Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

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 43-25** 2401 Florida Street

Application Summary			
Applicant	Tammie Prater	**Submittal Date**	September 24, 2025
Site Area	2,360 sf		
Location	North side of Florida Street, east of North 24th Street (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	Mixed-Use	**Character Area**	Urban/Walkable
Overlay District	Old Town	**Special Flood Hazard**	No
Area Characteristics			
Surrounding Zoning	C2, Light Industrial (M1), Limited Residential (A3.1), Light Commercial One (LC1)		
Surrounding Uses	Medium density single family residential, restaurant (without alcohol), health club, reception hall, motor vehicle repair, car wash, passenger terminal, governmental facility, parking facility, 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

- **Case 38-24** 110 North Baxter, C2 to A3.1
  - Approval recommended by the Planning Commission on September 16, 2024
  - Approved by the Metropolitan Council on October 16, 2024
- **PA-6-24** Florida Corridor Small Area Plan
  - Approval recommended by the Planning Commission on August 19, 2024
  - Approved by the Metropolitan Council on September 18, 2024
- **Case 20-24** 449, 435, 427, 421 and 415 North 24th Street, Infill Small Planned Unit Development (ISPUD) to Limited Residential (A3.1)
  - Approval recommended by the Planning Commission on May 20, 2024
  - Approved by the Metropolitan Council on June 19, 2024
- **Case 41-20** 325 North 26th Street, A3.1 to LC1
  - Approval recommended by the Planning Commission on September 21, 2020
  - Approved by the Metropolitan Council on October 21, 2020

Comprehensive Plan Consistency

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

Neighborhood Compatibility

- Area contains a mixture of residential, commercial, institutional and undeveloped 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

Lot Dimensional Requirements		
C-AB-2	**Minimum Required**	**Existing**
Lot Width	N/A	107 ft
Lot Area	N/A	3,485 sf

Transportation

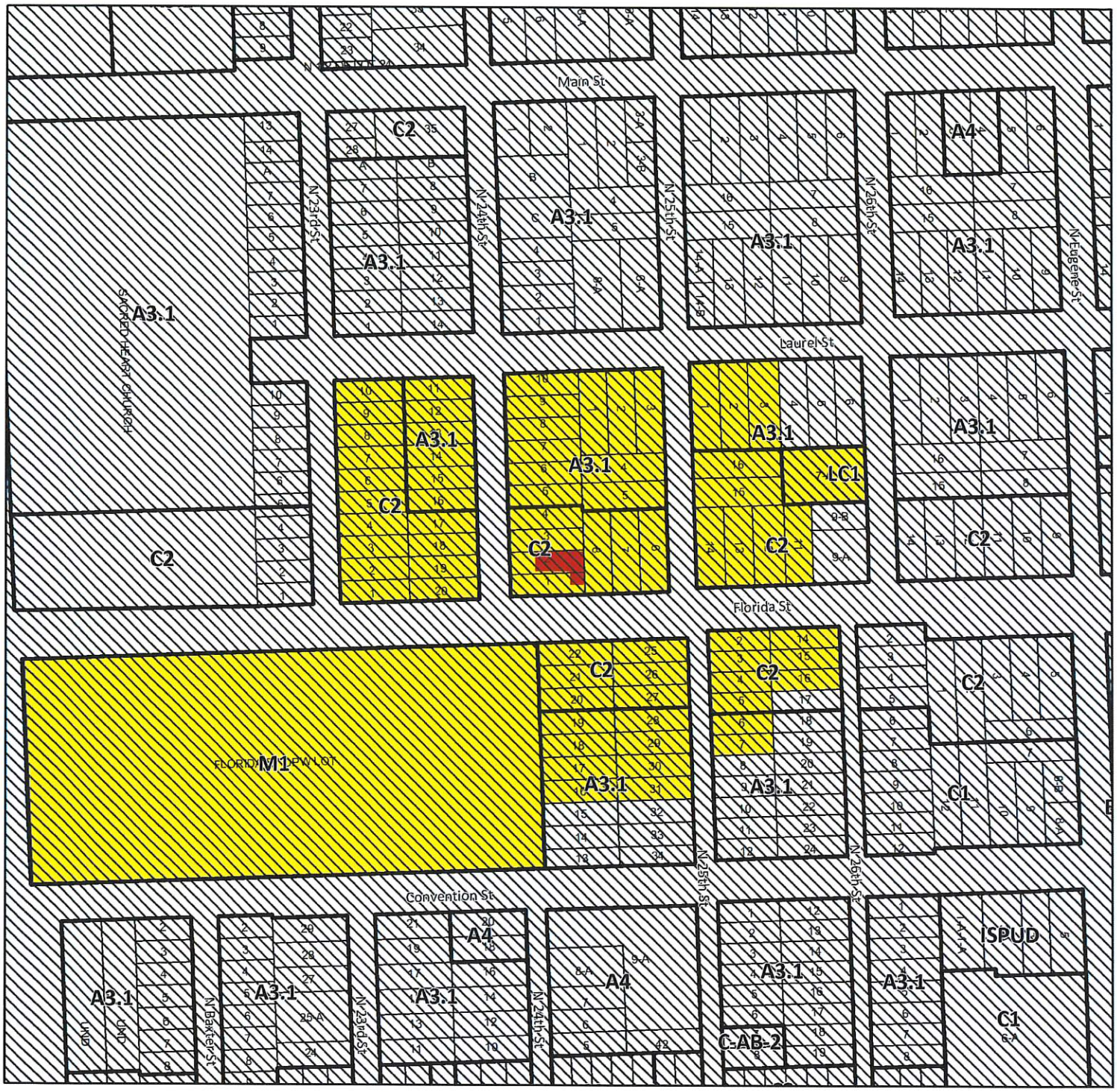
- Property located along the Major Street Plan- *Florida Street*
  - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Main Street, North Eugene Street, North 22nd Street, Convention Street, North Boulevard*
- Property located adjacent to proposed MOVEBR Project- *Florida Boulevard*
- Property located in the vicinity of proposed MOVEBR Project- *North Boulevard*
- Property located in the vicinity of proposed facilities on the Bicycle and Pedestrian Master Plan- *Main Street bike boulevard, Convention Street bike boulevard, North Boulevard separated bike lane*
- Property located in the vicinity of transit stop

Environmental Issues

- Property located outside of a Special Flood Hazard Area

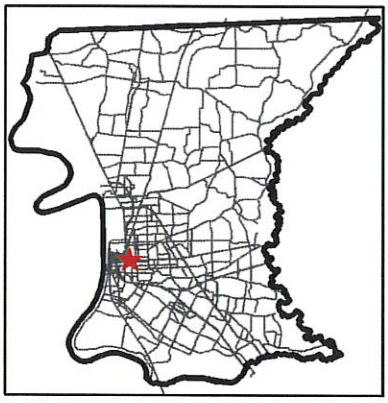
Community Outreach/Notification

- BREC notified on October 3, 2025 pursuant to UDC § 3.1.4.D
- MOVEBR notified October 13, 2025
- 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



43-25

N

0 100 200 300 400 ft

BR

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Legend

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



43-25

N

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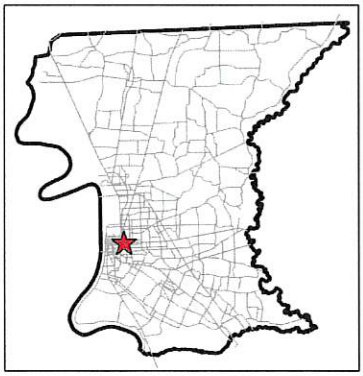
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Legend

- 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



43-25

N

0 100 200 300 400 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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