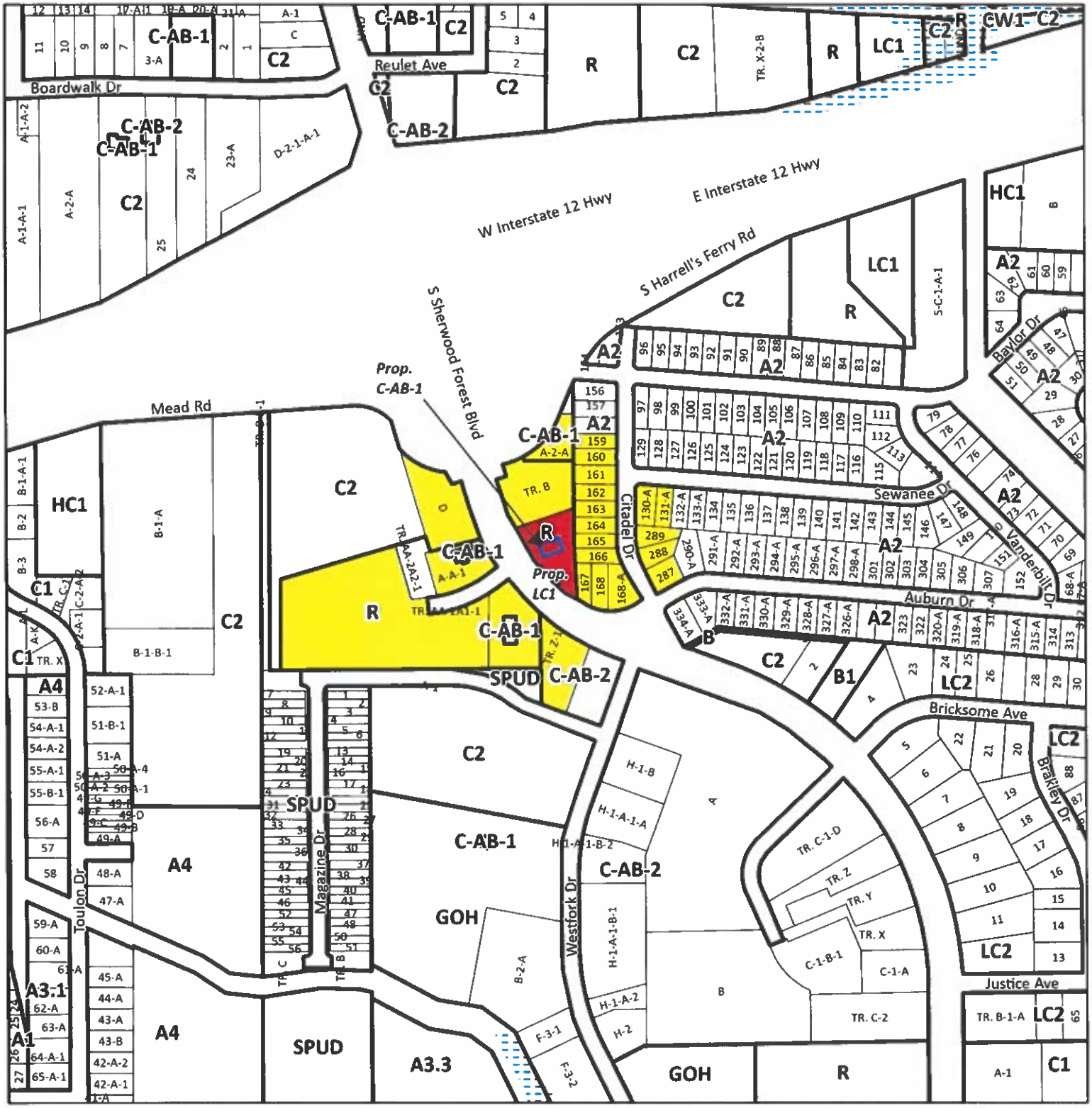
- Property located on the Major Street Plan- *South Sherwood Forest Boulevard*
  - Completed
- Property located adjacent to proposed MOVEBR Project- *South Sherwood Forest Boulevard sidewalks*
- Property located adjacent to proposed MOVEBR Project- *South Sherwood Forest Boulevard multi-use path*
- Property located in the vicinity of existing facilities on the Bicycle and Pedestrian Master Plan- *Sherwood Forest Boulevard sidepath, South Harrell's Ferry Road bike lane*
- Property located adjacent to proposed facilities on the Bicycle and Pedestrian Master Plan- *Sherwood Forest Boulevard sidepath, BREC South Harrell's Ferry Road to Tollway Drive trail*
- 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 on May 27, 2026
- Public Notification Cards mailed to property owners within a 300 foot radius on May 27, 2026
- Staff reports available for review on June 4, 2026 at http://la-batonrouge.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



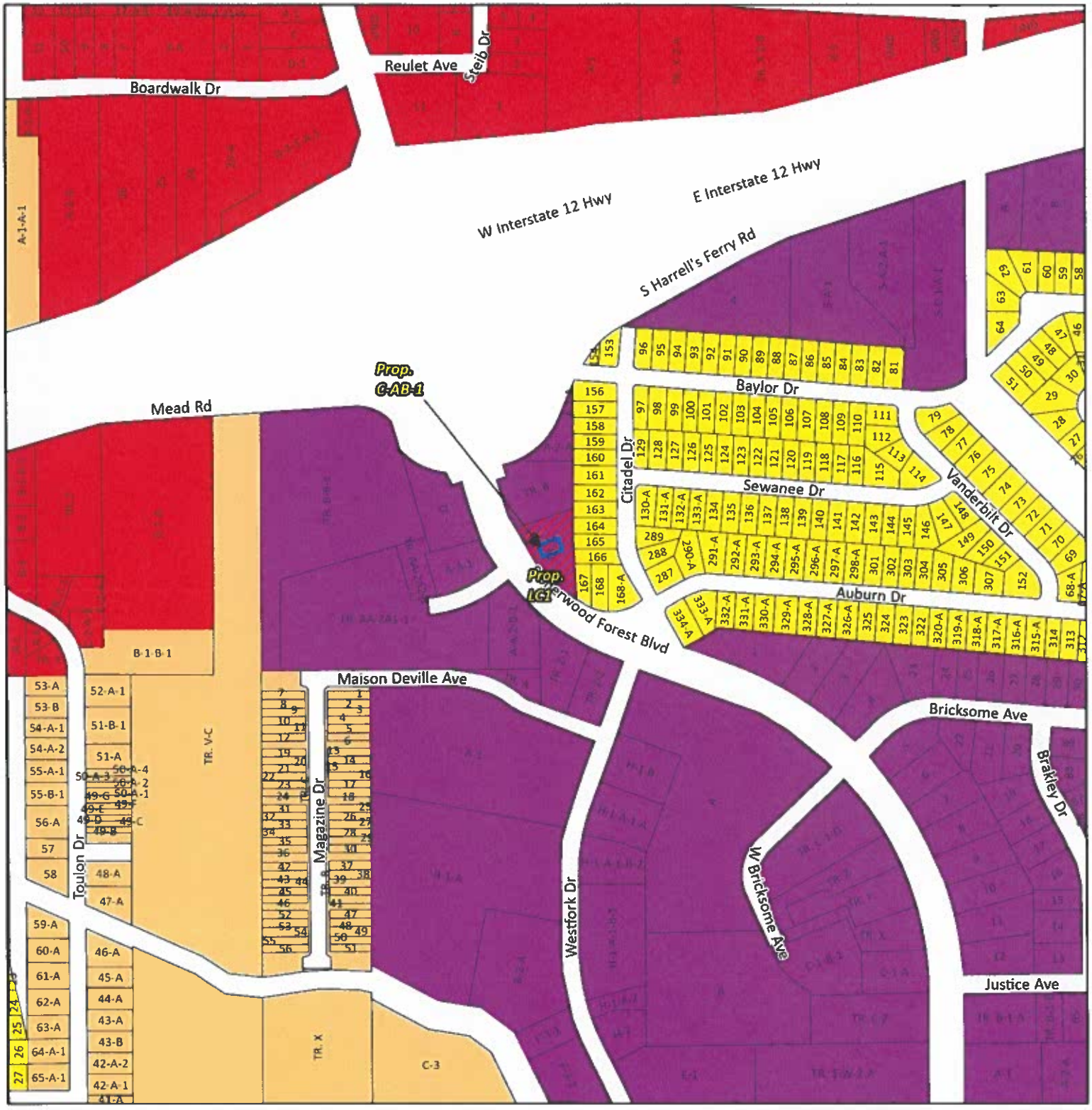
21-26

N

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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



21-26

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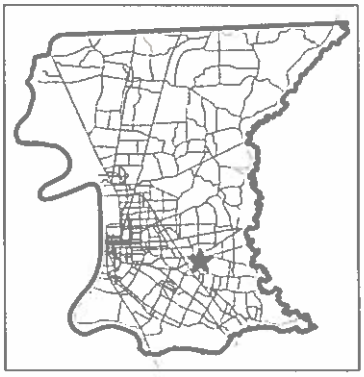
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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



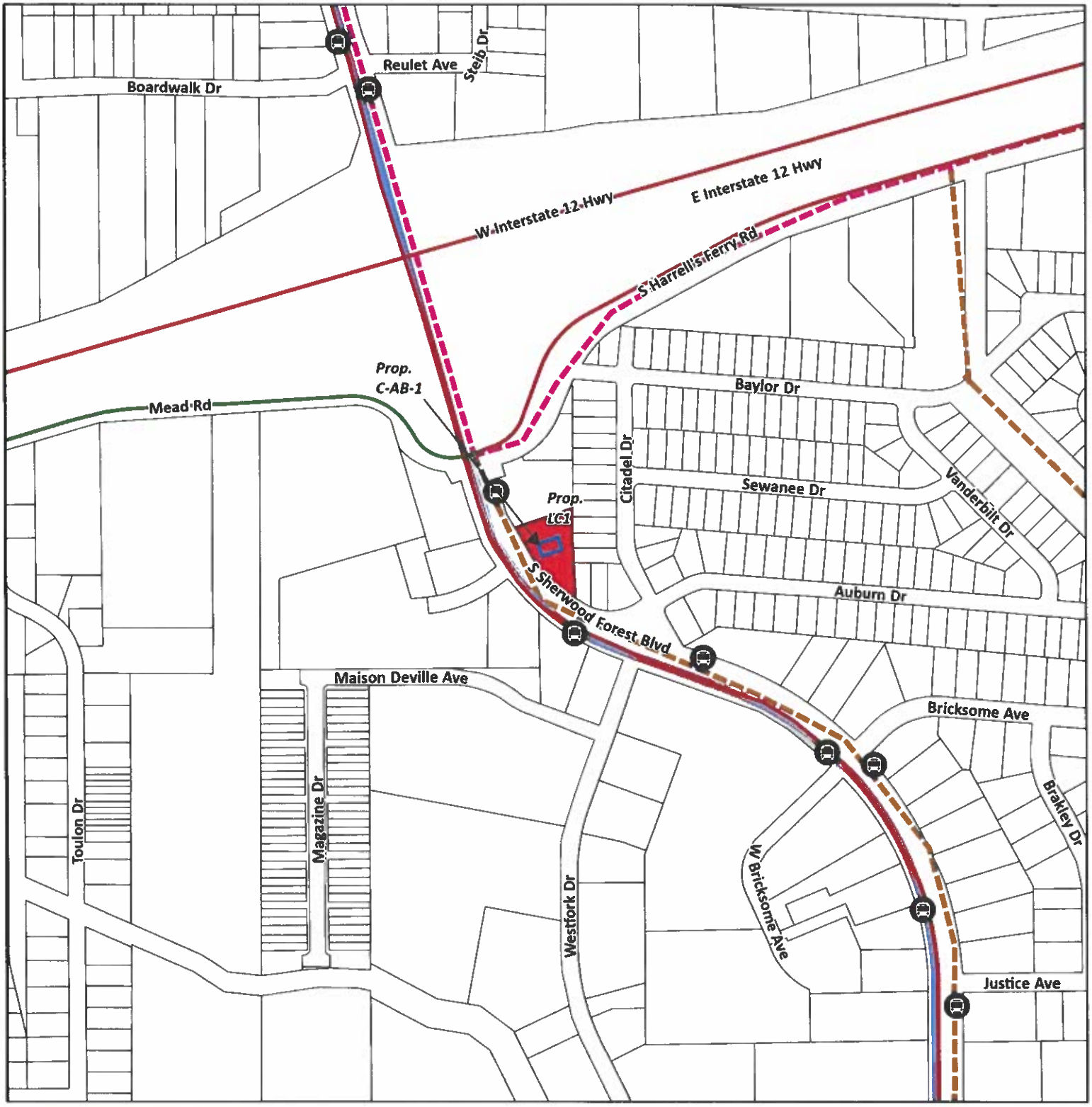
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Legend

- 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



21-26

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