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

July 4, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Christiean T. Smith, Senior Planner

SUBJECT: **Case 25-26** 228 West Chimes Street

Application Summary			
Applicant	Brittni Jarreau	**Submittal Date**	June 2, 2026
Site Area	6,250 sq ft		
Location	North side of West Chimes Street, west of Highland Road (Council District 10-Coleman)		
Planning Commission Meeting Date	July 20, 2026	**Metropolitan Council Meeting Date**	August 19, 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)**	Commercial
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Center	**Character Area**	Urban/Walkable
Overlay District	North Gate, Old Town	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	Heavy Commercial (C2), Commercial Alcoholic Beverage (bar and lounge) (C-AB-2Single Family Residential (A1), Light Commercial (C1), Commercial Alcoholic Beverage (restaurant) (C-AB-1), Small Planned Unit Development (SPUD)		
Surrounding Uses	Restaurant (with/without alcohol), high density multifamily residential, retail sales, personal service, parking, vacant, bank		
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 42-25** 124 West Chimes Street
  - Approval recommended by the Planning Commission on November 17, 2025
  - Approved by the Metropolitan Council on December 3, 2025

Comprehensive Plan Consistency

- Consistent with the designation of Neighborhood Center on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of high density multifamily residential, restaurants, retail sales, and institutional uses
- Will not change existing land use pattern

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
C-AB-2	**Minimum Required**	**Existing**
Lot Width	N/A	50 ft
Lot Area	N/A	6,250 sf

Transportation

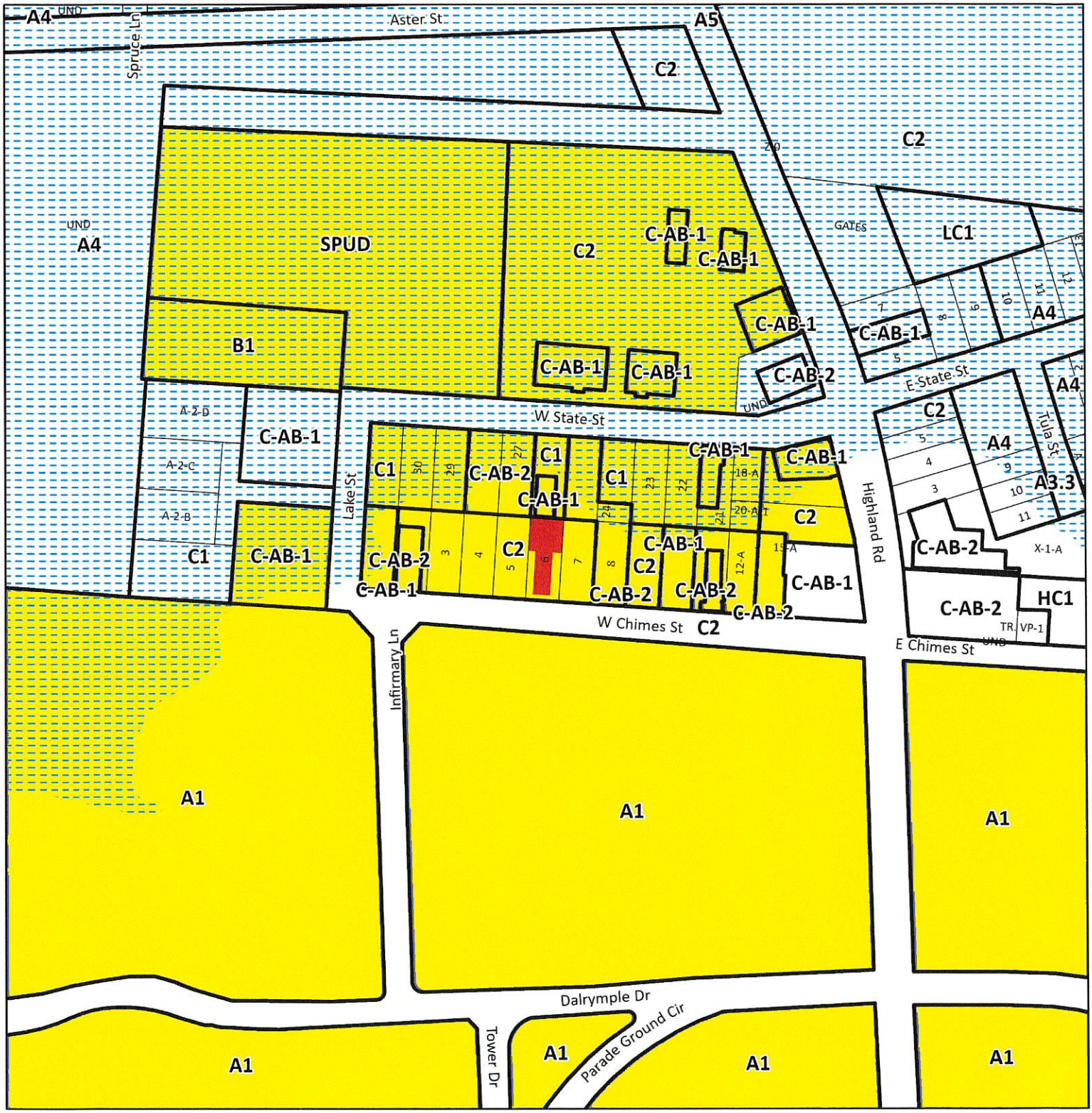
- Property located in vicinity of streets on Major Street Plan- *Highland Road, East State Street*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Highland Road sidepath, East State Street bike boulevard, Dalrymple Drive bike lane, Tower Drive bike boulevard*
- Property located in vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

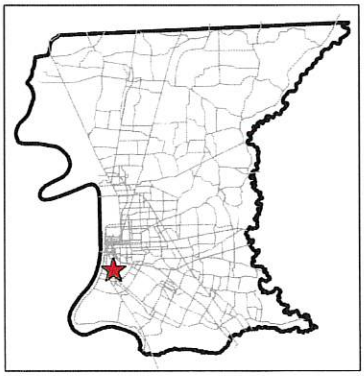
Community Outreach/Notification

- Subject property posted June 24, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on July 2, 2026
- Staff reports available to review July 9, 2026 at
- http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on July 10, 14 and 16, 2026



Legend

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



25-26

N

0 200 400 ft

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Legend

- Current Case
- Zoning Districts
- Lot Boundaries



25-26

N

0 200 400 ft

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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



25-26

N

0 200 400 ft

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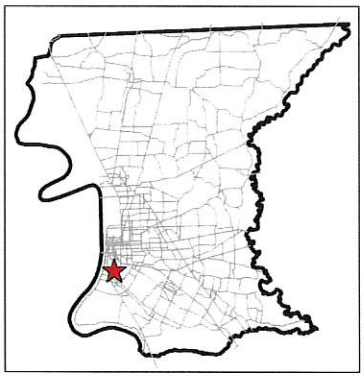


Legend

- 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



25-26

N

0 200 400 ft

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