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

November 6, 2025

TO: Planning Commission

THROUGH: Ryan L. Holcomb, AICP, Planning Director

FROM: Yulonda Derrick, Senior Planner YD

SUBJECT: **Case 42-25** 124 West Chimes Street

Application Summary			
Applicant	Peter J. Losavio	**Submittal Date**	September 23, 2025
Site Area	5,227 sf		
Location	North side of West Chimes Street, west of Highland Road (Council District 10-Coleman)		
Planning Commission Meeting Date	November 17, 2025	**Metropolitan Council Meeting Date**	December 3, 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)**	Vacant
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	C-AB-2, C2, Light Commercial (C1), Commercial Alcoholic Beverage (restaurant)(C-AB-1), Single Family Residential (A1)		
Surrounding Uses	Educational institution, parking facility, bar or lounge, convenience store with gasoline sales/gas station, personal service establishment, restaurant (with/without alcohol), retail sales, office, vacant		
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 24-24** 3272 Highland Road, C2 to C-AB-2
  - Approval recommended by the Planning Commission on May 20, 2024
  - Approved by the Metropolitan Council on June 19, 2024

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of institutional, office and commercial properties
- 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
  - Entire lot proposed is consistent with the area
  - Existing building encompasses the entire lot

Lot Dimensional Requirements		
C-AB-2	**Minimum Required**	**Existing**
Lot Width	N/A	45 ft
Lot Area	N/A	5,227 sf

Transportation

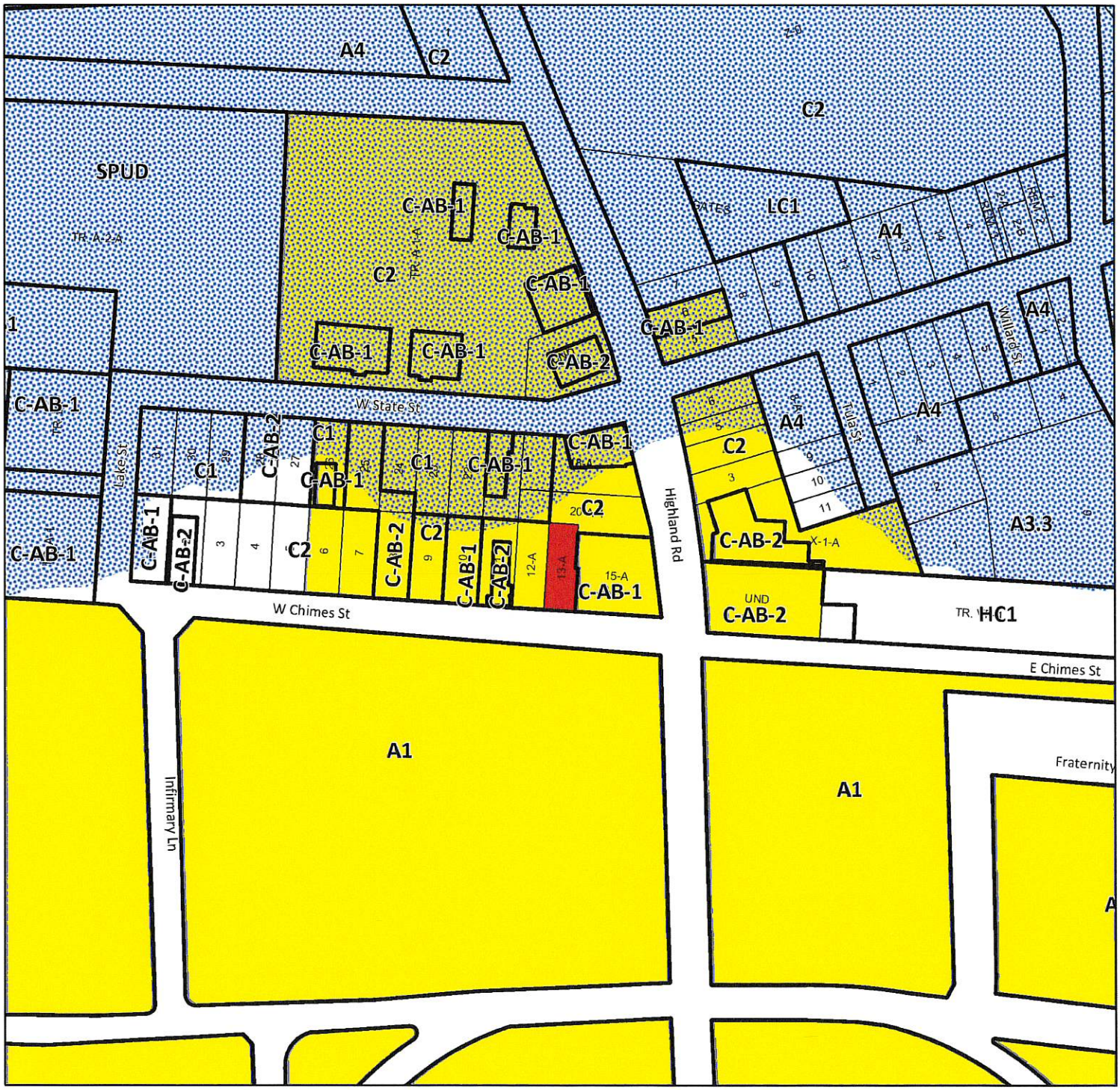
- Property located in the vicinity of streets on the Major Street Plan- *Highland Road, East State Street*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Highland Road sidepath, Dalrymple Drive bike lane, East State Street bike boulevard, Tower Drive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

Environmental Issues

- Property located outside of a Special Flood Hazard Area

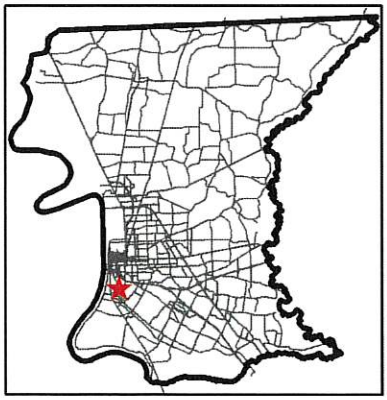
Community Outreach/Notification

- Subject property posted October 23, 2025
- Public Notification Cards mailed to property owners within 300 foot radius on October 31, 2025
- Staff reports available to review November 6, 2025 at http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12
- Legal advertisement published in The Advocate on November 7, 11 and 13, 2025



Legend

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



42-25

N

0 100 200 300 400 ft

BR

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Legend

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



42-25

N

0 100 200 300 400 ft

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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



42-25

N

0 200 400 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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