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

January 15, 2026

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 3-26** 4631 Franciscan Drive

Application Summary			
Applicant	Jessica Babcock	**Submittal Date**	November 19, 2025
Site Area	8.55 acres		
Location	East side of Franciscan Drive, south of Interstate 10 (Council District 11-Adams)		
Planning Commission Meeting Date	January 26, 2026	**Metropolitan Council Meeting Date**	February 18, 2026
Request			
Requested Zoning	Heavy Commercial Two (HC2)	**Existing Zoning**	Single Family Residential (A1) and HC2
Proposed Use(s)	Commercial	**Existing Use(s)**	Undeveloped
Site Characteristics			
FUTUREBR Land Use Designation	Employment Center	**Character Area**	Urban/Walkable
Overlay District	N/A	**Special Flood Hazard**	Yes ±100%
Area Characteristics			
Surrounding Zoning	A1, HC2, Heavy Commercial (C2)		
Surrounding Uses	Retail sales, office, billboard, 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

- None

Case History – Area

- None

Comprehensive Plan Consistency

- Consistent with the designation of Employment Center
- Consistent with the Baton Rouge Health District Master Plan

Neighborhood Compatibility

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

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
HC2	**Minimum Required**	**Existing**
Lot Width	60 ft	150 ft
Lot Area	7,500 sf	372,438 sf

Transportation

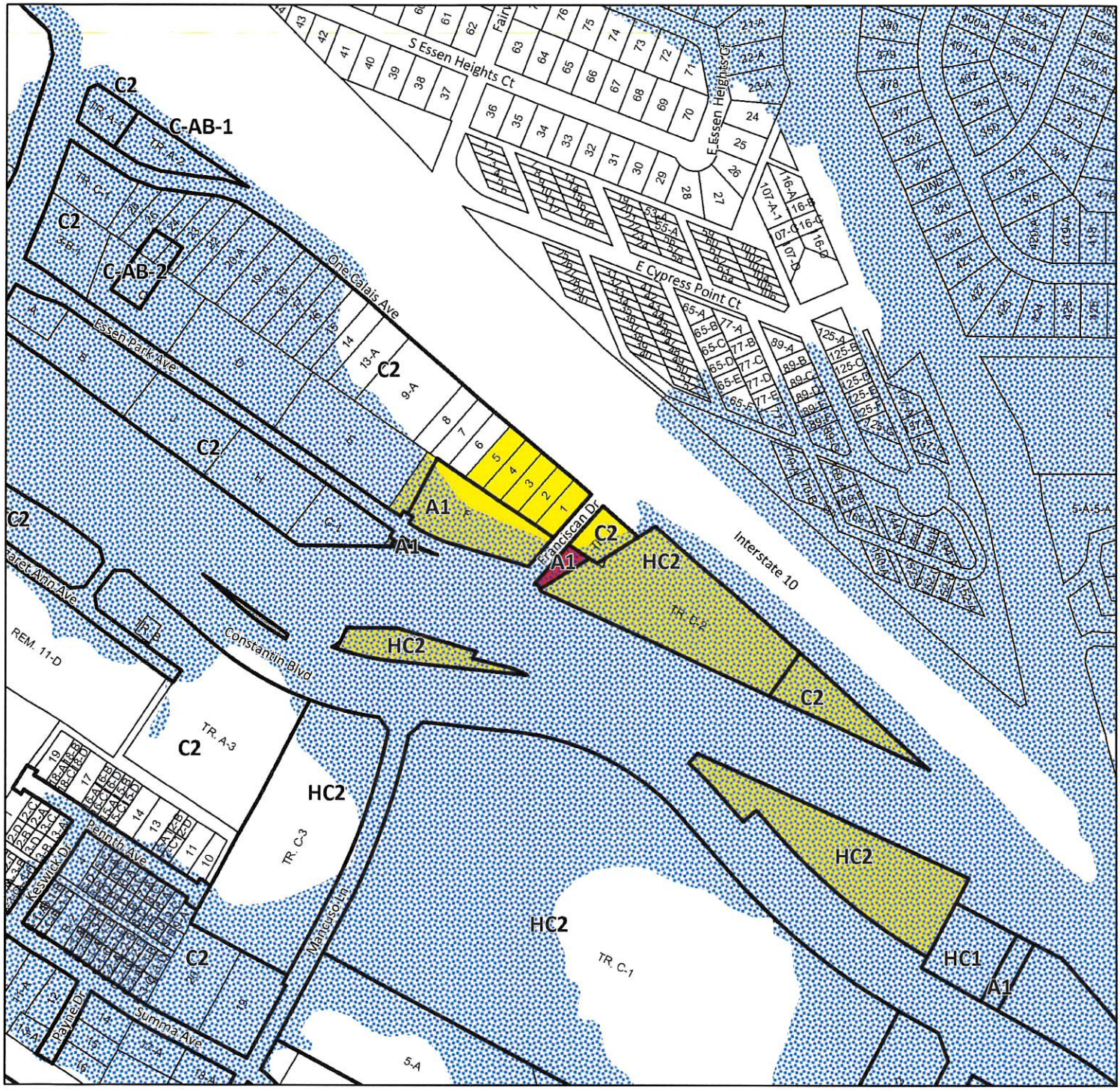
- Property located in the vicinity of streets on the Major Street Plan- *Interstate 10 Highway, Essen Lane, Constantin Boulevard, Summa Avenue, BRG Way*
- Property located in the vicinity of proposed MOVEBR Projects- *Midway Boulevard, Dijon Drive Phase 2*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Health Loop trail/sidepath, BREC North Branch Ward Creek trail*
- Property located in vicinity of transit stop

Environmental Issues

- Approximately 100% of property located in Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

Community Outreach/Notification

- Health District notified on December 8, 2025
- Subject property posted January 8, 2026
- Public Notification Cards mailed to property owners within 300 foot radius on January 9, 2026
- Staff reports available to review January 15, 2026 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on January 16, 20 and 22, 2026



Legend

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

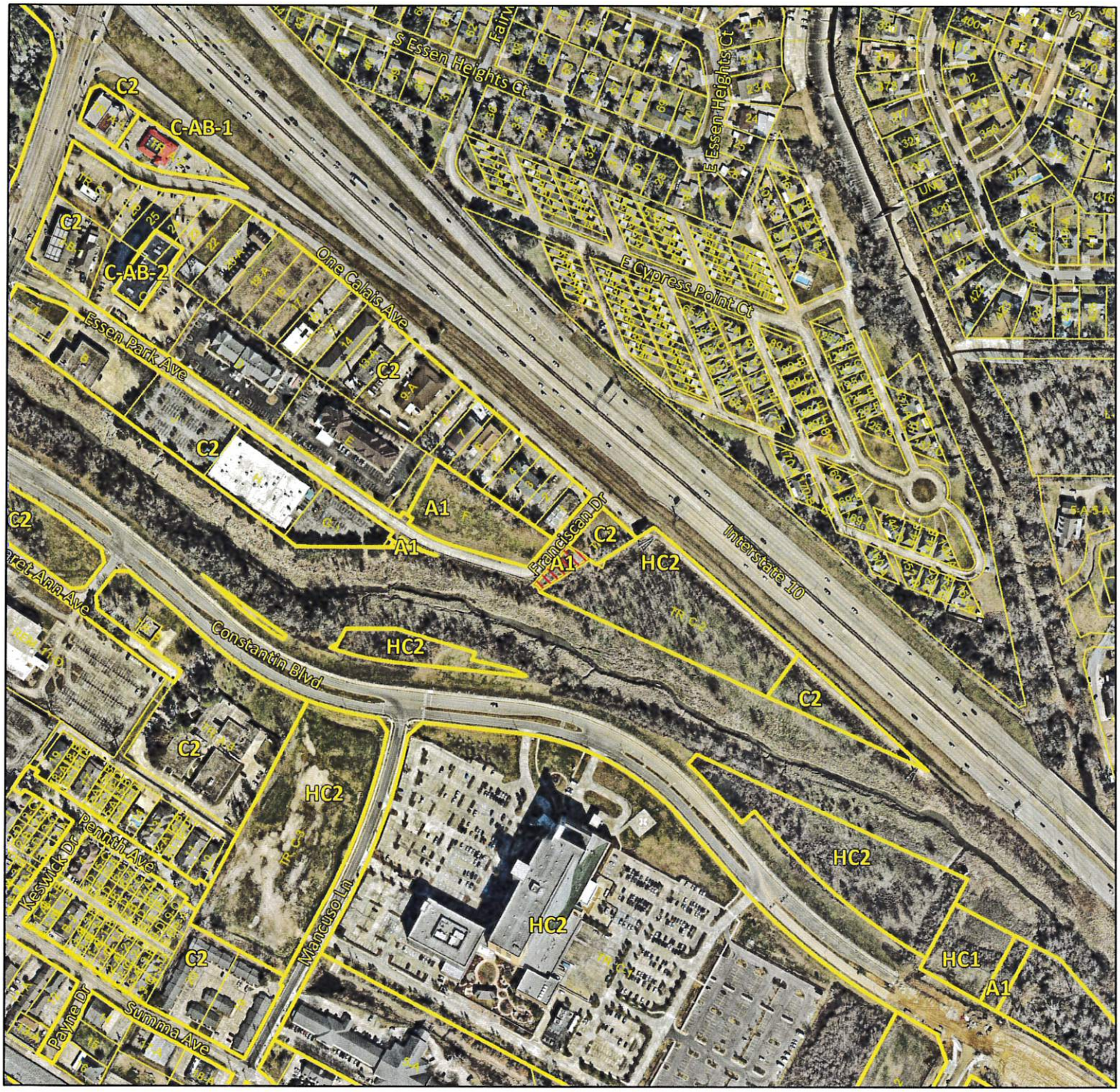


3-26

N

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Legend

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

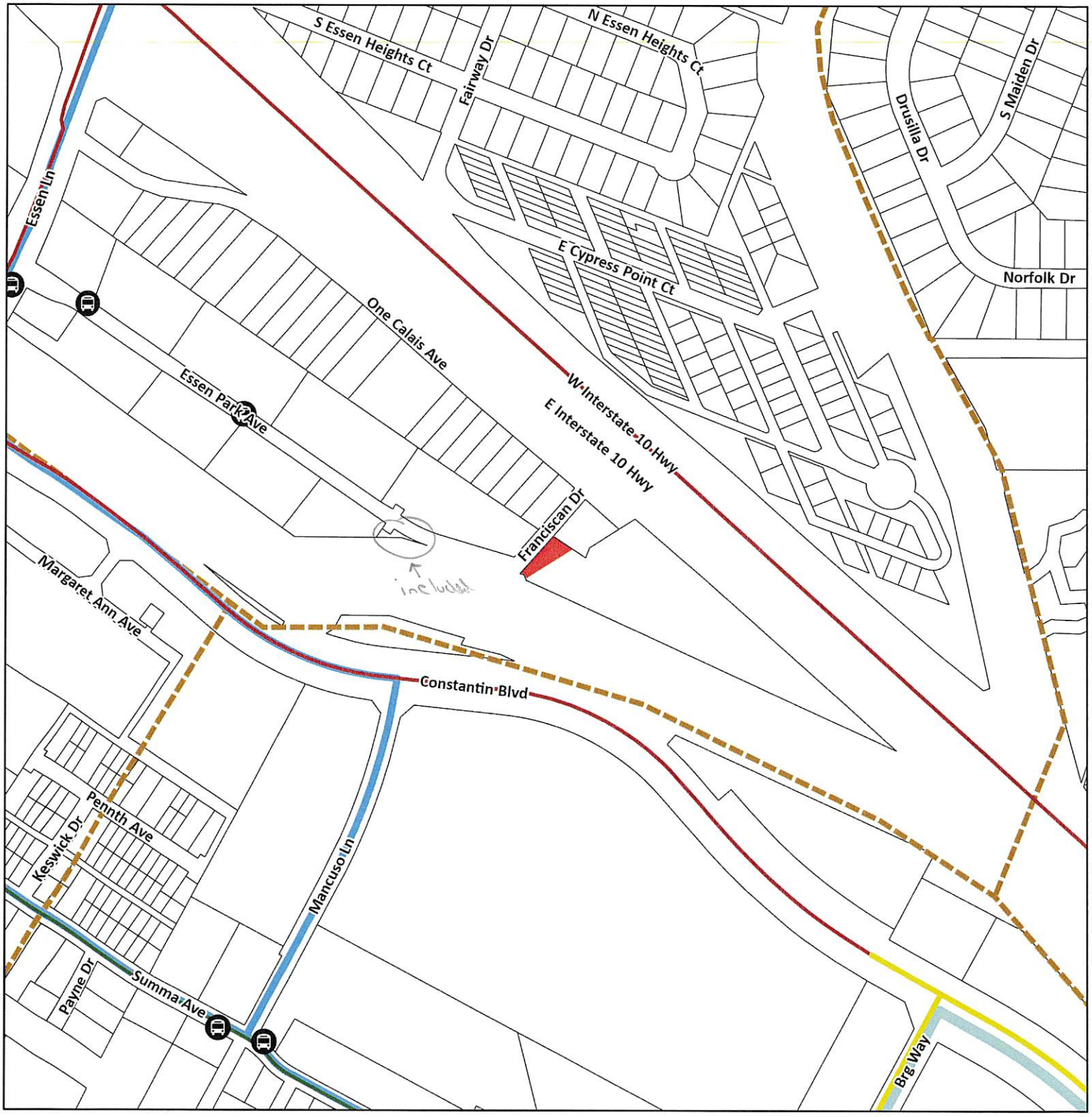


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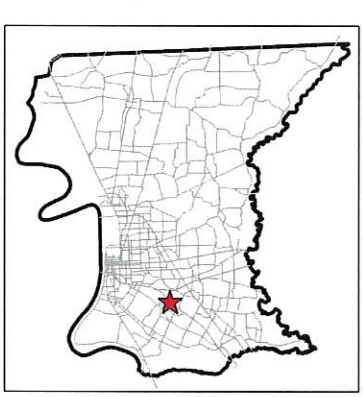
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Legend

- 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



3-26

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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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